



Millcreek Historic Preservation Commission Meeting Agenda

Public Notice is hereby given that the Historic Preservation Commission of Millcreek will assemble in a regular public meeting on Thursday, **12 September 2024**, at City Hall, 1330 E Chambers Ave, Millcreek, Utah 84106, commencing at **6:00 p.m.**

6:00 p.m. – Regular Meeting

1. Recommendation to the Historic Preservation Commission regarding a nomination of the Mountair Acres Neighborhood for the National Register of Historic Places – Kirk Huffaker
2. Discussion of Reconnaissance Level Surveys for Rancho Villa and Veterans Heights Subdivisions
3. Updates from Sub-Committees
4. Staff Updates
5. Approval of June 13, 2024, Regular Meeting Minutes
6. Adjourn

In accordance with the Americans with Disabilities Act, Millcreek will make reasonable accommodation for participation in the meeting. Individuals may request assistance by contacting the ADA Coordinator, 801-214-2751 or adainfo@millcreek.ut.gov at least 48 hours in advance of the meeting.

The meeting will be live streamed via the City's website at: <https://millcreekut.gov/373/Meeting-Live-Stream>. Public comment can be submitted before or during the meeting via the City's website at: <https://millcreekut.gov/FormCenter/Contact-Us-5/Public-Comments-61>.

The Commission may convene in an electronic meeting. Commissioners may participate from remote locations and may be connected to the electronic meeting by GoToMeeting, Zoom, or telephonic communications. The anchor location will be City Hall.

THE UNDERSIGNED DULY APPOINTED CITY RECORDER FOR THE MUNICIPALITY OF MILLCREEK HEREBY CERTIFIES THAT A COPY OF THE FOREGOING NOTICE WAS EMAILED OR POSTED TO:

City Offices
Those Listed on the Agenda

City Website
<http://millcreekut.gov/>

Utah Public Notice Website
<http://pmn.utah.gov>

DATE: September 5, 2024

DEPUTY CITY RECORDER: Alex Wendt

Agenda items may be moved in order, sequence, and time to meet the needs of the Commission.



**Minutes of the
Millcreek Historic Preservation Commission
June 13, 2024
6:00 p.m.
Regular Meeting**

The Historic Preservation Commission of Millcreek, Utah, met in a regular meeting on June 13, 2024, at City Hall, located at 1330 E. Chambers Avenue, Millcreek, UT 84106. The meeting was conducted electronically and live streamed via the City's website with an option for online public comment.

PRESENT:

Commissioners

Peter Brinton
Kaye Donahoe
Molly Enos, Chair (absent)
Tiffany Hunter Greene
Emily Johnson (absent)
Ryan Lufkin, Vice Chair (absent)
Arie Leeftang

City Staff

Sean Murray, Planner
Kurt Hansen, Facilities Director
Francis Lilly, Planning Director
Rita Lund, Communications Director

Attendees: Kirk Huffaker, Jessica Guynn, Mason Lytle

MEETING – 6:00 p.m.

TIME COMMENCED – 6:03 p.m.

1. Report from Kirk Huffaker on Intensive Level Surveys

Kirk Huffaker introduced his staff, Jessica Guynn and Mason Lytle. He reported that they had been working on the Mountair Acres Subdivision NRHP Historic District Nominations and ten intensive level surveys (tier 1 list). He gave a review of the Mountair Acres Subdivision. It developed from 1940-1952 and its period of significance is 1940-1974. Criterion C (architecture) will be used as the criterion for significance. There are 335 contributing resources (89%) and 40 non-contributing (11%).

Mason Lytle reviewed five intensive level surveys he had done at 3460 S 900 E, 3194 S 1100 E, 228 Gordon Lane, 4138 S 620 E, and 2775 S Connor Street. Jessica Guynn reviewed five intensive level surveys she had done at 4168 S Parkview Drive, 2729 E Pebble Glen Circle, 2739 E Pebble Glen Circle, 2738 E Pebble Glen Circle, and Iceberg Drive Inn. Commissioner Greene asked about mini historic districts for the Pebble Glen Circle. Huffaker said the three candidates could become one based on information from someone at the State Historic Preservation Office. Some homes may have lower ratings in districts than with individual designations. Commissioner Greene asked about other potential modern houses in the area

that could be included. Huffaker said there were only plain ranches nearby, so it would just be those three candidates. Commissioner Brinton asked about the eligibility with 2775 S Connor Street. Lytle said the property has a clause that they cannot change anything. The interior has retained its original integrity from when it was built in 1963. The clause is the Aspen Village CC&Rs. There are seven buildings and fourteen units in Aspen Village. It would be treated as one complex of seven resources, a single site with multiple buildings. The contemporary design is well maintained. Commissioner Donahoe asked about Lexington Village as a whole. Lytle said he would need to look at the changes over time.

Sean Murray thanked the team for their work. Francis Lilly noted the Pebble Glen Circle homes could be added to a local list if not for the National Register. Huffaker said the final products would be sent to Millcreek at the end of June.

2. Open and Public Meetings Act Training

Francis Lilly presented to the Commission the Open and Public Meetings Act training video produced by the Utah State Auditor's Office. This training is required annually.

3. Updates from Sub-Committees

Commissioner Greene drafted two letters, one for homes currently listed on the National Register and one for homes that are not, about including their properties on historic registers and/or lists. Murray appreciated the letters being from the Commission, not the city. Lilly thought property owners could reach out via email or could staff/commissioners could meet with people in person if requested. Murray wanted to make sure the properties met certain criteria before a letter was sent to the owner. Commissioner Greene asked about a timeline. Lilly said staff could create a calendar of action. Commissioner Greene said it would be good to have a list of properties to track for contacting.

Commissioner Brinton announced oral history training from the Utah Historical Society in July. Lilly said Council Member Jackson knows someone who knows all about a particular ditch in East Millcreek and was wondering if she could write a piece on it for a Millcreek newsletter or if the Commission wanted to do that. Commissioner Donahoe suggested Commissioner Lufkin get in touch with that person. Murray noted he wrote an article on mountain monographs.

4. Staff Updates

Murray said he met with a developer who will be constructing a townhouse project in Old Farm Lexington Village. In Salt Lake City, a building was half demolished on Easter Sunday. The city has since adopted new historic preservation code surrounding demolitions without a certificate of appropriateness and the associated penalties. He said it included a development hold of 25 years. He asked the commission about enforcement in Millcreek. Commissioner Greene liked the idea of a hold on development, but felt 25 years was extreme. A monetary fine may not be a sufficient deterrent. Lilly said it sounded like a deed restriction to be recorded on title. Murray said a certificate of non-compliance is what Salt Lake City ties to the property. The city attorney could help make the appropriate determination.

5. Approval of May 9, 2024, Regular Meeting Minutes

Commissioner Greene moved to approve minutes of the May 9th regular meeting. Commissioner Brinton seconded the motion. Chair Pro Temp Donahoe called for the vote. Commissioner Brinton voted yes, Commissioner Greene voted yes, Commissioner Donahoe voted yes, and Commissioner Leeftang abstained. The motion passed.

ADJOURNED: Commissioner Brinton moved to adjourn the meeting at 7:18 p.m. Commissioner Leeftang seconded the motion. Chair Pro Temp Donahoe called for the vote. Commissioner Brinton voted yes, Commissioner Leeftang voted yes, Commissioner Greene voted yes, and Commissioner Donahoe voted yes. The motion passed unanimously.

APPROVED: _____ Date
Ryan Lufkin, Vice Chair

Attest: _____
Alex Wendt, Deputy Recorder

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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any 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.

1. Name of Property

Historic name: Mountair Acres Subdivision Historic District DRAFT #1 Reviewed
7/25/2024

Other names/site number: _____

Name of related multiple property listing: N/A

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

2. Location

Street & number: _____

City or town: Millcreek State: Utah County: Salt Lake

Not For Publication: N/A Vicinity: N/A

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X 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 X meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

 national statewide X local

Applicable National Register Criteria:

 A B X C D

/SHPO

Signature of certifying official/Title:

Date

Utah State Historic Preservation Office

State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official:

Date

Title :

State or Federal agency/bureau
or Tribal Government

Mountain Acres Subdivision Historic District
Name of Property

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4. National Park Service Certification

I hereby certify that this property is:

- ☐ entered in the National Register
☐ determined eligible for the National Register
☐ determined not eligible for the National Register
☐ removed from the National Register
☐ other (explain:) _____

Signature of the Keeper

Date of Action

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

☐

Mountair Acres Subdivision Historic District
Name of Property

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>525</u>	<u>175</u>	buildings
<u> </u>	<u>1</u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>525</u>	<u>176</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC/single dwelling, secondary structures

LANDSCAPE/plaza

Current Functions

(Enter categories from instructions.)

DOMESTIC/single dwelling, secondary structures

LANDSCAPE/plaza

7. Description

Architectural Classification

(Enter categories from instructions.)

MODERN MOVEMENT/Ranch

Materials: (enter categories from instructions.)

Principal exterior materials of the property: WOOD/weatherboard, BRICK,
METAL/Aluminum, OTHER

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Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The *Mountair Acres Subdivision Historic District* (hereafter referred to as Mountair Acres) is one of Millcreek's earliest subdivisions, composed of approximately 75 acres along Highland Drive, a major commercial corridor between Salt Lake City and Millcreek. While the neighborhood started as a rural area, it was acquired for its high natural clay content by the Salt Lake Pressed Brick Co. The subdivision was first platted in 1939 with construction starting in 1940. Several model homes were available for viewing, including a collaboration with Montgomery Ward. Over the next nine years, the subdivision was platted and construction completed in 1952 with all lots built and sold. Design of Mountair Acres added the flair of a curved street, Crescent Drive, as a key focal and circulation point that set it apart from traditional grid subdivisions. Use within Mountair Acres is completely single-family residential. Character-defining features of the district include uniform setbacks, landscaping with mature trees in the park strip, grass lawns, rear garages, and one story buildings. There are a total of 701 resources in the *Mountair Acres Subdivision Historic District* and only two architectural styles from the period of significance (1940-1974). Contributing buildings number 525 (75%), while there are 175 (24%) non-contributing buildings, and one (<1%) non-contributing site. The 701 resources break down to 375 (54%) primary resources and 326 (46%) secondary resources. Despite limited square footage and location near Salt Lake City, the neighborhood has not been a target for teardowns for larger houses.

Narrative Description

Location and Setting

The Mountair Acres Subdivision Historic District is located in the city of Millcreek, Salt Lake County, Utah. Millcreek is a suburb located immediately south of Salt Lake City, stretching across half the valley from 300 West on the west to the Wasatch Mountain wilderness on the east. Topographically, Millcreek consistently rises in elevation moving from west to east, from the valley floor, to the east bench, and into the foothills. The city is named for the Mill Creek, which runs east-west and is located south of Mountair Acres approximately one-half mile.

