

UTAH HERITAGE FOUNDATION PRESENTS



# Yalecrest

## HISTORIC HOMES TOUR

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SATURDAY, MAY 2, 2009

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# Yalecrest

## HISTORIC HOMES TOUR

**U**tah Heritage Foundation welcomes you to the Yalecrest Historic Homes Tour. The Yalecrest neighborhood was awarded the distinction as a National Register Historic District in 2007 and is locally significant both architecturally and historically.

The earliest identified permanent residents in Yalecrest began to appear in the 1870s. The area was intended for agricultural use, distributed by LDS Church authorities to the faithful in five-acre lots for use in raising crops and farming. The first structure in the area was an early 1870s adobe farmstead located near the intersection of Yalecrest Avenue and 1700 East. Other settlers built homes in the area and farmed the land; however, no remnants of the settlement-era homes are known to remain.

The current neighborhood began to emerge when developers using prominent architects platted subdivisions starting in the 1910s through the 1940s. Twenty-two subdivisions were platted during this time containing houses that reflect the popular Period Revival styles of the era. 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 result is the architectural variety and concentration in Yalecrest that is rarely paralleled in the state.

The development company Ashton & Jenkins spearheaded the major settlement of the Yalecrest area and billed themselves in advertisements as "developers of subdivisions

for classy homes." Yalecrest added to the bungalow-friendly neighborhoods Ashton & Jenkins built throughout Salt Lake.

With streets lined by mature trees, historic parks, proximity to schools, parks, and downtown, the historic character of the neighborhood gives Yalecrest a tradition unlike others in the Salt Lake Valley. Starting in 2000, the Yalecrest Community Council took a leadership role in determining the future character of the neighborhood by starting discussions about the need for a compatible infill ordinance. The Yalecrest Compatible Infill Ordinance was passed by the Salt Lake City Council in July 2005 and the community council continues to be interested in exploring additional options to recognize the neighborhood's unique history.

### Miller Park

In the early 1920s the developer of the Douglas Park subdivision acquired an extensive land holding from Mrs. Minnie Miller with a stipulation that the natural riparian corridor along Red Butte Creek would be set aside and perpetually protected as a native bird habitat. Her requests also included that the city designate various means of access along Military Drive, Yalecrest Avenue and Diestel Road. The city agreed to her terms and became the caretakers of what became known as Miller Park. Architectural components of this historic landscape include a native stone bridge, a semi-circular stone wall with three fireplaces, and stone stairways. You can access the park from Bonneview Drive, near our Tour Headquarters.

🏡 A PEEK INTO THE PAST 🏡



# Park City Historic Home Tour

🌀 SATURDAY JUNE 27, 2009 🌀

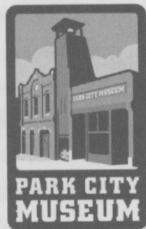
Please join us as we explore the history and architecture  
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#### Home Tour

10:00AM-3:00PM

Tickets are \$15.00 for  
Museum members.  
\$20.00 for non-members.

Tour headquarters at the  
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#### Awards Reception

3:00PM-5:00PM. Tickets are  
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Tickets available at the  
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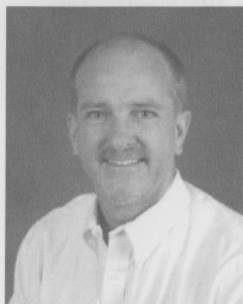
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## 1522 Michigan Avenue

**J**oseph R. Brown built this home between 1916 and 1921, while he was President of the Joseph R. Brown Printing Company. The bungalow was most popular in the United States from 1905 through the 1940s. However, this bungalow differs from most in that its dominant ridge or roofline runs parallel to the street, with a smaller gable on the front slope of the roof. This particular home has beautiful gumwood windows and woodwork on the interior with original features still intact such as the fireplace and built-in bookcases.

Additions in 1950 and 1972 were followed by a compatible addition at the rear of the home that recently received certification for historic rehabilitation tax credits. The owners used sustainable material such as bamboo flooring and recycled material was used for the counter top in the kitchen. The bathrooms in this home are all low water consumption fixtures and make this home both functionally and environmentally friendly.



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## 1532 Michigan Avenue

**O**rin Tugman was a physics professor at the University of Utah when he and his wife moved into this one-story brick Arts and Crafts Bungalow home built in 1918 by Lorenzo Price, Jr. Tugman later led the Physics Department and chaired the University of Utah's Graduate Council. After they sold the home in the late 1920s, several renters lived in the home, including Roger I. McDonough, judge in the Third Judicial District Court. The home features a low-pitched roof extending over the front porch. The projecting full-width front porch supported by square brick piers gives the entry prominence, while an offset roof gable exhibits matching architectural features with the rest of the house with exposed framing elements supported by wood post on brick piers. Additional features that are common of bungalows and featured nicely here include the front door that is flanked by casement sidelights, the large picture window, and a central chimney.

