

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section _____ Page _____

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SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 16000418

Date Listed: 06/28/2016

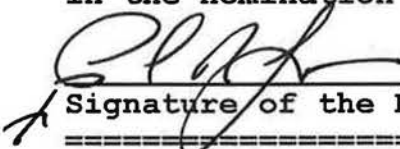
Bourne, Ernie & Irmgard, House
Property Name

Salt Lake
County

UT
State

Historic Resource of Mount Olympus-Mill Creek Community, Salt Lake County, UT 1918-1969 MPS
Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.



Signature of the Keeper

6/28/2016

Date of Action

Amended Items in Nomination:

Certification:

The submission should be checked off as a: *nomination*.

Significance:

The appropriate National Register Criteria is: C

[This corrects minor discrepancies between the form and narrative statements.]

These clarifications were confirmed with the Utah SHPO office.

DISTRIBUTION:

National Register property file

Nominating Authority (without nomination attachment)

MAY 13 2016

OMB No. 1024-0018

NPS Form 10-900

United States Department of the Interior
National Park Service

Nat. Register of Historic Places
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: Bourne, Ernie & Irmgard, House

Other names/site number: _____

Name of related multiple property listing:

Historic Resources of Mount Olympus-Millcreek Community, Salt Lake County, Utah

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

2. Location

Street & number: 3460 E. Ranch View Drive

City or town: Millcreek Township State: UT County: Salt Lake

Not For Publication: Vicinity:

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

 Signature of certifying official/Title:	Deputy SAPO Date: 4.25.16
Utah Division of State History/Office of Historic Preservation 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

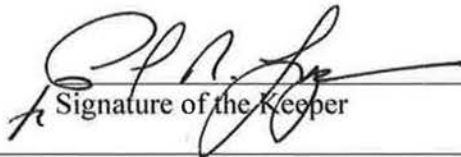
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4. National Park Service Certification

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

6/29/2016
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>3</u>	<u> </u>	buildings
<u> </u>	<u> </u>	sites
<u>1</u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>4</u>	<u> </u>	Total

Number of contributing resources previously listed in the National Register N/A

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC: single dwelling

Current Functions

(Enter categories from instructions.)

DOMESTIC: single dwelling

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7. Description

Architectural Classification

(Enter categories from instructions.)

MODERN MOVEMENT

Other: California Ranch House

Materials: (Enter categories from instructions.)

Principal exterior materials of the property: WOOD: Board-and-Batten Siding; GLASS

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 Ernie and Irmgard Bourne House is a one-story, frame, California Ranch-style house built on a concrete slab foundation. The house is one of fifteen partially prefabricated houses built in 1955 by the Anderson Lumber Company in the Maywood Hills Subdivision of unincorporated Salt Lake County. The Anderson Lumber Company built the homes using component parts designed by Cliff May and Chris Choate, commonly called Cliff May Homes. The Bourne House at 3460 E. Ranch View Drive is the east parcel of three Cliff May Homes on Ranch View Drive that represent the design, execution and evolution of the Cliff May ranch home principles in the neighborhood. The massing and layout of the Bourne House is based on Model #3212, the second largest square footage available in Maywood Hills Cliff May Home. The L-shaped house retains its original board-and-batten siding, although most of the original wood windows have been replaced with newer wood and vinyl windows during a circa 2002 rehabilitation. A storage shed at the east end is the only addition to the footprint of the original house. The property includes two contributing outbuildings: a detached garage built in 1955 and a pool house built in 1959. The kidney-shaped pool, also built in 1959, is a contributing structure. Minor modifications to the design and materials were made during the circa 2002 rehabilitation and are compatible with the original Cliff May design and materials. The significant features of the original Cliff May design include board-and-batten siding, clerestory windows, exposed support beams, open living spaces, integrated patio areas, and a unique orientation for a southeastern exposure. The house sits on a 0.18-acre parcel. The property has good historic integrity and meets the registration requirements of the *Historic Resources of Mount Olympus-Millcreek Community, Salt Lake County, Utah* Multiple Property Listing and Submission. The Bourne House contributes to the historic resources of its east bench Salt Lake County neighborhood.

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Narrative Description

The original footprint of the Bourne House measured 46 feet by 22.5 along the main rectangle, which is oriented northeast to southwest. There is a projecting 16 by 16-foot wing to the south. A Salt Lake County tax assessor's photograph taken in May 1956 shows the details of the north and west elevation with the detached garage to the east [Figure 1]. The main entrance faces northeast. The typical features of a Cliff May Home are visible in the photograph: floor-to-ceiling windows and triangular clerestory windows. The garage features a shed-roof and has no door, which was typical for the Cliff May Homes in the neighborhood. The house was built on a concrete slab foundation with no basement. The original roof was built-up with tar and gravel. The current roof is seamed metal (circa 2002). The frame house was sheathed with redwood board-and-batten siding, which the tax assessor described as "vertical spruce." The house was built from component parts based on Cliff May Home Model #3212 [Figure 2].

