

Millcreek Reconnaissance Level Survey

June 2023



Prepared by
Kirk Huffaker Preservation Strategies
In collaboration with Io LandArch and
Loom Planning + Design

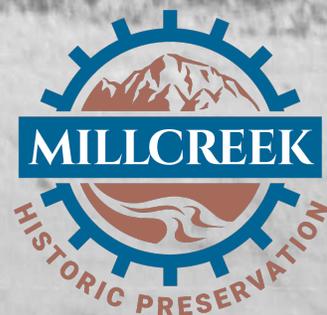


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- ❖ Millcreek City – Francis Xavier Lilly, AICP, Assistant City Manager / Planning Director, Rita Lund, Communications Director, and Sean Murray, Planner I;
- ❖ Utah State Historic Preservation Office – Alena Franco, CLG Coordinator, and Cory Jensen, National Register and Survey Coordinator.

Project Summary & Methodology

The Millcreek Historic Preservation Ordinance was adopted in April 2021 and amended in July 2022. The Millcreek Historic Preservation Commission (HPC) was organized following adoption and has been meeting regularly since ordinance adoption. Millcreek desired to obtain information about its historic resources through a reconnaissance level survey (RLS). The RLS was funded directly through the city's general budget. In February 2023, Millcreek concluded a Request for Proposals process by hiring Kirk Huffaker Preservation Strategies (Consultant) to conduct the RLS. The Consultant's team included Kirk Huffaker, Principal/Architectural Historian, Kristen Clifford of Loom Planning + Design, and Braden Miskin and Tonya Rose of Io LandArch. This is the first RLS to be conducted by Millcreek as the city was incorporated in 2016.

The RLS proposal included a total of approximately 429 properties divided into two geographic areas with separate boundaries: 56 scattered sites and 373 properties in Mountair Acres Subdivision. In agreement with the Millcreek HPC, the Consultant added nine scattered sites to the survey, bringing the total to 438. For surveying 65 scattered sites, the entire city boundary served as the survey boundary. For surveying 373 properties in the Mountair Acres subdivision, the survey boundary included the east side of Mountair Drive (east boundary), the north side of 3010 South (north boundary), the south side of 3150 South (south boundary), and the west side of Imperial Street (west boundary). The Mountair Acres neighborhood was historically platted as a subdivision that follows the survey boundaries, and is still commonly referred to as Mountair Acres. The boundary is justifiable for the following reasons:

- ❖ Is bounded by major streets with Mountair Drive and its landscaped buffer east of Highland Drive (west), Imperial Street (east), the rear property line of buildings on the north side of 3010 South (north), and the rear property line of buildings on the south side of 3150 South (south);
- ❖ Is bounded on the east not only by Imperial Street but also by a topographic level change due to historical excavation;
- ❖ Includes the entire original subdivision as platted and recorded; and,
- ❖ Encompasses a single use (residential), emblematic of a subdivision development.

Initial research was conducted by the Consultant in February and March to produce a Research Design that was submitted on March 6, 2023. Fieldwork was conducted by the Consultant in April 2023. Buildings surveyed by the Consultant were classified as either contributing or non-contributing based on the field evaluation. Each building was evaluated for eligibility using the following guidelines set by the Utah State Historic Preservation Office (SHPO).¹

- ❖ B – Eligible/Contributing: built within the historic period and retains integrity; good example of a style or type, but not as well-preserved or well-executed as "A" buildings, though overall integrity is retained; eligible for National Register as part of a potential historic district or primarily for historical, rather than architectural, reasons. Any additions do not detract and may be reversible.
- ❖ C – Ineligible/Non-contributing: built during the historic period but has had major alterations or additions; no longer retains integrity.
- ❖ D – Out-of-period/Non-contributing: constructed outside the historic period, 1848-1977.
- ❖ U – Unidentified.
- ❖ X – Demolished.

Evaluations are based primarily on age and architectural integrity. A building may sometimes appear newer than its actual construction date because of intrusive alterations and additions. During the survey fieldwork, the Consultant made best efforts to discern the oldest portion of the building by looking for signs of greater age such as composition, massing, fenestration, foundation materials, chimneys, and landscaping. Materiality, style, form/plan, and general date of construction were also documented. The final report and

¹ SHPO removed the A rating from use in RLS in 2021.

all survey products were submitted to the Millcreek HPC and the Utah State Historic Preservation Office in June 2023.

Existing Data

The Utah State Historic Preservation Office maintains the database of Utah’s historic buildings. Information from the 2023 Millcreek RLS will be added to this database and its associated public files and online resources. Previous activities within the Millcreek boundaries were done previously while properties were located within unincorporated Salt Lake County. During research, the Consultant collected existing data for Millcreek to determine the extent of previous documentation efforts. The records indicate that there is one NRHP historic district, one multiple property documentation, and eight individual sites currently designated. They include the following:

1. Evergreen Avenue Historic District
2. Maywood Hills Subdivision MPD
3. 1045 E 4500 S (Butler-Wallin House/Butler Farm/Wallin Farm/Jensen Dairy)
4. 1299 E 4500 S (Edward Pugh House)
5. 1475 E Murphy’s Lane (Robert Gardner, Jr. House)
6. 1810 E Orchard Dr. (Roberta Sugden House)
7. 3436 E Ranch View Dr. (Fish-Baughman House)
8. 3460 E Ranch View Dr. (Ernie and Irmgard Bourne House)
9. 3622 S 1100 E (Amanda Conk Best House)
10. 4644 S Brookwood Cir. (Burtch and Susan Beall House)



Illustration 1. Roberta Sugden House in 2012. Source: cityhomecollective, <https://cityhomecollective.com/community/blog/roberta-sugden-house-salt-lake-modern>

Historic Context

Millcreek's history has been divided into six temporal historic periods as follows.

- ❖ Pre-Pioneer Settlement, Pre-1847
- ❖ Early Settlement & Milling, 1848-1878
- ❖ Community Building, Black Settlement & Transition Period, 1878-1904
- ❖ From Prosperity to the Great Depression, 1904-1938
- ❖ Subdivision Development, 1939-1957
- ❖ Suburban & Late-Twentieth Century Development, 1958-1977

Millcreek

Pre-Pioneer Settlement, Pre-1847

Prior to pioneer settlement in the Salt Lake Valley, the land below Parleys and Millcreek Canyons was seasonally occupied and traveled by the people of Goshute, Ute, and Shoshone Tribes, although none claimed the area specifically. Native American tribes were known to travel down Parleys Canyon, referred to by them as "Obekokechee" or Big Canyon, seeking the natural salt of the Salt Lake Valley.

Early Settlement & Milling, 1848-1878

Soon after the arrival and settlement of the early Mormon pioneers², Parley P. Pratt began construction of a toll road down the now Parleys Canyon. Parley began exploration for the route in 1848, began construction in 1849 and was entirely completed in 1850. It was referred to as the "Golden Pass Toll Road". This opened the canyon up as a major route for pioneers and travelers as it was an easier canyon than the previously used Emigration Canyon. Eventually, a rail line was constructed and the canyon was regularly used for the transportation of travelers and goods (mainly lumber and coal) from areas such as Coalville and Park City. The canyon was also the route chosen for the United States Mail overland routes of the Pony Express in 1860 and the Overland stagecoaches soon after that.

² 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.

Typical of most early settlement patterns, water ways and transportation corridors were the catalyst to the settlement of this area. Parleys Creek became part of an essential irrigation and milling system. A sandstone aqueduct from this system still stands in what is now Parleys Historic Nature Park in Salt Lake City, adjacent to Millcreek.

The Big Field Survey was laid out in 1848 by pioneer surveyors. 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"). 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 agricultural use. As a result,

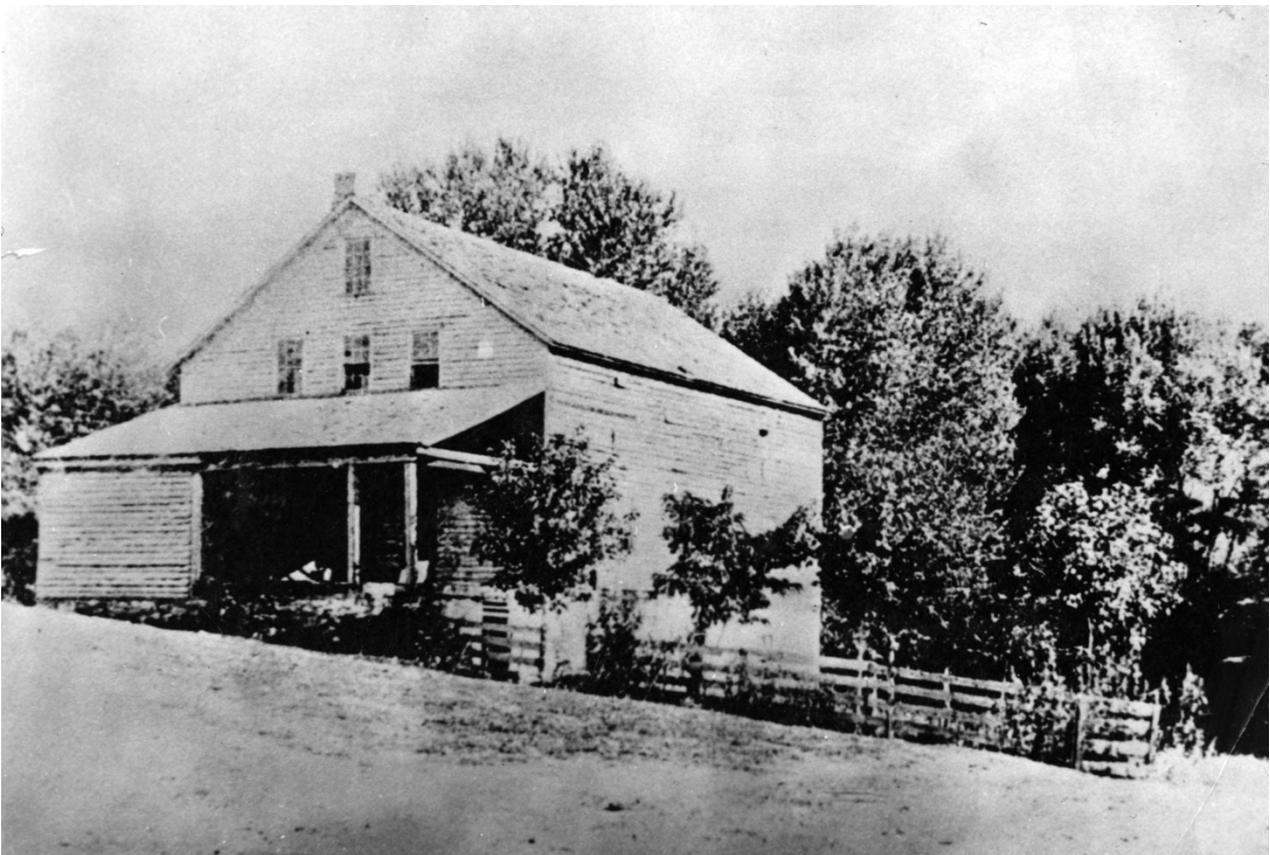


Illustration 2. John Neff Mill, ca. 1880. Source: Utah State Historical Society.

much of the land in Millcreek was used as farming and orchard land. Daniel Russell, who settled near the mouth of Mill Creek Canyon soon after John Neff built the 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 throughout the existing Canyon Rim neighborhood. 3300 South and 2300 East are present-day boundary markers of the Big Field Survey block pattern.

Milling played a significant role in the early settlement of Millcreek and the greater valley. John Neff, one of the area's first settlers, constructed the first flour mill in 1848 at what is now Evergreen Avenue and 2700 East. Known as the East Millcreek Mill, it became the longest-endured mill of the area. In the same year, Robert Archibald Gardner and his sons, Robert and William, established a sawmill on the banks of Millcreek near present-day Highland Drive. This mill produced the first lumber in the state, on the first formal grant of water for industrial use. Other early Millcreek families included the Fishers, Kellers, Osguthorpes, Russells, and Stillmans. Mills were established along the creek from the top of Highland Drive to the top of Millcreek Canyon, producing flour, molasses, sawn lumber, and shingles.

Significant extant resources of this historic period include:

- ❖ Edward Pugh House, 1299 E 4500 S (1862-63)
- ❖ Robert Gardner, Jr. House, 1475 E Murphy's Ln. (1848-1871)

Community Building, Black Settlement & Transition Period, 1878-1904

Sylvester James, Samuel Chambers, Sylvester Perkins were the first Black settlers of Millcreek. Each proved to be successful farmers who would market their produce to community leaders. After purchasing land in 1875, Samuel and Amanda Chambers had a prosperous farm that covered 30 acres in the area.³ Sylvester James bought farm acreage in 1888, relocating his family to this agricultural lifestyle from downtown Salt Lake City.⁴ 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."

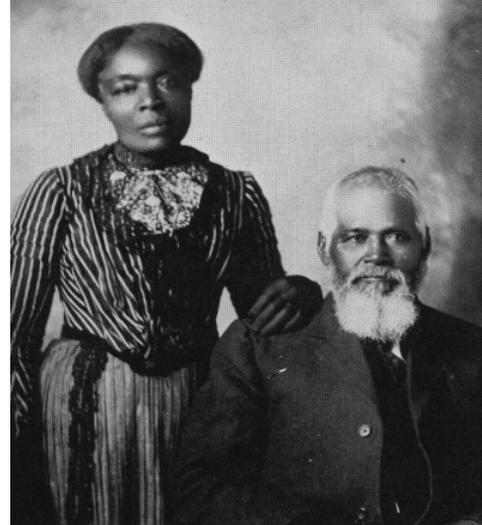


Illustration 3. Samuel and Amanda Chambers. Source: Wikipedia, https://en.wikipedia.org/wiki/Amanda_and_Samuel_Chambers

Towards the end of the nineteenth century, key early-settlement areas began to transition into more

³ 3205 South was renamed "Chambers Avenue" in 2020.

⁴ On February 16, 1892, Sylvester James transferred part of his holding to his son, William. Eighteen months later William sold his land to his uncle Sylvester Perkins.

prosperous and leisurely uses. Milling moved to areas that were better suited for the production of grain. In 1892, the Neff Mill was purchased, partially torn down and converted into a dance hall. It was later purchased again and completely dismantled by 1905.

Significant extant resources of this historic period include:

- ❖ Amanda Conk Best House, 3622 S 1100 E (1896)
- ❖ Evergreen Avenue Historic District (1885-1957)

From Prosperity to the Great Depression, 1904-1938

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. Built in 1905, the Susanna Bradford Mansion, also known as Oakwood, is located at 2610 Evergreen Avenue and was the first electrically lighted home in the area.⁵ The construction of other mansions followed and this central part of Millcreek transformed from a pioneer milling community to a more wealthy, social, and leisurely one.

Nathaniel Baldwin was a prominent inventor and manufacturer and is credited for inventing headphones.⁶ He built a wood factory on the banks of Millcreek at 3470 S 2300 East, where he manufactured telephone receivers,

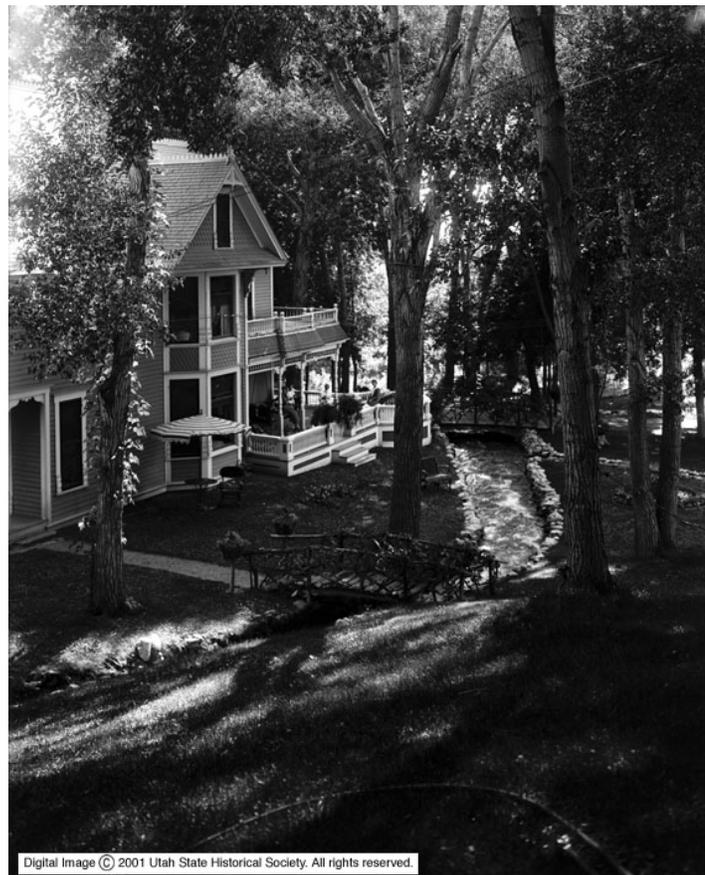


Illustration 4. Oakwood in 1916. Source: Utah State Historical Society.

⁵ Known as "the Silver Queen", Susanna B. Emery-Holmes built the home near the creek to enjoy cooler summers, away from her primary residence in Salt Lake City. She was known to host hundreds of guests at the mansion and her parties became somewhat of a local tourist attraction with hundreds of electrical lights and decorations displayed.

⁶ Unfortunately, due to a series of poor investment decisions and competition, Nathaniel Baldwin's career ended in bankruptcy and eventual conviction of mail fraud in 1930. He spent two years in McNeil Island Federal Prison. His home at 2374 E Evergreen Ave. was designated on the National Register of Historic Places in 1985.

dynamic speakers and radios. In 1914, he began manufacturing headsets for the U.S. Navy as part of the war effort during World War I. Between 1916-1922, Baldwin built a number of brick buildings at 3474 S 2300 East. His company became one of the largest employers in Utah, employing 500 employees at its peak. His operation marked a time of transformation for the area, from milling and farming to more service-oriented jobs and industrious growth. The factory's brick buildings remain today and have been adapted to house a variety of uses such as office space, artist studios, and light industrial operations.

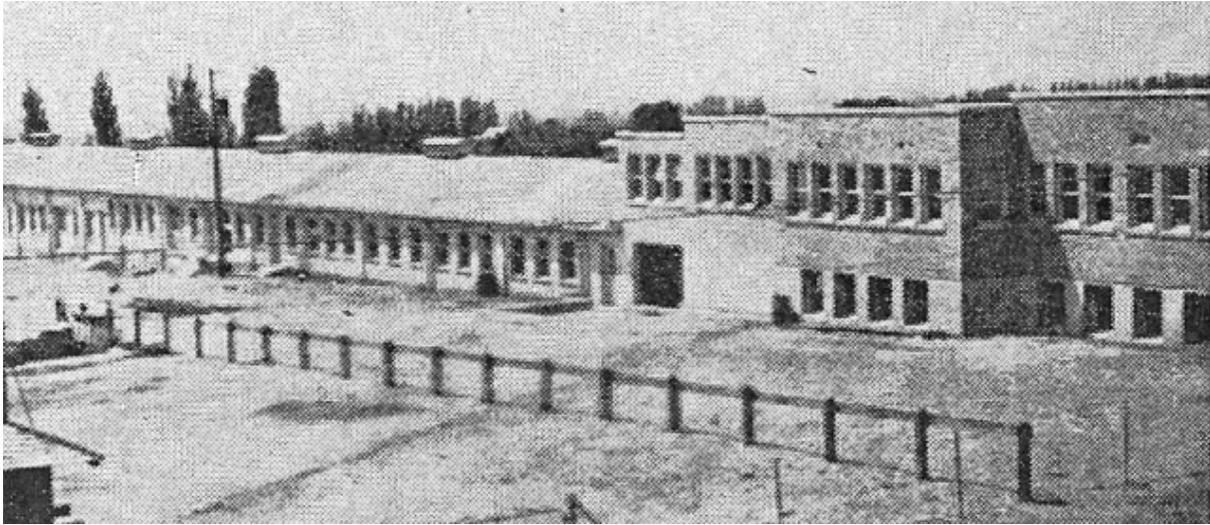


Illustration 5. Baldwin Radio Factory about 1923. Source: [baldwinradiofactory.com](https://www.baldwinradiofactory.com), <https://www.baldwinradiofactory.com/history.html>

In 1923, water rights disputes were resolved between Salt Lake City and the Lower Millcreek and East Millcreek water companies. The water companies took control over most of the piped water in the area. In 1927, power lines were constructed throughout the central part of Millcreek.

The Great Depression had a significant impact on Millcreek as it did on the entire state. As the population growth slowed, so did housing construction. While a few families were able to build, most were getting by financially. Oral history states that some public works projects by the Civilian Conservation Corps (CCC) occurred in Millcreek. The only documented CCC camp in Salt Lake County was at Big Cottonwood, operating between April 1935 and March 1942, and employing 774 people. However, no CCC projects in Millcreek have been documented by research to date.

Significant extant resources of this historic period include:

- ❖ Evergreen Avenue Historic District (1885-1957)

Subdivision Development, 1939-1957

The area began to see the first subdivision plats recorded in the late 1930s-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.



Illustration 6. The Villa Theatre in 1949.
Source: Utah State Historical Society.

More suburban and auto-oriented growth continued around present-day Highland Drive. This area was referred to as “Highland Drive Miracle Mile” – a term used nationally 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 Mountair Acres, 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."⁷ The use of Miracle Mile for Highland Drive appears to have been marketing by Knight Realty between 1958-1960.⁸ A garage was built on the northwest corner of Highland Drive and 3300 South that remains today.⁹ The Villa Theater first opened on December 23, 1949, showing Prince of Foxes. In 2001, USA Today listed the Villa Theater as one of 10 significant historic theaters in the U.S. still in operation.¹⁰

Significant extant resources of this historic period include:

- ❖ Ernie & Irmgard Bourne House, 3460 E Ranch View Dr. (1955)
- ❖ Evergreen Avenue Historic District (1885-1957)
- ❖ Fish-Baughman House, 3426 E Ranch View Dr. (1955)
- ❖ Mountair Acres Subdivision (1940-1952)
- ❖ Roberta Sugden House, 1810 E Orchard Dr. (1955)

Suburban & Late-Twentieth Century Development, 1958-1977

Throughout the late twentieth century, the pattern of individualistic infill continued. The Marquis Condominium development, built in the innerblock 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, 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 area that spans from State Street westward to the Jordan River is primarily occupied by industrial and commercial uses with few discernible historic features. The areas east of Interstate 15 are generally older than those areas west of the freeway. Further research is needed on the history and development patterns throughout these sections.

⁷ "Affidavit." Western Mineral Survey and Utah Statesman, February 27, 1953. Bettilyon's used it at least once in reference to a real estate promotion for a property on 2100 South in 1954.

⁸ Advertisements in The Salt Lake Tribune of December 14, 1958, and October 30, 1960.

⁹ 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)

¹⁰ In May of 2004, Dr. Hamid Adib purchased the theater and restored the building. Dr. Adib wanted to create a museum-like atmosphere for people to enjoy the craftsmanship of the building amid stunning Persian and Oriental Rugs.) (Millcreek News Volume 5: Issue 3)

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.

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.¹¹ 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.

