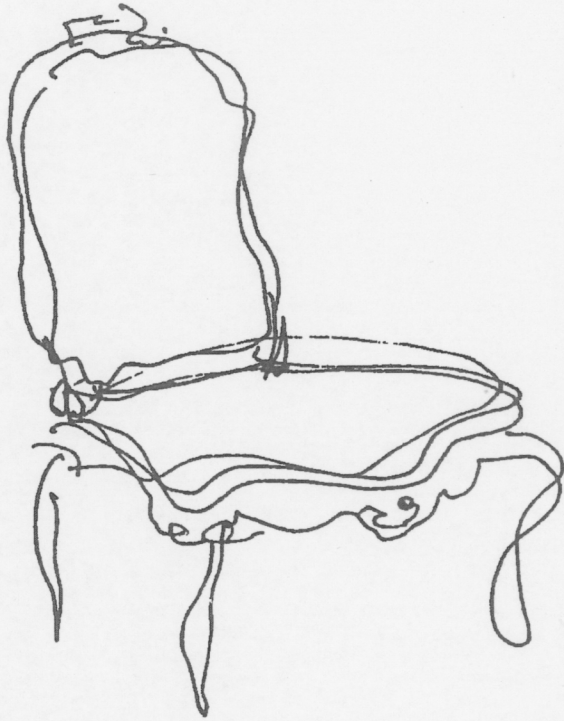
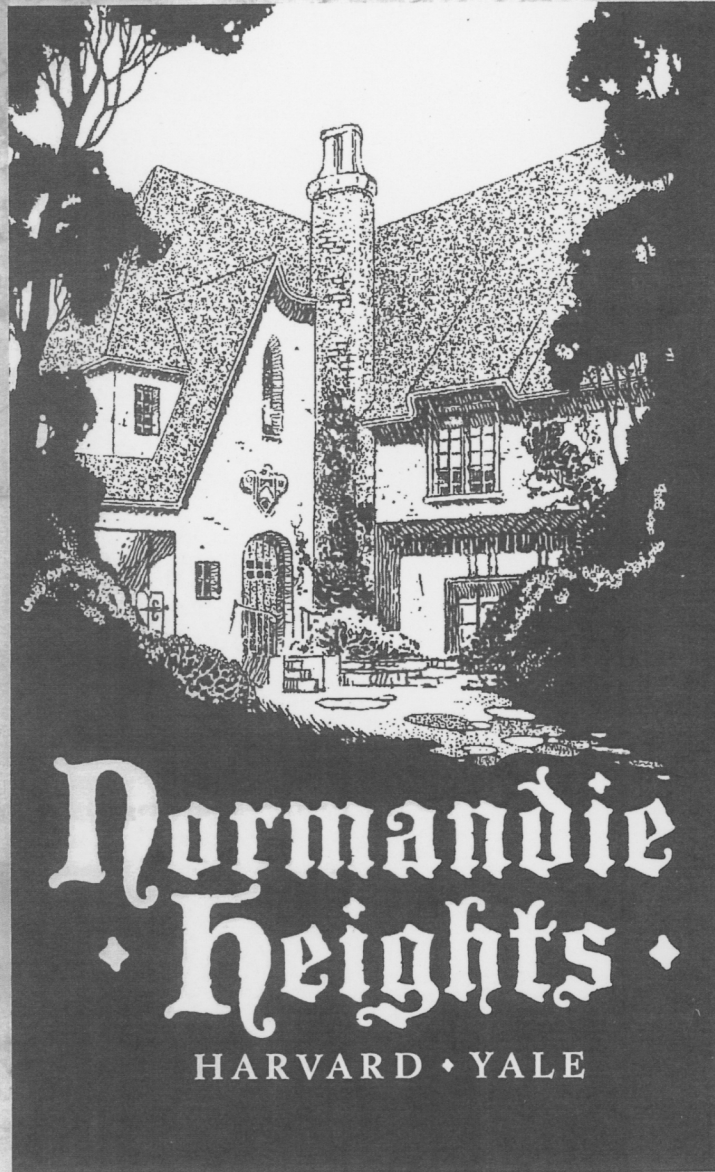


