

**United States Department of the Interior
National Park Service**

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: Mountair Acres Subdivision Historic District_DRAFT #2 Rev. 10/22/2024 and 10/28/2024

Other names/site number: _____

Name of related multiple property listing: N/A

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

2. Location

Street & number: _____

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

Not For Publication: N/A Vicinity: N/A

3. State/Federal Agency Certification

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

I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national statewide local

Applicable National Register Criteria:

A B C D

_____ /SHPO	
Signature of certifying official/Title: <u>Utah State Historic Preservation Office</u>	Date
State or Federal agency/bureau or Tribal Government	

In my opinion, the property <input type="checkbox"/> meets <input type="checkbox"/> does not meet the National Register criteria.	
Signature of commenting official:	Date
Title : _____ State or Federal agency/bureau or Tribal Government	

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4. National Park Service Certification

I hereby certify that this property is:

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

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>523</u>	<u>185</u>	buildings
<u> </u>	<u>1</u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>523</u>	<u>186</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC/single dwelling, secondary structures
LANDSCAPE/plaza

Current Functions

(Enter categories from instructions.)

DOMESTIC/single dwelling, secondary structures
LANDSCAPE/plaza

7. Description

Architectural Classification

(Enter categories from instructions.)

MODERN MOVEMENT/Ranch

Materials: (enter categories from instructions.)

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

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Narrative Description

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

Summary Paragraph

The *Mountair Acres Subdivision Historic District* (hereafter referred to as Mountair Acres) is one of Millcreek's earliest subdivisions, composed of approximately 75 acres along Highland Drive, a major commercial corridor between Salt Lake City and Millcreek. While the neighborhood started as a rural area, it was acquired and mined for its high natural clay content by the Salt Lake Pressed Brick Co. The subdivision was first platted in 1939 with construction starting in 1940. Several model homes were available for viewing, including a collaboration with Montgomery Ward. Over the next nine years, the subdivision was platted and construction completed in 1952 with all lots built and sold. Design of Mountair Acres added the flair of a curved street, Crescent Drive, as a key focal and circulation point that set it apart from traditional grid subdivisions. Use within Mountair Acres is completely single-family residential. Character-defining features of the district include uniform setbacks, landscaping with mature trees in the park strip, grass lawns, rear garages, and one story buildings. There are a total of 709 resources in the *Mountair Acres Subdivision Historic District* with three architectural styles within the period of significance (1940-1959). Contributing buildings number 523 (74%), while there are 186 (26%) non-contributing resources, including one (<1%) non-contributing site. The 709 resources break down to 374 (53%) primary resources and 334 (47%) secondary resources. Within the category of primary buildings, the integrity numbers remain strong with 307 (82%) contributing and 67 (18%) non-contributing. Despite limited square footage and location near Salt Lake City, the neighborhood has not been a target for teardowns for larger houses to the present date which has led to a high degree of retained integrity in all seven areas.

Narrative Description

Location and Setting

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

Following the general topography of the community, the original topography of the Mountair Acres subdivision site was slightly sloped rising west to east. It's ownership and use by the Salt Lake Pressed Brick Company excavated several feet of natural clay deposits from the site, lowering the overall topography and creating a man-made shelf on the eastern boundary of the

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neighborhood. [Figure 14] However, the 75 acres that comprise Mountair Acres today is flat in topography.

Development Patterns

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

Development of the Mountair Acres Subdivision was spread out over 12 years and seven separate plats with the majority of construction occurring in 1948 when 126 houses were built. [Figures 15-21] One additional house – 3004 S. Imperial Street – was constructed in 1959 but is located at the edge of the subdivision and is the only resource on Imperial Street. (Photo 40) While the first year of subdivision development resulted in 13 houses constructed, there were seven subsequent years when at least 20 houses were built within a year.

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

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

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

Streetscape and Landscape

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

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

Architectural Styles, Building Types, and Materials

In 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. Many of the buildings exhibit characteristics of Ranch style buildings, but were not designed as Ranch or Early Ranch buildings; therefore, being categorized as Minimal Traditional in style. A single resource, categorized as Other, is a park.

Evaluation	Primary Buildings	Secondary Buildings	Sites	Subtotals	Percentage
Contributing	307	216	0	523	74%
Non-contributing	67	118	1	186	26%
TOTAL	374	334	1	709	100%

Evaluation	Early Ranch	Minimal Traditional	Ranch/Rambler	Other/Unknown	Subtotals	Percentage
Contributing	253	53	1	0	307	82%
Non-contributing	54	13	0	1	68	18%
TOTAL	307	66	1	1	375	100%

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Evaluation	Garages	Sheds	Other/ Unknown	Subtotals	Percentage
Contributing	210	6	0	216	65%
Non-contributing	103	14	1	118	35%
TOTAL	313	20	1	334	100%

Style	Number	Percentage
Early Ranch	307	81%
Minimal Traditional	66	17%
Ranch/Rambler	1	1%
Other/Unknown	1	1%
TOTAL	375	100%

Architectural Style and Building Type

Minimal Traditional

The Minimal Traditional-style residences, as the name suggests, exhibit an overall simplicity of form and architectural detail, lending these characteristically small houses the appearance of maximum size. McAlester details the style’s additional features to include a “Low- or intermediate-pitched roof, more often gabled; small house, generally one-story in height; roof eaves usually have little or no overhang; double-hung windows, typically multi-pane or 1/1; minimal amounts of added architectural detail; rarely has dormers.”² There are 66 examples of the Minimal Traditional style with a range of construction dates between 1940-1952. Fifty-three (80%) of the examples are contributing while 13 (20%) are non-contributing. Examples of the Minimal Traditional style include 1602 East 3115 South [Figure 24] and 1387 East 3010 South [Figure 32].

Ranch

The identifying features of the Ranch style according to McAlester include a “Broad one-story shape; usually built low to ground; low-pitched roof without dormers; commonly with moderate-to-wide roof overhang; front entry usually located off-center and sheltered under main roof of house; garage typically attached to main facade (faces front, side, or rear); a large picture window generally present; asymmetrical facade.”³ In the district, there are 308 examples of the Ranch style, including the Early Ranch. Their dates of construction are between 1940-1959. Contributing resources number 253 (82%) examples of the style and non-contributing examples number 54 (18%). Examples of the Early Ranch style include 1625 East 3150 South [Figure 23], 1626 East 3010 South [Figure 25], 3021 S. Mountair Dr. [Figure 26], 1424 East 3115 South [Figure 28],

² McAlester, 973.

³ Ibid, 989.

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1495 East 3010 South [Figure 29; Photo 40], 1414 East 3010 South [Figure 30], and 1368 East 3010 South [Figure 31].

The single example of the Ranch style rambler is located at 3004 S. Imperial St. and was constructed in 1959 (Photo 40). The term rambler is often used interchangeably with the Ranch style, but can denote a derivation featuring an attached garage and elongated facade.

Materials

Much like the architectural styles and building height within Mountair Acres, the construction materials are also overwhelmingly consistent, with brick being the main construction material for 93% (348) of the primary buildings. Veneers compose 21 of the buildings (5%) and there are five wood buildings. (2%). The one Other/Undefined resource is the park.

Common Characteristics and Variations

The houses are roughly the same size, 600-800 square feet on the main level, lending to the visual cohesion of the neighborhood. This size was based on the Federal Housing Administration (FHA) “minimum house” standards developed in the mid-1930s as part of the National Housing Act. The standards also made recommendations for floor plans and stylistic elements. Two years later, new recommendations were added to the standards for construction quality and equipment.

The three styles share common features. Because no original floor plans exist, the primary buildings should be compared by their exterior appearances. This includes bay windows, circular windows, corner (or meeting) windows, and picture windows. There are many more asymmetrical forms (331; 89%) than symmetrical (43; 11%). Another method to compare variations is through roof types. Roof types varied greatly side gable examples and side gable variations (225; 60%) and hipped examples and hipped variations (147; 39%), cross gabled forms (2; 1%).

The roof type or form alone do not distinguish the style as common characteristics were blended between all styles and forms. The evidence of these common characteristics demonstrates how the transition of styles led to blending of ideas. In dozens of examples, multiple features such as these were also utilized together. For example, the house at 3009 S 1640 E is an example with a bay window and circular window with a hipped roof. (Photo 10) At 1517 East 3045 South is a house the is symmetrical with two corner (meeting) windows and center door on the main façade with a hipped roof. (Photo 39) An example with a bay window and picture window under a side gabled roof is located at 1449 East 3010 South. (Photo 12) The unique combination of a circular window, picture window, and corner (meeting) window are included on the house at 1517 East 3010 South. (Photo 13)

Variations of styles begin with roof forms and symmetry. Using these as a basis of the design, various arrangements of window openings were applied in over a dozen different arrangements. Some of these may have been based on floor plan while others on personal choice and budget. Symmetrical variations include the side gable version at 3079 S. Mountair Dr. (Photo 15) and

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hipped roof version at 1517 East 3045 South (Photo 17). Asymmetrical variations include the side gable version at 3025 S. Crescent Dr. (Photo 14) and the hipped roof version at 3023 South 1640 East (Photo 16). There are a few limited variations that have more complex roof forms including the intersecting hipped roof with front gable accents and attached garage at 3046 S. Crescent Dr. (Photo 19), the multiple intersecting hipped roofs of the house at 1415 East 3010 South (Photo 18), and the complex roof form at 1495 East 3010 South (Photo 40).

Outbuildings

There are a total of 364 secondary buildings (outbuildings) within the historic district boundary. Unattached one bay garages are the most numerous at 196 (59%) followed by unattached two bay garages 117 (32%), there are 20 sheds (5%), and one unattached carport (1%). Examples of sheds include 1524 East 3045 South (Photo 41), 1559 East 3010 South (Photo 42), 3026 S. Crescent Dr. (Photo 43), and 1424 East 3045 South. (Photo 45) Out of the 334 total outbuildings, 216 are contributing to the historic district: unattached one bay garages number 157, unattached two bay garages number 53, and six contributing sheds. Material variations within the single bay are attached, unattached brick, unattached wood, unattached with shed, and unattached with half story above. Material variations within the double bay are brick, concrete block, and wood. Examples of variations within the single bay category include 1443 East 3010 South (wood; Photo 27), 1560 East 3010 South (brick; Photo 28), 1631 E. Gregson Ave. (stucco; Photo 29), 1571 East 3010 South (flat roof; Photo 30), 1639 East 3010 South (with shed; Photo 31), and 1566 East 3010 South (with carport; Photo 32). Examples of variations within the double bay category include 3052 South 1640 East (brick; Photo 33), 1547 East 3150 South (concrete block; Photo 34), and 1583 East 3045 South (half story above; Photo 35). The single unattached carport is located at 1489 East 3115 South (Photo 36). Examples of flat-roof carports are found at 1526 E. Gregson Ave. (Photo 45) and 1524 S. Gregson Ave. (Photo 48) Angled carports are located at 3040 S. Crescent Dr. (Photo 46) and 3059 South 1640 East. (Photo 47)

Methodology and Eligibility Requirements

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

The evaluation of resources is based upon Utah State Historic Preservation Office (SHPO) standards and National Park Service (NPS) Bulletin 15: *How to Apply the National Register Criteria for Evaluation* (NPS 1997). The Utah SHPO's reconnaissance level survey evaluation criteria allow for the assignment of one of three ratings (Eligible/Contributing, Ineligible/Non-

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

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contributing and Out of Period) to buildings and structures based on the degree to which they retain historical and architectural integrity. There are no out of period buildings in the district so that rating was removed for this nomination. Integrity includes the NRHP-defined qualities including location, design, setting, materials, workmanship, feeling, and association. The Utah SHPO designations are as follows:

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

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

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

Inventory of Resources

The Mountair Acres Subdivision Historic District includes 701 total resources, which breaks down as 375 (54%) primary resources and 334 (46%) secondary resources that include garages and sheds. Of the total 701 resources, 525 (75%) have a contributing evaluation while 176 (25%) have a non-contributing evaluation.

