

PLANNING COMMISSION STAFF REPORT



Planning Division
Department of Community and
Economic Development

Westmoreland Place Historic District Designation PLNHLC2010-00181 May 26, 2010

Applicant: Salt Lake City Council

Staff: Janice Lew, 535-7625
janice.lew@slcgov.com

Tax ID:
Multiple properties

Current Zone:
R-1-7000
R-1-5000

Master Plan Designation:
Low Density Residential

Council District:
District 5 – Jill Remington Love

Community Council Chair:
Wasatch Hollow – Mark Brinton,
Chair

Size: 9 acres

Current Use:
Residential

Applicable Land Use Regulations:

- 21A.34.020 H Historic Preservation Overlay District
- 21A.50 Amendments

Notification:

- Notice mailed on May 7, 2010
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites May 7, 2010

Attachments:

- A. HLC May 19, 2010 Staff Report
- B. Draft HLC May 19, 2010 Minutes

Request

The City Council requests consideration by the Planning Commission to establish an H Historic Preservation Overlay District for an area known as Westmoreland Place. The property is generally located between 1500 and 1600 East and 1300 South and Browning Avenue.

Staff Recommendation

Based upon the analysis and findings listed in this report, it is the Planning Staff's opinion that Petition PLNHLC2010-00181, to establish an H Historic Preservation Overlay District for an area known as Westmoreland Place, substantially meets the ordinance standards for a zoning map amendment.

If the Planning Commission concurs with the staff analysis and findings in this report, staff recommends that the Commission forward a favorable recommendation to the City Council.

Or

If the Planning Commission finds the proposed zoning map amendment fails to substantially meet the ordinance standards, the Commission should forward a negative recommendation to the City Council.

VICINITY MAP



Background

Project Description

Process: The Mayor and City Council added a new preservation planner position in the FY 2010 budget. Following Council's consideration of the responsibilities of the new position and the Historic Landmark Commission's (HLC) determination of their priorities, it became apparent that there would be a need to develop standards by which the City could prioritize the local designation of new historic districts.

It had been an informal policy in the past that no new historic district would be considered unless there were sufficient staff resources to handle the increased workload. With the addition of the new preservation planner, the City Council considered a change in policy and adopted a resolution indicating their support for designating additional historic districts within the city.

In November of 2009, the HLC began their discussions to craft criteria that could be used for historic district designation. After several meetings, the Commission produced the grid that is attached to this staff report as Exhibit A. The criteria are based partly on the Zoning Ordinance requirements and other factors which the HLC felt important to historic district designation.

Once the criteria were established, the Historic Landmark Commission started to prioritize the designation of new historic districts by inviting interested community councils or area representatives to present to the

Commission why their area should be designated. On March 17th, the HLC elected to move the following areas forward for potential historic district designation:

- University Expansion,
- Yalecrest National Register Historic District, and
- Westmoreland Place.

Since the Westmoreland Place area appears to have neighborhood support, it is the first area to be taken through the formal City designation process. As part of this process, Planning Staff attended a meeting held within the Westmoreland Place neighborhood as well as Yalecrest and Wasatch Hollow Community Council meetings. The amendment to the zoning map also involves public hearings before the Historic Landmark Commission, Planning Commission and City Council, the ultimate decision making body.

On March 2, 2010, the City Council enacted temporary land use regulations for the Yalecrest National Register Historic District and Westmoreland Place area to allow for the implementation of the City's historic preservation regulations. These regulations will remain in effect for a period of six months while the City considers revisions to the land use regulations that would preserve important characteristics of these neighborhoods.

Description: On the east bench of Salt Lake City, Westmoreland Place is a small-scale subdivision in a residential neighborhood with individually built homes. A circular landscaped park and stone entrance gates identify the neighborhood at the corner of 1500 East and 1300 South. The subdivision plan encloses the neighborhood within a perimeter of inward facing homes. The area is visually distinctive due to its historic suburban quality including uniform setbacks, tree-lined streets, and well-preserved architecture of similar style and scale. Although the original plat shows that the subdivision includes one block each of the east side of 1500 East and the north side of 1300 South, the proposed historic district focuses on the interior streets and contains 52 homes. These houses as a group are more cohesive.

Westmoreland Place contains an impressive collection of high quality Bungalow variations influenced by stylistic elements popular in California (Arts and Craft style and Prairie style). Later infill is characterized by the Period Revival residential styles popular during the 1920s and 1930s which add to the aesthetic continuity of the neighborhood. Available structure/site survey reports identify the majority of the buildings being of significant historical value. This information will be verified when a Reconnaissance Level Survey and National Register Historic District nomination are completed for the area in the near future.

Context Summary: The east bench became attractive for residential development as the population of Salt Lake City grew and with the availability of streetcar access to the downtown area. Prominent developers and builders played a major role in the development of the area and Westmoreland Place subdivision. They recorded the plats with the county, laid out the lots, arranged for public improvements, marketed the property, built speculative homes, and in some cases, lived in the neighborhood. Although Westmoreland Place was touted as a streetcar suburb because it abutted the 1500 East streetcar, the subdivision was also meant to appeal to the automobile owner. The area was originally beyond existing paved streets, but street improvements soon extended to the area.

The Westmoreland Place neighborhood history is reflected in the high quality of design, construction and landscaping established by the Dunshee brothers who are credited with introducing the "restrictive" subdivision that came to characterize the east bench area. Most of the homes were built during the early twentieth century and illustrate the desirability of the area for residential development above the valley. Because the neighborhood was built by prominent developers and builders, its architectural resources demonstrate a

remarkable level of visual cohesiveness in style distinguishing it from surrounding subdivisions of the period. The impressive collection of bungalow styles is among the most intact examples in the area. The Westmoreland Place neighborhood contributes significantly to the historic resources of Salt Lake City and stands as an excellent example of how the east bench community developed overtime and what factors played a role in that development.

Other works consulted in the preparation of this staff report include:

Brinckerhoff, Jane, and Stephanie Turner. Westmoreland Place A Retrospective of homes built between 1913 and the early 1920's, December 1993.

Goss, Peter. Westmoreland Place: Proposed National Register Historic District, January 1986

Yalecrest Historic District National Register Nomination, November 8, 2007

Historic Landmark Commission Review

On May 19, 2010, the Historic Landmark Commission considered the request to establish an H Historic Preservation Overlay District for the area known as Westmoreland Place, and voted to forward a favorable recommendation to the Planning Commission and City Council.

Comments

Public Comment

An informational meeting was held on April 15, 2010 in the neighborhood. The Wasatch Hollow Community Council considered the request during their April 28, 2010 meeting and those attending the meeting voted to support the application. The Yalecrest Neighborhood Council considered the request on May 5, 2010 and had no concerns regarding the proposed designation.

City Department Comments

The proposed amendment to the zoning map was sent to all pertinent City Departments and Divisions for their review and input. There were no issues raised by the City departments that would prevent the proposal from proceeding.

Project Review

Analysis and Findings

Options

Approval: If the Commission finds that the proposed designation meets the standards of the ordinance, the Commission should forward a favorable recommendation.

Denial: If the Commission finds that the proposed designation does not meet the standards of the ordinance, the Commission should forward a negative recommendation.

Table: If the Commission finds that additional information is needed, they may postpone the decision with specific direction as to the additional information required.

Findings

A decision to amend the Salt Lake City Zoning Map by general amendment is a matter committed to the legislative discretion of the City Council and is not controlled by any one standard. However, in making a decision concerning a proposed amendment, the City Council should consider the following factors:

B. 1. Whether a proposed map amendment is consistent with the purposes, goals, objectives, and policies of the City as stated through its various adopted planning documents.

Analysis: The Westmoreland Place neighborhood is located directly south of the Yalecrest National Register Historic District and within the East Bench Community. The area is part of the Wasatch Hollow neighborhood which is known for its desirable residential neighborhoods and quality housing. The *East Bench Community Master Plan* (April 1987) describes the area as follows:

The older Harvard-Yale area contains many buildings of architectural and historical significance. Conditions may warrant creating a conservation or historic district in this area where the city would review all new buildings, additions, or alterations for compatibility with established neighborhood character.

The *East Bench Community Master Plan* recognizes the benefits of preserving historically significant buildings and districts while accommodating new development and renovation that is sensitive to the community's existing character. The proposed historic district designation supports the specific physical qualities and historical development patterns that establish the Westmoreland Place neighborhood's unique urban character.

Finding: The proposed historic district designation and zoning map amendment are supported by policy elements of the *East Bench Community Master Plan*.

2. Whether a proposed map amendment furthers the specific purpose of the zoning ordinance.

Analysis: The purpose of the H historic preservation overlay district is to provide the means to protect and preserve areas of the city and individual structures and sites having historic, architectural or cultural significance. Local historic district designation places property under the purview of the Historic Landmark Commission. Property owners are required to adhere to the supplemental regulations of the *H Historic Preservation Overlay District* in addition to underlying zoning district regulations.

Finding: Establishing an H Historic Preservation District Overlay District for the Westmoreland Place area would be a step toward ensuring the preservation of the neighborhood, and thus furthers the purpose of the zoning ordinance.

3. The extent to which a proposed map amendment will affect adjacent properties.

Analysis: Historic preservation is an integral element of creating livable, vibrant and unique neighborhoods within the city. The zoning ordinance lists several objectives that the city seeks to achieve regarding the *H Historic Preservation Overlay District*. These objectives include:

- Provide the means to protect and preserve areas of the city and individual structures and sites that have historic, architectural or cultural significance;

- Encourage new development, redevelopment and the subdivision of lots in historic districts that is compatible with the character of existing development of historic districts or individual landmarks;
- Abate the destruction and demolition of historic structures;
- Implement adopted plans of the city related to historic preservation;
- Protect and enhance the attraction of the city's historic landmarks and districts for tourists and visitors.
- Foster economic development consistent with historic preservation.

Thus, the overlay district is intended to contribute to the welfare, prosperity and education of the people of Salt Lake City.

Finding: The proposed historic district designation will have a positive impact on surrounding properties.

4. Whether a proposed map amendment is consistent with the purposes provisions of any applicable overlay zoning district which may impose additional standards.

Analysis: The establishment of an historic overlay district requires the Historic Landmark Commission to evaluate the historical or architectural significance, physical integrity and the age of the site. Historic district designation is intended to impose supplemental standards in addition to the underlying zoning district regulations.

Section 21A.34.020(C)(2) *Criteria for the Selection of an H Historic Preservation Overlay District or Landmark Site* specifies the criteria under which proposed historic districts shall be evaluated. The ordinance cites three criteria: historical or architectural significance, physical integrity and the age of the site. The reference to this section of the Zoning Ordinance is reinforced in the definition of a H Historic Preservation Overlay District in Section 21A.34.020(B)(1):

A geographically or thematically definable area which contains buildings, structures, sites, objects, landscape features, archeological sites and works of art or a combination thereof, that contribute to the historic preservation goals of Salt Lake City.

The criteria used for determining whether an area is eligible for designation is essentially the same as the National Register criteria for evaluation. The specific language for the designation of a historic district outlined in Section 21A.34.020(C)(2) is as follows:

The historic landmark commission shall evaluate each parcel of property within a proposed H historic preservation overlay district or the parcel of property associated with a landmark site. Individual parcels within a proposed district, the district as a whole, and landmark sites shall be evaluated according to the following:

- a. *Significance in a local, regional, state or national history, architecture, engineering or culture, associated with at least one of the following:*
 - i. *Events that have made significant contributions to the broad patterns of history, or*
 - ii. *Lives of persons significant in the history of the city, region, state of Utah, or nation or*

- iii. *The distinctive characteristics of a type, period or method of construction; or the work of a notable architect or master craftsman, or*
- iv. *Information important in the understanding of the prehistory or history of Salt Lake City.*
- b. *Physical integrity in terms of location, design, setting, materials, workmanship, feeling and association as defined by the National Park Service for the National Register of Historic Places;*
- c. *The age of the site. Sites must be at least fifty years old, or have achieved significance within the past fifty years if the properties are of exceptional importance.*

Finding: The Westmoreland Place area exhibits sufficient historic and architectural significance, and physical integrity to merit historic district designation. As a cohesive early twentieth century streetcar subdivision, Westmoreland Place is significant for its well-preserved collection of residential architectural styles of the period, and for its association with suburban development of the east bench by prominent real estate developers and builders.

The proposed amendment is consistent with the Criteria for historic preservation overlay districts as outlined in Section 21A.34.020(C)(2) of the Zoning Ordinance. Specifically staff finds the following:

- Criteria a: The Westmoreland Place neighborhood is locally significant for two primary reasons: 1) its associations with suburban (streetcar) development in Salt Lake City by notable real estate developers and builders; and 2) its well-preserved collection of early twentieth century residential architecture.
- Criteria b: The Westmoreland Place neighborhood contains 52 documented primary buildings of which the majority was constructed during the early twentieth century. By and large the residences maintain a high degree of integrity, and contribute to the historical character of the area.
- Criteria c: The properties within the district are generally over fifty years old.

5. The adequacy of public facilities and services intended to serve the subject property, including but not limited to roadways, parks and recreational facilities, police and fire protection, schools, storm water drainage systems, water supplies, and wastewater and refuse collection.

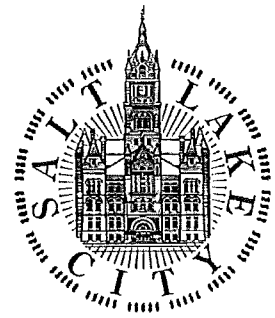
Analysis: All municipal utility services are available.

Finding: Existing utility services are adequate for the development and designed in a manner that will not have an adverse impact on adjacent land uses or resources.

Attachment A
Historic Landmark Commission
May 19, 2010
Staff Report

HISTORIC LANDMARK COMMISSION STAFF REPORT

Westmoreland Place Historic District Designation PLNHLC2010-00181 May 19, 2010



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Attachments:

- A. Property
- B. Prioritization Grid
- C. Public Comment
- D. Research

Request

The City Council requests consideration by the Historic Landmark Commission to establish an H Historic Preservation Overlay District for an area known as Westmoreland Place. The property is generally located between 1500 and 1600 East and 1300 South and Browning Avenue.

Staff Recommendation

Based upon the analysis and findings listed in this report, it is the Planning Staff's opinion that Petition PLNHLC2010-00181, to establish an H Historic Preservation Overlay District for an area known as Westmoreland Place, substantially meets the ordinance standards for a zoning map amendment.

If the Historic Landmark Commission concurs with the staff analysis and findings in this report, staff recommends that the Commission forward a favorable recommendation to the Planning Commission and City Council.

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It had been an informal policy in the past that no new historic district would be considered unless there were sufficient staff resources to handle the increased workload. With the addition of the new preservation planner, the City Council considered a change in policy and adopted a resolution indicating their support for designating additional historic districts within the city.

In November of 2009, the HLC began their discussions to craft criteria that could be used for historic district designation. After several meetings, the Commission produced the grid that is attached to this staff report as Exhibit A. The criteria are based partly on the Zoning Ordinance requirements and other factors which the HLC felt important to historic district designation.

Once the criteria were established, the Historic Landmark Commission started to prioritize the designation of new historic districts by inviting interested community councils or area representatives to present to the Commission why their area should be designated. On March 17th, the HLC elected to move the following areas forward for potential historic district designation:

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Westmoreland Place contains an impressive collection of high quality Bungalow variations influenced by stylistic elements popular in California (Arts and Craft style and Prairie style). Later infill is characterized by the Period Revival residential styles popular during the 1920s and 1930s which add to the aesthetic continuity of the neighborhood. Available structure/site survey reports identify the majority of the buildings being of significant historical value. This information will be verified when a RLS and National Register Historic District nomination are completed for the area in the near future.

Context Summary: The east bench became attractive for residential development as the population of Salt Lake City grew and with the availability of streetcar access to the downtown area. Prominent developers and builders played a major role in the development of the area and Westmoreland Place subdivision. They recorded the plats with the county, laid out the lots, arranged for public improvements, marketed the property, built speculative homes, and in some cases, lived in the neighborhood. Although Westmoreland Place was touted as a streetcar suburb because it abutted the 1500 East streetcar, the subdivision was also meant to appeal to the automobile owner. The area was originally beyond existing paved streets, but street improvements soon extended to the area.