The original topography of the Mountair Acres subdivision site was slightly sloped rising west to east. It's ownership and use by the Salt Lake Pressed Brick Company excavated several feet of natural clay deposits from the site, lowering the overall topography and creating a man-made shelf on the eastern boundary of the neighborhood. [Figure 14] However, Mountair Acres today is exactly flat in topography.

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Development Patterns

The neighborhood was platted with a layout of streets that broke from the earlier typical cardinal grid pattern of Salt Lake City, known as the Plat of the City of Zion. The west boundary of the subdivision aligns with Highland Drive, one of the few early diagonal roads in the valley.¹ A linear park that runs parallel to Highland Drive separates the subdivision from the road traffic. Originally, a row of bushes was planted within the park area and grew over 10 feet high, serving as a landscape buffer. Mountair Drive runs parallel to Highland Drive and the park. Behind Mountair Drive is Crescent Drive which is aptly named as it curves north to south. Each of the five east-west streets intersects with Crescent Drive as it serves as the connecting point for the subdivision on the west. On the east, 1640 East is the connecting point with all east-west streets intersecting. In the center of the subdivision, 1500 East serves as a circulation street that runs north-south to break up the east-west blocks. No alleys exist with driveway access coming directly from the street to the side of each house. There are three entry/exit points to the subdivision: Gregson Avenue on the east leading to Imperial Avenue (1700 East), and 3010 South and Crescent Drive on the west leading to Highland Drive.

Development of the Mountair Acres Subdivision was spread out over 12 years and seven separate plats with the majority of construction occurring in 1948 when 126 houses were built. [Figures 15-21] One additional house – 3004 S. Imperial Street – was constructed in 1959 but is located at the edge of the subdivision and is the only resource on Imperial Street. While the first year of subdivision development resulted in 13 houses constructed, there were seven subsequent years when at least 20 houses were built within a year.

Year	Number	Year	Number
1940	13	1947	1
1941	20	1948	126
1942	42	1949	3
1943	38	1950	51
1944	50	1951	2
1945	5	1952	24
1946	0	1959	1

All properties are residential single-family in use with the exception of the landscape buffer/park between Mountair Drive and Highland Drive. There is one resource that is 1½ stories in height. The remaining 99.9% (374) are one story in height.

¹ It's diagonal orientation roughly follows a high line in the topography of the east bench connecting the southern edge of Salt Lake City to Holladay, the city to the south of Millcreek, and the southern canyons of the Wasatch Mountains.

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Streetscape and Landscape

Each street is uniformly designed and landscaped, providing a consistent overall aesthetic. On each side of the streets is a concrete street curb, concrete sidewalk, a front yard of grass, and primary building. In the front yard near the sidewalk of each house, one or two trees were historically planted. The trees have matured over the decades and today create a lush canopy over each street and property. A few parks trips have been converted to xeriscaping. Front yards were historically planted with grass and unfenced. Today, only a few have been completely replaced with xeriscaping, while only a few have been fenced in the front.

Houses have a uniform setback from the sidewalk and side setbacks from its neighbors. Very few have had additions on the front or side that infringe on the consistent setback. Garages, the vast majority of which are unattached, are placed in the rear corner of the property with a driveway leading from the street, past the side of the house, and into the rear yard. Carports have been a frequent addition on the side of houses to provide additional weather and sun protection for automobiles.

Architectural Styles, Building Types, and Materials

In Mountain Acres, the subdivision's consistent appearance and visual character stems not only from the mature trees that line its streets, but also the use of similar architectural style. Many of the buildings exhibit characteristics of Ranch style buildings, but were not designed as Ranch or Early Ranch buildings; therefore, being categorized as Minimal Traditional in style.

Style	Number	Percentage
Early Ranch	308	82%
Minimal Traditional	65	17%
Ranch/Rambler	1	1%

	Early Ranch	Minimal Traditional	Ranch/Rambler
Total	308	65	1
Contributing	51	52	1
Non-contributing	13	13	0

Architectural Style and Building Type

Minimal Traditional

The Minimal Traditional-style residences, as the name suggests, exhibit an overall simplicity of form and architectural detail, lending these characteristically small houses the appearance of maximum size. McAlester details the style's additional features to include a "Low- or intermediate-pitched roof, more often gabled; small house, generally one-story in height; roof eaves usually have little or no overhang; double-hung windows, typically multi-pane or 1/1;

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minimal amounts of added architectural detail; rarely has dormers.”² There are 65 examples of the Minimal Traditional style with a range of construction dates between 1940-1952. Fifty-two (80%) of the examples are contributing while 13 (20%) are non-contributing.

Ranch

The identifying features of the Ranch style according to McAlester include a “Broad one-story shape; usually built low to ground; low-pitched roof without dormers; commonly with moderate-to-wide roof overhang; front entry usually located off-center and sheltered under main roof of house; garage typically attached to main facade (faces front, side, or rear); a large picture window generally present; asymmetrical facade.”³ In the district, there are 309 examples of the Ranch style. Their dates of construction are between 1940-1959. Contributing resources number 256 (83%) examples of the style and non-contributing examples number 53 (17%).

Materials

Much like the architectural styles and building height within Mountair Acres, the construction materials are also overwhelmingly consistent, with brick being the main construction material for 93% (348) of the primary buildings. Veneers, which compose 6% (19) of the total, include aluminum and vinyl siding.

Methodology and Eligibility Requirements

The methodology used to evaluate the historic resources in Mountair Acres for National Register of Historic Places (NRHP) eligibility was based on the results of a Reconnaissance Level Survey (RLS) completed in June 2023.⁴ The preparation of the nomination included a confirmation survey of the district in June 2024 in order to obtain an accurate count of and evaluation for garages and outbuildings and document changes since completion of the RLS. The boundaries of the historic district represent the historic subdivision plat boundaries as well as the currently recognized neighborhood boundary.

The evaluation of resources is based upon Utah State Historic Preservation Office (SHPO) standards and National Park Service (NPS) Bulletin 15: *How to Apply the National Register Criteria for Evaluation* (NPS 1997). The Utah SHPO’s reconnaissance level survey evaluation criteria allow for the assignment of one of two three ratings to buildings and structures based on the degree to which they retain historical and architectural integrity. There are no out of period buildings in the district so that was removed. Integrity includes the NRHP-defined qualities including location, design, setting, materials, workmanship, feeling, and association. The Utah SHPO designations are as follows:

² McAlester, 973.

³ Ibid, 989.

⁴ Kirk Huffaker Preservation Strategies, Io LandArch, and Loom Planning + Design. *Millcreek Reconnaissance Level Survey*, June 2023.

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Eligible/Contributing — Built within the historic period and retains integrity; good example of type or style, but not as well-preserved or well-executed as Contributing/Individually Eligible buildings; more substantial alterations or additions than Contributing/Individually Eligible; eligible for National Register as part of a potential historic district or primarily for historical, rather than architectural reasons. [Additions do not detract and alterations may be reversible].

Ineligible/Non-contributing — Built during the historic period but has had major alterations or additions; no longer retains integrity. Resource may have important local significance but is ineligible for the NRHP.

Individual building alterations were assessed for both individual and cumulative effects. In general, modifications to historic resources were considered acceptable if the changes did not compromise or diminish the qualities that characterize the district.

Inventory of Resources

The Mountair Acres Subdivision Historic District includes 701 total resources, which breaks down as 375 (54%) primary resources and 326 (46%) secondary resources that include garages and sheds. Of the total 701 resources, 525 (75%) have a contributing evaluation while 176 (25%) have a non-contributing evaluation.

The 375 primary resources represent 309 (82%) contributing buildings and 66 (18%) non-contributing resources. The 326 secondary resources represent 216 (62%) contributing buildings and 110 (38%) non-contributing buildings. Further, the 326 secondary resources can be broken down as 313 (96%) garages and 13 (4%) sheds. Contributing garages number 213 (68%) while noncontributing garages number 100 (32%). Contributing sheds number 3 (23%) while non-contributing sheds number 10 (77%). Garages make up 99% (213) of contributing secondary resources while sheds make up 1% (3) of contributing secondary resources. Garages also make up 91% (100) of non-contributing secondary resources while sheds make up 9% (10) of non-contributing secondary resources.

Change over Time and Integrity

The *Mountair Acres Subdivision Historic District* retains a high degree of the seven aspects of integrity as detailed by the following.

There were no vacant lots left from the time of the subdivision's original platting and none exist currently. The block divisions, parcel sizes, and original construction on each lot has remained intact for the majority of properties. Zero intrusions exist as there have not been any teardowns and new construction. Only one house has made an incompatible addition to the top of an original one-story building. Additions, when constructed, have commonly happened behind the house. The majority of garages date to the historic period. New garages have typically been placed in the same

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rear corner lot position as garages have been historically located and remained one story in height. The original park between Mountair Drive and Highland Drive was redesigned and renovated in 2020 with new landscaping and a sidewalk.

Location

The aspect of location integrity is intact as the neighborhood remains built in its original location and no buildings have been moved in or out of Mountair Acres. The boundary for Mountair Acres follows the boundaries of the seven original subdivision plats between 1939 and 1948. The streets remain in their original design and lot sizes have remained constant with none being combined or subdivided further.

Design

The overall design of the Mountair Acres Subdivision's streets, blocks, lots, and yards hold integrity with very few changes since the original platting and construction. Throughout the entire neighborhood, original sidewalks and front yards remain intact. Garages are located at the rear of each property and accessed by long driveways from the street. Except in a few cases when the garage is located on the street for a corner property. Trees in the front yards on every street have matured for several decades creating a natural canopy for the neighborhood. Modest front yards between the sidewalk and the buildings have been maintained and remain contiguous, typically not separated by fences, giving a consistent look along the streetscape.

The design of individual buildings represents a narrow representation of styles that were becoming popular nationally at the outset of World War II. Despite the Salt Lake City area being a strong real estate market over the last 25 years, the neighborhood has resisted the teardown epidemic that other neighborhoods have had to face. However, alterations to individual residences have been frequent in the last 50 years. The most frequent changes have been exterior alterations such as window, roof, and sheathing replacements. Several buildings exhibit additions. While the majority of additions to historic buildings in the district are located at the rear and thus are compatible with both original construction and the context of the neighborhood as a whole, a few examples are notable for their poor design and/or location on the building. In these cases, an addition has rendered a resource as non-contributing.