This home has some additional unique features such as a bowed bay window on the east side of the home in the dining room. On the interior there are also accentuating original features such as a built-in bench with hinged doors that is located under the window, original windows, and built-in cabinets. The kitchen was enlarged in the 1950s and has been restored by the current owners, and also features a gas stove that would have been popular in any kitchen in the 1930s.



## 1529 Yale Avenue

**T**his Dutch Colonial Revival home was built in 1924. A dominating characteristic of this style is a double pitched roof, the first slope is small and flat and is used to make space and add a second story to an otherwise traditionally single story design. The original leaded glass casement windows on the front façade remain intact as traditional features of the home's style.

This home has had two additions. The first addition, constructed in the 1940s, shortly after the home was built, added a family room to the rear of the house and two additional rooms upstairs. The second addition included an office on the main floor and two additional rooms on the second floor. The house also features original wood paneling and it even has a secret passageway between the bedrooms upstairs.

The original owner of this home was Verne R. McCullough, owner and operator of the sports arena that was used for boxing matches on 900 South between State and Main streets. Not only a promoter, Mr. McCullough earned thirteen divisional AAU wrestling titles. In 1940 he was also the owner of the fifth largest bowling alley in the country – Ritz Classic Bowl – which is still operating today on State Street. Mr. McCullough served in the Utah legislature from 1923 until 1925 and as an assistant to Salt Lake County Attorney Arthur Moreton. He was once the owner of the Dooly Building in downtown Salt Lake City, the only Utah building designed by Chicago architect Louis Sullivan, which was demolished in 1964.



## 1534 Yale Avenue

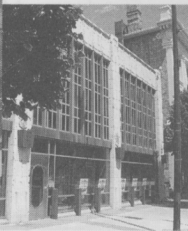
**F**red and Margaret Thunnell built this home in 1925 while Fred was the manager of the Baldwin Piano Rooms. With the hallmarks of an English Tudor style, the home has a thick, massive chimney with decorative pots, and tall narrow windows that are prominent on the front façade. This home also features unique interior arched doors that look onto the living room from the upstairs bedroom.

With a sensitive addition to the rear in 2000, this home now features a modern kitchen and a new space for a master bathroom. Hidden from the street, the addition is a great example of adding compatible spaces to a historic home.

The current owners have taken many measures to retain the historic feel of their home and have even kept the original two-car garage that was one of the first of its kind in the neighborhood.



Willard Battery Station, 1925



XMission's Data Center, 2009

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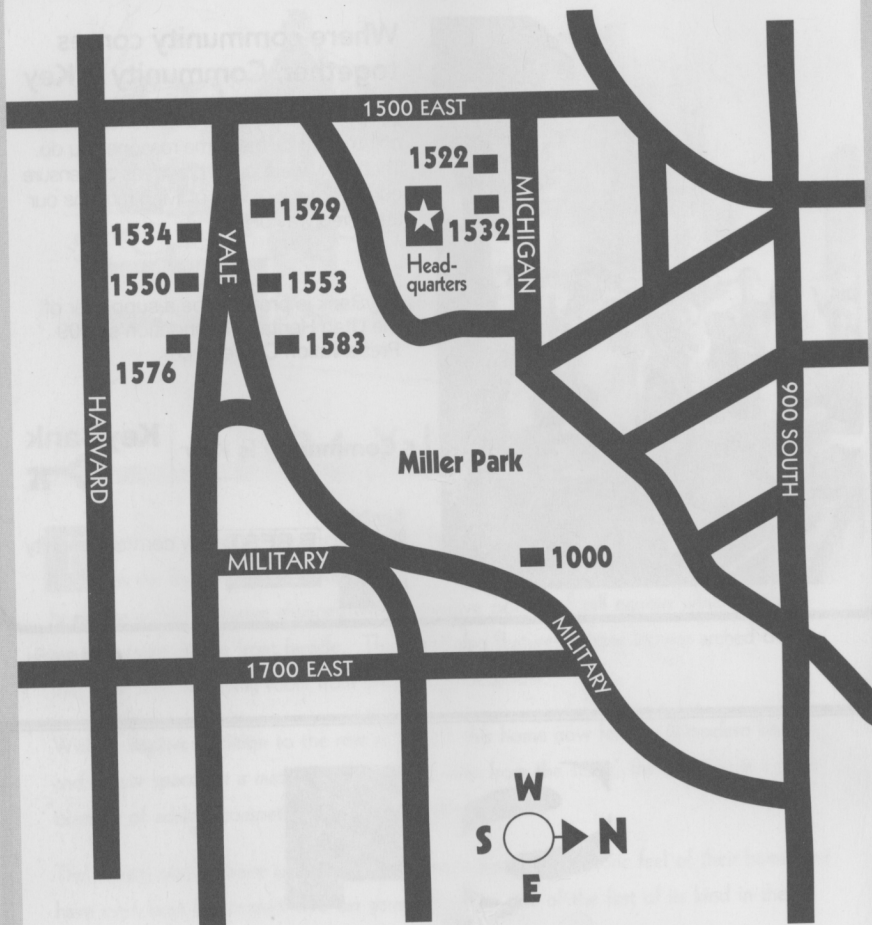