The Westmoreland Place neighborhood history is reflected in the high quality of design, construction and landscaping established by the Dunshee brothers who are credited with introducing the "restrictive" subdivision that came to characterize the east bench area. Most of the homes were built during the early twentieth century

and illustrate the desirability of the area for residential development above the valley. Because the neighborhood was built by prominent developers and builders, its architectural resources demonstrate a remarkable level of visual cohesiveness in style distinguishing it from surrounding subdivisions of the period. The impressive collection of bungalow styles is among the most intact examples in the area. The Westmoreland Place neighborhood contributes significantly to the historic resources of Salt Lake City and stands as an excellent example of how the east bench community developed overtime and what factors played a role in that development.

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Public Comment

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Project Review

Analysis and Findings

Options

- Approval: If the Commission finds that the proposed designation meets the standards of the ordinance, the Commission should forward a favorable recommendation.
- Denial: If the Commission finds that the proposed designation does not meet the standards of the ordinance, the Commission should forward a negative recommendation.
- Table: If the Commission finds that additional information is needed, they may postpone the decision with specific direction as to the additional information required.

Findings

A decision to amend the Salt Lake City Zoning Map by general amendment is a matter committed to the legislative discretion of the City Council and is not controlled by any one standard. However, in making a decision concerning a proposed amendment, the City Council should consider the following factors:

- B. 1. Whether a proposed map amendment is consistent with the purposes, goals, objectives, and policies of the City as stated through its various adopted planning documents.**

Analysis: The Westmoreland Place neighborhood is located directly south of the Yalecrest National Register Historic District and within the East Bench Community. The area is part of the Wasatch Hollow neighborhood which is known for its desirable residential neighborhoods and quality housing. The *East Bench Community Master Plan* (April 1987) describes the area as follows:

The older Harvard-Yale area contains many buildings of architectural and historical significance. Conditions may warrant creating a conservation or historic district in this area where the city would review all new buildings, additions, or alterations for compatibility with established neighborhood character.

The *East Bench Community Master Plan* recognizes the benefits of preserving historically significant buildings and districts while accommodating new development and renovation that is sensitive to the community's existing character. The proposed historic district designation supports the specific physical qualities and historical development patterns that establish the Westmoreland Place neighborhood's unique urban character.

Finding: The proposed historic district designation and zoning map amendment are supported by policy elements of the *East Bench Community Master Plan*.

2. Whether a proposed map amendment furthers the specific purpose of the zoning ordinance.

Analysis: The purpose of the H historic preservation overlay district is to provide the means to protect and preserve areas of the city and individual structures and sites having historic, architectural or cultural significance. Local historic district designation places property under the purview of the Historic Landmark Commission. Property owners are required to adhere to the supplemental regulations of the *H Historic Preservation Overlay District* in addition to underlying zoning district regulations.

Finding: Establishing an H Historic Preservation District Overlay District for the Westmoreland Place area would be a step toward ensuring the preservation of the neighborhood, and thus furthers the purpose of the zoning ordinance.

3. The extent to which a proposed map amendment will affect adjacent properties.

Analysis: Historic preservation is an integral element of creating livable, vibrant and unique neighborhoods within the city. The zoning ordinance lists several objectives that the city seeks to achieve regarding the *H Historic Preservation Overlay District*. These objectives include:

- Provide the means to protect and preserve areas of the city and individual structures and sites that have historic, architectural or cultural significance;
- Encourage new development, redevelopment and the subdivision of lots in historic districts that is compatible with the character of existing development of historic districts or individual landmarks;
- Abate the destruction and demolition of historic structures;
- Implement adopted plans of the city related to historic preservation;
- Protect and enhance the attraction of the city's historic landmarks and districts for tourists and visitors.
- Foster economic development consistent with historic preservation.

Thus, the overlay district is intended to contribute to the welfare, prosperity and education of the people of Salt Lake City.

Finding: The proposed historic district designation will have a positive impact on surrounding properties.

4. Whether a proposed map amendment is consistent with the purposes provisions of any applicable overlay zoning district which may impose additional standards.

Analysis: The establishment of an historic overlay district requires the Historic Landmark Commission to evaluate the historical or architectural significance, physical integrity and the age of the site. Historic district designation is intended to impose supplemental standards in addition to the underlying zoning district regulations.

Section 21A.34.020(C)(2) *Criteria for the Selection of an H Historic Preservation Overlay District or Landmark Site* specifies the criteria under which proposed historic districts shall be evaluated. The ordinance cites three criteria: historical or architectural significance, physical integrity and the age of the site. The reference to this section of the Zoning Ordinance is reinforced in the definition of a H Historic Preservation Overlay District in Section 21A.34.020(B)(1):

A geographically or thematically definable area which contains buildings, structures, sites, objects, landscape features, archeological sites and works of art or a combination thereof, that contribute to the historic preservation goals of Salt Lake City.

The criteria used for determining whether an area is eligible for designation is essentially the same as the National Register criteria for evaluation. The specific language for the designation of a historic district outlined in Section 21A.34.020(C)(2) is as follows:

The historic landmark commission shall evaluate each parcel of property within a proposed H historic preservation overlay district or the parcel of property associated with a landmark site. Individual parcels within a proposed district, the district as a whole, and landmark sites shall be evaluated according to the following:

- a. *Significance in a local, regional, state or national history, architecture, engineering or culture, associated with at least one of the following;*
 - i. *Events that have made significant contributions to the broad patterns of history, or*
 - ii. *Lives of persons significant in the history of the city, region, state of Utah, or nation or*
 - iii. *The distinctive characteristics of a type, period or method of construction; or the work of a notable architect or master craftsman, or*
 - iv. *Information important in the understanding of the prehistory or history of Salt Lake City.*
- b. *Physical integrity in terms of location, design, setting, materials, workmanship, feeling and association as defined by the National Park Service for the National Register of Historic Places;*
- c. *The age of the site. Sites must be at least fifty years old, or have achieved significance within the past fifty years if the properties are of exceptional importance.*

Finding: The Westmoreland Place area exhibits sufficient historic and architectural significance, and physical integrity to merit historic district designation. As a cohesive early twentieth century streetcar subdivision, Westmoreland Place is significant for its well-preserved collection of residential architectural styles of the period, and for its association with suburban development of the east bench by prominent real estate developers and builders.

The proposed amendment is consistent with the Criteria for historic preservation overlay districts as outlined in Section 21A.34.020(C)(2) of the Zoning Ordinance. Specifically staff finds the following:

- Criteria a: The Westmoreland Place neighborhood is locally significant for two primary reasons: 1) its associations with suburban (streetcar) development in Salt Lake City by notable real estate developers and builders; and 2) its well-preserved collection of early twentieth century residential architecture.
- Criteria b: The Westmoreland Place neighborhood contains 52 documented primary buildings of which the majority was constructed during the early twentieth century. By and large the residences maintain a high degree of integrity, and contribute to the historical character of the area.
- Criteria c: The properties within the district are generally over fifty years old.

5. The adequacy of public facilities and services intended to serve the subject property, including but not limited to roadways, parks and recreational facilities, police and fire protection, schools, storm water drainage systems, water supplies, and wastewater and refuse collection.

Analysis: All municipal utility services are available.

Finding: Existing utility services are adequate for the development and designed in a manner that will not have an adverse impact on adjacent land uses or resources.

Attachment A

Property List

WESTMORELAND SUBDIVISION

ADDRESS

PARCEL NUMBER

| | |
|------------------------|--------------------|
| 1525 E Westmoreland Dr | 16-09-380-001-0000 |
| 1533 E Westmoreland Dr | 16-09-380-032-0000 |
| 1543 E Sherman Ave | 16-09-380-014-0000 |
| 1551 E Sherman Ave | 16-09-380-015-0000 |
| 1555 E Sherman Ave | 16-09-380-016-0000 |
| 1569 E Sherman Ave | 16-09-380-017-0000 |
| 1577 E Sherman Ave | 16-09-380-018-0000 |
| 1579 E Sherman Ave | 16-09-380-019-0000 |
| 1335 S Glenmare St | 16-09-380-020-0000 |
| 1341 S Glenmare St | 16-09-380-021-0000 |
| 1347 S Glenmare St | 16-09-380-022-0000 |
| 1353 S Glenmare St | 16-16-128-001-0000 |
| 1359 S Glenmare St | 16-16-128-002-0000 |
| 1361 S Glenmare St | 16-16-128-003-0000 |
| 1365 S Glenmare St | 16-16-128-004-0000 |
| 1373 S Glenmare St | 16-16-128-005-0000 |
| 1565 E Harrison Ave | 16-16-127-010-0000 |
| 1374 S Glenmare St | 16-16-127-009-0000 |
| 1366 S Glenmare St | 16-16-127-008-0000 |
| 1358 S Glenmare St | 16-16-127-007-0000 |
| 1350 S Glenmare St | 16-16-127-006-0000 |
| 1344 S Glenmare St | 16-09-379-002-0000 |
| 1347 S Filmore St | 16-09-379-001-0000 |
| 1351 S Filmore St | 16-16-127-001-0000 |
| 1353 S Filmore St | 16-16-127-002-0000 |
| 1363 S Filmore St | 16-16-127-003-0000 |
| 1371 S Filmore St | 16-16-127-004-0000 |
| 1547 E Harrison Ave | 16-16-127-005-0000 |
| 1373 S 1500 E | 16-16-126-004-0000 |
| 1377 S 1500 E | 16-16-126-005-0000 |
| 1380 S Filmore St | 16-16-126-010-0000 |
| 1374 S Filmore St | 16-16-126-009-0000 |
| 1370 S Filmore St | 16-16-126-008-0000 |
| 1360 S Filmore St | 16-16-126-007-0000 |
| 1352 S Filmore St | 16-16-126-006-0000 |
| 1344 S Filmore St | 16-09-378-006-0000 |
| 1540 E Westmoreland Dr | 16-09-378-005-0000 |
| 1321 S 1500 E | 16-09-378-001-0000 |

WESTMORELAND SUBDIVISION

ADDRESS

PARCEL NUMBER

| | |
|---------------------|--------------------|
| 1508 E Harrison Ave | 16-16-130-001-0000 |
| 1512 E Harrison Ave | 16-16-130-002-0000 |
| 1520 E Harrison Ave | 16-16-130-003-0000 |
| 1526 E Harrison Ave | 16-16-130-004-0000 |
| 1532 E Harrison Ave | 16-16-130-005-0000 |
| 1538 E Harrison Ave | 16-16-130-006-0000 |
| 1542 E Harrison Ave | 16-16-130-007-0000 |
| 1546 E Harrison Ave | 16-16-130-008-0000 |
| 1554 E Harrison Ave | 16-16-130-009-0000 |
| 1560 E Harrison Ave | 16-16-130-010-0000 |
| 1564 E Harrison Ave | 16-16-130-011-0000 |
| 1570 E Harrison Ave | 16-16-130-012-0000 |
| 1576 E Harrison Ave | 16-16-130-013-0000 |
| 1584 E Harrison Ave | 16-16-130-014-0000 |

Attachment B

Prioritization Grid

PRIORITIZING LOCAL HISTORIC DISTRICTS

| Criteria | Bryant | Federal Heights | Forest Dale | Gilmer Place | University Extension | Wells | Westmore-land Place | Yalecrest |
|--|-----------|-----------------|----------------|--------------|-------------------------------|---------------------------|-------------------------------------|---------------|
| SLC Zoning criteria: Percentage of resources with significance, integrity, and age requirement | 73.5% | ----- | 76.4% | 88.1% | Awaiting info from consultant | 68.0% | ----- | 91% |
| Concentration of new types of resources not yet protected in SLC | 1870-1946 | | 1890-1961 | 1909-1943 | 1847-1946 | 1871-1957 | 1913-1930 | 1910-1957 |
| Readiness for designation (listed on NRHP; RLS and ILS surveys complete?) | Nat'l Reg | ----- | Nat'l Register | Nat'l Reg | Nat'l Reg | Nom. to Nat'l Reg pending | ----- | Nat'l Reg |
| Age of surveys done | RLS 1994 | RLS in 1988 | 2009 | 2006-07 | ILS 2009 | RLS 2007 ILS 2009 | 1986 limited survey; 1993 thesis | RLS 2005 |
| Level of endangerment through demolition, 2009-10 permits approved | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 + 2 pending |
| Degree of public support | | | | | | | | |
| Consideration of social/economic data | | | | | | | | |

PRIORITIZING LOCAL HISTORIC DISTRICTS

| <i>Scale = 1 (low) to 5 (high)</i> <i>How does the proposed district meet the following criteria?</i> | Bryant | Federal Heights | Forest Dale | Gilmer Place | University Extension | Wells | Westmoreland Place | Yalecrest |
|--|--------|-----------------|-------------|--------------|----------------------|-------|--------------------|-----------|
| SLC Zoning criteria: Percentage of resources with significance, integrity, and age requirement | | | | | | | | |
| Concentration of new types of resources not yet protected in SLC | | | | | | | | |
| Readiness for designation (listed on NRHP; RLS and ILS surveys complete?) | | | | | | | | |
| Age of surveys done | | | | | | | | |
| Level of endangerment through demolition, 2009-10 permits approved | | | | | | | | |
| Degree of public support | | | | | | | | |
| Consideration of social/economic data | | | | | | | | |

Attachment C

Public Comment

Lew, Janice

From: dmgib@xmission.com
Sent: Friday, May 14, 2010 9:38 AM
To: Lew, Janice
Cc: Jean Zancanella; Yalecrest CC Chair; Wasatch Hollow CC Chair; GEORGE CATHY KELNER
Subject: Re: Westmoreland HD

Hi Janice,

Jean Zancanella from the Westmoreland Place Subdivision gave an update on the Westmoreland Historic District Designation process at the May 5, 2010 Yalecrest meeting.

There were no concerns from the Yalecrest Neighborhood Council regarding their proposed designation.

If you need additional information, please let me know.

Sincerely,

Lisette Gibson
Chair
Yalecrest Neighborhood Council

Quoting "Lew, Janice" <Janice.Lew@slcgov.com>:

> Hi Lisette,
>
> Does the Yalecrest Community Council have any comments regarding the
> Westmoreland Place historic district designation?
>
> Thanks,
>
> Janice Lew
> Salt Lake City Planning Division
>
> 451 South State Street, Room 406
> PO Box 145480
> Salt Lake City, UT 84114-5480
> 801.535.7625
>
>

From: Comarell, Pat
Sent: Monday, May 03, 2010 12:11 PM
To: Lew, Janice
Cc: Paterson, Joel
Subject: FW: Report from Wasatch Hollow Community Council re Yalecrest and Westmoreland Place historic district proposals

Neighborhood Council response to Yalecrest and Westmoreland Place historic designations.

From: Mark Brinton [mailto:mabrinton@gmail.com]
Sent: Friday, April 30, 2010 5:20 PM
To: Comarell, Pat
Cc: Yalecrest CC Chair; Jean Zancanella; Dan Jensen; Glenda Cotter; Mel Thatcher; ANNE CANNON
Subject: Report from Wasatch Hollow Community Council re Yalecrest and Westmoreland Place historic district proposals

Pat,

Thank you for participating in the presentation and discussion on the City's proposed historic preservation district designations for Yalecrest and Westmoreland Place during the meeting of the Wasatch Hollow Community Council on Wednesday, April 28. We appreciated the opportunity to learn about these proposals from you and from Jean Zancanella, representing Westmoreland Place, and Lisette Gibson and George Kelner, representing Yalecrest.

As you know, after the presentations, those in attendance had an opportunity to ask questions and comment on the proposals. At the conclusion of the discussion, several people wanted to express their support of the proposals, so we held a straw vote. (We were not able to take an official action because we had not given the notice required by our bylaws to do so.) All members of the Wasatch Hollow Community Council in attendance - about 20 or so people - voted in support of both proposals.

Thanks also to Wayne Mills for his presentation at the meeting on the city-wide in-fill ordinance and related survey.

Mark Brinton, chair
Wasatch Hollow Community Council

Attachment D

Research

WESTMORELAND PLACE: PROPOSED NATIONAL REGISTER HISTORIC DISTRICT

Prepared by
Peter L. Goss, Ph.D., Architectural Historian
Consultant to the Salt Lake City Planning & Zoning Department
January 1986

PHYSICAL BOUNDARIES: A subdivision including Westmoreland Place running southeast from the corner of 1300 South and 1500 East to the intersection of Sherman Avenue (1330 South) on the east and Filmore (1535 East) on the east. The western boundary is Glenmare Street (1575 East) and the southern boundary is Harrison Avenue (1351 South).