The exterior of the Bourne House has the look and feel of a Cliff May Home with two noticeable alterations to the street side elevations. During the recent rehabilitation, the floor-to-ceiling windows at the northeast corner were removed. At the same time, a greenhouse-style bay window replaced the kitchen window on the elevation that faces northwest. However, the full-glass feeling was retained with the sidelight at the main entrance and the patio doors on the northwest elevation. On the southeast elevation, the patio door was shifted from next to the fireplace to a more centered location along the wall. This alteration is not visible from the street. The patio doors on both sides of the main wing maintain the look of floor to ceiling glass. Where windows were shifted, board-and-batten siding was installed to match the original. The original master suite windows were blocked when the pool-tool shed was added to the southeast elevation, probably in 1959 when the pool and pool house/dressing room were built. Both the shed and the detached dressing room are clad in board-and-batten siding to match the house. The remaining bedroom windows have been replaced, but retain their original size and configuration.

On the interior, the Bourne house has 1,284 square feet on living space. The house is a three-bedroom and two-bathroom Cliff May Home. The living room has the original exposed brick fireplace and dividing wall. The kitchen wall was removed when the kitchen was updated, but an island helps maintain the feel of a central hall (circa 2002). The original hardwood flooring has been refurbished. The bedrooms retain the original closet doors and woodwork. An unusual feature of the house is the collection of outlet and switch plates that are oriented horizontally. The master bath was enlarged by moving a wall into the southeast bedroom (circa 2002).

The Bourne House is the only Cliff May Home that does not have at least one elevation oriented to the street. The crook of the L-shape forms a patio with a southeastern exposure. The house is on a 0.18-acre parcel, slightly smaller than the average for the neighborhood. The kidney-shaped pool is located in the southeast corner of the yard. The pool house is located to the west. A garden area is in the northwest corner of the backyard. The west half of the front yard is lawn. The east half is a concrete driveway to the single-car garage. The garage has a steeply-pitched shed roof and is sheathed in board-and-batten siding. The door is a newer rolling metal door. The house is attached to the garage by a plank fence.

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The Maywood Hills Subdivision is located just west of the I-215 belt route freeway on the east bench of the Salt Lake Valley. Mount Olympus can be viewed from every vantage point in the neighborhood. With one exception, all of the fifteen Cliff May homes are grouped at the south end of the 55-lot subdivision. None of the homes has pristine historic integrity. All have changes to the original carport-garages, all have at least a few window replacements, and several have new cladding and/or additions. However, the Cliff May homes can be easily distinguished from the other mid-1950s homes, not only in the Maywood Hills subdivision, but the greater Mount Olympus neighborhood. The three homes on Ranch View Drive are particularly significant since they represent what the streetscape of the subdivision would resemble had the Utah experiment in Cliff May homes been a success. The Ranch View Drive homes were the only three Cliff May homes in the subdivision with swimming pools. The Bourne Home at 3460 E. Ranch View Drive is a particularly unique example because it is the only Cliff May Home not oriented to a street and it is the only example with an operable swimming pool. The Bourne House retains its integrity in the qualities of setting, location, design, workmanship, atmosphere and feeling.

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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

1955-1959

Significant Dates

1955

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Architect: Cliff May
Architect: Chris Choate
Builder: Anderson Lumber Company
Builder: Ranch Home Engineers

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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 Bourne House, constructed in 1955, is a one-story California Ranch-style house. The property is locally significant under Criterion C in the area of Architecture for its association with Cliff May, widely considered the “Father of the Modern Ranch House” and his partner, the architect Chris Choate. In the early 1950s, May and Choate designed a system of prefabricated components for suburban ranch houses based on principles Cliff May developed in the 1930s and 1940s. The designs were marketed nationally as Cliff May Homes. The Anderson Lumber Company obtained an exclusive contract for building the homes in Utah. The period of significance is 1955, the year of construction for this and other Cliff May Homes in the Maywood Hills Subdivision on the east bench of Salt Lake County, to 1959, when the last contributing building and swimming pool were constructed. The Bourne House is one of five houses based on Model 3212, the most common model out of fifteen total Cliff May Homes built in Maywood Hills. The property had only one owner during the historic period, G. Ernest “Ernie” and Irmgard Schroettle Bourne. The Bourne House, like all of the Cliff May Homes in Maywood Hills, has undergone modifications, but all of the changes have stayed true to the Cliff May principles. Although now revered by their current owners, the Bourne House and its neighbors represent a failed experiment and the limits of the “California Ranch-style life” outside of southern California. Out of all the Cliff May Homes built in Maywood Hills, the Bourne House epitomized the style with its unique orientation and a continuous-use swimming pool. The property is eligible within the Multiple Property Listing and Submission: *Historic Resources of Mount Olympus-Millcreek Community, Salt Lake County, Utah*. The Bourne House contributes to the historic resources of the Olympus Cove area of unincorporated Salt Lake County.