Setting

Surrounding Mountair Acres are distinctive neighborhoods of their own. To the west is the Highland Drive commercial district. To the north and south are neighborhoods of later construction dates and varied integrity. To the east is a neighborhood of mixed construction date, between 1920 and 2024, with varied integrity and less distinctive architectural consistency.

Within the physical environment of Mountair Acres, however, is strong integrity of the original buildings as well as the developed setting around the buildings. The original sidewalks remain intact in their original locations and at their original sizes. Trees, front yards, and other vegetation

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have matured for several decades, creating the garden-like natural environment within the neighborhoods. Few chain link fences are present in front yards.

Materials

The dominant building material within Mountair Acres is brick, utilized for both structure and exterior material. This is a dominant characteristic of contributing buildings and thus retain their integrity in this aspect. These materials have deeper significance as they were created by the Salt Lake Pressed Brick Company from some of the same clay on which the subdivision sits. Other construction materials include wood (structural framing and sheathing). If changes have occurred, most often that was in the form of new windows in aluminum or vinyl materials. While many wood buildings retain their original sheathing, many have been covered with aluminum or vinyl siding. Occasionally, a roof was replaced with new materials that were not historic, such as metal (aluma-lock) or rubber shingles replacing asphalt shingles.

Workmanship

Mountair Acres is unique in Salt Lake County as an example of a neighborhood built over a relatively short period of time with a narrow array of architectural styles that has retained its overall historic character. The workmanship invested in the craftsmanship of the buildings within Mountair Acres remains evident in the styles, forms, and details, even when some materials may have changed.

Feeling

Mountair Acres' consistent setback and scale, consistency of historic styles, retention of historic outbuildings, and associated landscape elements all contribute to its strong integrity of feeling as an early-to-mid-twentieth century residential neighborhood.

Association

Through the retention of its historic layout, scale, architectural features, and materials, Mountair Acres clearly conveys its historic associations with the early mid-twentieth century architectural development within Salt Lake County.

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8. Statement of Significance

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.)

- ☐ 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 old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

Period of Significance

1940-1959

Significant Dates

1940

1959

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Mountair Acres Subdivision is locally significant under National Register of Historic Places (NRHP) Criterion C. It is eligible under Criterion C in the area of significance of ARCHITECTURE for its early use of the Ranch style in a suburban subdivision in Salt Lake County. Development at this time was fueled first by the increased capacity for borrowing from the Federal Housing Administration, followed by returning veterans and the GI Bill. The consistency of the neighborhood's built environment in setbacks, scale, massing, materials, and style reflect the architectural preferences of families both regionally and locally. In the context of Millcreek, the district is significant for the consistency of its architectural styles and strong integrity of resources. The period of significance extends from 1940 to 1959. This encompasses the time between the first construction within the district and the last construction in the district.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Criterion C Significance: Architecture

The Mountair Acres Subdivision Historic District is significant under Criterion C in the Area of ARCHITECTURE as a reflection of the early preference for and use of the Ranch style in a suburban subdivision. The original subdivision plat was filed in September 1939. Construction began in 1940 and was nearly complete by 1948. These dates would commonly correspond to styles that include Early Ranch, Box Ranch, Post-World War II Cottage, and Minimal Traditional. Given their location, the expectation is that their construction would be one story and of brick construction, or wood-framed with aluminum siding. Some may have a mix of construction types and sheathing, including wood trim. Some may include other stylistic application such as Colonial Revival, Art Moderne, or Early Modern elements.

The original model home in Mountair Acres is 1414 East 3010 South (1940; extant, contributing) (Photo 5). This house is a wood sheathed, one-story Minimal Traditional style house with an attached single-car garage. A second model house was also introduced in 1940 at 1368 East 3010 South (extant, contributing). This was known as the Montgomery Ward collaboration house. [Figure 3] The house was advertised as using Ward's building supplies including paint, wallpaper, plywood, tileboard, linoleum, and a cast iron furnace. Two model houses were utilized in 1941: 3021 S. Mountair Dr. (1941; extant, contributing)(Photo 7) and 3029 S. Mountair Dr. (1941; extant, contributing)(Photo 8). Both of these are brick building with picture windows, but display different styles, The Early Ranch style was used for 3021 while Minimal Traditional was used for 3029. The latest model home was 1612 East 3115 South (1949; extant, contributing)(Photo 9). This house shows the evolution of style in the subdivision over about ten years, becoming more Ranch in style but not fully evolved to the Ranch style. This model is a one-story brick structure

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of Minimal Traditional style but with meeting corner picture windows and a side-hipped roof with projecting front hip.

Mature trees line all streets in the subdivision. Oral history provides that a Boy Scout fundraiser resulted in two trees being planted in front of every yard where the owner donated. As logic follows, houses without trees or with younger trees are where the owners did not participate.

Prior to development of Mountair Acres, the area was historically used as a clay pit that directly served the Interstate Brick Company to the west starting in 1936. Clay was extracted from this location and transported on trolleys to the brickyard.⁵ The area immediately to the north, east, and south of Mountair Acres were already developed prior to the subdivision. It was intended for the land to be developed once the clay pit had exhausted its resources. Oral history is that clay from the neighborhood was utilized in making bricks that went into the houses of the Mountair Acres subdivision.

Platted in 1939, the first recorded subdivision plat of what is now Millcreek was for the Mountair Acres Subdivision. The developer was Capson-Bowman Inc., owned by Leo L. Capson and Ned J. Bowman. It appears the two were partners from 1931-1950 and this may have been the only subdivision the two worked on together. Capson later used the phrase "Capsonized" to define the type of service their company provided in real estate.

Lot 26 was the first lot sold. It was sold on October 6, 1939 to Aldo O. Richins.⁶ The first subdivision advertisement appeared on December 17, 1939. [Figure 1] "Buy your lot now in Mountair Acres. Where your investment is protected against unsightly buildings that depreciate land values," is what it stated. The ad also stated that there is a "small down payment-easy monthly terms," "away from the high tax district," and was "completely removed from the smoke and heavy traffic areas."⁷ The first display or model home opened in 1940 at 1414 E 3010 S. This was among the first 13 houses completed in 1940. By 1941, Capson-Bowman was using 3025 and 3029 as model homes as well. [Figures 4-5]

Covenants for Mountair Acres were filed in July 1946 for Addition 6. Restrictions included requiring all lots to be for residential use, garages to be no larger than for two cars, all lots were required to be at least 6,000 square feet, no noxious or offense trade could be undertaken at any property, a minimum of \$4,000 was required to be spent on the building of a minimum of 750 square feet on the main floor, and "no persons of any race other than the Caucasian race shall use or occupy any building or any lot, except that this covenant shall not prevent occupancy by domestic servants of a different race domiciled with an owner or tenants."⁸

An advertisement in 1948 marketed Mountair Acres with the following language:

⁵ Marilyn Case, Phone Interview by Kristen Clifford, March 1, 2023.

⁶ *Deseret News*, "Statistics: Warranty Deeds." October 7, 1939, 17.

⁷ The Salt Lake Tribune, July 28, 1940, 25 (advertisement).

⁸ Capson-Bowman, Inc. 1946, 2-3

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Conceived in the desire to give the Average Family something just a little bit better. This splendid project has grown from a modest beginning to one of the finest home areas in all the West. The charming homes, set in a suburban atmosphere, with all conveniences immediately available, furnish every possible requirement for gracious living.⁹ [Figure 7]

The clay, however, continued to present problems in the new subdivision. [Figure 9] Though initial streets were graveled, the clay would rise and cause difficult driving conditions. In 1944, 1947, and 1948, residents asked the Salt Lake City and Salt Lake County to assist with paving the streets in order to facilitate safe driving and create guaranteed access for emergency vehicles. The 1944 article stated the following:

Complaining that automobiles are sliding all over slick clay streets and ruining newly planted lawns property owners on 15th East and 3045 South streets in Mountair Acres subdivision Friday asked the county commission to gravel streets in the area. The petition was referred to Conn Gwynne Page, in charge of streets.¹⁰

The Capson-Bowman development of Glendale Gardens (1130 South 1100 West) in 1948, has many of the similar house forms and styles at Mountair Acres.¹¹ Other subdivisions by Capson-Bowman advertised this year where they were the “planners, builders, & operators” were University Gardens Housing Project, Bonneville subdivision, and Layton Park subdivision. Capson-Bowman at this time included designing, estimating, financing, and construction in their services.¹²

A 1949 advertisement for *Beautiful Mountair Acres* promoted that ownership was available through financing by the FHA and VA and only required a \$500 down payment. [Figure 11] The model home at this time was located at 1612 E 3115 S and was furnished by Bowers Home Furnishing Co.¹³ [Figure 13]

By 1950, residents were asking to be annexed into Salt Lake City in order to obtain more consistent services and had a meeting with the SLC Commission to discuss options.¹⁴ However, nothing came of the effort and the subdivision remained within unincorporated Salt Lake County. However, the county funded complete street, curb and gutter, and sidewalk construction in 1962 through a special assessment levy.¹⁵

Since that time, Mountair Acres has been regarded as a stable, safe, affordable community to live in with close proximity to downtown Salt Lake City and outdoors amenities in the Wasatch

⁹ *Deseret News*, “Two Delightful Home Projects.” December 15, 1948, 33.

¹⁰ *The Salt Lake Tribune*, “Ask street surfacing.” September 30, 1944, 24.

¹¹ *The Salt Lake Tribune* 1948, 44.

¹² *The Salt Lake Tribune* 1948, 9.

¹³ *Salt Lake Telegram*, “You Can't Buy a Home!!” June 1, 1949, 34.

¹⁴ *Salt Lake Telegram*, “To Discuss Annexation.” October 4, 1950, 18.

¹⁵ *The Salt Lake Tribune*, “Notice of Special Assessment Levy Salt Lake County Special Improvement District Number 2.” January 19, 1962, 34.

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Mountains. Mountair Acres received renewed attention as a unique neighborhood by the city of Millcreek, as the city was incorporated in December 2016 and began a historic preservation program in 2021.

Summary

The Mountair Acres Subdivision is locally significant under NRHP Criterion C in the area of ARCHITECTURE for its early use of the Ranch style in a suburban subdivision in Salt Lake County. Development at this time was fueled first by the increased capacity for borrowing from the Federal Housing Administration, followed by returning veterans and the GI Bill. There has been zero demolition and new construction in the neighborhood, providing a rare example of integrity in the city, county, and state. The neighborhood retains integrity across the seven aspects and clearly conveys its original function, historic associations, and period of construction.