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Thank you for your continuing efforts to raise public awareness of Utah's architectural heritage, our sense of place, and the value of historic preservation.

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&  
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HISTORIC HOMES TOUR



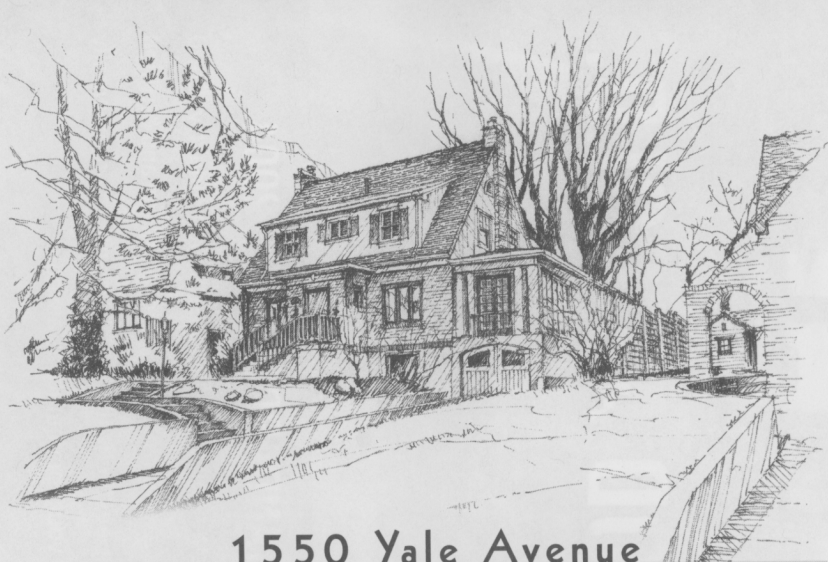
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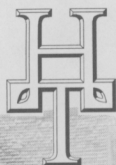
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## 1550 Yale Avenue

**O**nequa School teacher Joseph Harris and his wife Virginia built this Period Revival home in 1926. This indicated that the style was duplicated from an architectural style that was popular in a different time; many homes in the area are built in a similar style.

This home, as well as many other homes in the neighborhood, features an original smaller side room on the west façade. The room provides space for a study in this house and was a popular way to gain additional space without much additional cost. This home has a second addition that provided a larger kitchen and a great room that was built after 2000.



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## 1553 Yale Avenue

**R**ay and Anna Frank built this home in 1938 while he was president of the R.W. Frank & Co. Lumber Company, also known as the Rio Grande Lumber Company, then located at 130 South 500 West. According to neighbors, this home was the last home built on the block and was affectionately called the “vacant lot.” It is an English Cottage that is constructed with striated brick. This home has the original floor plan intact with an addition in the rear of the home. Great care was taken by the owners of the home to match the existing brick to the new brick on the addition.

This home has a steeply-pitched roof with one large front gable. The second story window located on this gable is actually a false window as the home has no second floor. The only access to this space is a set of “pull down” stairs in the kitchen.

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## 1576 Yale Avenue

**B**uilt in 1926 by Valentine Byrd and Maude Pace Callison, this English Tudor was later the home of Franklin D. and Helen K. Richards. Mr. Richards served as the first Utah director of the Federal Housing Administration, and national commissioner of the FHA from 1947 to 1952. Between 1960 through 1986, he served in several positions in The Church of Jesus Christ of Latter-day Saints, including Assistant to the Quorum of the Twelve, member of the Presidency of the Seventy, and President of the Washington, D.C. Temple.

The English Tudor style of architecture, part of which is defined by the timber panels, is meant to mimic medieval architecture by replicating a structure with a timber frame that was then filled with stucco between each timber. Another feature typical of English Tudor homes is the double hung windows that are featured on the front façade. The curved door at the entry, as well as its unique blue color, is another typical element.

The home has many original features including the original floor plan and layout, hardwood floors and built-in cabinets, which were all very popular in the 1920s. Like many homes in this neighborhood the bedrooms are small with the emphasis being on the shared living spaces rather than the personal spaces.