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

Architectural Significance of the Bourne House

The Bourne House is significant under Criterion C for its association with the architects Cliff May and Chris Choate, and the Cliff May Homes phenomenon of the mid-1950s. The Bourne House is both a representative and a unique example of a Cliff May Home in the neighborhood. The house was part of a group of eight homes listed on the same building permit in August 1955, just a few days after an open house was held in the subdivision. This group of speculative homes was likely built because of sufficient interest generated at the open house. Although based on the most popular Model #3212, the house is unique because it is sited at an angle whereas all the other Cliff May Homes are parallel to at least one street [see Map of Property]. Like many of the homes, the first occupants, Ernie and Irmgard Bourne, lived there beginning in 1956, but did not purchase the home from the Anderson Lumber Company until 1959. That year a pool was added to the property, adding to the appeal of the “California Ranch” indoor-outdoor lifestyle. The Bourne House is currently the only Cliff May Home with a working pool. The property represents the recent renewed interest in Cliff May and his contributions to Mid-Century Modern architecture. The design and materials of the rehabilitation were compatible with the original May-Choate vision. The Bourne House and its neighbors on Ranch View Drive

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in Salt Lake County are the first prefabricated Cliff May Homes to be nominated to the National Register of Historic Places.

The Bourne House on Lot 29 was listed on an August 25, 1955, building permit with Lots 23, 24, 25, 26, 27, 28 and 55. The permit provides an estimated cost of \$12,900 for the houses, but does not note any carport or garages. The Anderson Company was listed as the owner and Ranch House Engineers was listed as the builder. The permit was filed with Salt Lake County only four days after a grand opening for the subdivision was held on Sunday, August 21, 1955. The neighboring house at 3450 E. Ranch View Drive was one of the model homes for the open house. The eight speculative houses were likely completed in the fall of 1956.

The city directories indicate that George E. and Irmgard S. Bourne were the first occupants. George Ernest "Ernie" Bourne was born in Salt Lake City in 1914. At the age of 20, Ernie Bourne went to Washington D.C. to clerk for Sen. Elbert D. Thomas. He held a master's degree in political science from the University of Utah and also attended George Washington University. In his youth, he was involved with the Sea Scouts and later served in the Coast Guard in World War II. He was a commander in the Coast Guard Reserves before retiring in 1967. Ernie had one daughter, Christie, from his first marriage to Gracemary Gragg. He returned to Salt Lake City in 1941 and was appointed manager of the Utah Safety Council. Ernie married Irmgard Schroettle in November 1953.

Irmgard Schroettle was born in Augsburg, Germany in 1926. She immigrated to Utah in 1951. After her marriage, she received a bachelor's degree from the University of Utah in 1968. She taught French and German at St. Mary's of the Wasatch parochial school. Ernie and Irmgard had one daughter, Donna. The family was active in the arts. Ernie sang and played the clarinet. Irmgard was associated with a modern dance movement. Irmgard Schroettle Bourne died in 1981. Ernie continued to live in the house until his death in 2002. According to his obituary, in his later life, Commander G. Ernest Bourne "enjoyed reading, watching basketball and football games, gardening, chopping wood and swimming in his pool."¹ The Bourne family is representative of historic residents of the Olympus Cove area: long-term, white-collar, small family units, etc.

After Ernie Bourne's death, the property transferred to his sister, Joan B. Glad, then Russell B. Rasband. Russell B. Rasband sold the house to the second owners, Daniel and Amy Kenyon. The Kenyons rehabilitated the house. They sold the house to the current owner, Rosalie Schuette in 2013.

Architectural Development of Cliff May Homes

Cliff May was born in San Diego in 1908, a sixth-generation Californian on his mother's side. He grew up visiting nineteenth-century adobe ranchos owned by his relatives. Cliff May attended San Diego State College as a business major, but left at the start of the Great Depression. He supported himself by building Monterey-style furniture, which he placed in new houses on the market. With the help of his future father-in-law, a real estate developer, Cliff May designed and sold his first house in 1932. His second house, the Lindstrom House built in

¹ "Commander G. Ernest Bourne, retired" *Salt Lake Tribune*, May 3, 2002: 9b.

