

(8-86)

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: 64501267

Date Approved: 06/28/2016

N/A

Property Name

Salt Lake

County

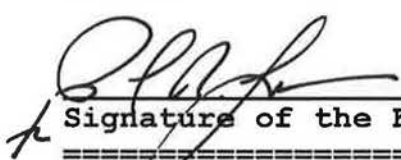
UT

State

Historic Resource of Mount Olympus-MillCreek Community, Salt Lake
County, UT 1918-1969

Multiple Name

This Multiple Property Submission documentation is approved 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 Keeper6/23/2016
Date of Action

=====

Amended Items in Nomination:

Associated Property Types / Residences & Associated Resources:

The Registration Requirements and Significance narratives are amended to include the following clarifying statement: *With regard to this property type the most common nomination will look at these resources at the subdivision or neighborhood level. Given the large number of similar period residences, rarely will individual examples of common, basic building types be individually eligible. Rare or unusual examples of a particular type, or otherwise noteworthy examples may be found to meet the National Register registration requirements on an individual level, but most will be considered for listing under the umbrella of a larger district where common styles, materials, or construction characteristics define the significant character of an area. Individually eligible resources will also need to maintain a higher degree of integrity in order to set them apart from more common forms. Individual eligibility must be based on more than simply being an example of a ubiquitous type still common to the area and the greater suburbanized regions of Salt Lake County.*

These clarifications were confirmed with the UT SHPO office.

DISTRIBUTION:

National Register property file

Nominating Authority (without nomination attachment)

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NPS Form 10-900-b

(Rev. 01/2009)

United States Department of the Interior
National Park ServiceNat. Register of Historic Places
National Park Service

OMB No. 1024-0018

National Register of Historic Places Multiple Property Documentation Form

This form is used for documenting property groups relating to one or several historic contexts. See instructions in National Register Bulletin *How to Complete the Multiple Property Documentation Form* (formerly 16B). Complete each item by entering the requested information. For additional space, use continuation sheets (Form 10-900-a). Use a typewriter, word processor, or computer to complete all items

☒ New Submission ☐ Amended Submission**A. Name of Multiple Property Listing****Historic Resources of Mount Olympus-Millcreek Community, Salt Lake County, Utah, 1918 – 1969****B. Associated Historic Contexts****Historic Resources of Millcreek Canyon, 1918 – 1952****Mount Olympus Subdivision Development Boom Period, 1946 – 1969****C. Form Prepared by**

name/title	Korral Broschinsky / Preservation Documentation Resource		
organization	prepared for Salt Lake County Historic Preservation Committee	date	September 15, 2015
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D. Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this documentation form meets the National Register documentation standards and sets forth requirements for the listing of related properties consistent with the National Register criteria. This submission meets the procedural and professional requirements set forth in 36 CFR 60 and the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation.

(See continuation sheet for additional comments.)

Signature and title of certifying official

Date

[Signature] Deputy SHPO 4.25.16
 Utah State Historic Preservation Office / Div. of State History
 State or Federal Agency or Tribal government

I hereby certify that this multiple property documentation form has been approved by the National Register as a basis for evaluating related properties for listing in the National Register.

Signature of the Keeper

Date of Action

6/29/2016

**Historic Resources of Mount Olympus-Millcreek Community,
Salt Lake County, Utah, 1918 – 1973****Salt Lake County, Utah**

Name of Multiple Property Listing

State

Table of Contents for Written Narrative

Provide the following information on continuation sheets. Cite the letter and title before each section of the narrative. Assign page numbers according to the instructions for continuation sheets in National Register Bulletin *How to Complete the Multiple Property Documentation Form* (formerly 16B). Fill in page numbers for each section in the space below.

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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 18 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 Chief, Administrative Services Division, National Park Service, PO Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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

**National Register of Historic Places Multiple Property Documentation Form
Continuation Sheet**

Section No. E Page 3

Historic Resources of Mount Olympus-Millcreek Community
Salt Lake County, Utah, 1918–1969

E. STATEMENT OF HISTORIC CONTEXTS

Introduction

The following statement of historic context is a new submission prepared at the request of the Salt Lake County Historic Preservation Committee and Salt Lake County Township Services. Salt Lake County Township Services is responsible for unincorporated areas of Salt Lake County, Utah. This Multiple Property Documentation Form (MPDF) is the result of an initial investigation of post-World War II development using one subdivision as a case study. The subdivision is located within the Millcreek Township, a 41.38-square mile portion of unincorporated Salt Lake County loosely associated with the historic development of Mill Creek, which flows east to west from the Wasatch Mountains to the Jordan River. The east boundary of Millcreek Township is just beyond the terminus of the Millcreek Canyon Road and is continuous with the east boundary of Salt Lake County. Undeveloped portions of Millcreek Canyon are within the former Wasatch National Forest (now Uintah Cache National Forest).

Mount Olympus is a census designated community on the east bench of the Salt Lake Valley. Mount Olympus is also commonly known as Olympus Cove, a collection of neighborhoods east of Wasatch Boulevard between the Mount Olympus wilderness area and Millcreek Canyon. The Salt Lake County Historic Preservation committee has designated the Olympus Cove Historic Preservation Area for the purposes of identifying, evaluating, and preserving historic resources in the area. The boundaries of the Mount Olympus Community within the Millcreek Township include Millcreek Canyon and several neighborhoods north of the canyon to the mouth of Parley's Canyon. Within the Salt Lake Valley, the Mount Olympus/Olympus Cove neighborhoods have strong name recognition since the first post-World War II developments were marketed to prospective buyers. The Mount Olympus Community has distinctive boundaries within the Millcreek Township. The area is bounded by the mountains on three sides, and divided from neighborhoods to the west by the historic Wasatch Boulevard and the later Interstate-215 belt route freeway system. For these reasons, the Mount Olympus Community was selected as an excellent candidate for a Multiple Property Listing framework.

