

K.E.E.P. YALECREST

NEIGHBORHOOD ESTABLISHED 1911



Oldest Homes Walking Tour

Douglas Park - First Platted Subdivision, 1911
Yalecrest National Historic District

Docent Scripts

October 24, 2015



Welcome to K.E.E.P. Yalecrest's 2015 Walking Tour.

Today's tour will concentrate on some of the oldest homes in the Yalecrest area. These are 100+ year-old homes that were built in and around the Douglas Park subdivision in 1912 and 1913.

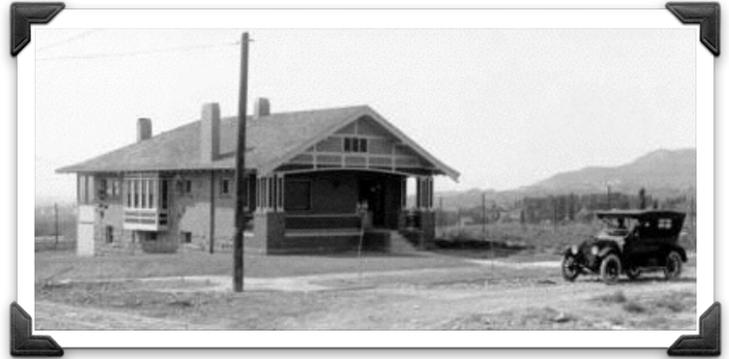
Trying to come up with an order on "*which home was built 1st, 2nd, 3rd, etc.*" is no easy task. Just like today, some homes are built quickly while others seem to take forever. So you can't simply go by "*when the lot was purchased*" or the date on a building permit. In fact, some homes appear to have been built without a permit. (Or the permit was recorded using an address no longer seen today.)

Also kind of interesting—the lots in this area were so small, you HAD TO buy more than one if you wanted to build a home.

Multiple sources were consulted to try to figure out an order... often leading to contradictions, inaccuracies and missing information. But by sorting through the records, examining old photos, digging through the newspapers, we think we have a pretty good idea.

As you proceed on the tour, you won't be walking through time in absolute chronological order. But you will discover the oldest homes and hear some of the history around our neighborhood's 1st residential subdivision, called Douglas Park—platted in 1911. And you'll also hear about some of its early residents.

We hope you enjoy the tour. And thank you for being here today.



First home in Yalecrest, 1912

882 S. 1400 East

*Shipler photo taken Aug. 26, 1912
Courtesy of Utah State Historical Society*

We believe this is the first home built in Yalecrest.

It was not the first lot sold. The lot buying started with women in May 1911. Ten months later, men's names started appearing on the deeds also. And soon after that, home construction began.

This home has the earliest building permit. It was issued Feb. 16, 1912. It called for a six-room, one-story brick house to be built by William Pack for Clark Kimball. Mr. Pack, born in 1874, started out as a carpenter and became an architect. For a while he was the Superintendent of Construction for United Home Builders. But later he moved to California to continue working as an architect.

Some might ask, "If this home was built in 1912, why isn't it in the 1913 Tax Records?" Good question. We think it's because Ms. Eckman, who owned the land directly across the street, was mistakenly taxed for a home that wasn't there. She appealed. And her tax bill was adjusted.

We're not positive the Kimball's *really* lived here. If so, it was only for a year while they built a home on 10th East, where again, they might have lived only a year, before moving to a home in the Avenues where they stayed at least 10 years. But they were the first owners of this home.

The 1912 newspapers reported how, "Mr. Clark Kimball was moving here from Pocatello to live in his new home in Douglas Park." And you can see his completed home in a great Shipler photo taken in August 1912 (above).

So the first owners were Clark and Lydia Kimball. Clark was a salesman for Western Packaging Co. He was the grandson of famous Mormon pioneers Heber Chase Kimball and Orson Pratt.



His wife Lydia was also related to early Mormon pioneers. She had Edward Partridge on her dad's side and William Clayton through polygamy on her mom's.



Second home in Yalecrest, 1912

851 S. 1400 East

*Shipler photo taken Aug. 26, 1912
Courtesy of Utah State Historical Society*

Some believe this is the first home built in Yalecrest. But we call it the second. It's true Henry Kipp bought this property a week *before* Mr. Kimball bought his, but the papers said this ground would be broken one week after the other guy's. And we know, from another article (May 5, 1912), Kipp's carriage house was built and home construction continuing, while the other home was just two weeks from occupancy.