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1933, was featured in a 1934 article in *Architectural Digest*.² By the late 1930s, Cliff May had developed two styles for his custom-built homes, his "Mexican Haciendas" which resembled nineteenth-century adobe and tile ranchos, and his "Early California Rancherias" resembling vernacular architecture of the West with wood shingle roofs and board-and-batten walls.³ In 1938, Cliff May moved to Los Angeles where he built his first subdivision development of custom homes.

A year later, *Architectural Forum* featured one of his designs as a "satisfactory low cost house" for the average budget of a United States citizen. However, it was not until after World War II when the housing shortage was acute that Cliff May's affordable ranch house designs enjoyed widespread success. In 1946, *Sunset* magazine and Cliff May collaborated on a book, *Sunset Western Ranch Houses*, which promoted the ranch house lifestyle on a national scale. *House Beautiful* magazine selected a Cliff May design for its Pace-Setter House of 1948. During the post-war suburban building boom, Cliff May began synthesizing his Western vernacular exteriors with International Modern ideas on the interior. The American public fell in love with the "California way of life" that featured open floor plans and floor-to-ceiling glass or sliding doors that connected to the outdoors. In 1952, Cliff May, with his associate architect, Chris Choate, designed a prototype suburban ranch house that featured low-pitch wood-shingled roofs, board-and-batten siding, and at least one wall of glass.

Christian "Chris" Eberle Choate was born in Missouri in 1908. His family moved to Los Angeles when he was a teenager. Chris Choate attended Pasadena High School and University of Southern California where he majored in architecture. He was a member of Alpha Ro Chi, a prestigious fraternity of architecture students. After working as an architect in Los Angeles for a decade, Choate began working for Cliff May after World War II. He was made May's associate architect in 1949. May and Choate established the Ranch House Supply Corporation in 1953 to sell their designs for component prefabricated suburban tract houses. Initially nicknamed the "Magic Money House" (1952-1953), the design was based on "a five foot, four inch modular plan, and used post-and-beam elements with precut wooden wall panels for the structural components" that four men could assemble in a day.⁴ Window units were also prefabricated. Later renamed the "Magazine Cover House" in 1954, the system was marketing as "Cliff May Homes" throughout the western and southern United States.

The majority of Cliff May Homes were built in California, including large swaths of Long Beach and Anaheim. A brochure for one of the largest and most successful developments, the Lakewood Rancho Estates in Long Beach (1953-1954), listed Cliff May as designer and Chris Choate as architect for the development, and described the "Californian" model of living as the "DESIGN OF THE FUTURE."⁵ Neighborhoods of Cliff May Homes are found in Oregon, Washington, Nevada, Colorado, Texas, Louisiana, and Kansas. Some designs traveled as far away as Maine, Ireland, Switzerland, and Venezuela.

Around the time *Sunset* magazine published a second book in 1958 that featured exclusively Cliff May custom designs, the Ranch House Supply Corporation was disbanded. Cliff May

² The Lindstrom House was listed on the National Register of Historic Places in 2001 (NRIS #0100027). The John R. and Florence Porterfield Beardsley House is also listed on the National Register (NRIS #11000943). Both houses are in San Diego and represent Cliff May's early work.

³ Baglooney, 131-133.

⁴ Bricker, 4.

⁵ Lakewood Ranch Estates brochure [1953], capitalization in original.

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continued to design and build custom ranch houses. After winning numerous awards in design, May was awarded an honorary certificate as a licensed architect shortly before his death in 1989. Chris Choate continued designing and served on the faculty at UCLA between 1957 and 1975. He died in 1981. It is estimated that 15,000 Cliff May Homes were constructed between 1953 and 1958. Today there has been renewed interest in Cliff May designs and Cliff May Homes are now revered as premier examples of the California Ranch, Contemporary Ranch and Mid-Century Modern styles of domestic architecture.

Early Development of the Maywood Hills Subdivision

On February 21, 1955, William W. Anderson, president of the Anderson Lumber Company, and Darrell Crawford, secretary of the company, signed the plat for the Maywood Hills Subdivision. The plat was filed with Salt Lake County on March 26, 1955. The Anderson & Sons Lumber Company was established in Logan, Utah, in the early 1890s by a Norwegian immigrant, Anthon Anderson. The company was incorporated in 1906 and the name later shortened to Anderson Lumber Company. By 1923, when Anthon Anderson died, he and three of his sons had expanded the business to fourteen branch lumberyards in Utah and Idaho. The main office moved from Logan to Ogden in 1927. In 1951, William Wesley Anderson succeeded his older brother as president and general manager of the company, positions he held until 1960. In the early 1950s, William W. Anderson served on the Ogden Planning Commission where he gained experience in subdivision platting and zoning. Like many businesses in the post-war suburban period, the Anderson Lumber Company not only supplied building materials, but developed divisions for real estate and general contracting.