Additional Historical Context

The arrival and settlement of the first Mormon pioneers in 1847¹⁶ hearkened the founding of Salt Lake City and the surrounding areas. The Big Field Survey, south of central Salt Lake City, was laid out in 1848 by pioneer surveyors. This area was beyond the southern boundary of the original Salt Lake City plats (present-day 900 South) to 2100 South, the land was arranged in rectangular blocks divided into five-acre lots (the “Five-Acre Survey”). Even further south, between 2100 South and 4500 South, the land was divided into larger lots of ten acres (the “Ten-Acre Survey”) that were intended for large-scale agricultural use. As a result, much of the land in present-day Millcreek was used as farming and orchard land. Daniel Russell, who settled near the mouth of Mill Creek Canyon soon after John Neff built a flour mill in 1848, had great success planting fruit trees and raising a variety of fruit in the area. This encouraged more agricultural development in the area and orchards became very prevalent, especially west of the intersection of 3300 South and 2300 East, the present-day boundary markers of the Big Field Survey block pattern.

Black farmers had a presence in the area since the 1870s. The area of Millcreek where many Black settlers purchased land for settlement and farming was referred to as “The Hill” and it became the earliest enclave of black families in the state. After purchasing land in 1875 just east of Mountair Acres subdivision, Samuel and Amanda Chambers had a prosperous farm that covered 30 acres.¹⁷

Around the turn of the century, many parts of Millcreek served as second homes and summer getaways. This especially took place along the Mill Creek due to the corridor’s natural shade and cooler temperatures. According to oral history, during one of the escapes of Princess Alice the

¹⁶ This is the proper and preferred name for the Church, but the Church’s style guide accepts historical use of “Mormon Pioneers” in contexts such as this and abbreviation simply as “the Church.” For brevity in this document, both will be used, as well as simply “Pioneers,” (capitalized throughout as a proper noun), “Mormons,” “LDS,” “LDS Church,” and sometimes “members.” No disrespect is meant to The Church of Jesus Christ of Latter-day Saints nor its members in abbreviating, to any subsequent church in Salt Lake City, Utah, nor to other groups of pioneers who settled here or in other regions. This is simply a convenience where the meaning is not likely to be confused here.

¹⁷ 3205 South was renamed “Chambers Avenue” in 2020. The Chambers House is extant on Imperial Avenue.

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elephant from her enclosure at Liberty Park, she was captured at the Wilford LDS Ward and may have come through Mountair Acres.

The area began to see the first subdivision plats recorded in the late 1930s-early 1940s with steady suburban growth following thereafter. Many early East Millcreek neighborhoods began to be impacted by the post-World War II boom. Attached garages were built, duplex buildings and infill development occurred and the conversion of 1940s basements (used as bomb shelters) to additional living space became more common. In the late 1940s, many veterans returning home from World War II bought land and subdivided lots to build homes in the present-day Canyon Rim neighborhood. This area was known as "Veteran Heights" and marked the beginning of this area transitioning from agricultural use to a residential suburban community. The area gained the name "Canyon Rim," as homes were built along or near the rim of Parley's Hollow in the 1950s.

After World War II, the full development of what is now known as Olympus Cove began. This area was primarily used by ranchers grazing animals and fruit growers with orchards that then gave way to new residential subdivisions. In the 1950s, the new Eastwood Elementary School and Eastwood Hills subdivision were constructed on an area that had been an early landfill.

More suburban and auto-oriented growth continued around present-day Highland Drive. This area was referred to as "Highland Drive Miracle Mile" – a term commonly used to promote business development along commercial corridors. Salt Lake City also had a Miracle Mile along 2100 South between 700 East and 1300 East. Leo Capson, partner in Capson-Bowman and developers of the Mountair Acres Subdivision, even claimed a trade name for their use of Miracle Mile along 2100 South as "exclusive owner of the trade name...in the business of real estate listing, advertising, development, sales and promotion."¹⁸ The use of Miracle Mile for Highland Drive appears to have been marketing by Knight Realty between 1958-1960.¹⁹ A garage was built on the northwest corner of Highland Drive and 3300 South that remains today.²⁰ The Villa Theater first opened on December 23, 1949, showing Prince of Foxes.

Throughout the late twentieth century, the pattern of individualistic infill continued throughout Millcreek. The Marquis Condominium development, built in the inner block between Pioneer Street and Crestbrook Lane, was built in the 1970s and was the first large-scale development in the area. The Sherman School, built in 1910 near the corner of 2300 East and 3300 South, was demolished around 1980 and became the Sherman Field and Ballpark. The portion of the school grounds adjacent to 2300 East was sold and developed as a supermarket chain and is still in commercial use today.

The Brickyard

¹⁸ "Affidavit." Western Mineral Survey and Utah Statesman, February 27, 1953. Bettilyons used it at least once in reference to a real estate promotion for a property on 2100 South in 1954.

¹⁹ Advertisements in The Salt Lake Tribune of December 14, 1958, and October 30, 1960.

²⁰ Tres Hombres opened its doors in Millcreek in 1984 and has been a staple in the Millcreek community since that time. When the owners of Tres Hombres purchased the building, they preserved as much of the original wood as possible. As a result, over 80% of the finished wood in the current building is original. (Millcreek News Volume 5: Issue 3)

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Sometime before 1877, the year Brigham Young died, Edward Potter Hemsley purchased a tract of land in Millcreek which he called "The Brickyard." Edward and his brother, Job, started a brick manufacturing business together. The bricks were used in construction of early homes, businesses, and church meetinghouses throughout the area. Their business was so vital that Brigham Young rescinded Edward's mission call²¹ so that he might stay home and continue to make bricks.²² John P. Cahoon was the founder of another brick manufacturing business – The Salt Lake Pressed Brick Co. – that was located in Murray. Due to increased demand, his operation needed to be relocated. He purchased land from Hemsley on January 6, 1891. This allowed the company to be closer to clay deposits (such as the Mountair Acres land) and the railroad line. The chimney, called the Smith Kiln Chimney, was built in 1902. The Interstate Brick Company gained ownership of the site in 1936 and became the largest brick manufacturing company in the west. Operations ended in November 1972 and the company moved its operations to West Jordan.²³ The former brickyard was redeveloped as a shopping complex in the mid-1970s and annexed by Salt Lake City in 1978.²⁴

²¹ According to the definition of MISSIONS in the Encyclopedia of Mormonism, the mission of The Church of Jesus Christ of Latter-day Saints is to invite everyone to come to Christ. This includes a mandate to proclaim the GOSPEL OF JESUS CHRIST to every nation, kindred tongue, and people (cf. Matt. 28:19; Mark 16:15; D&C 42:58). From the earliest days of the LDS Church, as envisioned by the Prophet Joseph Smith in 1842, missionaries have been called to all corners and nations of the earth to preach a message. Two basic types of missions are organized to carry forward the missionary effort: full-time missions and stake missions. Cleverly, Dean B. 1992. Encyclopedia of Mormonism.

²² The color of the bricks was obtained from the various levels of clay. For deep red bricks, they would plow two rows of deeply laid yellow clay and one row of black top soil. White brick came from the clay near the top of the pit. Historic marker for Edward Potter Hemsley, Site No. 54, National Society of Sons of Utah Pioneers, Beehive Chapter, June 1993.

²³ Historic marker for History of the Brickyard, Site No. 54, National Society of Sons of Utah Pioneers, Beehive Chapter, June 1993.

²⁴ Benefits promoted by Salt Lake City for annexation included relief of potential conflicts between jurisdictions relating to service levels, water access and rates, watershed protection, and planning and zoning. "Synopsis - 1979 Salt Lake City Master Annexation Policy Declaration." 1979. 5-7ITEMA3SYNOPSIS.

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Name of Property

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Verbal Boundary Description (Describe the boundaries of the property.)

From the northeast corner of the district, with is at the northeast corner of the parcel boundary of the property at 3004 S. Imperial St., the east boundary proceeds south along the west side of Imperial Street from approximately 3000 to 3200 South. From the southeast corner of the district, the south boundary proceeds west along the rear parcel boundaries for the properties on the south side of 3150 South. When the boundary reaches the southwest point of the parcel boundary of 1420 E 3150 S, the boundary turns north to capture the property at 1416 E 3150 S, then proceeds east to meet 3150 South. From there the boundary proceeds north along 3150 S to meet Crescent Drive. The boundary turns west and proceeds along Crescent Dr. to meet Highland Drive at the southwest corner of the district. From the southwest corner, the west boundary proceeds northwest along the east side of Highland Drive to meet 3010 South. From this point, the boundary proceeds east to the west parcel boundary of 1357 E 3010 S, proceeds north to the rear parcel boundary to form the northwest corner of the district.

Boundary Justification (Explain why the boundaries were selected.)

The boundaries were selected for three primary reasons:

- 1) To conform to the boundaries of the 2023 reconnaissance level survey;
- 2) To follow the geography of the land on the north and east sides of the neighborhood; and,
- 3) To follow the original boundaries of the subdivision plats.

Mountair Acres Subdivision Historic District
Name of Property

Salt Lake County, Utah
County and State

11. Form Prepared By

name/title: Kirk Huffaker, Principal/Architectural Historian
organization: Kirk Huffaker Preservation Strategies for the Millcreek Historic Preservation Commission
street & number: 774 E 2100 S
city or town: Salt Lake City state: Utah zip code: 84106
e-mail: kirk@kirkhuffaker.com
telephone: (801) 949-4040
date: August 8, 2024