The 375 primary resources represent 307 (82%) contributing buildings and 68 (18%) non-contributing resources. The 334 secondary resources represent 216 (62%) contributing buildings and 118 (38%) non-contributing buildings. Further, the 334 secondary resources can be broken down as 313 (96%) garages and 20 (3%) sheds, and 1 (1%) carport. Contributing garages number 210 (68%) while noncontributing garages number 103 (32%). Contributing sheds number 6 (30%) while non-contributing sheds number 14 (70%). Garages make up 97% (213) of contributing secondary buildings while sheds make up 3% (6) of contributing secondary resources. Garages also make up 88% (103) of non-contributing secondary resources while sheds make up 12% (14) of non-contributing secondary resources.

Change over Time and Historic Integrity

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

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There were no vacant lots left from the time of the subdivision's original platting and none exist currently. The block divisions, parcel sizes, and original construction on each lot has remained intact for the majority of properties. Zero intrusions exist as there have not been any teardowns and new construction. Only one house has made an incompatible addition to the top of an original one-story building. Additions, when constructed, have commonly happened behind the house. The majority of garages date to the historic period. New (out of period) garages have typically been placed in the same rear corner lot position as garages have been historically located and remained one story in height. The original park between Mountair Drive and Highland Drive was redesigned and renovated in 2020 with new landscaping and a sidewalk.

Five houses retain one or more original windows. These are located at 1494 East 3045 South, 1505 East 3045 South, 1420 East 3150 South, 1482 East 3150 South, and 1536 East 3150 South.

Location

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

Design

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

The design of individual buildings is a narrow representation of styles that were becoming popular nationally at the outset of World War II.

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

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Setting

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

Within the physical environment of Mountair Acres, however, is strong integrity of the original buildings as well as the developed setting around the buildings. The original sidewalks remain intact in their original locations and at their original sizes. Trees, front yards, and other vegetation have matured for several decades, creating the garden-like natural environment within the neighborhoods. Few chain link fences are present in front yards.

Materials

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

Workmanship

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

Feeling

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

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Association

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

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

Period of Significance

1940-1959

Significant Dates

1940

1959

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

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

The Mountair Acres Subdivision Historic District in Millcreek, Salt Lake County, is locally significant under Criterion C in the area of Architecture. Mountair Acres is significant in Millcreek for its large number of dwellings in the Early Ranch style, for its high percentage of contributing resources (74% overall; 82% primary buildings, 65% secondary buildings), and for the district's remarkable architectural integrity. Mountair Acres was one of the earliest suburban type subdivisions in Millcreek. Its development between 1939-1948 was fueled by the increased capacity for borrowing from the Federal Housing Administration, followed by returning veterans and the GI Bill. The subdivision was built out relatively quickly, with seven plats developed in fewer than ten years. Due to the period and rapidity of its construction, Mountair Acres was filled with modest, affordable houses in the Early Ranch and Minimal Traditional styles. These simple and affordable structures reflected the optimism of the generation which had survived the Great Depression and two world wars. The nearby Veteran Heights neighborhood (1947-1950) and Rancho Villa development (1961-1977) demonstrate the continued popularity of these styles, often in modified form. The consistency of Mountair Acres' Early Ranch construction was enhanced by uniformity in setbacks, scale, massing, and materials. The group of buildings, when observed together, is remarkable for its intact architectural consistency and visual cohesiveness attained through similar sized buildings, driveways, and walkways. Mountair Acres is also notable for the strong integrity of its resources within the city of Millcreek. There has been zero demolition or new construction in the neighborhood, providing a rare example of integrity with no out of period intrusions. The period of significance is 1940 to 1959, encompassing the time between the first construction and last construction in the district.

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

The following narrative statement of significance describes the significant styles and types for the Architecture area of significance. Information on both contributing and non-contributing resources is presented. See Section 7 for the statistical summaries of contributing and non-contributing resources.

Criterion C Significance: Architecture

The Mountair Acres Subdivision Historic District is significant under Criterion C in the Area of Architecture as a reflection of the early preference for and use of the Ranch style in a suburban subdivision in Millcreek. The original subdivision plat was filed in September 1939. Construction began in 1940 and was nearly complete by 1948. These dates would commonly correspond to styles that include Early Ranch, Box Ranch, Post-World War II Cottage, and Minimal Traditional.

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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 minor stylistic application such as Colonial Revival, Art Moderne, or Early Modern elements. The neighborhood was fully built-out by 1952 aside from the one house in 1959.

The subdivision's developer, Capson-Bowman utilized two new model houses in 1941: 3021 S. Mountair Dr. (contributing)(Photo 7) and 3029 S. Mountair Dr. (contributing)(Photo 8). [Figures 4-5] Both of these are brick buildings with picture windows, but display different styles. The Early Ranch style was used for 3021 while Minimal Traditional was used for 3029. The last model home was 1612 East 3115 South (1949, non-contributing)(Photo 9). This house shows the evolution of style in the subdivision over about ten years, becoming more Ranch in style but not fully evolved to the Ranch style. This model is a one-story brick structure of Minimal Traditional style but with corner (meeting) windows, picture windows, and a side-hipped roof with projecting front hip. It was furnished by Bowers Home Furnishing Co.⁵ [Figure 13]

The 375 primary resources are all residential in use and represent early versions of the Ranch and Minimal Traditional styles. The vast majority of primary resources (307; 82%) retain integrity and are contributing to the district. The group of buildings, when observed together, is remarkable for its intact architectural consistency and visual cohesiveness attained through similar sized buildings, uniform setbacks, driveways, and walkways. It was built out relatively quickly with seven plats between 1939-1948 containing modest, affordable houses that reflected the optimism of the future through the emerging Ranch and Minimal Traditional styles that would become more popular in the future decades.

There are 66 examples of the Minimal Traditional style with a range of construction dates between 1940-1952. Fifty-three (80%) of the examples are contributing while 13 (20%) are non-contributing. The versions of the Minimal Traditional style in Mountair Acres exhibit an overall simplicity of form and architectural detail, lending these characteristically small houses the appearance of maximum size. Their construction is either in wood or brick. As McAlester notes, the styles' details feature a "low- or intermediate-pitched roof, more often gabled; small house, generally one-story in height; roof eaves usually have little or no overhang; double-hung windows, typically multi-pane or 1/1; minimal amounts of added architectural detail; rarely has dormers."⁶ There are examples of the variations of the Minimal Traditional style that are showcased throughout the subdivision.

The example at 1387 East 3010 South [Figure 32] displays the two front gable accents as the front of the building extends from the front of the main mass under a side gabled roof. The façade fenestration includes a prominent picture window under the main front gable, the front door under the secondary front gable, and two double hung windows. The asymmetrical form, side gable with single front gable accent, a picture window and bay window, the house at 1449 East 3010 South is a good example. (Photo 12) The example at 1517 East 3010 South (Photo 17) is also a side gable

⁵ *Salt Lake Telegram*, "You Can't Buy a Home!!" June 1, 1949, 34.

⁶ McAlester, 973.

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form with a double front gable accent but also has a corner (meeting) window, circular window, and picture window.

Within the district, there are 308 examples of the Ranch style, including both Early Ranch and Ranch/Rambler sub-types. Their dates of construction are between 1940-1959. Contributing Ranch style resources number 253 (82%) examples, while non-contributing examples number 54 (18%). The identifying features of the Ranch style according to McAlester include a “Broad one-story shape; usually built low to ground; low-pitched roof without dormers; commonly with moderate-to-wide roof overhang; front entry usually located off-center and sheltered under main roof of house; garage typically attached to main facade (faces front, side, or rear); a large picture window generally present; asymmetrical facade.”⁷

Variations of the Ranch style in Mountair Acres range from simple to complex. Asymmetrical examples with hipped roofs include 3009 South 1640 East (a simple variation) (Photo 10), 3023 South 1640 South (Photo 37), and 1415 East 3010 South (with an extended front entry under a separate hipped roof) (Photo 38). The house at 1495 East 3010 South (Photo 39) is the most complex with multiple intersecting roof forms and gable accents, and a carved scallop pattern in the roof trim, a decorative accent only seen on a few houses. Windows are rarely placed consistently in combination with any form, instead being placed in various locations including combinations of bay windows, corner (meeting) windows, circular windows, and picture windows. A symmetrical example with a hipped roof is 1517 East 3045 South (Photo 11). This is a simple variation with a center door and corner (meeting) windows at both corners. Side gabled roof types are present in both asymmetrical and symmetrical facades and both are simple in fenestration and detail. The house at 3025 S. Crescent Dr. (Photo 14) is asymmetrical with door pilasters that exhibit a Colonial Revival influence. The symmetrical example at 3079 S. Mountair Dr. (Photo 15) displays basic ornamentation in the form of a panel of clapboards beneath each front window.

Additional examples of the Early Ranch style include 1625 East 3150 South [Figure 23], 1602 East 3115 South [Figure 24], 1626 East 3010 South [Figure 25], 3021 S. Mountair Dr. [Figure 26], 1424 East 3115 South [Figure 28], 1495 East 3010 South [Figure 29], 1414 East 3010 South [Figure 30], and 1368 East 3010 South [Figure 31].

Garages are important contributing resources to the Mountair Acres Historic District, as nearly every house has one. Mountair Acres is a good example of an early subdivision where the garage was highly desirable and therefore commonplace. The design and placement of early garages like in Mountair Acres were secondary to the design of the house. Similar to the historic placement of carriage houses, garages were placed at the rear of the lot. Their construction more commonly utilized basic structural framework and cheaper materials than the house. Occasionally, a garage would be built of similar materials, concrete block or brick, as the house, giving it more permanence.

Garages make up 97% (210) of contributing outbuildings while sheds make up 3% (6) of contributing outbuildings. Aside from attached garages, the consistency of placement of garages

⁷ Ibid, 989.

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– with driveways from the street to the rear of the property between every house – is a strong element of the neighborhood’s overall character. The types of garages include single bay and double bay, in gable, flat, and hipped roof forms. Variations within those types and forms include material variety – wood, brick, and stucco – as well as use expansions for attached sheds, carports, and half stories above. Carports grew in popularity in the mid-twentieth century, favored for their versatility and relatively low cost of construction. Though carports are relatively infrequent in Mountair Acres, both the flat roof and slanted roof varieties are extant.

Comparable Neighborhoods

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.⁸ Other subdivisions by Capson-Bowman advertised this year where they were the “planners, builders, & operators”⁹ were University Gardens Housing Project in Salt Lake City, the Bonneville Gardens subdivision in Salt Lake City, and the Layton Park subdivision. Capson-Bowman at this time included designing, estimating, financing, and construction in their services.¹⁰ University Gardens was a 64 unit complex of multi-family buildings completed in 1948 and is extant. The complex is included in the Bryant Neighborhood (Central City Historic District Boundary Increase) NRHP historic district (NRIS 1000823) as a contributing resource. The Bonneville Gardens subdivision is located at 2300 East Hollywood Ave. (1845 South) in Salt Lake City. First advertisements for Bonneville Gardens appeared in 1944 and the full development was 50 houses. This area of the city has not been surveyed. Layton Park is located in Clearfield, Davis County, and was first advertised in 1944 as “war housing.” Layton Park has approximately 125 houses in a unique circular street layout and has never been surveyed.