The Anderson Lumber Company was the first lumber dealer franchised to sell the May-Choate panel system in 1954. After touring Cliff May operations in Los Angeles and Tacoma, Washington, the Anderson Lumber Company entered into an agreement with Cliff May Homes to be the exclusive distributor in Utah, northeastern Nevada, southeastern Idaho, and western Wyoming. The Anderson Lumber Company appears as one of the six manufacturers and distributors in a *Home & House* magazine advertisement for affordable Cliff May-designed homes. The company built model homes in Provo, Logan, and Salt Lake City, and planned for 55 lots in the Maywood Hills Subdivision.⁶

The first building permits in Maywood Hills were filed on May 2, 1955, for Lots 30, 31 and 32. The building permits list Anderson Lumber Company as the owner and Ranch House Engineers, a subsidiary of Anderson Lumber, as the builder. These three homes were likely the model homes completed for a public open house held on Sunday, August 21, 1955. In an article in the *Salt Lake Tribune*, the houses were described as follows:

Maywood Hills is an entire subdivision of the unusual, prefabricated ultra modern homes designed by Cliff May, Los Angeles architect. . . . Features include floor-to-ceiling windows; glass gables which permit a maximum amount of soft light in the interior; overhanging eaves to keep out direct sun rays, and rough sawed

⁶ The Logan model, built for the 1955 Parade of Homes, is still standing according to the online Cliff May registry of homes. The models in Provo and Salt Lake City are not identified in the registry, but may also have been Parade of Homes entries. There are no entries for any other Cliff May homes within the Anderson Lumber Company's area.

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clear redwood board and batten exteriors. Rooms are arranged in a compact design around a central hall.⁷

The article emphasized that “Mr. May will be present” at the grand opening of the subdivision. Ted Anderson, manager of Ranch House Engineers, noted that showings would continue daily after the initial open house. The first three homes were priced “as low as \$10,800.” There is no follow-up article to indicate if the open house was successful.

Three permits were filed on May 31, 1955 for lots on Olympus Drive. Eight lots were included on a single permit filed on August 25, 1955. These fourteen lots are clustered at the south end of the subdivision. The last permit was filed on October 21, 1955, for the outlier at 3481 E. Olympus Drive [see Map of Subdivision below]. Model numbers were based on number of bedrooms (first digit) and bathroom (second digit). The simple rectangular Model 2113 had two bedrooms and one bathroom, of which there are four examples. There are two examples of the longer Model 3112. Nine were L-shaped. There were five Model 3212 (three bedrooms, two baths) and two Model 3211 (same number of bedrooms and baths, but one panel shorter). There were also two Model 4212 (four bedrooms, two baths). The houses were oriented to have a courtyard-patio with a southern exposure. All had board-and-batten siding, low-pitch roofs with exposed support beams, and at least one room with floor-to-ceiling windows. The larger homes had fireplaces. Swimming pools were added to four of the homes, which enhanced the California Ranch appearance. The homes had a variety of carport and carport-garage configurations adding to the variety of the streetscape.

The Anderson Lumber Company likely had plans to fill the subdivision with Cliff May Homes; however, the Protective Covenants for the subdivision were sufficiently vague and gave the Anderson family and their lawyer rights to review the designs for any proposed residence. As described by one historian, the Anderson Lumber Company and Cliff May collaboration appears to be a success:

The Anderson Lumber Company manufactured six home models ranging from 900 to 1,675 square feet that sold for \$13,000 to \$18,000 retail. Each pre-cut piece, pane, and part was numbered and corresponded to plans for quick construction. Overall, from grading to assembling, and landscaping, construction time lasted thirty days per house.⁸

However, by the end of 1956 only a few houses in Maywood Hills had been sold, although Anderson Lumber Company had several prospective buyers occupying the houses on contract. The company planned to be a full-service merchant builder of the prefabricated Cliff May Homes in the Intermountain West, but the initial experiment was a disappointment. In his book on the history of the Anderson Lumber Company, W. W. Anderson dedicated a section to the “Cliff May Homes” in which he describes the company’s association with Cliff May:

Mr. May was a home designer who had developed a system of prefabrication for sale to Licencees [sic]. . . The Firm bought a tract of land, Maywood Hills, in the

⁷ *Salt Lake Tribune*, August 21, 1955: B-6.