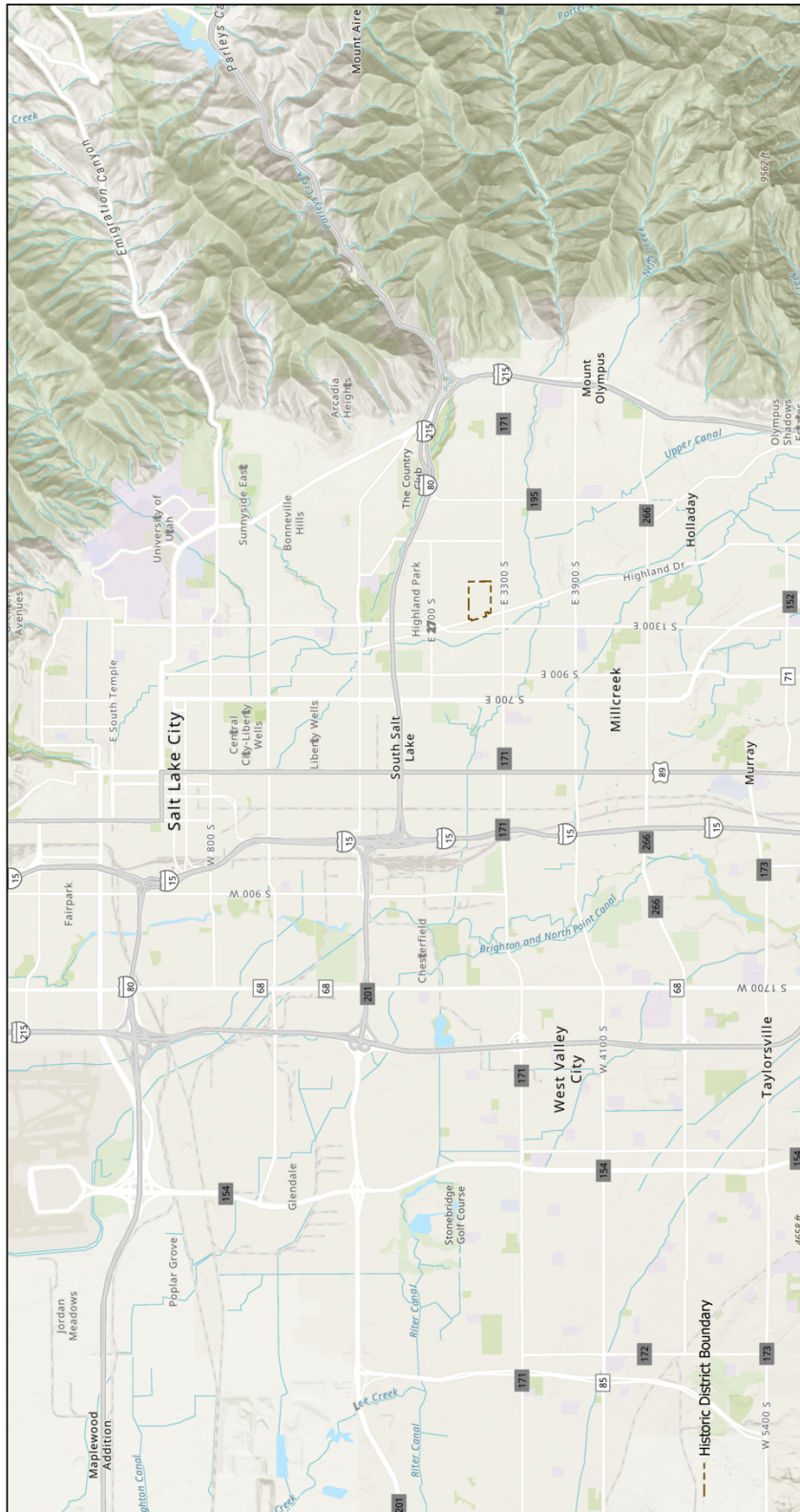
Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Mountair Acres Subdivision Historic District
Name of Property

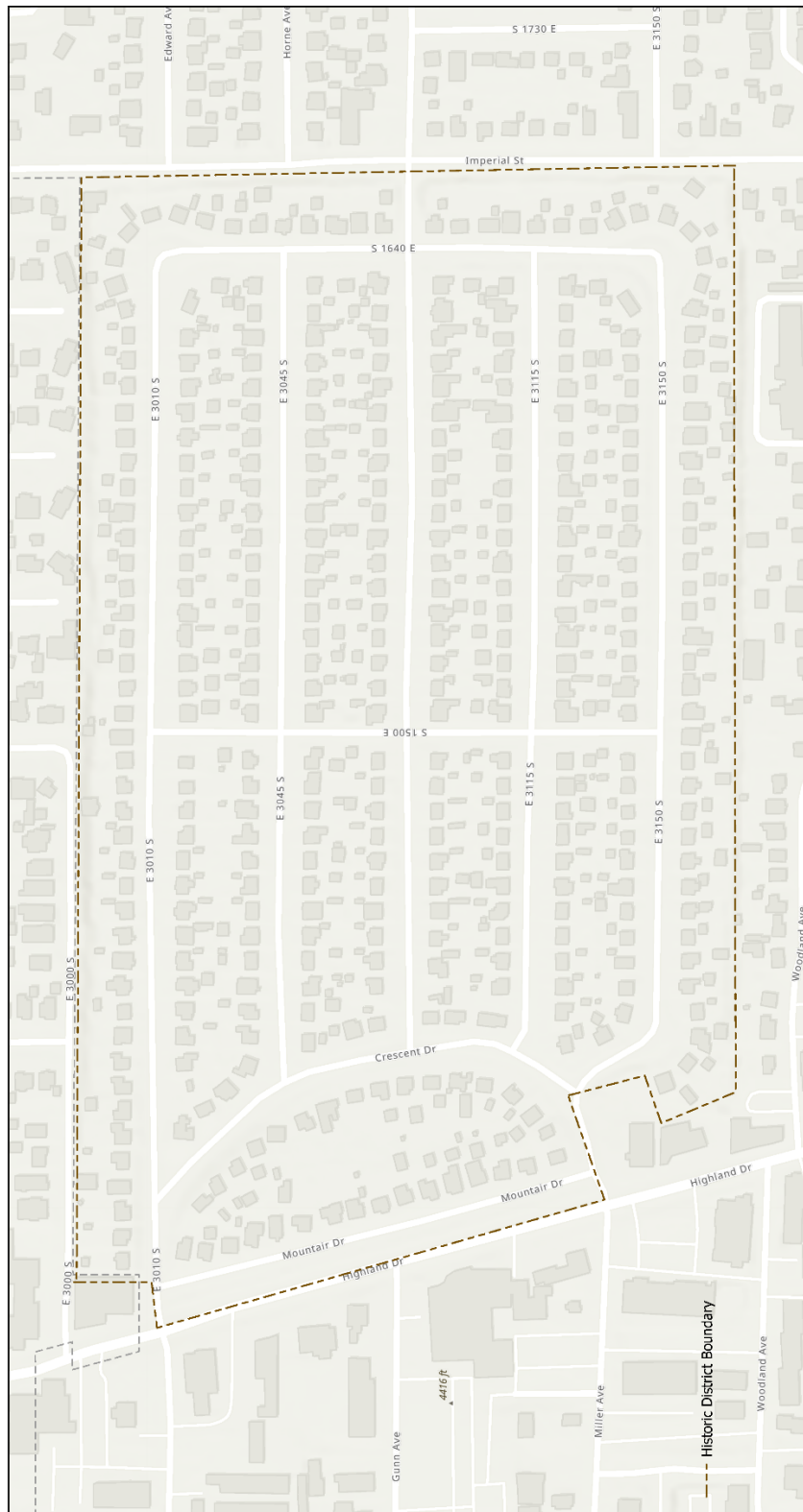
Salt Lake County, Utah
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Local Context Map
Mountair Acres Subdivision Historic District
Millcreek, Salt Lake County, Utah 2024

Mountair Acres Subdivision Historic District
Name of Property

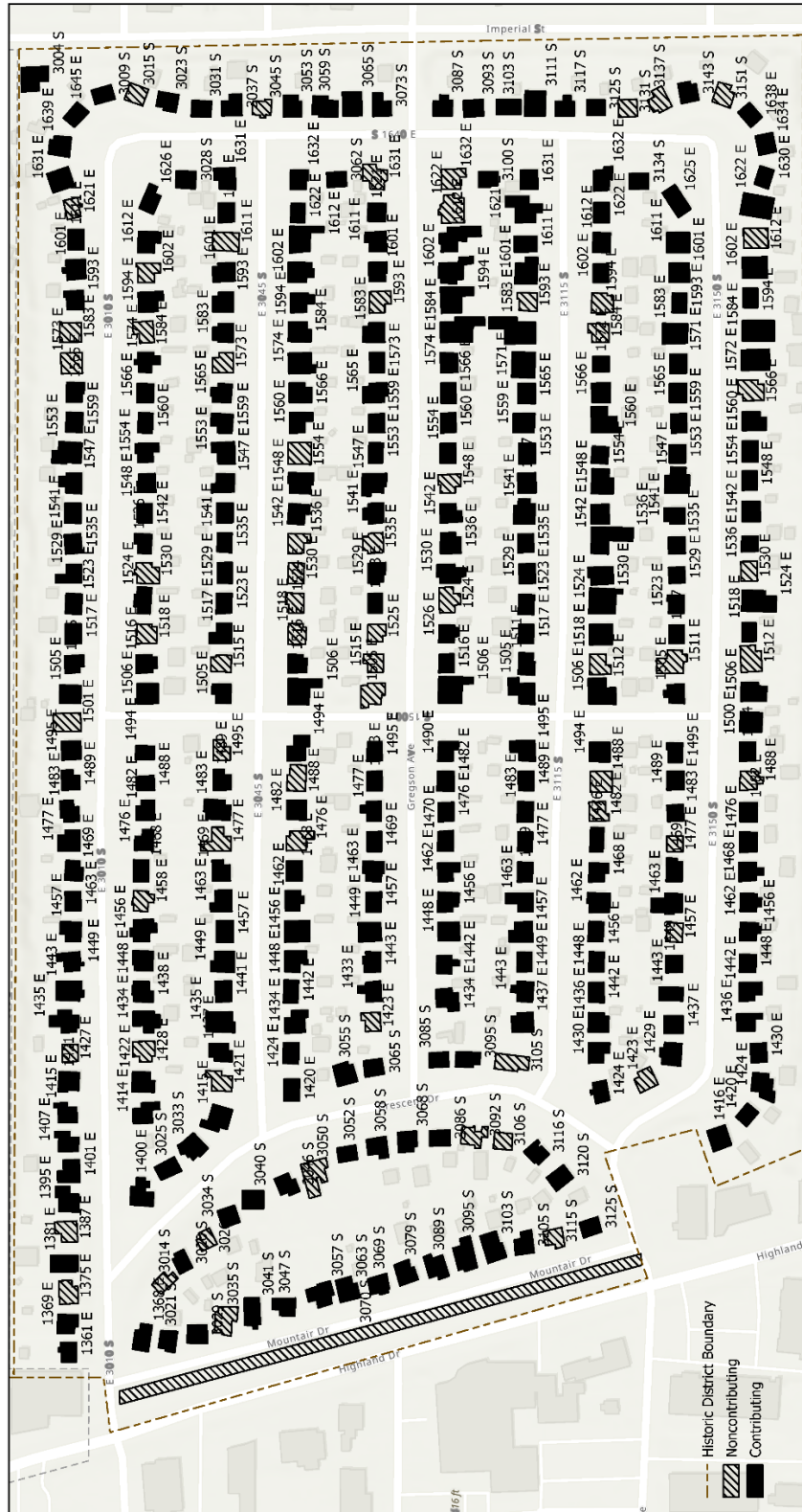
Salt Lake County, Utah
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Historic District Boundary Map
Mountair Acres Subdivision Historic District
Millcreek, Salt Lake County, Utah 2024