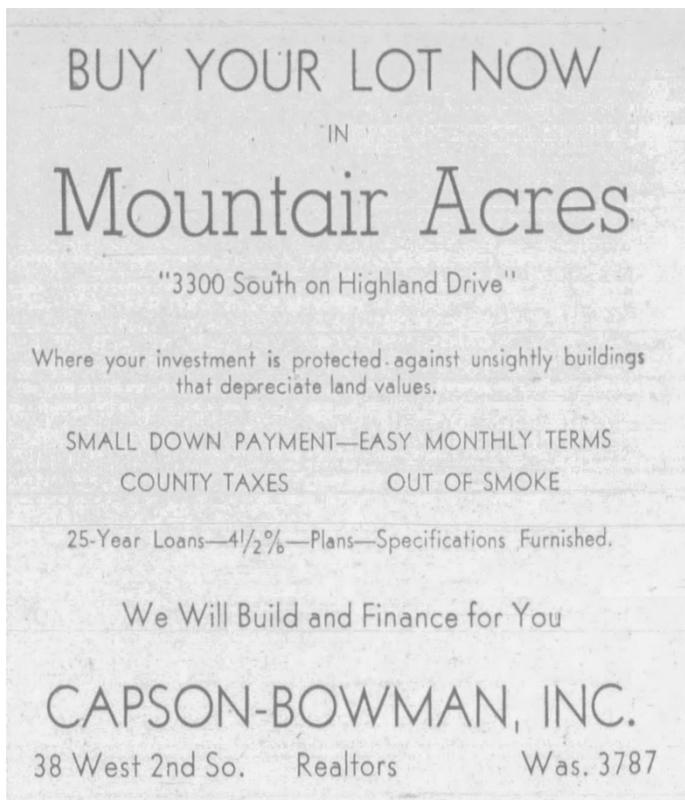


Illustration 7. December 17, 1939, advertisement.

Lot 26 was the first lot sold. It was sold on October 6, 1939 to Aldo O. Richins. (*Deseret News* 1939, 17) The first subdivision advertisement appeared on December 17, 1939. "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," "county taxes," and was "out of smoke." 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.

Covenants for Mountair Acres were filed in July 1946 for Addition 6.

¹¹ Marilyn Case, Phone Interview by Kristen Clifford, March 1, 2023.

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



Illustration 8. 1940 advertisement for the model house showing. The house is still extant at 1414 E 3010 S.

servants of a different race domiciled with an owner or tenants." (Capson-Bowman, Inc. 1946, 2-3)(See Appendix V for complete covenants.)

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

"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." (*Deseret News* 1948, 33)

The clay, however, continued to present problems in the new subdivision. 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." (*The Salt Lake Tribune* 1944, 24)

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. The model home at this time was located at 1612 E 3115 S and was furnished by Bowers Home Furnishing Co. (*Salt Lake Telegram* 1949, 34)

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. (*Salt Lake Telegram* 1950, 18) 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. (*The Salt Lake Tribune* 1962, 34)

The Brickyard

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 call¹² so that he might stay



Illustration 9. The last advertisement for Mountair Acres as it appeared in 1949.

¹² 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. <https://contentdm.lib.byu.edu/digital/collection/EoM/id/3938>.

home and continue to make bricks.¹³ 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.¹⁴ The former brickyard was redeveloped as a shopping complex in the mid-1970s and annexed by Salt Lake City in 1978.¹⁵

Census Data

In the 1930, 1940, and 1950 censuses, Millcreek was part of Precincts 1 and 3. The combined population of Precincts 1 and 3 in 1930 was 12,753.¹⁶ In the 1940 census, the population of those precincts rose to 16,828. That number more than doubled by 1950 to 33,432. Precinct 3, which included the Mountair Acres neighborhood, had a larger population, but Precinct 1 grew at a faster rate than Precinct 3 between 1930 and 1950.

	1930	1940	10-yr increase	1950	10-yr increase	20-yr increase
Precinct 1	4,300	6,275	46%	12,957	106%	201%
Precinct 3	8,453	10,553	25%	20,475	94%	142%

The 1960 census lists the Millcreek population under Tracts 102, 103, 104, 105. Together, these four tracts are closer to the present-day city boundaries. The combined population

¹³ 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.

¹⁴ Historic marker for History of the Brickyard, Site No. 54, National Society of Sons of Utah Pioneers, Beehive Chapter, June 1993.

¹⁵ 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. chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/http://slcinfobase.com/CouncilArchives/agendas/2002agendas/reports/5-7ITEMA3SYNOPSIS.pdf.

¹⁶ Providing accurate population statistics for Millcreek as the boundaries exist today is highly challenging. The population counts for these censuses are not accurate for Millcreek alone because the precincts Millcreek was in covered much larger areas outside of what are now the city boundaries of Millcreek. The boundaries of the precincts were also known to change between each census.

of the four tracts that year was 28,886. In the 1970 and 1980 censuses, East Millcreek¹⁷ was its own census designated place (CDP) but the rest of Millcreek may have been counted under “remaining areas” of Salt Lake County. The East Millcreek CDP had a population of 26,579 in 1970 and 24,150 in 1980.

Historic Architecture

Historic architecture within the 2023 Millcreek RLS survey boundary represent a breadth of the prevalent styles within the state between 1860 and 1977 for both residential and commercial properties. There are strong representations of early vernacular and high style examples of historic architecture as well as a strong collection of characteristic residential buildings from the post-war period with equally strong integrity. The following is a summary of findings within each historical period.

Scattered Sites

Early Settlement & Milling, 1848-1878

The only resource from this period is located at 228 E. Gordon Ln. It is an 1858 Victorian Crosswing cottage with gable detailing. The building is currently vacant.



Illustration 10. 228 E. Gordon Ln. in 2023.

¹⁷ The 1970 Census of Population and Housing lists East Millcreek with the word Millcreek as one word, not two.

Community Building, Black Settlement & Transition Period, 1878-1904

The John Riches House at 3194 S 1100 E is an excellent vernacular example of the Picturesque era dating to 1889. John Riches was a farmer and pioneer of 1851 and one of the first residents of the area. He farmed the area around the house and it remains as one of the few farming era houses that is extant.



Illustration 11. John Riches House at 3194 S 1100 E in 2023.

Two early examples of the popular styles after 1900 include 3558 S 1100 E – an 1899 Arts & Crafts early Bungalow – and 3485 S 2700 E – a 1900 Tudor Revival. The Bungalow features a rectangular massing with hipped roof and dormers as well as a full-width main façade porch. The Tudor Revival has a stucco sheathing and steeply-pitched sweeping entry on the main façade with a decorative three-part gable window.

There are six examples within the period of a Victorian era house with Crosswing plan and they date between 1894-1904. Each is unique in its own fashion (height, windows, ornamentation), however, all six are brick structures. The house at 777 E. Scott Ave. (1894) is the most eclectic of the surveyed Victorians with a projecting angel door dormer/bay projecting on the main façade and a turret at the intersection of the front roof pitches. In addition, there is liberal use of three types of wood shingles on the turret, dormer/bay, and in the gable. The projecting ell has arched brick lintels, large cornice returns, a carved date stone, and scrolled bargeboard under the cornices on the first and second levels.

Growth & Prosperity, 1904-1938

The Victorian style's influence extended into the early 1900s with two examples in this period. One of those is 3066 S 2300 E (1906) which is a Victorian Eclectic style residence with a hipped roof with side gable and projecting from gable section. The building is brick construction with wood shingles in the gables, and a Classical porch with a pedimented roof and four Doric support columns.



Illustration 12. The Victorian style house at 3066 S 2300 E in 2023.

Four Arts & Crafts houses from this period are within the survey results and date between 1911-1937. The two-story house at 3460 S 900 E (1911) may be one of Utah's best examples of Edwardian architecture, which is a sub-category of the Arts & Crafts style popular between 1901-1915. It features a stucco exterior, a low-pitched hipped roof with exposed rafter ends, two chimneys, paired and sets of four casement windows, and an off-center door with sidelights and a curved pent roof porch.

Eleven Tudor Revival style buildings that date between 1927-1937 are among the survey results. One of those is 1059 E 4500 S. The brick structure has a side-gabled roof with two steeply-pitched front gables, one of which is the entryway. Details include dark-colored brick watercourse and picture window sill, frame, and pointed arch.

Of the four English Cottage style buildings on the survey, the house at 3325 S. Oakwood St. (1930) is one of the finest. It is also listed as a contributing resource in the Evergreen Avenue National Register Historic District. The brick building is 1½ stories in height with decorative dark red brick lintels, sills, quoins, and door surround.

Within this period, there are also single examples of the styles Early 20th Century (Other), Italianate, Colonial Revival, 20th Century Commercial, and Period Revival (Other). An area where the styles of this period intersect is at Old Farm. Three historic residential buildings are within close proximity to each other. All are high style versions of their styles: Colonial Revival (4128 S 660 E), English Cottage (4122 E. Old Farm Way), and Bungalow/Arts & Crafts (4140 E. Old Farm Way). Their historic context has been compromised, however, due to new construction between and around them.

Subdivision Development, 1939-1957

As subdivision development gained momentum in the 1940s, new styles that built on traditional designs and use of materials emerged. The Minimal Traditional style house, or that which is devoid of ornamentation but retains traditional form, rose to great popularity as an affordable family residence. The house at 4172 S. Highland Dr. (1940; non-contributing) is an early example of the style with an attached single garage, asbestos shingle siding and simple rectangular massing. The house at 3540 S 1300 E (1941) is an example of the Post-war Colonial Revival that displays a full trim package around a central entry door with a semi-circular porch with simple entablature that is supported by four Doric columns. Even in the post-World War II era, families were investing in small farms around Millcreek. The original 90 acres that are now part of Shady Grove Farm (3750 S 2000 E) was acquired by William Edward Clark in 1947 and the family continues to own and operate a farm on the same site today.

The former Libbie Edward Elementary School at 1655 E 3300 S dates to 1939 and was designed by architect Miles Edward Miller. The Modern style, brick, horizontal school displays cast concrete detailing and is now used as one of the locations of the Utah Schools for the Deaf and Blind. The East Millcreek Elementary School (now the Reid School) at

2965 E. Evergreen Ave. was built in 1955 but may have also been designed by Miller due to similar style and detailing in this Late 20th Century horizontal school building.



Illustration 13. East Millcreek Elementary, now Reid School, at 2965 E. Evergreen Ave. in 2023.

The Contemporary style house at 1818 E. Mountain View Dr. (1954) was designed by Ed Dreier. It has a low-pitched roof, plywood and rock exterior, and an attached garage. By 1957, Dreier's style had clearly evolved to the International style as seen at 1595 E. Evergreen Ave. (1959) The massing became rectangular, windows enlarged from floor-to-ceiling, and a flat roofline. This house was built by Richard Holdaway, manager at American Block Co. and one-time candidate for Salt Lake School Board. He took out a \$25,000 mortgage in 1958 to construct the house. He started a new business in 1958 called B&H Products to "manufacture, lease, buy and sell all kinds of machinery, parts, equipment, products and supplies." (*The Salt Lake Tribune* 1958, 59)



Illustration 14. The Ed Dreier-designed house at 1595 E. Evergreen Ave. in 2023.

Suburban & Late-Twentieth Century Development, 1958-1977

Single examples of four styles deserve to be highlighted as they show the breadth of architectural diversity during this period. The house at 2289 E. Stillman Ln. is unique within the survey resources as a strong representation of the Ranch style with a horizontal placement on the lot with low-pitched hipped roof, projecting two-car garage, picture windows around the doorway, and paired horizontal aluminum sliding windows. The single version of the Googie style in the survey is also perhaps one of the greatest examples of the style in the state. The Iceberg Drive-In at 3906 S 900 E (1960) is legendary not only for their restaurant offerings, but for its ten-point roofline outlined in red neon.

The lone A-Frame house in the survey was at 2875 S. Lorien Ct. Dating to 1967, it has an attached two-car garage and steeply-pitched, wood shingled roofs. The United Methodist Church at 2375 E 3300 S (1960; non-contributing) also has two steeply-pitched roofs over the chapel, however they don't intersect at the apex and do not reach the ground. They do intersect a horizontally-emphasized one-story mass that juxtaposes the dynamic shed rooflines.



Illustration 15. An A-frame house perched over Parley's Historic Nature Park as seen in about 1967.

Three non-residential uses in the Late 20th Century (Other) style are featured in the survey. The 1961 recreation building for Evergreen Swim & Tennis Club is a horizontal mass of concrete block with a flat roof and no windows located at 3775 S 2235 S. The Salt Lake CCC at 2747 E. Craig Dr. (1965) has multiple Modern style influences but not one primary style. And Rosecrest Elementary School (1959) at 2420 E. Fisher Ln., designed by Haines, Purhonen, L.J. Rhode, is a brick horizontal school with a prominent central entry with an angled projecting roof. (*Granite School District History* 2014, 205)

Five Contemporary style designs from this period were determined by the survey that date between 1958-1977. An excellent representation of the style from this period is Aspen Village at 2775 S. Connor St. Designed by architect Cliff Jolley, the complex of seven duplexes opened in late 1963 and retains original integrity today due to covenants that govern changes within the complex. (*The Salt Lake Tribune* 1963, 37) Each building has a low-pitched roofline, a carport, brick and wood exterior, and surrounding landscaped garden.



Illustration 16. Aspen Village at 2775 S. Connor St. in 2023. Designed by Cliff Jolley and built in 1963.

This period includes a range of International style houses that is among the most outstanding in the state as they are representative of some of the state's most renowned mid-century architects, yet some require more research. Boyd Blackner designed 4168 Parkview Dr. (1964), John Sugden designed 4345 S. Zarahemla Dr. (1965), and Ed Dreier designed 3182 E. Millcreek Rd. (1965) and 4374 S. Zarahemla Dr. (1976). All of these blend steel, glass, and wood in different methods to create gallant space with transparency and warmth. Among those that need more research are the three houses on Pebble Glen Circle that were part of the Essex Grove subdivision. Each is completely unique from each other as well as other mid-century architecture known in the state.

Mountair Acres

The Mountair Acres 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). This house is a wood sheathed, one-story Minimal Traditional style house with an attached single-car garage. A later model home was 1612 East 3115 South (1949; extant). 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 of Minimal Traditional style but with meeting corner pictures windows and a side-hipped roof with projecting front hip. Mature trees line all streets in the subdivision. Oral history says 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 are where the owners did not participate. Again, according to oral history, during one of the escapes of Princess Alice the elephant from her enclosure at Liberty Park, she was captured at the Wilford LDS Ward and may have come through Mountair Acres.



Illustration 17. 3089 S. Mountair Dr. displays many of the common features seen within Mountair Acres.

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. (*The Salt Lake Tribune* 1948, 44) 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. (*The Salt Lake Tribune* 1948, 9)

Statistical Summary & Analysis

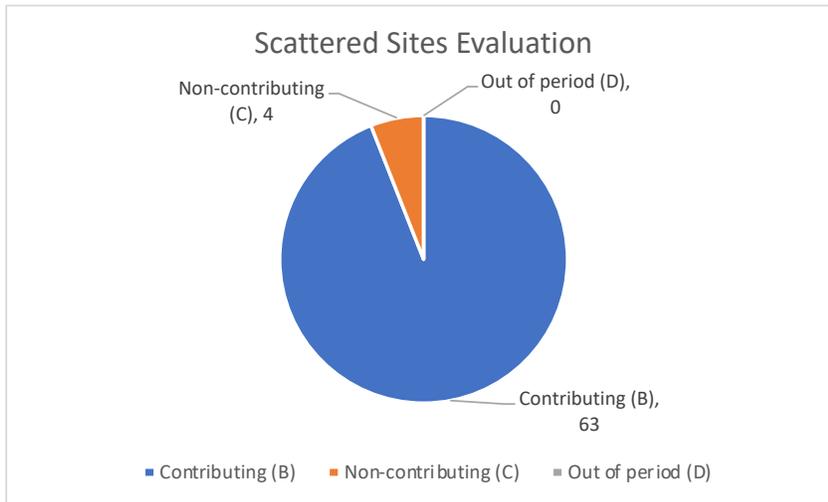
The 2023 RLS could be summarized, according to the data, as one that collected a majority of data on one-story, single-family residential buildings constructed of brick. This generally describes the overall historic character of Millcreek. While this statement may represent the majority of the 429 surveyed primary sources, there are important variations within each data category that show the breadth of resources in Millcreek as demonstrated by the following data breakdown.

Evaluation

For the scattered sites as well as Mountair Acres, tabulation gives a positive indication overall of National Register eligibility. Another positive statistic is the low percentage of buildings that have been altered and are non-contributing when compared against those that are contributing. As defined by 36 CFR 67.5, *Standards for evaluating significance within registered historic districts*, a contributing resource is “a building contributing to the historic significance of a district is one which by location, design, setting, materials, workmanship, feeling and association adds to the district's sense of time and place and historical development,” and a non-contributing building is “a building not contributing to the historic significance of a district is one which does not add to the district's sense of time and place and historical development; or one where the location, design, setting, materials, workmanship, feeling and association have been so altered or have so deteriorated that the overall integrity of the building has been irretrievably lost.”

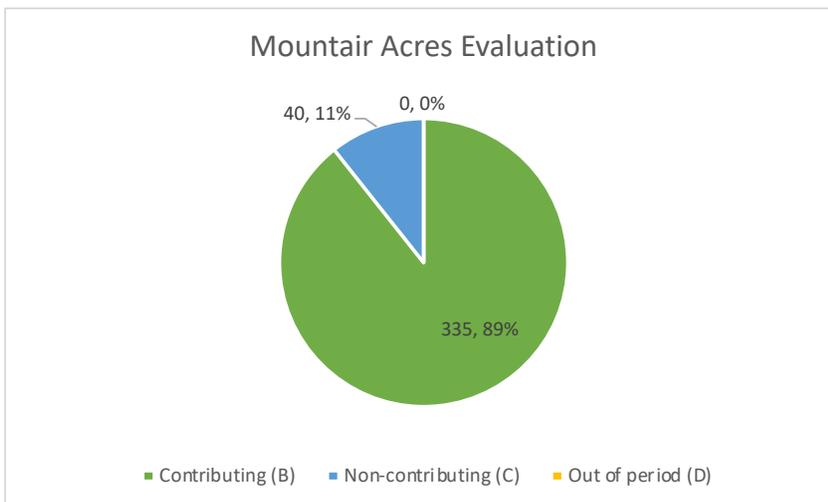
The evaluations are utilized to make recommendations for further intensive level survey, potential NRHP nominations, and potential NRHP historic district nominations. So, while 63 buildings are contributing, because they are individual sites and not within a historic district, more research is needed to determine if they may be individually eligible to be nominated to the NRHP.

Contributing (B)	63	94%
Non-contributing (C)	4	6%
Out of period (D)	0	0%



The evaluations within Mountair Acres are heavily in favor of contributing status with houses that retain integrity of their original design with minor alterations. Only 5%, or 21 houses, were rated non-contributing. The subdivision was completely built out by the end of 1952 and no houses within the subdivision have been demolished and replaced with new construction. Therefore, there are no out of period evaluations. For the size and age of the neighborhood, these evaluation numbers are incredibly rare.

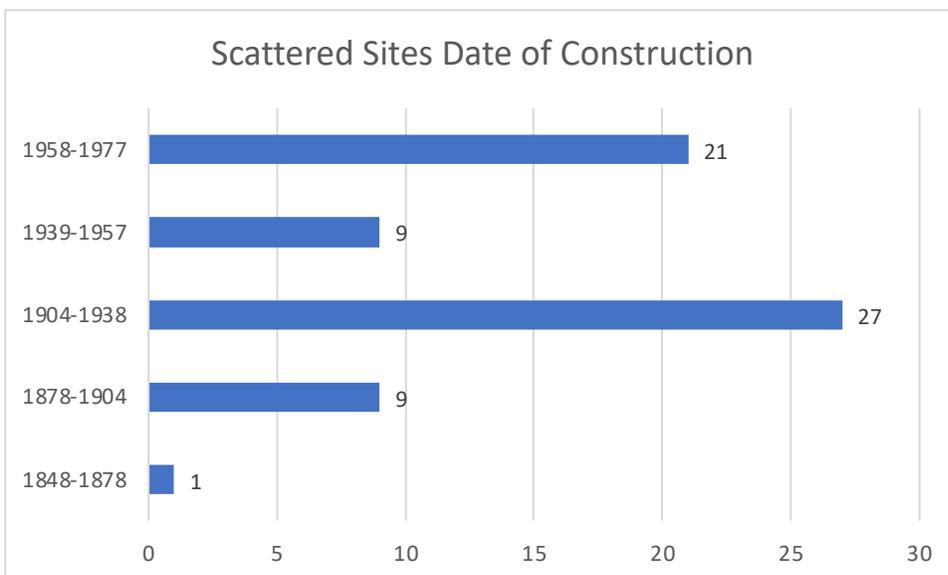
Contributing (B)	335	89%
Non-contributing (C)	40	11%
Out of period (D)	0	0%



Construction Date

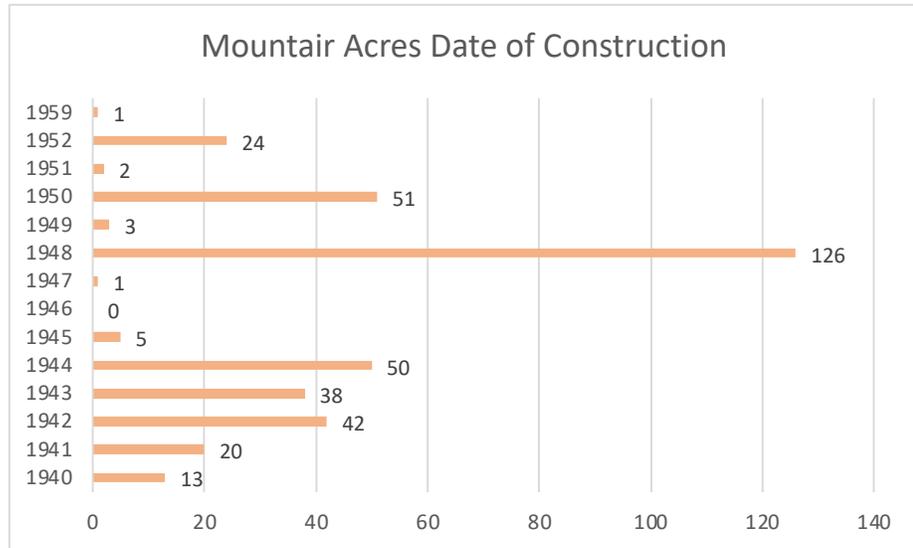
Analysis of the breakdown of scattered sites by construction date shows development during two periods – Early 20th Century and Post World War II – and parallels the overall growth of the city during this era.

1848-1878	1	2%
1878-1904	9	13%
1904-1938	27	40%
1939-1957	9	13%
1958-1977	21	31%



Development of Mountair Acres was spread out through 12 years with the majority of construction occurring in 1948 when 126 houses were built. One additional house – 3004 Imperial Street – was constructed in 1959 but is located at the edge of the subdivision and is the only site 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.