Four other neighborhoods subdivisions in Utah that have been surveyed or NRHP-designated serve as comparable areas for reference for Mountair Acres. The subdivisions in Moab, Grand County, Utah, that were built after the uranium boom exhibit similar architectural styles of Minimal Traditional, Ranch, Split Level, and Usonian. These 12 subdivisions were platted between 1954-1958 but building continued for more than 20 years. Houses were 3-4 bedrooms of similar size to those of Mountair Acres, and some subdivisions were designed by prominent architects. These neighborhoods were later in platting and construction and were never fully completed. On the whole, they do not have as strong of integrity or consistency of design as Mountair Acres.

The Veteran Heights subdivision in Millcreek, the same city as Mountair Acres, was recently surveyed and possessed high integrity with 74% contributing resources. The variation of historic architectural styles of Veteran Heights includes Contemporary (1%), Early 21st Century-Other (1%), Minimal Traditional 40%), Neo-Colonial (1%), Post World War II-Other (1%), and Ranch (56%). Construction in Veteran Heights started in 1939 and was completely built out by 1956, which is similar to Mountair Acres. While Veteran Heights has some similar stylistic quality and consistency of their use to Mountair Acres, there is more variation in height, primary construction

⁸ *The Salt Lake Tribune* 1948, 44.

⁹ *The Salt Lake Tribune* 1948, 9.

¹⁰ *Ibid.*

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materials, and architectural type/form. In other words, there is not the consistency of architectural style that affords strong cohesiveness as in Mountair Acres. Veteran Heights is also a smaller subdivision with 195 lots developed. Another Millcreek subdivision, Rancho Villa, also possesses high integrity with 93% contributing as evaluated in a 2024 reconnaissance level survey. Architectural styles in Rancho Villa include Contemporary (7%), Ranch (81%), Split Entry (9%), and Split Level (3%). Rancho Villa is a smaller subdivision than Mountair Acres at 68 developed lots with a later period of significance, 1958-1978.

Christeele Acres Historic District in Orem, Utah County, Utah, (NRIS 99001626) while a smaller development than Mountair Acres at 65 buildings, is a representative neighborhood of the period. Starting construction in 1943, four years later than Mountair Acres and built as company housing, this neighborhood is predominantly Minimal Traditional in style.

The Murray Hillside Historic District in Murray, Salt Lake County, Utah, (NRIS 14000863) is a neighborhood of 361 resources built over four phases between 1900-1966. Although the subdivision exhibits the Ranch style in 85% of its primary building, the history of development is such that neighborhood development started earlier than Mountair Acres, the use of the Ranch style in Hillside started later (1946), and the quality of materials and workmanship have been compromised to a higher degree in Hillside than in Mountair Acres.

Summary

The Mountair Acres Subdivision is locally significant under NRHP Criterion C in the area of Architecture for its early use of the Ranch style in an early suburban subdivision in Millcreek. In addition, Mountair Acres is significant for its high percentage of contributing structures (82%), and for the district's remarkable architectural integrity. Its collection of early Ranch and Minimal Traditional style architecture is both varied and cohesive, demonstrating preference and playfulness within the otherwise traditional examples of early mid-twentieth century design. Despite these architectural variations within the early Ranch and Minimal Traditional styles, Mountair Acres preserves a cohesive built environment thanks to uniformity in setbacks, scale, massing, and materials. The group of buildings, when observed together, is remarkable for its intact architectural consistency and visual cohesiveness attained through similar sized buildings, driveways, and walkways. No demolition or new construction has occurred in the neighborhood, providing a rare example of integrity with no out of period intrusions. With 74% of total resources evaluated as contributing, the neighborhood retains integrity across the seven aspects and clearly conveys its original function, historic associations, and period of construction.

Additional Historical Context

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

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

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south of Mountair Acres were already developed prior to the subdivision. It was intended for the land to be developed once the clay pit had exhausted its resources. Oral history is that clay from the neighborhood was utilized in making bricks that went into the houses of the Mountair Acres subdivision.

Platted in 1939, the first recorded subdivision plat of what is now Millcreek was for the Mountair Acres Subdivision. Mountair Acres, one of the earliest planned subdivisions outside the city limits, preceded the building boom that would eventually stretch further into the county. The subdivision also preceded most of the businesses on Highland Drive between 2700 South and 3300 South, mainly consisting of car repair shops, home furnishings, and the Villa Theatre (1949). Since 1921, a streetcar line had been located on Highland Drive, just to the east of this area. However, the 10/21 line stopped at 2700 South, three blocks to the north, and the 25/26 line continued past the area on its way to Holladay to the south. The main business in the area during the 1920s was the Salt Lake Pressed Brick Co. and this was the nearest streetcar line.¹²

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. They purchased the land from Interstate Brick Company in 1939. Capson later used the phrase “Capsonized” to define the type of service their company provided in real estate.

Lot 26 was the first lot sold. It was sold on October 6, 1939, to Aldo O. Richins.¹³ The first subdivision advertisement appeared on December 17, 1939. [Figure 1] “Buy your lot now in Mountair Acres. Where your investment is protected against unsightly buildings that depreciate land values,” is what it stated. The ad also stated that there is a “small down payment-easy monthly terms,” “away from the high tax district,” and was “completely removed from the smoke and heavy traffic areas.”¹⁴ The first display or model home opened in 1940 at 1414 E 3010 S (contributing)(Photo 5). This house is a wood sheathed, one-story Minimal Traditional style house with an attached single-car garage and was among the first 13 houses completed in 1940. A second model house was also introduced in 1940 at 1368 East 3010 South (extant, contributing). This was known as the Montgomery Ward collaboration house. [Figure 3] The house was advertised as using Ward’s building supplies including paint, wallpaper, plywood, tileboard, linoleum, and a cast iron furnace.

Covenants for Mountair Acres were filed in July 1946 for Addition 6. Restrictions included requiring all lots to be for residential use, garages to be no larger than for two cars, all lots were required to be at least 6,000 square feet, no noxious or offense trade could be undertaken at any property, a minimum of \$4,000 was required to be spent on the building of a minimum of 750 square feet on the main floor, and “no persons of any race other than the Caucasian race shall use

¹² “Historical Map: Lines of the Utah Light & Traction Co., Salt Lake City, 1940.” 2017. Transit Maps. “Streetcar Service of the Utah Light & Traction Co.” 1921. 53studio.

¹³ *Deseret News*, “Statistics: Warranty Deeds.” October 7, 1939, 17.

¹⁴ The Salt Lake Tribune, July 28, 1940, 25 (advertisement).

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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.”¹⁵

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.¹⁶ [Figure 7]

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

Complaining that automobiles are sliding all over slick clay streets and ruining newly planted lawns property owners on 15th East and 3045 South streets in Mountair Acres subdivision Friday asked the county commission to gravel streets in the area. The petition was referred to Conn Gwynne Page, in charge of streets.¹⁷

A 1949 advertisement for “Beautiful Mountair Acres” promoted that ownership was available through financing by the FHA and VA and only required a \$500 down payment. [Figure 11] The model home at this time was located at 1612 E 3115 S and was furnished by Bowers Home Furnishing Co.¹⁸ [Figure 13]

By 1950, Mountair residents were asking to be annexed into Salt Lake City in order to obtain more consistent services and had a meeting with the Salt Lake City Commission to discuss their options.¹⁹ However, nothing came of the effort and the subdivision remained within unincorporated Salt Lake County. The county stepped in 12 years later (1962) to fund construction of a complete street, curb and gutter, and sidewalk through a special assessment levy.²⁰

The neighborhood was fully built-out by 1952 aside from the one house constructed in 1959. Mature trees line all streets in the subdivision. Oral history provides that a Boy Scout fundraiser resulted in two trees being planted in front of every yard where the owner donated. As logic follows, houses without trees or with younger trees are where the owners did not participate. More

¹⁵ Capson-Bowman, Inc. 1946, 2-3

¹⁶ *Deseret News*, “Two Delightful Home Projects.” December 15, 1948, 33.

¹⁷ *The Salt Lake Tribune*, “Ask street surfacing.” September 30, 1944, 24.

¹⁸ *Salt Lake Telegram*, “You Can't Buy a Home!!” June 1, 1949, 34.

¹⁹ *Salt Lake Telegram*, “To Discuss Annexation.” October 4, 1950, 18.

²⁰ *The Salt Lake Tribune*, “Notice of Special Assessment Levy Salt Lake County Special Improvement District Number 2.” January 19, 1962, 34.

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suburban and auto-oriented growth continued around present-day Highland Drive. This area was referred to as “Highland Drive Miracle Mile” – a term commonly used to promote business development along commercial corridors. Salt Lake City also had a Miracle Mile along 2100 South between 700 East and 1300 East. Leo Capson, partner in Capson-Bowman and developers of the Mountair Acres Subdivision, even claimed a trade name for their use of Miracle Mile along 2100 South as “exclusive owner of the trade name...in the business of real estate listing, advertising, development, sales and promotion.”²¹ The use of Miracle Mile for Highland Drive appears to have been marketing by Knight Realty between 1958-1960.²² A garage was built on the northwest corner of Highland Drive and 3300 South that remains today.²³ The Villa Theater, the centerpiece of Miracle Mile and immediately across the street from Mountair Acres, first opened on December 23, 1949, showing *Prince of Foxes*.

Since that time, Mountair Acres has been regarded as a stable, safe, affordable community to live in with close proximity to downtown Salt Lake City and outdoors amenities in the Wasatch Mountains. Mountair Acres received renewed attention as a unique neighborhood by the city of Millcreek, as the city was incorporated in December 2016 and appointed a historic preservation commission in 2021.

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 call²⁴ so that he might stay home and continue to make bricks.²⁵ 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

²¹ “Affidavit.” Western Mineral Survey and Utah Statesman, February 27, 1953. Bettilyons used it at least once in reference to a real estate promotion for a property on 2100 South in 1954.

²² Advertisements in The Salt Lake Tribune of December 14, 1958, and October 30, 1960.

²³ 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)

²⁴ 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.

²⁵ 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 topsoil. 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.

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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, Salt Lake County.²⁶ The former brickyard was redeveloped as a shopping complex in the mid-1970s and annexed by Salt Lake City in 1978.²⁷ It continues operation as a shopping complex with only a smokestack remaining as an architectural reminder of the brickyard era.

²⁶ Historic marker for History of the Brickyard, Site No. 54, National Society of Sons of Utah Pioneers, Beehive Chapter, June 1993.

²⁷ Benefits promoted by Salt Lake City for annexation included relief of potential conflicts between jurisdictions relating to service levels, water access and rates, watershed protection, and planning and zoning. "Synopsis - 1979 Salt Lake City Master Annexation Policy Declaration." 1979. 5-7ITEMA3SYNOPSIS.

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Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary locations of additional data:

- State Historic Preservation Office (Utah)
- Other State agency
- Federal agency
- Local government (City of Millcreek)
- University
- Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreege of Property approximately 75 acres

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

- | | |
|-------------------------|------------------------|
| 1. Latitude: 40.422004 | Longitude: -111.510990 |
| 2. Latitude: 40.422020 | Longitude: -111.510842 |
| 3. Latitude: 40.422189 | Longitude: -111.510842 |
| 4. Latitude: 40.422172 | Longitude: -111.503699 |
| 5. Latitude: 40.420758 | Longitude: -111.503695 |
| 6. Latitude: 40.421061 | Longitude: -111.510641 |
| 7. Latitude: 40.421101 | Longitude: -111.510325 |
| 8. Latitude: 40.420972 | Longitude: -111.510239 |
| 9. Latitude: 40.420916 | Longitude: -111.510336 |
| 10. Latitude: 40.420777 | Longitude: -111.510272 |

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

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

Boundary Justification (Explain why the boundaries were selected.)