The area has two distinct themes of development based topography and land-use: 1) recreational development in Millcreek Canyon in the first half of the twentieth century and 2) the post-World War II subdivision boom east of Wasatch Boulevard. These two themes are represented by two historic contexts: the Historic Resources of Millcreek Canyon, 1918–1952; and the Mount Olympus Subdivision Development Boom Period, 1946–1969. With the exception of the subdivision noted above, there have been no comprehensive cultural resource surveys of either Millcreek Canyon or the Olympus Cove neighborhoods. The inclusive dates for the Millcreek Canyon are based on the historic development of the canyon's residential recreational tracts as represented by a half-a-dozen properties in the Utah State Historic Preservation database of historic resources. The inclusive dates for the Mount Olympus subdivision boom are based on a study of subdivision plats in the area marked by a slow-down in development that culminated with the construction of the I-215 freeway in 1969.

The Mount Olympus Community is 30.86 square miles in area, approximately three-quarters of the area of the Millcreek Township. However, the majority of development in the Millcreek Township is located west of I-215 and is distinctly suburban in character. Most of the land in the Mount Olympus Community is undeveloped, only about 1,000 acres has been developed on the east side of I-215. The suburbs of Olympus Cove are nestled among the scrub oak and other vegetation similar to Millcreek Canyon. The recreational use of the canyon later informed the unique quality of life found in one of the Salt Lake Valley's most desirable suburban areas.

**United States Department of the Interior
National Park Service****National Register of Historic Places Multiple Property Documentation Form
Continuation Sheet**Section No. E Page 4Historic Resources of Mount Olympus-Millcreek Community
Salt Lake County, Utah, 1918–1969**Historic Resources of Millcreek Canyon, 1918–1952**

Olympus Cove has been described as “the upper part of an alluvial fan of sediments carried out of Millcreek and Neff’s Canyon of the Wasatch Range over tens of thousands of years.”¹ Bands of Goshute, Ute, and Shoshone people, occupied the area as a seasonal campground, but left no physical evidence on the landscape. The foothills were explored by advance scouts, three days before Brigham Young entered the Salt Lake Valley on July 24, 1847 with the first company of Mormon pioneers.² In the spring of 1848, Robert and Archibald Gardner built a saw mill on the waters of the Mill Creek at approximately today’s Highland Drive. The creek takes its name from the numerous pioneer-built mills along its banks. John Neff Sr. settled further east along Mill Creek and built the first flour mill in Utah near Evergreen Avenue and 2700 East. Neff built a road into the canyon that bears his name to cut lumber for settlement-era houses in one of the earliest settlements outside of the first Salt Lake City plats. The settlers were organized as the Mill Creek Ward in 1849. In 1877, the East Mill Creek Ward was formed for the residents living east of 2700 East. The name East Mill Creek continues to be associated with the area today. In the late nineteenth and early twentieth centuries, Millcreek Canyon was a popular recreational area for Salt Lake City residents wishing to get away from the coal smoke and density of urban Salt Lake City.

In the late nineteenth century, rapid population growth in Salt Lake County and throughout Utah had a deleterious impact on the nearby forests of the Wasatch Mountain Range. Due to the decades of unregulated logging and overgrazing that had denuded the mountain slopes by 1890, forest and rangeland deterioration had become critical.³ The Forest Reserve Act of 1891 authorized the federal government to set aside forest reserves for the protection of timber and watersheds. Eight forest reserves were set aside around the turn of the century. Millcreek Canyon was within the Salt Lake Reserve established in 1904. In 1905, Congress transferred responsibility to the newly created United States Forest Service (USFS), and in 1908, the Salt Lake and Grantsville Reserves were combined to form the Wasatch National Forest. In 1973, the Wasatch and Cache National Forests were combined for administrative purposes, and in 2007, the forest was combined with the Uintah National Forest.⁴

During the first quarter of the twentieth century, the USFS developed a system of special use permits for private use of the forestlands. The earliest permits were issued for waterpower, timber, and livestock facilities. Along the Wasatch Front, the reserves were created primarily for watershed protection. By the turn of the century, Salt Lake City had become a thriving metropolis with the creek water from the canyons, including Millcreek Canyon, its primary source of municipal water. Concerns that unregulated livestock grazing would pollute the water system motivated the state of Utah and the majority of residents to support the reserves.⁵

The earliest buildings constructed in Millcreek Canyon after the creation of the forest reserves were forest service buildings and a few special permits for summer residences and other structures “where the demand is legitimate and consistent with the best interest of the reserve.”⁶ Road building in the canyons in the early twentieth century increased the demand for recreational use of the forest service lands.

¹ “Mt. Olympus Facts & Firsts,” Millcreek Township website, 2015.

² The migrants were members of the Church of Jesus Christ of Latter-day Saints (LDS or Mormon Church).

³ Thomas G. Alexander and Rick J. Fish, “The Forest Service in Utah.”

⁴ *The Wasatch-Cache NF Recreation Residence Inventory: An Evaluation of Historical Significance, 1903-1976, Volume I: State of Historic Context*: 8-10.

⁵ Ibid, 9.

⁶ Ibid, 15. This discussion of the Forest Service in Millcreek Canyon has been adapted from the *Allison-Stobbe Cabin Historic Site Form* prepared by the author in 2008.

**United States Department of the Interior
National Park Service****National Register of Historic Places Multiple Property Documentation Form
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Salt Lake County, Utah, 1918–1969

In 1915, the federal government implemented a comprehensive program known as the Occupancy Permits Act, which authorized the Secretary of Agriculture to issue permits for hotels, resorts, summer homes, stores, and other buildings for public use in the national forests.⁷ The act provided specific guidelines for facility management and limited term leases to allow the Forest Service to review permits as needed. In the period just before and after World War I, there was a dramatic increase in the number of people wishing to use the national forests for recreation, particularly with the increase in mobility that accompanied automobile usage. In 1917, landscape architect, Frank A. Waugh, was hired by the Forest Service to conduct the first study of recreation on national forest land. Waugh encouraged the planning of tract developments with guidelines to prevent the construction of “unsightly structures.”⁸

The first summer home area in Millcreek Canyon was established at Porter Fork in 1922.⁹ By 1933, when a USFS landscape architect named Reg C. Pragnell hired to design the layout for the Porter Fork Tract A summer homes area, fifteen cabins had already been built, including Lot 21, the southernmost developed lot in Porter Fork at the time. The first handbook to codify Waugh’s guidelines was produced by the Forest Service two years later in 1935. World War II curtailed the Forest Service Summer Home program, but lease holders were allowed to build and make improvements on a limited basis. The last construction date for a recreational home in the SHPO database is 1952.