Mountair Acres Subdivision Historic District
Name of Property

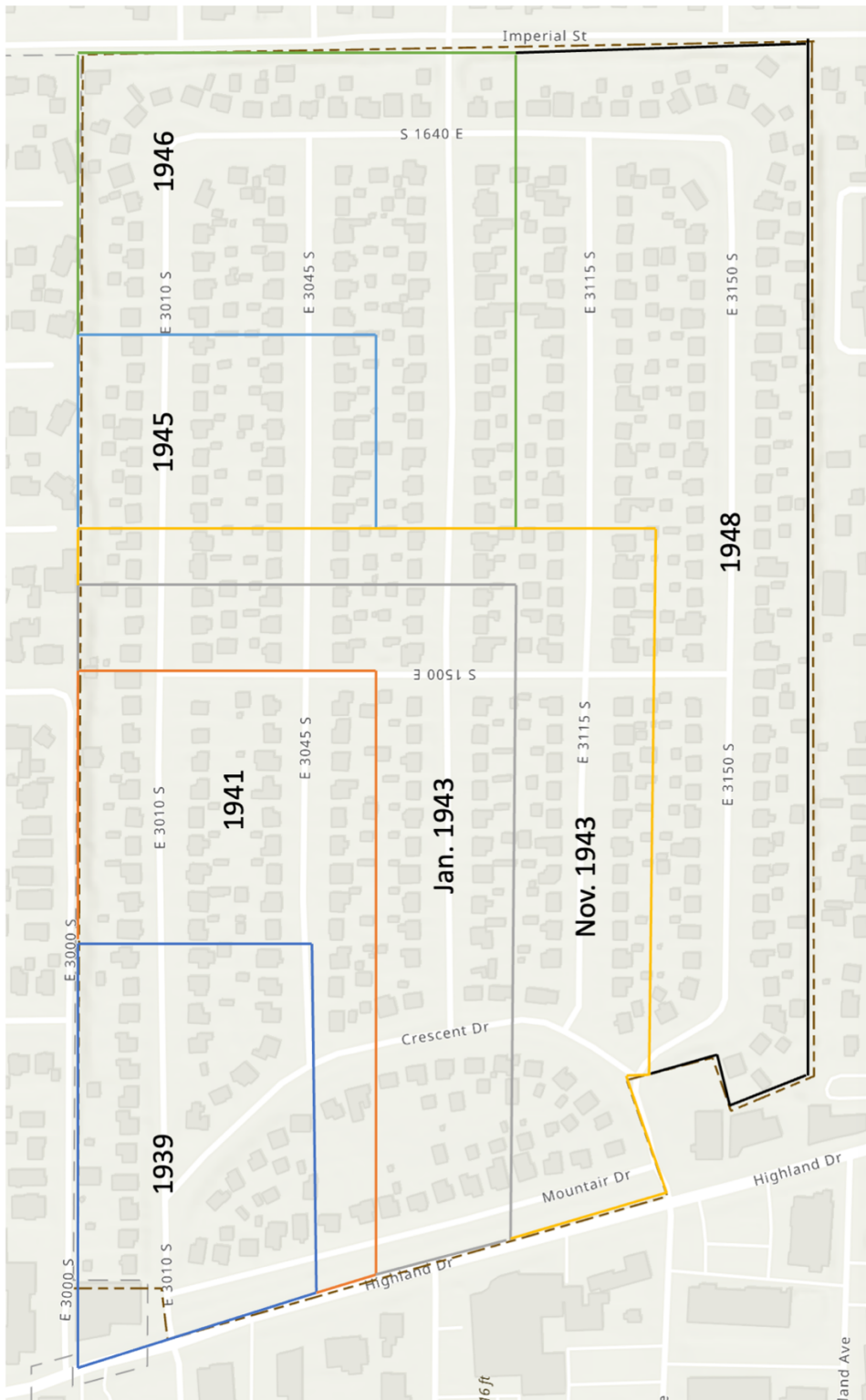
Salt Lake County, Utah
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Evaluation Map
Mountair Acres Subdivision Historic District
Millcreek, Salt Lake County, Utah 2024

Mountair Acres Subdivision Historic District
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Subdivision Plats
Mountair Acres Subdivision Historic District
Millcreek, Salt Lake County, Utah 2024

Mountair Acres Subdivision Historic District
Name of Property

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Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Mountair Acres Subdivision

City or Vicinity: Millcreek

County: Salt Lake State: Utah

Photographer: Kirk Huffaker

Date Photographed: April 2023 and June 2024

PHOTO LOG

Photo 1. North side of 3010 South. Camera facing northeast.

Photo 2. North and south sides of 3010 South. Camera facing east.

Photo 3. South side of 3010 South. Camera facing southeast.

Photo 4. North side of 3115 South. Camera facing northeast.

Photo 5. The 1940 model house at 1414 East 3010 South. Camera facing north.

Photo 6. The Montgomery Ward collaboration house at 1368 East 3010 South. Camera facing southwest.

Photo 7. One of the two 1941 model houses; 3021 (formerly 3025) S. Mountair Dr. Camera facing east.

Photo 8. The second of the two 1941 model houses; 3029 S. Mountair Dr. Camera facing east.

Photo 9. Located at 1612 East 3115 South is the 1949 model house. Camera facing south.

Mountain Acres Subdivision Historic District
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PHOTOGRAPHS



Photo 1. North side of 3010 South. Camera facing northeast.



Photo 2. North and south sides of 3010 South. Camera facing east.

Mountain Acres Subdivision Historic District
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Photo 3. South side of 3010 South. Camera facing southeast.



Photo 4. North side of 3115 South. Camera facing northeast.

Mountair Acres Subdivision Historic District
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Photo 5. The 1940 model house at 1414 East 3010 South. Camera facing north.



Photo 6. The Montgomery Ward collaboration house at 1368 East 3010 South. Camera facing southwest.

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Photo 7. One of the two 1941 model houses; 3021 (formerly 3025) S. Mountair Dr. Camera facing east.



Photo 8. The second of the two 1941 model houses; 3029 S. Mountair Dr. Camera facing east.

Mountair Acres Subdivision Historic District
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Photo 9. Located at 1612 East 3115 South is the 1949 model house. Camera facing south.

Mountair Acres Subdivision Historic District
Name of Property

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County and State

FIGURES

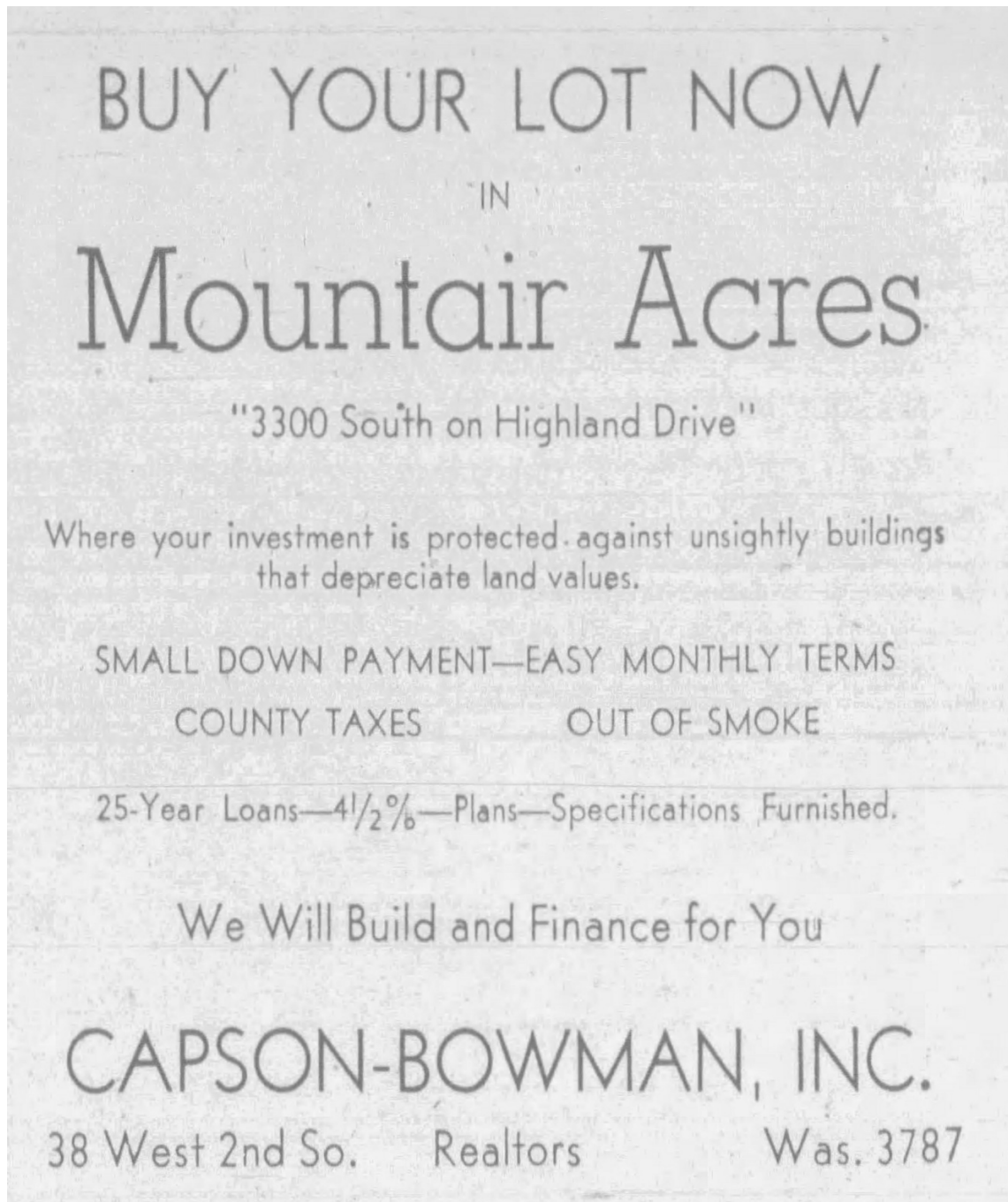


Figure 1. The first advertisement for the subdivision from *The Salt Lake Tribune*, December 17, 1939

Mountair Acres Subdivision Historic District
Name of Property

Salt Lake County, Utah
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OPEN FOR INSPECTION
Sunday, March 24 to 31, incl., 11 a. m. to 7 p. m. each day
MOUNTAIR ACRES
(Turn East at 3000 South on Highland Drive)



This splendid home is now open for inspection . . . you are invited to inspect the same at your leisure. Monthly payments on a home of this type may be arranged as low as \$28.39. (Individual plans and specifications are furnished for each owner.)