Also, the building permit for this house (June 1912) is dated four months after the Kimball's permit. This \$6000 bungalow was planned to be bigger and more expensive, so it should take a little longer. It's interesting the carriage house in back uses the same brick as the home. Kipp kept a horse in the back.

First owner, Henry Kipp, was born in Germany and came to the U.S when he was about 10 years old. He became a very successful butcher and moved here from Montana. He opened one of the finest meat shops in Salt Lake, called Kipp's Market on State Street. His son joined him in the meat cutting business.

Around 1923, Henry and his son each built a new home down the street on Sunnyside Avenue. Their homes, and at least three others, were demolished after Sunnyside was re-aligned to add the curve and before East High School expanded with its tennis courts, baseball field, and parking lot.



*Woodruff Mansion
225 N. State Street*



*Anthony's Antiques
401 E. 200 South*



*John Q. Cannon House
720 E. Ashton Avenue*

The architect of this home was John Alfred Headlund. He was one of the most prominent architects in the Intermountain West.

His office is credited with over 500 buildings in Utah, Wyoming, Idaho and Nebraska. He designed business/public structures as well as private residences.

A few that you may have noticed in town: the Woodruff mansion in the Avenues, the church downtown now occupied by Anthony's Antiques, and the John Q. Cannon house bordering I-80.

You can see Headland's Craftsman Bungalow is rectangular in form with the narrow end facing us. It has a gable roof with the ridge parallel to the street and exposed roof framing. The facade is symmetrical. It has twin roof dormers with casement windows, exposed rafters and exposed bracketed purlins and ridge beams. The front porch has a red sandstone wall. The doorway is flanked by casement windows having transoms and sandstone sills. The south wall has twin, wood shingled window seat bays. It's a notable example of a craftsman bungalow designed by a very notable Utah architect.





Youngest home on tour, 1913
1434 E. 900 S.

This unique little Yalecrest bungalow was built for Zina Young Card.

We couldn't find its building permit, but in May 1913 Zina took out mortgages totalling \$4,000 to build here. A month later, a sketch of her home "to be built immediately" was published in the newspaper. In it the architects were identified as Headlund & Kent. As you recall, Headlund was the architect of the last house you saw. Zina's home was planned to overlook the beautiful "Sunken Gardens" which you will certainly hear more about today. She lived here until around 1916.



Zina Young Card

A little bit about her: Zina was the only child of Brigham Young and Zina Diantha Huntington Young—but of course, she was part of a huge extended family. She was born in 1850 in the **first** home built in the Salt Lake Valley by Brigham Young, down on the corner of State Street and 1st Avenue.

When Zina was 18, she married Thomas Williams, treasurer for Z.C.M.I. He was 22 years older than she and already had a wife, but together they had two sons. Unfortunately, Thomas died leaving Zina a 24-year-old widow.

It took 10 years before Zina remarried. In the meantime, she went to Washington D.C. as a delegate to the first Women's Congress and met Susan B. Anthony and Elizabeth Cady Stanton.

Zina's second marriage was to Charles Ora Card. After their first son was born they moved to Canada to escape polygamy charges. They had two more children, a son and a daughter. And just like her mother, Zina named her only daughter Zina! The family lived in Canada for 13 years in a log cabin Charles built—a home we believe is still standing today.

Zina became a widow for the second time at the age of 58. She didn't remarry this time. Brigham Young's will had provided her with an income which is most likely how she could afford to build.

Zina Young Card died in 1931 at the age of 81. Her home is the *youngest* of the Oldest Homes included in today's tour.



ANOTHER NEW HOME FOR DOUGLAS PARK

The Beautiful Residence Designed for Mrs. Zina Y. Card
—and which will be erected immediately on a charming building site on the South Side of Ninth So. St., in Douglas Park—commanding a magnificent view of the city below and a sweeping panorama of valley and mountains. The house will overlook on the south the largest of the great sunken gardens to be established in Douglas Park by the City. WE WANT TO TELL YOU MORE OF DOUGLAS PARK AND THE PEOPLE WHO HAVE BOUGHT AND ARE TO BUILD THERE.
Lot prices range from \$350 to \$600 — \$12.50 down—\$7.50 a month.