⁸ Jocelyn Gibbs, ed., *Carefree California: Cliff May and the Romance of the Ranch House*, (Santa Barbara: Art Design & Architecture Museum, UCSB, 2012):

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foothills southeast of Salt Lake City and divided it into buildings lots. We were willing to supply customers with a "complete package," (lot, house, and temporary financing.) . . . several houses were erected on "speculation" at Maywood Hills. However, sales were disappointing and we concluded that the design and type of construction were not acceptable to our public and locale at the time. The chances for success in this venture grew increasingly doubtful, and our contract with "Cliff May Homes" was terminated in 1956.⁹

An analysis of the mortgages taken out by the eventual owners suggests a final retail price that was much lower than anticipated. Furthermore, while prefabricated Cliff May Homes were marketed as a low-cost option, the actual cost was approximately \$2,000 to \$3,000 more than a traditional tract house with the same square footage in the Salt Lake market.¹⁰ While many of the contract buyers eventually purchased their Cliff May homes, it is likely that prospective home buyers were drawn to the more common brick ranch houses in the area, particularly since wood-scarce Utah had been building brick homes since the late 1860s. Climate may also account for Utah's lack of interest in Cliff May Homes. Basements were popular for storage and for expanding families, both before and after World War II, and typically not an issue with Utah's low water table. In addition, the Maywood Hills Subdivision was both dry and high. At an altitude of 5,000 feet, the neighborhood was subjected to an annual snow accumulation of more than two feet. After the Anderson Lumber Company terminated its contract with Cliff May Homes in 1956, it continued to sell the Maywood Hills lots to other builders. With the exception of one lot facing Wasatch Boulevard, the Maywood Hills Subdivision was completely developed by 1959.

⁹ W. W. Anderson, *The History of the Anderson Lumber Company*, Ogden: Utah: Anderson Lumber Company, 1965:[10]. Capitalization and quotation marks are from the original document.

¹⁰ Based on United States census data for Salt Lake County between 1950 and 1960.

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9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Anderson, W. W. *The History of the Anderson Lumber Company*. Ogden: Utah: Anderson Lumber Company, 1965.

Bourne, Commander G. Ernest. *Salt Lake Tribune*, May 3, 2002: 9b.

Bourne, Irmgard S. *Salt Lake Tribune*, December 31, 1981: 8b.

Broschinsky, Korral. *Historic Resources of Mount Olympus-Millcreek Community, Salt Lake County, Utah*. National Register of Historic Places Multiple Property Documentation Form.

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Bourne, Ernie & Irmgard, House
Name of Property

Salt Lake County, Utah
County and State

Bourne, Ernie & Irmgard, House
Name of Property

Salt Lake County, Utah
County and State

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 location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreeage of Property 0.18 acres

Use either the UTM system or latitude/longitude coordinates.

Latitude/Longitude Coordinates

Datum if other than WGS84: _____ (enter coordinates to 6 decimal places)

Latitude: 40.679079°

Longitude: -111.79693°

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

Zone: 12

Easting: 432652

Northing: 4503437

Bourne, Ernie & Irmgard, House
Name of Property

Salt Lake County, Utah
County and State

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

Parcel Legal Description:

LOT 29, MAYWOOD HILLS SUB

Boundary Justification (Explain why the boundaries were selected.)

The boundaries are those associated with the property currently and historically.

11. Form Prepared By:

name/title: Korral Broschinsky, Preservation Documentation Resource
organization: prepared for Salt Lake County Historic Preservation Committee
street & number: 4874 S. Taylors Park Drive
city or town: Taylorsville state: Utah zip code: 84123
e-mail: kbro@kbropreservation.com telephone: 801-913-5645
date: April 21, 2016

Property Owner information:

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

name: Rosalie Schuette
address: 3460 E. Ranch View Drive
city or town: Salt Lake County state: Utah zip code: 84124
telephone/email: 907-841-6597

Paperwork Reduction Act Statement: This information is being collected for applications 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.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Bourne, Ernie & Irmgard, House
Name of Property

Salt Lake County, Utah
County and State

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.)

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: *Bourne, Ernie & Irmgard, House*

City or Vicinity: Millcreek Township

County: Salt Lake State: Utah

Photographer: Korral Broschinsky

Date Photographed: August 2015

Description of Photograph(s) and number, include description of view indicating direction of camera:

Bourne, Ernie & Irmgard, House
Name of Property

Salt Lake County, Utah
County and State



Photograph 1
North and west elevations of Bourne House and garage. Camera facing south.



Photograph 2
Northeast elevation of Bourne House. Camera facing southwest.