The boundaries were selected for three primary reasons:

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

Mountair Acres Subdivision Historic District
Name of Property

Salt Lake County, Utah
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11. Form Prepared By

name/title: Kirk Huffaker, Principal/Architectural Historian
organization: Kirk Huffaker Preservation Strategies for the Millcreek Historic Preservation Commission
street & number: 774 E 2100 S
city or town: Salt Lake City state: Utah zip code: 84106
e-mail: kirk@kirkhuffaker.com
telephone: (801) 949-4040
date: November 14, 2024

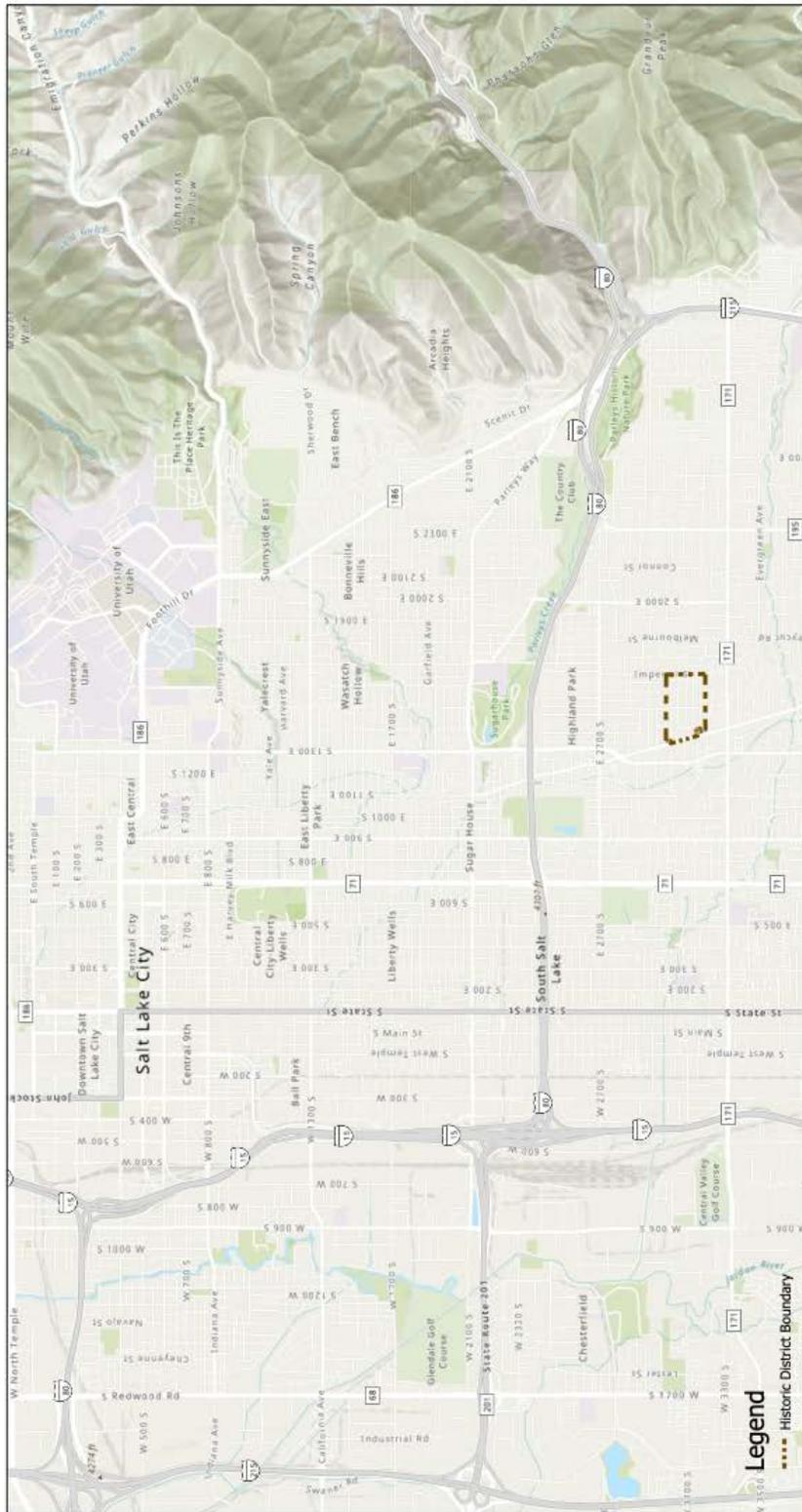
Additional Documentation

Submit the following items with the completed form:

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

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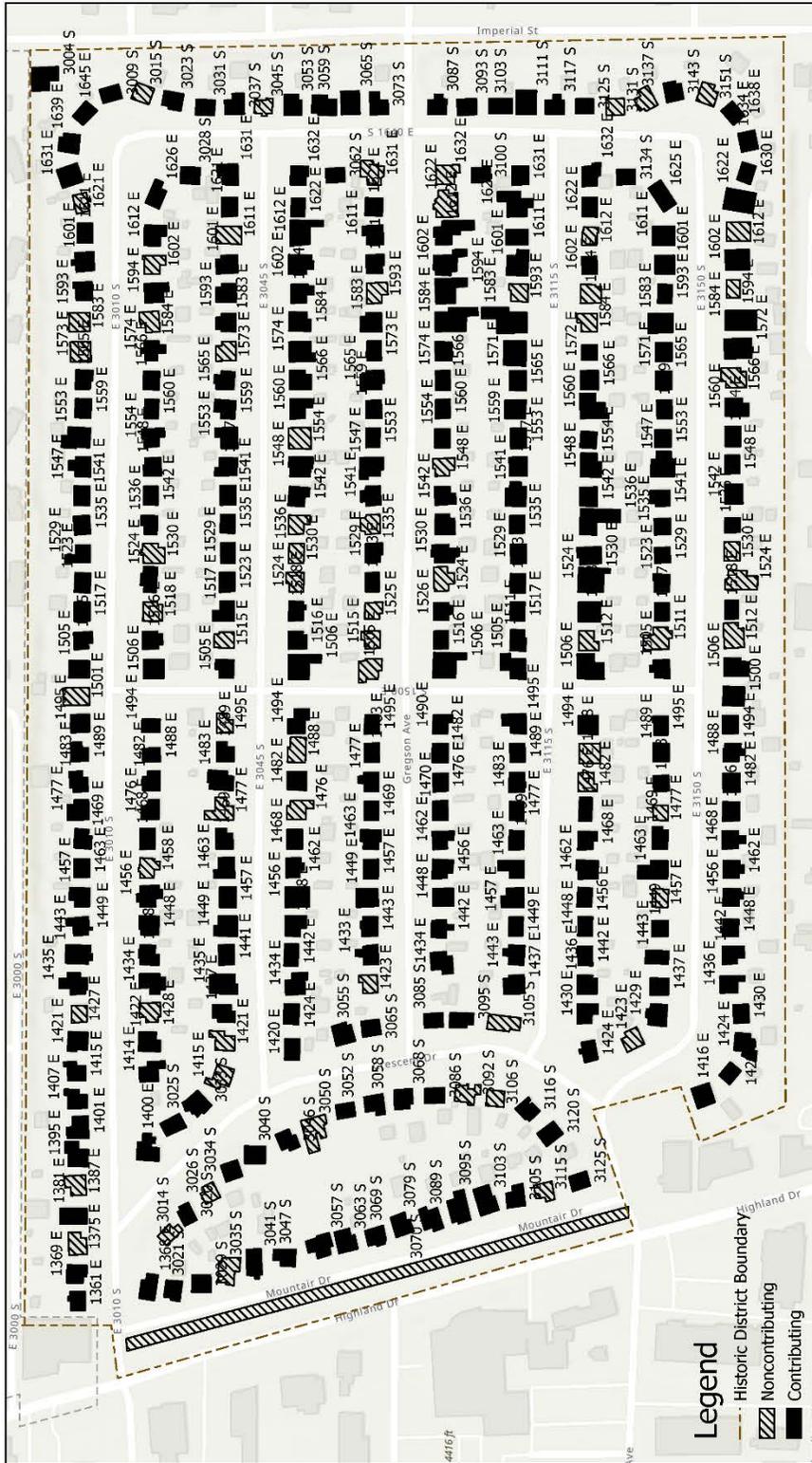
Salt Lake County, Utah
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Local Context Map
Mountair Acres Subdivision Historic District
Millcreek, Salt Lake County, Utah 2024

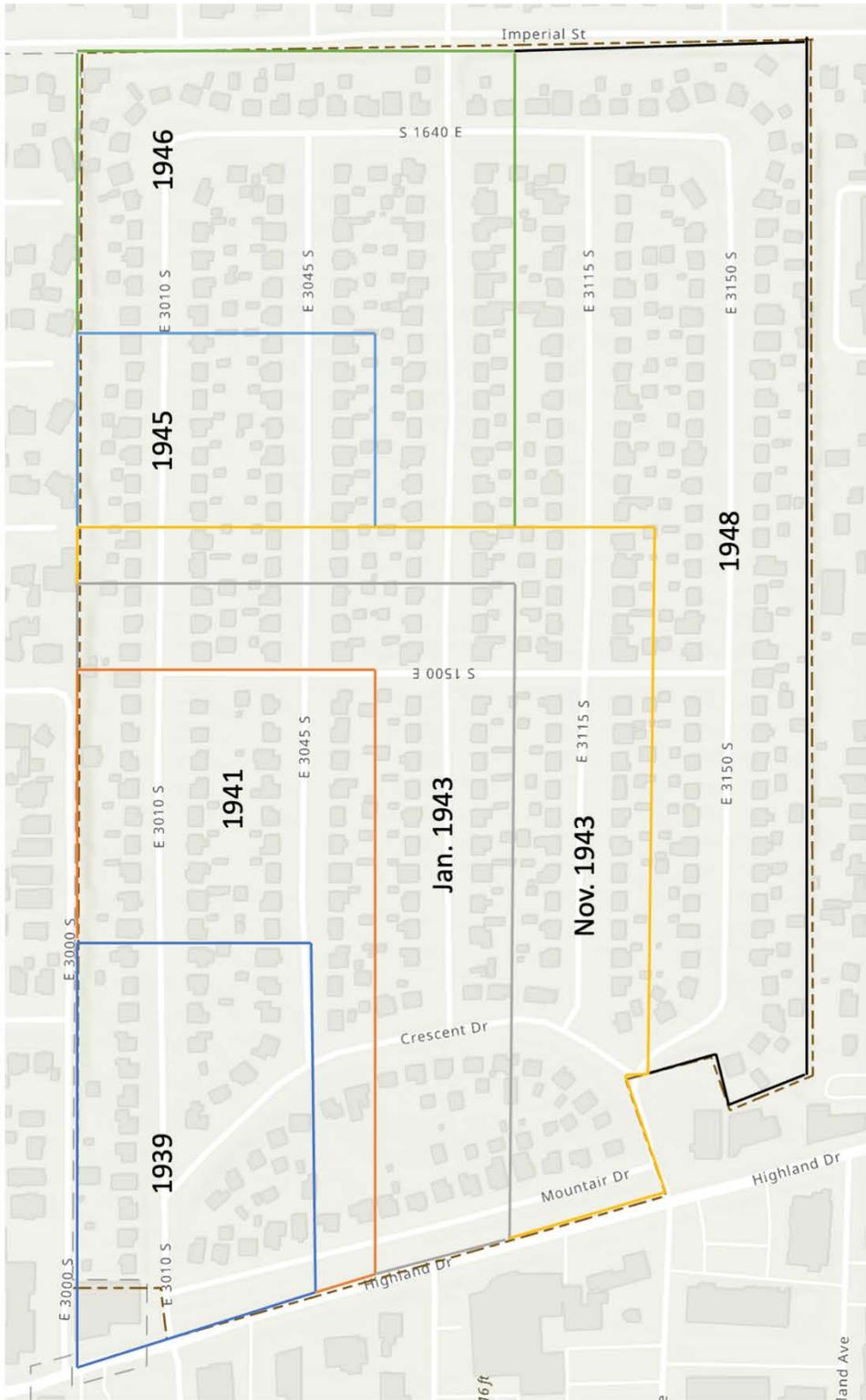
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Subdivision Plats
Mountair Acres Subdivision Historic District
Millcreek, Salt Lake County, Utah 2024

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Photographs

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

Photo Log

Name of Property: Mountair Acres Subdivision

City or Vicinity: Millcreek

County: Salt Lake State: Utah

Photographer: Kirk Huffaker

Date Photographed: April 2023 and June 2024

PHOTO LOG

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

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

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

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

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

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

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

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

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

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Photo 10. The residence at 3009 South 1640 East, an Early Ranch style house, displays a bay window and circular window with the discernable hipped roof popped at the top with side ridge vents. Camera facing east.