MOUNTAIR ACRES is a highly restricted suburban district in a moderate price range, developed under supervision of the Federal Housing Administration. Only 15 minutes from the business district, yet located in the county, where you enjoy:

Low County Taxes	All New Homes
City Water	Good Transportation
Fresh CLEAN Air	Large Lots

MOUNTAIR ACRES is protected by recorded restrictions, prohibiting ungainly architecture, basement, trailer and shack dwellings and such commercial buildings as gas stations, stores, etc.

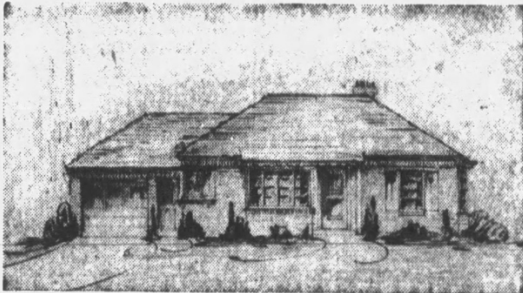
CAPSON-BOWMAN, Inc.
Realtor

38 W. 2nd South St. Phone Wasatch 3787

Figure 2. Advertisement in *The Salt Lake Tribune* on March 24, 1940.

Mountair Acres Subdivision Historic District
Name of Property

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Watch the Progress of Montgomery Wards

MODEL HOME

Now under construction at beautiful Mountair Acres at 3000 Highland Drive by Capson-Bowman, Builders, using Wards building supplies.

Watch the progress of this home. See how Wards SAVE YOU MONEY from basement to roof. Get your own first-hand information on the installation of a Wards FURNACE. See why you save at Wards on MILLWORK, WALLPAPER, PAINT, ROOFING, PLUMBING, and everything used in the building of this home. Follow the romplete furnishing of this home with Wards fine FURNITURE, DRAPERIES, and APPLIANCES. Wards have complete building and furnishing supplies for your new home at low-est prices. See for yourself at 300 Highland Drive, MONTGOMERY WARDS MODEL HOME.



Guaranteed \$3.50 Quality!

House Paint

Wards famous Super **289** gallon in 5-gal. lots

Pay no more! Super House Paint is guaranteed equal to any, regardless of price. Save!

COMPARE WITH 95.00 FURNACES

CAST IRON FURNACE

WHAT A VALUE

18-Inch **68⁹⁵**

The only furnace we could find to compare with this cost \$40 more! 20-year quality, heavily built for longer life!

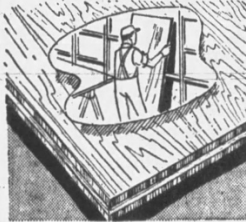
\$5 Monthly, Down Payment, Carrying Charges.



Wallpaper

What a Value **6c** roll

See the new papers at Wards! Styles for every room, prices that save you 20%! Compare!

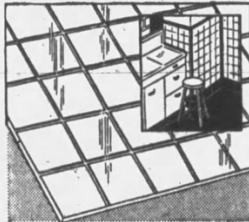


Remodel for Less with

Fir Plywood

3/4-in. thick 3-ply **4^{1c}** 1/2 sq. ft.

The ideal wallboard for making partitions, paneled walls, furniture, shelves, etc. Won't split!

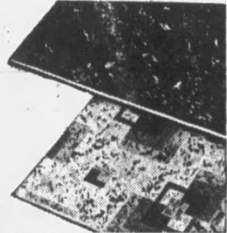


Pay no more for

Tileboard

per sq. ft. in 4x8 sheets **27c**

Works miracles in kitchens and bathrooms! Gay color combinations! Easily installed sheets.



Genuine Inlaid

Linoleum

With Burlap Back **1¹⁹** Sq. Yd.

Reg. 1.45 sq. yd. Genuine cork and linseed oil composition inlaid to burlap back! Marbleized effects! 6 ft. wide!

USE F.H.A.

INSURED LOANS FOR

*New Paints
New Roofs
New Plumbing*

INQUIRE AT WARDS

MONTGOMERY WARD

1ST SOUTH AT MAIN SALT LAKE CITY WASATCH 2732

Figure 3. Model home advertisement for the house at 1368 East 3010 South in Mountair Acres in partnership with Montgomery Ward. *The Salt Lake Tribune*, May 19, 1940.

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Figure 4. Advertisement from July 13, 1941, in *The Salt Lake Tribune* highlighting 3029 S. Mountair Dr.



Figure 5. Advertisement from July 15, 1941, in *The Salt Lake Tribune* highlighting 3025 S. Mountair Dr.

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Figure 6. July 21, 1944, advertisement from *The Salt Lake Tribune*.



Figure 7. Advertisement promoting the beauty of the neighborhood in the *Deseret News* from December 15, 1948.

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Figure 8. Advertisement promoting Mountair Acres as a home for returning war veterans in *The Salt Lake Tribune*, January 10, 1948.



Figure 9. Poor condition of clay roads in Mountair Acres shown in the *Deseret News*, February 26, 1948.

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SECURITY HAPPINESS COMFORT

Can Be Yours If You Choose the
**RIGHT Home in the
RIGHT Location With the
RIGHT Terms**

UTAH is a state of HOME LOVERS and HOME OWNERS . . . You can uphold this proud heritage and provide your family with surroundings for a cost less than rent . . . and with each payment you build your estate.

START NOW TO PROVIDE SECURITY FOR YOUR FAMILY
We Invite Investigation of these "Better Offerings" . . .

BEAUTIFUL MOUNTAIR ACRES

Located in the shadow of the mighty Wasatch mountains, this secluded and beautifully appointed subdivision gives the utmost in pleasant living. Fully approved by the Federal Housing Administration, you will find a variety of designs and styles to meet every requirement.

Drive out any time, or call us for an appointment. While all the homes now being completed are sold, new dwellings are being started. Learn how EASY and PRACTICAL it is to become a HOME OWNER in this charming section. The initial cost is very low and monthly payments that include taxes and insurance provide a sensible way of protecting your investment.

 **TYPICAL
SCENES** 

These photographs show you but a small portion of the pleasant living to be found here. Drive through today and note the pleasing landscaping and comfortable HOMES. Then, decide that HERE is where LIFE BEGINS FOR YOU AND YOURS!

BEAUTIFUL MOUNTAIR ACRES
(East from 3010 South on Highland Drive)
CAPSON-BOWMAN, INC.

Figure 10. September 5, 1948, advertisement in *The Salt Lake Tribune* promoting the virtues of choosing Mountair Acres.

Mountair Acres Subdivision Historic District

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Salt Lake County, Utah

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Figure 11. "Beautiful Mountair Acres" advertisement from June 1, 1949, in the *Deseret News*.

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YOU CAN'T BUY A HOME!!

But You Can Take Advantage of Our Experience in Real Estate and Home Building to Secure a HOUSE That Only YOU CAN MAKE INTO A HOME!

We will determine your family's requirements, show you a fine neighborhood (guarding against undesirable encroachments and blighted areas), analyze the construction, plan the financing so you can buy more economically than you could rent . . . all these, and many, many more factors will be studied to give you the most pleasant HOME that experience can provide!

AND THEN YOU AND YOUR FAMILY CAN BEGIN A BRAND NEW THRILLING EXPERIENCE IN THIS MARVELOUS ADVENTURE OF HOMEMAKING!!!

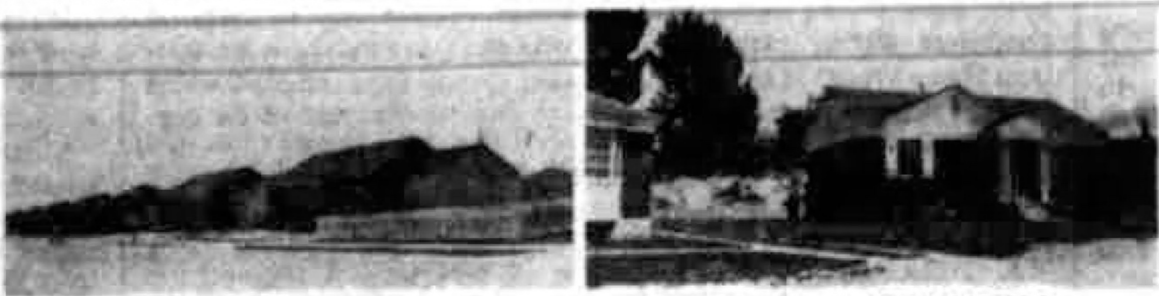
And remember . . . be it a modest little cottage or a pretentious mansion . . . only you and yours, your experiences, your joys and associations will give you this "HOME" you'll love forever!

Here is a glimpse into your FUTURE . . . into that fine HOME that can fit so nicely into your budget . . . With low down payments—and for less than rent by the month! These are typical scenes of three grand adventures in living!!

BEAUTIFUL MOUNTAIR ACRES

East of Highland Drive at 3100 South—a charming development of some 400 homes, now nearly completed. F.H.A. and V.A. approved—pleasing semi-rural atmosphere with city conveniences.

Visit the Model Home (1612 E. 3115 So.)—follow arrows. One to Nine p.m. daily. Completely furnished by Bowers Home Furnishing Co.



\$500 DOWN PAYMENT . . . F.H.A. AND V. A. FINANCING

Figure 12. The last advertisement for Mountair Acres as seen in The Salt Lake Telegram on June 1, 1949.

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LAST DAYS

Thursday through Sunday (June 26) will be the final showing of the delightful MODEL HOME in beautiful Mountair Acres. Visit this charming dwelling so tastefully and completely furnished by BOWERS HOME FURNISHINGS CO. Learn how the modern HOME offers easy, convenient living for a truly moderate cost, more cheaply than rent!

Come Out Today
2-9 P.M.

1612 East 3115 South St.
(Turn east at 3010 South on Highland drive, go to 1640 East street and south 3 blocks to 3115 South st.)

Evenings Call: Mr. Babbel, 6-5416; Mrs. Nielsen, 4-2029; Mr. Robinson, 7-0926; Mr. Thomson, 9-2960; Mr. Roberts, 7-0175; Mr. Pack, 9-2943; Mr. Jefferson, 7-1138; Mr. Thalmann, 6-7859.

CAPSON-
BOWMAN

INC.
REALTOR

111 E. Broadway Dial 4-6477

Figure 13. The last advertisement for Mountair Acres as seen in *The Salt Lake Tribune* of June 24, 1949.