Phone for auto appointment.

Take any Second South car going east

HUBBARD INVESTMENT COMPANY
66 WEST BROADWAY SALT LAKE WASATCH 17



Looking west on 900 South at Park Row at new curb and gutter.
Shipler photo taken Sept. 25, 1914
Courtesy of Utah State Historical Society

Welcome to Station 5. This is a general history stop.

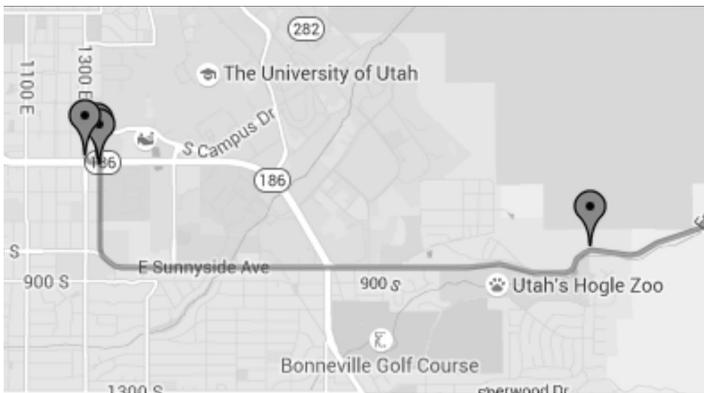


William E. Hubbard

In December of 1909 the *Salt Lake Herald* reported “The most gigantic real estate transaction of residence property in the history of SLC.” The Hubbard Investment Company bought close to 124 acres for \$200,000 from a company based in Denver, called the Douglas Heights Land & Improvement Company. The plan was to plat it, put it “in shape” and start selling lots in the summer. The City was growing and the timing seemed perfect.

The tracks for the Emigration Canyon Railroad ran along the north side of the property. And there was talk that within a year there would also be *two* streetcar lines running north to south through the area.

Initially, the Emigration Canyon Railroad only had freight cars bringing rock and sandstone down to the valley. Then in 1909 they added passenger cars enabling sightseers and vacationers to ride the train up the canyon. But, that didn’t last. The introduction of concrete for foundation building hurt their business. And the income from the passengers wasn’t enough. Plus, winters didn’t help.



During this time, home building was going on south of Yalecrest, not here. To make Douglas Park attractive for building (and not seen only as a land investment) people needed to see infrastructure and development.

A mining and real estate man, William Hubbard, got the ball rolling in 1911. Working with another realtor, William Meeks, they tried to give away land to help sell it; first, to the American Women’s League and then to the Ladies of the Maccabees. Both declined. (But that didn’t stop them from advertising a Women’s Club was to be built.)

The City’s decision to grade 15th East, combined with the Utah Light and Railway Company’s decision to bring the

streetcar up 9th South and down 15th East, greatly helped the realtors. Dirt was moved and the roads were leveled near the ravines (or gullies). Before long, curbs and gutters could be seen along 9th South and the streetcar was a reality.

Hubbard also gave ravine land to the City and promoted the beautiful Sunken Gardens, “coming soon,” to be used as City parks. They promoted the area to future lot buyers and their accompanying builders with:

- The planned and highly touted new modern East High School.
- Proximity to the U of U, Westminster, and a new planned Catholic college.
- Easy transportation access via street car.
- The “smoke-filled valley” versus the “magnificent views” from Douglas Park.
- A country club to the southeast and the nearby Fort Douglas grounds.
- And they were always dropping names of prominent, well-respected people that “Could be YOUR NEIGHBOR.”



Steam shovel working on Douglas Park
Shipler photo taken Oct 5, 1911
Courtesy of Utah State Historical Society





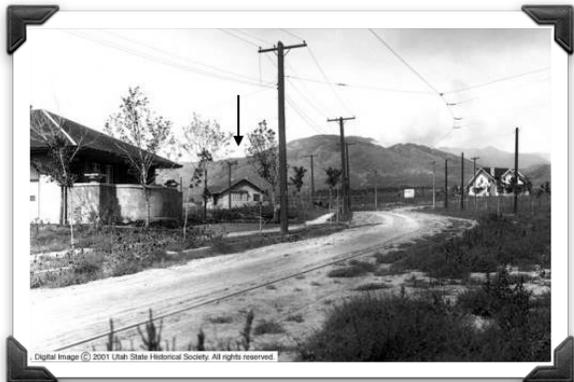
Early 1913
1523 E. 900 South
Photo taken Sept. 15, 1913
Courtesy of Utah State Historical Society

This roughly stuccoed Craftsman Bungalow was built by Richard Robinson for Leo and Hallie Brandenburger. Leo, the son of Jewish immigrants, was an electrical engineer who became the Superintendent of Power Sales for Utah Power and Light. By the end of August 1913 the Brandenburgers were living here with incredibly easy street car access.