Other resources built in Millcreek Canyon before the 1950s include campgrounds and trails built by the Civilian Conservation Corps (CCC). The Tracy Wigwam Boy Scout Camp was built on land donated by Alvin V. Taylor in 1918. Improvements to the camp over the years include a realignment of the Millcreek Canyon Road by the Works Progress Administration in 1936.¹⁰ Millcreek Canyon remained a popular picnic and hiking venue for day trippers from Salt Lake County. However, by the 1980s the canyon had been overused and had a reputation for attracting a disreputable crowd. An agreement between Salt Lake County and the Forest Service resulted in the current exit fee. These funds have been used to repair the watershed and riparian areas, and to improve and maintain the picnic grounds and trails. In contrast to the adjacent canyons with heavily developed ski resorts, the upper reaches of the canyon are closed to vehicles during the winter months. Today Millcreek Canyon is home to two restaurants and a group of Boy Scout day camps. The canyon is popular with hikers, bikers, and dog owners.

Mount Olympus Subdivision Development Boom Period, 1946–1969

At the beginning of World War II, the land on the east side of Wasatch Boulevard had fewer than two dozen households. North of Mill Creek, the land was mostly scrub with scattered water tanks and a few cattle trails. The majority of housing was located at the mouth of Millcreek Canyon, either along 3800 South running east from Wasatch Boulevard, or along the diagonal Millcreek Canyon Road that followed the course of the creek. One farmstead sat on a ridge near Neff’s Creek, probably situated on the road John Neff constructed into his namesake canyon. Further south on Wasatch Boulevard was a single farmstead with a large orchard a mile east of the historic farming community of Holladay. The extraordinary development of Mount Olympus in the last half of the twentieth century has all but obliterated these early farmsteads. The SHPO database recorded only one historic farmstead, the Osgathorpe House on Millcreek Canyon Road, built in 1889 and demolished circa 1980. A survey of the area is needed to determine if any early farmhouses have survived.

⁷ Ibid, 16. Also known as the Term Permits Act.

⁸ Quoted in Ibid, 18.

⁹ The “Firs” summer home area in Millcreek Canyon was established in 1928.

¹⁰ *Salt Lake Tribune*, May 17, 1936: 79.

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Salt Lake County, Utah, 1918–1969

Since pioneer times, Salt Lake County had been the most populous area of Utah, but in the years between 1940 and 1970, the population more than doubled from 211,623 to 458,607. Salt Lake County was part of the dramatic metropolitan suburbanization of the United States that followed World War II. The postwar building boom in Salt Lake County was fueled by several factors: federal funds for highway projects, increased automobile ownership and usage, advances in construction technology and standardized materials, and the Baby Boom. One of the most important contributions to the postwar suburbia was the Servicemen's Readjustment Act, signed by President Franklin D. Roosevelt in June 1944. Commonly known as the G.I. Bill of Rights, the Act provided veterans with unemployment insurance for a year, guaranteed loans for starting businesses, and paid a large percentage of college or vocational school costs. The G.I. Bill assumed that returning veterans would want to buy a home upon discharge and would not be able to save money toward a home. After the Veterans Administration (VA) started issuing mortgage guarantees for discharged service members, home ownership rates reached record levels. The building industry benefited when veterans were able to obtain 30-year loans covering 85 percent of the cost of new construction. Facing an acute housing shortage, in 1948, the federal government liberalized mortgage terms for Federal Housing Administration (FHA) loans to allow insurance on up to 95 percent of a home's value, making home ownership within reach of most middle-class families.

Between 1946 and 1969, sixty-three subdivisions plats were filed within the Mount Olympus Community east of Wasatch Boulevard. The plats are divided between eighteen in the area north of Millcreek Canyon and forty-five were filed south of the canyon. Three types of developers in the Mount Olympus area have been identified within the period of significance using classifications described by the National Park Service's guidelines for evaluating historic suburbs: the subdivider, the operative builder, and the merchant builder.¹¹ The earlier type of developer, the subdivider, would acquire land, survey plats, and improve the overall site, but did not build houses. The subdivider would sell lots to individuals who would contract with their own builder, or sell small groups of lots to home builders. Home builders worked on a relatively small scale attracting prospective home buying to a new subdivision by building a few speculative houses. The type of developer known as an operative builder emerged in the years prior to World War II by taking advantage of liberal financing and standardized builder components to create tract housing developments on a larger scale than a typical home builder. After World War II, the most common type of developer in Salt Lake County was the merchant builder. The merchant builder not only platted and improved the property, but also merged the selling of lots with the building of houses. Home owners were offered a comprehensive package of design, construction, and financing. Because of the topography of the Mount Olympus Community, infrastructure was a challenge. For this reason, there were no large-scale developments by community builders, who typically added parks and other amenities, and the merchant builders worked with relatively small tracts of less than 30 acres.

In many ways, the Mount Olympus Community subdivisions resembled contemporaneous neighborhoods throughout unincorporated Salt Lake County. Free from the constraints of Salt Lake City's gridiron plat and few existing thoroughfares, developers in Salt Lake County were able to indulge in the curvilinear streets and cul-de-sacs encouraged by the FHA and favored by home buyers. Among the distinctive characteristics of postwar subdivisions in unincorporated Salt Lake County is the lack of sidewalks and uniform street trees, elements that were required by some municipalities. Sidewalks were not considered a necessity in the "automobile" suburbs of the mid-twentieth century and many developers felt landscaping was best left to the tastes of the individual home owner. The concept of individual landscaping was particularly embraced in the Mount Olympus neighborhoods where an extension of the natural vegetation of the nearby mountains was to market the subdivisions. One factor that sets the Mount Olympus area apart from subdivisions to the west was the overall increase in price and square footage that came with a new house in Olympus Cove. This distinction can be summed up in three words: location, location, location.