MAP:

Westmoreland Place is a visually cohesive twentieth century subdivision containing a concentration of architecturally significant representations of various Bungalow and Period Revival styles. It is historically significant for its association with developers Carl and Earl Dunshee, credited with introducing the "restricted" subdivision which came to characterize the southeast bench area of Salt Lake City. A number of houses in Westmoreland Place are connected with prominent personages of the period.

The high quality of building design and construction, together with uniform setbacks, well landscaped lots, and streets lined and shaded by mature maples creates a consistency of feeling and character in the subdivision. This is further enhanced by a subdivision plan which encloses the neighborhood within a perimeter of inward facing houses producing a quiet, secluded environment even though the area is located just off the major transit routes of 1500 East and 1300 South. The main entry is located on a 45 degree angle between the intersection of these two streets and is preceded by a pair of stone columns inscribed with the subdivision's name. The name Westmoreland Place was most likely taken from the private street in Pasadena, California upon which a number of large California bungalows were designed by Charles and Henry Greene in the early 1900s. Salt Lake City's Westmoreland Place is comprised entirely of single family dwellings, with no intrusive elements.

Westmoreland Place was the second southeast subdivision to be developed by the Dunshee brothers, following Westminster Heights. In addition to acting as realtors in selling building lots, the Dunshees also designed and built a number of the houses in the subdivision, specializing in bungalows influenced by stylistic elements popular in California during the period and particularly the work of Greene and Greene, architects in Pasadena, California.

The subdivision plat was filed with the Salt Lake County Recorder in the spring of 1913, and over the next four years the Dunshee brothers constructed a dozen of more bungalows in the Craftsman, California and Prairie School styles. Building lots were sold through Commonwealth Investment Company of which Clark O. Dunshee was secretary. Later infill was the work of various builders, and is characterized by Period Revival English Tudor and American Colonial residences popular during the 1920s and 1930s. Though differing in style from the initial Westmoreland Place residences, these homes maintain the high standards of design, construction and landscaping established by the Dunshee brothers.

Westmoreland Place was originally promoted in newspaper articles and advertisements of 1913 as an exclusive development offering special amenities. A major selling point - which was stressed by other developers of the southeast bench - was

a desirable location "away from the smoke and dust of the city, and at the same time within easy distance to any point in the city . . . just eighteen minutes from the center of the city by street car." The newly opened 1500 East car line reached the eastern edge of the subdivision, and the Dunshees, recognizing the growing popularity of automobile commuting, also sought to have city street paving extended to the subdivision to provide a link with already paved 900 East Street. Westmoreland Place was also within walking distance of the recently completed East High School at 1300 East and 900 South.

The Dunshee brothers ensured an attractive residential environment in their subdivision by imposing "a long list of strict building restrictions" in connection with the sale of lots. Residents were required to spend a minimum of \$3,000 in building their houses. No lot smaller fifty foot frontage was permitted, and all homes were to conform to a uniform thirty foot setback from the front property line. Commercial and industrial buildings, apartments and multi-family residences were barred from the subdivision by restrictive covenants running for a term of twenty five years. The Dunshees even proscribed the racial composition of their project by limiting sales to Caucasians only - a policy which had been "tried out in southern California with great success, " according to newspapers of the period.

A full complement of improvements were provided by the Dunshees, who in the spring of 1913 had already "expended approximately \$20,000 in putting in sidewalks, curb and gutter, [street] grading and in the erection of a \$2,000 entrance." A water system was constructed and electric utilities were brought in with poles placed to the rear of the lots so as not to clutter the streetscape. Five hundred maple trees were ordered for beautification of the subdivision. Other amenities, which were proposed but not realized, included elevated parks, tennis grounds and playgrounds.

The promotion of Westmoreland Place as an exclusive residential area attracted relatively well-to-do buyers including a number of business people, corporate officers and professionals such as dentists and attorneys. Among the more notable residents were William and Eric Ryberg, partners and co-founders of the large Ryberg Brothers industrial contracting firm. The Rybergs and one of their contractors, Thomas C. Sorenson, each built Prairie School bungalows on Glenmare Street. Clark O. Dunshee built his own residence in 1914 at 1347 Filmore Street, living there until 1918 when he moved to 1958 South 1400 East. George W. Welch, partner in the architectural firm of Scott and Welch, built his own Period Revival English Cottage on Glenmare Street. The race car driver and contractor David "Ab" Jenkins (no relation to Edward E. Jenkins of the Ashton-Jenkins Co.), who built a number of houses in the Upper Yale, Gilmer Park and Liberty

Heights subdivisions made his residence on Westmoreland Place. Jenkins served a term as Salt Lake City Mayor from 1940-44. Other prominent personages included former Utah Attorney General Olaf Nilson; William Sibley, assistant secretary and treasurer of Auerbach's department store; Carl Simpson, vice president of Pacific Nash Motor Company; and Ashby J. Badger, president of Utah Oil Refining Company.

As a cohesive neighborhood, significant both for its quality representations of various architectural styles and its associations with prominent citizens of Salt Lake City in the early twentieth century, Westmoreland Place constitutes an excellent candidate for nomination to the National Register of Historic Places as a National Historic District.

Sources Consulted

Books:

Makinson, Randall L. Greene and Greene: Architecture as a Fine Art. Salt Lake City: Perergrine Smith, Inc., 1977

Newspaper Articles:

"Westmoreland is an Attractive Spot," Salt Lake Tribune, April 13, 1913, p. 15.

"State and City Enjoy Period of Prosperity," Salt Lake Tribune, May 11, 1913, p. 25.

"File Plat of New Homesite Section," Salt Lake Tribune, May 11, 1913, p. 26.

"Business Booming in Subdivision," Salt Lake Tribune, May 18, 1913, p. 20.

"Sales are Large in Westmoreland Place," Salt Lake Tribune, June 1, 1913, p. 20.

"May Lay Paving to Westmoreland Place," Salt Lake Tribune, June 8, 1913, p. 22.

"Automobiles Help Sale of Homesites," Salt Lake Tribune, June 15, 1913, p. 21.

"Expect Advance in Homesite Property," Salt Lake Tribune, June 22, 1913, p. 21.

Advertisement:

"Westmoreland Place," Salt Lake Tribune, April 13, 1913, p. 15.

WESTMORELAND PLACE

A Retrospective
of homes
built between
1913 and the early 1920's

Researched by:

Jane Brinckerhoff and Stephanie Turner

December 1993

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On April 26, 1913, a plat was recorded by Earl and Clark Dunshee for the development of an exclusive and restrictive new subdivision to be known as Westmoreland Place (see fig. #1). The site chosen was on the relatively undeveloped East Bench of Salt Lake, above the city's hazy coal smoke, dust, and congestion with exquisite views of the city and surrounding mountains (see fig. #2). The words "exclusive" and "restrictive" were key terms for the Dunshee's newest development. In the Salt Lake Tribune, May 11, 1913, it is mentioned that Earl Dunshee, a real estate dealer, and the owner of Westmoreland, the property being developed, was restricting lot sales to Caucasians only, which prospective homebuyers of the time felt was satisfactory (see fig. #3). It's mentioned that this method of selling was successfully tried in Southern California, and was also a factor in the Dunshee's first subdivision, Westminster Heights, credited as being the "first restricted residential area in Salt Lake City". These and further restrictive covenants are in a warranty deed document dated May 24, 1913 (see fig. #4) between the seller, the Commonwealth Investment Company and the Hoebels, the buyers of a lot in Westmoreland. It clearly states that the buyer cannot sell his property to anyone but caucasians, and that they must spend at least \$3000 on their residence. Twenty-five foot front set backs and thirty-five foot rear set back requirements are also mentioned. The buyer also could not build a garage until the home was completed, to eliminate the chance of people living in shacks. The concern for shacks and other undesirable elements such as stores are mentioned in a May

1914 Kimball and Richards ad explaining the need for building restrictions (see fig. #5).

The entrance gates to Westmoreland were placed at the corner of 15th East and 10th South (now known as 13th South), set diagonally to the corner (see slides #1-3). Although the site was beyond the paved streets at the time, news articles can be found stating that paving was on its way (see figs. #6 & #7). They state that the paving could be expected to improve the value of the lots from 25 to 100 percent, and that property owners will pay the city's share of the costs at the intersections. The first of these articles mentions that the paving is on the "direct road to the new Country Club", which was touted as another desirable aspect of subdivision's site. The new Country Club can be seen on a map of the area in another Progress Realty ad (see fig. #8). The map also shows the new nearby high school (East High). Uintah Elementary School was later completed in 1915, directly across from the subdivision's entrance gates. Westmoreland also abutted the 15th East street car to and from downtown. Although this new subdivision was meant to appeal to the automobile owner, the attractiveness of taking the street car was propoerted in a 1913 ad by Progress Realty and Building Company, developers working just to the North of Westmoreland (see fig. #9). It talks of the mansions and fine residences one would pass while traveling the broad paved streets from downtown to home on 15th East. The fellow passengers would include people of "culture, refinement - of the progressive type", including your lawyer, banker, and other "desirable" neighbors.

Another ad (see fig. #10) mentions that there will be a 5% increase in Westmoreland's land prices to come on July 1st, 1913, so people had better rush to buy into the "high-grade, restricted tract, 18 minutes from business center by street car". Besides the 25 year restriction of \$3000 minimum to be spent on building a home, it states that the lots are large, not 25-foot, and that there are "parks, tennis courts, etc".

Reports of brisk sales were mentioned in press releases in May and June 1913, and also stating the sale of a lot to C.E. Pace who planned to spend \$5000 on his new home. It is also brought up that because of the rapid sales, B.L. Bishop was added to the sales team (see figs. #11-13).

Another article mentions the building of two beautiful parks at Westmoreland's entrance, to face out onto 10th South (now 13th South) and 15th East, and be filled with shrubs and flowers (see fig. #14). It is stated that the idea of using parks by "better class" property owners across the country is catching on in Salt Lake City, with the Dunshee brothers being among the first to use them. Today, there exists a circle of lawn at the entrance (see slides #1 & #2). What happened to the "tennis courts, etc." mentioned earlier, and was the circle of lawn ever landscaped?

The focus for this research is the time period of 1913 to approximately 1922, when a number of homes were built in the Arts and Crafts style, and the later Prairie Style. By reviewing the dates of building permits taken out (see fig. #15), a pattern of development can be seen in a map for the site (see fig. #16). As a

few building permits were not found, approximations were made as to construction dates, so by the end of 1913, there were as many as five new homes standing in Westmoreland. By 1914, it appears six more were constructed. One Tribune press release mentions that ground was broken for a house for C.O. Dunshee (see fig. #17). A similar house type to Dunshee's can be seen in a previous article (see fig. #18). Three more were added in 1915, five in 1916, and one in 1917. Construction slowed with the coming of World War I, but one house was built in 1919, one in 1920 and two in 1921, and three in 1922 (again, see fig. #16). More homes continued to be built, but they fall out of the historical time period and stylistic period for this focus of research. The 1950 Sanborn map shows construction in Westmoreland as it existed up to that date (see fig. #19). Note that there are still some vacant lots.

Generally, the early styles chosen used a selection of just a few materials, and had similar plan and roof types (see figs. #20 & #21). Of the 1913 homes, most were wood frame with dark brown stained shingles laid in double overlapping rows were used, combined with cobblerock piers and fireplaces that were "battered" or flared out at the base. Also, stucco or brick was next in popularity to the use of shingles. All had projecting porches, creating a cross gable perpendicular to the main gable roof. A couple of these earliest homes had hipped roofs, but the dominant type was gabled. These materials and plan types were made popular in the house plan books of the day, and the advertisements of the California Bungalows in magazines (see figs. #22 & #23).

As mentioned, Earl Dunshee and his brother, Clark, were the developers of Westmoreland, following the success of their earlier work at Westminster Heights that they began in 1908. From Earl's 1954 obituary (see obits. #1 & #2), he was born April 1, 1877 in Fairfield, Iowa to Mr. and Mrs. Alfred Dunshee. As a young man, he came to Salt Lake City with his parents and brother, Clark. Both young men worked for the Salt Lake Herald where Earl was circulation manager in 1903, and Clark was Chief editor. Staying only three years, Earl left the Salt Lake Herald in 1906 to go into real estate, which had been a profession of his father. 1906 is also when he married Nellie Sutton. In 1908, Clark joined Earl in creating, developing, and selling Westminster Heights, to be followed by Westmoreland in 1913, where they acted as real estate agents, selling lots through their firm, the Commonwealth Investment Company. Earl also was author of a book on economics. He died at the age of 77 in Los Angeles of a heart ailment on Dec. 16, 1954. No obituary was found for Clark.

William E. Ryberg and his brother, Eric, were partners in a construction firm that did most of the early building at Westmoreland. The Ryberg Brother Contractors of Logan was formed in 1912 starting with only a few hundred dollars. They expanded to form the Utah Sand and Gravel Products Corporation in 1919. Besides residential construction work at Westmoreland, the brothers built railroad structures and industrial plants from Los Angeles to Omaha. Eric William Ryberg was born in Goteborg, Sweden on June 26, 1884 to Edward and Laura Ryberg. The family settled in Logan that

same year. William Enoch Ryberg was born in Logan Sept. 19, 1892. Eric married Charlotte Critchlow in 1909, which also was the year he started his partnership with William setting up in Salt Lake City in 1912. They focused mainly on public works construction, such as sewers, roads, conduits, and bridges. After WWI, they organized Utah Sand and Gravel Products Company, where Eric served as president. William married Marie Snow, date unknown. He died at age 57 on Feb. 8, 1950 of a heart ailment while visiting Eric in Palm Springs, California. Eric died at age 67 on Sept 30, 1951 in Salt Lake City after a long illness. Both men led very distinguished and involved lives. When they died, both men's obituaries made page one of the Salt Lake newspapers (see obits. #3-6).

The Bruneau-Hill Investment Company was involved in the building of 1350 S. Glenmare, as can be seen from the building permit (see fig. #15). Announcements were found for the start-up of their company in 1914 (see figs. #24-26 and obit. #7).

Walking through Westmoreland today, beginning at the round circular park of grass, passing through the stone gates, and continuing diagonally up the short street that is Westmoreland Drive, it is as though one is stepping back in time some 80 years (see slides #4-12). The trees have all matured to such an extent that it is hard to see the beyond the leafy panorama to the lovely houses behind. You can almost hear the street car clanging, or the horn of a Model T. There are a few intrusions of lots filled in with 1950-ish architecture, but it doesn't disturb the overall mood

of the neighborhood. To the left, at the entrance is a grand 1919 Prairie style brick home (see slide #13), surrounded by houses from the 1930's and 1940's. Moving beyond this in a loop down Sherman, to Glenmare, down Harrison, and back to the beginning along Filmore are found the earlier homes of 1913 through the early 1920's (see slides #14-38). Even though the original plat shows the subdivision including one block each of the East side of 15th East and the North side of 13th South (see slides #39-45), this research has focused on the interior streets of Westmoreland, because the houses as a group had more cohesiveness. Four homes were chosen to study in detail with floor plans drawn, and an additional two were photographed or explored on the interior.

The first homeowner approached was Mrs. John Marshall at 1576 E. Harrison. The building permit for this house was taken out November 7, 1913, listing M.F. Benefiel as both the owner and builder. \$3000 was listed as the cost for the structure (see fig. #15). From the exterior, the house is a lovely example of a one story dark brown wood-shingled Craftsman bungalow. It has a low pitched gable roof whose main ridge line runs parallel to the street. The overhanging eaves are wide with exposed rafters, purlins and ridge beams. The symmetrical facade has a projecting and centered cross-gabled porch with its framing members exposed, supported by battered cobblerock piers.