Bourne, Ernie & Irmgard, House
Name of Property

Salt Lake County, Utah
County and State



Photograph 3
North and east elevations of Bourne House, patio. Camera facing south.



Photograph 4
Southeast elevation of Bourne House, attached shed. Camera facing north.

Bourne, Ernie & Irmgard, House
Name of Property

Salt Lake County, Utah
County and State



Photograph 5
South elevation of Bourne House with pool. Camera facing southeast.



Photograph 6
South elevation of Bourne House. Camera facing northeast.

Bourne, Ernie & Irmgard, House
Name of Property

Salt Lake County, Utah
County and State



Photograph 7
West elevation of house. Camera facing southeast.



Photograph 8
North and west elevations of garage. Camera facing southeast.

Bourne, Ernie & Irmgard, House
Name of Property

Salt Lake County, Utah
County and State



Photograph 9
East elevation of pool house-shed. Camera facing west.



Photograph 10
Interior, living room with fireplace. Camera facing southeast.

Bourne, Ernie & Irmgard, House
Name of Property

Salt Lake County, Utah
County and State



Photograph 11
Interior, kitchen. Camera facing southwest.



Photograph 12
Interior, master bedroom suite. Camera facing northeast.

Bourne, Ernie & Irmgard, House
 Name of Property

Salt Lake County, Utah
 County and State



		<p><i>Title:</i> 3460 E. Ranch View Drive Salt Lake County, Utah</p>	
<p> Bourne House Parcel, Lot 29</p>		<p><i>Project:</i> Maywood Hills Suvdivision Salt Lake County 84124</p>	<p>GIS Data Courtesy Utah AGRC & Salt Lake County</p>
<p> Latitude: 40.679079° Longitude: -111.79693°</p>		<p><i>Location:</i> NE 1/4 SEC 2, T2S, R1E</p>	<p><i>Date:</i> August 2015</p>

Bourne, Ernie & Irmgard, House
 Name of Property

Salt Lake County, Utah
 County and State



<p>0 100 200 300 400 500 Feet</p> <p>★ 3460 E. Ranch View Drive □ Maywood Hills Subdivision Boundary □ Parcels with Cliff May Homes</p>		<p>Title: Map of Maywood Hills Subdivision</p> <p>Project: Maywood Hills Suidivision Salt Lake County 84124</p> <p>Location: NE 1/4 SEC 2, T2S, R1E</p> <p>Date: July 2015</p> <p>GIS Data Courtesy Utah AGRC & Salt Lake County</p>
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Bourne, Ernie & Irmgard, House
Name of Property

Salt Lake County, Utah
County and State



Figure 1
3460 E. Ranch View Drive, Salt Lake County Tax Assessor's photo taken May 1956.

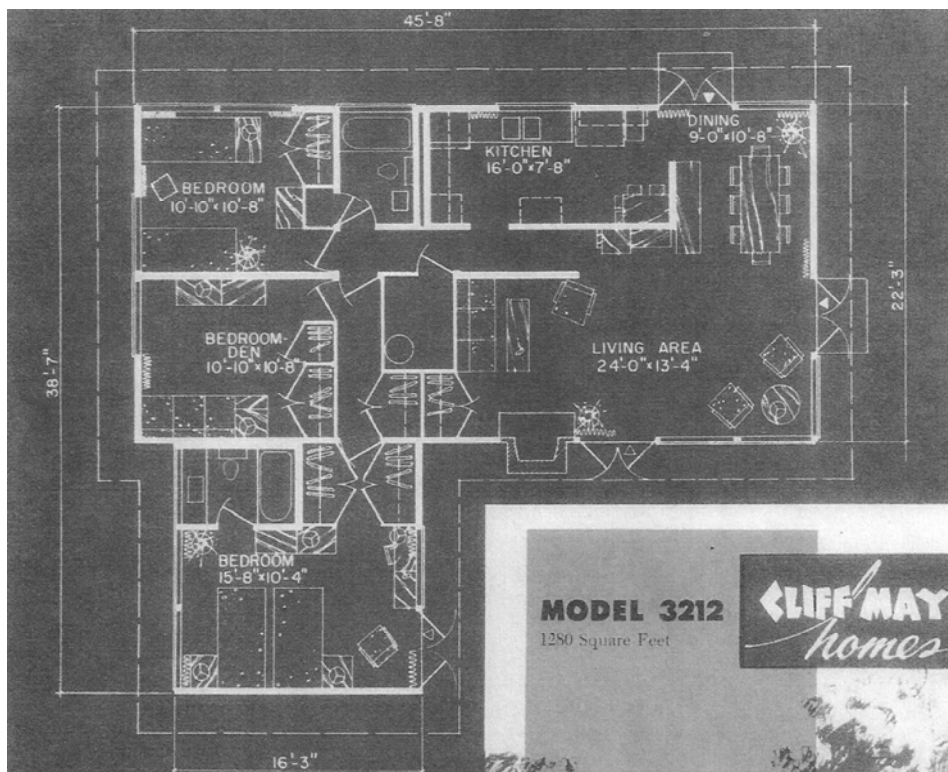


Figure 2
Model 3212 Floor Plan, from *Cliff May Homes* brochure [1954].