¹¹ *Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places*. National Register Bulletin, National Park Service, September 2002: 26-29.

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Historic Resources of Mount Olympus-Millcreek Community
Salt Lake County, Utah, 1918–1969

The first subdivision platted in the Mount Olympus Community set the precedent for both the boundaries of the historic neighborhood and the concept of the Olympus Cove lifestyle. In August 1946, the Mount Olympus Park Inc. was organized by W. Kenneth White, Karl B. Hale, and E. O. Foubert, for the “sale and development of real estate and the development, sale and distribution of water.”¹² Kenneth White was an engineer, Karl Hale was a contractor, and Ednoar O. Foubert would later serve as the president of the Mount Olympus Spring Water Company. On December 23, 1946, a plat for 125 lots in the Mount Olympus Park subdivision was filed with Salt Lake County. The subdivision was located high above Wasatch Boulevard on the road leading into Neff’s Canyon. The lots were unusually large for the time period and were arranged in a figure eight. Mount Olympus Park Inc. was a subdivider and marketing the lots to individual buyers.

The company’s advertisement in local newspapers perfectly defined the Olympus Cove marketing strategy for the numerous smaller subdivisions that would follow: “You should not delay selecting your lot in beautiful Mt. Olympus Park. See the wonderful fall coloring now present. Pure, soft Mt. Olympus spring water for your home . . . Enjoy privacy, seclusion and view of valley, canyon and mountains.”¹³ The 100-acre Mount Olympus Park with its large lots averaging 145 feet of frontage was perhaps a little too ambitious for this time. By the time the second 30-acre phase was platted in 1951, only a dozen homes had been built. The three developers remained active in the area through the 1960s. Today, the oversized lots on Mount Olympus Way are highly prized and many of the older homes have been replaced with mansions.

The most prolific phase of subdivision development in the Mount Olympus Community was between 1953 and 1959 with seventeen subdivisions platted. These subdivisions were on a relatively small scale, about fifteen acres on average, but included four subdivisions with more than 100 lots. One of the earliest, Eastwood Hills platted in 1953, was built on a former landfill north of Millcreek Canyon. The subdividers were Alton C. Melville, a lawyer, and Marvin A. Melville, a real estate investor. The 134 lots of the original Eastwood Hills subdivision were not fully developed until the late 1950s, but the subdivision and its four subsequent phases was a catalyst for the Eastwood Hills Elementary School built in 1958 at 3305 S. Wasatch Boulevard.

Between 1954 and 1957, the Mount Olympus Development Corporation was busy platting the lower central portion of Olympus Cove as Mount Olympus Acres. Combining the roles of the subdivider and operative builder, the corporation built a relatively modest development of tract housing with smaller lots and building footprints than the upper cove area. The first 122-lot phase of Mount Olympus Acres is notable for beginning the tradition of street names particularly suited to the Mount Olympus Community: Apollo Drive, Mars Drive, Diana Way, and Achilles Way. Subsequent phases added Jupiter, Ceres, Hermes, Neptune, and Adonis to the list of Mount Olympus street names. One of the developers, J. Edward Taylor made his home on Fortuna Way.

The south end of the Mount Olympus Community is dominated by the many phases of the Mount Olympus Hills development. The first plat for 102 lots was filed in 1958 by Bernard P. Brockbank, a prominent developer along the Wasatch Front. Bernard P. Brockbank was a merchant builder who specialized in large-scale developments. He was known for incorporating parks into the layout and for working with planners in the placement of schools. While there are no parks within the multi-phase development, Mount Olympus Hills borders two schools: Oakridge Elementary (built in 1962 at 4280 S. Jupiter Drive) and Churchill Junior High (built 1965 at 3450 E. Oakview Drive/4280 South). A devout member of the LDS Church, Bernard P. Brockbank made room for an LDS meetinghouse. He left his personal mark on the subdivision by designating Brockbank Drive and naming several streets for his children.

¹² *Salt Lake Telegram*, August 14, 1986: 17.

¹³ *Salt Lake Tribune*, October 19, 1947: 40.

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National Park Service****National Register of Historic Places Multiple Property Documentation Form
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Salt Lake County, Utah, 1918–1969

One of the most interesting subdivisions in Olympus Cove is the Maywood Hills Subdivision, which represents an experiment in prefabricated component housing. On February 21, 1955, William W. Anderson, president of the Anderson Lumber Company, signed the plat for the Maywood Hills Subdivision. Like many businesses in the post-war suburban period, the Anderson Lumber Company operated as a merchant builder, and not only supplied building materials, but developed divisions for real estate financing and general contracting. The Anderson Lumber Company is the only company in Utah known to have collaborated with Cliff May in the manufacture of prefabricated tract homes. Cliff May was a building designer who is credited with the proliferation of the modern Ranch house in California and other parts of the United States. In 1952, Cliff May with his associate architect, Chris Choate, designed a prototype for a suburban tract house. May and Choate founded the Ranch House Supply Corporation in 1953 and within a year were selling their designs to builders throughout the West and Southwest states. The system was marketed as “Cliff May Homes.” The fifteen homes in Maywood Hills are among the estimated 15,000 marketed as Cliff May Homes tied to the popularity of Cliff May’s designs in the 1950s. 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: “The Firm bought a tract of land, Maywood Hills, in the 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.”¹⁴ Beginning in 1956, the remaining lots within the subdivision were sold to individuals and other builders. Donald R. Williams built more than a dozen more traditional houses between 1956 and 1958. Local homes builders, Burton L. Tate and A. R. Nielson, also constructed homes in the neighborhood.