Photo 11. The house at 1517 East 3045 South, an Early Ranch style residence, exhibits a symmetrical façade with a center door and corner (meeting) windows at both corners. Camera facing north.

Photo 12. At 1449 East 3010 South is a house in the Minimal Traditional style the displays an asymmetrical form, side gable with single front gable accent, a picture window and bay window, and an attached garage. Camera facing north.

Photo 13. The residence at 1517 East 3010 South, is a Minimal Traditional style example with a double front gable accent, and circular, corner (meeting), and picture windows, along with a small porch as a unique combination of features. Camera facing north.

Photo 14. Variation of a side gable asymmetrical form located at 3025 S. Crescent Dr. Camera facing east.

Photo 15. Variation of a side gable symmetrical form located at 3079 S. Mountair Dr. Camera facing east.

Photo 16. Variation of a hipped roof asymmetrical form located at 3023 South 1640 East. Camera facing east.

Photo 17. Variation of a hipped roof symmetrical form located at 1517 East 3045 South. Camera facing

Photo 18. Variation of a hipped roof asymmetrical form with attached garage located at 1415 East 3010 South. Camera facing north.

Photo 19. Variation of intersecting hipped roofs with a front gable and attached garage located at 3046 S. Crescent Dr. Camera facing west.

Photo 20. Variation of a complex floor plan and roof form only present in the house at 1495 East 3010 South. Camera facing north.

Photo 21. The house at 1602 East 3010 South is the singular example of a rooftop addition in the neighborhood. Camera facing south.

Photo 22. The new siding in the gables and onto the portico and columns has compromised the integrity of the house at 1477 East 3150 South. Camera facing north.

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Photo 23. The major window alteration to install the bay window rendered this building at 1427 East 3010 South non-contributing. Camera facing north.

Photo 24. Originally, the house at 1415 East 3045 South was an intersecting hipped roof form. However, this is one of the few houses with a front addition and thus, non-contributing evaluation. Camera facing northeast.

Photo 25. The house at 1525 E. Gregson Ave. has had a concrete porch addition to the front of the house, creating a non-contributing evaluation. Camera facing north.

Photo 26. The infilled porch at 1524 East 3045 South is the primary alteration that made this building non-contributing. Camera facing south.

Photo 27. Example of a contributing single bay garage constructed of wood at 1443 East 3010 South. Camera facing north.

Photo 28. Example of a contributing single bay garage constructed of brick at 1560 East 3010 South. Camera facing south.

Photo 29. Example of a non-contributing single bay garage constructed of stucco at 1631 E. Gregson Ave. Camera facing west.

Photo 30. Example of a non-contributing single bay garage with flat roof at 1571 East 3010 South. It is a non-contributing resource based on the out of period addition. Camera facing north.

Photo 31. Example of a contributing single bay garage with an attached shed at 1639 East 3010 South. Camera facing east.

Photo 32. Example of a contributing single bay garage with carport attached at 1566 East 3010 South. Camera facing south.

Photo 33. Example of a contributing double bay garage constructed of brick at 3053 South 1640 East. Camera facing east.

Photo 34. Example of a non-contributing double bay garage constructed of concrete block at 1547 East 3150 South. Camera facing north.

Photo 35. Example of a non-contributing double bay garage with a half story above at 1583 East 3045 South. Camera facing south.

Photo 36. A non-contributing unattached carport at 1489 E. 3115 S. Camera facing north.

Photo 37. An example of an asymmetrical Ranch with hipped roof at 3023 S. 1640 E. Camera facing west.

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Photo 38. An example of an asymmetrical Ranch with extended front entry under a separate hipped roof at 3010 S. 1415 E. Camera is facing north.

Photo 39. An example of an asymmetrical Ranch with extended front entry under a separate hipped roof at 3045 S. 1517 E.

Photo 40. An example of a Ranch/Rambler style at 3004 S. Imperial St. Camera facing west.

Photo 41. A contributing shed at 1524 E 3045 S. Camera facing south.

Photo 42. A contributing shed in the rear yard at 1559 E 3010 S. Camera facing north.

Photo 43. A non-contributing shed at 3026 S. Crescent Dr. Camera facing west.

Photo 44. The non-contributing shed located at 1424 E 3045 S. Camera facing south.

Photo 45. A flat attached carport at 1526 E. Gregson Ave. Camera facing south.

Photo 46. An angled attached carport at 3040 S. Crescent Dr. Camera facing west.

Photo 47. An example of an angled attached carport at 3059 S 1640 E. Camera facing east.

Photo 48. A flat attached carport example at 1524 S. Gregson Ave. Camera facing south.

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PHOTOGRAPHS



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



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

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



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

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



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Photo 15. Variation of a side gable symmetrical form located at 3079 S. Mountair Dr. Camera facing east.



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Photo 17. Variation of a hipped roof symmetrical form located at 1517 East 3045 South. Camera facing



Photo 18. Variation of a hipped roof asymmetrical form with attached garage located at 1415 East 3010 South. Camera facing north.

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Photo 27. Example of a contributing single bay garage constructed of wood at 1443 East 3010 South. Camera facing north.

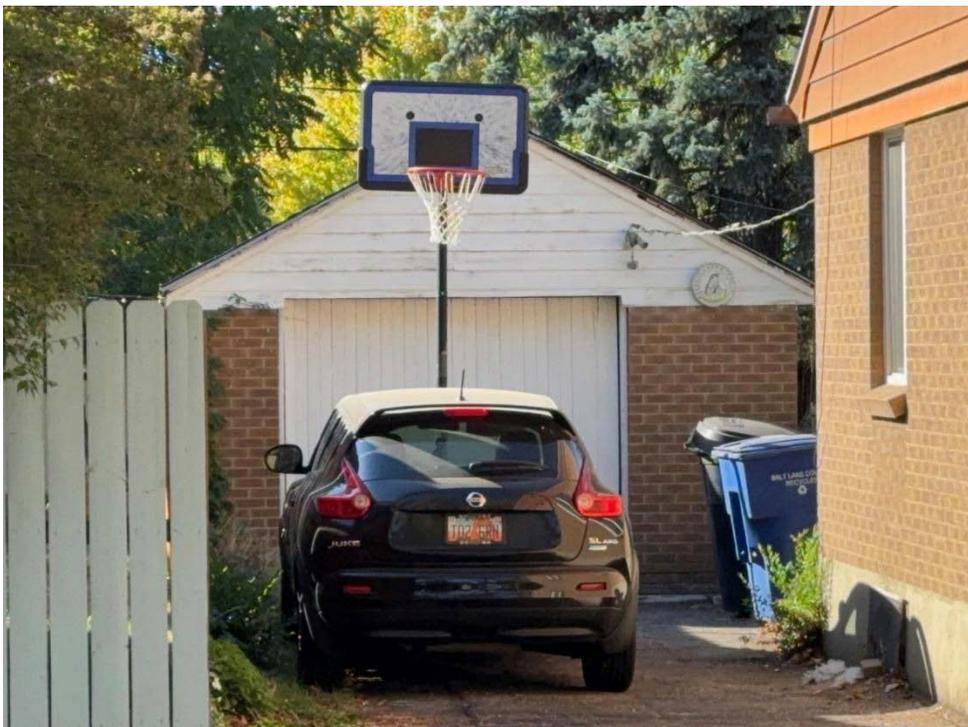


Photo 28. Example of a contributing single bay garage constructed of brick at 1560 East 3010 South. Camera facing south.

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Photo 29. Example of a non-contributing single bay garage constructed of stucco at 1631 E. Gregson Ave. Camera facing west.

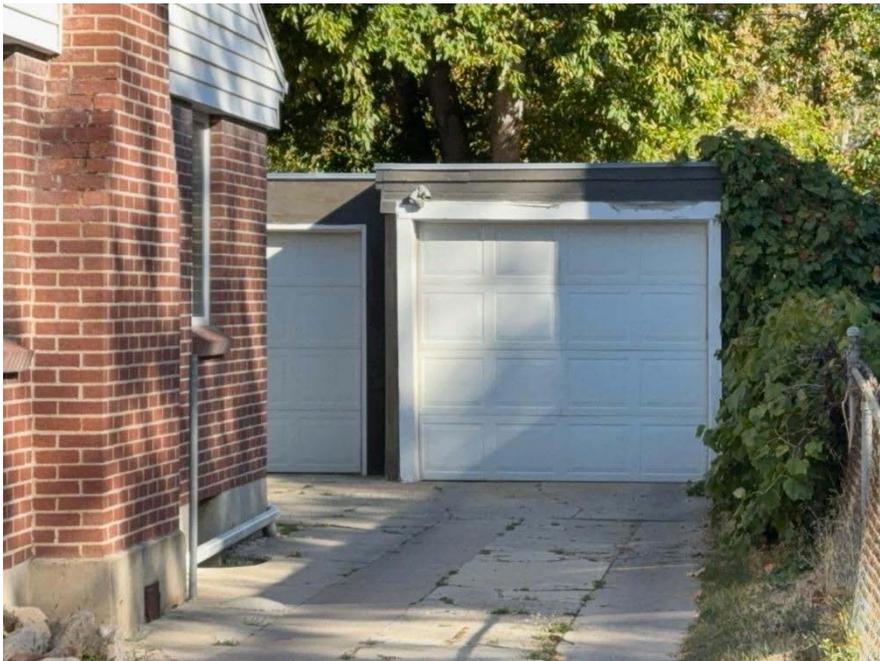


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Photo 31. Example of a contributing single bay garage with an attached shed at 1639 East 3010 South. Camera facing east.