From the exterior, the home appears to be intact, but, sadly, the interior is completely gutted of anything and everything that

made it the Arts and Crafts bungalow it once was when built in 1913. All windows were removed and replaced with non-descript ones. The cobblerock fireplace was taken out for a more plain style. The bookcases and built-in buffet were taken out and lost, and the sleeping porch became a breakfast nook. Most of the "updating" and "modernizing" done to the house was by the Marshalls in the 1960's who hired architect Bill Louis, to create a completely remodeled 1960's home. Edythe H. Marshall, now a widow, said if she could, she would have the cobblerock porch piers also removed, as she greatly dislikes them. She and her husband, John, bought the home in 1952, and I wanted to ask her why they ever bought a house they found so unattractive. I nearly cried. (We encountered this modernizing problem in other of the houses we entered). The reasonably intact exterior of the Marshall home can be seen (see slides #46-48). Also note the 1930 tax card for the house (see tax photo #15). It is unclear as to the fate of the house from 1913 to 1920 when Herbert C. Legg bought it and stayed only a year. Legg was V.P. for Landes and Company, who sold industrial machinery, and also worked for Avery P. Macky Company. Legg sold it to John W. Langley, who dealt in real estate bonds. He and his wife, Hortense, stayed only three years. The next owners were Charles E. and Mae T. West, who lived in the house from 1925 until 1952. Mr. West was chief clerk to the treasurer and later treasurer of Utah Fuel Company. John S. Marshall, a physician, and his wife, Edythe, bought the house from the Wests in 1952. I believe Edythe mentioned that the Wests were responsible for the removal of the original

fireplace, bookcases and buffet, but the Marshall's did the majority of the changes to the house. An advertisement shows a drawing of the front elevation of a very similar house that was built earlier in Westminster Heights by the Dunshees (see fig. #27). It mentions that this is a new type of house known as a "distinctive Craftsman home".

The second homeowner contacted was Mrs. Johnson at 1370 So. Filmore. She and her husband are currently renovating the interior and exterior, trying to return it to its original state when constructed in 1914, so the interior was filled with drop cloths and ladders, making photography challenging, but their efforts are admirable.

From the street, this is also a one-story dark brown wood shingled Craftsman bungalow (see slides #49 & #50 and tax photo #23). It has the same distinctive double lapped pattern as all the other shingled houses in the neighborhood. A similar house type was built earlier in Westminster Heights (see fig. #28). It has a gable roof with its roof ridge parallel to the street as did the Marshall's house. The plan differs, though, as it runs deep into the lot, where the Marshall's plan runs long, parallel to the street. The Johnson's house also has exposed rafters, purlins, and ridge beam, with a cross-gabled porch that projects out from the left side of the facade, with its framing members exposed. The porch posts are set in pairs and rest on cobblerock piers, that have the typical battered, or sloped shape, as does the projecting

chimney (see slides #51-53). The Johnsons have just added a discreet skylight to the porch, as well as two more to the front two formal rooms. The front door can be seen as unpainted fir (see slide #54). Moving inside, the formal front two rooms are original with cobblerock fireplace, built in bookcases at the dividing arch between living room and dining room, and the built in buffet is intact (see floor plan #1). Both rooms have wainscoting, and all the wood is unpainted fir. The Johnsons are attempting to clean the cobblerock and tile at the fireplace from 80 years of soot, as well as lighten the darkening of the finish on the fir. All the casement windows are intact, and most of the horizontal molding at the door height level is still there (see slides #55-59). Changes in the plan include moving the original staircase to the basement, and adding a bay window to the kitchen (see floor plan #1).

-- The house was built in 1914 by the Dunshees for J. Frank and Rose Bruins, who lived there only until 1916. Mr. Bruins was a superintendent with the U.S. Forest Service. From 1917-18, Frank V. and Paula Anderson lived in the home. Frank was a purchasing agent for LDS Hospital. George W. Palmer owned the house in 1919, occupation unknown. The next two owners did not live in the house. It was bought by Samuel and Carrie Ashby, who lived there from 1922 until approximately 1951. Mr. Ashby worked at the Paris Department Store as both a salesman and a buyer. The home was purchased in about 1951 by Charles M. Ruff, an agency supervisor for Columbian National Life Insurance Company, and his wife, Claudia L., who was a key punch operator for the State Insurance Fund. They stayed in

the house until the 1970's. Mrs. Johnson, who as a single woman, Ann Marie Thelan, and a nurse at Primary Children's Hospital, bought the house next. Here she resides today with her husband, who is an electrician.

Dr. and Mrs. Horton are the present owners of the next house studied, located at 1344 S. Filmore. It sits as a very large presence on a pie-shaped lot at the convergence of Westmoreland Place, Sherman, and Filmore. The one and one-half story brick and red sandstone Craftsman bungalow has a large gable roof whose ridge runs parallel to Filmore. Its cut sandstone block porch, including piers and ledge wall, is recessed beneath the overhanging roof, and runs the entire length of the front and wraps around in an L-shape. The entry is notched into the Northeast corner. From the front can be seen a large arch over the entry steps. A large shed dormer of frame construction centrally projects at the front with a somewhat altered balcony, that features decorative bracketing. The rafters, purlins, and ridge beams are, as is typical of the neighborhood, exposed, and at the gable ends can be found decorative wood overlay (see slides #60 & #61 and tax photo #24).

The building permit was taken out in November 12, 1914, listing J.C. (John) Edgheill as the owner, and Earl Dunshee as the builder. \$5000 is the listed price of the structure (see fig. #15). From the obituary for Mr. Edgheill (see obit. #8), it states he was a general western agent for the Boston wool company of Hallowell, Jones and Donald. He was also a former Juab County state senator.

He had gone to Oakland, California to try to regain his health when he died suddenly of heart failure at the age of 57 on March 28, 1922.

In 1924, Eric W. Ryberg and his wife, Charlotte, purchased the house from Edgheill's widow, where they lived until 1936. It was then sold to the Bower's Investment Company, who sold it immediately to Harold S. Barnes, who was superintendent of LDS Hospital, and his wife, Allie Barnes. They lived in the house until 1943 when it was sold to A.G. Wallin, president of Paragon Printing Company, and his wife, Lillian R. Other residents include David E. Sorensen, who was president of United Homes Inc., and his wife, Verla, who were in the house in the mid 1960's. Vernon B. Romney, an attorney, resided there with his family next and stayed until the Bigelows moved in in the early 1980's. (It is interesting to note that Vernon Romney lived in four different houses within Westmoreland. He chose to move around within the subdivision just as the Ryberg's had).

Moving to the interior of the house (see floor plans #2 & #3), through a small vestibule, the living room is on the left, and the stairs to the 2nd floor are in a separate room straight ahead (see slides #62 & #63). Many changes have been made to the interior. The casement windows are all intact, except for the kitchen window, which was removed for a greenhouse-type replacement, and the balcony windows on the 2nd floor. The fireplace appears to have been replaced with an attractive, but out of period, Colonial style (see slide #64). All woodwork is painted white, so it is impossible

to tell the type of wood. The original built-in buffet on the West wall has been removed, and was replaced with atypical cabinetry (see slide #65). At the arch, that divides the living room from the dining room, the likely built-in bookcases are missing. A nice pair of paneled pocket doors separates the dining room from the large hall where the stairs are to the 2nd floor (see slides #66 & #67). Mrs. Horton had been told by a now deceased neighbor that these stairs were not in their original location, but never found out where they were previously. There is a single pocket door into the much modernized and altered kitchen. An exposed glu-lam beam sitting on two exposed columns appears to be an added support when a load bearing wall was removed to enlarge the room. The back of the house has had its interior plaster removed to expose the brick, done by the previous owners, Robert Bigelow, an airline pilot, and his wife, Jane, now residing in San Francisco. It looks nice, but the Hortons find the air infiltration chilling. An odd change was made behind the original buffet at the rear of the house, in that one of a trio of casement windows was covered up in perhaps adding a closet. The 2nd floor is very large (see floor plan #3), divided into three bedrooms, an office, and a bath. The walls and woodwork all appear to be original. The Horton's mentioned that the wall of the doorway to the balcony off the master bedroom was moved farther out by the previous owners. This narrowed the porch depth.

1374 S. Glenmare was the next house studied, currently owned by Rick Frerichs, an architect with FFKR, and Jean Zancanella.

The building permit was taken out on May 5, 1915, listing Clark O. Dunshee as both owner and builder. The structure is listed as costing \$3000 (see fig. #15). It was sold in 1915 to Eric and Charlotte Ryberg, who lived there until 1924 when they moved to 1344 Filmore. The house was then lived in by Horace Watkiss from 1924 to 1936, a man who worked at the U.S. Smelting and Refining Company. Charles F. Howe, who worked for the Portland Cement Works of Utah, and his wife, Alice, bought and occupied the home from 1936 until the late 1980's.

This one-story brick bungalow is of the Prairie style, rectangular in plan, with the narrow end facing the street (see floor plan #4). There is a hipped roof over the main structure with a smaller hipped roof over the projecting and centered porch. It has stairs descending both sides, has square brick piers, and a concrete coped top to the brick porch wall (see slides #68 & #69 and tax photo # 9). The front facade has one large picture window flanked by casements, with the rest of the windows of the casement style. There is a decorative metalwork on the wooden screen door, protecting the oak front door (see slides #70 & #71). Moving to the interior, the plan feels very similar to Mrs. Johnson's house at 1370 Filmore. Entry is directly in the living room, with an arched opening that once held built-in bookcases, looking through to the dining room to the built-in buffet, which in this case is also missing (see slides #72-78). Rick, the owner, informed me that the built-in buffet still exists and resides in his basement. One of the two bookcases also exists and is used as a free-standing

bookcase on one living room wall. Note the fine leaded and stained glass work of the doors (see slides #74-76). The matching bookcase was destroyed in a housefire where it had been moved. Rick and Jean plan to reinstall both the buffet and single bookcase, and have been lovingly restoring the house. There is presently a built-in niche in the wall where a bookcase should go (see slide #73). It appears the original fireplace front has been removed, and replaced with an attractive, but 1930's Art Deco feel marble front (see slide #72). The house has three bedrooms, all of which look original. The home's only bath appears to have been updated in the 1940's or 50's due to all the fixtures being quite turquoise. There is a closet of new construction in the hallway opposite the bathroom. Something else was once there, as can be seen in a change of flooring materials. Rick and Jean have remodeled the kitchen, and beautifully. They used natural finish maple cabinets with glass doors, and white counters, that doesn't compete with the style of the house, but feels at ease (see slide #79). The kitchen's swinging door to the dining room is still in place.

Genevieve Wright lives in a Prairie bungalow immediately to the North of Rick and Jean at 1366 S. Glenmare (see slide #80 and tax photo #10). The building permit was taken out on November 9, 1920, listing the Ryberg Brothers as both owner and builder. \$6000 was listed as the cost of the structure (see fig. #15). This house and the one owned by Rick and Jean share a common driveway, with the property line going down the middle. The one-story plan is L-

shaped with a hipped roof, and wide overhanging eaves. The broad front porch that is supported by paired brick columns, with porch walls topped with a concrete coping.

The house was built in 1920 for William Ryberg and his wife, Marie, which would explain why the house had a shared driveway, since Eric Ryberg built and lived in the house next door at 1366 S. Glenmare. William and Marie lived in their house until 1931, when they sold it to Clarence and May Warnock. Clarence was a partner in Knight and Warnock, a ore-buying firm. He also was a co-founder and president of the Warnock Insurance Agency. After his death in 1934, Frank B. Harris and his wife bought the home. Harris worked at the U.S. Smelting, Refining, and Mining Company. The current owner, Mrs. Wright, allowed us to come in to photograph and explore the interior of the house, but did not feel well enough to let us measure the plan. She and her husband bought the house in the 1940's and raised six children in the house. The entry is directly into the living room, which is on the opposite side of the house as Rick and Jean's. The bookcases flank the fireplace and appear to be intact and original (see slides #81-83). There is an archway into the dining room, which is also at the front of the house. This room has a nice pair of french doors that face the street, placed in the notched Southeast corner of the house. Now a widow, Mrs. Wright stated that she was coerced against her wishes by her husband to paint all the gumwood in the house white back when it was the fashion, and it exists painted white today. The kitchen may very well be original, because the counters are made of a swirled,

marble-like concrete material that looks very, very old (see slide #84), and is spalling and chipping. There is linoleum on the floor that looks in good shape, but is also quite old.

Les Ellison, a real estate agent, and his wife, living at 1380 S. Filmore were the next homeowners approached. The building permit for their home was taken out on June 10, 1916, listing Clark O. Dunshee as both the owner and builder. \$3000 was listed as the price of the 6 room structure (see fig. #15). It was originally occupied by William Hoople Ransome, a salesman, and his wife, Nellie. From his obituary (see obit. #9) it states that he was a Canadian born in 1876, and died at the age of 76 in 1952. The Ransomes lived in the house until 1922, when they sold it to Joseph T. and Lucia Pence. Mr. Pence had been president of Graceland College in Iowa, prior to moving to Boise, Idaho in 1900, where he became mayor in 1909. During the presidency of Woodrow Wilson, Pence was Idaho's chairman of the Democratic Party. Moving to Salt Lake City in 1922, Mr. Pence became a partner in a law firm with Frank J. Gustin. After the death of Mrs. Pence in 1932, the house was rented out, and later sold in 1934 to Spencer and Joan Saville. Mr. Pence retired at his Big Piney, Wyoming ranch. Spencer Saville was the chief radio operator for Western Air Express, and his family owned the house until late 1985, renting it out to several people, including Robert N. Sneddon, who was secretary of the Vincent-Peterson Company, building contractors. The current owners, the Ellisons, purchased the house in 1985 from Jo Saville who was

living in the house at the time. These new owners have done extensive and beautiful restoration work on the house.

The one and one-half story Craftsman bungalow has double rows of dark brown shingles that are typical of the neighborhood (see slides #85-87 & #89 and tax photo #21). The roof is hipped and has wide overhanging eaves, and the rafters, purlins, and ridge beams are exposed. A porch projects outward from the Southeast corner of the house, and is supported by battered cobblerock piers (see slide #88).

By far, one of the most intact and original in appearance of all the homes entered is the Ellison's. They have meticulously restored and added to their home's interior, and have filled it with mostly period pieces. Mrs. Ellison mentioned that her father had done the fine woodworking. Entering through the quarter-sawn oak front door, the brass door handle can be seen, with it's simplicity but distinctive Arts and Crafts style (see slide #90). While standing in the vestibule (see floor plan #5), a lovely and original light fixture is immediately noticed, the only original one remaining in the house. It was first centered in the dining room but was moved. To the right of the entry is a good sized living room with a bowed window of five casements. Each window is divided by wood muntins, with the top third divided into three vertical lights, and the lower third divided into two vertical lights. Bookcases with leaded and stained glass fronts flank the burnt orange tile fireplace. A handsome dentilated crown molding has been added in the formal rooms that matches the stain

beautifully of the polished gumwood throughout (see slides #91-94). The dining room is at right angles to the living room from the vestibule, and also has a bowed window of five casements (see slides #95-98). The built in buffet differs from all the others seen in that it is not on the wall shared by the kitchen, rather it is on the interior wall shared by a bedroom. (see slides #99-102). Completely intact and restored, it makes quite a stunning focal point, with its leaded stained glass and gorgeous gumwood. There is also a gumwood plate rail that runs around the room. The kitchen has been recently updated, and features cabinets of light wood with some glass-fronted doors, and does not compete with the original house (see slides #103 & #104). Some changes have been made to the private spaces. A load bearing wall was removed and replaced with a glu-lam beam, supported on columns buried in the walls, to widen a bedroom and add a walk-in closet. One bathroom was re-made into two, by adding new walls, and reusing the original clawfoot tub in one. Two doorways were filled in, one at the back porch, and one in the kitchen. An existing row of three casement windows at the back of the house was removed and filled in. Except for this, all the windows are original and unchanged.

The Ellisons are fortunate to have a basement with very high ceilings, so they had part of the basement dug out, and have entirely finished off this part of the house, doubling their usable square footage.

The last home studied was that of Mikel and Tracy Covey at

1577 E. Sherman. The building permit for the one and one-half story Craftsman stucco bungalow was taken out on May 18, 1914, listing W.R. Sibley as the owner and Earl dunshee as the builder. It lists the structure as a one story brick residence of eight rooms to cost \$4000 (see fig. #15). The hipped roof has wide overhanging eaves with exposed rafters, and features a centered, gables roof dormer. Comparing the 1930's tax photo (see tax photo #4) with the present slide (see slides #105 & #106) a change in the roof and dormer can be seen. The roof appears to have been originally of spanish bar tile, and the gable had multiple curves, accented by a darker trim color, giving the house a more mission-style appearance than it does today. The bar tile has been replaced, as have the curves in the dormer which created a more common straight gable end. The porch runs the width of the house and is recessed beneath the hipped roof, with its side columns sloping in a straight line to the ground. The front door is nearly centered on the almost symmetrical facade, and the trios of casement windows are uniquely rounded at the corners. The rounded corners are repeated on the porch openings, and at the door. The stucco finish has a very pebble-like quality to it, and is painted a light greyish color with hunter green on the trim. Note the original lantern at the side of the front door. The porch has been covered with a green and purple slate, which is not original, but is very harmonious (see slides #107-111).

The home was originally built for William R. Sibley, the assistant secretary and treasurer of Auerbach's Department Store,

and his wife, Arville, who lived at the home until 1917. It was then sold by Mrs. Sibley to Sperry W. Lawson, secretary of Decker-Patrick Company Department Store, in July 1918, who lived at the house only until December 1919. It was then sold to Earl West, a salesman for Dr. Pepper Company, and his wife, Georgie, who stayed until the late 1950's. Vernon B. Romney, and his wife, Patricia, lived in the house during the 1960's. (At one time, the Romney's lived next door at 1579). The house changed hands a few times until it was purchased by the Coveys. It was listed as "under construction" in the Polk Directory for 1981. Possibly, this could have been when the rear studio was added on or the front gable end of the dormer was altered.

The Coveys bought the house in 1990, and have since carefully renovated, restored and altered the plan (see floor plan #6). Entering the house is like stepping back to 1914 at its grandest, as the rooms are filled with period mission furniture, and every hanging light fixture and wall sconce is of the mission period. The ceilings of the front two formal rooms feature gum wood box beams, which is also the wood for the unpainted trim of these two rooms. An inglenook is on the immediate left upon entering, but the benches have been removed (see slides #112-114). The shadow of where the benches were once attached to the wall can be seen (see slide #115). The original cobblerock fireplace had been removed by previous owners, and replaced with a more colonial front. The Coveys removed this, and re-created what they believe is the appearance of the original cobblerock. The horizontal banding of

gumwood that runs along the top of the casement windows can be seen at the other end of the living room, to the right of the front door when entering (see slide #116).

Between the two formal rooms are a pair of glass fronted gumwood bookcases, with slightly battered columns that support a horizontal beamed opening into the dining room (see slides #117-119).

The dining room features a projecting built-in buffet (see slide #120-122). The walls and ceiling of the room have been painted an authentically Mission shade of soft, muted green. Tracy Covey, a graphic artist, added a leaf pattern which she sponged onto the walls above the gumwood wainscoting. The color serves as an excellent backdrop to their collection of Arts and Crafts pottery in shades of green and blue (see slides #123-125). It also enhances the rosy color of the gumwood. The owners were lucky in finding a matched set of five leaded and stained glass doors that they had carefully altered to fit the dining room, bedroom and hall doors (see slides #126-128). There is a bedroom just off the dining room that has an added stained glass window, period light fixture, and new mission bed (see slide #129). Looking from the bedroom, back into the dining room, an English Arts and Crafts wardrobe with inlaid marquetry can be seen (see slide #130).

A studio had been added to the back of the house by previous owners (see floor plan #6). The Coveys had an architect relocate the existing basement stairway to open up the kitchen (see slide #131), blocked up a side door, and added a shower to the second

bath. The master bath has been restored to the period, with black and white tile, and appropriate fixtures (see slide #132).

As this house was filled with Mission furniture, which has grown so valuable to today's collectors, I found it interesting to note two ads I found from a 1913 Tribune. One features an announcement of a sale by Standard Furniture Company on their line on L. & L.G. Stickley furniture at 1/3 to 1/2 off (see fig. #29). Also, Keith 'O Brien Company announced they were closing out their line of Gustave Stickley Craftsman furniture because they felt that "the city is not large enough to support a profitable business on Stickley's fine furniture and that the line was to be discontinued" (see fig. #30). The store planned to substitute a more "moderately priced" line of furniture for the Stickley. Oh, to have a time machine!

Having looked so closely at Westmoreland over the last two months, it becomes even more obvious why this neighborhood is still such a special collection of homes and streetscapes. With making no moral judgements on the Dunshee's use of restrictions, they had very definite ideas of what they wanted to create, and set about to do just that. For the most part their architecture still exists today, especially as seen from the street, with only a few examples of over-zealous remodeling, such as the sad alteration of the porch of 1341 S. Glenmare (compare tax photo #6 with slide #18). Many of the interiors have unfortunately been "colonialized", where original cobblerock, bookcases, built-in buffets and light fixtures

were removed for a more "modern", yet colonial appearance. Other interiors were saved by having only superficial makeovers that were applied over the original materials. In rare cases, elements were left intact.

The Dunshee brothers, with their main contractors, the Ryberg brothers worked to create an Arts and Crafts environment, from the architecture with its \$3000 minimum, to the entrance gates and parks, the streetscapes with the carefully monitored setbacks, and park-like quality of the carefully planned landscaping. All of this spoke of a "high class" development as planned. Although they apparently worked directly from architectural pattern books of the day, such as Henry L. Wilson's California Bungalows, they captured an essence that is uniquely Arts and Crafts. Carefully choosing materials, such as pebbled stucco, clinker brick, cobblerock, and the exposed roof structure, they were then arranged in so many varied and harmonious ways, so that each house had its own character, but was related to the others by material selection, and similarities in plans, creating an adhesion of style.

The Arts and Crafts movement and the later Prairie School both strove to express not only ideas of social reform, but to the enhancement of a design aesthetic.¹ The use of good design elements, such as choosing to build in natural materials, using the best craftsmanship, creating an "honest line," such as in the Prairie style with its emphasis on horizontality, were all part of

¹ Mayer, Barbara. *In the Arts and Crafts Style*. New York: Running Heads Inc. 1992.

these design revolutions. The Arts and Crafts aesthetic included the coordination of the interior furnishings, fixtures, and even the manner of the people who resided in these houses. Stickley felt that if the proper environment was created, with beauty, integrity, and a sense of permanence, then people would have a better chance at having a "mastery over their life and environment at a time when so much seemed beyond their control" (Mayer / Gray). There was a belief at the time that the materials and society's moral fabric had once been superior, taking a nostalgic look at the Middle Ages, England, and the pre-industrialized world in general.² The Dunshees and the Rybergs picked up on this trend, and made a great success of it. Their homes sold well, with a minimum of advertising. Westmoreland is still a very desirable place to live, and still has an "exclusive" feeling to it. This very exclusive desirability may very well be the thing that helps to preserve it into the future. Generally, today's occupants of Westmoreland realize how special their environment is, and are working to restore and preserve what they have, to preserve it as a cohesive, well-designed, and desirable neighborhood.

² Hardy, William, and Steven Adams, and Arie Van de Lemme. *The Encyclopedia of Decorative Styles 1850-1935*. New Jersey: Wellfleet Press. 1988.

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "X" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Yalecrest Historic District

other name/site number Harvard-Yale

2. Location

street name Roughly bounded by Sunnyside Avenue (840 South) to 1300 South and 1300 East to 1800 East

☐ not for publication

city or town Salt Lake City

☐ vicinity

state Utah code UT county Salt Lake code 035 zip code 84105

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments.)

Signature of certifying official/Title

Date

Utah Division of State History, Office of Historic Preservation

State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional comments.)

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

Signature of the Keeper

Date of Action

☐ entered in the National Register.

☐ See continuation sheet.

☐ determined eligible for the
National Register

☐ See continuation sheet.

☐ determined not eligible for the
National Register.

☐ removed from the National
Register.

☐ other, (explain:) _____

Yalecrest Historic District
Name of Property

Salt Lake County, Utah
City, County and State

5. Classification

Ownership of Property
(check as many boxes as apply)

- ☒ private
☒ public-local
☐ public-State
☐ public-Federal

Category of Property
(check only one box)

- ☐ building(s)
☒ district
☐ site
☐ structure
☐ object

Number of Resources within Property
(Do not include previously listed resources in the count.)

| Contributing | Noncontributing | |
|--------------|-----------------|------------|
| 1347 | 138 | buildings |
| 2 | | sites |
| | | structures |
| | | objects |
| 1349 | 138 | Total |

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

1

6. Function or Use

Historic Function
(Enter categories from instructions)

DOMESTIC / Single Dwelling
RELIGION / Religious Facility
DOMESTIC / Multiple Dwelling
COMMERCE / Department Store
LANDSCAPE / Park

Current Function
(Enter categories from instructions)

DOMESTIC / Single Dwelling
RELIGION / Religious Facility
DOMESTIC / Multiple Dwelling
COMMERCE / Restaurant
COMMERCE / gas station
LANDSCAPE / Park

7. Description

Architectural Classification
(Enter categories from instructions)

LATE 19TH AND 20TH CENTURY REVIVALS: Tudor Revival,
Colonial Revival, Spanish Colonial Revival
LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS:
Prairie School, Bungalow/Craftsman
MODERN MOVEMENT: Moderne, Art Deco; OTHER

Materials
(Enter categories from instructions)

foundation CONCRETE, STONE
walls BRICK, WOOD, STONE
STUCCO, SYNTHETICS
roof ASPHALT, TERRA COTTA
other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

☒ See continuation sheet(s) for Section No. 7

Yalecrest Historic District
Name of Property

Salt Lake County, Utah
City, County and State

10. Geographical Data

Acreage of Property approximately 390 acre(s)

UTM References

(Place additional boundaries of the property on a continuation sheet.)

A 1/2 / / / / / / / / / /
Zone Easting Northing

B / / / / / / / / / / /
Zone Easting Northing

C / / / / / / / / / / /
Zone Easting Northing

D / / / / / / / / / / /
Zone Easting Northing

Verbal Boundary Description

(Describe the boundaries of the property.)

Beginning at the northeast corner of 1300 East and 1300 South, proceeding due north to the corner of Sunnyside Avenue and 800 South, thence following east along Sunnyside to 1900 East, then south to 1300 South and due east to the place of beginning. See district boundary map.

Property Tax No. Various

Boundary Justification

(Explain why the boundaries were selected.)

The boundaries are major thoroughfares enclosing the neighborhood and were drawn to include the highest concentration of historic resources in the area.

☐ See continuation sheet(s) for Section No. 10

11. Form Prepared By

name/title Beatrice Lufkin / Historic Preservation Consultant

organization Salt Lake City Planning Department date 2007

street & number 1460 Harrison Avenue telephone 801-583-8249

city or town Salt Lake City state UT zip code 84105

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs: Representative **black and white photographs** of the property.

Additional items: (Check with the SHPO or FPO for any additional items)

Property Owner

name/title District Nomination - Multiple owners

street & number N/A telephone N/A

city or town N/A state zip code

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

Yalecrest Historic District
Name of Property

Salt Lake County, Utah
City, County and State

8. Description

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☒ A owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # _____
- ☐ recorded by Historic American Engineering Record # _____

Areas of Significance

(enter categories from instructions)

ARCHITECTURE

COMMUNITY PLANNING AND DEVELOPMENT

SOCIAL HISTORY

Period of Significance

1910-1957

Significant Dates

1910, 1940

Significant Persons

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Various including: Raymond Ashton, Taylor Woolley, Slack

Winburn, Samuel Campbell, G. Maurice Romney, S.L. Newton

☒ See continuation sheet(s) for Section No. 8

Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☒ Other Name of repository:

Salt Lake City Planning Department

☒ See continuation sheet(s) for Section No. 9

National Register of Historic Places Continuation Sheet

Section No. 7 Page 1

Yalecrest Historic District, Salt Lake City, Salt Lake County, UT

Narrative Description

Site

The Yalecrest Historic District is a residential neighborhood located on the East Bench of Salt Lake City, eight blocks to the south and thirteen blocks to the east of the downtown business area of the city. It is remarkably visually cohesive with the majority of the houses built in subdivisions of period revival-style cottages in the 1920s and 1930s. The Yalecrest Historic District consists primarily of residential buildings but also contains three contributing churches, three commercial buildings (two noncontributing, one contributing) and two contributing parks. Single family houses predominate but there are also fifty-one multiple dwellings, most of which are duplexes.

There are one thousand four hundred eighty seven (1,487) primary resources within the historic district. The district retains a high degree of historic integrity as the overwhelming majority (91%) of the resources, one thousand three hundred forty nine (1,349), contributes to the historic character of the district. There are nine hundred eighty nine (989) outbuildings which are primarily detached garages set to the rear of the lots, the majority from the historic period. All of the streets in the district are paved with curbs, gutters and sidewalks [Photograph 1]. Only one building, a Prairie School-style bungalow, the George Albert Smith House at 1302 Yale Avenue, has been listed on the National Register [listed 1993].

The historic district boundaries coincide with those of the Yalecrest Community Council¹ district and are the surrounding major collector streets, Sunnyside Avenue, 1300 and 1900 East, and 1300 South. The district is visually distinctive from the neighboring areas by its cohesive historic-era architecture, unified tree plantings and landscape design that reacts with the natural topography of the creeks and gullies that cross the area. The architecture is remarkable for the concentration of fine period revival style houses; seventy four percent of the contributing resources (74%) were built from 1920-1939. These houses exhibit a variety of period revival styles with the largest portion being English Tudor (240 examples) and English Cottage (313 examples) styles.

Street patterns vary and represent several concepts of city planning: the rectilinear street grid of streetcar suburbs on the low relief sections, undulating patterns following the edges of streams and gullies, and the use of culs-de-sac and semi circles to limit traffic. There are a handful of alleys in the grid sections. Large uniform mature shade trees line the streets and the houses maintain similar setbacks and scale on the street faces [Photograph 2]. Street lighting is provided by two types of non-historic lamps; one with a cast concrete pole and a metal and glass top [Photograph 3] and the other, a metal pole on a concrete base [Photograph 4]. The yards have established landscaping with lawns and gardens. Both buildings and yards are well-maintained. Because of its historic residences and the tree-lined streets, the neighborhood was initially and continues to be one of the most desirable residential areas of the east bench of Salt Lake City.

¹ Community Councils are "neighborhood-based community organizations whose purpose is to provide community input and information to [Salt Lake] City departments." www.slcgov.com/citizen/comm_councils/

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Survey Methods and Eligibility Requirements

Buildings were classified as either contributing or non-contributing based on the results of a reconnaissance level survey of the Yalecrest area in 2005.² Each building was evaluated for eligibility using the following guidelines set by the Utah State Historic Preservation Office.

A – Eligible/significant: built within the historic period and retains integrity; excellent example of a style or type; unaltered or only minor alterations or additions; individually eligible for National Register under criterion “C,” architectural significance; also, buildings of known historical significance.

B – Eligible: built within the historic period and retains integrity; good example of a style or type, but not as well-preserved or well-executed as “A” buildings, though overall integrity is retained; eligible for National Register as part of a potential historic district or primarily for historical, rather than architectural, reasons. The additions do not detract and may be reversible.

C – Ineligible: built during the historic period but has had major alterations or additions; no longer retains integrity. The resource may still have local historical significance.

D – Out-of-period: constructed outside the historic period.³

Evaluations are based primarily on age and architectural integrity. A building may sometimes appear newer than its actual construction date because of intrusive alterations and additions. Surveyors attempt to determine the oldest portion of the building by looking for signs of greater age such as composition, massing, fenestration, foundation materials, chimneys and landscaping.

Architectural Styles, Types and Materials by Period

Streetcars, Subdivision Development and Automobiles (1910-1939)

The greatest number of resources (one thousand eighty-six or 81 percent) were constructed during this period, primarily via subdivision development. The principal building types found are bungalows (19 percent) and period cottages (53 percent), both immensely popular in Utah during this era. The bungalow was a ubiquitous housing type and style in the first quarter of the twentieth century in Utah and bungalows were the first houses to appear in Yalecrest. Bungalows have rectangular plans and are low to the ground with low-pitched roofs, either gabled or pitched. Stylistic elements of the Prairie School (110 examples) and the Arts and Crafts movement (26 examples) appear in bungalows and two story houses ranging from high-style architect-designed examples to simplified examples in the early subdivision and developer tracts. The Prairie School Style has a horizontal emphasis with broad overhanging eaves, low-pitched hip roofs, and casement

² The boundaries of the historic district are the same as those of the 2005 reconnaissance level survey.

³ *Reconnaissance Level Surveys*, Standard Operating Procedures. Utah State Historic Preservation Office, Rev. October 1995.

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windows. Many Yalecrest houses retain remarkable integrity, like the following Arts and Crafts bungalows: the stucco and cobblestone 1913 Brandenburger House at 1523 East 900 South (Photograph 5) and the W.R. Hainey House, a 1912 clinker brick example at 871 South 1400 East [Photograph 6]. The Prairie School vernacular style bungalow designed and built by Raymond Ashton, architect, as his own home was constructed of brick in 1913 at 1441 East Yale Avenue [Photograph 7]. The stucco and brick 1916 example at 1540 East Michigan Avenue [Photograph 8] is representative of a number of vernacular Prairie School bungalows in the area. It has the horizontal emphasis of the Prairie School as well as a more formal porte cochere. The Taylor A. Woolley-designed William and Leda Ray House at 1408 East Yale Avenue is a two-story brick Prairie School style box-house with wide eaves built in 1915 [Photograph 9].