With the completion of the Olympus Hills Shopping Center in 1960 (3900 South and Wasatch Boulevard), the Mount Olympus neighborhood became a self-sufficient community, as well as a bedroom community for the Salt Lake City. Between 1959 and 1969, the pace of construction in Olympus Cove slowed down. The decrease followed a general trend after the postwar building boom in Salt Lake County reached its peak in the mid-1950s. Adding to slow down may have been the construction of the Interstate 215 freeway belt route parallel to Wasatch Boulevard. After many years of construction-related inconvenience, the north section connecting to Mount Olympus to the I-80 freeway in Parley’s Canyon opened in 1967. The south section to 4500 South was completed in 1969. However, it would be two more decades before the east section of the belt route would connect to the west section through the south half of the valley.

There were no large subdivisions platted during the last decade of the historic period, but the historic plats represent a variety of builders and developers. The largest was a phase of Oakcliff Park developed by the Bettilyon’s Inc. The Bettilyon company was founded in 1909. Bettilyon made a reputation building bungalows in the streetcar subdivisions the company developed. In the 1930s, when the home financing industry was restructured, companies such as Bettilyon became known as an operative builder who was able to secure FHA-approved financing for large-scale projects. By the 1940s, the Salt Lake-based company had grown into one of the largest real estate and home building firms in Utah. In the 1950s, Bettilyon’s Inc. was working on a tract housing development in every community along the Wasatch Front. The Oakcliff Park development with its “fabulous views” represents one of the company’s more upscale developments. Gilroy Acres represents the most common type of development in the later period. In 1959, Frank K. Gilroy, an executive for a petroleum company, developed a 14-lot subdivision called Gilroy Acres just north of the Millcreek Canyon Road. He relocated his family to the subdivision from Salt Lake City and in 1977 platted a second phase of custom-built homes.

¹⁴ 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.

**United States Department of the Interior
National Park Service****National Register of Historic Places Multiple Property Documentation Form
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Salt Lake County, Utah, 1918–1969

In the sixty-three Mount Olympus subdivisions platted between 1946 and 1969, the Ranch or Rambler was the dominant house type. The Ranch/Rambler home was usually one-story with a wide façade facing the street, with a low-pitch or flat roof and projecting eaves. Carports were common, but most of the larger examples featured an attached garage at one end of the wide façade. Because of the topography, below-grade garages are also common. Most of the examples are brick masonry (early 1950s) and later brick veneer over frame or concrete block (mid-1950s to late 1960s). Building materials used in Olympus's ranch-style homes were commonly brick of various types, including striated brick, corbelled brick, oversized brick, roman brick, skintled brick, and rock-faced brick. In addition, many homes had accent materials complementing their brick exteriors, such as wood clapboard siding, flagstone, imitation stone, vertical wood scallop or plank siding, original or replacement aluminum, and later vinyl siding. Several of the earlier subdivisions feature frame houses, but brick was the dominant materials after 1958. It is notable that many of the frame examples include a variety of accent materials, particularly rock or brick veneer. Tract housing is mostly found in the lower Olympus Cove neighborhoods, with the occurrence of larger, custom-built Ranch houses increasing with the elevation.

In the late 1950s, new housing types, such as the split-level and the split-entry are found interspersed among the ranch houses. The split-level and split-entry designs were adapted for the steep topography. During the 1960s, the smaller subdivisions tended to feature individualistic (custom-built or architect-designed) residences. The most distinctive characteristic of all the house types represented in Olympus Cove are orientation and features specifically designed to take advantage of the views. The mountains, the canyon, and the valley views were all marketed to prospective home buyers. Large picture windows were used to present vistas. Decks and patios were built for dramatic views and access to the outdoors. Mature vegetation and sound walls along the freeway have obscured some of the views, but the neighborhood still attracts the same group that made up its first residents: upper middle-class families with white-collar commuter jobs.

Mount Olympus is a geographic feature along the Wasatch Range, but the value of the associated real estate moniker has perhaps outgrown the peak. The Mount Olympus Community and Olympus Cove names are instantly recognized by almost every resident in the Salt Lake Valley. The name continues to have prestige in the real estate industry. Unfortunately, the popularity of the neighborhoods presents a challenge for historic preservation. Most of the homes have been remodeled to some extent, and many have been replaced by new mansion-like dwellings, not only on the large upper lots, but on the smaller lower lots of Olympus Cove. Historic preservation planning should be a high-priority in order to maintain the integrity of this distinctive community in Salt Lake County.

**United States Department of the Interior
National Park Service****National Register of Historic Places Multiple Property Documentation Form
Continuation Sheet**Section No. F Page 10Historic Resources of Mount Olympus-Millcreek Community
Salt Lake County, Utah, 1918–1969**F. ASSOCIATED PROPERTY TYPES****Introduction**

The associated property types for this Multiple Property Documentation form have been derived from records of the Utah SHPO and an informal drive-through of the Mount Olympus Community. A series of comprehensive Reconnaissance Level Surveys of the area is needed to provide more specific associated property types and additional historic context periods. It is anticipated this document will be amended as needed. The registration requirements are based on the seven qualities of integrity as defined by the National Register of Historic Places: location, setting, design, materials, workmanship, association and feeling.

Eligible/Significant buildings will likely be listed on the National Register with individual nomination. Eligible/Contributing buildings may have minor issues with historic integrity, but may have documented historical significance or may contribute to the overall character of a potential historic district. Because the vast majority of properties eligible under this Multiple Property Listing are residences in small-scale, subdivision has not been included as a separate property type. Contributing resources may contribute to the integrity and significance of the subdivision or group of contiguous subdivisions as a historic district. No resources within the boundaries of the Mount Olympus-Millcreek Community are currently listed on the National Register. Archeological resources are not included under this Multiple Property Submission.