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Guidebook

Historic Homes Tour 2000

Saturday, May 20, 2000

Abstract

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Utah Heritage Foundation is pleased to hold our annual Historic Homes Tour in the Normandie Heights area of Harvard-Yale in Salt Lake City. This beautiful area is considered one of the city's most prestigious neighborhoods because of its exceptional architecture. Consistently large and beautifully landscaped lots characterize the area. The homes all reflect outstanding quality and craftsmanship. We are certain you will enjoy the homes on the tour and the opportunity to walk the wonderful tree lined, winding streets of this park-like neighborhood.

The tour encompasses two districts, Normandie Heights and Yale Avenue. The following is a brief history of those districts.

Normandie Heights is bordered by 1300 East on the west, 1500 East on the east and includes Harvard, Princeton, and Laird, as well as, Normandie Circle, Laird Circle and Uintah Circle. The homes in this area were built between 1926 and 1935 and include, Period Revival Cottages, English Tudor and French Norman style homes.

Period Revival styles became popular during this period because of a renewed interest in a picturesque form of building that was likely due to American exposure to European architecture during World War I and increased awareness and pride in our European and Colonial roots following the war. Owners wanted the lure of Old World charm and the luxury of New World comfort. Developers touted this stately area as one of distinction, "above the din of traffic and surroundings of permanent, protected attractiveness," according to advertisements in *The Salt Lake Tribune* and brochures distributed by the developers.

Increased postwar prosperity allowed for the expensive treatments of exterior facades and the costly materials of the interiors that were called for in Period Revival architecture. Massive stone chimneys, decorative brick

and stucco walls, half-timbering, leaded-glass and multi-pane windows increased both the picturesque nature and cost of these homes compared with those built in previously popular styles.

Normandie Heights has been home to many of Salt Lake City's elite, including Ezra Taft Benson, former U.S. Secretary of Agriculture and LDS Church president, A. Eugene Christensen, partner in Ryberg Construction Company, and other residents of stature including physicians, dentists, and educators.

The Yale Avenue District between 1300 East and 1500 East was developed between 1913 and approximately 1925. The area has many Prairie and Prairie Bungalow style houses. The Prairie style commonly includes features such as a broad, flat roof, horizontal rows of windows, contrasting wood trim, casement windows and geometric-shaped ornamentation. Edward M. Ashton and Edward M. Jenkins, two developers who played an important role in the growth of Salt Lake City's east side primarily developed this area.

The Yale area follows the ravine that contains Red Butte Creek which provides a naturally wooded area and isolation for its residents. The first homes built in the area can generally be categorized as the two-story Prairie style houses and bungalows. Later homes are generally Period Revival design. This area was marketed by developers as "offering canyon life in the city."

As with Normandie Heights, Yale Avenue also attracted Salt Lake City's elite. An early resident of Yale Avenue was Utah Governor Charles R. Mabey. It is said his hobby of rock collecting surfaced in his garden and courtyard walls (1390 Yale Avenue).

Utah Heritage Foundation is pleased to offer you the opportunity to take a glimpse at two districts in this fabulous neighborhood.



1431 E. Gilmer Avenue

The Yale LDS Ward was organized February 17, 1924. The Chapel was built in 1925 at a cost of \$80,000. The cornerstone of the building was laid September 24, 1924 by LDS President Grant, and was dedicated by him March 28, 1926.

Gaskell Romney constructed the building under the direction of Woolley and Evans Architects. The building was the outgrowth of ward members idea to combine function with beauty, while incorporating the natural surroundings. The result of their ideas is this very functional and attractive red brick masonry building.

The Yale LDS Ward is heavily influenced by the Colonial Revival style. The most prominent feature of the building is the double-pedimented entry way with a classical motif including classical columns, dentils and doors with sidelights and fanlights. The keystone-accented window lintels also lend to the building's Colonial Revival flavor.