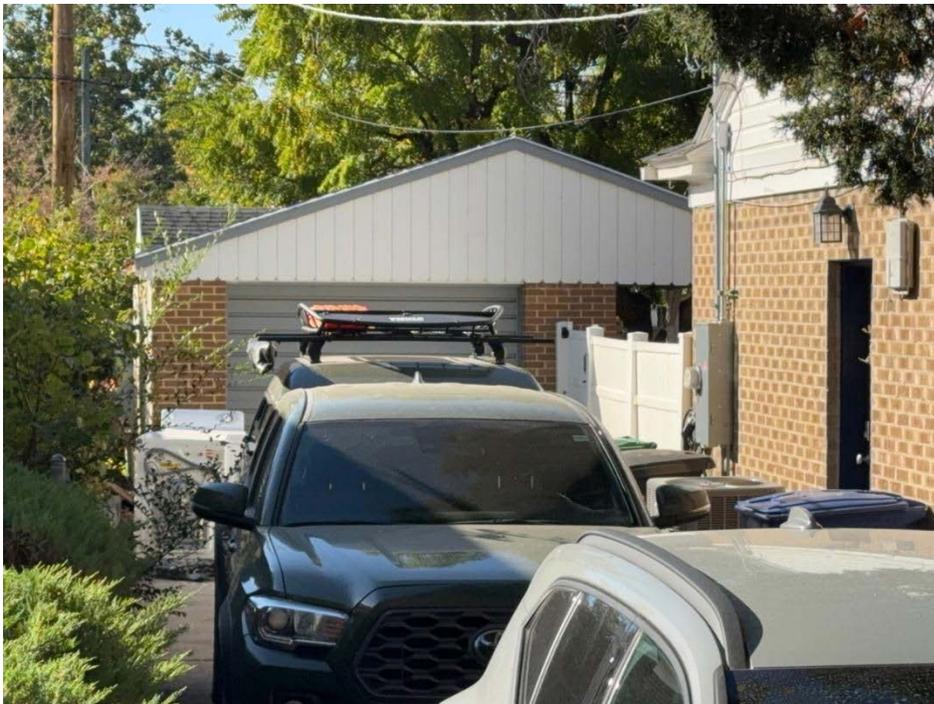


Photo 32. Example of a contributing single bay garage with carport attached at 1566 East 3010 South. Camera facing south.

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Photo 33. Example of a contributing double bay garage constructed of brick at 3053 South 1640 East. Camera facing east.



Photo 34. Example of a non-contributing double bay garage constructed of concrete block at 1547 East 3150 South. Camera facing north.

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Photo 35. Example of a non-contributing double bay garage with a half story above at 1583 East 3045 South. Camera facing south.



Photo 36. A non-contributing unattached carport at 1489 E. 3115 S. Camera facing north.

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Photo 37. An example of an asymmetrical Ranch with hipped roof at 3023 S. 1640 E. Camera facing west.



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Photo 39. An example of an asymmetrical form Ranch with a hipped roof and pop at the top to allow for ridge vents at 1517 E 3045 S. Camera facing north.



Photo 40. An example of a Ranch/Rambler style at 3004 S. Imperial St. Camera facing west.

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Photo 41. A contributing shed sheathed with T1-11 siding located at 1524 E 3045 S. Camera facing south



Photo 42. A contributing shed in the rear yard at 1559 E 3010 S. Camera facing north.

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Photo 43. A non-contributing shed at 3026 S. Crescent Dr. Camera facing west.



Photo 44. The non-contributing shed located at 1424 E 3045 S. Camera facing south.

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Photo 45. A flat attached carport at 1526 E. Gregson Ave. Camera facing south.



Photo 46. An angled attached carport at 3040 S. Crescent Dr. Camera facing west.

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Photo 47. An example of an angled attached carport at 3059 S 1640 E. Camera facing east.



Photo 48. A flat attached carport example at 1524 S. Gregson Ave. Camera facing south.

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FIGURES

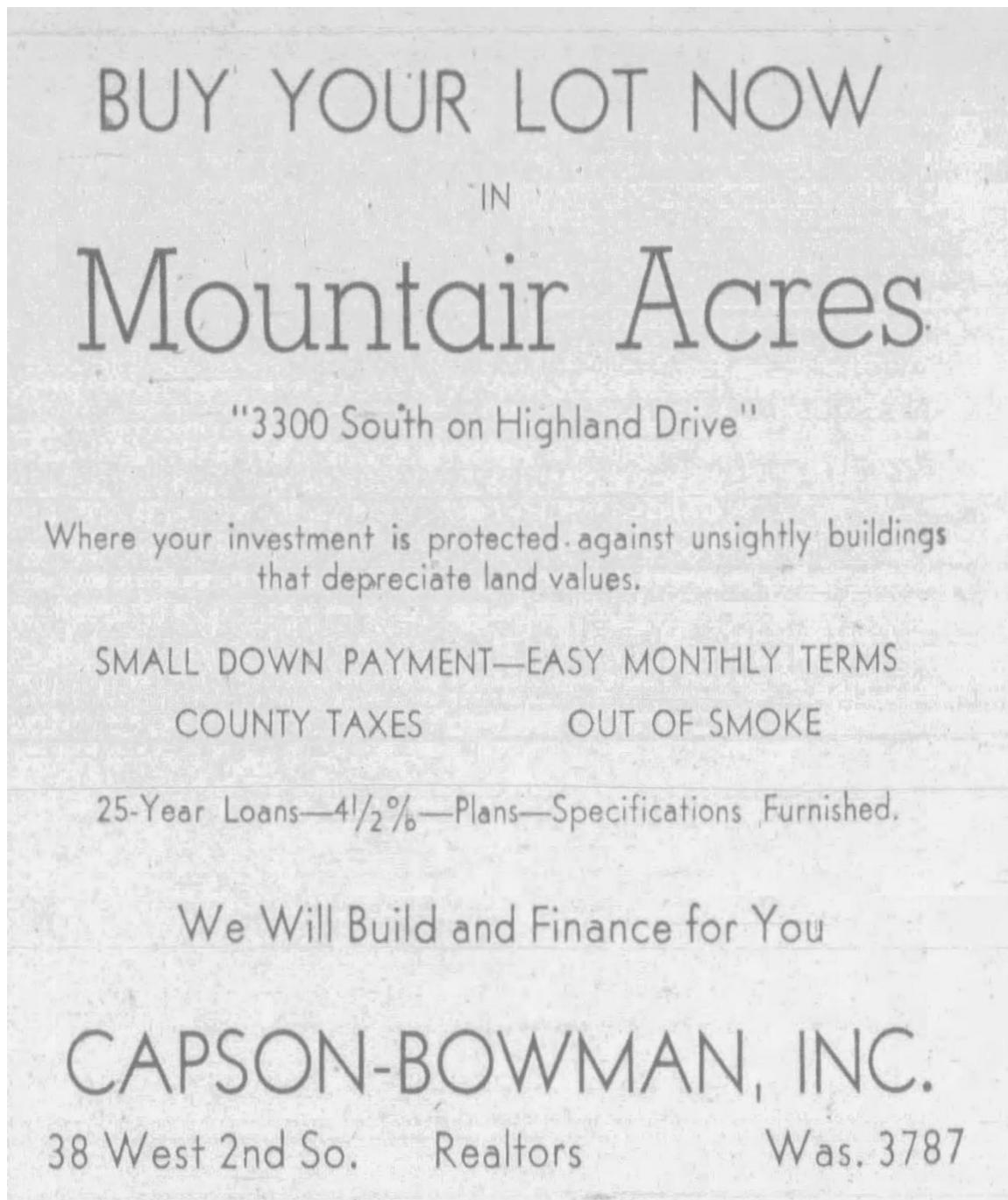


Figure 1. The first advertisement for the subdivision from *The Salt Lake Tribune*, December 17, 1939

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



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

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

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

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

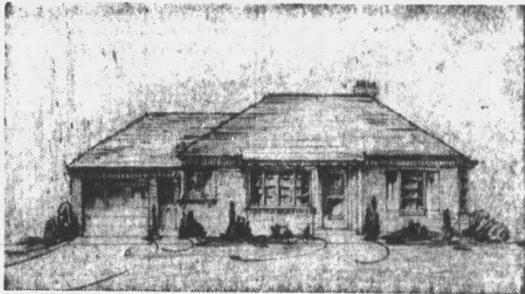
CAPSON-BOWMAN, Inc.
Realtor

38 W. 2nd South St. Phone Wasatch 3787

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

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Watch the Progress of Montgomery Wards

MODEL HOME

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

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



Guaranteed \$3.50 Quality!
House Paint
 Wards famous Super **289** gallon in 5-gal. lots

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

COMPARE WITH 95.00 FURNACES

CAST IRON FURNACE

WHAT A VALUE

18-Inch **68⁹⁵**

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

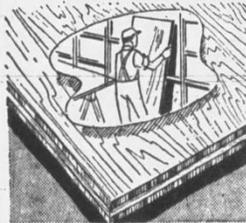
\$5 Monthly, Down Payment, Carrying Charges.



Wallpaper

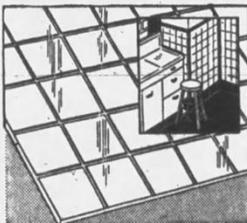
What a Value **6c** roll

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



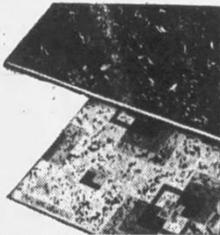
Remodel for Less with
Fir Plywood
 3/4-in. thick 3-ply **4 1/2** sq. ft.

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



Pay no more for
Tileboard
 per sq. ft. in 4x8 sheets **27c**

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



Genuine In-laid
Linoleum
 With Burlap Back **119** Sq. Yd.

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

USE F.H.A.
 INSURED LOANS FOR

*New Paints
 New Roofs
 New Plumbing*

INQUIRE AT WARDS

MONTGOMERY WARD

1ST SOUTH AT MAIN SALT LAKE CITY WASATCH 2732

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

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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

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

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

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



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

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



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

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SECURITY HAPPINESS COMFORT

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

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

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

BEAUTIFUL MOUNTAIR ACRES

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

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

 TYPICAL
SCENES 

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

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

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

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

YOU CAN'T BUY A HOME!!

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

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

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

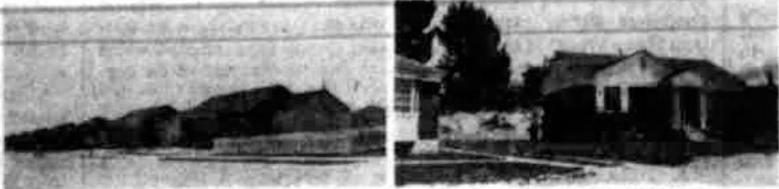
And remember . . . be it a modest little cottage or a pretentious mansion . . . only you and yours, your experiences, your joys and associations will give you this "HOME" you'll love forever!

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

BEAUTIFUL MOUNTAIR ACRES

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

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



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

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

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County and State

LAST DAYS

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

Come Out Today
2-9 P.M.