I. Name of Property Type: **Recreational Buildings & Associated Secondary Resources of Millcreek Canyon**

II. Description:

The property type encompasses the historic resources in Salt Lake County's Millcreek Canyon within the historic period. The Utah SHPO database of resources has identified the following historic properties in Millcreek Canyon:

STREET ADDRESS	PROPERTY NAME	EVALUATION	DATE	ORIGINAL USE
	WASATCH NTL FOREST O.V.HI			
3900 S 3700 EAST	MT. OLYMPUS WATER SYSTEM			
3585 MILCREEK CANYON ROAD	OSGATHORPE T. HOUSE	DEMOLISHED	1889	
	FIRS SUMMER CABIN #9	ELIGIBLE/SIGNIFICANT	1929	SINGLE DWELLING
	PORTER FORK CABIN #21	ELIGIBLE/CONTRIBUTING	1932	CAMP/SEASONAL HOUSNG
	PORTER FORK CABIN #9	ELIGIBLE/CONTRIBUTING	1924	CAMP/SEASONAL HOUSNG
	BAKER SPRING CABIN	UNDETERMINED		SINGLE DWELLING
	MILL #3 SITE	UNDETERMINED		
	MILL CREEK GUARD STATION	ELIGIBLE/SIGNIFICANT	1933	INSTITUTIONAL HOUSNG
BOX ELDER CAMPGROUND	MILLCREEK AMPHITHEATER	ELIGIBLE/CONTRIBUTING	1935	OUTDOOR RECREATION
MILLCREEK CANYON RD	LOG HAVEN RESTAURANT	INELIG./NON-CONTRIBUTING	1920	SINGLE DWELLING
PORTER FORK	SUMMER HOME	ELIGIBLE/CONTRIBUTING	1952	CAMP/SEASONAL HOUSNG

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Historic Resources of Mount Olympus-Millcreek Community
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Subtype: Recreational Residential Cabins (Summer Homes)

Eligible recreational cabins will represent the characteristics of United State Forest Service (USFS) guidelines for the periods of construction and usage. Cabins will likely be modest one or 1½-story frame or log buildings in the bungalow or National Park Rustic styles. The buildings are also characterized by use of natural materials, such as cobblestones. Cabins are likely to be group in designated Summer Home areas. Cabins may include associated historic outbuildings, objects, or structures.

Subtype: Other Recreational Buildings, Sites, Structures or Objects

As noted in the table above, other eligible resources may include USFS buildings, structures, sites, or objects such as guard stations, the amphitheater, picnic areas, trails, markers, etc. Resources at the Boy Scout Day camps may also be eligible, but have not been identified and evaluated.

III. Significance:

These resources are significant within the **Historic Resources of Millcreek Canyon, 1918-1952** historic context. Resources may be eligible for the National Register of Historic Places under Criterion A (events or broad patterns of history), for their association with the USFS or other recreational use of the canyon. Some exceptional examples may be significant under Criterion C in the area of Architecture for style, materials, or method of construction. NRHP Criterion B (significant persons) may be used if individual significance and a long association can be established. Most of the eligible residential properties will be significant at the local level in the areas of *Conservation, Entertainment/Recreation, or Politics/Government*.

IV. Registration Requirements

The following criteria must be met in order for a property to be considered eligible under the **Recreational Buildings Associated Secondary Resources** property type.

1. The resource must have been constructed between 1918 and 1952. The resource must be linked to the contextual period outlined in this document. This link must be reflected in materials, type, style, or construction method.
2. The resource must retain sufficient integrity to depict the era in which it was constructed. The degree to which the historic resource is recognizable will be evaluated based upon the existing inventory of resources, photographic or other documentation. Changes to the resource over time may be locally significant and may be considered when evaluating the integrity of the resources if those changes occurred within the period of significance. Integrity of setting is particularly important for a recreational property.
3. Maintaining the overall form and massing of a historic building will be considered the most important factor when evaluating the impact of non-historic additions. Minor additions may be acceptable if they allow the original form of the resource to be discerned. Additions should appear sensitive to, compatible with, and distinguishable from the original construction.

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Historic Resources of Mount Olympus-Millcreek Community
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4. Historic window and door openings must remain discernable. Modified openings may be acceptable if the original openings are readable and the opening to wall-mass ratio is maintained.
5. Historic materials must be maintained, but acceptable alterations may include: the covering of historic materials with non-historic materials if the appearance is duplicated, painting of previously unpainted surfaces, and new roofs that do not alter the roofline.
6. The addition of easily removable non-historic features, such as canopies, may not render a resource ineligible.
7. In order for a resource to be eligible under Criterion C, the resource must be a good example of a particular type or style of architecture, particularly for resources associated with the USFS.

I. Name of Property Type: **Residences & Associated Secondary Resources of Mount Olympus**

II. Description:

The property type includes the historic resources within the platted subdivisions of Salt Lake County's Mount Olympus Community (aka Olympus Cove) within the historic period. Fifty-three buildings within the Maywood Hills Subdivision are the only resources listed in the Utah SHPO database of resources for this property type. A summary of the results of a recent Reconnaissance Level Survey are below:

LOCATION	EVALUATION	NUMBER OF RESOURCES	DATE	ORIGINAL USE
MAYWOOD HILLS SUBDIVISION			1955-1959	SINGLE-FAMILY DWELLINGS
	ELIGIBLE/SIGNIFICANT	4		
	ELIGIBLE/CONTRIBUTING	37		
	INELIGIBLE/NON-CONTRIBUTING	12		
	OUT-OF-PERIOD	1		
	TOTAL	53		

Subtype: Ranch/Rambler Houses

By far the most common residential house type in Mount Olympus is the Ranch or Rambler-style house. The Ranch/Rambler originated in California during the late 1940s, and spread throughout the United States after World War II. By the mid-1950s, the wide-façade, asymmetrical one-story residence was the dominant domestic building type in the country. Characteristic features of the Ranch/Rambler style include low-pitched roofs and wide eaves, large picture windows, and an attached carport or garage. Most of the examples in Olympus have a low-profile, but some larger examples feature raised basements and below-grade garages. Roofs were commonly flat or low-pitch, but can also be hipped or have simple cross gables. Many have wide, slightly recessed front porches (often at grade level).

