Yale Crest Park

MICHIGAN AVENUE COTTAGE CONSERVATION DISTRICT

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PHYSICAL BOUNDARIES: The north and south sides of Michigan Avenue from 1700 East on the west running east to 1800 East on the south and LeGrand Street (1820 East) on the north.

MAP:

The recommended Michagan Avenue Cottage Conservation District is a visually cohesive area containing a concentration of architecturally significant Period Revival cottages. The district includes both sides of Michagan Avenue, running east from 1700 East to 1800 East on the south side and to LeGrand Street (1820 East) on the north side.

The Michigan Avenue streetscape is linear, rising at a slight incline toward the east. It is lined with rows of stately shade trees of uniform size and appearance, which meet overhead to produce an arch effect. Homes show a remarkable consistency of style and scale, being medium sized English Cottage residences of brick masonry, placed on relatively small well-landscaped lots having uniform setbacks and side yards. Utility poles are placed to the rear of the properties and do not intrude upon the streetscape.

This district incorporates parts of two subdivisions - Douglas Park on the north side of the street and Yalecrest Park on the south side. Both sides of Michigan Avenue were developed concurrently about 1929 as speculative tract housing which was rented or left vacant until sold to resident owners.

Douglas Park, one of the longest of Salt Lake's southeast bench subdivisions was initially opened in 1911 by W. E. Hubbard Investment Company, which had purchased the property from a group of Denver captialists who had held it since about 1890 without improving it. A graduate of Rush Medical College in Chicago, William E. Hubbard initially practiced medicine in Minneapolis before moving to Los Angeles when he entered the real estate and investment business about 1887. Hubbard relocated in 1890 in Salt Lake City where he engaged in real estate sales, loans, and investments and was active in several mining concerns. As of 1919 Hubbard had laid out some 41 separate subdivisions which he developed and sold. His firm erected many residences as well as business properties and mining structures.

Yalecrest Park was acquired in April 1928 by Doxey-Layton Corporation from prominent Salt Lake attorney and real estate investor George M. Cannon, Jr., whose firm was active in the east bench area. Cannon had opened Yalecrest Park c. 1925 with 58 lots, protective building restrictions and the installation of city water, sewer, sidewalk, curb and gutter, street paving and hardwood shade trees.

Upon acquiring the property Doxey-Layton Corporation, a partnership of Graham H. Doxey and Howard J. Layton, immediately proceeded with construction of a number of residences through its subsidiary Layton Construction Company. Doxey-Layton was responsible for the development of the south (Yalecrest Park) side of Michigan Avenue, c. 1928-30 and, given the conformity between the two sides of the street, likely acquired and developed

the north (Douglas Park) side as well.

Representative of the district is 1732 Michigan Avenue, an English Cottage style residence built by Layton Construction Company c. 1930 and sold by Doxey-Layton in 1932 to Frank W. Sellwood and his wife Claire. Sellwood, a branch manager of Northern Life Insurance Company, was resident until selling in 1939 to Miller & Viele Corporation, a real estate firm.

Other residents characteristic to the district included Walter W. Jensen, vice president of Jensen Jewelers; Clyde E. Leavitt, fireman, Los Angeles and Salt Lake Railroad; Don S. Lambert, vice president and general manager of Standard Sales Corporation ("Distributors, Regina Floor Machines and Lady Gaye Lingerie"); Charles W. Primrose, Primrose Jewelry Supply Company; and Le Grande G. Robbins, a contractor who may have been involved in the development of the district.

The prescribed portion of Michigan Avenue possesses a distinctive and cohesive ambience characterized by excellent architectural examples of 1930s tract housing in the English Cottage style of the Period Revival. It is also associated with historically noteworthy developers of the time, as such, this tract merits consideration for designation as a Salt Lake City Conservation District.

SOURCES CONSULTED

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"Many Salt Lakers to Purchase Homes," Salt Lake Tribune. May 25, 1913, p. 22
Salt Lake Tribune. April 1, 1918, p. 24.
"Home Building Work Plans," Salt Lake Tribune. April 8, 1928. p. 6, sec. 2.

Newspaper Advertisements:

"Douglas Park," Salt Lake Tribune. May 7, 1911, pp. 22-24.
"Yalecrest Park," Salt Lake Tribune. April 5, 1925, p. 8, sec. 3.
"We have acquired Yalecrest Park," Salt Lake Tribune. April 1, 1928, p. 10, sec. 2.

Other:

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