1423 Michigan Avenue

This home was built c. 1929 by Charles W. Childe, a locally prominent masonry contractor. He is the same contractor who built the old Granite LDS Stake House on 9th East. The Tudor style house exterior features include a herringbone brick pattern, a half-timbering and steeply pitched roof. This ivy-covered cottage exudes "storybook" charm.

This home has a lovely view of the creek and trees, a selling point for the original developers of the area.

Take note of the original mail slot, door handle and outside lights.

Owner: Karen Cahoon



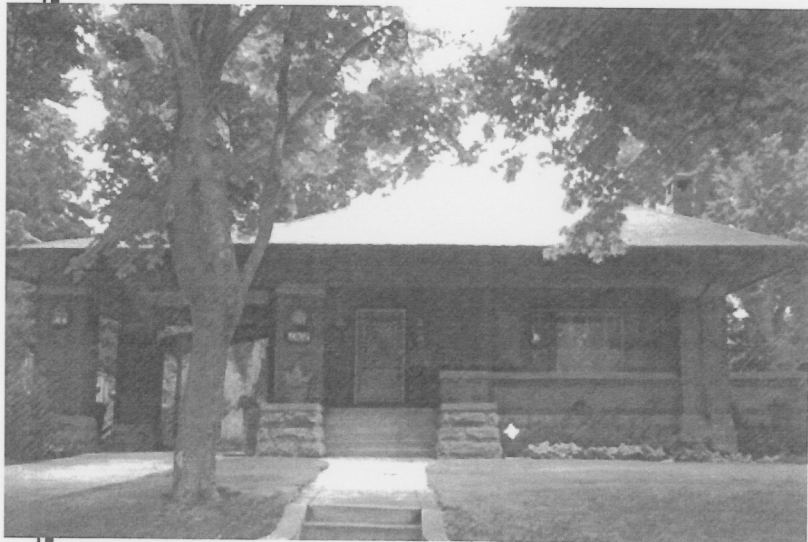
1302 E. Yale Avenue

This Prairie Style bungalow, listed on the National Register of Historic Places in 1993, was built for Isaac A. Hancock, former vice president of one of Utah's earliest fruit and produce wholesale companies. Raymond Ashton of Ashton Improvement Company built the house for roughly \$5,000. The house is one of the first built in the Yale Park subdivision. According to ads of the time, this subdivision was for "*permanent homes, no apartment houses or flats allowed.*"

The most prominent owner of this house was George Albert Smith, President of the LDS Church from 1945 to 1951. This home was used to entertain all U.S. governors (48 then) in 1947 in commemoration of the Centennial of the pioneers coming to Utah.

Note the port cochere on the east side of the house. It helps create the building's horizontal feel but is only found on high-style Prairie houses.

Owners: Diana Pounder and Dennis Greenlee



1408 E. Yale Avenue

Construction began on this home in 1915. It is an early house in the Yale Park subdivision and is an excellent example of a typical Prairie style house, as characterized by a broad low roof with wide overhanging eaves and ribbons of consecutive windows. It was designed by Taylor A. Woolley, a Utah native who studied for five years under Frank Lloyd Wright. Mr. Woolley was also the architect for the Yale, Garden Park and 13th Ward LDS churches. Other prominent projects to his credit include Highland Park, Social Hall Avenue and landscape developments in Memory Grove Park from 1917 to 1919.

This home was built for William W. and Leda Rawlins Ray, while he was U.S. District Attorney for Utah. The Rays lived in this home until 1957. Like many Prairie houses, this one is two stories with broad eaves on a cube shaped structure.

This wonderful home is currently for sale and beckons to someone willing to spend a little time and energy to restore its grandeur. The current owner, an architect, purchased the home sight-unseen. He and his family have lived in the home over 10 years.

Owner: Reza Khazeni



1480 E. Yale Avenue

This is an excellent example of a house influenced by the Prairie School design associated with Frank Lloyd Wright's early career. This is a good example of a local interpretation of style with little emphasis on stylistic ornamentation and more on simple block massing. The only variation in design is the exterior use of small classical columns and a classical cornice at the front portico and the back porch.

Construction began in 1918 on this simple rectangular structure. The cost of the house was \$5,000. The home was built for H. J. McKean and then sold in 1920 to Arch and Clara Cheney. The current owners purchased the house in 1974.

Owners: Robert and Nena Schofield

1412 E. Harvard Avenue

This home has the distinction of once being painted bright pink and nicknamed the "Pepto house." The home has had several owners, the most prominent being the Backer Family who own Backer's Bakery on South Temple. They purchased the 1927 French Norman-style home in 1946 and resided in the home for many years. Typical of this style, the lovely home has a circular corner turret, wall dormers that transition into the steeply pitched roof, and decorative quoins at the corners. A unique feature of the home is a bathroom on the upper-level of the turret.

This home was purchased in 1999 by Mike and Suzanne Broadbent who have taken great care to restore the home to its original 1927 appearance. Interior features of interest include an original Arts and Crafts era brick fireplace and light sconces which illuminate the fireplace.

Owners: Michael and Suzanne Broadbent

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1425 Harvard Avenue

This period revival cottage was built in 1927 and has 3,800 square feet. The original owner of the home was likely Dr. George A. Cochran and his wife Mary. Dr. Cochran was a physician and surgeon who lived here with his family until about 1939 when the house was purchased by Dr. Ulrich Bryner and his wife Virginia who lived in the house for over twenty years. The home was then purchased by the Busath family who sold the home to Michael and Muffy Ferro in 1999.

The style of the home is eclectic, mixing English Tudor style elements that include the steep center gable and multi-pane casement windows with Colonial Revival elements that include the classical-style entry porch. A free standing garage was added around 1930. The top of the garage serves as a fun picnic area.

When the Ferro's purchased this incredible home, they took on a major renovation of every room in the house. The architect used was for this renovation was Max Smith and it took over one year to complete.

Owners: Michael and Muffy Ferro



1465 E. Princeton Avenue

This marvelous English Cottage style house was built in 1926 as one of the early homes in the Normandie Heights subdivision. The first and longest owners of this home were Arthur L. Hansen, a chiropodist (foot doctor) and his wife Jennie Stevenson. Dr. Hansen lived in the home until his death in 1951 when the home was purchased by his son-in-law, Orlan Hendrick, also a chiropodist.

One of the most distinctive features of this home is the bowed roof over the French doors. This element adds charm to the facade. The front porch is original to the home. An unusual feature of this home is an original basement fireplace, which is uncommon for a home of this time period.

Owners: John and Jessica Guynn



This Period Revival Cottage was built in 1928 and is lovingly termed a *Confused Colonial* by its owners. The building details pull mainly from the Colonial Revival and Tudor Revival styles. Colonial Revival elements include the massing, classical style entry way, the window pattern, while Tudor Revival elements include the use of casement windows, wall dormers, and the variety of window shapes and sizes.

When the first owners, Frank and Elizabeth McCarthy lived here, he was a vice-president of the Uintah Pipeline Company. Following the McCarthys, a long list of engineers have also resided in the house.

The hardwood floors throughout the house are quarter sawn oak—a very expensive process—where logs are sawed into quarters and then sliced in order to get this grain design.

The current owners have rehabilitated homes in every city they have lived in. Prior to their work on this darling house they renovated a house in Denver.

Owners: Scott and Lori Martin



We would like to thank the homeowners who have willingly opened their homes for the tour. Without their generosity we could not host a tour. We appreciate the owners who are as unique, fun and wonderful as their homes. Thanks to members of the Yale 1st and 2nd Ward for opening their beautiful building for the tour, tour headquarters and volunteer orientation.

Thank you to our many volunteers, their gift of time and expertise is invaluable. Special thanks to Ginette Bott, Doug Dennis, Nancy Devenport, Brooke Lange, Anne Polinsky, Kay Sundberg and Tania Tully.

Our great sponsors made the event possible.

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A membership form is enclosed in the tour guide with benefits and levels of membership.

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