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The popularity of the Ranch/Rambler style marked a change in both suburban and country living, with social activities occurring in the back yard instead of the front yard. A private outdoor area or patio was typically located at the rear of the house. A few examples are turned perpendicular to the street on their lots. Olympus Cove has numerous examples of Ranch/Rambler-style residences, so there is a great variety of styles and materials used (multiple kinds of brick and brick veneer, stone veneer, wood siding and shakes, and aluminum siding, etc.). Common in-period and out-of-period alterations include the conversion of a carport to a garage or additional living space, garage to living space, window replacements, and the replacement of a flat roof with a gable. The Mount Olympus Ranch/Rambler-style houses are particularly distinctive in orientation and features that emphasize views of the surrounding landscape (picture windows, decks, etc.). Examples will include both tract housings and custom built by a designer or architect.

Subtype: Split-Level, Split-Entries

Additional house types identified for the suburban boom period include the Split-Level house type, which features a main level and a one-and-a-half-story wing, and the Split-Entry house type, which is a one-and-a-half story box-shaped residence with a raised basement and a central entrance. The Split-Level is the second most common house type in the area. As with the Ranch-style houses, Split-Level and Split-Entries are found with a variety of materials, and will have been sited or built to provide outdoor living and views of the surrounding landscape.

Subtype: Other Post-War House Types

Because of the high probability of custom designs by architects or builders, a variety of less common postwar types and styles may be identified in the Mount Olympus Community. Modern and Contemporary styles would likely have been favored by more well-to-do clients who wished to have expansive glass for scenic vistas. Custom-built homes will be more common in the upper subdivisions, but tract housing examples, such as the Cliff May Homes in Maywood Hills, may be identified.

Subtype: Garages & Other Associated Outbuildings

Due to the high number of carports and attached garages, detached garages will be rare. It is unlikely that any are individually eligible for the NRHP, but should be included as contributing resources for a property or a district. Subdivision examples can be single or double, and most likely brick or brick veneer over concrete block. Research should be conducted to determine if the garages were built as original subdivision amenities or as later addition. Sheds and other outbuildings may be evaluated as contributing or non-contributing.

Subtype: Landscape Sites & Objects

Because of the unusual topography and significance location and setting of the Mount Olympus Community subdivisions, historic landscaping sites and objects may be significant and worth evaluating, either for contributions to an individual eligible property or within a potential historic district.

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Historic Resources of Mount Olympus-Millcreek Community
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III. Significance:

The majority of Mount Olympus Community's residential buildings would potentially be eligible for the National Register of Historic Places under Criterion A (events or broad patterns of history), for their association with the development of the Olympus Cove neighborhoods. Some exceptional examples of residences may be significant under Criterion C in the area of Architecture for style, materials, method of construction, or association with a particular architect or builder. NRHP Criterion B (significant persons) may be used if individual significance and a long association can be established. Eligible residential properties will be significant at the local level in the areas of *Architecture, Community Planning & Development, or Social History* under the associated historic context: **Mount Olympus Subdivision Development Boom Period, 1946 – 1969.**

IV. Registration Requirements

The following criteria must be met in order for a property to be considered eligible under the **Residences and Associated Secondary Resources** property type.

1. The building (either residential or outbuilding) must have been constructed between 1946 and 1969. The building must be linked to one or more of the contextual period outlined in this document. This link must be reflected in materials, type, style, or construction method.
2. The building must retain sufficient integrity to depict the era in which it was constructed. The degree to which the historic building is recognizable and to which the changes are integral to the building's form, massing, and detailing, will be evaluated based upon the existing architectural inventory. Changes to the building over time may be locally significant to the development phases of the community's history, and may be considered when evaluating the integrity of the buildings.
3. The standard for the Mount Olympus may be high considering the county has a relatively high number of properties that represent national trends in housing types and styles, the standard of integrity for later buildings may be somewhat more rigid than for earlier buildings. Unusual or rare examples of a particular type or style may have a slightly lower threshold for integrity.
4. Maintaining the overall form and massing of the historic structure will be considered the most important factor when evaluating the impact of non-historic additions. Minor additions may be acceptable if they allow the original form of the building to be discerned. For example, dormers or additions on side or rear elevations, whose scale does not obscure the original roofline and primary elevation would be acceptable additions. Additions should appear sensitive to, compatible with, and distinguishable from the original construction.
5. Historic window and door openings must remain discernable. Modified openings may be acceptable if the original openings are readable and the opening to wall-mass ratio is maintained. Acceptable examples include blocked openings where the outline remains visible or re-glazing multi-pane window with a single pane if the window form and other architectural features of the house remain intact. Because the Mount Olympus Community is at a higher elevation than similar subdivisions in Salt Lake Valley, insulating has been a priority during subsequent remodels.

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6. Historic materials must be maintained, but acceptable alterations may include: the covering of historic materials with non-historic materials if the appearance is duplicated, painting of previously unpainted surfaces, and new roofs that do not alter the roofline. The removal or covering of architectural detailing may be acceptable if the majority of other historic features are retained. Such removal or covering could render the building ineligible if that detailing were the building's primary architectural characteristic.
7. Porches, as a primary defining feature of historic homes that are often replaced due to deterioration, may meet the registration requirements if the overall scale and placement of an out-of-period porch is congruent with the historic porch, and non-historic porch does not detract from and is compatible with from the historic features of the house. In-period porch enclosures may be considered eligible as a change over time.
8. The addition of easily removable non-historic features, such as canopies, may not render a building ineligible.
9. The individual integrity of properties in historic subdivisions should be evaluated by comparison to similar properties within the subdivision, and historical documentation such as photograph or drawings. In-period modifications, such as carport and garage conversions, may be considered significant if a high percentage of properties have similar modifications.
10. In order for a building to be eligible under Criterion C, the building must be a good example of a particular type or style of architecture, or a good example of the work of significant local builders.