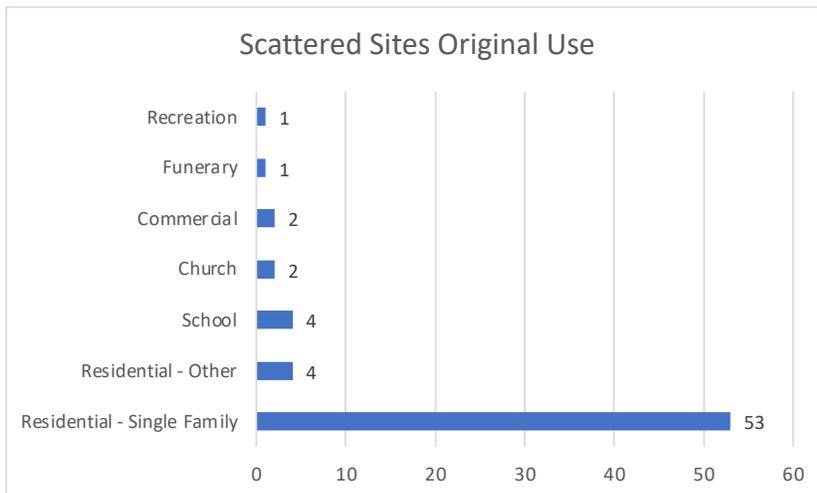
1940	13
1941	20
1942	42
1943	38
1944	50
1945	5
1946	0
1947	1
1948	126
1949	3
1950	51
1951	2
1952	24
1959	1



Original Use

Original uses of the scattered sites are overwhelmingly residential, which should not be a surprise and follows historic development pattern of Millcreek. Many other categories are also represented by a few different historic uses. These numbers do not account for buildings that have been adaptively reused for another purpose today.

Residential - Single Family	53	80%
Residential - Other	4	6%
School	4	6%
Church	2	3%
Commercial	2	3%
Funerary	1	1%
Recreation	1	1%



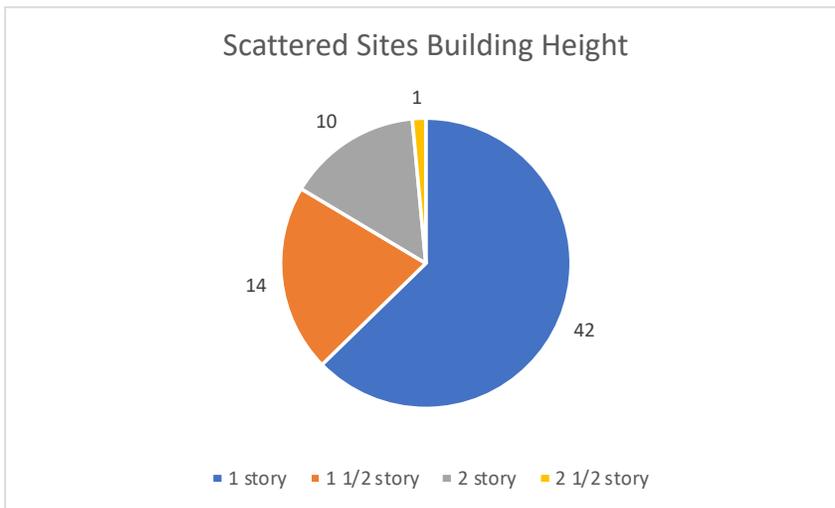
The range of original uses is very limited in Mountair Acres. All properties, except for the landscape buffer along Mountair Drive, are residential in original and current use.

Residential - Single Family	374	99%
Park/Plaza	1	1%

Building Height

Scattered sites are predominantly one story in height, which largely corresponds directly with historic residential use. A few buildings of major construction are two and two-and-a-half stories in height, but are relatively rare in most historic neighborhoods except the Evergreen Avenue Historic District.

1 story	42	63%
1 1/2 story	14	21%
2 story	10	15%
2 1/2 story	1	1%



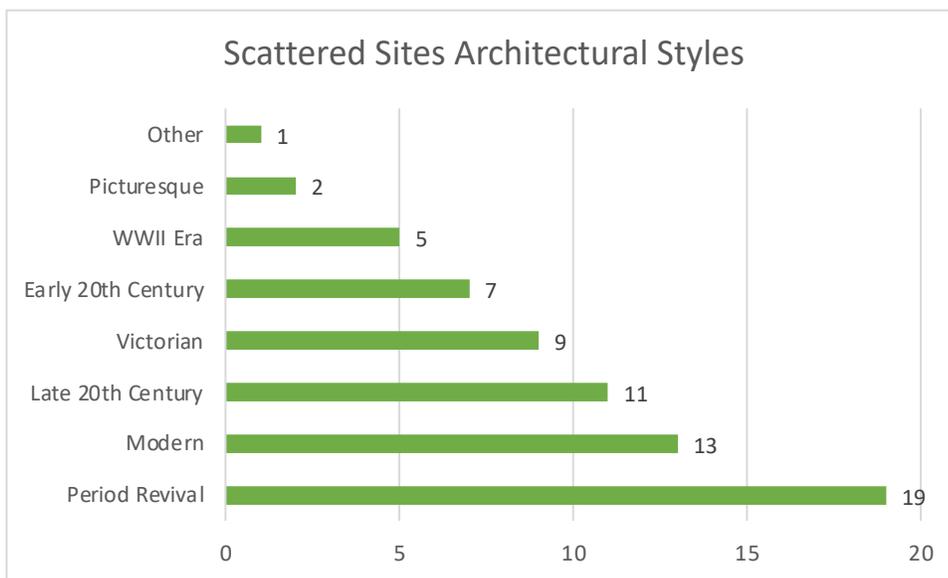
Buildings in Mountair Acres are predominantly one story in height, which largely corresponds directly with historic residential use and the style of architecture for the subdivision. The resource with a zero-story height is the Mountair Drive landscape buffer.

0 story	1	<1%
1 story	373	99%
1 1/2 story	2	1%

Architectural Styles

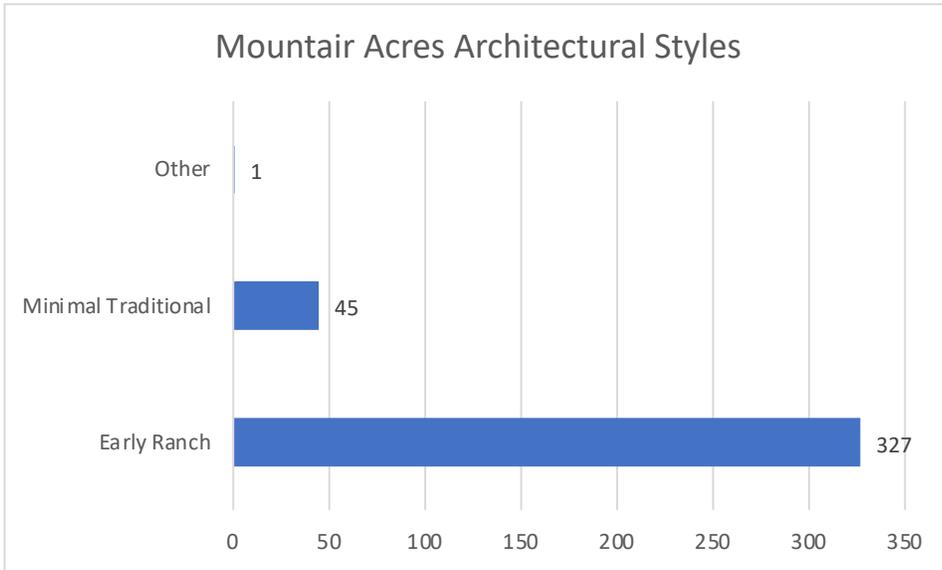
There is a wide array of architectural style in the survey's scattered sites. The majority of resources are from post-1900 styles (54), and Millcreek has a very strong representation in the Modern era (13). There are nearly a dozen buildings (11) in this survey that represent the earliest eras of Millcreek, though many exist that have already been designated as historic in the National Register of Historic Places and were not included in this survey.

Period Revival	19	29%
Modern	13	19%
Late 20th Century	11	17%
Victorian	9	14%
Early 20th Century	7	11%
WWII Era	5	8%
Picturesque	2	1%
Other	1	1%



In Mountair 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. The majority of the buildings exhibit characteristics of Early Ranch style buildings, with a few being categorized as Minimal Traditional in style. The only "Other" style resource is the Mountair Acres park along Highland Drive.

Early Ranch	327	87%
Minimal Traditional	45	12%
Other	1	1%

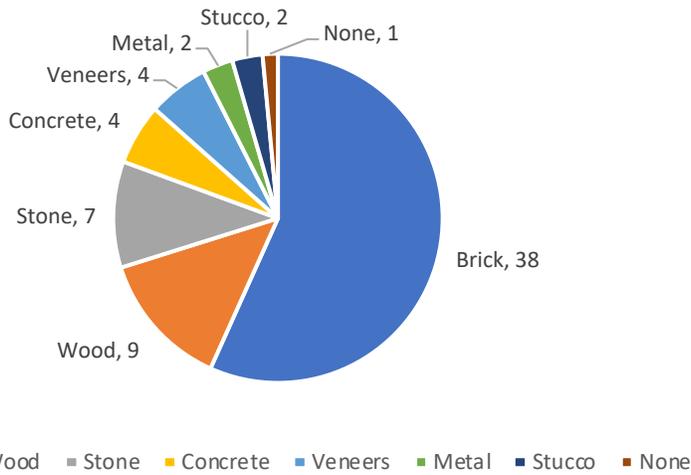


Construction Materials

Results of the survey of scattered sites in the area of construction materials follows historic construction trends in Utah that resulted in the pre-dominant use of brick. Utah’s climate is not kind to wood and therefore few wood-sheathed buildings have survived without having been covered in artificial siding or removed altogether. Surprisingly, there are few historic scattered sites that were historically stucco or have been more recently covered with stucco.

Brick	38	57%
Wood	9	13%
Stone	7	10%
Concrete	4	6%
Veneers	4	6%
Metal	2	3%
Stucco	2	3%
None	1	2%

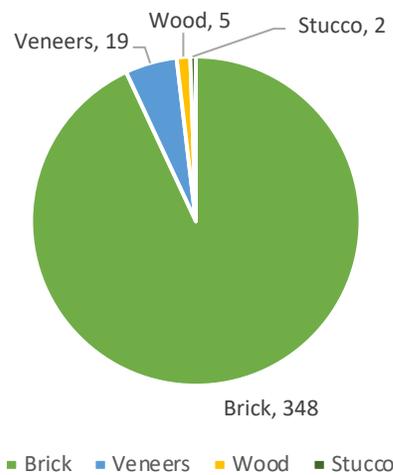
Scattered Sites Construction Materials



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% of the houses. Veneers include aluminum and vinyl siding.

Brick	348	93%
Veneers	19	6%
Wood	5	2%
Stucco	2	1%

Mountair Acres Construction Materials



Recommendations

Recommendations that conclude the 2023 RLS include five main areas:

- ❖ National Register of Historic Places Nominations;
- ❖ Intensive Level Surveys;
- ❖ Reconnaissance Level Surveys;
- ❖ Public Education; and,
- ❖ Policies & Incentives.

National Register of Historic Places Nominations

Given the 2023 RLS data, the city should consider nominating the Mountair Acres subdivision as a historic district. There is sufficient architectural integrity and contributing buildings in the Mountair Acres subdivision to consider nominating a historic district to the National Register of Historic Places. The district would feature the land's transition from clay pit to subdivision, the neighborhood's consistency in architecture, construction materials, height, and architectural integrity. The period of significance would possibly be 1940-1952 and not include the single house on Imperial from 1959. The development and promotion of the district would be topics within the nomination, as well as information about the developers, Capson-Bowman, Inc., and early residents.

Intensive Level Surveys

For its age, appreciation of its history, and size, there are comparatively few buildings listed on the National Register. This could be attributed to Millcreek's status as an unincorporated area and a township for many decades prior to city incorporation in 2016. Although it is highly recommended that the Millcreek HPC prioritize nominating properties to the NRHP, they should also contemplate conducting Intensive Level Surveys (ILS) for certain eligible properties as indicated by the RLS. Additional information on these properties is required to ascertain historical significance before moving forward to possible NRHP nomination. The ILS process involves three separate tasks: (A) research on a property and its owners, (B) documentation of the property's physical appearance, and (C) completion of the Historic Site Form. Often, these create enough information to officially determine if a property is eligible for listing and will reduce the amount of work that needs to be done for the nomination. This work is most often conducted by an architectural historian and/or historic preservation consultant to ensure accuracy, and can be supported

by future CLG grants. Recommended properties for ILS include the following. Note that no buildings in the 2023 RLS that are already designated as contributing within the Evergreen Avenue National Register Historic District have not been included as they have already been officially designated. The list is prioritized into three tiers, with Tier I being the highest priority recommended by the consultant.

Tier I	Type
228 E Gordon Ave.	Residential
2775 S Connor St., Aspen Village	Residential
2729, 2738, 2739 Pebble Glen Cir., Essex Grove Subdivision	Residential
3194 S 1100 E	Residential
3460 S 900 E	Residential
3906 S 900 E, Iceberg Drive-In	Commercial
4140 S Old Farm Way	Residential
4168 S Parkview Dr., Dr. Richard Ellis House	Residential
Tier II	Type
985 E 4500 S	Residential
988 E 4500 S	Residential
1595 E Evergreen Ave., Richard Holdaway House	Residential
1818 E Mountain View Dr.	Residential
2180 E Claybourne Ave., W.N. Gundry House	Residential
2965 E Evergreen Ave., East Millcreek Elementary (Reid School)	Other
3600 S 2000 E	Residential
4345 S Zarahemla Dr., Dan Siegel House	Residential
Tier III	Type
777 E Scott Ave.	Residential
1655 E 3300 S, Libbie Edwards Elementary (Utah Schools for the Deaf and Blind)	Other
2110 E 3070 S, A.S. and V.H. Place House	Residential
2420 E Fisher Ln., Rosecrest Elementary	Other
2747 E. Craig Dr., Salt Lake Community of Christ Church	Other
2960 S Cascade Way	Residential
3182 E Millcreek Rd.	Residential
4122 S Old Farm Way	Residential
4374 S Zarahemla Dr.	Residential

In addition to the above, the city should pursue confirming whether or not the house located at 3219 S. Imperial Street is historically associated with the Samuel and Amanda Chambers family. The approximate location of the Chambers Farmstead was determined

late in the process of research and evaluation to be located historically at or near the corner of Imperial Street (1700 East) and 3300 South. Aerial photographs from 1950 confirm that a farmstead was located at this site with outbuildings remaining through at least 1964. Research indicates that the only house in this area that likely pre-dates 1920 is located at 3219 S. Imperial St. If it can be confirmed that this is historically the Chambers House, it should be researched and locally landmarked. Unfortunately, due to major alteration, the building is not eligible to be listed on the National Register of Historic Places.

The following selected sites were determined to be ineligible/non-contributing and do not warrant further research or pursuit of NRHP designation.

Address	Evaluation	Construction Date	Notes
3932 S 300 E	C	1931	Addition location, replacement window
3953 S 300 E	C	1930	Siding, porch alteration, windows
4172 S. Highland Drive	C	1940	Door and windows alteration
2375 E 3300 S	C	1960	Addition is out of scale

Reconnaissance Level Surveys

If the Millcreek HPC elects to conduct a future scattered sites survey, a major priority should be to research, document, and designate sites related to Millcreek’s settlement by African Americans. In addition, the following specific addresses should be considered in that RLS. (Listed in no particular order)

4243 E Abinadi Rd. (4420 S)	4258 S Mt. Olympus Way
2080 E 3900 S	4260 S Mt. Olympus Way
3957 S 300 E	3688 E Apollo Dr.
3949 S 300 E	2360 E Fisher Ln.
1004 E 4500 S	3043 S 2300 E
1045 E 4500 S	3051 S 2300 E
4176 S Highland Dr.	3054 S 2300 E
3552 S 1300 E	3100 S 2300 E
3553 S 1100 E	3630 S 2300 E
3844 S 1100 E	3478 E Brockbank Dr.
748 E Scott Ave.	4325 S Jupiter Dr. (Oakridge Elementary School)
217 E 3300 S (Amber Restaurant)	3461 E Roger Dr.
4200 S Parkview Dr. (4055 E)	

Public Education

The following are recommendations to consider in the area of public education.

1. To promote historical awareness and the significance of historic architecture, it is crucial for the Millcreek HPC to undertake certain actions after the RLS. Effective methods to achieve this include publishing brochures, booklets, guidebooks, mobile app tours, and GIS-based story maps. While the Utah SHPO will feature the RLS information on their historic buildings hub [website](#), it is recommended that the city also make this information accessible to the public and administrative staff engaged in planning, zoning, and permitting. Alternatively, the public should be informed about the existence of this information on the Utah SHPO website.
2. The Millcreek HPC has a good presence on the city's website. Continuing to make preservation activities more transparent to the public through the website is strongly encouraged. This location would serve as an appropriate placement for a link to the final RLS report, GIS information, educational materials (including links to relevant articles in the Millcreek newsletter), and additional links to valuable resources for property owners.
3. The Millcreek HPC and/or a local partner may consider working together to conduct occasional first-person walking tours of one or more historic buildings where the story of their history, design and construction, and use can be delivered by volunteer docents. As individuals and students deepen their knowledge, historic architecture becomes more than just an abstract concept; it comes alive, holds personal significance, and acquires deeper meaning. There are many free teaching materials that may also be utilized in a school or after-school setting and are volunteer-friendly.
4. Certain historic preservation groups have occasionally presented local awards to acknowledge outstanding efforts in historic preservation. This should not be confused with efforts to preserve history, such as archives, but should recognize direct rehabilitation work on historic buildings and saving them from demolition. These are newsworthy events that can provide excellent models for how to undertake a preservation project as well as positive press.
5. The city may consider adopting a local plaque program to recognize historic places, both National Register-listed and locally significant but not listed. In addition to individual recognition, providing unique waymarking signs for historic districts is encouraged to recognize and heighten the sense of place of these historic areas.

Policies & Incentives

Millcreek has an excellent historic preservation ordinance for a new commission. The following are recommendations to consider in the areas of policies and incentives.

1. The Millcreek historic preservation ordinance – Historic Buildings and Sites Preservation, Section 19.86 in city code – was adopted in April 2021 and amended in July 2022. It is generally recommended that the city review the ordinance language, policies, procedures, and effectiveness of the ordinance every five years at a minimum. Additional review prior to the five-year window may be required if state or national legislation require amendments.
2. Expand the list of Historic Sites and Districts Designated (Section 19.86.070). Currently there are four sites and one district listed. All five are also on the NRHP. A first expansion could add all of the additional properties that are currently listed on the NRHP.
3. When resources are designated to the Millcreek Historic Landmarks Register (MHLR), list them within Section 19.86.080 or link to a list that is available within this section.

The NRHP listed properties would be an obvious place to start for designation to the MHLR. However, the local (MHLR) and NRHP programs cannot and should not be tied to each other. Millcreek must have a separate local designation process that does not automatically add any and all sites as soon as they are designated to the NRHP.

It would be worthwhile to consider listing all of the contributing properties in the Evergreen Avenue Historic District in the MHLR in order to call attention to each address of a historically and architecturally significant resource. The strength of any historic district is the sum of all the contributing resources within their context and proximity to each other. Together, not individually, they tell a story of the community and exhibit architectural trends over a period of time. But individually, if one building is removed, so is authenticity and that place-based story.

Another expansion step would be to consider listing all of the properties within the Intensive Level Survey section. These properties are of sufficient age – 50 years – to qualify for the NRHP, and have an architectural character and/or historic association that should be sufficient to be designated to the MHLR.

4. It is unclear in Sections 19.86.060 and 19.86.080 as to whether the Millcreek HPC will hold a public hearing on the matters of designation and review of a COA application. The city may consider adding language in the next ordinance revision to make this clearer.

5. Institute and enforce policies and penalties for the illegal demolition or alteration, or whole destruction of locally-designated historic landmark structures and their character-defining features. This can be done separately from consideration of any local design review. Those should be listed under Section 19.86.080(G) or linked there to other code references.

6. In addition to general public education, the Millcreek HPC should consider providing a set of robust design guidelines or standards within historic districts on the Millcreek Historic Landmarks Register. The objective of design guidelines is to streamline the process of reviewing and approving proposed alterations by offering assistance to owners of historic properties. These guidelines aid in decision-making regarding maintenance and improvements while also providing the HPC with a framework for evaluating proposed enhancements. Design guidelines help in maintaining a consistent aesthetic in a historic district while allowing for modernization and compatible new construction.

7. The most effective and proven financial incentive that the Millcreek HPC could provide to city residents is access to the historic rehabilitation tax credits (HTC). There is a state HTC for residentially used buildings (single family and multi-family) and a federal HTC for commercial and income-producing buildings. Currently, these are only accessible to the property owners of individually-listed properties and within the Evergreen Avenue Historic District. (see Existing Data on page 5) The HTCs can be accessed after listing on the National Register of Historic Places, either individually or as a contributing structure within a historic district, and by meeting preservation criteria that is derived from the Secretary of the Interior's Standards. The Utah SHPO is the sole review required for the state HTC while the Utah SHPO and NPS Department of the Interior are both involved in review of federal HTC projects. If the city decides to pursue individual or historic district National Register designations, the HPC should promote the historic rehabilitation tax credit through an annual mailing to those property owners, or include the information in a city newsletter or utility bill.

8. It is recommended by the Utah SHPO that this RLS be updated in 10 years, or 2033.

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Appendix I. Millcreek Historic Preservation Ordinance

Chapter 19.86 HISTORIC BUILDINGS AND SITES PRESERVATION

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HISTORY

Amended by Ord. [21-16](#) on 4/26/2021

19.86.010 Purpose

Millcreek (the “city”) recognizes that the historical heritage of the community is among its most valued and important assets. It is the intent of the city to identify, preserve, protect, and enhance historic neighborhoods, buildings, sites, monuments, streetscapes and landmarks within the city deemed architecturally or historically significant. By protecting such historically significant sites and structures, they will be preserved for the use, observation, education, pleasure, and general welfare of the present and future residents of the city.

HISTORY

Amended by Ord. [21-16](#) on 4/26/2021

19.86.020 Definitions

For the purposes of this chapter, the following terms and words and their derivations shall have the meaning as given herein. Words not included herein or in the building code shall be given their usual meaning as found in the English dictionary unless the context of the words clearly indicates a different meaning.

“Certificate of historic appropriateness (COA)” means a document evidencing approval by the historic preservation commission of an application to make a material change in the appearance of a designated historic resource.

“Exterior architectural features” means the architectural style, general design and general arrangement of the exterior of a building, structure or object, including but not limited to the kind of texture of the building material and the type and style of windows, doors, signs and other appurtenant architectural fixtures, details or elements relative to the foregoing.

“Exterior environmental features” means all those aspects of the landscape or the development of a site which affect the historic character of the property.

“Historic resource” means any building, structure, object, site or district which may be of historic importance to Millcreek and may or may not be listed on the city’s historic sites list or the historic landmarks register.

“Historic preservation commission (HPC)” means the Historic Preservation Commission of Millcreek.

“Important” means marked by or indicative of significant worth or consequence.

“Major alteration” means a change or alteration to a building or historic resource that would destroy the historic integrity including, but not limited to, changes in pitch of the main roof, enlargement or enclosure of windows on the principal facades, addition of upper stories or the removal of original upper stories, covering exterior walls (except adobe) with non-historic materials, moving the historic resource from its original location to one that is dissimilar to the original, or additions which significantly detract from or obscure the original form and appearance of the historic resource when viewed from a public right-of-way.

“Material change in appearance” means a change to a building or historic resource that would affect the exterior architectural or environmental features of a historic resource, such as:

1. Reconstruction or alteration of the size, shape or facade of a historic resource, including relocation of any doors or windows or removal or alteration of any architectural features, details or elements;
2. Demolition or relocation of a historic resource;
3. Commencement of excavation for construction purposes; or
4. The erection, alteration, restoration or removal of any building or historic resource, including walls, fences, steps and pavements or other appurtenant features except exterior paint alterations.

“Positioning” means the placement of a historical resource on a property or its placement relative to other structures and/or landmarks in the general vicinity.