Mountain Acres Subdivision Historic District
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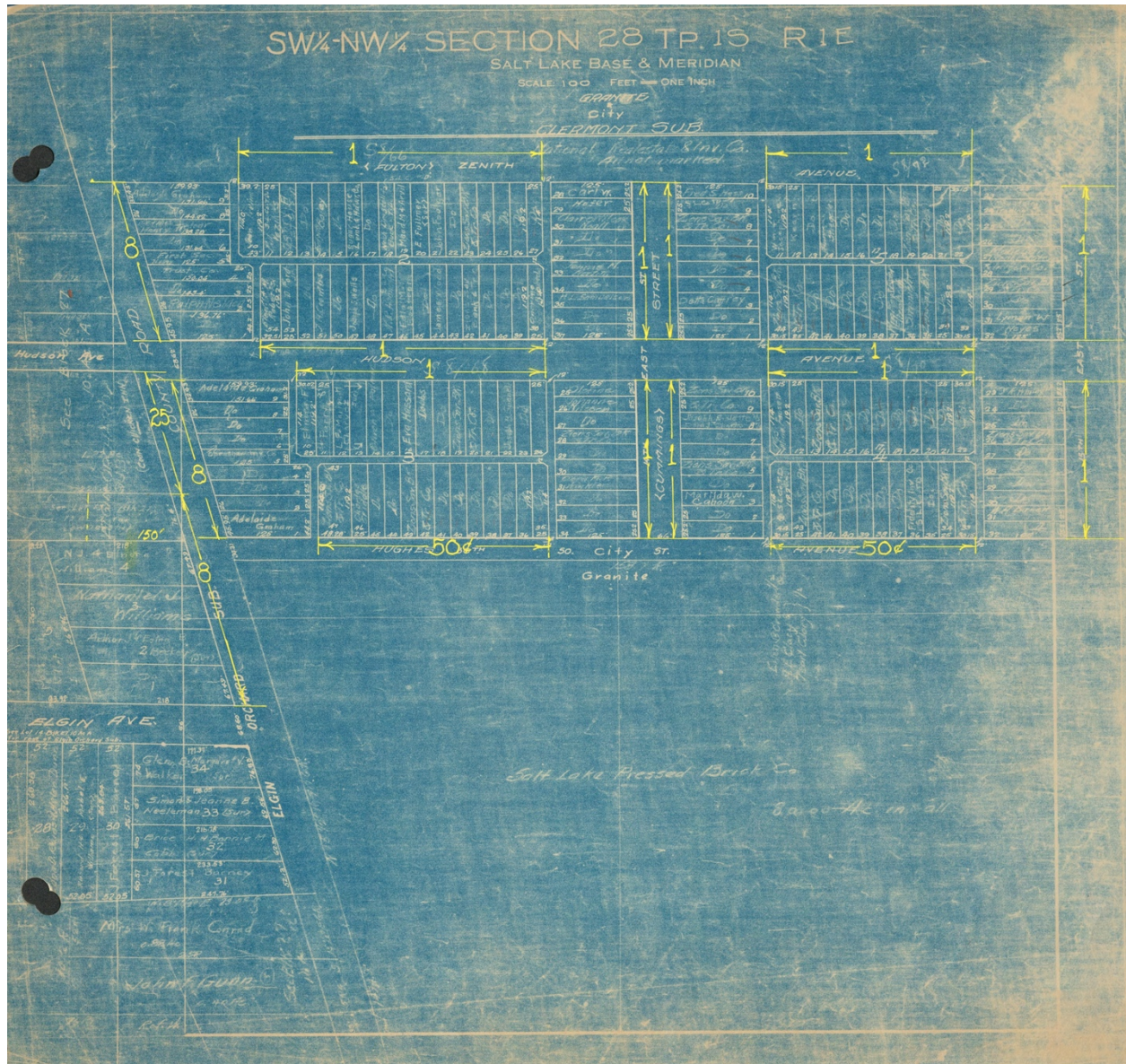


Figure 14. Plat map from 1930 showing the unplatted area owned by Salt Lake Pressed Brick Co. that was to become Mountain Acres Subdivision. Source: City of Millcreek.

Name of Property

Figure 16. Mountair Acres Plat, 1941.

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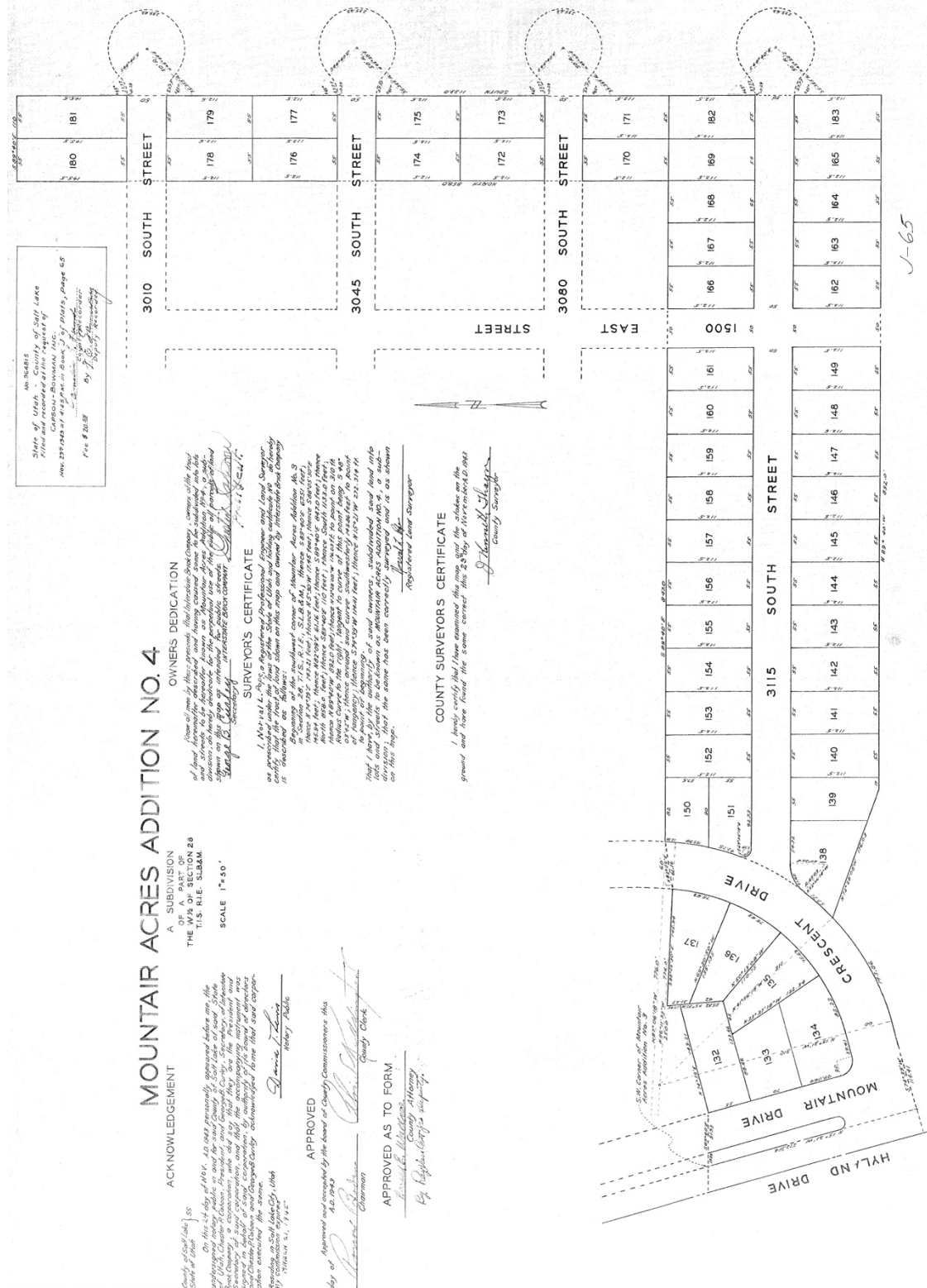


Figure 18. Mountain Acres Plat, November 1943.

Mountain Acres Subdivision Historic District
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MOUNTAIN ACRES ADDITION NO. 5
A SUBDIVISION OF PART OF THE WEST
1/2 OF SECTION 28, T.15-S-R.1E, S.L.3&4M.

SURVEYOR'S CERTIFICATE
I, John M. Telfer, registered professional engineer and land surveyor, do hereby certify that the above described plat of land, having been examined by me, and found to conform to the requirements of the laws of the State of Utah, and that the same is a true and correct copy of the original plat on file in my office.

OWNER'S DEDICATION
Know all men by these presents that INTERSTATE BRICK COMPANY, owners of the above described plat of land, having caused the same to be surveyed and subdivided into lots, and having caused this plat to be recorded in the public records, do hereby dedicate the same to the public for use as a public street.

ACKNOWLEDGEMENT
County of Salt Lake) ss.
State of Utah) on this 12th day of July, A.D. 1945, personally appeared before me, the undersigned, a Justice of the Peace, duly qualified and acting in the County of Salt Lake, State of Utah, John M. Telfer, a duly qualified and acting land surveyor, who did say that they were the president and secretary of said company, and that they were the owners of said land, and that they were duly authorized by the board of directors of said company to execute and acknowledge this plat, and that they were duly qualified and acting land surveyors, and that they were duly qualified and acting land surveyors, and that they were duly qualified and acting land surveyors.

COUNTY SURVEYOR'S CERTIFICATE
I, John M. Telfer, County Surveyor, do hereby certify that the above described plat of land, having been examined by me, and found to conform to the requirements of the laws of the State of Utah, and that the same is a true and correct copy of the original plat on file in my office.

APPROVED
Approved and accepted by the Board of County Commissioners of Salt Lake County, Utah, on this 12th day of July, A.D. 1945.

APPROVED AS TO FORM
I, John M. Telfer, County Surveyor, do hereby certify that the above described plat of land, having been examined by me, and found to conform to the requirements of the laws of the State of Utah, and that the same is a true and correct copy of the original plat on file in my office.

STATE OF UTAH - COUNTY OF SALT LAKE
Filed and recorded of the request of
July 21, 1945 at 11:40 AM
Recorder, D. G. Gaud
Rec. # 12

SCALE 1" = 50'

3010 SOUTH STREET

184	185	186	187	188	189	190
191	192	193	194	195	196	197
198	199	200	201	202	203	204

3045 SOUTH STREET

205	206	207	208	209	210	211
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EAST STREET

1500

Figure 19. Mountain Acres Plat, 1945.

Sections 9-end page 53

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Figure 22. Aerial image of Mountair Acres Subdivision in 1958. Source: Utah Geological Survey.

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Property Owner information:

(Complete this item at the request of the SHPO or FPO.)

Name: _____

Address: _____

City or Town: _____ State: _____ Zip code: _____

Telephone/email: _____

Paperwork Reduction Act Statement: This information is being collected for nominations 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.460 et seq.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

Estimated Burden Statement: Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

Tier 1 – 60-100 hours
Tier 2 – 120 hours
Tier 3 – 230 hours
Tier 4 – 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.