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

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

CAPSON-
BOWMAN

INC.
REALTOR

111 E. Broadway Dial 4-6477

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

Mountair Acres Subdivision Historic District
Name of Property

Salt Lake County, Utah
County and State

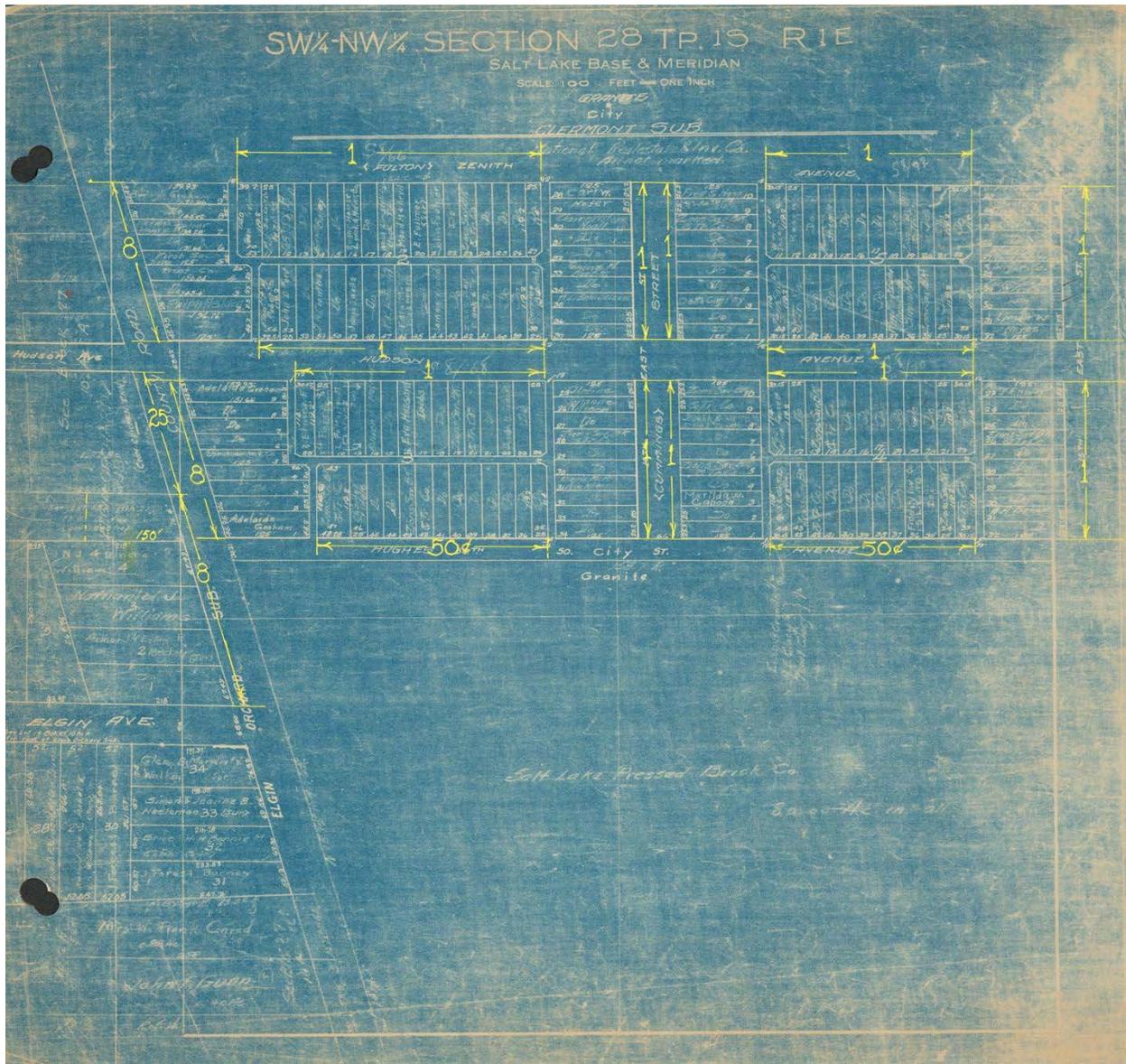


Figure 14. Plat map from 1930 showing the unplatted area owned by Salt Lake Pressed Brick Co. that was to become Mountair Acres Subdivision. Source: City of Millcreek.

Mountair Acres Subdivision Historic District
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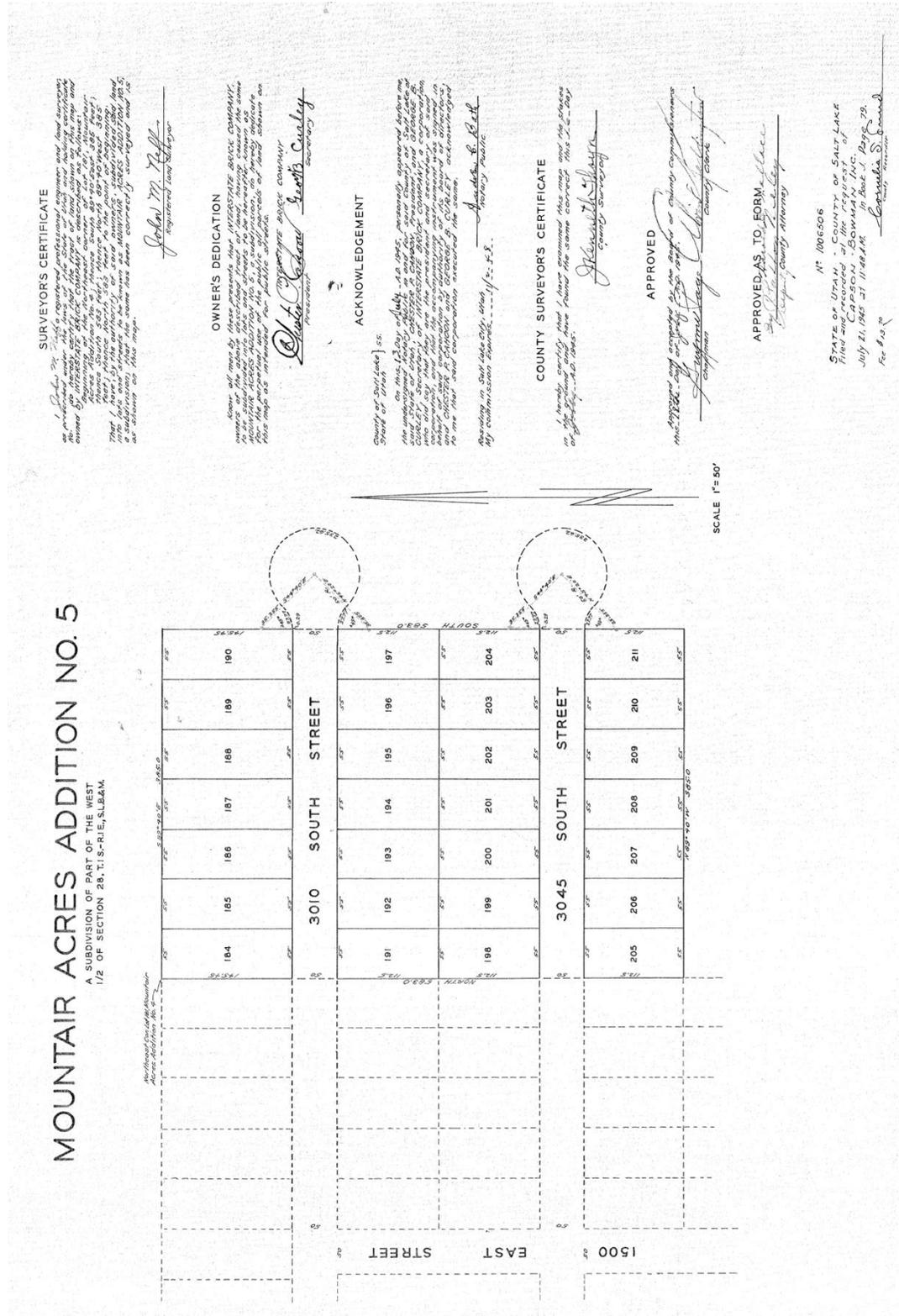


Figure 19. Mountair Acres Plat, 1945.

Mountair Acres Subdivision Historic District
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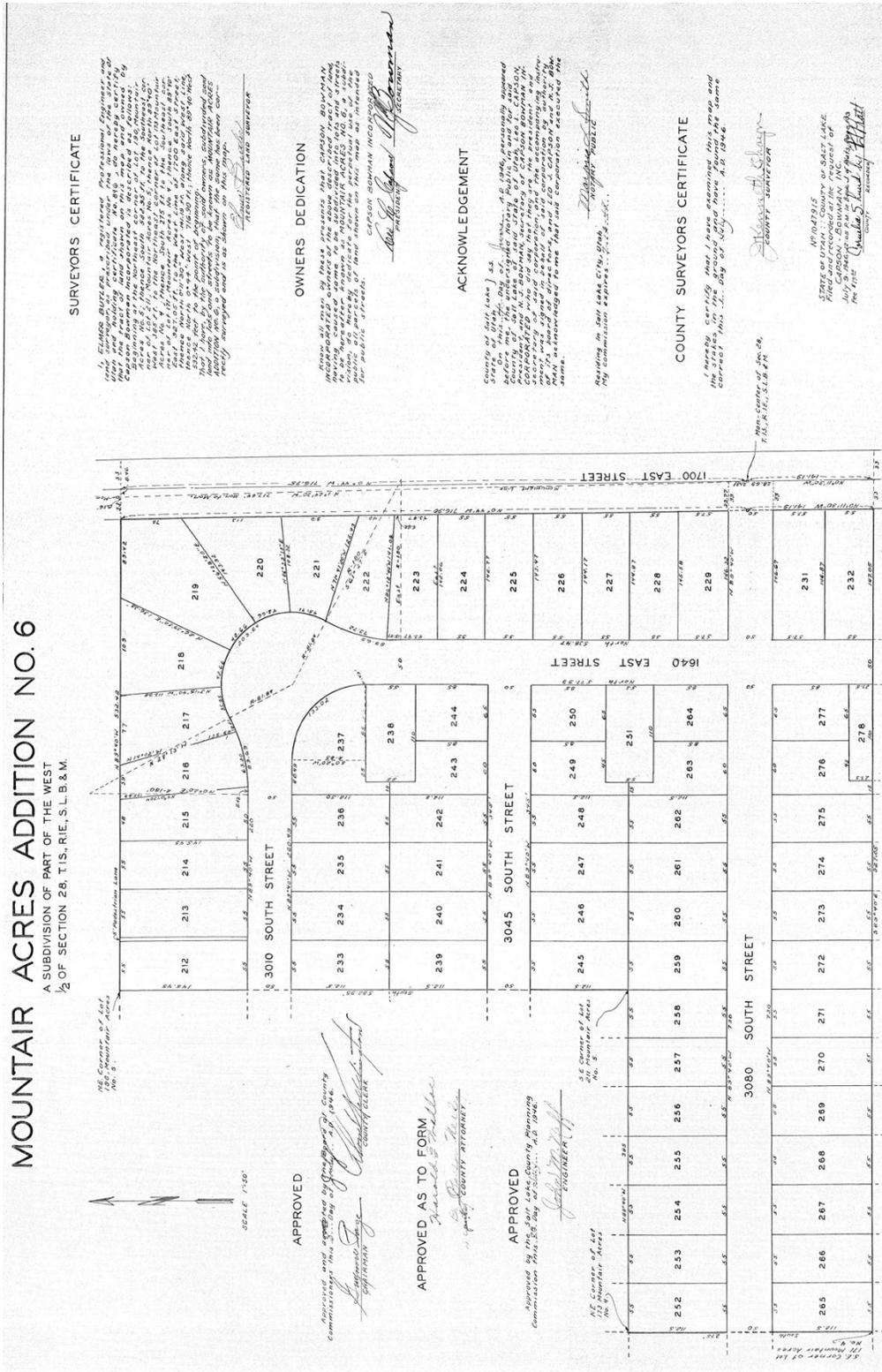


Figure 20. Mountair Acres Plat, 1946.