“Reconnaissance level survey” means a visual evaluation of a large portion of properties in a community for the purpose of providing a “first cut” of buildings that may, based on their age and integrity, be eligible for listing in the National Register of Historic Places. The evaluation rating of potential sites and historic resources shall be given one of the following ratings:

- A. Eligible/Significant: built within the historic period and retains integrity; excellent example of a style or type; unaltered or only minor alterations or additions; individually eligible for National Register of Historic Places under criterion “C”; also, buildings of known historical significance.
- B. Eligible: built within the historic period and retains integrity; good example of a style or type, but not as well-preserved or well-executed as “A” buildings; more substantial alterations or additions than “A” buildings, though overall integrity is retained; eligible for National Register of Historic Places as part of a potential historic district or primarily for historical, rather than architectural, reasons.
- C. Ineligible built during the historic period but has undergone major alterations or additions; no longer retains integrity.
- D. Out-of-period: constructed outside the historic period.

“Scale” means the distinctive relative size, extent or degree of a historic resource.

“Significant” means having or likely to have influence and effect.

“Zoning Administrator” means the Director of Planning or designee for Millcreek.

HISTORY

Amended by Ord. [21-16](#) on 4/26/2021

19.86.030 Historic Preservation Commission

There is hereby created a commission to be known as the Millcreek Historic Preservation Commission. The historic preservation commission shall be composed of seven (7) members. It is the intent of the Millcreek City Council that the historic preservation commission represent the interests of the community as a whole; that the membership of the historic preservation commission provides balanced representation in terms of geographic, professional, neighborhood, and community interests. All members of the historic preservation commission shall be bona fide residents of Millcreek. The commission shall provide advisory assistance to the city regarding the implementation of the provisions of this chapter.

Each member of the commission shall be appointed by the mayor with the advice and consent of the city council. One member shall be chosen from each of the four council districts within Millcreek and three shall be chosen at large. To the extent available in the community, at least two (2) members of the commission shall be professionals in fields related to historic preservation (i.e., history, architectural history, archaeology, historic architecture, or planning). They shall serve for a term of four years and until his/her successor is appointed. The terms of the members shall be staggered such that the term of four members shall expire on January 31st of the year when the mayor takes office, and the terms of the other three members shall expire two years later on January 31st. New members shall be appointed as soon as possible following the expiration of term.

The city council may remove any member of the historic preservation commission for cause. Vacancies shall be promptly filled in the same manner as the original appointment for the remainder of the unexpired term.

In the event that the city council are unable to find someone from one of the four city council districts to be appointed as a historic preservation commissioner, a person may be chosen from any of the other districts.

The Historic Preservation Commission shall be an advisory body of, and shall report to, the City Council.

HISTORY

Amended by Ord. [21-16](#) on 4/26/2021

19.86.040 Powers And Duties Of The Historic Preservation Commission

The Historic Preservation Commission shall have the following duties:

- A. Issue Certifications of Historical Appropriateness (COA).
- B. Conduct research and collect information on the history of Millcreek, including the establishment of a repository for important documents, artifacts and other items of historical significance.
- C. Provide a written history of Millcreek, as well as an historical program which outlines Millcreek's history for various age groups in the community. This may include, but not be limited to, the use of written summaries of history, visual exhibits, video tapes, displays, and other media.
- D. Increase the awareness of Millcreek's history through the commemoration of historical events.
- E. Designate entries on the National Register of Historic Sites in Utah and recommend to the State Historic Preservation Officer nominations for the National Register of Historic places, utilizing the criteria for evaluation from the National Register.
- F. Attend at least one informational or educational meeting each year, sponsored by the State Historic Preservation Office, pertaining to the work and functions of the Commission or to historic

preservation.

- G. Submit an annual report of the activities of the Commission to the State Historic Preservation Office and to the City Council.
- H. Review all proposed National Register nominations for properties within the boundaries of the City.
- I. Conduct or cause to be conducted a survey of cultural resources in the City which in form and content will be compatible to the Utah inventory of historic and archaeological sites.
- J. Act in an advisory role to other officials and departments of the City regarding the protection of local cultural resources and shall act as a liaison on behalf of the City to individuals and organizations within the City concerned with historic preservation.
- K. Support the enforcement of all state and local legislation relating to historic preservation.

HISTORY

Amended by Ord. [21-16](#) on 4/26/2021

Amended by Ord. [22-36](#) on 7/26/2022

19.86.050 Meetings And Notification

- A. The Commission shall provide for adequate public participation in the historic preservation programs, including the process of recommending properties for nomination to the National Register.
- B. Commission meetings shall occur at regular intervals, and at least twice a year.
- C. Minutes of all decisions, actions of the Commission, including the reasons for making those decisions shall be kept on file and available for public inspection.
- D. Rules of procedure adopted by the Commission shall be available for public inspection.

HISTORY

Amended by Ord. [21-16](#) on 4/26/2021

19.86.060 Millcreek Historic Sites And Districts List

- A. Created. There is hereby created a Millcreek Historic Sites and Districts List (the "list"), which shall serve as a means of providing recognition to and encouraging the preservation of historic resources in the city. The list shall be prepared and maintained by the historic preservation commission and filed with the city recorder's office. Owners of property where historic sites and districts are found shall be notified by the city recorder's office that a site found on the owner's property has been included on the list.
- B. Contents. The list shall describe each historic resource included therein, the date or approximate date of its construction, the date during which its historic significance was established, the reason for including it on the list, and the names and addresses of the current owners as shown on the records of the Salt Lake County Recorder.
- C. Criteria. The historic preservation commission may designate any neighborhood, building, structure, object, site or district to the list as a historic resource in accordance with the procedures set forth herein if it is determined by the historic preservation commission that the historic resource meets all of the following criteria:
 - 1. It is located within the official boundaries of the city;
 - 2. It is at least 50 years old; and

3. There are no major alterations or additions that have obscured or destroyed the significant historic features.
- D. Notification. The owners of the items under consideration for inclusion on the list shall be notified in writing either by certified mail or hand delivery of the proposed action to designate the historic resource to the list and shall be invited to attend the historic preservation commission meeting in which the designation will be discussed. Said notification shall be provided as described herein not less than 14 days prior to the date of the historic preservation commission meeting in which the designation will be discussed.
- E. Designation Procedures. The historic preservation commission is charged with designating properties to list, and to maintain the same. The list shall reference any research related to the historic resource and a copy of the list shall be kept in the historic preservation commission's historic sites files. The historic sites files shall be open to the public in accordance with the Utah Governmental Records Access and Management Act. This list shall be reviewed, and historic resources shall be added or deleted as appropriate on, at minimum, a yearly basis by the historic preservation commission. The list should include historic resources located within the city that meet the minimum requirements set forth below:
1. The historic resource is rated an "A" or "B" on a professional reconnaissance level survey;
 2. The historic resource is deemed "A" or "B" by the historic preservation commission (for properties outside of a surveyed area);
 3. An historic resource that does not meet the "A" or "B" criteria established by the National Register of Historic Places may nonetheless be included if it is of exceptional importance to Millcreek's history; or
 4. Any historic resource that has undergone major alterations or has been destroyed may be identified by markers may be placed on the original site of the historic resource with city council approval; and
 5. The designation under consideration is not objected to by the owner of the historic resource.
- F. Results of Designation.
1. Certificate. The owner of an officially designated historic resource may obtain an historic site certificate from the historic preservation commission. The certificate shall contain the historic name of the property, the date of designation, and signatures of the mayor and the historic preservation commission chairperson.
 2. Demolition. If a historic resource is to be demolished or undergo major alterations, efforts shall be made by the historic preservation commission to document its physical appearance before that action takes place.
 - a. The city shall delay issuing a demolition permit for a maximum of 10 calendar days and shall notify a member of the historic preservation commission, who will take responsibility for the documentation.
 - b. Documentation shall include, at a minimum, exterior photographs of all elevations of the historic resource. When possible, both exterior and interior measurements of the building will be made in order to provide an accurate floor plan drawing of the building.
 - c. A demolition permit shall be issued after a period 10 calendar days from the initial date of permit application whether or not the historic preservation commission has documented the building. The permit may be issued earlier if the historic

preservation commission has completed its documentation before the 10-day deadline.

- d. Documentation shall be kept in the historic preservation commission's historic sites files, which shall be open to the public in accordance with the Utah Government Records Access and Management Act.

G. Removal of Properties. If, after review and consideration by the historic preservation commission, it is determined that a historic resource no longer meets the criteria for listing, the historic preservation commission may remove the historic resource from the list. A property owner where an historic resource is found may request removal of the historic resource from the list, by submitting a request in writing to the city recorder's office, who shall promptly notify the historic preservation commission of the written request. The historic preservation commission shall remove an historic resource from the list within 10 calendar days following the city recorder's receipt of a written request. The historic preservation commission shall use reasonable efforts to document the historic resource prior to its removal from the list.

HISTORY

Amended by Ord. [21-16](#) on 4/26/2021

19.86.070 Historic Sites And Districts Designated

A. Existing Sites. Each of the following structures and sites in the City is a historic site:

1. Gardner Home and Mill Site, 1475 Murphy's Lane, Millcreek.
2. Edward Pugh Home, 1299 East 4500 South, Millcreek.
3. Butler House, 1045 East 4500 South, Millcreek.
4. Mill Creek Farmhouse, 1106 East 4500 South, Millcreek

B. Existing Districts. Each of the following districts in the City is a historic district:

1. Evergreen Avenue Historic District as listed on the National Register of Historic places in 2007.

C. Amendments. The council may amend the above list of historic sites and, structures and districts, including designating additional historic sites and neighborhoods subject to the amendment procedures in MKZ 19.90 the recommendations of the historic preservation commission.

HISTORY

Amended by Ord. [21-16](#) on 4/26/2021

19.86.080 Millcreek Historic Landmarks Register

A. Created. There is hereby created a Millcreek Historic Landmarks Register (the "register"), which shall provide further recognition of significant historic resources; provide protection for historic resources as set forth in this chapter; and may qualify owners of historic resources to special assistance from the city as may be determined by the city council in its sole discretion. The register shall be prepared and maintained by the historic preservation commission in accordance with the provisions set forth in this chapter. A notice of listing shall be filed for each property listed on the register with the city and recorded in the office of the Salt Lake County Recorder. Owners of property where historic landmarks are found shall be notified by the city recorder's office that a landmark found on the owner's property has been included on the register.

- B. Contents. The register shall describe each historic resource, the date or approximate date of its construction, the date during which its historic significance was established, the qualifications for including it on the register, and the name and address of the current owner of the property as shown on the records of the Salt Lake County Recorder.
- C. Criteria. Any historic resource may be designated to the register in accordance with the procedures set forth herein if it meets all the criteria set forth below:
1. The historic resource is located within the corporate boundaries of Millcreek;
 2. The historic resource is currently listed in the National Register of Historic Places (the "National Register"), or it has been officially determined eligible for listing in the National Register under the criteria of 36 C.F.R. 60.4, as amended.
 3. The historic resource shall also meet at least two of the following criteria:
 - a. It is an easily identifiable visual feature of its neighborhood or the city because of its positioning, location, age, scale or style, and it contributes to the distinctive quality or identity of its area in such a way that its absence would negatively affect the area's sense of place;
 - b. It figures importantly into Millcreek's founding or development through its uses, especially public uses;
 - c. It is associated with persons significant in the founding or development of Millcreek, especially the earliest settler families (1847 – 1900);
 - d. It is associated with events that have made a significant contribution to the founding or development of Millcreek;
 - e. It illustrates an important architectural form, style, or building technique, especially as an example of "local vernacular" (e.g., single- and two-story rock/adobe homes; simple brick Victorians) or as a singular example of form, style, or technique within the city;
 - f. It has been used as a way-finding landmark for at least 50 years; or
 - g. It has yielded, or may be likely to yield, information important in prehistory or history (e.g., archaeological sites).
 4. If a historic resource does not meet at least two of the criteria of subsection (3)(c) of this section but is of exceptional importance to Millcreek's history and the owner of the property wishes to have it designated as a historic resource on the register, the historic preservation commission may review the request and, if deemed suitably significant, may recommend to the city council that the historic resource be added to the register.
- D. Notification. The owner of the historic resource shall be notified in writing either by certified mail or hand delivery of proposed action to designate the historic resource to the register and shall be invited to attend the historic preservation commission meeting in which the designation will be discussed.
- E. Designation.
1. Official designation proceedings shall begin with submittal of a written request for designation by either the property owner or a member of the historic preservation commission. The request shall identify the property by its address and historic name, give the date the property was listed in the National Register or officially determined eligible, and include a statement summarizing the property's significance to the city. This official request may be preceded by informal contacts with the property owner by historic

preservation commission members, private citizens, local officials, or others regarding designation of the property.

2. Upon written request for designation, the historic preservation commission chairperson shall arrange for the designation to be considered at the next historic preservation commission meeting, which shall be held at a time not to exceed 30 days from the date the designation request was received.
3. A decision by the historic preservation commission shall be based on whether the property meets the criteria for designating properties to the register as set forth in subsection C of this section. The historic preservation commission shall forward its recommendation in writing to the city council within 14 days of the decision.
4. The city council may, by adoption of an appropriate resolution, designate a historic resource to the register. The owner of the historic resource shall be notified at least three days prior to the city council meeting at which the ordinance will be considered and shall be allowed to address the council with regard to the designation. Following designation, a notice of such shall be mailed to the owners of record.
5. A historic resource which, in the opinion of the historic preservation commission, no longer meets the criteria for eligibility may be removed from the register after review and recommendation by the historic preservation commission and the adoption of an appropriate ordinance by the city council.
6. Upon official adoption of a designating or removal ordinance, the historic preservation commission shall record proper notice with both the city recorder's office and the county recorder's office to indicate such designation or removal on the official records thereof.

F. Result of Designation.

1. An owner of a historic resource listed on the register may seek assistance from the historic preservation commission in applying for grants or tax credits for rehabilitating the owner's properties.
2. Proposed repairs, alterations, additions, relocation or demolitions to historic resources listed on the register requiring a building permit are subject to review by the historic preservation commission and shall receive a "certificate of historic appropriateness" prior to issuance of a building permit. The purpose of this review is to ensure the preservation of historic resources to the greatest extent reasonably possible.
 - a. Any application for a building permit pertaining to a historic resource designated on the register shall be forwarded by the zoning administrator to the historic preservation commission for its determination prior to the issuance of the requested permit.
 - b. At its next scheduled meeting, the historic preservation commission shall review the application and proposed work for compliance using the United States Secretary of the Interior's Standards for Rehabilitation, in effect at the time of the scheduled meeting.
 - c. The historic preservation commission's determination shall be forwarded within three days to the zoning administrator for review. If the historic preservation commission denies or requires significant revisions to a permit application, the determination shall indicate the specific standards on which the decision of the historic preservation commission is based and, where appropriate, shall provide a brief explanation setting forth the reasons for the determination. Copies of the determination shall be forwarded by the zoning administrator to the property owner.

- d. The zoning administrator shall, upon receipt of the historic preservation commission's determination, process the permit as set forth in this section. Projects which, as determined by the historic preservation commission, are consistent with the standards shall be issued a certificate of historical appropriateness which authorizes the building permit to be issued upon compliance with all other applicable requirements of this title or any other applicable ordinance.
- e. An applicant whose submittal does not comply with the standards may, for a period of 60 days, meet with the historic preservation commission, together with the zoning administrator, to explore means for proper repair, alteration or addition to the historical resource which are consistent with the standards, which may include the following:
- (1) Feasibility of modifications to the plans;
 - (2) Feasibility of alternative uses of the historic resource;
 - (3) Feasibility of acquiring easements and/or variances;
 - (4) Feasibility of acquiring financial or other forms of assistance from preservation organizations.
- f. If no approval is granted within the initial 60 days, the historic preservation commission may grant an extension of an additional 60 days. If no approval is granted at the conclusion of 120 days, the certificate of historic appropriateness shall be denied if the standards for rehabilitation cannot be met and the requested building permit shall not be issued by the zoning administrator until the historic resource is removed from the register or list, following documentation of the historic resource described in this chapter.
- g. A decision by the historic preservation commission approving or denying a certificate of historic appropriateness for the relocation of a historic resource shall be guided by the following criteria:
- (1) How the historic character and aesthetic interest the historic resource contributes to its present setting;
 - (2) Whether there are definite plans for the area to be vacated and what the effect of those plans on the character of the surrounding area will be;
 - (3) Whether the historic resource can be relocated without significant damage to its physical integrity; and
 - (4) Whether the proposed relocation area is compatible with the historical and architectural character of the historic resource.
- h. A decision by the historic preservation commission approving or denying a certificate of historic appropriateness for the demolition of a historic resource listed on the register shall be guided by the following criteria:
- (1) The historic, scenic or architectural significance of the historic resource;
 - (2) The importance of the resource to the character of the neighborhood or city;
 - (3) The difficulty or the impossibility of reproducing the historic resource because of its design, texture, material, detail, or unique location;

- (4) Whether the historic resource is one of the last remaining examples of its kind in the neighborhood or city;
 - (5) Whether there are definite plans for use of the property if the proposed demolition is carried out, and what the effect of those plans on the character of the surrounding area would be;
 - (6) Whether reasonable measures can be taken to save the historic resource from deterioration or collapse; and
 - (7) Whether the historic resource is capable of being used to earn a reasonable economic return on its value.
 - i. A certificate of historical appropriateness shall become void unless construction authorized by a building permit is commenced within 180 days after issuance of the certificate.
3. Ordinary maintenance and repair of any exterior architectural or environmental feature in or on a historic resource to correct deterioration, decay, or to sustain the existing form, and that does not involve a material change in design, material or outer appearance thereof, does not require a certificate of historic appropriateness.
4. An owner of a historic resource listed on the register shall not allow any building to deteriorate by failing to provide ordinary maintenance or repair. The historic preservation commission shall be charged with the following responsibilities regarding deterioration by neglect:
 - a. The historic preservation commission shall monitor the condition of historic resources to determine if any historic resource is being allowed to deteriorate by neglect. Conditions such as broken windows, doors and exterior openings which allow the elements to enter or otherwise become an attractive nuisance, or the deterioration of a historic resource's structural system shall constitute failure to provide ordinary maintenance or repair.
 - b. In the event the historic preservation commission determines there is a failure to provide ordinary maintenance or repair, the historic preservation commission shall notify the owner of the historic resource and set forth the steps which need to be taken to remedy the situation. The owner of the historic resource shall have 30 days to make necessary repairs.
 - c. In the event that the condition is not remedied in 30 days, the historic preservation commission may remove the historic resource from the register. This section shall not be construed as a limitation to other enforcement actions which may be undertaken by Millcreek in accordance with other statutes or ordinances.
5. When, by reason of unusual circumstance, the strict application of any provision of subsection (4) of this section would result in exceptional practical difficulty or undue economic hardship upon any owner of a historic resource, the city council, with recommendation from the historic preservation commission, shall have the power to modify strict provisions, so as to relieve such difficulty or hardship; provided, such modifications or interpretations shall remain in harmony with the general purpose and intent of said provisions, so that the architectural or historical integrity, or character of the historic resource, shall be conserved and substantial justice done. In granting modifications, the city council, with or without recommendation from the historical preservation commission, may impose such reasonable and additional stipulations and conditions as will, in its judgment, best fulfill the purpose of this chapter. Undue hardship shall not include a situation of the person's own making.

6. A person who alleges that action by the historic preservation commission or the city will result in an unconstitutional taking of property may request a review thereof as provided in Millcreek Municipal City Code.
- G. Enforcement. Failure to follow the procedure for acquiring a certificate of historical appropriateness may result in the zoning administrator issuing a stop-work order while a review is conducted. The review will determine if revocation of a conditional use permit granted for a use associated with the historic resource, revocation of building permits and/or other penalty fines are necessary as per MKZ Chapter 19.94.
1. Failure to follow the procedure set forth in this chapter for acquiring a certificate of historic appropriateness may result in removal of the historic resource from the register and the National Register, thus rendering the property ineligible for federal, state, and city tax credits, grant and loan programs.
 2. In addition, if the historic resource has received land use entitlements as a result of its placement on the register, the city may consider the revocation of such entitlements and/or the acceleration of any debt issued by the city as part of a program of historic preservation/rehabilitation consistent with applicable law

HISTORY

Amended by Ord. [21-16](#) on 4/26/2021

19.86.090 Conditional Use Permit Required

- A. A conditional use permit is required for any modifications to a historic site or structure, including modifications to the landscaping, fencing or appearance of any lot, or demolition, construction, alteration, relocation, improvement or conversion of a historic site.
- B. Applications for a conditional use permit on a historic site shall be made in the manner and subject to the procedures and requirements set forth in MKZ 19.84. To the extent that the requirements of this chapter and MKZ 19.84 are inconsistent, the requirements of this chapter shall prevail.

HISTORY

Amended by Ord. [21-16](#) on 4/26/2021

19.86.100 Noncomplying Conditional Uses

The planning commission shall not approve a conditional use for a historic site which would be contrary to the purposes of this chapter by adversely affecting the architectural significance, the historical appearance, or the educational and historical value of the site unless all the following conditions have been met:

- A. The application meets the requirements for a conditional use permit set forth in MKZ 19.84;
- B. The application meets all the requirements of the base zone in which the property is located;
- C. The application has been pending before the planning commission for a period of at least one year.

HISTORY

Amended by Ord. [21-16](#) on 4/26/2021

19.86.110 Site Modification

The planning commission may modify all yard, parking, landscaping, height and other requirements of the base zone, as necessary to fulfill the purpose of this chapter. In so doing, the nature and character of adjacent properties shall be considered to ensure that the health, safety, convenience and general welfare will not be impaired. The planning commission may establish development criteria to control impacts associated with the heaviest permitted use in the base zone, including, but not limited to, noise, glare, dust or odor.

HISTORY

Amended by Ord. [21-16](#) on 4/26/2021

19.86.120 Standards For Rehabilitation And Design Guidelines

The following standards and guidelines shall be used by the Historic Preservation Commission in advising the Planning Commission and City council on the appropriate treatment of historic properties.

A. Standards for Rehabilitation. The following standards for rehabilitation shall be used when determining the historic appropriateness of any application pertaining to a historic resource:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alterations of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historical significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

B. General Design Guidelines. These Guidelines expand on some of the concepts articulated in the Standards for Rehabilitation in Subsection A.

1. Historic Sites, Historic Buildings, and Contributing Building in Historic Districts.

- a. Avoid demolition of historic and contributing buildings. They are finite resources and cannot be replaced.
- b. Vacant buildings should be weather- and vandal-proofed in order to minimize further deterioration and the threat of public safety.
- c. Rehabilitation work, especially on the exterior and the principal façade, should preserve existing historic features or replace them. If absolutely necessary, with features and materials known to have existed on the building. Avoid “dressing up” buildings by adding features on speculation.
- d. Avoid moving buildings whenever possible, especially to create artificial groupings of historic buildings. If buildings must be removed, the new site should be similar to the original site, and the original setback and orientation of the building on the lot should be replicated.

C. Additions to Historic Buildings and New Construction Within an Historic District.

1. New additions to historic buildings should be subordinate to the original building, that is, lower in height, attached to the rear or set back along the side, and subordinate in scale and architectural detailing.
2. Height, width, setback, roof shape, and the overall scale and massing of new buildings within a historic district should be compatible with surrounding historic buildings and the overall streetscape.
3. Materials on at least the primary façade(s) should be similar to the original materials on facades of surrounding historic buildings (usually brick, stucco, stone, or wood siding, depending on the specific characteristics of the district).
4. Architectural details (including wood or metal trim, porches, cornices, arches, window and door features, etc.) should be compatible with but not replicable historic features on surrounding historic buildings.
5. Window and door openings should be similar in size and orientation (vertical or horizontal) to openings on historic buildings and should take up about the same percentage of the overall façade as those on surrounding historic buildings.
6. Proportion to Principal Facades. The relationship of the width to the height of the principal buildings shall be in scale with surrounding structures and streetscape. Wider new buildings can be divided into segments that more closely resemble the façade widths of historic buildings.
7. Roof Shape. The roof shape of a building shall be visually compatible with the surrounding structures and streetscapes. Unusual roof shapes, pitches, and colors are discouraged.