Two streets of small cottages between 1500 and 1600 East were constructed by a single developer, Samuel Campbell, in 1924 (between 1515 and 1589 Princeton Avenue) and 1925 (from 1515 to 1592 Laird Avenue). The clipped gable brick cottage on 1538 East Princeton Avenue [Photograph 10] was built in 1924 and is typical of the scale of the houses on the street. A small market at 1604 East Princeton Avenue was built by S. L. Newton in 1926 and later converted to single family use [Photograph 11]. The 1925 brick clipped-gable cottage at 1522 East Laird Avenue has columns and round-arched windows, characteristic of the distinguishing architectural detail Campbell and other builders supplied to the cottages [Photograph 12]. The sloping topography of the neighborhood makes garages underneath the house a practical solution to the space issues of a small lot. Samuel Campbell built the side-gabled brick clipped-gable cottage at 1207 South 1500 East with a garage underneath in 1925 [Photograph 13].

The period revival cottage is the largest category of building type in the neighborhood comprising 714 (53 percent) of the primary structures. Period revival styles were popular in Utah from 1890 to 1940. The most popular styles in Yalecrest are the English Cottage (310 or 19 percent) and the English Tudor styles (242 or 15 percent). Period revival styles are hypothesized to have been made popular in the United States by soldiers returning from World War I who had been exposed to the vernacular French and English historic architectural styles in Europe. The English cottage style refers to vernacular medieval English houses and differs from English Tudor in that the houses are of brick construction and do not typically feature false half-timbering. The English cottage period revival houses were frequently built between the world wars by speculative builders on small urban lots. They are mostly clad with brick and have irregular, picturesque massing, asymmetric facades, and steep front-facing cross gables. Both styles emphasize irregular massing, gabled roofs and the decorative use of various cladding materials. Single-story houses predominate although there are also a number of elegant two story examples.

Most of the prominent builders of the time constructed houses in Yalecrest in the English cottage and Tudor styles. The William Eldredge House at 1731 East Michigan Avenue is a brick and stucco English cottage-style single-story period cottage built in 1927 [Photograph 14]. A duplex period cottage-type house with rock façade on the twin steep front-facing gables was built in the English cottage style in 1932 at 940 South Fairview Avenue [Photograph 15]. A simpler English cottage style is a brick duplex at 1474 East Laird Avenue built in 1930 [Photograph 16]. Half-timbering is the most easily recognizable style characteristic of the English Tudor. A number of larger one-and-a-half and two-story Tudors are found in the Military Way area. In 1929 Samuel Campbell built the two-story house at 972 East Military Drive with half-timbering and

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steep gables [Photograph 17]. A smaller single-story example with half-timbering in its gable ends was built by the Layton Construction Company in 1928 at 1780 East Michigan Avenue [Photograph 18]. D.A. Jenkins built a number of houses along 1500 East including the Tudor with a basket-weave brick pattern at 1035 South 1500 East in 1927 [Photograph 19]. The 1926 Lawrence Naylor House at 1510 East Yale Avenue has a half-timbered second story wing [Photograph 20]. Layton Construction Company also built a one-and-a-half story Tudor with an oriel window for John and Bertha Barnes in 1926 at 1785 East Yalecrest Avenue [Photograph 21]. Doxey-Layton built the single-story multicolored brick English Cottage on the corner at 1783 East Harvard Avenue in 1930 [Photograph 22].

Other period revival style houses in the Yalecrest Historic District range from the chateau-like French Norman (30 examples), gambrel-roofed Dutch Colonial (12), Jacobethan Revival (15), and Spanish Colonial Revival (6) to the eclectic, combining several styles. A number of imposing French Norman style houses are found in the Normandie Heights subdivision area, developed between 1926 and 1935 with large irregularly-shaped lots on serpentine streets and substantial houses. The Leo Bird house was owned by former Mormon Church president Ezra Taft Benson and has a unique sculptured wooden roof. It was built in 1929 at 1389 East Harvard Avenue [Photograph 23]. An expansive neighboring house, built and owned by the contractor Eugene Christensen in 1933 at 1407 East Harvard Avenue, also has the characteristic French Norman conical tower [Photograph 24]. The John Lang House is a stucco-covered Spanish Colonial with a red tile roof built in 1924 at 1100 South 1500 East [Photograph 25]. The eclectic brick one-and-a-half story house at 1757 East Herbert Avenue [Photograph 26] was built as a model home in 1928 by the prolific builder Philip Biesinger. It has the rolled edge roofing imitative of thatch, one of the characteristics of period revival houses.

There are 149 (9 percent) Colonial Revival examples in Yalecrest that vary from large brick two-story houses to smaller Cape Cod cottages. A classic one-and-a-half story frame Cape Cod cottage was built in 1936 at 939 South Diestel Road by G. Maurice Romney for Adrian and Camille Pembroke, owners of a business supplies store [Photograph 27]. The two-story brick hip-roofed Colonial Revival with shutters at 1547 East Yale Avenue was built in 1924 of striated brick [Photograph 28].

A handful of Art Moderne, Art Deco and International style houses provide a contrast to the surrounding steeply gabled period cottages and give variety to the Yalecrest neighborhood. The flat-roofed smooth-walled Art Moderne/International style Kenneth Henderson House at 1865 East Herbert Avenue was built in 1938 [Photograph 29]. The Dal Siegal House at 1308 East Laird Avenue was constructed of striated brick in 1939 [Photograph 30]. Its lack of ornamental details, rounded corners and smooth wall surfaces show the influence of the Art Moderne style in the late 1930s in Salt Lake City.

Towards the end of this era period cottages began to be supplanted by World War II cottages. The house at 1571 East Michigan Avenue is a transition from the steep-gabled period cottages to the boxier minimal traditional styling of the World War II cottage. It was built of brick in 1938 with an attached garage [Photograph 31]. The Salomon house at 1789 East Hubbard Avenue is also transitional, built in 1939 with less steep gables and the characteristic nested entry gables of a period cottage [Photograph 32].

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Two of the three Yalecrest LDS churches were built in this era.⁴ The 1925 red brick Colonial Revival Yale LDS Ward Chapel at 1431 Gilmer Drive [Photograph 33] was designed by Taylor A. Woolley at Evans and Woolley and built by Gaskell Romney. Both Woolley and Romney were residents of Yalecrest. The Art Deco LDS Yalecrest Ward Chapel at 1035 South 1800 East [Photograph 34] was built in 1936 of exposed reinforced concrete.

Miller Park was given to the city in 1935 by Viele Miller in memory of her husband, Charles Lee Miller. The park follows the course of Red Butte Creek and its ravine, extending from 900 South southwesterly to 1500 East, is heavily wooded and has walking trails on either side of the creek, several foot bridges across the creek, and a small stone masonry bench at the northern end. Two of its sandstone ashlar benches and pillars are visible on the corner of 1500 East and Bonneview Drive. [Photograph 35]. A stone fireplace with a small area of lawn in the southern section of the park is used by neighborhood residents [Photograph 36]. The southern part of Miller Park is now known as Bonneville Glen and is part of the neighboring Bonneville LDS Ward Chapel and Stake Center property (see below). Miller Park is a contributing resource in the Yalecrest Historic District.

World War II and Postwar Growth (1940-1957)

The World War II and post-war growth period provided twenty percent of the principal contributing structures in the survey area; fifteen percent from the 1940s and five percent from the 1950s. House types encountered range from late period revival cottages and World War II Era cottages to early ranch and ranch house types in a range of wall cladding. Colonial Revival styles still continue to appear as the two-story brick side-gabled house at 1340 East Harvard Avenue [Photograph 37] was built in 1940. The 1955 brick early ranch at 1762 East Sunnyside Avenue is a transition between earlier period cottages and later ranches [Photograph 38]. An unusual contemporary or "modern" example is the stylish "butterfly" roof of the Donald B. & Ruth Ellison House built in 1953 at 1804 East Harvard Avenue [Photograph 39].

Postwar population growth of 40,000 in Salt Lake City spurred infill development in Yalecrest although there was no vacant land remaining for any additional subdivisions. The LDS Church acquired the southern half of Miller Park from the city and constructed the red brick postwar Colonial Revival style Bonneville Ward Chapel and Stake House in 1949 [Photograph 40]. The building was designed by Lorenzo S. Young and built by the Jacobsen Construction Company. In exchange the LDS Church gave the land that became Laird Park to the city. Now Laird Park provides a small green open area of lawn and playground bounded by Laird and Princeton Avenues and 1800 East [Photograph 41]. Its open space serves as a soccer field as well as a practice ball field. It is a contributing resource to the area.

A small commercial area developed in the postwar period at the intersection of 1700 East and 1300 South. In an example of adaptive reuse, a service station built in 1951 now serves as a restaurant at 1675 East 1300 South [Photograph 42]. It is a contributing resource. Across the street is an out-of-period 1961 service

⁴ The third church, the Bonneville LDS Ward Chapel and Stake Center, was built in 1949.

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station, still serving its original purpose at 1709 East 1300 South [Photograph 43]. The two other commercial structures across 1300 South to the south are outside of the historic district.

1960s and Beyond (1958-2007)

The late-twentieth century buildings in Yalecrest are infill or replacement structures and constitute only two percent of the total buildings of the district. The Uintah Elementary School [Photograph 44] at 1571 East 1300 South was designed by VCBO Architects of Salt Lake City and constructed by Layton ICS in 1993, replacing the previous 1915 structure. It is not out-of-scale with the nearby houses with its two floors and its brick masonry walls reflect the most common wall cladding from the surrounding neighborhood.

Modern housing styles predominated in the early part of the era. A ranch/rambler with a projecting double car garage was built of brick in 1976 at 1836 East Sunnyside Avenue [Photograph 45]. A later frame shed-roofed c. 1990 house is set back from the road at 1384 East Yale Avenue [Photograph 46].

The construction of the house on 1788 East Hubbard Avenue in 2000 spurred neighborhood controversy by its out-of-scale massing and three car garage doors on the façade [Photograph 47]. It led to neighborhood activism through the community council and the eventual development of a new zoning ordinance⁵ to prevent the construction of more out-of-scale houses in the neighborhood. Another two-story twenty-first century replacement house can be seen in contrast to its single-story neighbors at 1174 East Laird Avenue [Photograph 48].

More recent replacement houses reflect a modern reworking of the predominant styling of the area with Neo-Tudor styling details such as the asymmetry, brick and stone cladding and steeply gabled roofs but with significantly larger massing than the surrounding houses. Examples can be seen at 1774 East Michigan Avenue under construction in 2007 [Photograph 49] and the 2004 example at 904 South Diestel Road [Photograph 50]. A substantial addition to a 1927 Dutch Colonial style house is under construction⁶ in a style similar to that of the original house at 1009 Military Way [Photograph 51].

Yalecrest remains a desirable residential area with mature street trees and well-maintained historic houses and yards. It has a significant concentration of historic houses, fifty-nine percent of which are period revival cottages, built by prominent architects and developers in subdivisions from the 1910s through the 1940s with some infill and development in the 1950s. Its historic houses retain their historic integrity to a remarkable degree, ninety-one percent (91%), and contribute to the historic association and feeling of the area.

⁵ Yalecrest Compatible Residential Infill Overlay Zoning Ordinance, Adopted by the Salt Lake City Council on July 12, 2005.

⁶ In the spring of 2007.

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Statistical Summary of the Yalecrest Historic District

| Evaluation/Status | <u>Contributing</u> (A or B) | | <u>Non-contributing</u> (C or D) | | |
|---|--|--|---|------------------------------|-----------------------|
| Primary resources | 91% (1,349) | | 9% (138: 108 altered; 30 out-of-period) | | |
| Total (1486 primary resources) | | | | | |
| Construction Dates (contributing primary resources only) | <u>1910s</u> 7% | <u>1920s</u> 46% | <u>1930s</u> 28% | <u>1940s</u> 15% | <u>1950s</u> 5% |
| Original Use (contributing primary resources only) | <u>Residential</u> (single dwelling) 1,290 | <u>Residential</u> (multi-family) 51 | <u>Religious</u> 3 | <u>Commercial</u> 2 | <u>Landscape</u> 2 |
| Construction Materials ⁷ (contributing primary resources only) | <u>Brick</u> 54% | <u>Veneer</u> 33% | <u>Wood</u> 8% | <u>Stone</u> 4% | <u>Concrete</u> 0% |
| Architectural Styles (contributing primary resources only) | <u>Bungalow/Early 20th Century</u> 24% | | | <u>Period Revival</u> 59% | |
| | <u>WWII/Post War Era</u> 16% | | | <u>Modern</u> 1% | |
| Height | <u>1 story</u> 66% | <u>1.5 story</u> 23% | <u>2 story</u> 10% | | |
| Outbuildings | 573 contributing | | 411 noncontributing | | |

⁷ Totals add to more than 100% as a building may have more than one building material used.

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Narrative Statement of Significance

The Yalecrest Historic District is located on the east bench of Salt Lake City, southeast of the business and downtown section. It is locally significant both architecturally and historically, under Criterion A for its association with the residential development of the east bench of Salt Lake City by real estate developers and builders in the first half of the twentieth century. Its tract period revival cottages and subdivisions of larger houses for the more well-to-do represent the boom and optimism of the 1920s and 1930s in Salt Lake City. The district is also significant under Criterion C for its intact architectural homogeneity. It was built out quickly with 22 subdivisions platted from 1910 to 1938 containing houses that reflect the popular styles of the era, largely period revival cottages in English Tudor and English Cottage styles. The architectural variety and concentration of period cottages found is unrivalled in the state. Examples from Yalecrest are used to illustrate period revival styles in the only statewide architectural style manual.⁸ The subdivisions were platted and built by the prominent architects and developers responsible for early twentieth century east side Salt Lake City development. It is associated with local real estate developers who shaped the patterns of growth of the east bench of Salt Lake City in the twentieth century. Yalecrest was initially and continues to be the residential area of choice for prominent men and women of the city. The district is locally renowned as the "Harvard-Yale area" and its streets lined with mature trees and historic houses are referenced in advertising for twenty-first century subdivisions elsewhere in the Salt Lake Valley.⁹ It is a remarkably visually cohesive area with uniform setbacks, historic houses of the same era with comparable massing and landscaping, streets lined with mature shade trees, and a surprising level of contributing buildings that retain their historic integrity. It contains a concentration of architecturally significant period revival cottages and bungalows designed by renowned architects and builders of Utah. The historic resources of the Yalecrest Historic District contribute to the history of the residential east bench development of Salt Lake City.

Historical Development of the Area (1849-1909)

Salt Lake City was a planned city, laid out in a grid according to the "Plat of the City of Zion," a town plan proposed by Joseph Smith, founder of the Church of Jesus Christ of the Latter-day Saints (Mormon or LDS), and later used for many Mormon settlements throughout the Utah territory. Within a year of the arrival of the first group of settlers in 1847, Salt Lake City had grown to 5,000 inhabitants. 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.¹⁰ The Yalecrest Historic District is located on the northeastern section of land that was initially set apart as Five-Acre Plat "C" of the Big Field

⁸ Thomas Carter and Peter Goss. *Utah's Historic Architecture, 1847-1940*. Salt Lake City, UT: University of Utah. Graduate School of Architecture and Utah State Historical Society, 1991.

⁹ E.g. <http://www.daybreakutah.com/homes.htm>

¹⁰ The area north of 2100 South was Five-Acre Plat "A" and the area south was the Ten-Acre Plat.

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Survey.¹¹ The land was divided into 100-acre blocks, each of which was again divided into 20 lots of 5 acres each. The Yalecrest Historic District occupies Blocks 28, 29, and 30 which 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 property was intended for agricultural use and was distributed by the LDS church authorities to the faithful by lot for use in raising crops and farming.

The earliest identified residents in the Yalecrest area begin to appear in the 1870s.¹² Gutliffe Beck had a ten-acre plot and his early 1870s adobe farmstead was located near the intersection of Yalecrest Avenue and 1700 East. The property was later used as a dairy farm. Paul Schettler's farm, situated near the intersection of 1900 East and Herbert Avenue, had crops that included silk worms and mulberry orchards. David Lawrence had twenty acres of alfalfa located to the south of the Schettlers. On Sunnyside between 1800 and 1900 East Jim Carrigan built a house c. 1876 and farmed forty-five acres. A one-legged man named Wheeler lived at what is now 1372 Harvard and got his culinary water from Red Butte Creek. No remnants of the earlier settlement homes are known to remain.

Historic Contexts

Streetcars, Subdivision Development and Automobiles (1910-1939)

Rapid population growth of Salt Lake City and streetcar access to the downtown area made the Yalecrest area attractive to subdivision developers in the early years of the twentieth century. The population of Salt Lake City increased at the turn of the century, almost doubling from 1900 to 1910, bringing about a need for more housing for the new inhabitants.¹³ Air pollution from coal-burning furnaces as well as growing industry in the valley created smoke-filled air in Salt Lake City. Properties on the east bench beyond the steep grade that flattens at 1300 East above the smoky air of the city became attractive for residential development. Land developers from Utah and out-of-state purchased land on the east bench and filed subdivision plats. Early subdivision advertising touted the clean air of the bench, above the smoke of the valley.

Pavement of some of the streets in Yalecrest occurred soon after construction of the first houses. The earliest street pavement project began with Yale Avenue from 1300 to 1500 East in 1913-1914. Developers usually provided the sidewalks, curbs and gutters as they began to lay out the subdivisions. The streets were paved by the city and funded through assessments of the adjacent properties.¹⁴ Most Yalecrest streets were paved in the 1920s with only a few following in the 1930s.

¹¹The majority of Yalecrest with the exception of strips along the north and west sides is part of Five Acre Plat "C."

¹²All information on the 19th c. settlers is from the Daughters of Utah Pioneers, *Yale Camp Locality History* (1933), p.20.

¹³53,531 in 1900 and 92,777 in 1910.

¹⁴E.g. Harvard Avenue from 1300 to 1500 East, Normandie Circle, and 1400 East from Harvard to Princeton were paved by a city contractor, Christenson, Jacob and Gardner, in 1926. The city paid \$772.31 and the adjacent parcels were assessed \$24,623.88. Today that construction would cost \$415,000.

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Streetcars made the Yalecrest area easily accessible to downtown Salt Lake City. The lines serving the Yalecrest area traveled from downtown to 1300 East in front of East High, south along 900 South to 1500 East, then south to Sugar House and the prison. By 1923 there were 217 streetcars and over 100,000 passengers a day in Salt Lake City. By that same time, Salt Lake County had 21,000 private cars registered and garages became a popular addition to urban house lots. Ridership on the streetcars began to decline in the later 1920s in spite of a total of 152 miles of streetcar tracks in 1926. A trial gasoline powered bus¹⁵ began a route along 1300 East in 1933. Buses soon predominated in public transportation in the latter part of this era.

Subdivisions

The majority of the Yalecrest area was platted in subdivisions; 22 were recorded from 1911 to 1938.¹⁶ The first was Colonial Heights in the southeast corner of Yalecrest in January of 1911,¹⁷ but little was built there until the 1930s. The largest was Douglas Park, laid out across the northern section of Yalecrest¹⁸ 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 active in real estate and by 1919 had platted, developed, and sold 41 subdivisions.

Douglas Park Amended and Douglas Park 2nd Addition comprise a total of 1,158 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 rather large, geographically dispersed bungalows on the western section, overlooking the city. Some of the earliest houses in the area are these scattered bungalows on 900 South, 1400 East and 1500 East. Construction of houses in the Douglas Parks took place over a forty year period from the teens through the early 1950s.

The Leo and Hallie Brandenburger House is an Arts and Crafts bungalow built in 1913 on the north side of 900 South with its lot steeply sloping at the rear into a wooded ravine. It was one of the first houses in the Douglas Park subdivision to be completed and the Brandenburgers had a view of the city to the west from their front porch. Leo Brandenburger arrived in Utah in 1904, the same year that he received his electrical engineering degree at the University of Missouri. He worked at the Telluride Power Company and Utah Power and Light Company before opening his own engineering office in the Louis Sullivan-designed Dooley Building (demolished) in downtown Salt Lake City in 1914.

Don Carlos Kimball and Claude Richards formed Kimball & Richards Land Merchants in 1908 to develop and sell land. They were responsible for over 30 subdivisions between 1900 and 1925. They served as developers as well as builders in Yalecrest. Gilmer Park was a creation of Kimball and Richards in 1919, and consists of 295 building lots, most of which lie outside of Yalecrest in the Gilmer Park National Register

¹⁵ The first in the nation to have the engine in the rear.

¹⁶ There were 439 subdivisions platted in Salt Lake City from 1906-1930. Aegerter, p. 29.

¹⁷ Fremont Heights dates from 1892 but the small portion of it within Yalecrest has only out-of-period buildings.

¹⁸ Roughly the area to the north of Michigan Avenue.

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Historic District (listed 3/96) to the west. Thornton Avenue and Gilmer Drive between 1300 and 1400 South constitute the Yalecrest section of Gilmer Park.

The 1920s were a period of tremendous growth in Yalecrest with eleven subdivisions platted by a variety of developers. Upper Yale Park has curvilinear streets with large irregularly-shaped lots, many extending back to the wooded area of the Red Butte ravine and Miller Park. Houses built on the curving streets in Yalecrest have larger lots and tend to be larger scale than those set in the rectilinear grid streets. It was platted by Ashton and Jenkins in 1924.

The Bowers Investment Company, a branch of the Bowers Building Company, filed the subdivision papers for Normandie Heights in 1926. Normandie Heights was the last large (140 lots) subdivision to be platted in Yalecrest and its houses were built primarily from 1926-35. It is distinctive like Upper Yale Park because of its picturesque rolling topography with landscaped serpentine streets, regular newspaper promotions, prominent homeowners, deep setbacks, and large irregularly shaped lots. Much of the sales of its lots and houses were done by the firms of Kimball & Richards, Ashton-Jenkins, Gaddis Investment Company, and Le Grande Richards Realty Company.

Uintah Heights Addition consists of Laird Circle, Uintah Circle and Laird between 1400 and 1500 East and was registered in 1928. Houses were constructed there primarily in the late 1920s and early 1930s, many by Herrick and the Gaddis Investment Company.

The other subdivisions from the 1920s: Yalecrest Park, Upper Yale Addition, Upper Harvard, Upper Yale 2nd Addition, Upper Princeton, Harvard Park, and Upper Yale 3rd Addition have streets in a grid pattern. Four subdivisions were platted in the 1930s; Mayfair Park (1930) consists of two culs-de-sac and Hillside Park (1937) has the semi-circular Cornell Street. Upper Laird Park (1931) is both sides of one block of Laird Avenue. The last subdivision to be platted was Yalecrest Heights by Willard and Gwendolyn Ashton in 1938. After its plat was registered no significant vacant space was left in the Yalecrest area.

Architects

A number of prominent Utah architects designed houses and some also made their homes in the Yalecrest area: J.C. Craig designed the two-story Prairie house at 1327 S. Michigan c. 1915. Lorenzo S. Young who later designed the Bonneville LDS Ward Chapel and Stake Center in 1950 most likely designed his own house at 1608 E. Michigan c. 1935. Glen A. Finlayson built his unusual Art Deco house at 973 Diestal Road in 1936. He was a Utah native who worked as an architectural engineer for American Oil and Utah Oil for 33 years and lived in the house with his wife, Mina, until his death in 1969.

Slack Winburn designed the house at 979 South 1300 East in c. 1922. Winburn studied architecture at the Ecole des Beaux Arts et des Sciences Industrielles at Toulouse, France, following his service there in World War I. He moved to Salt Lake City in 1920 and was active designing many buildings in Utah and the Intermountain West including the Sigma Nu fraternity house and Bailif Hall at the University of Utah and a number of apartment buildings in Salt Lake City.

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Fred J. Swaner drew the plans for and supervised the building of a fashionable clinker brick bungalow at 871 South 1400 East in 1915 for William R. Hainey who emigrated to Salt Lake City from Grafton, Nebraska, to work for the Hubbard Investment Company, owners of Douglas Park. Dan Weggeland was an architect employed by the Bowers Building Company and responsible for designing many of the houses and apartment buildings constructed by them, including those in Normandie Heights.

Raymond Ashton designed his own house at 1441 East Yale Avenue in addition to a number of other Yale Park houses as well as commercial and institutional buildings. The Jacobethan Irving School and Sprague Library in the Sugar House section of Salt Lake City show his facility with period revival styles. He also designed the Prairie Style bungalow at 1302 East Yale Avenue that was home to George Albert Smith, a President of the LDS Church [NR-listed, 3/93]. He was allied with the Ashton family businesses as well as the Ashton-Parry Company and Ashton and Evans, Architects.

The noted Utah architect, Walter Ware, designed a Tudor Revival house for Lee Charles and Minnie Viele Miller in 1929 at 1607 East Yalecrest Avenue. Walter Ware designed the First Presbyterian and the First Christian Science Churches among many other buildings in Salt Lake City during his long career from the 1890s to 1949.

The Frank Lloyd Wright-trained Utah architect, Taylor A. Woolley, most likely designed the Prairie style house at 1408 East Yale Avenue for William W. and Leda Rawlins Ray, the U.S. District Attorney for Utah as well as another Prairie School Style house at 1330 East Yale Avenue for his uncle, Albaroni H. Woolley, a manager for Zions Cooperative Mercantile Institution (ZCMI). Taylor Woolley was involved with both residential construction and one religious building in Yalecrest. The 1925 red brick Colonial Revival Yale LDS Ward Chapel at 1431 Gilmer Drive was designed by Taylor Woolley at Evans and Woolley and built by Gaskell Romney. Both Woolley and Romney were also residents of Yalecrest. Woolley was a major proponent of the Prairie School style of architecture in Utah.

Builders and Developers

Developers and builders played the primary role in the growth of Yalecrest. They laid out the potential lots, registered subdivisions with the county, arranged for sidewalks, curbs and gutters, arranged financing, involved real estate people, publicized the opening of the subdivisions in the newspapers, built speculative houses, frequently serving as contractors or builders for custom houses, and in many cases, lived in the subdivisions themselves. Most of the builders were active on numerous streets in the area.¹⁹

There are seventy-three developers and builders associated with the Yalecrest Historic District. 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. The Yale Parks were heavily promoted in the newspapers and attracted prominent homeowners. Several generations of the Ashton family were major developers in Salt Lake City and involved in real estate,

¹⁹ See Builders and Developers of Yalecrest appendix for their names and the names of the streets that they developed.

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development, construction, architecture and allied occupations. Edward T. Ashton and his brother George S. were sons of Edward Ashton, a cut stone contractor who supplied stone for many church and public buildings in Utah, and 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.'s sons continued the family involvement with construction: Raymond J. was an architect, Marvin O. was manager of the Rio Grande Lumber Company, and Edward M. was a contractor.

Edward M. Ashton went into real estate by himself in 1900 but soon founded 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 the Normandie Heights subdivision. Edward M. Ashton lived in one of the earliest houses in Yalecrest, designed by his brother the architect, Raymond Ashton, and built by the Ashton Improvement Company, at 1352 East Yale Avenue in 1913.

Several families of builders and real estate people, like the Ashtons, were involved in Yalecrest. George C., Louis J. and Frank B. Bowers were brothers. The Bowers Brothers constructed over 3,000 buildings in Utah, Wyoming and Nevada by 1946. The builder Gaskell Romney was involved in developing Normandie Heights as well as building houses on speculation. He was active in Utah, Idaho and California and worked in Mexico before coming to Utah in 1921. G. Maurice Romney, his son, also did speculative building in the area. Gaskell Romney and his wife, Amy, lived in Yalecrest at 1442 and later at 1469 East Princeton Avenue.

Fred A. Sorenson, most likely of the Sorenson Building Company, built his own house c. 1927 at 1049 Military Drive. He worked as a builder from 1908 to only a few years before his death in 1988. J.A. Shaffer built several houses on speculation on Laird in 1927. He was briefly involved in Salt Lake real estate before moving to Indiana. H. (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. Albert Toronto was the owner and operator of Toronto & Company, a Salt Lake real estate, insurance, and home building firm. He was a Salt Lake native, educated in the local schools and active in building in the 1920s and 1930s. He built speculative houses in the Colonial Heights subdivision.

N.L. Herrick was a partner in the Gaddis Investment Company as well as an individual builder, active in the Upper Harvard and Uintah Heights Addition. Herrick and Company provided design as well as construction services. The Gaddis Investment Company was founded in 1922 to deal in real estate, investments and insurance. Both of its partners lived in Yalecrest; N.L. Herrick at 1603 East Harvard Avenue and Thomas E. Gaddis at 1465 East Laird Avenue in a French Norman house built in 1929. Thomas Gaddis was involved in real estate and investments in Salt Lake City from 1909 to his death in 1967.

Individual developers occasionally built the entire street of speculative houses. The district of small cottages, from 1500 to 1600 East on Princeton and Laird Avenues, was for the most part constructed by Samuel Campbell; Princeton in 1924 and Laird in 1925. Samuel Campbell worked as a contractor/builder in Salt Lake City from 1913 to 1930 and built more than sixty houses in Yalecrest. He built primarily on speculation frequently with financing from the Ashton-Jenkins Company. Many of the houses served as rentals to middle class tenants before being sold. The cottage district was not platted as part of a subdivision. Louis J.

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Bowers is another example of a single builder constructing buildings along an entire street. He built all of the houses on Uintah Circle in the Mayfair Park subdivision (platted in 1930) on speculation in 1937 and 1938.

Sidney E. Mulcock both owned the property and built speculative houses in Upper Princeton. Mulcock built Duffin's Grocery Store in 1925 at 1604 East Princeton Avenue, run by Clarence Duffin in conjunction with the William Wood & Sons meat market. Duffin's was the only market within Yalecrest and was designed to have the same setback and blend in with the surrounding houses. It has since been modified for residential use and is now a noncontributing building [Photograph 11].

Alice Felkner was one of the few women involved in real estate in Yalecrest. She was prominent in Utah mining and industrial pursuits as well as owning the land that was platted as Upper Yale Addition and Upper Yale 2nd Addition in 1926 & 1927. 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. At the time of her death in 1937 she was a director of the Consolidated Music Company, a large stockholder of the Silver King Coalition Mines Company, and director of several large mining companies. The Upper Yale Additions extend along the north and south sides of Yale and Herbert Avenues from 1700 East to 1800 East. Houses were constructed in the late 1920s and 1930s, primarily by Philip Biesinger, another Yalecrest builder and developer.

With the help of mortgages from Ashton-Jenkins and the Romney Lumber Company Philip Biesinger built a model house at 1757 East Herbert Avenue in 1927-8. The *Salt Lake Tribune* advertisement²⁰ noted that it is located in "the best residential section this city affords" and is built of "the finest of materials" and "presents a most imposing appearance." The names of the workmen and suppliers are proudly listed in the model home announcement 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 where they provided "roofing, cement, plaster, (and) wall board."²¹ Philip Biesinger was building on the surrounding lots on Herbert as well as Harvard, Yale and Yalecrest Avenues.

Residents

The subdivisions of Yalecrest were actively marketed by the real estate firms through the newspapers to prominent people. Early inhabitants of the Yalecrest area range from leading citizens active in politics, business, sports and religion to well-to-do professionals, particularly law and medicine, as well as those in middle class occupations.

The Utah Governor Charles R. Mabey lived in an Ashton and Evans English Cottage-style house at 1390 East Yale. He also served on the Bountiful City Council, as Mayor of Bountiful, and as a state legislator. William C. Ray was a Democratic candidate for the U. S. House of Representatives in 1912 and later was the

²⁰ *Salt Lake Tribune*, 9/23/28, 3-8.

²¹ 1932 Salt Lake City *Polk City Directory*.

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U.S. District Attorney. He lived in a Prairie School-style house at 1408 East Yale with his wife, Leda Rawlins Ray. Wallace F. Bennett owned a 1923 Prairie School-style house at 1412 East Yale Avenue that had been previously owned by David D. Crawford of the Crawford Furniture Company. Bennett served in the U. S. Senate from 1950 to 1974.

Two presidents of the Mormon Church lived in Yalecrest. All of the individual governors of the United States in 1947 visited the home of the then President of the Mormon Church, George Albert Smith, at 1302 East Yale Avenue. The Prairie School style bungalow was built for Isaac A. Hancock who was vice-president of a Utah fruit and vegetable company by Raymond Ashton in 1919. Ezra Taft Benson served under President Eisenhower as the Secretary of Agriculture before becoming the president of the LDS Church. He lived in the French Norman style house at 1389 East Harvard Avenue that was built for Richard Leo Bird, the founder of an outdoor advertising agency.

Many business owners were residents of Yalecrest. John and Bertha Barnes bought the Tudor style cottage at 1785 East Yalecrest Avenue in 1929 and lived there until 1940. John Barnes was the owner and operator of Crown Cleaning and Dyeing Company (NR listed 7/2003) from 1922 to 1962. He was also president of the National Association of Dry Cleaners and the Sugar House Chamber of Commerce. Bryant Crawford and his wife, Carrie Day, purchased 1757 East Herbert Avenue in 1940. He was the president of Crawford and Day Home Furnishings. Lee Charles Miller ran the Miller and Viele Loan Company, first with his father-in-law, then by himself. The firm was the largest farm mortgage company in the intermountain west. He specialized in farm loans and financed a number of irrigation systems and reservoirs in southern Utah. After his death in 1930 Mrs. Miller donated property in his memory along both sides of Red Butte Creek to the city where it became known as Miller Park. Mrs. Miller raised and bred prize-winning Hampshire sheep and Guernsey cattle on her ranch on the Snake River in Idaho. The Millers lived at 1607 East Yalecrest Avenue in a Tudor Revival style house.

The 1930 U.S. Census of Population provides a snapshot of other occupants of the Yalecrest Historic District. The typical residents were often business proprietors or with managerial or professional careers, native born, and owned their own homes. Marie Morrison was a grocery store owner and a widow raising two children by herself at 1437 East 1300 South. Her neighbors on the street were also home owners. Roland Standish owned an advertising agency and lived at 1457 East 1300 South with his wife, Bertha, and their four daughters. Jacob Madsen and his wife, Mary, were immigrants from Denmark and lived with their two grown children at 1463 East 1300 South. Jacob and Mary owned a farm out of state and Sarah and Ilta were a stenographer and grade school teacher, respectively. Other occupations on the street were safety engineer, pharmacist, musician, and newspaper compositor.

Several generations shared the Willey house at 1455 East Gilmer. David was an attorney, his son, David Jr. was a salesman for a paint company, and two daughters, Dorothy and Katherine, were a stenographer and a clerk. Three grandchildren, a daughter-in-law and mother complete the family resident in the house. Several neighbors had servants, not uncommon in the area. Occupations of residents on the street ranged from coal mine operator, food and drug inspector, automobile salesman, mining and electrical engineers, sales manager for a furniture company, hotel proprietor and a son who worked as a gas station attendant.

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Two brothers lived next door to each other at 1403 and 1411 East Michigan Avenue. Joshua Summerhays was a hide and wool merchant who had four children with his wife, Mary. Their eldest daughter, Virginia, was a public school teacher as was her uncle, John, next door at 1411. John and LaPrella had four children ranging in age from 1 to 8 years old. The Summerhays' neighbors had a variety of occupations which included two engineers, electrical and mining, two stock & bond salesmen, a coal mine inspector, a linotype operator, a manager of a storage company and a sales engineer of steel structures.

An optometrist, a medical doctor, a dentist and an apiarist (beekeeper) lived as neighbors on 900 South. Dr. Byron and Mabel Rees lived at 1382 East 900 South with their three children, Ralph, Ione and Afton, and

Ellen Bybrosky, their Danish servant. Hubert Shaw installed mining equipment for a living and lived with his wife, Edith, at their house at 1434 East 900 South. J.C. Wilson worked in religious education and lived with his wife, Melina, and their four children at 1466 East 900 South.

Leslie Pickering was a general building contractor and lived with his wife, Mina, and daughter, Beverly, at 1464 East Michigan Avenue. He is not known to have constructed any buildings in the Yalecrest area. Pinsk, Russia, was the birthplace of Simon Weiss who worked as a clothing salesman after coming to this country as a child in 1903. His wife, Claire, and daughter, Betty, were both born in Utah. The Weiss family owned their home at 1363 Thornton Avenue. Fred B. and Hazel Provol were early tenants at the model house on 1757 East Herbert Avenue. Fred Provol was secretary-treasurer of the Hudson Bay Fur Company ("furs, coats, dresses, lingerie and costume jewelry") in the 1930s.

A school, two LDS churches, and a park were built to accommodate the population moving into the area. Uintah School was constructed in 1915 to support the growing elementary school age population of the East Bench. It was built encircled by vacant land but soon was filled to capacity with the rapid growth of the surrounding residential sections. The school was enlarged in 1927. Two LDS ward chapels were built in this era. Taylor Woolley's firm designed the 1925 red brick Colonial Revival Yale LDS Ward Chapel at 1431 Gilmer Drive. The Art Deco Yalecrest Ward Chapel at 1035 South 1800 East was built in 1936 of exposed reinforced concrete. Miller Park (discussed above) follows the course of Red Butte Creek on both sides of its ravine and originally extended from 900 South to 1500 East.

World War II and Postwar Growth (1940-1957)

The emergence of the defense industry in the Salt Lake valley in the early 1940s and the return of the GIs after the war caused a great need for housing. The population of Salt Lake City grew by 40,000. The FHA (Federal Housing Administration) estimated at the time that Salt Lake City needed 6,000 more housing units to meet the postwar demand. The district most likely reflects the building trends in Salt Lake in this era. New houses were built on the few vacant lots at Yalecrest and many homeowners took out building permits to finish basement or attic space for more room or to rent out as apartments. Donald and Ruth Ellison purchased their modern house at 1804 East Harvard Avenue soon after it was constructed in 1952. The following year they were living in the house while Donald Ellison was the claims manager for the Intern Hospital Service.

United States Department of the Interior
National Park Service

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Mass-transit vehicles transitioned from streetcars to buses, but in general began to be supplanted by the widespread use of private cars. By 1940 the 1500 East streetcar was gone and city buses served Yalecrest traveling along 1300, 1500 and 1700 East as well as 900 and 1300 South. Houses began to be designed with attached garages, rather than a separate garage at the rear of the lot.

The growth of the LDS population after the war required the construction of a third facility. A land swap gave the southern section of what was Miller Park to the LDS Church in 1945 in exchange for property that became Laird Park, located on 1800 East between Laird and Princeton. Land that was previously the southern section of Miller Park was used for construction of the Bonneville LDS Ward Chapel and Stake Center. Its red brick Postwar Colonial Revival style building was designed by Lorenzo S. Young and constructed by the Jacobsen Construction Company in 1949. Bonneview Drive was constructed by the church as a private road to provide access to the building but was later made a public street.

The few remaining vacant lots and streets on existing subdivisions were filled in during this era. For example, although the Hillside Park subdivision was registered in 1937 by the Anderson Lumber Company, an active builder in Yalecrest, initial construction didn't begin until 1939 and continued into the 1940s.

1960s and Beyond (1958-2007)

This era was a time of stability for the neighborhood. The Yalecrest area avoided the blight common in many urban neighborhoods during this era and remained a desirable residential area. There was no population pressure in the early part of the period as the population of Salt Lake City actually decreased fourteen percent between 1960 and 1980.²² No major roads were built through the neighborhood although traffic increased on the border streets of 1300 South, 1300 East and Sunnyside Avenue. A service station was built at 877 South 1300 East c. 1970 to aid the automobile traffic. The original 1915 Uintah Elementary School was demolished and replaced by a new structure in 1993.

The Monster House phenomena surfaced in the Yalecrest neighborhood and mobilized the inhabitants. They worked through their community council to create the Yalecrest Compatible Residential Infill Overlay Zoning Ordinance which was adopted by the City Council on July 12, 2005. Their residents took a leading role in presenting the concepts to the Salt Lake City Council and a city-wide ordinance followed in December of 2005, based on the efforts of the Yalecrest group.

Rising gasoline prices have made living near jobs in the city more attractive, reducing commuting time. As people desire to move from the suburbs back into the city, many want large suburban houses on small city lots. Even with the restrictions of the recent zoning ordinances, the district remains threatened by the trend to larger and larger residences, through demolition of the historic house and out-of-scale replacements or obtrusive additions to existing buildings.

²² 189,454 in the 1960 U.S. Census, 163,000 in 1980 and back up to 181,743 in 2000.

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Summary

The Yalecrest neighborhood has mature street trees, well-maintained historic houses with landscaped yards and continues to be a desirable residential area, known throughout the valley as the Harvard-Yale area, and serves as an aspirational model for new subdivisions. The residential buildings within the Yalecrest Historic District represent the styles and types of housing popular in Utah between 1910 and 1957, with the majority built in the 1920s. Because it was developed within a short period of time by prominent developers and architects, the area has a remarkably high degree of architectural consistency and is highly cohesive visually. The collection of period revival styles both of the smaller period revival cottages in the gridiron streets as well as the larger houses on the more serpentine streets is a significant historic resource for Salt Lake City. The variety of period revival and bungalow styles found are literally textbook examples and, in fact, illustrate Spanish Colonial Revival, French Norman, and Prairie School styles in the state architectural history guide. The few noncontributing properties are scattered throughout the district and do not affect the ability of the district to convey a sense of significance. The area retains a remarkable degree of historic integrity.

Attachment B
Historic Landmark Commission
May 19, 2010
Draft Minutes

PLNHLC2010-00181, Westmoreland Place Historic District Designation – A request by the Salt Lake City Council to amend the Salt Lake City Zoning Map and establish an H Historic Preservation Overlay District for the area known as Westmoreland Place. The property is generally located between 1500 and 1600 East and 1300 South and Browning Avenue. This request requires the Historic Landmark Commission to forward a recommendation to the Planning Commission and City Council. The property is zoned R-1-7000 (Single-Family Residential District) and is located in City Council District 5, represented by Jill Remington Love. (Staff contact: Janice Lew, 801-535-7625, janice.lew@slcgov.com)

Staff Presentation

Ms. Lew first reviewed the process for designating a local historic district in Salt Lake City:

1. Suggested Amendments to the Zoning Map are advertised;
2. Neighborhood and Community Council Meetings are held;
3. The historic Landmark Commission holds a public hearing and forwards a recommendation to the Planning Commission and City Council;
4. The Planning Commission holds a public hearing and forwards a recommendation to the City Council;
5. The City Council holds a public hearing and makes a decision regarding designation and necessary amendments to the zoning map.

Ms. Lew noted that the proposed district would be called the Westmoreland Place Historic District. She stated that the listed boundaries might not include the gates and landscaped area in front of the District at 1500 East and 1300 South, but the intent of the designation had been to include those elements in the proposed district.

Ms. Lew reviewed the historical significance of the Westmoreland Place neighborhood. She stated that the neighborhood had been developed by prominent architects and developers of the early twentieth century and the structures within its boundaries displayed a remarkable level of visual cohesiveness and style, distinguishing it from surrounding subdivisions in the area.

Ms. Lew noted that there was an impressive array of bungalows as well as Period Revival style homes in the area which remained intact and she reviewed significant examples of these for the Commission.

She stated that that during the early twentieth century, Westmoreland Place had been located along the 1500 East streetcar line which provided easy access to downtown Salt Lake and this factor made it a desirable location for prominent residents.

Ms. Lew noted staff found that the application significantly complied with the zoning map amendment criteria for designation and therefore recommended that the Commission forward a positive recommendation to the Planning Commission and the City Council.

Questions for Staff from the Commission 6:11:58 P.M.

Commissioner Davis stated that the Zoning Amendment Map included some of the residences on 1500 East but not others and inquired why this was so.

Ms. Lew noted those properties on 1500 East indicated as part of the Zoning Map Amendment had requested the City include them in the designation.

Commissioner Funk noted that the presentation map seemed to be incorrect and that the south boundary of the district should end at Harrison Avenue, not Browning Avenue, as the houses on Browning were not part of the original Westmoreland Place Subdivision.

Vice Chairperson Oliver noted that the drawing on the slide presentation might not be correct, but the map included in the packet was correct, including the homes on the south side of Harrison Avenue, but not the homes on the north side of Browning Avenue.

Ms. Comarell stated for clarification that the map in the staff report, and more importantly, on the legal notice were correct.

There were no further questions for staff; therefore Chairperson Lloyd invited a neighborhood representative forward to speak in lieu of a Community Council representative for the applicant presentation.

Applicant Presentation 6:17:30 P.M.

Jean Zancanella, 1374 Glenmare Street, noted that while they had no formal neighborhood association or council, they had held a number of public meetings and given the neighbors a number of opportunities to communicate via email and had received no comments of opposition to the request.

Questions for the Applicant from the Commission 6:18:08 P.M.

Commissioner Richards inquired if Ms. Zancanella and volunteers had performed a survey regarding public support for the designation.

Ms. Zancanella noted that they had performed an informal door to door poll of about 80 percent of the neighbors and had sent invitations to open houses on the matter to every household in the neighborhood and had received only positive comments.

Public Hearing 6:19:45 P.M.

Kirk Huffaker, with the Utah Heritage Foundation (UHF), noted he was present to encourage the Commission to forward a positive recommendation to the Planning Commission to designate Westmoreland as a new local historic district. Mr. Huffaker noted that the neighborhood demonstrated great historical and architectural significance and integrity. He noted that UHF believed designation of the area was the right step for the City to take. Mr. Huffaker stated that UHF believed a high level of education had occurred within the Westmoreland Neighborhood and that there was a great deal of public support indicated for the designation.

Cindy Cromer, 816 East 100 South, noted that it was not her neighborhood, but felt the neighborhood was extraordinary and would encourage the Commission to include the gates and landscaping feature at the beginning of the subdivision as part of the designation. She noted that she did take issue with the irregular boundaries on 1500 East and 1300 South and felt they should be addressed to make the district boundaries more uniform.

Lindsey Ferrari, 1547 Harrison Avenue, noted that the corner parcels at 1500 East and 1300 South had been included in the designation request because the rear of their properties abutted Westmoreland Drive, while other homes along 1500 East and 1300 South. Ms. Ferrari also stated that she had been impressed with the way the neighborhood had handled education on the issue in the area.

Gil Podolsky, 1555 Sherman Avenue, stated that the character of the neighborhood had been preserved and truly deserved the designation. He noted that as far as he could see the neighbors had been unanimous in support of the issue and had never heard a negative comment.

Nano Podolsky, 1555 Sherman Avenue, stated that the area had become very attractive to families due to the enclosed interior block and that currently as a result there were dozens of teenagers in their little enclave, which made it a very interesting place to be and only heightened the unique character of the district to her. She stated she hoped it could be preserved for generations to come.

Chairperson Lloyd noted there was no one else present from the public to speak to the item.

Questions from the Commission 6:30:00 P.M.

Chairperson Lloyd inquired of Ms. Lew if there was a current map regarding the concentration of contributory and non-contributory structures in the area.

Ms. Lew noted that there was not a current reconnaissance level survey of the area but that the City would be hiring a consultant for that and for the National Register Nomination preparation as well.

Executive Session 6:32: 32 P.M.

Commissioner Funk noted her belief it was a great neighborhood and that its residents were taking the correct step in requesting designation.

In the case of Petition PLNHLC2010-00181, Commissioner Funk made a motion to concur with staff analysis and forward a favorable recommendation to the Planning Commission and City Council for adoption of the Westmoreland Place Historic District. Commissioner Harding seconded the motion.

Discussion of the Motion 6:33:23 P.M.

Commissioner Davis inquired if the City Council would require a formal poll of resident support.

Mr. Paterson noted that the Council would not perform any formal polling but all residents had been noticed of this public hearing and would be noticed for future public hearings as well and would then be provided the opportunity to comment on the issue.

Chairperson Lloyd noted that the motion had not clarified that the front gates and landscaping of the Westmoreland Place Subdivision be included in the designation and inquired if the Commission wished to offer an amendment to the motion to that effect.

Amendment to the Motion 6:34:47 P.M.

Commissioner Funk made an amendment to the motion to include the landscape area in the front of the subdivision as part of the historic district designation. The amendment was seconded by Commissioner Harding. All voted "Aye". The motion carries unanimously.

PLNHLC2009-01420, Hughes Certificate of Appropriateness for Major Alterations – A request by Lynn Morgan, applicant and architect, representing the property owners Michael & Jennifer Hughes, for major alterations to the single-family home located at approximately 704 E 5th Avenue in the Avenues Historic District. The request is for an addition to the home, as well as a new two car garage. The property is zoned SR-1A (Special Development Pattern Residential District) and is