Mountair Acres Subdivision Historic District
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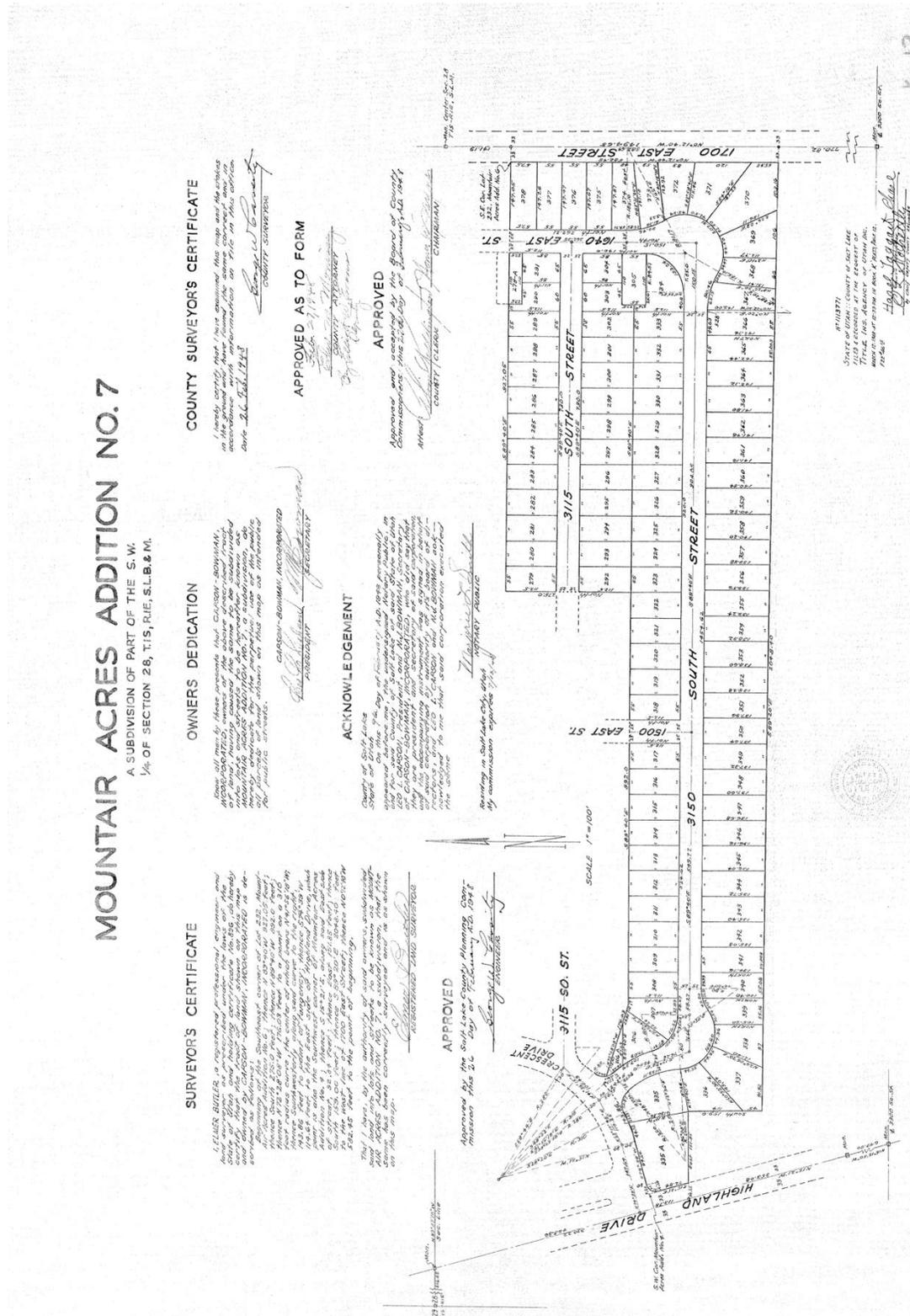


Figure 21. Mountair Acres Plat, 1948.

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Name of Property

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

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Salt Lake County, Utah
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Figure 23. Photo ca. 1950 of the Early Ranch style house at 1625 East 3150 South. Source: Salt Lake County Archives.



Figure 24. Photo ca. 1948 of the Minimal Traditional style house at 1602 East 3115 South. Source: Salt Lake County Archives.

Mountair Acres Subdivision Historic District
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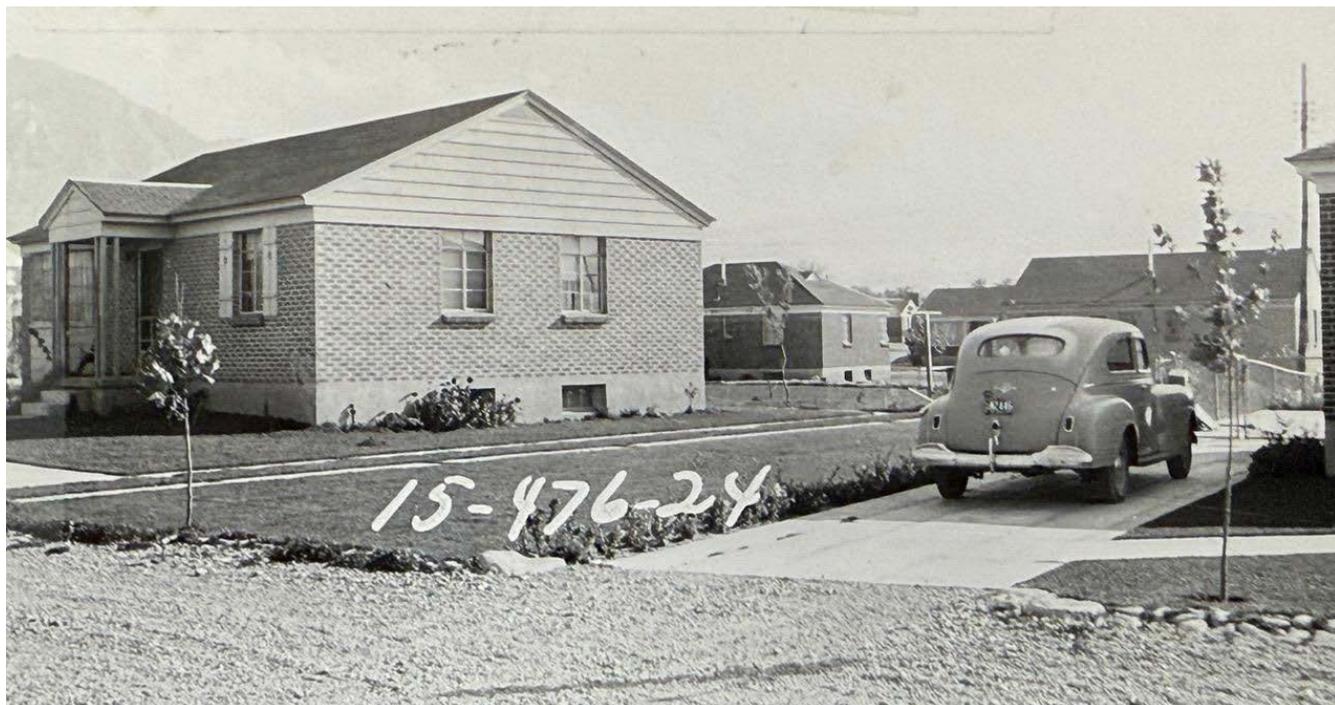


Figure 25. Photo ca. 1948 of the Early Ranch style house at 1626 East 3010 South. Source: Salt Lake County Archives.

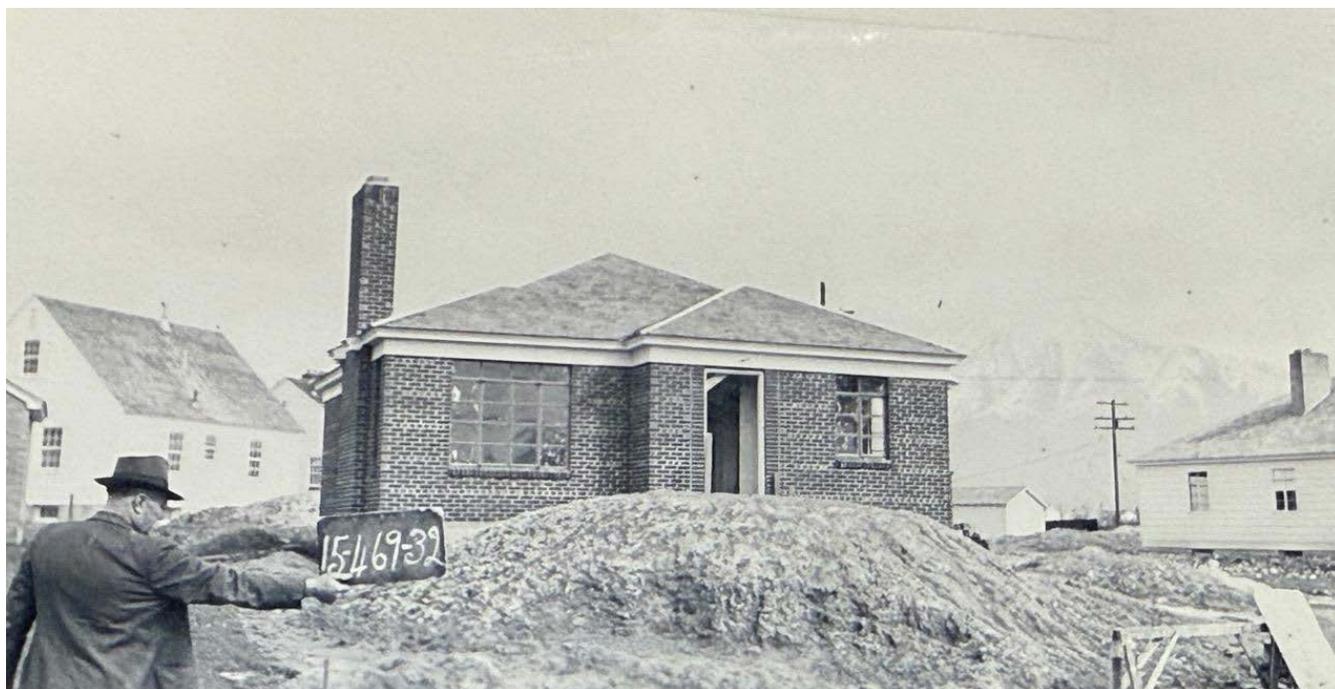


Figure 26. Photo ca. 1940 of the Early Ranch style house at 3021 S. Mountair Dr. Source: Salt Lake County Archives.

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Figure 27. Photo ca. 1965 of the Early Ranch style house at 1602 East 3010 South (non-contributing). Source: Salt Lake County Archives.



Figure 28. Photo ca. 1944 of the Early Ranch style house at 1424 East 3115 South. Source: Salt Lake County Archives.

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Figure 29. Photo ca. 1942 of the Early Ranch style house at 1495 East 3010 South. Source: Salt Lake County Archives.



Figure 30. Photo ca. 1940 of the Early Ranch style house at 1414 East 3010 South. Source: Salt Lake County Archives.

Mountair Acres Subdivision Historic District
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Figure 31. Photo ca. 1940 of the Montgomery Ward collaboration house, Early Ranch style, at 1368 East 3010 South. Source: Salt Lake County Archives.



Figure 32. Photo ca. 1940 of the Minimal Traditional style house at 1387 East 3010 South (non-contributing). Source: Salt Lake County Archives.

Mountair Acres Subdivision Historic District
Name of Property

Salt Lake County, Utah
County and State

Property Owner information:

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

Name: _____

Address: _____

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

Telephone/email: _____

Paperwork Reduction Act Statement: This information is being collected for nominations to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

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

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

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