## 1583 Yalecrest Avenue

**T**he distinctive roof of this 1926 English Cottage is made to look like a thatched roof that is curved at the hip and eaves. The foremost gable is accentuated by exposed masonry that adds a more natural feel to an otherwise formal entry.

John and Rebecca Nelson built the home and lived in it until 1966. Mr. Nelson was President of Nelson Rick's Creamery Company, which started in 1907, became known as "The House That Built Jack" due to their production of Banquet Cheese, and is still available today. The Nelson-Ricks Creamery building is still extant at 314-320 W. Broadway and houses Tony Caputo's Market and other specialty stores.

The original portions of this home include the front four rooms bisected by the front entry. The rear and upstairs addition were added in the 1960s with the kitchen being remodeled again in the 1980s. The basement was originally just a room for coal to heat the home and has since been dug out and reconfigured to meet the needs of modern living. As seen here, basements are another way to expand for modern space in a historic house that is compatible with the neighborhood.

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## 1000 Military Drive

**T**his English Tudor cottage was built in 1928 and features steeply pitched roof lines that intersect forming cross gables, and decorative brick on the front façade. On the interior, the original floor plan remains intact and has had very few alterations. The arched entry and doorway, common to Tudor-style homes, gives prominence to the home's entryway. The original hardwood floors remain throughout the home and the current homeowners are able to continue to enjoy the original fireplace.

Since the current owners purchased the home they have returned the paint color to an appropriate Tudor style color, refinished all the wood surfaces and remodeled the kitchen for modern conveniences.

Graham Doxey, owner of the Graham Doxey Real Estate Company, and his wife Leone originally owned the home. While the Doxey's were serving on a mission for The Church of Jesus Christ of Latter-day Saints, Spencer W. and Camilla Eyring Kimball lived in the home. Mr. Kimball later served as President of the LDS Church.



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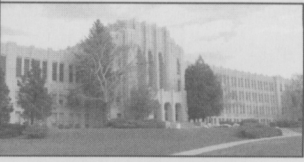




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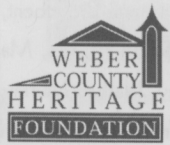
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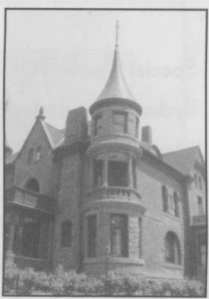


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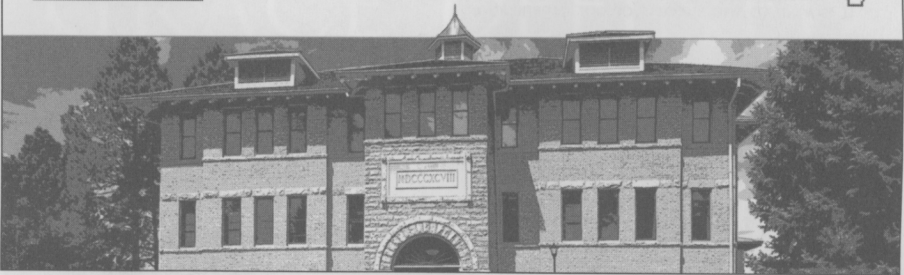


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**Utah Heritage Foundation** sincerely thanks the property owners who have graciously opened their homes for the Yalecrest Historic Homes Tour. Without their support and generosity Utah Heritage Foundation would not be able to offer our homes tour to the public.

We also wish to recognize the many volunteers who give their time and share their talents with us at this event. Their dedication to helping us promote historic preservation is invaluable. We appreciate our Volunteer Guild members who recruit so many additional volunteers to make the conference a great success.

**Special Thanks** To Darin Adams, Jane Anderson, Charles Bagley, Ethan Bedingfield, John Becker, Chris Bodily, Suzanne Broadbent, Sharon Carlisle, Susan Dahlstrom, Sheri Evershed, Mary Lou Gottschall, Robb Harrop, Marilyn Heiner, Warren and Jenny Lloyd, Gerrie Moray, Barbara Murphy, Nathan Murray, National Charity League, Stephanie Smith, Kay Sundberg, Kaye Poulton-Timm, Kyle and Linda Timm, Carl Trujillo, Robyn Vietta, Kristen von Rosen, Melanie Williamson, Yalecrest Community Council, JoDee Young, Robert Young, and Robin Zeigler.

**Our Applause To** Utah Heritage Foundation Board of Trustees whose leadership and support is vital to the success of our organization.

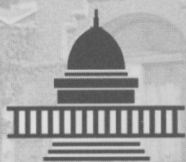
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