In 2005, it's recorded that 19% of the homes in Yalecrest were Bungalows. But only 2% had Arts & Crafts style elements on their exteriors.

Here you can see that style reflected in the slightly flared eaves on the low pitched gabled roof, the exposed rafter tails and roof beams, the multi-pane sash windows, the art glass in the sconce light near the front door and in the door's strap-hinges. It has small paned side lights bracketing the front and the south doors.

The back of the lot is steep and goes down to a wooded ravine. The cobblestones used on the foundation, front porch, patio and chimneys are said to have come from the ravine. Cobblestones are frequently found on Arts & Crafts buildings.



The home as seen from 1500 East
Photo taken Sept. 15, 1913
Courtesy of Utah State Historical Society

You don't see a lot of shared driveways in Yalecrest or SLC. But here we have one with a shared garage, too.

The main entry is on the west. When this home was built there was no house/lot for sale next door because that land was part of this home's. Being one of the first homes, can you imagine the great uninterrupted view of the City Leo and Hallie enjoyed from their front porch?

So, this was the Brandenburger home for its first 25 years. Not long after Leo died in 1938, Hallie sold it to the Romneys. The Romneys decided to split the land into two lots and build the house next door. The old Brandenburger home was sold, rented and occupied by various Romney families until the Hurst family bought it in 1975. The home is still in their family today.



1912
1555 E. 900 South
Photo taken Oct. 19, 1912
Courtesy of Utah State Historical Society

If you only went by information from the County Assessor's and/or from the County Archives, you might be tricked into believing *this* home was built in 1905 and is the Oldest Home in Yalecrest. But that's not true. Even though we can't find its building permit, we know the out-of-state owners weren't building or developing here in 1905. Nor do we see this home being taxed in the early records.

It's not until May and June of 1912 that the home is mentioned in the newspapers as being under construction and we see it appearing in the County Recorder's books. That, combined with Shipler photos, have us giving it a birth year of 1912.

It is among the first seven homes built in Douglas Park. The builder is a mystery, but it's not the oldest. And yes, this is another Craftsman Bungalow.

We believe this was a speculative build. While it was under construction, the papers referred to it as the A. A. Clark home. But Clark never lived in Yalecrest and he totally disappears from the City by 1915. He had his own company, doing all kinds of construction work but specializing in reinforced concrete.

Maybe Clark built it? But only William Hubbard's name (the main developer of the subdivision) appears on the early mortgage and warranty deeds, and Hubbard didn't live here either.

This home may have initially been a rental or maybe it was vacant for awhile. But in 1916 Guy and Harriet Sterling bought it. Guy was a well-known hydraulic, civil and mining engineer. He received a patent on a process he invented for extracting potash. Harriet taught at Rowland Hall and later at Westminster College. After Guy died in 1930, it looks like Harriet took in boarders for awhile. The home remained in the family for about 32 years.



1912 streetcar construction on 15th East shows this home in the distance.
 Courtesy of Utah State Historical Society



Late 1912
919 Fairview Avenue
 Photo taken Sept. 13, 1913
 Courtesy of Utah State Historical Society

Just like the last home you visited, we believe this house was a speculative build.

In June 1912, the Salt Lake Telegram announced that Thomas L. Newton had begun work on a \$4,000 home. By that time, the street car rails went up 900 South to 1500 East and work was progressing south towards the prison in Sugar House. By the end of the year, the street cars would be giving daily service through Yalecrest.

We don't know a lot about Mr Newton, except that he was a carpenter and it doesn't look like he ever lived here.

The first owners were Frank and Jennie Fowler. The Fowlers moved to Utah after Frank landed a job teaching ancient languages at the U of U in 1912.