3460















3460









UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Bourne, Ernie and Irmgard, House
NAME:

MULTIPLE Mount Olympus--Millcreek Community MPS
NAME:

STATE & COUNTY: UTAH, Salt Lake

DATE RECEIVED: 5/13/16 DATE OF PENDING LIST: 6/02/16
DATE OF 16TH DAY: 6/17/16 DATE OF 45TH DAY: 6/28/16
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 16000418

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT _____ DATE

ABSTRACT/SUMMARY COMMENTS:

The Ernie & Irmgard Bourne House is locally significant under National Register Criterion C in the area of Architecture. Completed in 1955, the residence represents a locally significant example of the building design system developed by West Coast architect Cliff May and his partner Chris Choate, and marketed as Cliff May Homes. While not particularly successful from a local marketing point of view as a perspective new residential prototype, the design nonetheless reflects the myriad of ways in which residential development came into being in the Mount Olympus/Mill Creek area. As a rare or unusual type, the building represents the dynamic range of forms and styles used by local developers and builders to entice new homeowners during the local post-WWII housing boom and meets the *Historic Resource of Mount Olympus-Mill Creek Community, Salt Lake County, UT 1918-1969* MPS Registration Requirements.

RECOM./CRITERIA Accept Criterion C

REVIEWER Paul R. Lusignea DISCIPLINE HISTORIAN

TELEPHONE _____ DATE 6/29/2016

DOCUMENTATION see attached comments Y/N see attached SLR (Y)N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

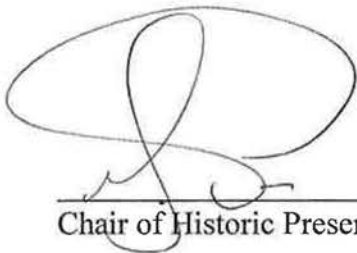
P. Bradford Westwood
State Historic Preservation Officer
Utah State Historical Society
300 Rio Grande
Salt Lake City, Utah 84101

Dear Mr. Westwood,

In accordance with the requirements of the Certified Local Government Program, we have reviewed the proposed National Register nominations listed below and by majority approval of the Historic Preservation Commission of SALT LAKE COUNTY. We recommend that they be submitted for inclusion in the National Register.

The following nominations were considered and approved:

3460 E. Ranch View Dr. Millcreek Township
3436 E. Ranch View Dr. Millcreek TOWNSHIP
3450 E. Ranch View Dr. Millcreek TOWNSHIP



Chair of Historic Preservation Commission

Date 3/16/2016



Mayor or County Commission Chair

Date 3/16/2016



GARY R. HERBERT
Governor

SPENCER J. COX
Lieutenant Governor

Julie Fisher
Executive Director
Department of
Heritage & Arts



Brad Westwood
Director

RECEIVED 2280

MAY 13 2016

Nat. Register of Historic Places
National Park Service

May 5, 2016

TO: Mr. J. Paul Loether, Deputy Keeper and Chief
National Register of Historic Places
National Park Service 2280, 8th Floor;
1201 Eye (I) Street, NW; Washington, DC 20005

FROM: J. Cory Jensen, National Register Coordinator
Utah State Historic Preservation Office

RE: Bourne, Ernie & Irmgard, House, Salt Lake County, National Register of Historic
Places nomination

Mr. Loether,

The enclosed disk contains the true and correct copy of the nomination form for the **Bourne, Ernie & Irmgard, House** to the National Register of Historic Places. The other disk contains the photographs of the property in TIF format. Should you have any questions, please contact me at coryjensen@utah.gov or 801/245-7242.

Thank you,


Cory Jensen

Enclosures:

- 1 CD with PDF of the NRHP nomination form and correspondence/additional info
- 1 CD with electronic images (tif format)
- 1 Physical Transmission Letter
- 1 Physical Signature Page, with original signature
- Other:

Comments:

- _____ Please ensure that this nomination receives substantive review
- _____ The enclosed owner(s) objection(s) do _____ do not _____
- _____ constitute a majority of property owners.
- _____ Other: