

Cottonwood Heights, Utah

Reconnaissance Level Survey – 2024

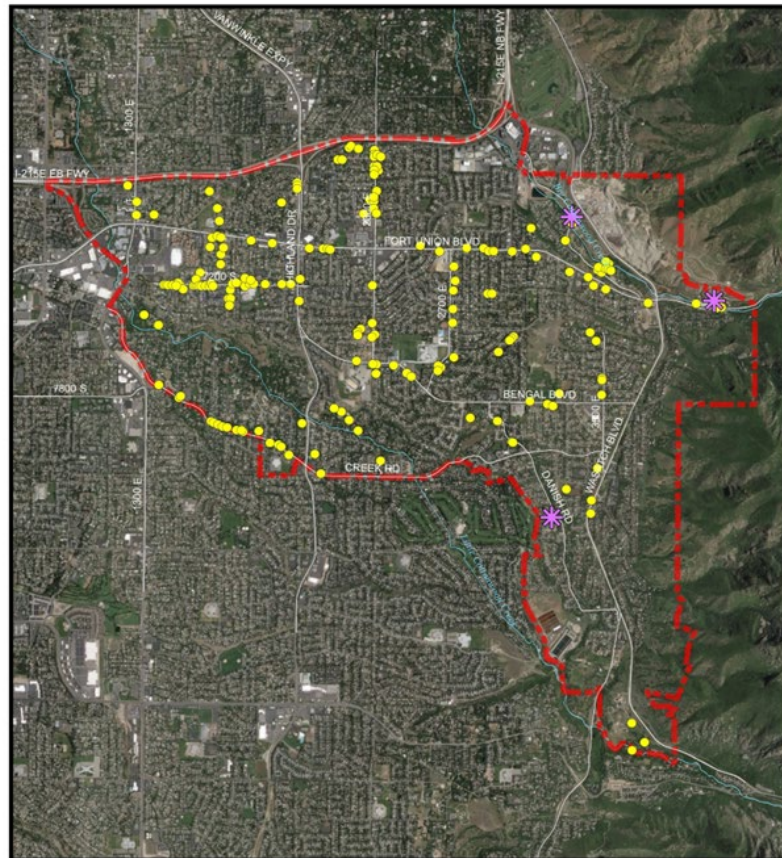


Presentation
for the
Cottonwood Heights
City Council

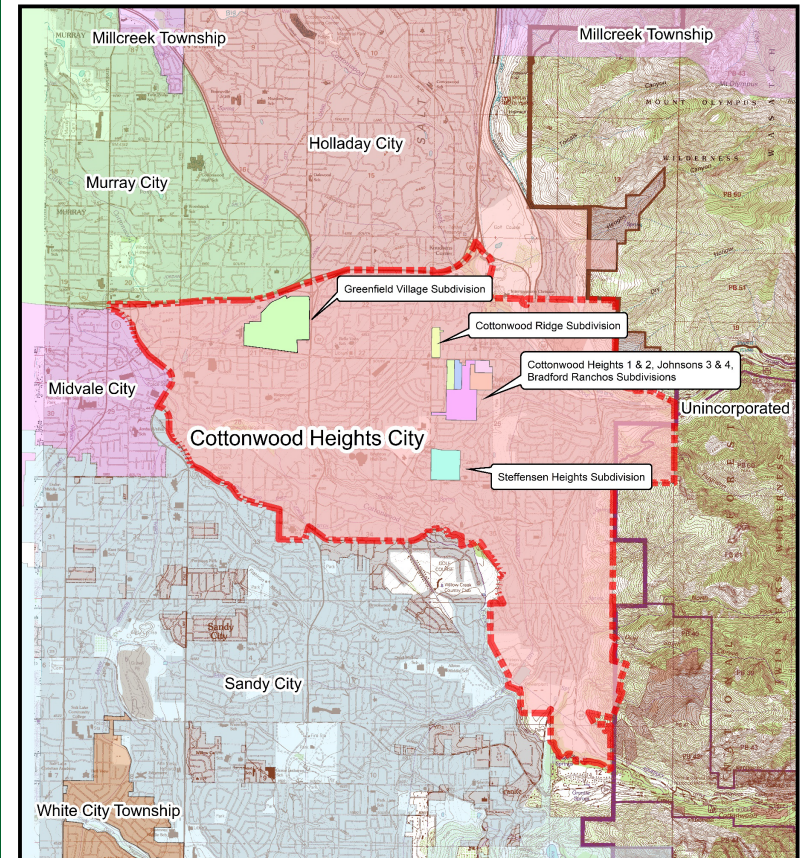


November 12, 2024

Reconnaissance Level Survey (RLS) of Historic Subdivisions



Selective Survey, 2016



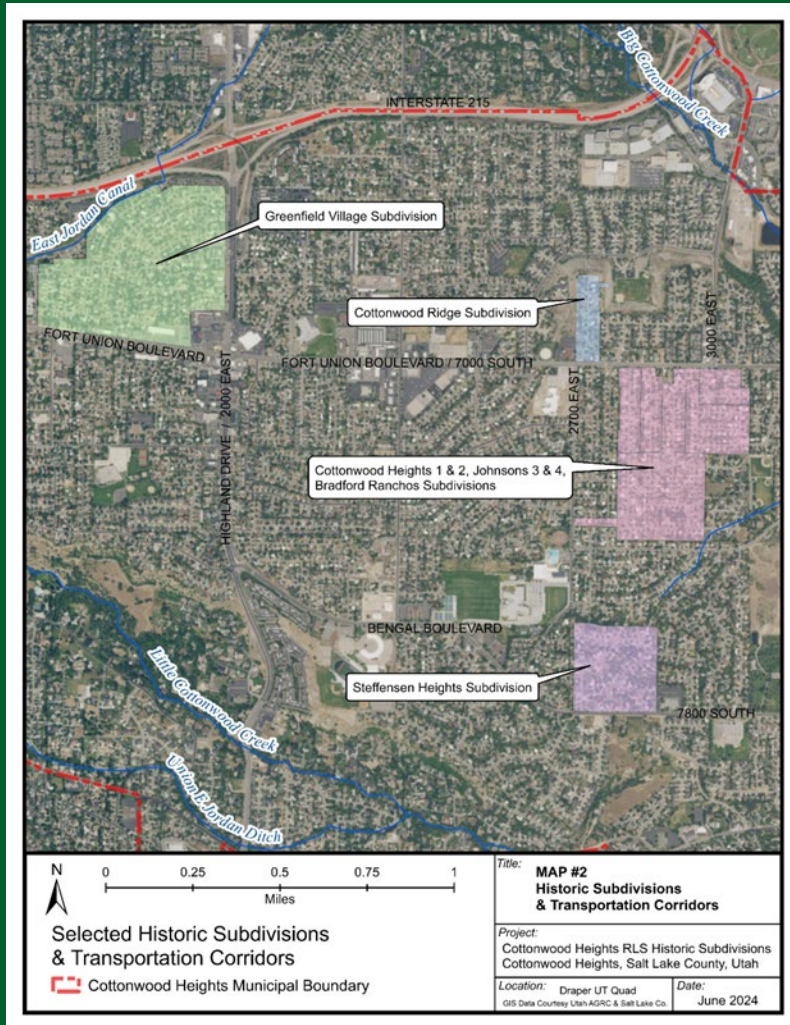
Standard Survey of Historic Subdivisions, 2024

Historic Subdivisions evaluated for a potential **National Register of Historic Places (NRHP)** Historic District

- General NRHP Criteria
 - Properties 50 years-old or older
 - Good historic integrity
 - Significance in one or more areas
 - Criterion A: Association with patterns of history, such as the area of Community Planning & Development
 - Criterion C: Architectural Significance
- NRHP Historic Districts
 - Good ratio of Eligible/Contributing properties vs Ineligible/Non-Contributing and Out-of-Period properties
 - Distinct boundaries



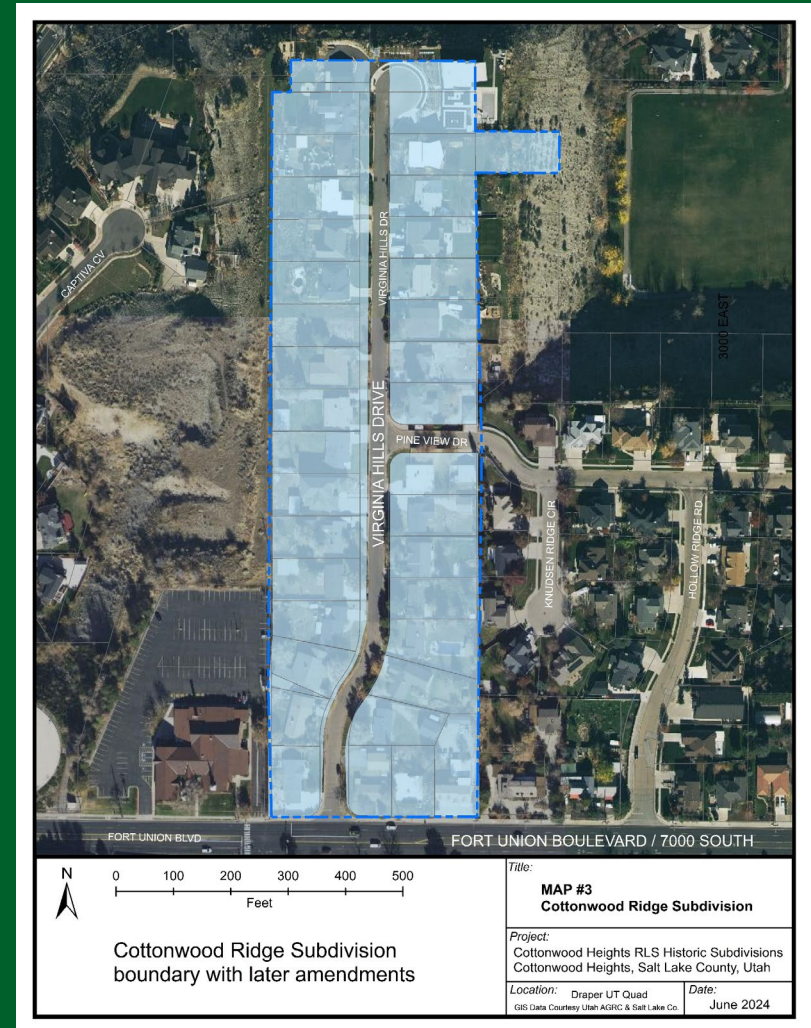
Four Historic Subdivision Neighborhoods



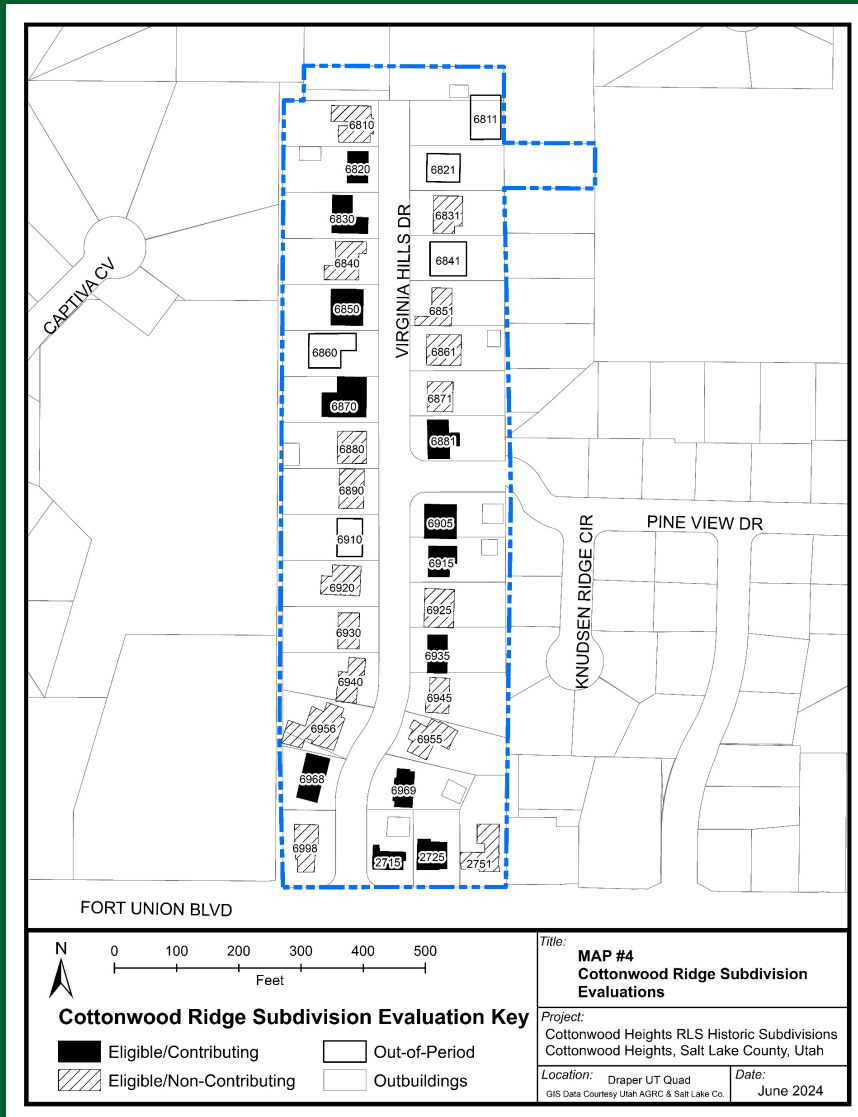
- Cottonwood Ridge, 1953
- Cottonwood Heights
 - Cottonwood Heights, 1953
 - Johnson, 1954
 - Bradford Ranchos, 1954
- Steffensen Heights, 1953
- Greenfield Village
 - Plat A, B, & C: 1953-1954
 - Plat D & E: 1955
 - Plat F, G, & H: 1959-1962

Cottonwood Ridge Subdivision

- Location: Fort Union Boulevard & Virginia Hills Drive
- Size: 34 lots
- Historic Period: 1953-1965
- Boundaries: Distinct, subdivision to the southeast is not historic



Cottonwood Ridge Subdivision



- Ratio: 35% Eligible/Contributing
- Eligible/Contributing – 12
- Non-Contributing – 17
- Out-of-Period – 5

Non-Contributing properties outnumber contributing; historic preservation doomed by the Ridge

Cottonwood Ridge Subdivision

Recommendation for a Historic District: NO



Eligible/Contributing



Eligible/Contributing



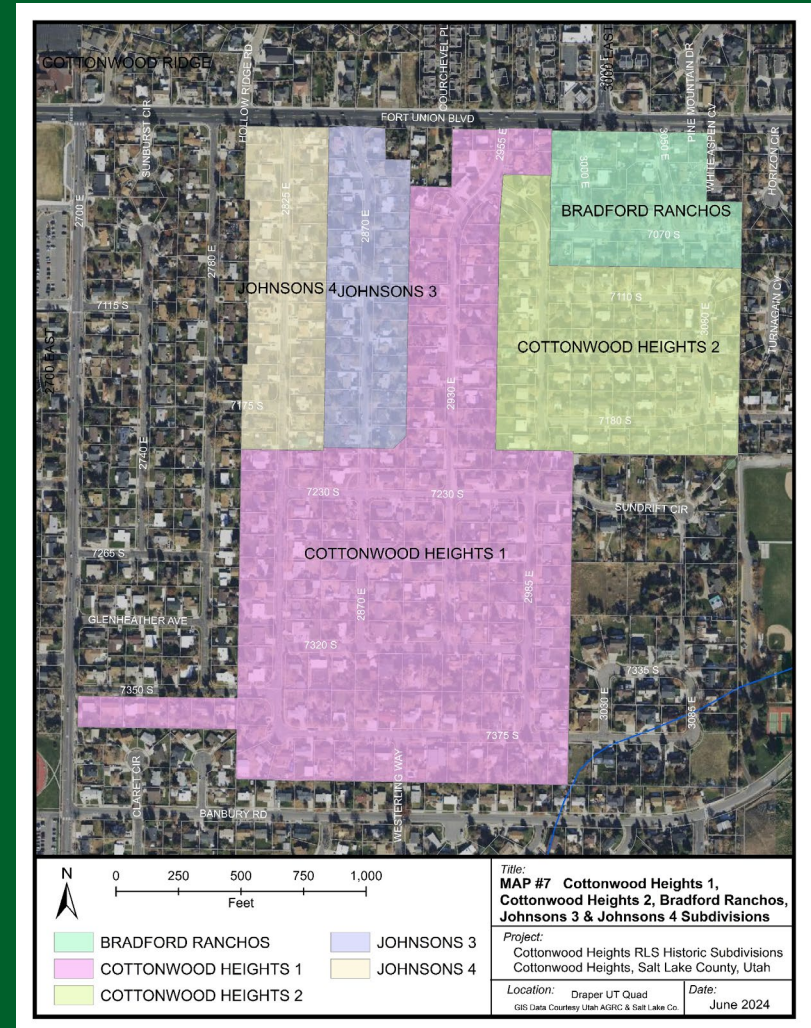
Ineligible/Non-Contributing



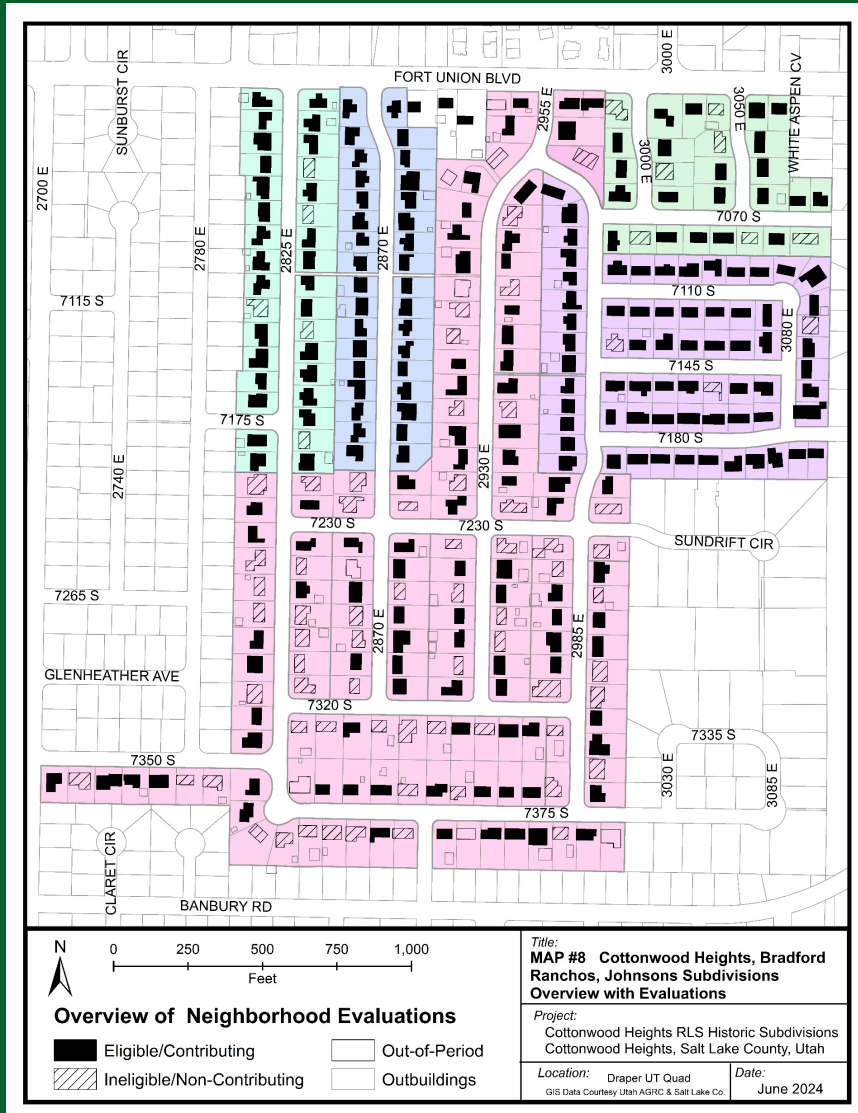
Out-of-Period

Cottonwood Heights 1 & 2, Johnson 3 & 4, Bradford Ranchos Subdivisions

- Location: Fort Union Boulevard, 2825 East, 3080 East & 7375 South
- Size: 322 lots (combined)
- Historic Period: 1953-1964
- Boundaries: Fairly distinct north, south & east boundaries; west boundary to 2700 East also have historic subdivisions



Cottonwood Heights 1 & 2, Johnson 3 & 4, Bradford Ranchos Subdivisions



- Ratio: 74%
- Eligible Contributing
- Eligible/Contributing – 237
- Non-Contributing – 78
- Out-of-Period – 6

Integrity differences between north (brick) and south (frame) halves, additional survey to west may increase ratio of contributing

Newspaper references to “Cottonwood Heights Subdivision” before 1953

Cottonwood Heights 1 & 2, Johnson 3 & 4, Bradford Ranchos Subdivisions

Recommendation for a Historic District: MAYBE



Eligible/Contributing



Eligible/Contributing



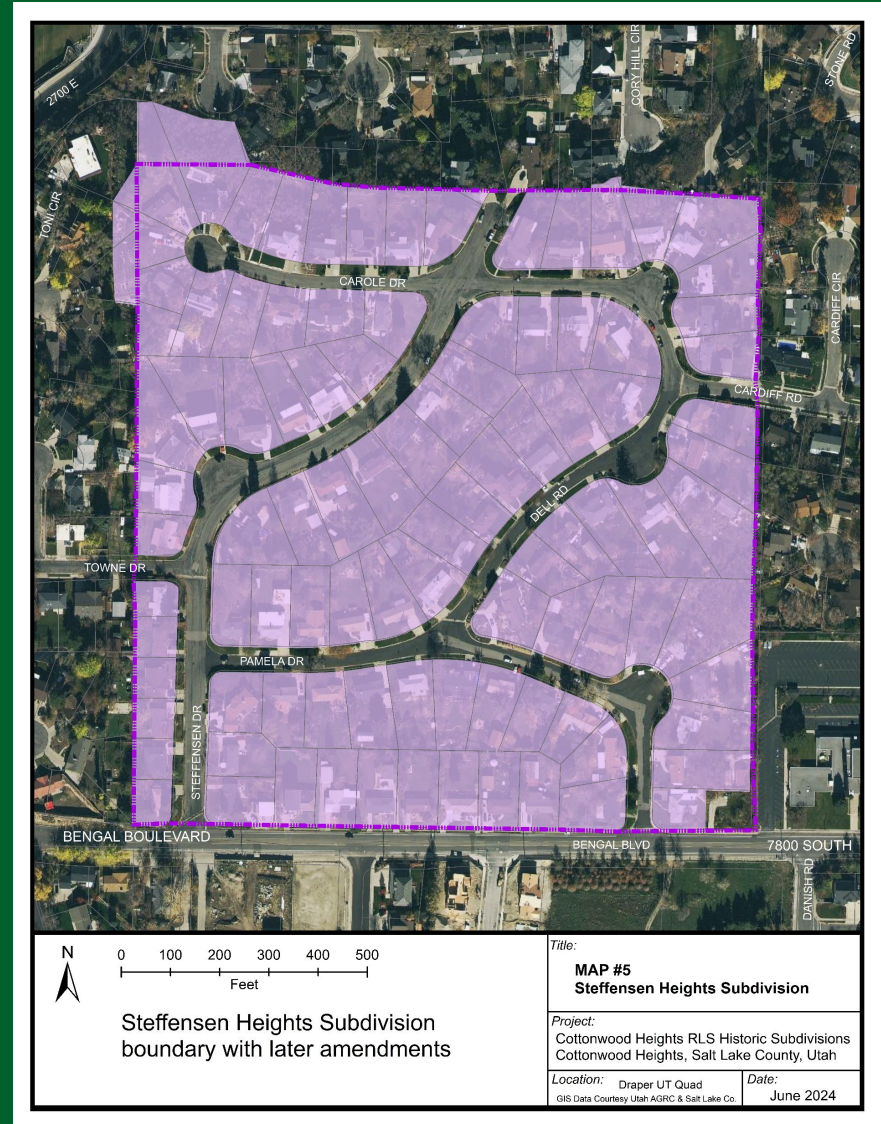
Ineligible/Non-Contributing



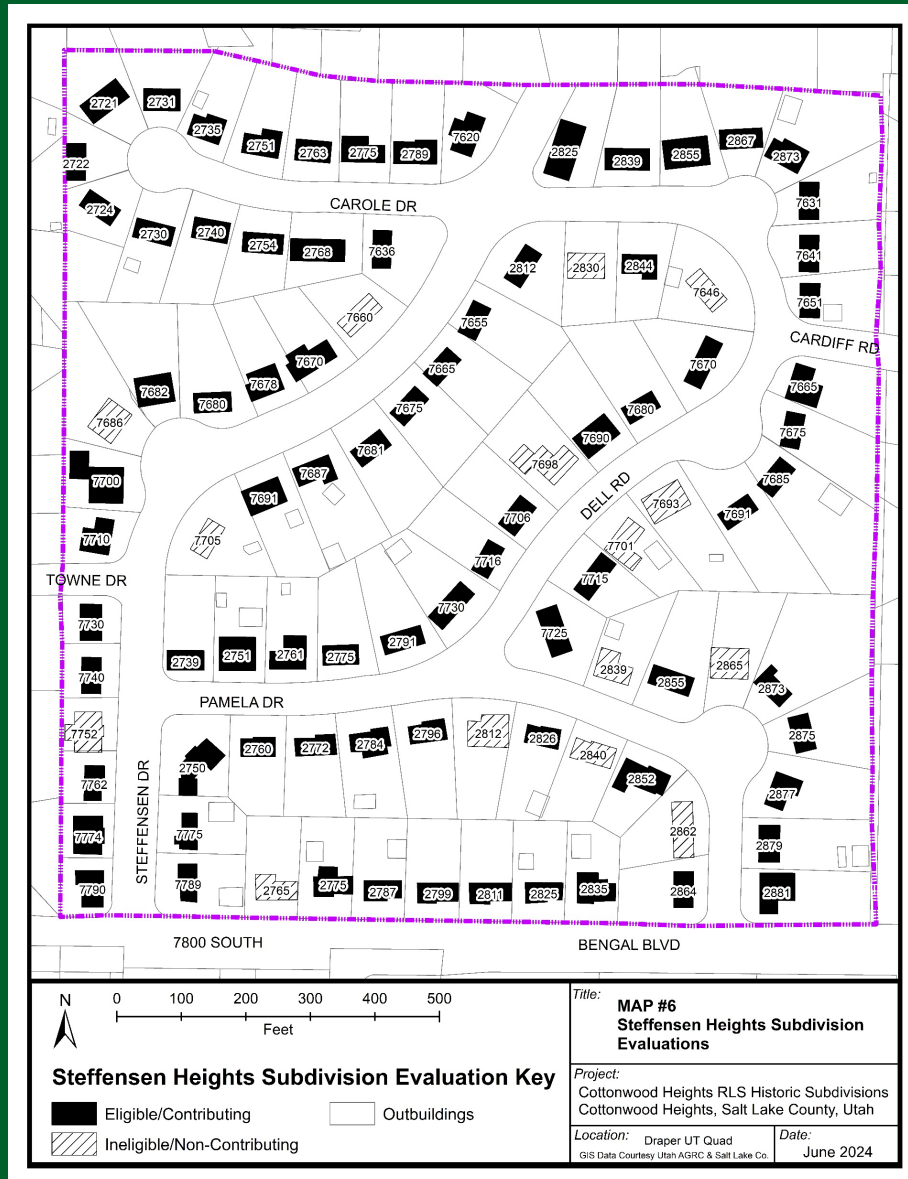
Out-of-Period

Steffensen Heights Subdivision

- Location: Bengal Boulevard (7800 South & Steffensen Drive, Dell Road
- Size: 96 lots
- Historic Period: 1953-1957
- Boundaries: Distinct on all four boundaries, curving layout follows topography of neighborhood



Steffensen Heights Subdivision



■ Ratio: 84%

Eligible/Contributing

■ Eligible/Contributing – 81

■ Non-Contributing – 15

■ Out-of-Period – 0

Primarily brick buildings,
only two houses built
between 1958 and 1976

Building designs informed
by topography

Steffensen Heights Subdivision

Recommendation for a Historic District: YES



Eligible/Contributing



Eligible/Contributing



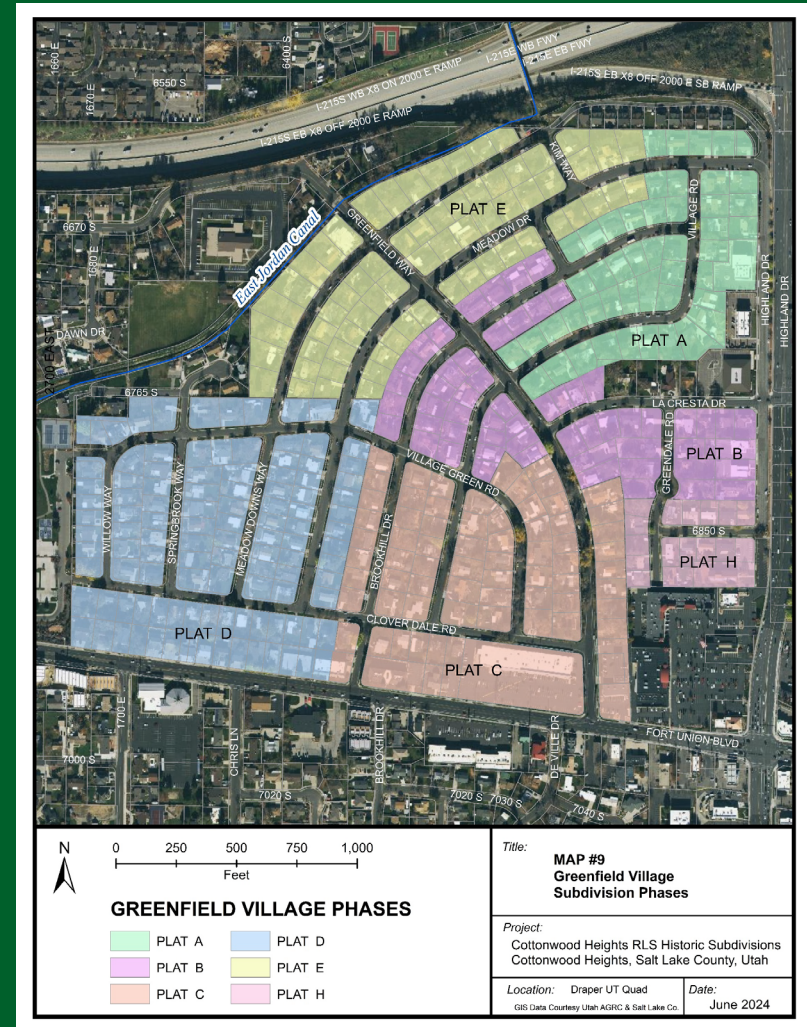
Eligible/Contributing



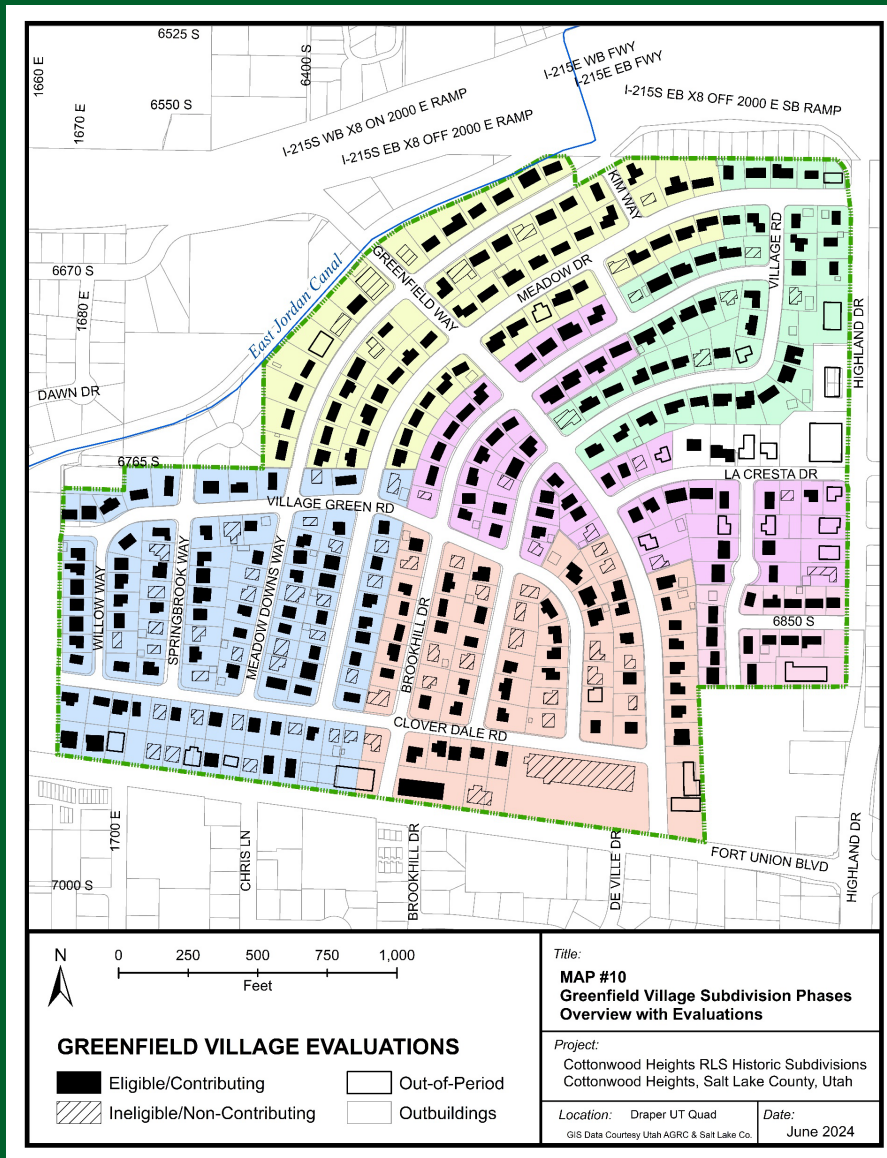
Ineligible/Non-Contributing

Greenfield Village Subdivision Phases

- Location: Fort Union Boulevard, Highland Drive, I-215, East Jordan Canal & Mount View Park
- Size: 365 lots total
- Historic Period: 1953-1963
- Boundaries: Distinct boundaries on all four sides



Greenfield Village Subdivision Phases



■ Ratio: 73%

Eligible/Contributing

■ Eligible/Contributing – 266

■ Non-Contributing – 75

■ Out-of-Period – 24

Unusual fan-shaped layout,
plat included commercial
land on Fort Union Blvd,
Less integrity in southwest

Greenfield Village Subdivision Phases

Recommendation for a Historic District: YES



Eligible/Contributing



Eligible/Contributing



Eligible/Contributing



Eligible/Contributing

Greenfield Village Subdivision Phases

Recommendation for a Historic District: YES



Eligible/Contributing



Eligible/Contributing



Ineligible/Non-Contributing



Out-of-Period

Bird's Eye
view of
Greenfield
Village



*Salt Lake
Tribune
March 31,
1957*

Thank you!