But he didn't stay at the U for long. He was one of the professors that resigned due to the huge controversy that erupted over academic freedom at the University in 1915. The spark was a student's graduation speech that criticized the influence of the L.D.S. church on the University. The State Legislature was heavily L.D.S. and they controlled the money the University received. As a sort of punishment, President Kingsbury and the Board of Regents decided four faculty members would be demoted or not rehired.

The students and faculty mobilized. Protests and meetings were held. An amazing 1/3 of the faculty resigned in protest, including Frank Fowler and his boss, Byron Cummings—who was the first Dean of Arts and Sciences at the U.

Also in the fallout, President Kingsbury decided to resign in January 1916.



The home under construction
 Shippler photo taken Oct. 19, 1912
 Courtesy of Utah State Historical Society

Frank taught a few more years elsewhere in Salt Lake City before he and his family moved away around 1920, most likely for a better teaching job. In 1930 Frank was living in Tucson, Ariz., teaching at the state university there.



1912
932 S. 1500 East
Photo taken Sept. 15, 1913

This was the home of Royal and Lulu Wight. It has the 3rd oldest building permit (on record) for Yalecrest, dated only a week and a half after the second home you saw on 1400 East. The architect was Charles Ellis and the builder, Louis Farnsworth.

It can be a little confusing looking at early records because the original address here was Michigan Avenue and today we call it 15th East.

Dr. Wight, the first home-owner, was a dentist and he had much to do with the design of his family's home. This was no speculative build.

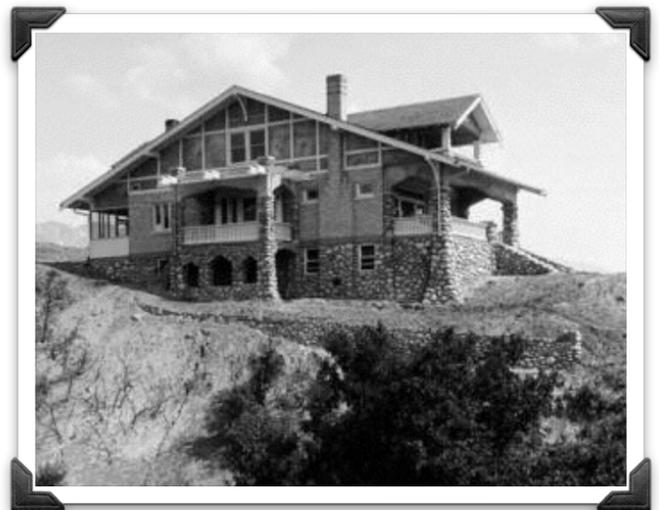
An architecture student at the University of Utah got a chance to interview one of Royal and Lulu's sons in 1982. James Wight grew up here and said his dad wanted a Prairie School design.

An extension off the Arts and Crafts movement, Prairie School designs are marked by horizontal lines, integration with the landscape, a solid, organic look to its construction — a perfect design for this lot's location above The Sunken Gardens. *(More on that at the next stop.)*

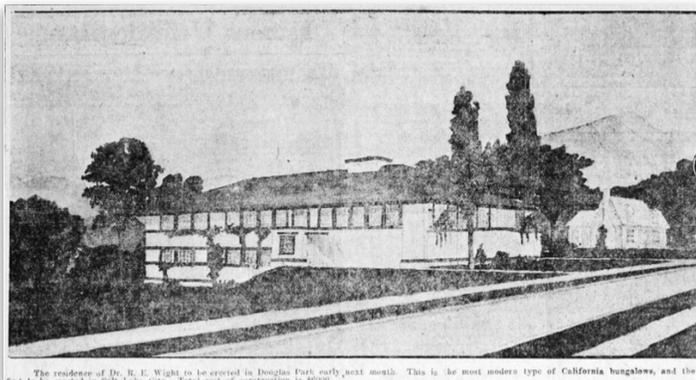
James also said his dad was always making changes to their home. Royal was certainly an innovative man. The kitchen had a unique walk-in ice box. It had sleeping porches connected to the bedrooms by french doors. And in the master bedroom, the bed could actually slide through the wall to the sleeping porch! The headboards were sized to keep the hole sealed.



The home under construction
Shipler photo taken Oct. 19, 1912
Courtesy of Utah State Historical Society



1912
941 S. 1300 East
Photo taken June 1913
Courtesy of Utah State Historical Society



The residence of Dr. R. E. Wight to be erected in Douglas Park early next month. This is the most modern type of California bungalows, and the first to be erected in Salt Lake City. Total cost of construction is \$6,000.

A newspaper sketch announcing the planned construction. Caption reads: "The residence of Dr. R.E. Wight to be erected in Douglas Park early next month. This is the most modern type of California bungalows, and the first to be erected in Salt Lake City. Total cost of construction is \$6,000."

This is the last docent-occupied stop for today's tour. After we both share what we have, you will have two options: You can walk down to 13th East to see one last oldest home or you can backtrack to your car from here.

The last old home I'd like to tell you about is at 941 South 1300 East. Its construction began in 1912. (Part of how we know this is from a lien at the Recorder's Office.)

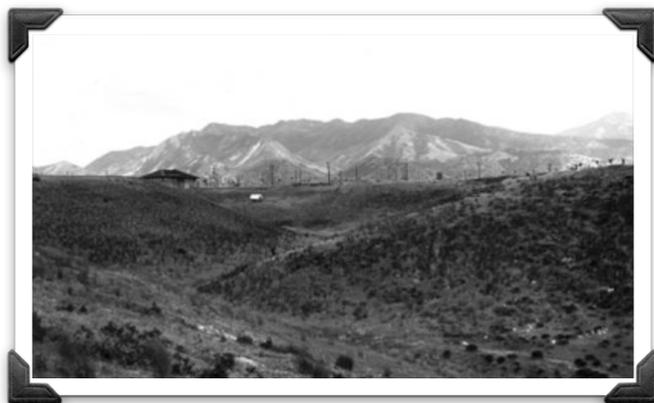
It's often called the Bruneau Home since the Bruneau family lived here for roughly nine years in their early days. Melvin Dalton was the first owner. If he lived here, it was very brief.

The Bruneaus were a well-known Catholic family. A.J. ran his own real-estate business, also offering loans and insurance. He was a graduate of All Hallows College. His sisters attended the first St. Mary's Academy and two of them later became nuns. They were Sisters of the Holy Cross. A.J. led the project for constructing the "new" St. Mary's Academy (that used to be further up on the bench).

The Bruneau teenagers, with help from their mom and aunt, hosted dance parties in their home. It made the society pages of the paper— how they invited 24 guests and decorated the place in patriotic colors for a 1917 dance party, or in Christmas trappings for other dances.

After the Bruneaus, Dr. Stephen Besley and his wife Cecil lived in the home for at least 15 years. Mrs. Besley was active in the Daughters of the Utah Pioneers. D.U.P. meetings were sometimes held at the home.

Her husband, Dr. Besley, received some publicity in 1938 when *Life* magazine published an article on an electro-cardiograph experiment he did on a prisoner being executed by firing squad at the Sugar House Prison.



“Sunken Gardens”
The Gully - Looking East

*Photo taken c. 1914
Courtesy of Utah State Historical Society*

One last bit of Yalecrest history before you go. Please follow me (to backyard on 1500 East).

Do you remember earlier docents mentioning the “Sunken Gardens?” There were three planned. This is the location of the first and largest one. The idea of a fancy landscaped garden park, with beautiful homes along the rim was used to advertise and help sell building lots in the Spring of 1913.

The gardens were to be the “first of its kind,” “adding beauty to Salt Lake,” modeled after sunken gardens in California. The papers reported that home-owners were adapting the style of their architecture to harmonize with the land and take advantage of their garden views.

Also, little winding roads for cars were supposed to be created half way down on each side. Here's an early picture of what the gully or ravine looked like. A couple of the homes included in today's tour can be seen in those photos.

If you've ever visited the K.E.E.P. Yalecrest website, you may have read a blog post about the designated sledding lanes the City set aside for kids. They actually called them “coasting lanes” back then. And this was one of them, starting off 15th East. We don't know what year it was first designated. We do know a 15-year-old neighbor boy died in 1936 after sledding down Laird Avenue and hitting a parked car. The kids were certainly directed to come here for sledding in the 40's.



*Early 13th East in front of East High School.
Shipler photo taken March 25, 1916.
Courtesy of Utah State Historical Society*



*Looking west, ca.1914.
Courtesy of Utah State
Historical Society*