HISTORY

Amended by Ord. [21-16](#) on 4/26/2021

19.86.130 Additional Uses For Historic Sites

- A. Residential, Forestry and Agricultural Zones. The planning commission may approve any of the following uses for a historic site in addition to the permitted and conditional uses allowed in the agricultural, forestry or residential zone in which the site is located:

1. Antique shop;
2. Art shop;
3. Boardinghouse;
4. Child nursery;
5. Dental office or clinic;
6. Dwelling, single, two, three, four or multiple family;
7. Nursing home;
8. Office;
9. Private educational institution;
10. Reception centers;
11. Restaurant;
12. Other uses of similar intensity to the above.

B. Commercial and Manufacturing Zones. The planning commission may approve any use listed in the commercial and manufacturing zones of the City zoning ordinance for a historic site located in a commercial or manufacturing zone.

HISTORY

Amended by Ord. [21-16](#) on 4/26/2021

19.86.140 Appeals

- A. Any person adversely affected by any final decision of the Historic Preservation Officer or the Zoning Administrator in the administration of this chapter may appeal such decision to the Land Use Hearing Officer in accordance with MKC Chapter 19.91.
- B. Any person adversely affected by any final decision of the Historic Preservation Commission in the administration of this chapter may appeal such decision to the city council in accordance with the provisions of this section.
 1. Appeals shall be taken within 15 days of a written decision by filing a written notice with the city manager, specifying the grounds for appeal. Only grounds specified in the appeal shall be considered by the council.
 2. An appeal stays all proceedings in furtherance of the action appealed from unless the historic preservation commission certifies to the city council that, by reason of fact stated in the certificate, a stay would cause imminent peril to life or property. In such cases, proceedings shall not be stayed otherwise than by restraining order which may be granted by the appropriate appeal body or by the District Court on application and notice and on due cause shown.
 3. The city council shall schedule a public hearing to hear the appeal. Notice of the hearing shall be given at least 15 days prior to the hearing. Notice of the hearing shall be made as required by law. The city council may modify the order, requirement, decision or determination appealed from and may make such determination as ought to be made and to that end shall have all powers of the historic preservation commission. A concurring vote of a simple majority of the total membership of the council shall be necessary to act on the appeal.

C. Any person adversely affected by any final decision of the city council designating a historic resource to the register, or regarding an appeal from a decision of the historic preservation commission in the administration of this chapter may have and maintain a plenary action for relief therefrom in a court of competent jurisdiction; provided a petition for such relief is presented to the court within 30 days after the rendering of such decision.

HISTORY

Amended by Ord. [21-16](#) on 4/26/2021

19.86.150 Interpretation Of Chapter

This chapter does not guarantee the right of any person, firm or corporation to any provision of this chapter.

HISTORY

Amended by Ord. [21-16](#) on 4/26/2021

Appendix II. Survey Data

HouseNumber	Street Direction	StreetName	HistoricPropertyName	ResourceType	EvaluationCode	ConstructionYear1	IsApproxConstructionYear1	OriginalUseD1	HC	Style1	Style2	ConstructionMaterial1	ConstructionMaterial2	BuildingHeight	ContributingOutBuildings	NonContributingOutBuildings	comments	NRStatusCode	RLSYear	RLSMonth		
3194	S	1100 EAST	RICHESS, JOHN, HOUSE	1	B	1889	TRUE	R1	RC	PZ		CA	EY	1.5	0	0						
3405	S	1100 EAST		1	B	1918	FALSE	R1	RU	TA	TB	CA	BA	1.5	0	0				2016	6	
3558	S	1100 EAST		1	B	1899	FALSE	R1	RU	TA	TB	CA	BA	1.5	0	0	1 painted brick				2016	6
3540	S	1300 EAST		1	B	1941	FALSE	R1	HH	WC		CA	BA	1.5	0	0	C? DORMERS?				2023	4
3779	S	1300 EAST		1	B	1929	FALSE	R1	RU	RT	TB	CA		1	1	0	2 STORY BARN				2023	4
3009	S	1640 EAST		1	B	1948	FALSE	R1	HC	WE		CA	EY	1	0	0					2023	4
3015	S	1640 EAST		1	C	1948	FALSE	R1	HC	WE		CA	BE	1	1	0	GARAGE				2023	4
3023	S	1640 EAST		1	B	1949	FALSE	R1	HC	WE		CA	EI	1	0	1					2023	4
3028	S	1640 EAST		1	B	1948	FALSE	R1	HC	WE		CA	EI	1	1	0	GARAGE				2023	4
3031	S	1640 EAST		1	B	1948	FALSE	R1	HC	WE		CA	EY	1	1	0	GARAGE				2023	4
3037	S	1640 EAST		1	B	1948	FALSE	R1	HC	WE		CA	EI	1	1	0	GARAGE				2023	4
3045	S	1640 EAST		1	C	1948	FALSE	R1	HC	WE		CA	DV	1	1	0	GARAGE; SHINGLES, ROCK, PORCH, WINDOWS				2023	4
3053	S	1640 EAST		1	B	1948	FALSE	R1	HC	WE		CA	EI	1	1	0	GARAGE				2023	4
3059	S	1640 EAST		1	B	1948	FALSE	R1	HC	WE		CA		1	0	1					2023	4
3062	S	1640 EAST		1	B	1948	FALSE	R1	HC	WE		CA	EY	1	0	0					2023	4
3065	S	1640 EAST		1	B	1948	FALSE	R1	HA	WW		CA	BA	1	1	0	SHED				2023	4
3073	S	1640 EAST		1	B	1948	FALSE	R1	HC	WE		CA	EY	1	0	1					2023	4
3087	S	1640 EAST		1	B	1948	FALSE	R1	HA	WW		CA	EY	1	0	1					2023	4
3093	S	1640 EAST		1	B	1948	FALSE	R1	HC	WE		CA		1	0	0					2023	4
3100	S	1640 EAST		1	B	1948	FALSE	R1	HC	WE		CA	EY	1	0	1					2023	4
3103	S	1640 EAST		1	B	1948	FALSE	R1	HC	WE		CA		1	1	0	GARAGE				2023	4
3111	S	1640 EAST		1	B	1948	FALSE	R1	HC	WE		CA		1	0	0					2023	4
3117	S	1640 EAST		1	B	1948	FALSE	R1	HC	WE		CA	EY	1	1	0	GARAGE				2023	4
3125	S	1640 EAST		1	B	1948	FALSE	R1	HC	WE		CA	BF	1	1	0	GARAGE				2023	4
3131	S	1640 EAST		1	B	1948	FALSE	R1	HC	WE		CA	EY	1	0	1					2023	4
3134	S	1640 EAST		1	B	1950	FALSE	R1	HC	WE		CA	EY	1	1	0	GARAGE				2023	4
3137	S	1640 EAST		1	B	1950	FALSE	R1	HC	WE		CA		1	1	0	GARAGE				2023	4
3143	S	1640 EAST		1	B	1950	FALSE	R1	HC	WE		CA	BA	1	0	1					2023	4
3151	S	1640 EAST		1	C	1948	FALSE	R1	HC	WE		CA		1	0	1					2023	4
3600	S	2000 EAST		1	B	1896	FALSE	R1	RX	VZ		CA	BA	1	2	0	GRANARY, GARAGE				2023	4
3775	S	2235 EAST		1	B	1961	FALSE	P5	TZ	LZ		FB		1	0	0	EVERGREEN SWIM & TENNIS CLUB				2023	4
2841	S	2300 EAST		1	B	1936	FALSE	R1	RI	RZ		BE		1	0	0	1 alterations limited to several modern windows				1994	3
2930	S	2300 EAST		1	B	1931	FALSE	R1	RJ	RT	TB	CE		1	0	0	alterations are limited to modern windows				1994	3
3018	S	2300 EAST		1	B	1924	FALSE	R1	RQ	TG	TB	CA	BT	1.5	1	0	alterations are limited to several modern windows				1994	3
3066	S	2300 EAST		1	B	1906	FALSE	R1	RJ	VE		CA	BA	1.5	0	0	alterations are limited to one in-filled transom window				1994	3
3481	S	2300 EAST		1	B	1922	FALSE	C1	C1	TC		CA		1	1	0	alterations include modern windows and an out-of-period front porch addition	NHD			2008	5
3650	S	2300 EAST		1	B	1931	FALSE	R1	RI	RG	TB	CD		1	1	0	ALTERATIONS ARE LIMITED TO SEVERAL MODERN WINDOWS				1991	2
3485	S	2700 E		1	B	1900	FALSE	R1	RU	RT	TB	EA		1	0	0	SECOND HOUSE AT REAR				2023	4
3501	S	2700 E		1	B	1937	FALSE	R1	RU	TA		BA	DF	2.5	1	0	GARAGE; ORIGINALLY A BARN; CONVERTED TO HOUSE BY O.C. TANNER				2023	4
3932	S	300 EAST		1	C	1931	FALSE	R1	RU	RT		EH		1	1	0	GARAGE; ADDITION, WINDOW				2023	4
3953	S	300 EAST		1	C	1930	FALSE	R1	RU	RT		EI		1	1	0	GARAGE				2023	4
1361	E	3010 SOUTH		1	B	1942	FALSE	R1	HC	WE		CA	EY	1	1	0	GARAGE				2023	4
1368	E	3010 SOUTH		1	B	1950	TRUE	R1	HC	WE		CA		1	0	0					2023	4
1369	E	3010 SOUTH		1	B	1942	FALSE	R1	HC	WE		BA		1	1	0	GARAGE				2023	4
1375	E	3010 SOUTH		1	C	1940	FALSE	R1	HD	WE		EY		1	0	0	WINDOWS, SIDING, GARAGE INFILL				2023	4
1381	E	3010 SOUTH		1	B	1940	FALSE	R1	HC	WE		CA	EY	1	1	0	GARAGE				2023	4
1387	E	3010 SOUTH		1	C	1940	FALSE	R1	HA	WW		EY		1	1	0	GARAGE; WINDOWS, SIDING				2023	4
1395	E	3010 SOUTH		1	B	1941	FALSE	R1	HD	WE	WC	EI		1	0	0					2023	4
1400	E	3010 SOUTH		1	B	1940	FALSE	R1	HE	WE		BE		1	1	0	GARAGE				2023	4
1401	E	3010 SOUTH		1	B	1940	FALSE	R1	HC	WE	WC	EI		1	1	0	GARAGE				2023	4
1407	E	3010 SOUTH		1	B	1940	FALSE	R1	HB	WE	WC	EY		1	0	0					2023	4
1414	E	3010 SOUTH		1	B	1940	FALSE	R1	HB	WE		BE		1	0	1					2023	4
1415	E	3010 SOUTH		1	B	1941	FALSE	R1	HB	WE		EA		1	0	0					2023	4
1421	E	3010 SOUTH		1	B	1941	FALSE	R1	HC	WE		BA		1	0	0					2023	4
1422	E	3010 SOUTH		1	B	1941	FALSE	R1	HC	WE		CA		1	1	0	GARAGE				2023	4
1427	E	3010 SOUTH		1	B	1941	FALSE	R1	HA	WW		EY		1	1	0	GARAGE				2023	4
1428	E	3010 SOUTH		1	C	1940	FALSE	R1	HB	WE		CA	EY	1	0	0					2023	4
1434	E	3010 SOUTH		1	B	1941	FALSE	R1	HC	WE		CA		1	0	1					2023	4
1435	E	3010 SOUTH		1	B	1941	FALSE	R1	HC	WE		CA		1	0	0					2023	4
1438	E	3010 SOUTH		1	B	1941	FALSE	R1	HE	WE		CA		1	1	0	GARAGE				2023	4
1443	E	3010 SOUTH		1	B	1942	FALSE	R1	HC	WE		CA		1	1	0	GARAGE				2023	4
1448	E	3010 SOUTH		1	B	1942	FALSE	R1	HC	WE		CA	BE	1	1	0	GARAGE				2023	4
1449	E	3010 SOUTH		1	B	1941	FALSE	R1	HB	WE		EY		1	0	0	SIDING, ENTRY				2023	4
1456	E	3010 SOUTH		1	B	1942	FALSE	R1	HC	WE		CA	BE	1	1	0	GARAGE				2023	4
1457	E	3010 SOUTH		1	B	1942	FALSE	R1	HC	WE		CA	EY	1	1	0	GARAGE				2023	4
1458	E	3010 SOUTH		1	B	1942	FALSE	R1	HC	WE		CA	BE	1	1	0	GARAGE				2023	4
1463	E	3010 SOUTH		1	B	1942	FALSE	R1	HC	WE		CA	EY	1	1	0	GARAGE				2023	4
1468	E	3010 SOUTH		1	B	1942	FALSE	R1	HE	WE		CA	EI	1	1	0	GARAGE				2023	4
1469	E	3010 SOUTH		1	B	1942	FALSE	R1	HC	WE		CA	EY	1	1	0	GARAGE				2023	4
1476	E	3010 SOUTH		1	B	1942	FALSE	R1	HB	WE		CA		1	0	0					2023	4
1477	E	3010 SOUTH		1	B	1942	FALSE	R1	HC	WE		CA	EA	1	1	0	GARAGE				2023	4
1482	E	3010 SOUTH																				

1530	E	3010 SOUTH		1	C	1945	FALSE	R1	HC	WE	CA	BE	1	1	0	GARAGE		2023	4	
1535	E	3010 SOUTH		1	B	1948	FALSE	R1	HC	WE	CA	EY	1	1	0	GARAGE		2023	4	
1536	E	3010 SOUTH		1	B	1948	FALSE	R1	HC	WE	CA	EI	1	1	0	GARAGE		2023	4	
1541	E	3010 SOUTH		1	B	1948	FALSE	R1	HA	WW	CA	EY	1	1	0	GARAGE		2023	4	
1542	E	3010 SOUTH		1	B	1948	FALSE	R1	HC	WE	CA	BE	1	1	0	GARAGE		2023	4	
1547	E	3010 SOUTH		1	B	1948	FALSE	R1	HC	WE	CA	EY	1	1	0	GARAGE		2023	4	
1548	E	3010 SOUTH		1	B	1948	FALSE	R1	HA	WW	CA	EI	1	1	0	GARAGE		2023	4	
1553	E	3010 SOUTH		1	B	1948	FALSE	R1	HC	WE	CA	EY	1	0	1			2023	4	
1554	E	3010 SOUTH		1	B	1948	FALSE	R1	HC	WE	CA	EH	1	0	1			2023	4	
1559	E	3010 SOUTH		1	B	1948	FALSE	R1	HC	WE	CA	EA	1	1	0	GARAGE		2023	4	
1560	E	3010 SOUTH		1	B	1948	FALSE	R1	HA	WW	CA	EI	1	1	0	GARAGE		2023	4	
1565	E	3010 SOUTH		1	B	1948	FALSE	R1	HC	WE	CA	EY	1	0	0			2023	4	
1566	E	3010 SOUTH		1	B	1948	FALSE	R1	HC	WE	CA	BD	1	1	0	GARAGE		2023	4	
1573	E	3010 SOUTH		1	B	1948	FALSE	R1	HC	WE	CA	EY	1	1	0	GARAGE		2023	4	
1574	E	3010 SOUTH		1	B	1948	FALSE	R1	HC	WE	CA	EY	1	1	0	GARAGE		2023	4	
1583	E	3010 SOUTH		1	C	1948	FALSE	R1	HC	WE	EY		1	0	0	PORCH, SIDING		2023	4	
1584	E	3010 SOUTH		1	C	1948	FALSE	R1	HC	WE	CA		1	0	1			2023	4	
1593	E	3010 SOUTH		1	B	1948	FALSE	R1	HC	WE	CA	EY	1	1	0	GARAGE		2023	4	
1594	E	3010 SOUTH		1	B	1948	FALSE	R1	HC	WE	CA	EI	1	1	0	GARAGE		2023	4	
1601	E	3010 SOUTH		1	B	1948	FALSE	R1	HC	WE	CA		1	0	1			2023	4	
1602	E	3010 SOUTH		1	C	1948	FALSE	R1	HC	WE	CA	EI	1.5	1	0	GARAGE; ADDED HALF STORY WITH DORMERS		2023	4	
1611	E	3010 SOUTH		1	B	1948	FALSE	R1	HA	WW	CA	EA	1	1	0	GARAGE		2023	4	
1612	E	3010 SOUTH		1	B	1948	FALSE	R1	HC	WE	CA		1	0	1			2023	4	
1621	E	3010 SOUTH		1	B	1948	FALSE	R1	HC	WE	CA	EI	1	1	0	GARAGE		2023	4	
1626	E	3010 SOUTH		1	B	1948	FALSE	R1	HC	WE	CA	EY	1	1	0	GARAGE		2023	4	
1631	E	3010 SOUTH		1	B	1948	FALSE	R1	HC	WE	CA	EY	1	1	0	GARAGE		2023	4	
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1515	E	3045 SOUTH		1	C	1943	FALSE	R1	HC	WE	CA	EA	1	1	0	GARAGE		2023	4	
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1611	E	3045 SOUTH		1	C	1948	FALSE	R1	HC	WE	CA		1	1	0	GARAGE; C?		2023	4	
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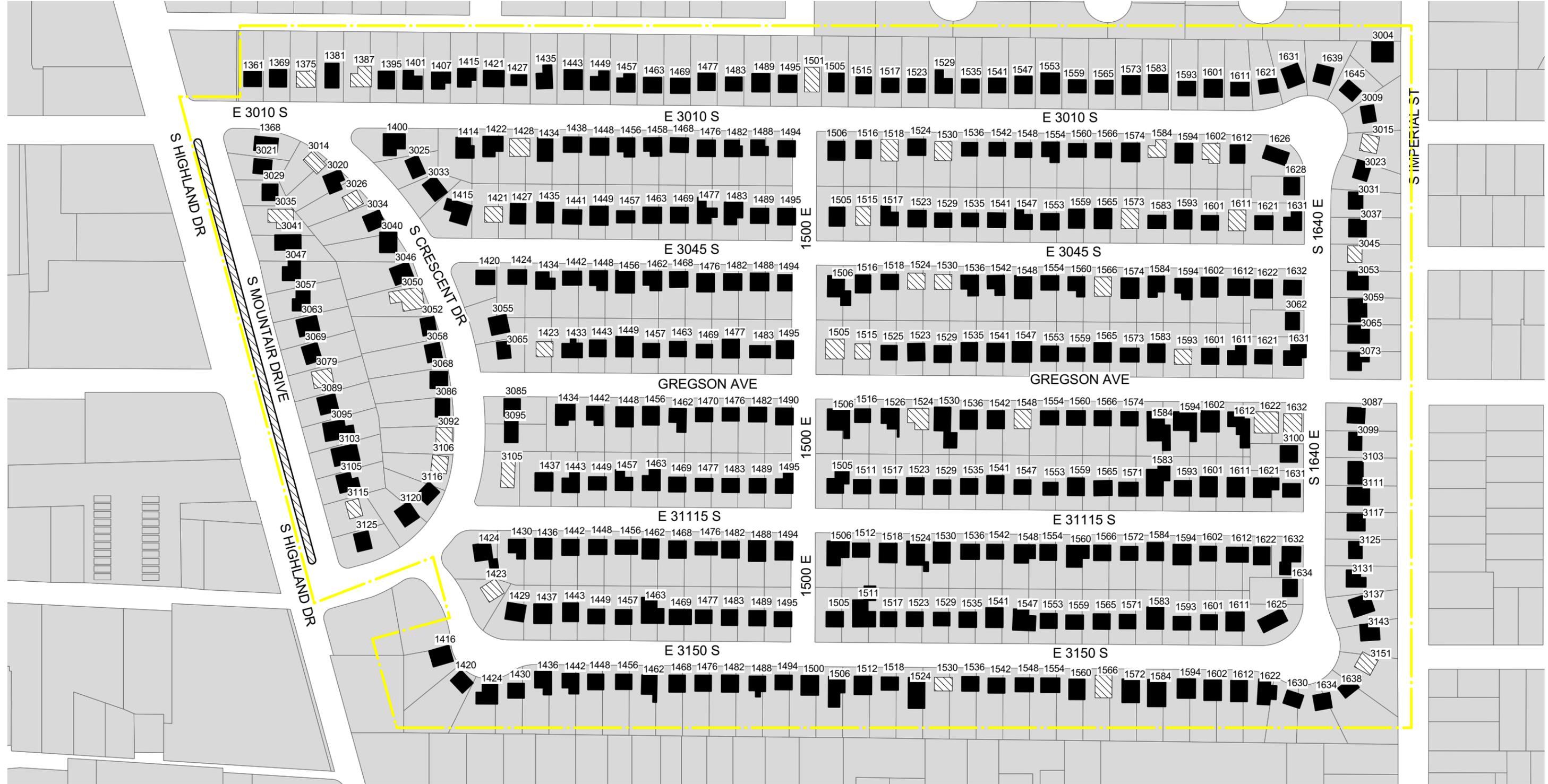
1631	E	3045 SOUTH		1	B	1948	FALSE	R1	HC	WE	CA	EI	1	1	0	GARAGE		2023	4	
1632	E	3045 SOUTH		1	B	1948	FALSE	R1	HC	WE	CA	EY	1	0	0			2023	4	
2110	E	3070 SOUTH	A.S. AND V.H. PLACE HOUSE	1	B	1958	FALSE	R1	HK	LC	CA		1	0	0	0	NEFF FAMILY HOUSE		2023	4
1424	E	3115 SOUTH		1	B	1944	FALSE	R1	HC	WE	CA	BC	1	1	0	GARAGE		2023	4	
1430	E	3115 SOUTH		1	B	1944	FALSE	R1	HC	WE	CA	EI	1	1	0	GARAGE		2023	4	
1436	E	3115 SOUTH		1	B	1944	FALSE	R1	HC	WE	WC	CA	BA	1	1	0	GARAGE		2023	4
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1442	E	3115 SOUTH		1	B	1944	FALSE	R1	HA	WW	CA	BA	1	1	0	GARAGE		2023	4	
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1462	E	3115 SOUTH		1	B	1944	FALSE	R1	HC	WE	CA	BB	1	1	0	GARAGE		2023	4	
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1494	E	3115 SOUTH		1	B	1944	FALSE	R1	HC	WE	CA	EI	1	0	1			2023	4	
1495	E	3115 SOUTH		1	B	1944	FALSE	R1	HC	WE	CA	EI	1	1	0	GARAGE		2023	4	
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1535	E	3115 SOUTH		1	B	1948	FALSE	R1	HC	WE	CA		1	1	0	GARAGE		2023	4	
1536	E	3115 SOUTH		1	B	1950	FALSE	R1	HC	WE	CA	EI	1	0	1			2023	4	
1541	E	3115 SOUTH		1	B	1948	FALSE	R1	HC	WE	CA		1	0	1	GARAGE		2023	4	
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1548	E	3150 SOUTH		1	B	1950	FALSE	R1	HC	WE	CA			1	1	0	GARAGE		2023	4	
1553	E	3150 SOUTH		1	B	1950	FALSE	R1	HC	WE	CA	EY		1	1	0	GARAGE		2023	4	
1554	E	3150 SOUTH		1	B	1950	FALSE	R1	HC	WE	CA			1	0	0			2023	4	
1559	E	3150 SOUTH		1	B	1950	FALSE	R1	HC	WE	CA	EY		1	1	0	GARAGE		2023	4	
1560	E	3150 SOUTH		1	B	1950	FALSE	R1	HC	WE	CA			1	1	0	GARAGE		2023	4	
1565	E	3150 SOUTH		1	B	1950	FALSE	R1	HC	WE	CA	EA		1	1	0	GARAGE		2023	4	
1566	E	3150 SOUTH		1	C	1949	FALSE	R1	HC	WE	CA	BH		1	1	0	GARAGE; FRONT ADDITION		2023	4	
1571	E	3150 SOUTH		1	B	1950	FALSE	R1	HA	WW	CA	EY		1	1	0	GARAGE		2023	4	
1572	E	3150 SOUTH		1	B	1949	FALSE	R1	HC	WE	CA	EY		1	1	0	GARAGE		2023	4	
1583	E	3150 SOUTH		1	B	1950	FALSE	R1	HC	WE	CA	EY		1	0	1	WINDOWS, SIDE GABLES		2023	4	
1584	E	3150 SOUTH		1	B	1950	FALSE	R1	HC	WE	CA			1	0	1			2023	4	
1593	E	3150 SOUTH		1	B	1950	FALSE	R1	HC	WE	CA	EY		1	0	1			2023	4	
1594	E	3150 SOUTH		1	B	1948	FALSE	R1	HC	WE	CA			1	0	1			2023	4	
1601	E	3150 SOUTH		1	B	1950	FALSE	R1	HC	WE	CA			1	1	0	GARAGE		2023	4	
1602	E	3150 SOUTH		1	B	1948	FALSE	R1	HC	WE	CA			1	1	0	GARAGE		2023	4	
1611	E	3150 SOUTH		1	B	1950	FALSE	R1	HC	WE	CA	EY		1	1	0	GARAGE		2023	4	
1612	E	3150 SOUTH		1	B	1948	FALSE	R1	HC	WE	CA	EI		1	1	0	GARAGE		2023	4	
1622	E	3150 SOUTH		1	B	1948	FALSE	R1	HA	WW	CA	EI		1	1	0	GARAGE		2023	4	
1625	E	3150 SOUTH		1	B	1950	FALSE	R1	HC	WE	CA			1	0	0			2023	4	
1630	E	3150 SOUTH		1	B	1948	FALSE	R1	HC	WE	CA	EY		1	1	0	GARAGE		2023	4	
1634	E	3150 SOUTH		1	B	1948	FALSE	R1	HC	WE	CA			1	1	0	GARAGE		2023	4	
1638	E	3150 SOUTH		1	B	1948	FALSE	R1	HC	WE	CA	EI		1	1	0	GARAGE		2023	4	
1655	E	3300 SOUTH	LIBBIE EDWARDS ELEMENTARY SCHOOL	1	B	1939	TRUE	E1	YC	MA	CD	FD		1	0	0	MODERN WINDOWS		2021	9	
1655	E	3300 SOUTH		1	B	1950	FALSE	E1	YC	MZ	CA	FF		1	0	0			2023	4	
1925	E	3300 SOUTH		1	B	1927	TRUE	R0	RI	RT	CD			1	1	0			1991	12	
2375	E	3300 SOUTH		1	C	1960	FALSE	J1	XA	LS	DF	DZ		2	0	0	ADDITION		2023	4	
2625	E	3300 SOUTH		1	B	1936	FALSE	R1	RI	RT	TB	BE		1	1	0	GARAGE		1991	12	
1586	E	3900 SOUTH		1	B	1937	FALSE	R1	RI	RT	CA			1	0	0			1991	11	
1895	E	3900 SOUTH		1	B	1928	TRUE	R0	RI	RT	CD	BA		1	0	1			1991	11	
1895	E	3900 SOUTH		1	B	1937	TRUE	R1	RI	RG	TB	CD	BD		1	0	0			2004	11
985	E	4500 SOUTH		1	B	1906	FALSE	R1	RX	VZ	CA	BA		1	0	1			2023	4	
988	E	4500 SOUTH		1	B	1904	FALSE	R1	RX	VZ	CA	BA		1.5	0	0			2023	4	
1059	E	4500 SOUTH		1	B	1931	FALSE	R1	RU	RT	TB	CA		1	1	0	GARAGE		2023	4	
4128	S	660 EAST		1	B	1924	FALSE	R1	RC	RC	BA			2	0	0			2023	4	
3406	S	900 EAST		1	B	1939	FALSE	R0	RI	RT	TB	CD	CE		1	0	0			2016	7
3430	S	900 EAST		1	B	1928	FALSE	R1	RI	RT	TB	CD	CE		1	0	1			2016	6
3460	S	900 EAST		1	B	1911	FALSE	R1	RJ	PI		EA		2	0	0	now used as a multiple housing unit		2016	6	
3906	S	900 EAST	ICEBERG DRIVE-IN	1	B	1960	FALSE	C10	CD	WG	BZ			1	0	0	TWO SMALL SIDE ADDNS (PROBABLY IN-PERIOD)		2020	3	
2960	S	CASCADE WAY	ROGER W. DOXEY HOUSE	1	B	1962	FALSE	R1	HK	MN	CA	BH		1	0	0	RON MOLEN MAY BE ARCHITECT		2023	4	
2180	E	CLAYBOURNE AVENUE	W.N. GUNDY HOUSE	1	B	1972	FALSE	R1	HL	LC	CA			1.5	0	0	GARAGE		2023	4	
2775	S	CONNOR STREET	ASPEN VILLAGE	1	B	1964	FALSE	R2	AZ	LC	CA	BH		1	8	0	ASPEN VILLAGE; 9 TOTAL BUILDINGS		2023	4	
2803	S	CONNOR STREET		1	B	1957	FALSE	R1	HK	LC	CA	BH		1	0	0			2023	4	
2747	E	CRAIG DRIVE	SALT LAKE COMMUNITY OF CHRIST CHURCH	1	B	1965	FALSE	J1	HZ	LZ	DF	BZ		2	0	0	SLC COMMUNITY OF CHRIST		2023	4	
3014	S	CRESCENT DR		1	C	1941	FALSE	R1	HA	WW	EY			1.5	1	0	GARAGE		2023	4	
3020	S	CRESCENT DR		1	B	1940	FALSE	R1	HC	WE	EY			1	1	0			2023	4	
3025	S	CRESCENT DR		1	B	1941	FALSE	R1	HC	WE	WC	CA	BC		1	1	0	GARAGE		2023	4
3026	S	CRESCENT DR		1	C	1941	FALSE	R1	HA	WW	EY			1	0	1	WINDOWS, SIDING		2023	4	
3033	S	CRESCENT DR		1	B	1940	FALSE	R1	HD	WE	EI			1	0	0			2023	4	
3034	S	CRESCENT DR		1	B	1941	FALSE	R1	HA	WW	CA	EY		1	1	0	GARAGE		2023	4	
3040	S	CRESCENT DR		1	B	1940	FALSE	R1	HC	WE	WC	EI	BH		1	1	0	GARAGE		2023	4
3046	S	CRESCENT DR		1	B	1942	FALSE	R1	HB	WE	CA	BA		1	0	0			2023	4	
3050	S	CRESCENT DR		1	C	1941	FALSE	R1	HC	WE	EY			1	0	0	ADDED WINDOW?		2023	4	
3052	S	CRESCENT DR		1	B	1943	FALSE	R1	HC	WE	CA	EA		1	0	1			2023	4	
3055	S	CRESCENT DR		1	B	1943	FALSE	R1	HC	WE	CA			1	1	0	GARAGE		2023	4	
3058	S	CRESCENT DR		1	B	1943	FALSE	R1	HC	WE	CA	EY		1	0	1			2023	4	
3065	S	CRESCENT DR		1	B	1943	FALSE	R1	HC	WE	CA	BC		1	1	0	GARAGE		2023	4	
3068	S	CRESCENT DR		1	B	1943	FALSE	R1	HC	WE	CA	BA		1	0	1			2023	4	
3085	S	CRESCENT DR		1	B	1943	FALSE	R1	HC	WE	CA	BC		1	0	0			2023	4	
3086	S	CRESCENT DR		1	B	1943	FALSE	R1	HC	WE	CA	EY		1	1	0	GARAGE		2023	4	
3092	S	CRESCENT DR		1	C	1943	FALSE	R1	HC	WE	EY	CA		1	1	0	GARAGE; FRONT ADDITION		2023	4	
3095	S	CRESCENT DR		1	B	1943	FALSE	R1	HC	WE	CA			1	0	1			2023	4	
3105	S	CRESCENT DR		1	C	1944	FALSE	R1	HC	WE	CA	BC		1	0	0			2023	4	
3106	S	CRESCENT DR		1	C	1944	FALSE	R1	HC	WE	CA	EY		1	1	0	GARAGE		2023	4	
3116	S	CRESCENT DR		1	B	1944	FALSE	R1	HC	WE	CA	EY		1	1	0	GARAGE		2023	4	
3120	S	CRESCENT DR		1	B	1944	FALSE	R1	HC	WE	CA	EY		1	1	0	GARAGE		2023	4	
3433	S	EASTWOOD DRIVE		1	B	1961	FALSE	R1	HF	LC	FB	BH		2	0	0			2023	4	
1595	E	EVERGREEN AVENUE	RICHARD HOLDAWAY HOUSE	1	B	1957	FALSE	R1	HF	MN	CA	OT		1	0	0	ED DREIER, ARCHITECT		2023	4	
2564	E	EVERGREEN AVENUE	NEFF, SAM, HOUSE	1	B	1912	FALSE	R1	RF	TZ	FC	BE		2	1	0	GARAGE		2008	5	
2661	E	EVERGREEN AVENUE	NEFF, JOHN III, HOUSE	1	B	1897	FALSE	R1	RX	VE	RC	CA	BT		2	0	0	"COLONIAL" ALT. '46, INELIG?, LOTS OF PHOTOS	NHD	2008	5
2965	E	EVERGREEN AVENUE	EAST MILLCREEK ELEMENTARY SCHOOL	1	B	1955	FALSE	E1	YC	MZ	CA	FF		1	0	0	REID SCHOOL		2023	4	
2420	E	FISHER LANE	ROSECREST ELEMENTARY SCHOOL	1	B	1959	FALSE	E1	YC	LZ	CA	DG		1	0	0	ROSECREST ELEMENTARY		2023	4	

228	E	GORDON LANE		1	B	1858	FALSE	R1	RX	VZ	EH	BA	1	0	0			2023	4
1423	E	GREGSON AVE		1	C	1943	FALSE	R1	HC	WE	CA	BA	1	1	0	GARAGE		2023	4
1433	E	GREGSON AVE		1	B	1943	FALSE	R1	HC	WE	CA		1	1	0	GARAGE		2023	4
1434	E	GREGSON AVE		1	B	1943	FALSE	R1	HC	WE	CA	EI	1	1	0	GARAGE		2023	4
1442	E	GREGSON AVE		1	B	1943	FALSE	R1	HC	WE	CA	BC	1	1	0	GARAGE		2023	4
1443	E	GREGSON AVE		1	B	1943	FALSE	R1	HC	WE	CA	EA	1	1	0	GARAGE		2023	4
1448	E	GREGSON AVE		1	B	1944	FALSE	R1	HC	WE	CA		1	0	1			2023	4
1449	E	GREGSON AVE		1	B	1943	FALSE	R1	HC	WE	CA	EI	1	1	0	GARAGE		2023	4
1456	E	GREGSON AVE		1	B	1943	FALSE	R1	HC	WE	CA	EI	1	0	1			2023	4
1457	E	GREGSON AVE		1	B	1943	FALSE	R1	HA	WW	CA	EA	1	1	0	GARAGE		2023	4
1462	E	GREGSON AVE		1	B	1943	FALSE	R1	HA	WW	CA	EY	1	1	0	GARAGE		2023	4
1463	E	GREGSON AVE		1	B	1943	FALSE	R1	HC	WE	CA	EI	1	1	0	GARAGE		2023	4
1469	E	GREGSON AVE		1	B	1943	FALSE	R1	HC	WE	CA	EY	1	1	0	GARAGE		2023	4
1470	E	GREGSON AVE		1	B	1944	FALSE	R1	HC	WE	CA	BF	1	1	0	GARAGE		2023	4
1476	E	GREGSON AVE		1	B	1944	FALSE	R1	HC	WE	CA	BC	1	1	0	GARAGE		2023	4
1477	E	GREGSON AVE		1	B	1943	FALSE	R1	HC	WE	CA		1	1	0	GARAGE		2023	4
1482	E	GREGSON AVE		1	B	1944	FALSE	R1	HC	WE	CA		1	1	0	GARAGE		2023	4
1483	E	GREGSON AVE		1	B	1943	FALSE	R1	HC	WE	CA	EI	1	1	0	GARAGE		2023	4
1490	E	GREGSON AVE		1	B	1944	FALSE	R1	HC	WE	CA		1	0	0			2023	4
1495	E	GREGSON AVE		1	B	1943	FALSE	R1	HC	WE	CA	EA	1	0	1			2023	4
1505	E	GREGSON AVE		1	C	1944	FALSE	R1	HC	WE	CA	EI	1	1	0	GARAGE		2023	4
1506	E	GREGSON AVE		1	B	1943	FALSE	R1	HC	WE	CA	EI	1	1	0	GARAGE		2023	4
1515	E	GREGSON AVE		1	C	1944	FALSE	R1	HC	WE	CA	EA	1	1	0	GARAGE		2023	4
1516	E	GREGSON AVE		1	B	1944	FALSE	R1	HC	WE	CA		1	1	0	GARAGE		2023	4
1523	E	GREGSON AVE		1	B	1944	FALSE	R1	HC	WE	CA	EI	1	1	0	GARAGE		2023	4
1524	E	GREGSON AVE		1	C	1944	FALSE	R1	HC	WE	CA	EI	1	0	0			2023	4
1525	E	GREGSON AVE		1	B	1948	FALSE	R1	HA	WW	CA	EI	1	1	0	GARAGE		2023	4
1526	E	GREGSON AVE		1	B	1944	FALSE	R1	HC	WE	CA	BC	1	1	0	GARAGE		2023	4
1529	E	GREGSON AVE		1	B	1948	FALSE	R1	HC	WE	CA	EY	1	1	0	GARAGE		2023	4
1530	E	GREGSON AVE		1	B	1948	FALSE	R1	HC	WE	CA	EI	1	1	0	GARAGE		2023	4
1535	E	GREGSON AVE		1	B	1948	FALSE	R1	HC	WE	CA	EI	1	1	0	GARAGE		2023	4
1536	E	GREGSON AVE		1	B	1948	FALSE	R1	HC	WE	CA		1	1	0	GARAGE		2023	4
1541	E	GREGSON AVE		1	B	1948	FALSE	R1	HC	WE	CA		1	1	0	GARAGE		2023	4
1542	E	GREGSON AVE		1	B	1948	FALSE	R1	HC	WE	CA	BC	1	1	0	GARAGE		2023	4
1547	E	GREGSON AVE		1	B	1948	FALSE	R1	HA	WW	CA	EI	1	1	0	GARAGE		2023	4
1548	E	GREGSON AVE		1	C	1948	FALSE	R1	HC	WE	CA	EY	1	1	0	GARAGE		2023	4
1553	E	GREGSON AVE		1	B	1948	FALSE	R1	HC	WE	CA	EA	1	1	0	GARAGE		2023	4
1554	E	GREGSON AVE		1	B	1948	FALSE	R1	HC	WE	CA		1	1	0	GARAGE		2023	4
1559	E	GREGSON AVE		1	B	1948	FALSE	R1	HC	WE	CA	EY	1	1	0	GARAGE		2023	4
1560	E	GREGSON AVE		1	B	1948	FALSE	R1	HC	WE	CA	DG	1	1	0	GARAGE		2023	4
1565	E	GREGSON AVE		1	B	1948	FALSE	R1	HC	WE	CA		1	1	0	GARAGE		2023	4
1566	E	GREGSON AVE		1	B	1948	FALSE	R1	HC	WE	CA	EI	1	1	0	GARAGE		2023	4
1573	E	GREGSON AVE		1	B	1948	FALSE	R1	HC	WE	CA		1	0	1			2023	4
1574	E	GREGSON AVE		1	B	1948	FALSE	R1	HC	WE	CA	BC	1	1	0	GARAGE		2023	4
1583	E	GREGSON AVE		1	B	1948	FALSE	R1	HC	WE	CA	EY	1	1	0	GARAGE		2023	4
1584	E	GREGSON AVE		1	B	1948	FALSE	R1	HA	WW	CA	EY	1	1	0	GARAGE		2023	4
1593	E	GREGSON AVE		1	C	1948	FALSE	R1	HE	WE	CA	EY	1	0	1	C?		2023	4
1594	E	GREGSON AVE		1	B	1948	FALSE	R1	HC	WE	CA		1	0	0	GARAGE		2023	4
1601	E	GREGSON AVE		1	B	1948	FALSE	R1	HC	WE	CA	EI	1	1	0	GARAGE		2023	4
1602	E	GREGSON AVE		1	B	1948	FALSE	R1	HA	WW	CA	BC	1	1	0	GARAGE		2023	4
1611	E	GREGSON AVE		1	B	1948	FALSE	R1	HA	WW	CA	EI	1	1	0	GARAGE		2023	4
1612	E	GREGSON AVE		1	B	1948	FALSE	R1	HC	WE	CA	EY	1	0	1			2023	4
1621	E	GREGSON AVE		1	B	1948	FALSE	R1	HC	WE	CA	BB	1	0	1			2023	4
1622	E	GREGSON AVE		1	C	1948	FALSE	R1	HC	WE	CA		1	0	0			2023	4
1631	E	GREGSON AVE		1	B	1948	FALSE	R1	HC	WE	CA	EI	1	1	0	GARAGE		2023	4
1632	E	GREGSON AVE		1	C	1948	FALSE	R1	HA	WE	CA		1	1	0	GARAGE		2023	4
4172	S	HIGHLAND DRIVE		1	C	1940	FALSE	R1	HB	WE	EI		1	0	0	WINDOWS, DOOR, SHINGLES		2023	4
3401	S	HIGHLAND DRIVE	WASATCH LAWN CEMETERY	3	B	1912	FALSE	F1	ZZ	OT			1	2	3	WASATCH LAWN CEMETERY		2023	4
3004	S	IMPERIAL STREET		1	B	1959	FALSE	R1	HF	WR	CA	FB	1	0	0			2023	4
2981	S	IMPERIAL STREET		1	B	1900	FALSE	R1	RV	VE	CA	BA	1.5	0	0			1994	3
2875	S	LORIE COURT		1	B	1967	FALSE	R1	HQ	LA	BH	BA	1.5	0	0			2023	4
3182	E	MILLCREEK ROAD		1	B	1965	FALSE	R1	HF	MN	MS	OT	1	0	1	ED DREIER, ARCHITECT		2023	4
1818	E	MOUNTAIN VIEW DRIVE		1	B	1954	FALSE	R1	HK	LC	DF	BH	1	0	0			2023	4
3021	S	MOUNTAIR DR		1	B	1941	FALSE	R1	HC	WE	CA		1	0	1			2023	4
3029	S	MOUNTAIR DR		1	B	1941	TRUE	R1	HA	WW	CA	EI	1	1	0	GARAGE		2023	4
3035	S	MOUNTAIR DR		1	C	1941	FALSE	R1	HB	WE	EY		1	0	0			2023	4
3041	S	MOUNTAIR DR		1	B	1941	FALSE	R1	HA	WW	CA	EI	1	1	0	GARAGE		2023	4
3047	S	MOUNTAIR DR		1	B	1942	FALSE	R1	HA	WW	CA	EI	1	0	0	BASEMENT APT.		2023	4
3057	S	MOUNTAIR DR		1	B	1942	FALSE	R1	HD	WE	CA	DF	1	0	0			2023	4
3063	S	MOUNTAIR DR		1	B	1943	FALSE	R1	HC	WE	CA	EI	1	1	0	GARAGE		2023	4
3069	S	MOUNTAIR DR		1	B	1943	FALSE	R1	HC	WE	CA	EI	1	1	0	GARAGE		2023	4
3070	S	MOUNTAIR DR		3	C	1950	TRUE	L2	ZZ	OT			1	0	0	MOUNTAIR ACRES PARK BUFFER ALONG HIGHLAND DRIVE		2023	4
3079	S	MOUNTAIR DR		1	C	1943	FALSE	R1	HC	WE	CA	EI	1	1	0	GARAGE		2023	4
3089	S	MOUNTAIR DR		1	B	1943	FALSE	R1	HC	WE	CA	EI	1	1	0	GARAGE		2023	4
3095	S	MOUNTAIR DR		1	B	1943	FALSE	R1	HC	WE	CA	EY	1	0	1			2023	4
3103	S	MOUNTAIR DR		1	B	1943	FALSE	R1	HA	WW	CA	EY	1	0	1			2023	4
3105	S	MOUNTAIR DR		1	B	1944	FALSE	R1	HC	WE	CA		1	0	0	GARAGE		2023	4
3115	S	MOUNTAIR DR		1	C	1944	FALSE	R1	HC	WE	CA	BE	1	0	1			2023	4
3125	S	MOUNTAIR DR		1	B	1944	FALSE	R1	HC	WE	CA	EY	1	0	1			2023	4
3325	S	OAKWOOD STREET		1	B	1930	TRUE	R1	RI	RG	CD		1.5	1	1		NHD	2008	5
3426	S	OAKWOOD STREET		1	B	1900	FALSE	R1	RX	VE	CA	BA	2	0	0			2023	4
4122	E	OLD FARM WAY		1	B	1925	TRUE	R1	RI	RG	CA	EM	1.5	0	0			2023	4
4140	E	OLD FARM WAY		1	B	1920	TRUE	R1	TB	TA	BA	OT	1	0	0	OLD FARM SOCIAL CENTER/CLUBHOUSE		2023	4
4168	S	PARKVIEW DRIVE	DR. RICHARD ELLIS HOUSE	1	B	1964	FALSE	R1	HK	MN	BB	OT	1	0	0	BOYD BLACKNER, ARCHITECT		2023	4
2729	E	PEBBLE GLEN CIRCLE		1	B	1962	FALSE	R1	HK	MN	DF	EA	1.5	0	0	LARRY ROZELL, ARCHITECT		2023	4
2739	E	PEBBLE GLEN CIRCLE		1	B	1963	FALSE	R1	HK	MN	DD		1	0	0	HALF ROUND SHAPE; LARRY ROZELL, ARCHITECT		2023	4
2738	E	PEBBLE GLEN CIRCLE		1	B	1965	FALSE	R1	HK	MN	FR	BH	1	0	0	FOLDED PLATE ROOF; LARRY ROZELL, ARCHITECT		2023	4

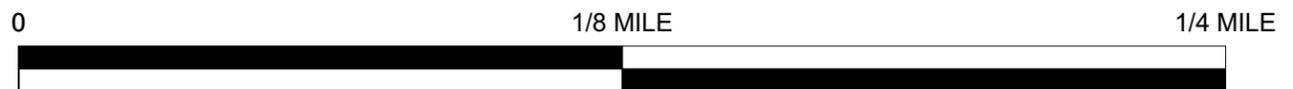
4061	S	POWERS CIRCLE		1	B	1977	FALSE	R1	HK	LC	BZ	DG	2	0	0		2023	4
4518	S	ROGER DRIVE		1	B	1961	FALSE	R1	HF	MN	DG	OT	1	0	0		2023	4
728	E	SCOTT AVENUE		1	B	1929	FALSE	R1	RU	RT	CD	BF	1	0	1		2016	6
777	E	SCOTT AVENUE		1	B	1894	FALSE	R1	RJ	VQ	CZ	BA	2	0	0	painted brick	2016	6
2289	E	STILLMAN LANE		1	B	1960	FALSE	R1	HF	WR	CA	BZ	1.5	0	0		2023	4
4345	S	ZARHEMLA DRIVE	DAN SIEGEL HOUSE	1	B	1965	FALSE	R1	HK	MN	MS	OT	1	0	0	JOHN SUGDEN, ARCHITECT	2023	4
4374	S	ZARHEMLA DRIVE		1	B	1976	FALSE	R1	HK	MN	DG	BZ	1	0	0	ED DREIER, ARCHITECT	2023	4

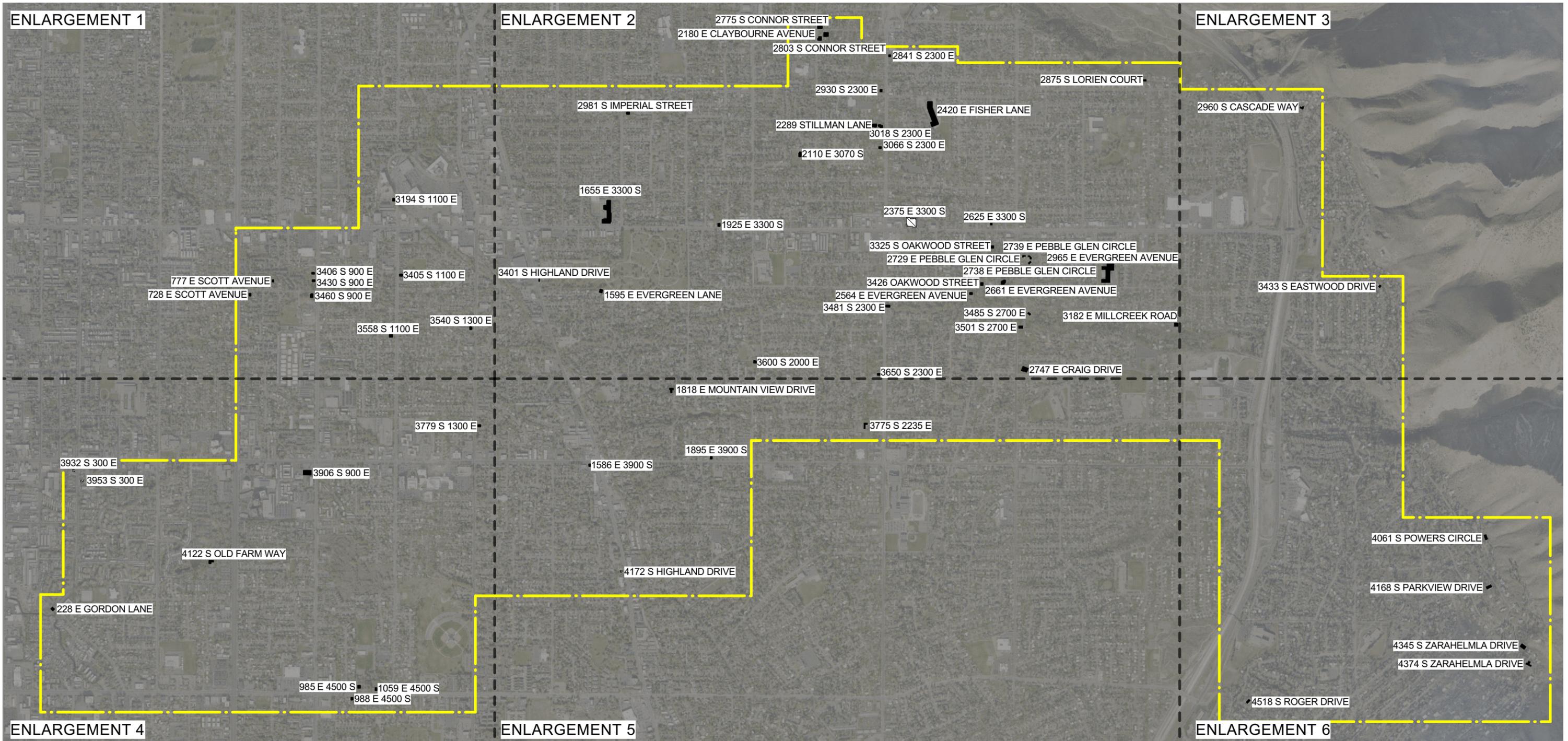
Appendix III. Survey Maps



MOUNTAIR ACRES SUBDIVISION
EVALUATION MAP
 MILLCREEK, SALT LAKE COUNTY, UTAH
 APRIL 2023

- LEGEND**
-  BOUNDARY
 -  OUT OF PERIOD
 -  NON-CONTRIBUTING
 -  CONTRIBUTING

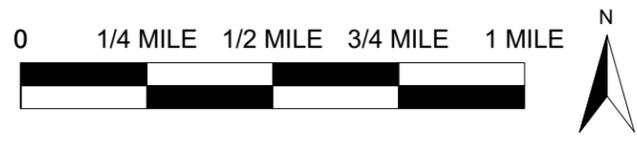




**SCATTERED SITES
EVALUATION MAP
MILLCREEK, SALT LAKE COUNTY, UTAH
APRIL 2023**

LEGEND

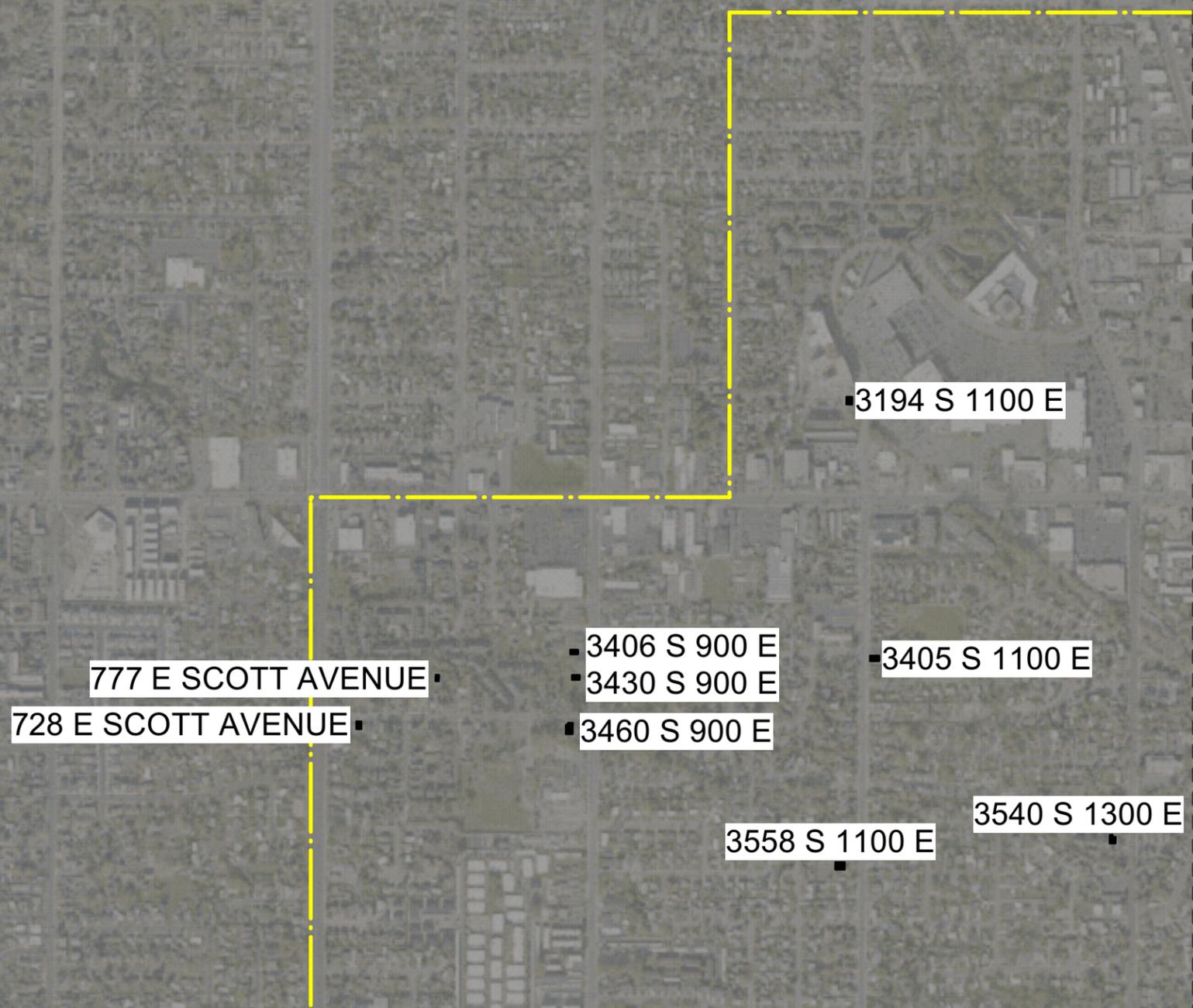
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-  OUT OF PERIOD
-  NON-CONTRIBUTING
-  CONTRIBUTING



ENLARGEMENT 1

LEGEND

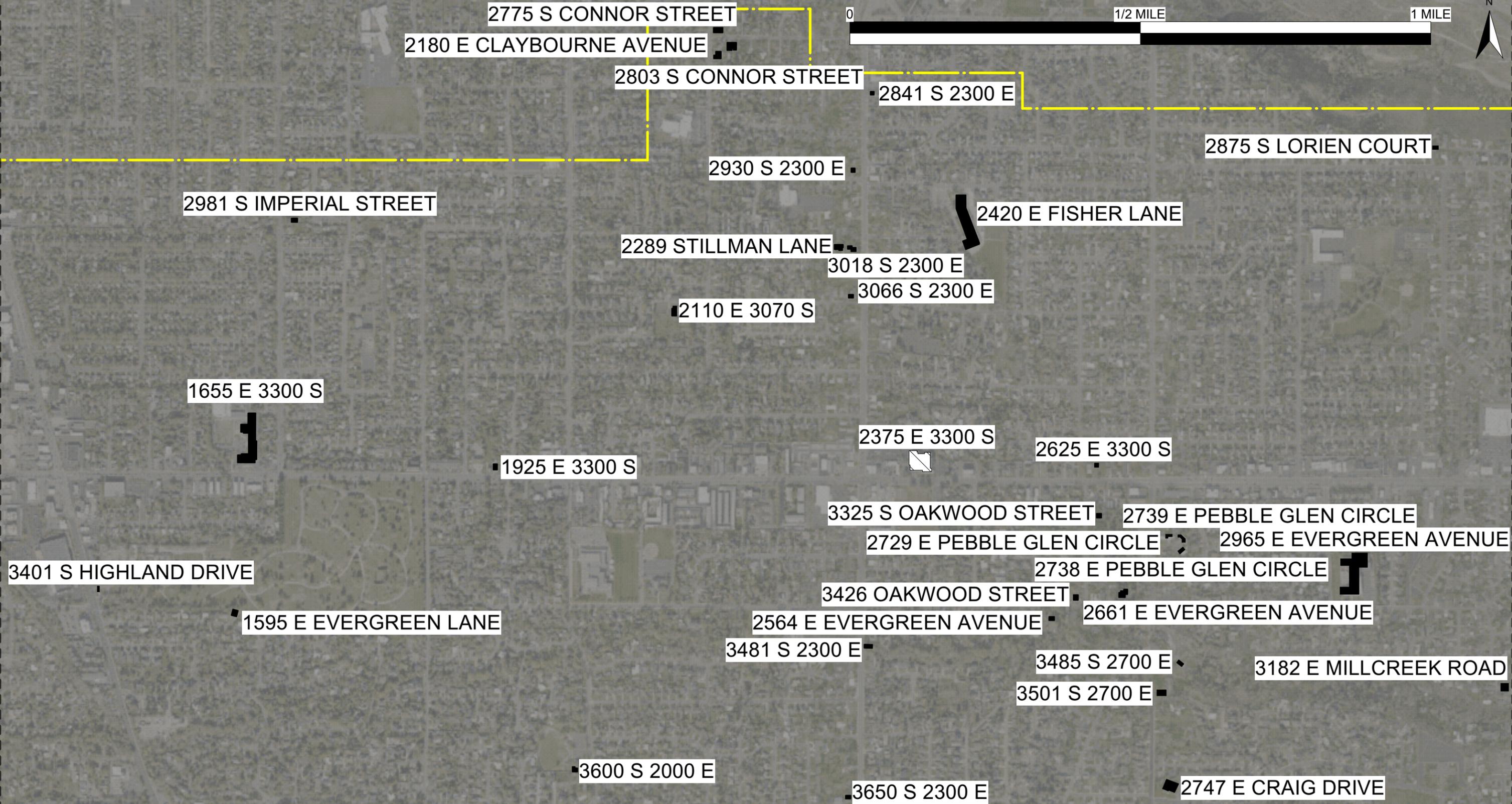
- · — · — · BOUNDARY
- OUT OF PERIOD
- ▨ NON-CONTRIBUTING
- CONTRIBUTING



ENLARGEMENT 2

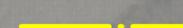
LEGEND

- BOUNDARY
- OUT OF PERIOD
- NON-CONTRIBUTING
- CONTRIBUTING



ENLARGEMENT 3

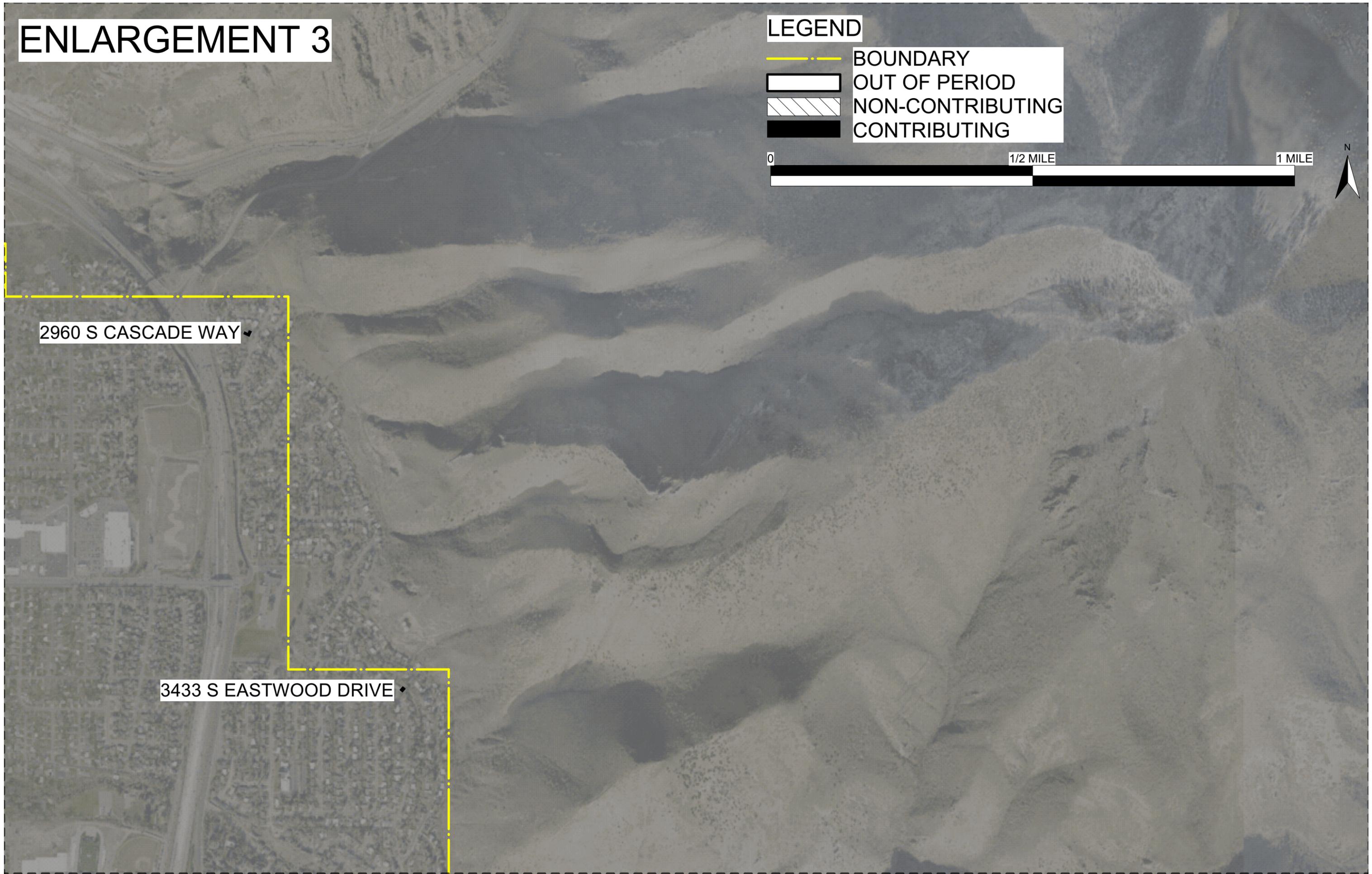
LEGEND

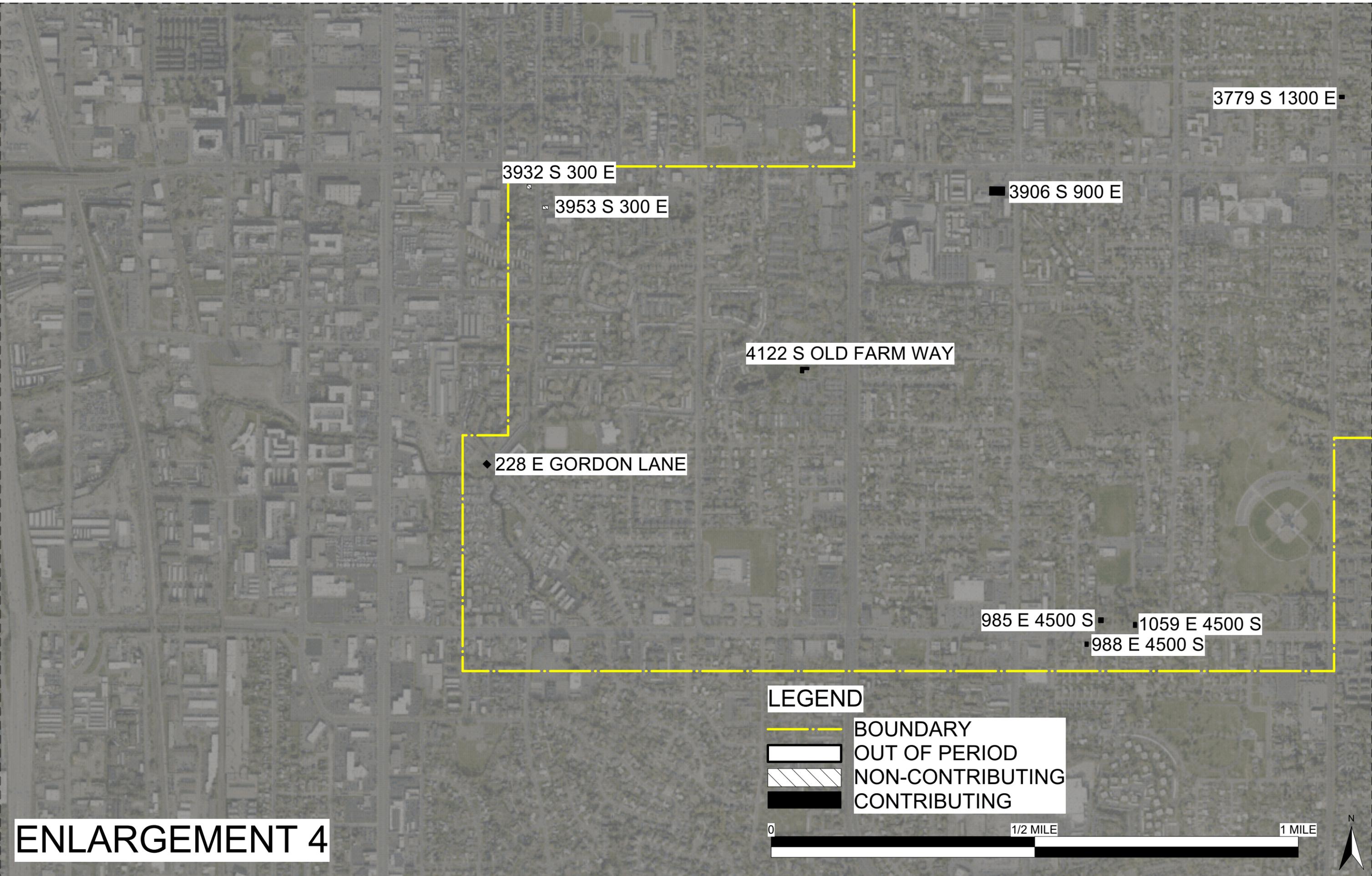
-  BOUNDARY
-  OUT OF PERIOD
-  NON-CONTRIBUTING
-  CONTRIBUTING



2960 S CASCADE WAY

3433 S EASTWOOD DRIVE





3779 S 1300 E

3932 S 300 E

3953 S 300 E

3906 S 900 E

4122 S OLD FARM WAY

◆ 228 E GORDON LANE

985 E 4500 S

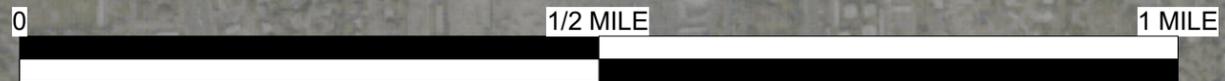
1059 E 4500 S

988 E 4500 S

LEGEND

-  BOUNDARY
-  OUT OF PERIOD
-  NON-CONTRIBUTING
-  CONTRIBUTING

ENLARGEMENT 4



1818 E MOUNTAIN VIEW DRIVE

3775 S 2235 E

1895 E 3900 S

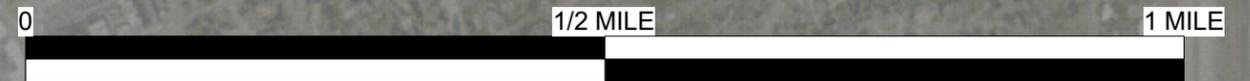
1586 E 3900 S

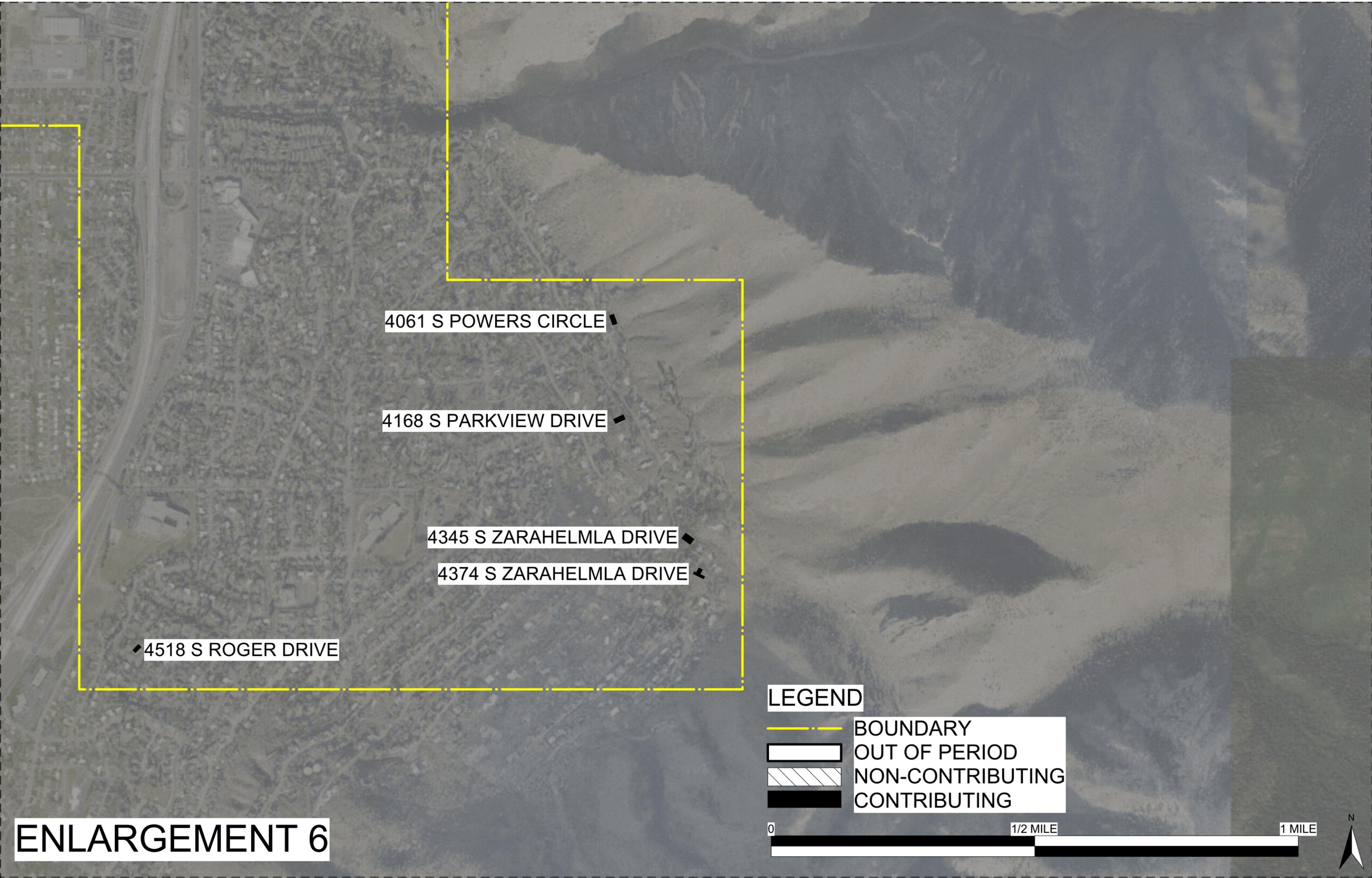
4172 S HIGHLAND DRIVE

LEGEND

- BOUNDARY
- OUT OF PERIOD
- NON-CONTRIBUTING
- CONTRIBUTING

ENLARGEMENT 5





4061 S POWERS CIRCLE

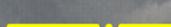
4168 S PARKVIEW DRIVE

4345 S ZARAHMLA DRIVE

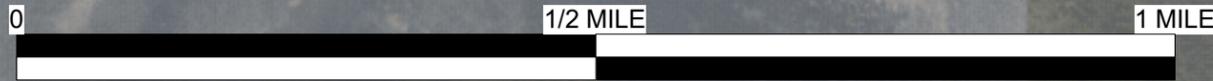
4374 S ZARAHMLA DRIVE

4518 S ROGER DRIVE

LEGEND

-  BOUNDARY
-  OUT OF PERIOD
-  NON-CONTRIBUTING
-  CONTRIBUTING

ENLARGEMENT 6



Appendix IV. Survey Photographs

<p>1640 East</p>						
		<p>3009 S EC</p>		<p>3015 S A NC</p>		<p>3015 S B NC</p>
						
<p>3023 S A EC</p>		<p>3023 S B EC</p>		<p>3028 S A EC</p>		<p>3028 S B EC</p>
						
<p>3031 S A EC</p>		<p>3031 S B EC</p>		<p>3037 S A EC</p>		<p>3037 S B EC</p>

						
3045 S A NC		3045 S B NC		3053 S A EC		3053 S B EC
						
3059 S A EC		3059 S B EC		3062 S A EC		3062 S B EC
						
3065 S A EC		3065 S B EC		3073 S A EC		3073 S B EC

						
3087 S A EC		3087 S B EC		3093 S EC		3100 S A EC
						
3100 S B EC		3103 S A EC		3103 S B EC		3111 S EC
						
3117 S A EC		3117 S B EC		3125 S A EC		3125 S B EC

						
3131 S A EC		3131 S B EC		3134 S A EC		3134 S B EC
						
3137 S A EC		3137 S B EC		3143 S A EC		3143 S B EC
				3010 South		
3151 S A EC		3151 S B EC				1361 E A EC

						
1361 E B EC		1369 E A EC		1369 E B EC		1375 E A NC
						
1375 E B NC		1381 E A EC		1381 E B EC		1387 E A NC
						
1387 E B NC		1395 E A EC		1395 E B EC		1400 E A EC

						
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1415 E B EC		1421 E EC		1422 E A EC		1422 E B EC

						
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1438 E B EC		1443 E A EC		1443 E B EC		1448 E A EC

						
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1482 E B EC		1483 E A EC		1483 E B EC		1488 E EC

						
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1495 E A EC		1495 E B EC		1501 E A NC		1501 E B NC
						
1505 E A EC		1505 E B EC		1506 E A EC		1506 E B EC

						
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1517 E A EC		1517 E B EC		1518 E A EC		1518 E B EC
						
1523 E A EC		1523 E B EC		1524 E A EC		1524 E B EC

						
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1541 E A EC		1541 E B EC		1542 E A EC		1542 E B EC

						
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1559 E A EC		1559 E B EC		1560 E A EC		1560 E B EC

						
<p>1565 E A EC</p>		<p>1565 E B EC</p>		<p>1566 E A EC</p>		<p>1566 E B EC</p>
						
<p>1573 E A EC</p>		<p>1573 E B EC</p>		<p>1574 E A EC</p>		<p>1574 E B EC</p>
						
<p>1583 E A NC</p>		<p>1583 E B NC</p>		<p>1584 E A EC</p>		<p>1584 E B EC</p>

						
1593 E A EC		1593 E B EC		1594 E A EC		1594 E B EC
						
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1611 E A EC		1611 E B EC		1612 E A EC		1612 E B EC

						
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		3045 South				
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1420 E A EC		1420 E B EC		1421 E A NC		1421 E B NC
						
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1434 E EC		1435 E A EC		1435 E B EC		1441 E A EC

						
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1554 E A EC		1554 E B EC		1559 E A EC		1559 E B EC

						
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1574 E A EC		1574 E B EC		1583 E A EC		1583 E B EC

						
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				3115 South		
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1468 E B EC		1469 E A EC		1469 E B EC		1476 E A EC

						
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				3150 South		
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<p>1630 E A EC</p>		<p>1630 E B EC</p>		<p>1634 E A EC</p>		<p>1634 E B EC</p>
				<p>Crescent Drive</p>		
<p>1638 E A EC</p>		<p>1638 E B EC</p>				<p>3014 S A EC</p>

						
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3092 S B NC		3095 S A EC		3095 S B EC		3105 S A EC

						
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Gregson Avenue						
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				Imperial Street		
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		Mountair Drive				
3004 S B EC				3021 S A EC		3021 S B EC

						
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3103 S A EC		3103 S B EC		3105 S A EC		3105 S B EC

						
3115 S A EC		3115 S B EC		3125 S A EC		3125 S B EC
Scattered Sites						
		228 E GORDON AVE A EC		228 E GORDON AVE B EC		728 E SCOTT AVE A EC
						
728 E SCOTT AVE B EC		777 E SCOTT AVE A EC		777 E SCOTT AVE B EC		985 E 4500 S A EC

						
985 E 4500 S B EC		988 E 4500 E A EC		988 E 4500 S B EC		988 E 4500 S C EC
						
1059 E 4500 S A EC		1059 E 4500 S B EC		1586 E 3900 S A EC		1586 E 3900 S B EC
						
1595 E EVERGREEN AVE A - EC		1595 E EVERGREEN AVE B - EC		1655 E 3300 S A EC		1655 E 3300 S B EC

						
1818 E MOUNTAIN VIEW DR A - EC		1818 E MOUNTAIN VIEW DR B - EC		1818 E MOUNTAIN VIEW DR C - EC		1895 E 3900 S B EC
						
1895 E 3900 S B EC		1925 E 3300 S A EC		1925 E 3300 S B EC		1925 E 3300 S C EC
						
2110 E 3070 S A EC		2110 E 3070 S B EC		2110 E 3070 S C EC		2180 E CLAYBOURNE AVE A - EC

						
2180 E CLAYBOURNE AVE B - EC		2289 E STILLMAN LANE A - EC		2289 E STILLMAN LANE B - EC		2375 E 3300 S A NC
						
2375 E 3300 S B NC		2420 E FISHER LANE A EC		2420 E FISHER LANE B EC		2420 E FISHER LANE C EC
						
2564 E EVERGREEN AVE - LISTED		2625 E 3300 S EC		2661 E EVERGREEN AVE A - LISTED		2661 E EVERGREEN AVE B - LISTED

						
2729 E PEBBLE GLEN CIR A - EC		2729 E PEBBLE GLEN CIR B - EC		2738 E PEBBLE GLEN CIR - EC		2739 E PEBBLE GLEN CIR A - EC
						
2739 E PEBBLE GLEN CIR B - EC		2747 E CRAIG DR A EC		2747 E CRAIG DR B EC		2775 S CONNOR ST A EC
						
2775 S CONNOR ST B EC		2775 S CONNOR ST C EC		2775 S CONNOR ST D EC		2775 S CONNOR ST E EC

						
<p>2803 S CONNOR ST A EC</p>		<p>2803 S CONNOR ST B EC</p>		<p>2841 S 2300 E A EC</p>		<p>2841 S 2300 E B EC</p>
						
<p>2875 S LORIEN CT A EC</p>		<p>2875 S LORIEN CT B EC</p>		<p>2930 S 2300 E A EC</p>		<p>2930 S 2300 E B EC</p>
						
<p>2960 S CASCADE WAY A - EC</p>		<p>2960 S CASCADE WAY B - EC</p>		<p>2960 S CASCADE WAY C - EC</p>		<p>2965 E EVERGREEN AVE A - EC</p>

						
2965 E EVERGREEN AVE B - EC		2965 E EVERGREEN AVE C - EC		2965 E EVERGREEN AVE D - EC		2981 S IMPERIAL ST A EC
						
2981 S IMPERIAL ST B EC		3018 S 2300 E A EC		3018 S 2300 E B EC		3066 S 2300 E A EC
						
3066 S 2300 E B EC		3182 E MILLCREEK RD A - EC		3182 E MILLCREEK RD B - EC		3182 E MILLCREEK RD C - EC

						
3194 S 1100 E A EC		3194 E 1100 E B EC		3194 S 1100 E C EC		3325 S OAKWOOD ST A - LISTED
						
3325 S OAKWOOD ST B - LISTED		3401 S HIGHLAND DR A - EC		3401 S HIGHLAND DR B - EC		3401 S HIGHLAND DR C - EC
						
3405 S 1100 E A EC		3405 S 1100 E B EC		3406 S 900 E A EC		3406 S 900 E B EC

						
3426 S OAKWOOD ST A - LISTED		3426 S OAKWOOD ST B - LISTED		3430 S 900 E A EC		3430 S 900 E B EC
						
3433 S EASTWOOD DR A - EC		3433 S EASTWOOD DR B - EC		3460 S 900 E A EC		3460 S 900 E B EC
						
3481 S 2300 E A EC		3481 S 2300 E B EC		3481 S 2300 E C EC		3485 S 2700 E A LISTED

						
3501 S 2700 E A LISTED		3501 S 2700 E B LISTED		3540 S 1300 E A EC		3540 S 1300 E B EC
						
3558 S 1100 E A EC		3558 S 1100 E B EC		3600 S 2000 E A EC		3600 S 2000 E B EC
						
3650 S 2300 E A EC		3650 S 2300 E B EC		3775 S 2235 E A EC		3775 S 2235 E B EC

						
<p>3775 S 2335 E C EC</p>		<p>3779 S 1300 E A EC</p>		<p>3779 S 1300 E B EC</p>		<p>3906 S 900 E A EC</p>
						
<p>3906 S 900 E B EC</p>		<p>3932 S 300 E A NC</p>		<p>3932 S 300 E B NC</p>		<p>3953 S 300 E A NC</p>
						
<p>3953 S 300 E B NC</p>		<p>4061 S POWERS CIR A EC</p>		<p>4061 S POWERS CIR B EC</p>		<p>4061 S POWERS CIR C EC</p>

						
4122 E OLD FARM WAY A - EC		4122 E OLD FARM WAY B - EC		4140 E OLD FARM WAY A - EC		4140 E OLD FARM WAY B - EC
						
4140 S OLD FARM WAY C - EC		4168 S PARKVIEW DR A - EC		4168 S PARKVIEW DR B - EC		4172 S HIGHLAND DR A - NC
						
4172 S HIGHLAND DR B - NC		4345 S ZARAHEMLA DR A - EC		4345 S ZARAHEMLA DR B - EC		4374 S ZARAHEMLA DR A - EC

						
4374 S ZARAHEMLA DR B - EC		4374 S ZARAHEMLA DR C - EC		4518 S ROGER DR A EC		4518 S ROGER DR B EC
						
1368 E 3010 S A EC		1368 E 3010 S B EC		1632 E GREGSON AVE B - EC		1632 E GREGSON AVE A - EC
						
3070 S MOUNTAIR DR A - NC		3070 S MOUNTAIR DR B - NC		4128 S 660 E A EC		4128 S 660 E B EC

Appendix V. Mountair Acres Subdivision Covenants

Capsen-Bowman, Inc

JUL 9 1966

12:06 PM
H. H. Hatt

RECORDED IN THE OFFICE OF THE COUNTY CLERK OF SALT LAKE COUNTY, UTAH

#84 246-
836-250-4
Misc Index #3

CERTIFICATE OF USE RESTRICTIONS

1047916

KNOWALL MEN BY THESE PRESENTS:

That whereas, the undersigned, CAPSON-BOWMAN, INC. a Corporation of the State of Utah, is the owner of a certain parcel of real property, situated in the County of Salt Lake, State of Utah, and described as follows, to wit:

Beginning at the Northeast corner of Lot 190, Mountair Acres No. 5; thence South 532.95 feet to the Southeast corner of Lot 211, Mountair Acres No. 5; thence North 89° 40' West 385 feet to the Northeast corner of Lot 173, Mountair Acres No. 4; thence South 275 feet to the Southeast corner of Lot 171, Mountair Acres No. 4; thence South 89° 40' East 925.39 feet to the West line of 1700 East Street; thence North 0° 44' West 858 feet along said West line; thence North 89° 40' West 532.42 feet to the point of beginning.

And whereas said CAPSON-BOWMAN, INCORPORATED has subdivided said land into building lots in a subdivision designated as Mountair Acres Addition Number 6 and is filing and recording the plat thereof as required by law, and

Whereas it is desired in connection with the platting and subdivision of said land and as part of a general building plan for the benefit and protection of the owners of the respective parcels within said area to provide for certain use restrictions, which shall govern and control the use and enjoyment of the lots within such subdivision.

Now, therefore, the undersigned, CAPSON-BOWMAN, INC. do hereby certify and declare that each and all of the lots within such subdivision, shall, upon conveyance thereof by the undersigned, be owned, held and enjoyed by the respective grantees thereof, their heirs and assigns subject to the following restrictions:

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 1970, at which time said covenants shall be automatically extended for successive periods of ten years unless by vote of a majority of the then owners of the lots it is agreed to change said covenants in whole or in part.

If the parties hereto, or any of them or their heirs or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property situated in said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages or other dues for such violation.

Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

- (a) All lots in the tract shall be known and described as residential lots. No structures shall be erected, altered, placed, or permitted to remain on any residential building plot other than one detached single-family dwelling and not to exceed one story in height and a private garage for not more than two cars.
- (b) No building shall be erected, placed, or altered on any building plot in this subdivision until the building plans, specifications, and plot plan showing the location of such building have been approved in writing as to conformity and harmony of external design with existing structures in the subdivision, and as to location of the building with respect to topography and finished ground elevation, by a committee composed of GABSON-BOWMAN, INCORPORATED, LEO L. GABSON and N. J. BOWMAN, or by a representative designated by a majority of the members of said committee. In the event said committee or designated representative fails to approve or disapprove such design and location within thirty days after said plans and specifications have been submitted to it, or in any event, if no suit to enjoin the erection of such building or the making of such alterations has been commenced prior to the completion thereof, such approval will not be required and this covenant will be deemed to have been fully complied with. Neither the member of such committee nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant. The powers and duties of such committee, and of its designated representative shall cease on and after January 1, 1970 unless, prior to said date and effective thereon, a written instrument shall be executed by the then recorded owners of a majority of the lots in this subdivision and duly recorded appointing a representative, or representatives, who shall thereafter exercise the same powers previously exercised by said committee.
- (c) No buildings shall be located nearer to the front lot line or nearer to the street line than twenty-two (22) feet. No building except a detached garage or other out-building located sixty (60) feet or more from the front lot line, shall be located nearer than eight (8) feet to any side lot line, with the exception of Lots 244, 250, 264 and 277. No fence shall be constructed on any of the lots nearer to the front lot line or nearer to the street line than the front or side line of the house constructed on said lot.
- (d) No residential structure shall be erected or placed on any building plot, which plot has an area of less than 6000 square feet or a width of less than fifty-five (55) feet to the front building setback line, except Lots 243, 249, 263, 276, 244, 250, 264, 277 and 237, which lots shall have a minimum of 5400 square feet.
- (e) No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

- (c) No trailer, basement, tent, shack, garage, barn, or other outbuilding erected in the tract shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.
- (c) No dwelling costing less than \$4000.00 shall be permitted on any lot in the tract. The ground floor area of the main structure, exclusive of open porches and garages, shall be not less than 750 square feet.
- (h) An easement is reserved over the rear five (5) feet of each lot for utility installation and maintenance.
- (i) Until such time as a sanitary sewer system shall have been constructed to serve this subdivision, a sewage disposal system constructed in accordance with the requirements of the Utah State Board of Health shall be installed to serve each dwelling. The effluent from the septic tanks shall not be permitted to discharge into a stream, storm sewer, open ditch or drain, unless it has been first passed through an absorption field approved by the health authorities.
- (j) 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.

In witness whereof said GAPSON-BOWMAN INCORPORATED has caused this instrument to be signed by its duly authorized officer and its corporate seal to be hereunto affixed this 8th day of July, 1946.

GAPSON-BOWMAN, INC.



ATTORNEY:

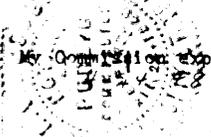
M. J. Bowman
Secretary

BY Leo L. Capson
President

STATE OF UTAH)
) SS
COUNTY OF SALT LAKE)

On the 8th day of July, 1946, personally appeared before me LEO L. GAPSON and H. J. BOWMAN who being by me duly sworn did say each for himself, that he, the said Leo L. Capson is the President and he, the said H. J. Bowman is the Secretary of the Capson-Bowman Incorporated and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its Board of Directors and said Leo L. Capson and H. J. Bowman each duly acknowledged to me that said corporation executed the same and that the seal affixed is the seal of said corporation.

My Commission expires:



H. J. Bowman
Notary Public
Residing at Salt Lake City, Utah

Appendix VI. Mountair Acres Model Homes

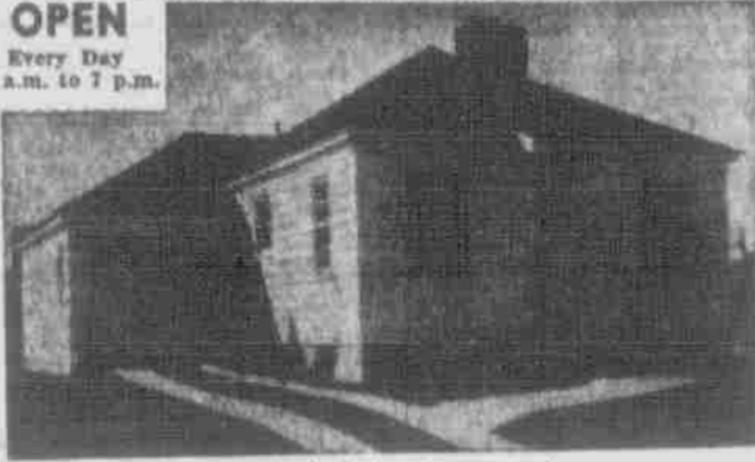
Model Homes of Mountair Acres

1940

1414 E 3010 S

MOUNTAIR ACRES **DISPLAY HOME**
(Turn East at 3000 South on Highland Drive)

OPEN
Every Day
11 a.m. to 7 p.m.



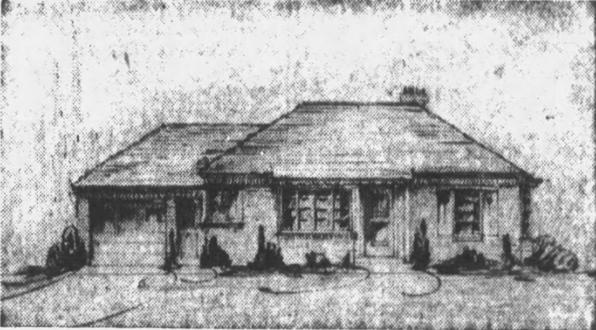
You are invited to inspect this modern home at your convenience.

CAPSON-BOWMAN, Inc.
38 W. 2nd South St. *Realtor* Phone Wasatch 3787



1940

1368 E 3010 S Montgomery Ward House



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 lowest prices. See for yourself at 300 Highland Drive, **MONTGOMERY WARDS MODEL HOME**.



1941

3021 Mountair Dr. (formerly 3025 Mountair Dr.)

STOP—LOOK—READ
then come out and see
3025 MOUNTAIR DRIVE
(3100 South on Highland Dr.)
**WE WILL HAVE THE HOME
OPEN FOR YOUR INSPECTION
THIS EVENING.**
See **MOUNTAIR ACRES SUB-
DIVISION—the Home of
Modest Mansions**
Capson-Bowman, Inc.
REALTOR
38 W. 2nd So. Phone 4-6477



1941

3029 Mountair Dr.

CAPSON-BOWMAN, INC.
OPEN for YOUR INSPECTION
3029 MOUNTAIR DRIVE
(3100 SOUTH ON HIGHLAND DRIVE)
4:00 P. M. to 9:00 P. M.
TODAY
LOCATED IN BEAUTIFUL MOUNTAIR ACRES
SUBDIVISION
FIVE-ROOM BRICK HOME
DRIVE OUT IN THE COOL OF THE EVENING AND
INSPECT THE FACILITIES OF THIS HOME.
NOTE THE SURROUNDINGS
MOUNTAIR ACRES—The Home of Modest Mansions.
Moderately Priced—Reasonably Restricted.
CAPSON-BOWMAN, INC.
REALTOR
38 West Second South Phone 4-6477



1949

1612 E 3115 S

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. Thaimann, 6-7859.

**CAPSON-
BOWMAN**

INC.
REALTOR
111 E. Broadway Dial 4-6477