I. Name of Property Type: **Institutional Buildings in the Mount Olympus Community**

II. Description:

Subtype: Educational Buildings

The Mount Olympus School has three potential eligible historic school buildings within its boundaries: Eastwood Elementary (built 1958), Oakridge Elementary (built 1962), and Churchill Junior High School (built 1960). The Churchill Junior High School has been entered into the SHPO database, but has not been evaluated. All three are Modern-style buildings that would need to be evaluated for significance and integrity.

Subtype: Religious Buildings

There are four religious buildings within the community. None have been evaluated for significance or integrity. Religious buildings would be eligible only under NRHP Criterion Consideration A.

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Historic Resources of Mount Olympus-Millcreek Community
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III. Significance:

Mount Olympus's educational and religious may have significance under Criterion A for their association with the community development of the area. Areas of significance for these buildings may include *Entertainment/Recreation, Religion, or Social History*.

IV. Registration Requirements

The following criteria must be met in order for a property to be considered eligible under the Religious, Social and Cultural Buildings property type:

1. The building must be constructed between 1946 and 1969 and retain its historic integrity. Changes and additions to the structure must not detract from the historical character. Defining stylistic elements must remain intact.
2. The overall massing and scale of the building must be maintained. Acceptable additions include those that do not obscure the reading of the original footprint and are subordinate to the building in scale and architectural detail. Minor additions to the structure that appear sensitive to and distinguishable from the original construction will be considered acceptable.
3. Fenestration patterns, especially on the principal façade, must be maintained. Acceptable modifications include replacement of windows with like windows, maintaining historic window to wall-mass ratios, and bricked-in historic openings that remain discernable.
4. Other potentially acceptable modifications include painting of surfaces not originally painted, replacement of roofing or signage, and addition of elements that may be easily removed, such as window canopies.

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Historic Resources of Mount Olympus-Millcreek Community
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G. GEOGRAPHICAL DATA

The area covered by this Multiple Property Nomination is the area within Millcreek Township of Salt Lake County, east of Wasatch Boulevard and I-215 [See Map]. GIS shapefile of Millcreek Township was provided by Salt Lake County Township Services.

H. SUMMARY OF IDENTIFICATION AND EVALUATION METHODS

This summary included an analysis of resources entered in the Utah SHPO database prior to 2015. The Reconnaissance Level Survey of the Maywood Hills Subdivision in 2015 was conducted using current Utah SHPO standards operating procedures. The survey boundaries were determined from the original subdivision plat. The survey was conducted as a standard survey, in which every building within the boundaries was evaluated. The survey process involves photographing each resource, entering data gathered in the field into the SHPO database of historic resources, and noting the evaluation of each primary resource on a map of the survey area. Both the Research Design and Final Report include a contextual history of the area, which was adapted for this Multiple Property Documentation Form. This document references the qualities of significance and integrity as described by the NPS Bulletin 15 for NRHP eligibility:

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A.** That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B.** That are associated with the lives of significant persons in our past; or
- C.** That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.¹⁵

The resources in the SHPO database were evaluated using the following SHPO standards:

ES - Eligible/Significant [formerly **A**]: built within the historic period and retains integrity; excellent example of a style or type; unaltered or only minor alterations or additions; individually eligible for National Register under Criterion "C" (architectural significance); also, buildings of known historical significance (briefly explained in the Comments section).

¹⁵ Area of significance **D** is primarily for archaeological resources and therefore not considered during this survey.

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Historic Resources of Mount Olympus-Millcreek Community
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EC – Eligible/Contributing [formerly **B**]: built within the historic period and retains integrity; good example of a style or type, but not as well-preserved or well-executed as ES buildings; more substantial alterations or additions than ES buildings, though overall integrity is retained; eligible for National Register as part of a potential historic district or primarily for historical, rather than architectural, reasons (which cannot be determined at this point).

NC – Ineligible [formerly **C**]: built during the historic period, but has had major alterations or additions; no longer retains integrity.

OP - Out-of-period [formerly **D**]: constructed outside the historic period.

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National Park Service**

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Historic Resources of Mount Olympus-Millcreek Community
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I. MAJOR BIBLIOGRAPHIC REFERENCES

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UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: MULTIPLE PROPERTY COVER DOCUMENT APPROVAL

PROPERTY
NAME:

MULTIPLE
NAME:

**Historic Resource of Mount Olympus-MillCreek Community, Salt
Lake County, UT 1918-1969**

STATE & COUNTY: UTAH, Salt Lake County

DATE RECEIVED: 05/13/2016

DATE OF PENDING LIST:

DATE OF 16TH DAY:

DATE OF 45TH DAY:

06/28/2016

DATE OF WEEKLY LIST:

REFERENCE NUMBER: 64501267

NOMINATOR: State

REASONS FOR REVIEW:

COMMENT WAIVER: N

X ACCEPT RETURN REJECT DATE

ABSTRACT/SUMMARY COMMENTS:

The Mount Olympus-Mill Creek Community MPS provides a basic outline of the development of one of Salt Lake County's outlying areas, looking particularly at the post-WWII suburbanization of the area. The property type discussion outlines general parameters for a series of residential, civic and recreational resources. The Significance and Registration Requirements set out for residential properties were somewhat broad and have been amended with a brief supplementary listing statement.

ACCEPT

Accept Cover Document

REVIEWER

Paul R. Lusignan

DISCIPLINE

HISTORIAN

TELEPHONE

202-354-2229

DATE

6/29/2016

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



GARY R. HERBERT
Governor

SPENCER J. COX
Lieutenant Governor

Julie Fisher
Executive Director
Department of
Heritage & Arts



Utah Division of
State History

Brad Westwood
Director

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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: Mt. Olympus-Millcreek Community MPS, Salt Lake County, National Register of
Historic Places Multiple Property Documentation Form

Mr. Loether,

The enclosed disk contains the true and correct copy of the **Historic Resources of the Mount Olympus-Millcreek Community, Salt Lake County, 1918-1969** Multiple Property Documentation Form for your review. 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 MPDF
	CD with electronic images (tif format)
	Physical Transmission Letter
1	Physical Signature Page, with original signature
1	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: