



MEMORANDUM

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Historic Landmark Commission
From: Amanda Roman, Urban Designer
amanda.roman@slc.gov or 801-535-7660
Date: September 3, 2026
Re: **National Register of Historic Places Nomination:
Desmond and Pamela Killen House**

Please find attached the National Register of Historic Places nomination for the Desmond and Pamela Killen House, located at 239 E Dorchester Drive. It is nominated under Criterion 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.*

The Utah State Historic Preservation Office (SHPO) requests input from the Historic Landmark Commission (HLC), a Certified Local Government, regarding National Register nominations within Salt Lake City's boundaries. SHPO forwards the HLC's recommendation to the National Register Review Committee, which votes on whether to forward the nomination to the National Park Service, where the Keeper of the National Register ultimately decides whether to list the property. The National Register Review Committee will consider the nomination at their meeting on September 17, 2026.

COMMISSION ACTION REQUESTED

Commission Members should review the National Register nomination (Attachment B) and the review items listed on SHPO's Evaluation Sheet (Attachment C) as a framework to provide comments. During the public hearing, the HLC should also allow for public comment on the nomination. The HLC should note any areas of concern regarding the review items, whether a reasonable case has been made for the significance of this property, and forward a recommendation to the National Register Review Committee.

NATIONAL REGISTER

The National Register of Historic Places is the federal government's official list of historic properties worthy of preservation. Listing of a property provides recognition of its historic significance and assures protective review of federal projects that might adversely affect the character of the historic property.

If the property is listed on the National Register, tax credits for rehabilitation and other beneficial provisions may apply. Listing in the National Register does not place limitations on the property by the federal or state government.

The Desmond and Pamela Killen House is not located within a Local Historic District, nor listed as a Local Landmark Site and would not be subject to any local preservation standards found in the Historic Preservation Overlay zoning district.

It is important to note that anyone can nominate a property to the National Register and have it considered for listing. Federal law allows a private property owner to object to the listing, and it will not be listed on the National Register, but it may be “determined eligible” over an owner’s objection. Owners of public property can provide comments but cannot object. However, a determination of eligibility or listing does not place any restrictions on an owner, who may choose to alter or demolish the building as they please.

BACKGROUND

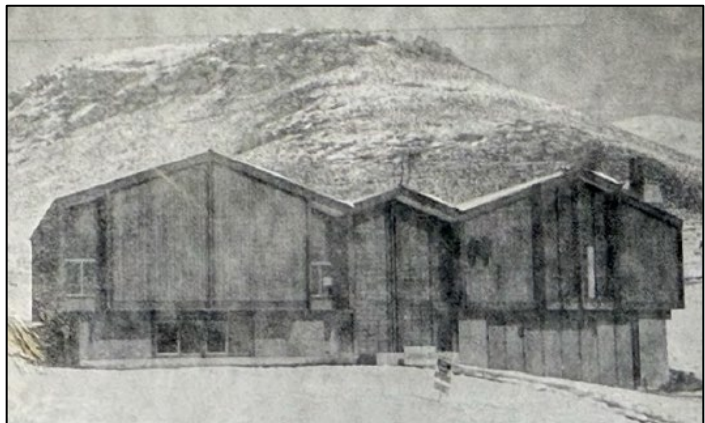
Site Context & History

Located at 239 E Dorchester Drive, between Ensign Downs Park and City Creek Canyon, on a .23-acre parcel, the Desmond and Pamela Killen House (Killen House) is a historically significant, contemporary prefabricated home built in 1968. It was designed by architect Ronald L. Molen and built by Vern Hardman, Jr. with Research Homes, Inc. (Research Homes).

The Killen House is significant at the state level under Criterion C. The single-family home meets each of the seven qualifying criteria: 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. The identified Period of Significance is 1968, with the completion of the home.

The house is within the Ensign Downs subdivision, which was surveyed in 1950 and started construction in 1953. When the subdivision was platted, it was considered “the largest single subdivision development by one group, both in size and value, in Salt Lake City history.” The home has maintained its use as a single-family residence since its construction.

The Killen House is one of the first prefabricated home designs offered by Research Homes. As described in the submittal narrative, “*Distinctive features such as T1-11 wood sheeting panels in the open gables, trapezoidal windows, and a decorative dummy-leaf entrance were defining features of this particular style of residence built in various locations by Research Homes, Inc.*” It stands as a leading example of the high-end “TWT-56” model designed by Research Homes (see floor plan on page 7), which pioneered innovative construction styles that influenced the national “New Town Movement” in Maryland and Virginia. The residence, which retains its original integrity with no alterations, also represents the work of master architect Ronald L. Molen, who achieved national acclaim and won the 1965 Horizon Homes International Award for his unique, space-conscious, family-first residential designs.

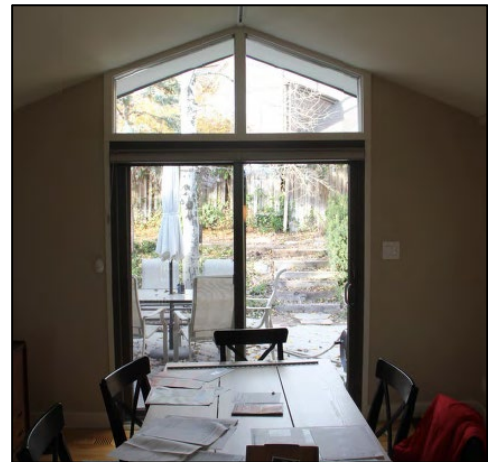


1969 Tax Assessor photo of the Killen House

Criterion C Significance: Architecture

The Killen House is architecturally significant under Criteria C as one of Molen's and Research Homes earliest known builds known as "TWT-56." The house was built in a split-level form that would later become known as a "bi-level split," "raised ranch," or "split-entry." The split-entry design, which was a growing trend in the Ranch and Contemporary styles as families were seeking to maximize their space, allowed for flexible interior plans and a spacious entry foyer. The Killen House was one of the earliest split-level homes to use a new method of construction developed by Research Homes, called "T-beam, wall panel, T-beam" (TWT). The TWT method enabled prefabricated homes to be easily shipped and constructed, making Research Homes marketable across the country.

As he gained prominence in the mid-1960s, Molen's homes were recognized for features that maximized open spaces while blending more modern designs into a contemporary prototype, creating a unique, visually appealing house. Molen, who grew critical of contemporary design that reduced the important role of communal spaces, believed homes should be designed with a family focus. His design framework divided residential spaces into formal-adult-passive zones (entry, living, dining, primary bedroom) and informal-child-active areas. Formal-adult-passive zones were limited to one-third of the total floor area, and the remainder of the home was designed for informal-child-active spaces.



Iconic Molen Design Elements: Decorative dummy-leaf door, handmade wood scones, and the TWT construction method

Communities and the "New Town Movement"

Originating in post-WWII Britain to address overcrowding, the "New Town Movement" aimed to relocate people from overpopulated cities to new master planned, self-sustaining communities. The movement was intended to stimulate economic progress and support social interactions. This movement inspired American urban planner and developer James W. Rouse to work on improving American social interactions through responsible, environmentally focused, ethical city development. His four goals were to: create a full self-sustaining city, respect the land, produce the most accommodating environment for the growth of people, and make a profit. His urban renewal plan was first implemented in Columbia, Maryland through the development of a master plan with nine villages surrounding a central downtown. Each village had its own schools, hospitals, and libraries.

Ron Molen and Research Homes quickly aligned themselves with the “New Town Movement” that emphasized developer-led growth, leading them to work directly with James W. Rouse on a new development in the Longreach neighborhood of Columbia, Maryland. The development was based on Research Homes’ first subdivision, Westshire, located in West Valley City, Utah, which won Molen the 1965 Horizon Homes International Award.

Criterion C Significance: Work of a Master – Ronald L. Molen, Architect

The Desmond and Pamela Killen House is significant under Criterion C: Work of a Master, with its connection to Utah-based architect Ronald L. Molen. Molen became locally known for his contemporary-style architecture, which was popular for its unique use of space and materials. As discussed above, his designs eventually gained traction in “New Town” communities across the country.

Molen had degrees from both Indiana University and the University of Utah, where he graduated from in 1958. By 1964 he had started his own firm and partnered with Vern Hardman Jr. to form Research Homes. The duo worked together on 160 homes within Westshire Subdivision in Utah where Molen designed 15 concepts that ranged in price from \$10,000 to \$45,000. This development is where they agreed that construction costs and built time could be reduced by using the “TWT” (T-beam, wall panel, T-beam) construction method and using some prefabricated elements. The creative designs of Ron Molen and the ingenuity of Vern Hardman, Jr. made the partnership both successful and influential on housing design, which would further the modular home movement of the 1960s and 1970s.

Completed in 1968, the Killen House was a premier model, designed by Molen and distributed by Research Homes. As an excellent example of Molen's style where raw materials were preferred over synthetic, it features rough-sawn cedar, shake shingles, and a mansard roof. His choice of materials became defining features of his work, as did large windows, slanted rooflines, and open spaces.

Years later in 1974, Molen published *House, Plus Environment*, a book summarizing his architectural philosophy in relation to the evolution of residential home design. The primary focus in the book is on the responsibility planners have in building responsible neighborhoods that benefit their citizens. This philosophy is what made him and Hardman align with the “New Town Movement.” Another aspect of his book is the analysis of home design and the cultural shift towards prefabricated homes.

Molen was a practicing architect until he retired in 1990. By the end of his career, he had designed over 100 houses, apartments, and commercial buildings throughout the Salt Lake Valley. The Westshire Subdivision in West Valley City is the most well-known, but he also designed the Sherwood Hills Subdivision in Cottonwood Heights. It is said that Molen designed and lived in more than 15 homes with just his family.

Building Description

The contemporary split-entry home sits on .23 acres, located near the base on Ensign Peak, within the Ensign Downs subdivision. Surrounded by similar contemporary homes and mature landscaping, the foothill property has direct access to the nearby trail network.

The home is an exemplary example of Molen's design philosophy partnered with Research Homes building process. The "TWT" (T-beam, wall panel, T-beam) design became a highly popular prefabricated home design that were constructed across the country.

As described in the nomination,

"The Killen House demonstrates the seven aspects of historic integrity that qualify a property for designation in the National Register of Historic Places. The building remains in its original location. Historic feeling and association are reinforced by the consistency of the surrounding built environment and setting. The neighborhood continues to be residential in nature, with many dwellings retaining their historic integrity. The house maintains the feeling of a modern dwelling, true to Molen's original design and modifications. Interior and exterior materials are indicative of the architect's intent and original workmanship, with only minor updates. While some alterations have occurred, such as the enclosure of the conversation pit, the original footprint and character remain. Importantly, the original configuration of interior space maintains the architect's vision of productive and open spaces for gatherings and family building. Light abounds through the substantial amount of floor-to-ceiling trapezoidal windows and clerestory windows."

Exterior

The Killen House is one and a half stories, with part of the basement visible from the main façade. The house has a total of 2,684 square feet, with the main floor at 1,852 and the basement at 832 square feet. Primary façade materials include wood/plywood and brick. Like other homes on the block face, there is a large setback from Dorchester Drive, with a concrete walkway leading to the primary entrance, which is a recessed dummy-leaf entrance. The split-entry home is of the "side-down" variation, allowing for a two-car garage to be built within the slope (east façade). The primary outdoor living space is within the backyard.

South Façade (Front): The primary façade of the home is symmetrically divided into three distinct gables, with a dummy-leaf primary building entrance framed by trapezoidal transoms located in the center of the middle gable. The multi-pitch gable/tri-gable roof mimics a folded plate style, popularized by the mid-century architectural movement.



Front Façade



The east gable, above the two-car garage, includes full-length trapezoidal windows in the center and vertical T1-11 siding on either end. T1-11 siding is an exterior building material made from plywood or oriented strand board (OSD) that features vertical grooves. The siding was popular throughout the 60s and 70s. The western gable is symmetrical with two trapezoidal windows on either end and vertical T1-11 siding between the two windows, a consistent material used in Ron Molen designs. Exterior lights are covered by ornamental custom built wood cages, another signature Molen design. The garage door is original wood in a tilt-up (canopy) style, with brick pilasters.

East Façade: The eastern façade sits on a slight hill. The basement level has brick cladding, and the use of T1-11 siding continues on the main level. A brick chimney rises from the ground level to the roofline and is placed in front of a shed-roof dormer with a slanted roof.

North Façade (Rear): The north façade includes floor-to-roof trapezoidal windows on the eastern end that are divided by aluminum mullions. The west end of the façade has a fixed, horizontal, aluminum window. The rear entrance sits within the center gable with access to a wooden deck. T1-11 siding is also the primary building material on this façade.



East (side) Façade



Rear Façade

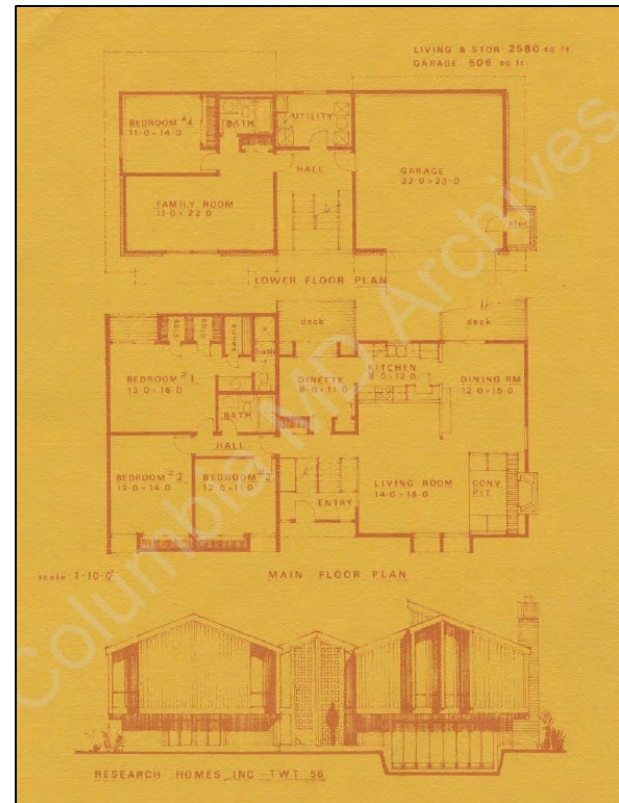


Interior

Main Floor: The house is split into two levels that are separated by a main entry landing and a half-turn stairwell. The dummy-leaf entrance leads to an open foyer, allowing visibility into both levels. Using the same material as the exterior, a T1-11 plywood-covered wall rises from the basement to the ceiling. Upstairs includes a living room (originally a conversation pit) set within the east gable, a kitchen and dining area. The iconic “T-beam” at the peak of the slanted roof can be easily viewed from the living room.

West of the primary living space (living room, kitchen and dining area) are the three upstairs bedrooms, located down an elongated hallway. The primary bedroom is located at the end of the hallway with a bedroom on either side. The primary bathroom, attached to the primary bedroom, includes unoriginal flooring, countertops, and an encased bathtub all clad in green marble. The secondary bathroom includes grey marble/tile in the same locations as the primary bath.

Basement Level: The basement is accessed by the half-turn stairwell leading from the main level open foyer. The basement includes one bedroom and one bathroom. To the north is a small utility room and to the east is a doorway leading to additional rooms. The bathroom retains its original finishes including a standing tile shower, sink, and toilet. All rooms off the hallway (mostly used for storage) have original ceramic tiles. The sole basement bedroom is carpeted and has a horizontal sliding window. The two-car garage is located on the east side of the basement. The tilt-up garage door is original to the house, allowing the entire door to pivot upward and rest overhead. The garage door retains the original faux board-and-batten material.



Floor plan for the “TWT-56” model home

CRITERIA FOR NOMINATION

Criterion 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.*

The Desmond and Pamela Killen House have state and local significance under Criterion C for its contribution to Architecture and for its construction under the Work of a Master, Ronald L. Molen.

NEXT STEPS

The National Register Review Committee will review the National Register nomination during their September 17, 2026, board meeting prior to submittal to the National Park Service.

ATTACHMENTS

- Property Location
- National Register Nomination
- Evaluation Form

ATTACHMENT A: Property Location



ATTACHMENT B: National Register Nomination



Spencer J. Cox
Governor

Deidre M. Henderson
Lieutenant Governor

Katherine Potter
Interim Executive Director
Utah Department of Cultural
and Community Engagement



Christopher Merritt
State Historic Preservation Officer
Utah State Historic Preservation Office

July 19, 2026

MICHAELA BELL
SALT LAKE CITY CLG CHAIR

Dear Michaela:

We are pleased to inform you that the historic properties listed below will be considered by the Utah National Register Review Committee for nomination to the National Register of Historic Places:

GILGAL SCULPTURE GARDEN, 749 E 500 S, SALT LAKE CITY
DESMOND & PAMELA KILLEN HOUSE, 229 E DORCHESTER DR, SALT LAKE CITY

The National Register of Historic Places is the federal government's official list of historic properties worthy of preservation. Listing on the National Register provides recognition and assists in preserving our Nation's heritage. Listing of a property provides recognition of its historic significance and assures protective review of federal projects that might adversely affect the character of the historic property. If the property is listed in the National Register, tax credits for rehabilitation and other beneficial provisions may apply.

Listing in the National Register does not place limitations on the property by the federal or state government. Public visitation rights are not required of owners. The government will not attach restrictive covenants to the property or seek to acquire them.

One of your responsibilities as a Certified Local Government (CLG) is to review pending National Register nominations of properties within your community. This is required, in part, to detect any errors in fact, but also to provide local insight or knowledge concerning the property. Please have your historic preservation commission review the enclosed draft nominations and return the enclosed review forms with the appropriate signatures prior to the committee meeting.

You are invited to attend the National Register Review Committee meeting at which the nominations will be considered. The Committee will meet on **Thursday, September 17, 2026, at 10:00 AM MDT**. Join the virtual meeting at: Video call link: <https://meet.google.com/gkj-rhyk-cow>
Or dial: (US) +1 240-339-4096 PIN: 590 976 614#

Should you have any questions about this nomination before the meeting, please contact me at 801/245-7242, or coryjensen@utah.gov.

Sincerely,

J. Cory Jensen
National Register Coordinator/Deputy SHPO

United States Department of the Interior
National Park Service**National Register of Historic Places Registration Form**

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

1. Name of PropertyHistoric name: Killen, Desmond and Pamela, House

Other names/site number: _____

Name of related multiple property listing: N/A

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

2. LocationStreet & number: 239 E. Dorchester Dr.City or town: Salt Lake City State: Utah County: Salt Lake CountyNot For Publication: N/A Vicinity: N/A**3. State/Federal Agency Certification**

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

I hereby certify that this X 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 X 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 X local

Applicable National Register Criteria:

 A B X C D_____
/SHPO

Signature of certifying official/Title:

Date

Utah State Historic Preservation Office

State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria._____
Signature of commenting official:

Date

Title :_____
State or Federal agency/bureau
or Tribal Government

Killen, Desmond and Pamela, House
Name of Property

Salt Lake County, UT
County and State

4. National Park Service Certification

I hereby certify that this property is:

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

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

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

Category of Property

(Check only **one** box.)

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

Killen, Desmond and Pamela, House
Name of Property

Salt Lake County, UT
County and State

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 Desmond and Pamela Killen House, built in 1968, is a one-and-a-half-story brick-and-wood residence located at 239 E. Dorchester Drive in Salt Lake City, Salt Lake County. It is located in the foothills north of the city center and southeast of Ensign Peak in the Ensign Downs subdivision. The Contemporary style of the house reflects both architect Ronald L. Molen's design philosophy and Research Homes, Inc.'s building process. Distinctive features such as T1-11 wood sheeting panels in the open gables, trapezoidal windows, and a decorative dummy-leaf entrance were defining features of this particular style of residence built in various locations by Research Homes, Inc. The design for the Killen House became one of the first residences, later called simply "TWT-56" by Research Homes, Inc., that would be marketed and built as far as Columbia, Maryland. The house utilized Research Homes' specific "TWT" method, or T-beam, wall-panel, T-beam, which allowed for processing at a central location, easy shipment, and quick assembly. The residence also utilized a split entry plan, with a portion of the basement level visible from the main façade. The exterior of the house has retained its original integrity with no alterations. The site is a 0.23-acre parcel with a natural, slight north-to-south slope with the Wasatch Mountains, specifically Ensign Peak, visible behind the house. Mature trees and other vegetation cover a significant portion of the lawn along the primary façade. The property has excellent historic integrity in all seven aspects.

Narrative Description

Exterior

The footprint of the house is rectangular and sits on 0.23 acres, near the base of Ensign Peak. The house has a total of 2,684 square feet, with the main floor at 1,852 and the basement at 832. The house is a contemporary design with a split entry plan. The house sits on a generous setback from Dorchester Drive with a concrete walkway that leads directly to the main entrance (Photograph 2). The west end of the primary façade (south) is partially covered by shrubs that wrap around to the recessed dummy-leaf entrance (Photograph 3). The split entry design of the house uses the "side-down" variation for the two-car garage, with the lower story set on the sloping lot.¹

The south façade is the primary façade and aligns with Dorchester Dr. Some of the primary façade is blocked by large trees. Visible from Dorchester Dr. is the multi-pitch gable or tri-gable roof that

¹ Virginia Savage McAlester, *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture*, Alfred A. Knopf: New York, p. 614.

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mimics a folded plate style, popularized in mid-century architectural styles. The primary façade is symmetrical, divided by three distinct gables. The west gable has recessed trapezoidal windows at each end, full plate glass with aluminum mullions, rising to the full height of the gable. Between the windows is symmetrical T-111 siding, a consistent material used in Ron Molen designs. The primary entrance is set within the center gable. The main entrance is a dummy leaf with trapezoidal transoms surrounding it (Photograph 13). Just east of the primary entrance, on the east gable, are exterior lights covered by ornamental custom-wood cages (Photograph 14). The east gable sits atop the two-car garage with full-length trapezoidal windows at the center and T1-11 siding on either end. The garage door is original to the design, is made of wood, and is a tilt-up (canopy) style. The garage is bracketed by brick pilasters (Photograph 1). The windows are slightly extended from the main building, with T1-11 casings extending from them. The windows are full plate glass, divided by wood mullions.

The east façade is set behind a wood fence that follows the property boundary. The ground rises to the north along a slight hill. The south end of the façade continues with T1-11 siding on the main level, with a visible brick exterior on the basement level. A brick chimney rises from the base to the roofline. Set behind the brick chimney is a shed-roof dormer window with a contrasting slanted roof. North of the chimney is a double-hung window (Photographs 5-7).

The north façade is the rear of the house. The east gable has floor-to-roof trapezoidal windows on the easternmost end. These windows are full-plate glass and are divided by aluminum mullions. Along the west end is a fixed, horizontal, aluminum window. At the center gable is a sliding door which provides access to a wood deck (Photograph 8). The westernmost gable has a protruding section with T1-11 siding at the center of the gable. This protrusion is for closet space for the bedrooms in this section of the house. The only windows along this end are at the western edge and continue with the floor-to-roof trapezoidal windows and are also divided by aluminum mullions. Wrapping around the corner to the west façade, the only design feature is the continued T1-11 siding (Photographs 10-11).

Interior

Main Floor

The 2,684-square-foot house is split into two distinct levels: the main floor and the basement, which are separated by the main entry landing and a half-turn stairwell. The main entrance is spacious and open, with both levels visible upon entry (Photographs 15-17). The stairs are carpeted and have an ornate wood balustrade. A T1-11 plywood-covered wall is visible just west of the stairs and rises from the basement level to the ceiling (Photograph 17). Just beyond the main entrance, and onto the main level, is a dining area (Photograph 19). A sliding door with trapezoidal transoms above is visible from the dining room. East of the entrance and dining area is the living room. The living room is set within the east gable. From this room, the “T-beam,” which is a pivotal design point of this house, can be seen at the apex of the slanted roof (Photographs 20-21). At the center of the “T-beam” along the south wall are floor-to-ceiling trapezoidal windows. A major stylistic choice in many of Ron Molen's designs was the use of a conversation pit. According to the current owners and observed characteristics, a conversation pit was originally included in

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the house around the hearth, but at an unknown time a previous owner covered over it. Designs procured from the Columbia, Maryland, Archives show how the conversation pit would have been utilized with this design (Figures 4, 8). The fireplace is made of brick and extends up the entire height of the wall. North of the fireplace is a double-hung aluminum window.

To the north of the living room, a partition wall separates the kitchen and living room with two entrances (Photograph 21). Along the east wall of the kitchen are storage cabinets that span the entire wall. Adjacent to the storage wall are additional trapezoidal windows that cover slightly less than half of the north wall (Photographs 22-23). West of the windows are new wood cabinets and wood counters with marble countertops. The southern wall of the kitchen contains all the kitchen appliances (Photographs 22-23).

West of the kitchen, dining, and living rooms are the main bedrooms. Following the elongated hall to the west, the first room to the south (currently an office) has trapezoidal windows in the southeast corner and closet space in the southwest corner (Photograph 26). The bedroom at the end of the hallway has a small trapezoidal window in the southwest corner with a closet along the south wall (Photograph 27). The northern room at the end of the elongated hallway is the master bedroom. Its layout is similar to the other main-level rooms, with trapezoidal windows and closet space, the main difference being a separate bathroom along the east wall (Photograph 28). The master bathroom has matching green marble flooring and countertops. The bathtub is encased in the same green marbling, all installed by a previous owner. A single skylight is above the east wall of the bathroom (Photograph 29). East of the master bedroom is the main floor bathroom (Photograph 25). The flooring, counter, and standing shower are all adorned with grey marble/tiling. The sink cabinets have a polished stained wood finish, installed by the current owners (Photograph 25).

Basement Level

Descending the half-turn stairwell from the large open foyer is the basement area. Immediately to the north is a small utilities room with ceramic tiles in a crosshatch pattern (Photographs 31-32). Immediately to the east is a separating doorway that leads to additional rooms. Through the doorway and immediately to the north is a small bathroom (Photographs 33-34). The bathroom has original finishes including a standing tile shower, sink, and toilet (Photograph 34). East of the bathroom is an open space area that is currently used for storage. The room has ceramic tile flooring that extends throughout the entire basement (Photographs 33, 35-36). To the south, the living area is compacted into a slightly smaller enclave also used for storage (Photograph 35). Just south of the bathroom is a small bedroom, the only room without ceramic tile, and it is carpeted. The room has a horizontal sliding window (Photograph 37).

The garage is located on the east side of the basement. Within the garage, the entire north wall of the garage is floor-to-ceiling storage closets. Additional storage closets fill the west wall. At the center of the garage is a metal support beam. The tilt-up garage door is original to the house, which allowing the entire door to pivot upward and rest overhead. The exterior material retains the original faux board-and-batten.

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Setting

The Killen House is located within the Ensign Downs subdivision, tucked in the base of the Wasatch Mountains near Ensign Peak. The location is central to a wide array of trail networks that extend from Ensign Peak Trailhead. While located close to many trail access points, the area features a peaceful suburban landscape that supports numerous outdoor activities. Ensign Peak is visible from the rear of the 0.23-acre lot. The area surrounding the property is strictly residential, with the exception of a religious building located one block northwest. Many of the homes surrounding 239 E. Dorchester Drive mirror its modern/contemporary design, including several other Molen designs in the neighborhood. Streets follow a generally organic trajectory and do not conform to a grid/block pattern, typical of the older street plan of Salt Lake City. Dwellings are predominantly single-story buildings with many retaining their historic integrity. Houses in the area have well-manicured landscaping, varying in style and vegetation. Well-manicured vegetation lines the walkway to the entrance of the Killen house and the sidewalk along the street. A large tree covers another portion of the primary entrance to the east, and this same tree blocks some portions of the east end of the primary façade. East of the main entrance walkway is a dirt retaining wall lined with vegetation. Along the northern façade is a wood deck that sits slightly raised from the ground. Leading to the deck from the east end of the house is a stone paver pathway, surrounded by shrubs and trees. The proximity of the development to the Wasatch Mountains correlates with the individualized landscapes of each house, providing a gradual blending of landscaping with natural vegetation to the northwest along the mountains.

Historic Integrity

The Killen House demonstrates the seven aspects of historic integrity that qualify a property for designation in the National Register of Historic Places. The building remains in its original location. Historic feeling and association are reinforced by the consistency of the surrounding built environment and setting. The neighborhood continues to be residential in nature, with many dwellings retaining their historic integrity. The house maintains the feeling of a modern dwelling, true to Molen's original design and modifications. Interior and exterior materials are indicative of the architect's intent and original workmanship, with only minor updates. While some alterations have occurred, such as the enclosure of the conversation pit, the original footprint and character remain. Importantly, the original configuration of interior space maintains the architect's vision of productive and open spaces for gatherings and family building. Light abounds through the substantial amount of floor-to-ceiling trapezoidal windows and clerestory windows.

Historic Rehabilitation Project

In 2026, the current owners will complete a historic rehabilitation of the Christopher House. The project is designed to meet the Secretary of the Interior's Standards for Rehabilitation, and a state historic rehabilitation tax credit application has been approved by the Utah SHPO. The proposed remodel will slightly alter aspects of the interior. A partition wall added to the living room at an unknown time will be removed (Photograph 21). New hardware for the primary entrance door will be installed, while the original door will remain and be painted (Photograph 13). Modifications in the garage to remove the closed-up conversation pit and other modifications to the living room

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(Photograph 38). New cabinets, sinks, vanity, shower, tile, electrical, and plumbing will be installed in the primary bathroom and guest bathroom (Photograph 29) (Photograph 25). The current owners have taken great care to restore and maintain some of the house's original features.

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

1968

Significant Dates

1968

Significant Person

(Complete only if Criterion B is marked above.)

Ronald L. Molen

Cultural Affiliation

Architect/Builder

Ronald L. Molen, Architect

Vern Hardman, Jr. (Research Homes), Builder

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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 Desmond and Pamela Killen House, in Salt Lake City, Salt Lake County, was built in 1968. The house is locally significant under Criterion C in the area of Architecture, as one of the first unique prefabricated home designs offered by Research Homes, Inc., in various locations across the United States. The house was advertised as model “TWT-56,” a high-end, contemporary pre-fabrication design. The model utilized Research Homes Inc.’s innovative construction style, built in Utah and popularized in Maryland and Virginia, where new communities, aligned with the “New Town Movement,” were being built. The house is also locally significant under Criterion C, Work of a Master, for its association with architect Ronald L. Molen. Ron Molen was notable for his contemporary-style architecture, which became popular for its use of space and family-first designs. Molen gained national attention when his work gained traction in “New Town Movement” communities in Maryland and Virginia. Molen was also an award-winning architect who won the Horizon Homes International Award in 1965. The award acknowledged a uniquely designed home for creative family living, built with Research Homes in the Westshire Development in West Valley, Utah.

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

Criterion C Significance: Architecture

The Desmond and Pamela Killen House is architecturally significant under Criterion C as one of the earliest known builds known as “TWT-56,” designed by Ronald Molen and Vern Hardman, Jr. of Research Homes, Inc. The house was built in 1968 in the Ensign Downs subdivision, which was surveyed in 1950 and started construction in 1953.² In 1962, Enterprises, Inc. purchased the land from the city, which would later become the tract on which the Killen House would be built.³ The master plan for Ensign Downs was prepared by Col. Lawrence V. Sheridan⁴ for what would be considered “the largest single subdivision development by one group, both in size and value, in Salt Lake City history.”⁵ By the 1950s, Salt Lake City’s growth required large-scale plans that Colonel Sheridan argued should “dovetail functions and aims of each department of city government.”⁶ Between approval for the development of Ensign Downs in 1953 and the

² “City Okehs Plan of Ensign Flat,” *The Salt Lake Tribune*, 7/16/1953, p. 26. The article states that the master plan was approved on July 15, 1953, for approximately 750 building lots.

³ Salt Lake County Recorder, book D36 pg. 252B.

⁴ “Lawrence Sheridan (1887-1972).” Crown Hill Foundation, October 24, 2024. <https://crownhillhf.org/lawrence-sheridan-1887-1972/>.

⁵ “Ensign Downs Firm Completes Master Building Plan for Area,” *Deseret News*, 8/28/1953, p. 17.

⁶ “Unit Plan Urged for City Rule,” *Deseret News*, 5/12/1950, p. 12.

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construction of the Killen House in 1968, the area would be subdivided and re-platted various times.⁷

The Killen House was built during a period of transition in home design, when many were seeking to maximize space. The house was built in a split-level form that would later become known under other variants such as a “bi-level split,” “raised ranch,” or “split-entry.”⁸ Molen designed the house within the growing trend of split-entry designs, which allowed for flexible interior plans and a spacious entry foyer. Split levels became popular in the Ranch and Contemporary styles. Molen utilized features that maximized open spaces while blending more modern designs into a contemporary template, creating a unique, visually appealing house. Molen’s design for the Killen House would become one of the earliest to be marketed by Research Homes, Inc. and constructed on a larger scale.

The house was one of the earliest designs of the split entry plan to utilize Research Homes, Inc.’s “T-beam, wall panel, T-beam” (TWT) method of construction. This prefabrication method enabled easy shipment and quick assembly, making Research Homes, Inc. marketable in various states across the country.⁹ The design at 239 Dorchester Dr. would later be known as “TWT-56” and would be utilized in Utah and Maryland.¹⁰ Other “TWT-56” houses in Maryland are: 5436 High Tor Hill, 5516 High Tor Hill, 5519 High Tor Hill, 5451 High Tor Hill, all in the Long Reach Village development of Columbia.

Molen became critical of contemporary residences that diminished communal spaces. As an architect with a family focus, he believed that a house’s interior space should be classified in two areas: (1) “formal-adult-passive” and (2) “informal-child active.”¹¹ The “passive adult spaces,” by Molen’s definition, consist of the entry, living room, formal dining room, and master bedroom, and should not exceed one-third of the floor area. The remaining area is considered the informal child area. What Molen considered important was what happened in these spaces and that the appropriate use would “inspire activities of all kinds.”¹²

Communities and the “New Town Movement”

Ron Molen became most prominent beginning in the mid-1960s, at the height of significant movements aimed at improving neighborhoods and addressing urban sprawl. The “New Town Movement” was in its infancy in the 1960s and 70s, working to address population growth and

⁷ By the legal description, 239 Dorchester Dr. is a part of Ensign Downs, Plat “D” which came later from the original plat designs in 1953. Subsequent articles from 1956 (*The Salt Lake Tribune*, 9/16/1956) and 1967 (*The Salt Lake Tribune*, 7/10/1967) point to areas adjacent to the eventual house being developed.

⁸ McAlester, *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America’s Domestic Architecture*, 614.

⁹ “How to Move-House and All,” *Deseret News*, 6/5/1970, p. 52.

¹⁰ “5527 High Tor Hill, Columbia MD 21045.” Team Kinnear Re/Max Advantage Realty. December 21, 2024.

Video, <https://www.youtube.com/watch?v=2NvaSrXXqbl>.

¹¹ Ronald L. Molen, “House, Plus Environment,” Olympus Publishing Company: Salt Lake City, 1974, 65.

¹² Molen, 65.

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reimagine suburban life.¹³ The ideological values that drove the “New Town Movement” originated in the United Kingdom after World War II. New towns were meant to serve two goals: to alleviate overcrowding and to organize scattered settlements. These goals were meant to address the larger issues of congested, industrialized cities and to relocate people into fully developed, planned, self-sufficient towns.¹⁴ James W. Rouse, a developer and community planner, recognized the growing challenges of suburban growth in America and saw an opportunity to improve social interactions through responsible, ethical city development.¹⁵

The New Town Movement implored an environmental consciousness that came at the same time as a growing environmental movement. The environmental movement erupted in the 1960s due largely to a growing mind for activism, thanks to philosophical thinkers like Aldo Leopold. Leopold was one of the first to ask questions about the human impact on local environments in the 1940s, which complicated the developing United States during the post-war years.¹⁶ In response, Rouse proposed an idea of urban renewal that would balance community and working spaces. To execute that balance, Rouse implemented four main goals: 1) create a fully self-sustaining city, 2) respect the land, 3) produce the most accommodating environment for the growth of people, and 4) make a profit.¹⁷ Rouse began implementing his plan in the area that became Columbia, Maryland.

With a team of planners, designers, scholars, government officials, and sociologists, Rouse created a master plan for Columbia.¹⁸ The plan would be nine villages surrounding a central downtown area. Each village would have its own schools, libraries, hospitals, and other civic institutions.¹⁹ Work for Columbia began as early as 1963 and was first opened in 1967. While the idea of Columbia, applied on a smaller scale, was successful, Rouse and others felt that “the country needs to enlarge the application of the process by which Columbia was. It cannot afford to rely on the capacity or the whim of the private developer alone.”²⁰

Ron Molen’s work and philosophy found themselves aligned with the New Town Movement and developers like Rouse. Drawing on designs from Westshire, Research Homes’ first subdivision in West Valley City, Utah, and other individual residences such as 239 E. Dorchester Dr., Research Homes offered a variety of dwellings. Built in the Longreach neighborhood of Columbia, these

¹³ Emily Wavering Corcoran, “The Making of Reston and Columbia,” Federal Reserve Bank of Richmond, 2020, https://www.richmondfed.org/publications/research/econ_focus/2020/q2-3/economic_history

¹⁴ Ratnesh Kumar, Mukesh Singh, and Mr. Sachin M B, “New Town Movement,” <https://www.globalgbc.org>, November 30, 2022, <https://globalgbc.org/new-town-movement/>.

¹⁵ Waxter Intern, “Columbia, Maryland in Context,” Preservation Maryland, June 4, 2016, <https://preservationmaryland.org/historic-columbia-maryland-in-context/>.

¹⁶ Sara Dant, “Losing Eden: An Environmental History of the American West, New Edition,” University of Nebraska Press, 2023, 206.

¹⁷ Jimmy Stamp, “James W. Rouse’s Legacy of Better Living Through Design,” Smithsonian Magazine, April 23, 2014, <https://www.smithsonianmag.com/history/james-w-rouses-legacy-better-living-through-design-180951187/>.

¹⁸ Stamp, “James W. Rouse’s Legacy of Better Living Through Design.”

¹⁹ Stamp, “James W. Rouse’s Legacy of Better Living Through Design.”

²⁰ Simon Eisner, Arthur Gallion and Stanly Eisner, *The Urban Pattern*, John Wiley & Sons, 1993, 522.

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were all designed by Molen and built by Hardman.²¹ To appeal to the needs of Rouse's development plan, Research Homes, Inc., in a 1973 newspaper ad exclaimed that they offered a:

Community of contemporary homes built to give you lasting value, because they're built with a difference: a strong belief in you and your family. We put in hours of research to develop features like a crow's nest, where your children can play creatively...a conversation pit, drawing you all together like a magnet...unique stained cedar wall panel construction for warm contemporary beauty and outstanding durability. Bedrooms ensure privacy...the kitchen/breakfast/dining layout ensures ease and convenience. Dropped beam wood cathedral ceilings, fireplaces, wall-to-wall carpeting...all these and so many more features make the homes at Longreach dependable values. And that's nice to know.²²

Another aspect of Columbia's design philosophy centered on the neighborhood's capacity to enable its citizens. Molen believed that neighborhoods, or more particularly the open spaces within neighborhoods, should provide a space for "active" areas. These open, active spaces should "be a part of the daily orbit of those who use it and therefore an integral part of the neighborhood."²³ Molen's work with Vern Hardman, Jr. and Research Homes, Inc. in the Westshire subdivision in the late 1960s, set the dynamic partnership up for success in Rouse's Columbia development. Ron Molen's design philosophy centered around blending community and one's own home, which, combined nicely with the larger purpose of the Columbia development, would become an important ideal for Molen and other architects building within the New Town Movement that would become a usable model for a growing America.

Criterion C Significance: Work of a Master-Ronald Lowry Molen, Architect

The Desmond and Pamela Killen House is significant under Criterion C: Work of a Master with its connection to Utah-based architect Ron Molen. Ron Molen became locally known for his contemporary-style architecture, which was popular for its unique use of space and materials and eventually gained traction in "New Town Movement" communities Nationwide, in areas such as Maryland and Virginia. Molen was also an award-winning architect who won the Horizon Homes International Award in 1965 for a uniquely designed home for creative family living, built with Research Homes in the Westshire Development in West Valley, Utah. Ron Molen earned degrees from Indiana University and later the University of Utah, where he graduated in 1958. Molen was awarded his architectural license in Idaho (1964) and Utah (1966) and received his NCARB Certificate in 1974. Molen began his career under the tutelage of Glen Ashton Lloyd and eventually started his own firm in 1964. Beginning as early as 1962, Molen partnered with Vern Hardman, Jr. to form Research Homes, Inc. Together, they built over 160 houses for the Westshire subdivision in West Valley City, Utah. It was during this time that some of Molen's characteristics became most visible, including hand-built wood sconces (Photograph 14) for lighting and rough-

²¹ The house at 239 E. Dorchester Dr., built in 1968, was one of the first of its style, designed by Ron Molen. Others built, all in 1973, are: 3637 E. Bengal Blvd., Salt Lake City, Utah; 5436 Hight Tor Hill, 5527 High Tor Hill, 5519 High Tor Hill, and 5451 High Tor Hill, Columbia, Maryland.

²² Columbia, Maryland Archives.

²³ Molen, 85.

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sawn cedar used on the exterior. It was also during the development of Westshire that Molen and Hardman, Jr. learned that some levels of prefabrication would help reduce costs and build time. The combination of popularity in Westshire and other residences built between 1962 and 1969 helped boost the marketability of Molen and Research Homes, Inc., enabling them to build as far from Utah as Columbia, Maryland.

The Killen House would become one of the premier models, designed by Molen and duplicated nationally, in the wide collection of designs offered by Research Homes. Molen's environmental philosophy spread beyond his own personal convictions and wove its way into Research Homes' earliest developed communities. Pre-dating the Columbia, Maryland, development, Research Homes was slowly expanding eastward with scattered developments in Virginia. Some of the earliest developments, like Occoquan Forest in Prince William County, Virginia, began c. 1969. The development originated with the idea of being a community of vacation homes with an 18-hole PGA-class golf course. Research Homes declined under those pretenses but later signed on to help establish a "standard for the neighborhood of houses designed to blend with the surroundings and preservation of the forest setting."²⁴ Research Homes would also utilize their unique building process and build a factory on site in Occoquan Forest to "turn out a variety of prefabricated models."²⁵ Molen and Research Homes became widely known for their prefabrication method, eventually applying for a patent for modular components that would be prefabricated and assembled with minimal effort and reduced timber requirements for stronger construction at reduced costs.²⁶

In 1974, Ron Molen published *House, Plus Environment*, a book that summarized his architectural philosophy. The book was published a few years after the completion of some of Molen's residential designed subdivisions (Ensign Downs, Sherwood Hills, and Westshire) and reflects some of Molen's experience and understanding of the state of homebuilding. The book traces the evolution of dwellings, while Molen focuses on the elements he considers most important. A primary focus in the book is on communities and the responsibility planners have in building responsible neighborhoods that benefit their citizens. Another aspect of this book is the analysis of home design and a cultural shift towards prefabricated houses. *House, Plus Environment* gives an analytical approach to Molen's design philosophy and provides a further understanding of the popularity of his residential designs.

Molen became known outside of Utah in Maryland and Virginia for his unique residential architecture. His company, Molen Associates Architects, was known as "...an architect and planner/builder/developer who designed a distinctive form of residential and professional building, a mansard-roofed, shake-shingled faced with an enframed windowed/woody look, that became a

²⁴ "First 100 sites are sold in 'Crow's Nest' project," The Free Lance-Star, October 15, 1971, p. 16. See also, "Community," OFOA, January 19, 2026, <https://occoquanforest.org/about/>.

²⁵ "Group forms to fight 'Harbour,'" The Free Lance-Star, February 5, 1972, p. 6.

²⁶ United States Patent #3,925,938 for Ronald L. Molen. Assigned to Research Homes, Inc. Filed October 24, 1972. Initiated December 16, 1975.

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huge success some 30 years or so ago in the Salt Lake Valley and beyond.”²⁷ Characteristics that established Molen as a premier modernist, equally became some of his distinguished features, such as rough cedar, in which Molen explained, “With so many synthetic materials to choose from, it’s very gratifying to be able to use a natural material such as rough-sawn cedar. It’s a great variety of grain patterns...can become a very rich and satisfying wall.”²⁸ While some exterior materials became defining features, along with large windows, slanted roofs, and open spaces, Molen would begin to blend these features into larger condominium-type developments, and even for modular home companies. Oral history indicates that Molen may have designed more than 15 houses for his family. Each time one was completed they would move into it and live for a period while the next one was being designed and constructed.²⁹

The partnership between Ron Molen and Vern Hardman, Jr. began as early as 1961. Molen and Hardman sought ideas that would differentiate themselves from other builders and “the need for a whole new concept in home building; something other than just four dead walls; something different.”³⁰ To achieve something different, Molen and Hardman approached Dr. Elliott Landau, a professor of education at the University of Utah, to seek ideas for designing a home with a more suitable environment for the family.³¹ In 1965, with a unique design catered to creative family living, Research Homes won the Horizon Homes International Award for a house in Westshire (3535 S. 3200 West, West Valley City, Utah) Some of Ron Molen’s unique and modern design elements came from this early partnership, which enabled Molen and Research Homes to become successful developers in an age when design-build firms were maturing. The creative designs of Ron Molen and the ingenuity of Vern Hardman, Jr. made the partnership both successful and influential in-house design that would further the modular home movement of the 1960s and 1970s. Their ideas would become recognized nationally, as one development in Virginia states, “The modular home idea originated in Utah; the techniques for building and assembling these homes were studied and brought back to Virginia. A sales office was opened in the log cabin that is located at 6141 Occoquan Forest Drive. Two models were built for prospective buyers (6061 and 6071 Occoquan Forest Drive).”³²

While Molen remained critical of modular homes, or trailer homes, his other ideals of environmental consciousness and affordability enabled him to design modular homes for Westcom Homes in 1975. Building on his successes from Westshire and Longreach, Molen turned his talents toward a company responding to a “growing need for residential housing in [Utah]” that provided better homes at a more affordable price.³³ Molen saw prefabrication as an inevitable form of construction in the future, and claimed that prefabrication would “force the home-building industry

²⁷ “Salt Lake City Historic Landmark Commission Request by Derek Whetton to Determine the Contributing Status of the Structure Located at 540 East 500 South in the Central City Historic District,” Case no. 470-07-14, July 18, 2007. <https://www.slcdocs.com/Planning/HLC/2007/July/714.pdf>.

²⁸ “Salt Lake Home Blends Brick and Olympic Stained Wood,” *Architect/West*, September 1966, p. 7. <https://www.usmodernist.org/AW/AW-1966-09.pdf>

²⁹ This information comes from firsthand knowledge from Kirk Huffaker who is spent years interviewing longtime residents of Ron Molen designed homes, as well as Ron Molen himself.

³⁰ “Granger Builder Wins Trip Around World,” *The Magna Times*, December 9, 1965, p. 8

³¹ *The Magna Times*, December 9, 1965, p. 8.

³² “Community,” OFOA, January 19, 2026, <https://occoquanforest.org/about/>.

³³ “Residential housing needed,” *The Millard County Progress*, 7/25/1975, p. 1.

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into more organized systems of production.³⁴ Molen's views on prefabrication were complex, but his partnership with Westcom Homes suggests he saw potential in the process. Affordability seemed to be at the forefront of his viewpoints and expanded beyond the simple price for a homebuyer. Molen saw prefabricated homes as an opportunity to teach "unskilled laborers' simple production-line jobs."³⁵ This notion seemed to respond to a number of national and personal issues for Molen that all centered around cost. Molen stated, "If we can develop systems that trained craftsmen can erect in only a few days and finish in another two or three days, we can achieve fantastic levels of production at reduced costs."³⁶

Molen remained active in architecture until 1990 when he retired.³⁷ He designed over 100 houses, apartments, and commercial buildings throughout the Salt Lake City area. While Molen designed and became widely known for his single-family residences, he also remained true to his ideals to achieve affordable housing that was well designed, interconnected with its community, and in tune with the local environment. One of these notable projects was Village 2 Apartments, completed in 1978, also in West Valley City, which continued Molen's community-minded designs. Additional residential buildings designed by Ron Molen include the following: 931 E. Capital Blvd, Salt Lake City; 261 N. Sandrun Rd., Salt Lake City; 220 E. Dorchester Dr., Salt Lake City; 4066 Ross Dr., Ogden; 782 S. Cottonwood Cr., Salt Lake City; 475 E. North Hills Dr., Salt Lake City; and 495 E. North Hills Dr. (15th Ave.), Salt Lake City.

Sherwood Hills Subdivision

Sales in Sherwood Hills began as early as 1965. Research Homes, the primary home builder in the area, utilized similar designs found in the Westshire and Ensign Downs areas. Offering homes with modern and "exciting accents," Research Homes advertised homes with a staple Molen principle, "creative family living!"³⁸ Two homes within the Sherwood Hills development are identical to the Killen House, 3550 E. Avondale Dr. (1968), and 3637 E. Bengal Blvd (1973). Additional houses within Sherwood Hills also shared similar features to the Killen House, including 3955 S. 2700 W., 3551 Doverhill Dr., 3563 Doverhill Dr., 3535 Summer Hill Dr., 3640 Summer Hill Dr., 3580 Summer Hill Dr., 3570 Summer Hill Dr., and 3550 Avondale Dr.

Westshire Subdivision

Development for Westshire began in 1962. Due to low funds, development started slowly with just a small plat. It was in Westshire that Ron Molen and Vern Hardman really put their minds together to build something completely unique, distinct from other residential developments. In an interview conducted in 2010, Molen reminisced about his partnership with Hardman, "He gave me free rein with the artistic attributes, and he was a very good client-the best I was sort of the

³⁴ Molen, 63.

³⁵ Molen, 101.

³⁶ Molen, 101.

³⁷ Ron Molen continues to live in Salt Lake City where he writes and paints, and is a vocal gun-control advocate.

³⁸ Rocky Mountain Review, "October 7, 1965, p. 7.

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screenwriter and hew as the producer/director.”³⁹ In the same interview Hardman also had positive remembrances of their early partnership, “I let him [Molen] be independent, Ron had an eye. He drew and we worked together. And it worked—it really worked.”⁴⁰ Molen designed fifteen concepts that spanned in price from \$10,000 to \$45,000.⁴¹ Some designs were replicated, but unique in the sense that buyers could pick and choose certain elements, an aspect that would be utilized in other developments like Columbia, Maryland.

Additional Information

The Killen House was first purchased in 1969 by Desmond and Pamela Killen, who only lived in the house for approximately four years. The Killens sold the house to Michael and Elizabeth Laufer in 1973, who also lived there for only four years. Judge Gordon Hall and his wife, Doris, officially purchased the house on May 2, 1977, and were the most prominent owners. They lived in the house for nearly 15 years. Gordon R. Hall was appointed to the Utah Supreme Court and moved from Tooele to be closer to his place of work.

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³⁹ Cathy Mckittrick, “Utah architect and builder shared lively vision,” *Salt Lake Tribune*, October 8, 2010. <https://archive.sltrib.com/article.php?id=50426975&itype=CMSID>

⁴⁰ Mckittrick, “Utah architect and builder shared lively vision.”

⁴¹ Ronald Lowry Molen, Utah Division of State History, 2020. <https://collections.lib.utah.edu/details?id=1500492&hl=Ron%20Molen>

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Previous documentation on file (NPS):

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

Primary 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

Acreage of Property 0.23 acres

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

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

- | | |
|-------------------------|-------------------------|
| 1. Latitude: 40.79041 N | Longitude: -111.88503 W |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

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Or

UTM References

Datum (indicated on USGS map):

☐ NAD 1927 or ☐ NAD 1983

- | | | |
|----------|-----------|-----------|
| 1. Zone: | Easting: | Northing: |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting : | Northing: |

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

Lot 8, Ensign Downs Plat D. See property boundary map for detail.

Boundary Justification (Explain why the boundaries were selected.)

The boundaries are the legal description of the property currently and historically associated with the house.

Killen, Desmond and Pamela, House
Name of Property

Salt Lake County, UT
County and State

11. Form Prepared By

name/title: Mason Lytle/Research Historian II
organization: Kirk Huffaker Preservation Strategies
street & number: 774 E 2100 S
city or town: Salt Lake City state: Utah zip code: 84106
e-mail: mason@kirkhuffaker.com
telephone: (801) 804-3476
date: 9/17/2026

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: Killen, Desmond and Pamela, House

City or Vicinity: Salt Lake City

County: Salt Lake County

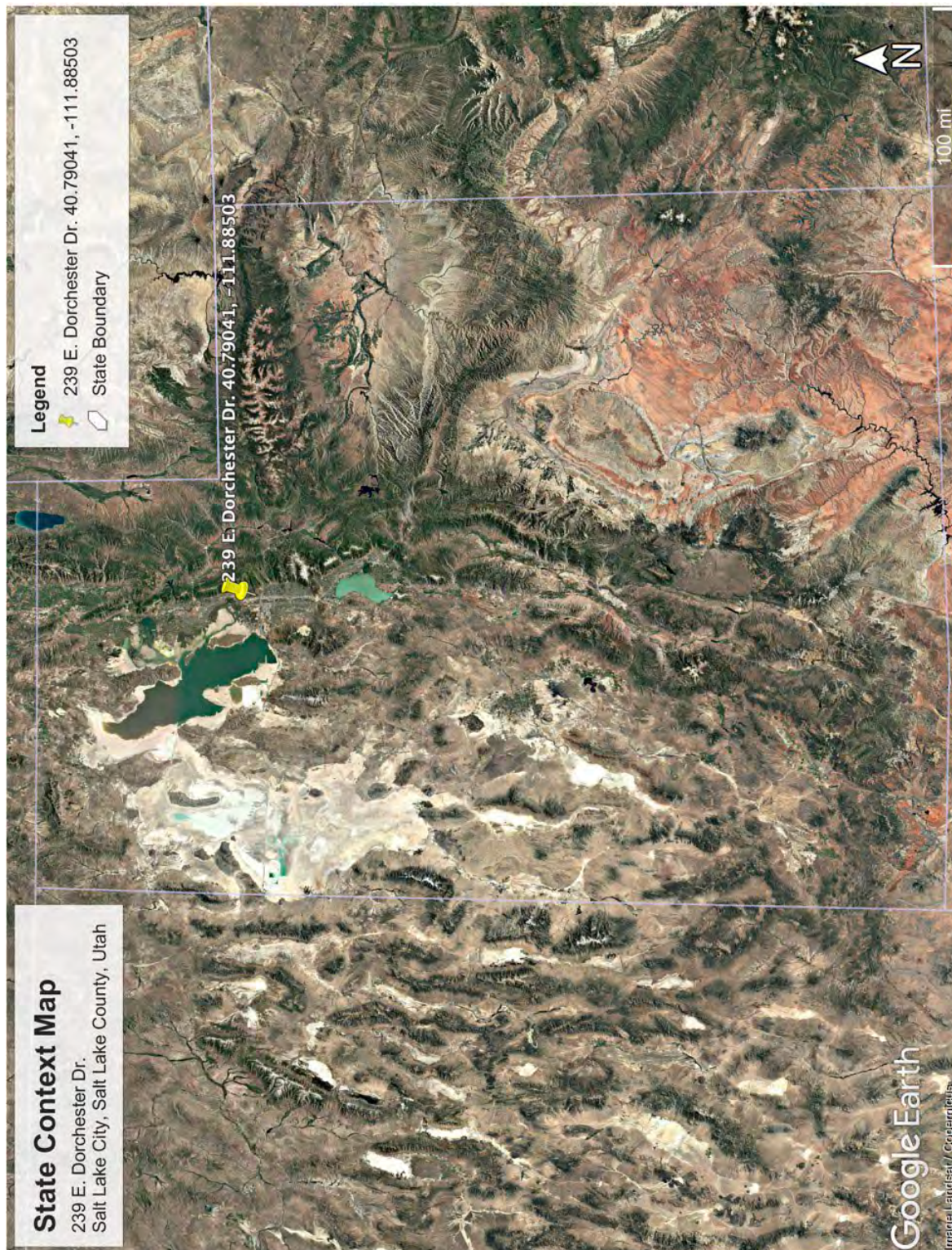
State: Utah

Photographer: Kirk Huffaker

Dates Photographed: 2025, 2026

Killen, Desmond and Pamela, House
Name of Property

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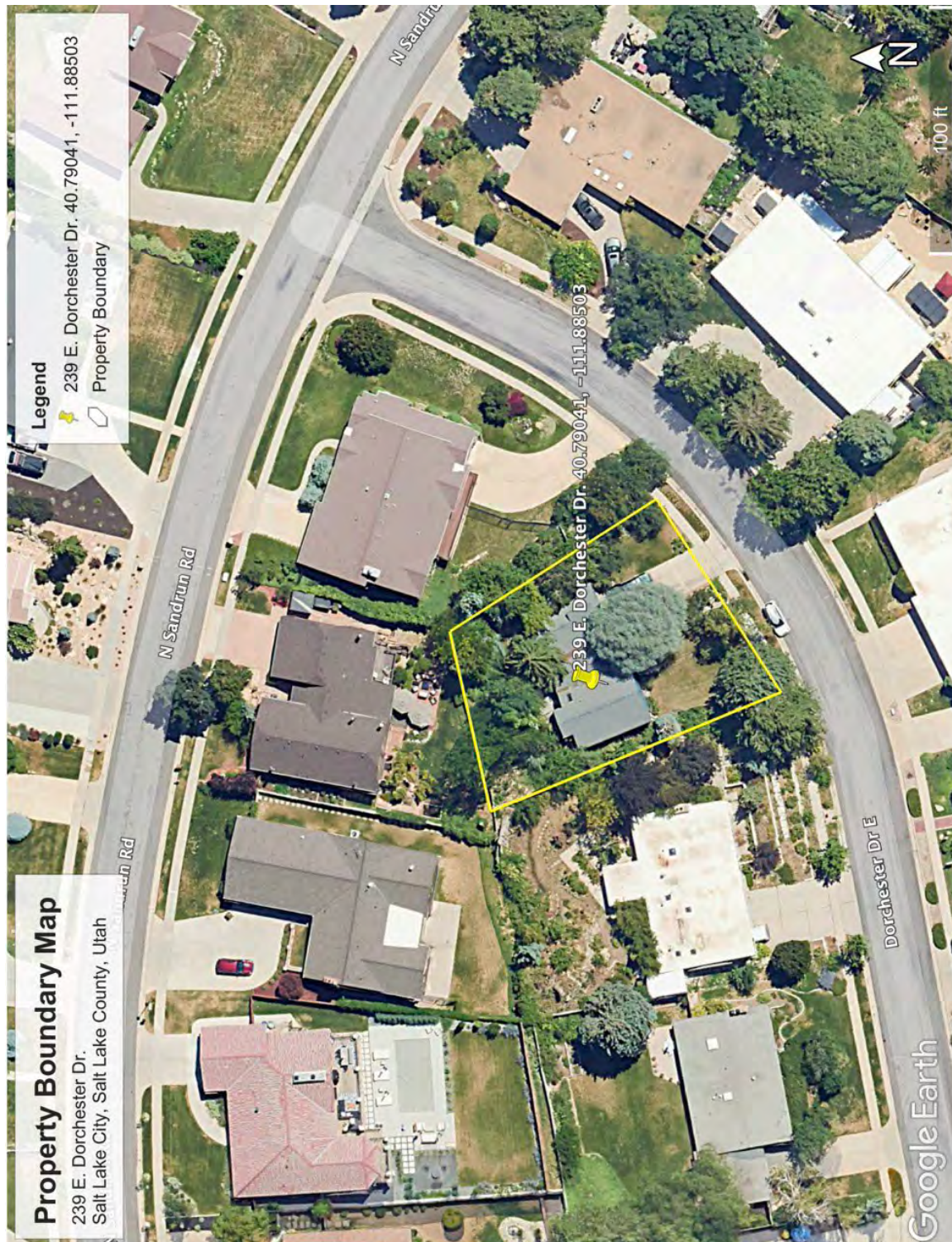
Killen, Desmond and Pamela, House
Name of Property

Salt Lake County, UT
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Killen, Desmond and Pamela, House
Name of Property

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County and State



Killen, Desmond and Pamela, House
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Photo Key - Exterior
239 E. Dorchester Dr.
Salt Lake City, Salt Lake County, Utah

Killen, Desmond and Pamela, House
Name of Property

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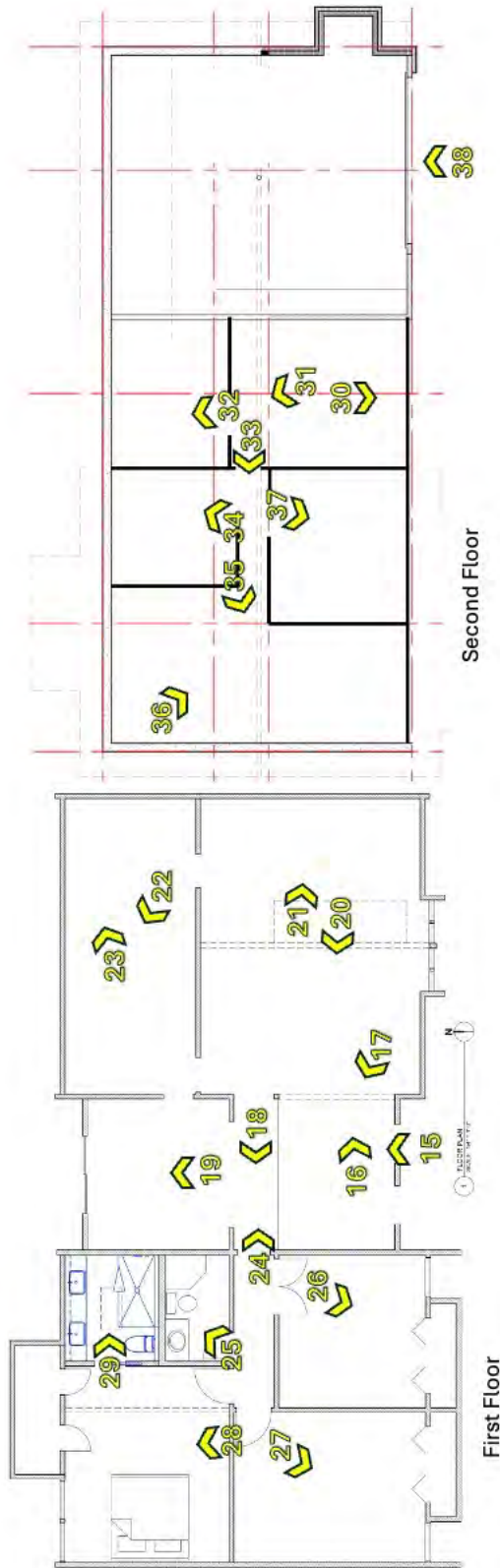


Photo Key – Interior
239 E. Dorchester Dr.
Salt Lake City, Salt Lake County, Utah

Killen, Desmond and Pamela, House
Name of Property

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Photo List

Photograph 1 of 38. Exterior, south (main) façade. Camera facing northwest.

Photograph 2 of 38. Exterior, south (main) façade. Camera facing north.

Photograph 3 of 38. Exterior, south (main) façade. Camera facing northeast.

Photograph 4 of 38. Exterior, south (main) façade showing details of the trapezoidal windows. Camera facing north.

Photograph 5 of 38. Exterior, corner of south (main) and east façade. Camera facing northwest.

Photograph 6 of 38. Exterior, east façade. Camera facing west.

Photograph 7 of 38. Exterior, east façade. Camera facing southwest.

Photograph 8 of 38. Exterior, north façade. Camera facing southwest.

Photograph 9 of 38. Exterior, north façade. Camera facing south.

Photograph 10 of 38. Exterior, north façade. Camera facing southeast.

Photograph 11 of 38. Exterior, corner of north and west façade. Camera facing southeast.

Photograph 12 of 38. Exterior, south (main) façade showing details of garage, and exterior siding. Camera facing west.

Photograph 13 of 38. Exterior, south (main) façade showing dummy leaf door, and trapezoidal transoms. Camera facing north.

Photograph 14 of 38. Exterior, south (main) façade showing custom wood sconces for exterior lights. Camera facing north.

Photograph 15 of 38. Interior, main entrance showing half-turn stairwell. Camera facing north.

Photograph 16 of 38. Interior, foyer looking towards living room/kitchen. Camera facing east.

Photograph 17 of 38. Interior, foyer looking towards the basement. Camera facing southwest.

Photograph 18 of 38. Interior, top of main stairs looking down the hall. Camera facing west.

Photograph 19 of 38. Interior, dining room showing sliding door and trapezoidal transoms. Camera facing north.

Photograph 20 of 38. Interior, living room. Camera facing west.

Photograph 21 of 38. Interior, living room. Camera facing east.

Photograph 22 of 38. Interior, kitchen. Camera facing southwest.

Photograph 23 of 38. Interior, kitchen. Camera facing northeast.

Photograph 24 of 38. Interior, upstairs hallway looking towards dining area. Camera facing east.

Photograph 25 of 38. Interior, main floor bathroom. Camera facing northwest.

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Photograph 26 of 38. Interior, main floor bedroom. Camera facing south.
Photograph 27 of 38. Interior, main floor bedroom. Camera facing southwest.
Photograph 28 of 38. Interior, master bedroom. Camera facing northeast.
Photograph 29 of 38. Interior, master bathroom. Camera facing east.
Photograph 30 of 38. Interior, foyer, stairs from the basement. Camera facing south.
Photograph 31 of 38. Interior, foyer entrance looking at the utilities room. Camera facing northwest.
Photograph 32 of 38. Interior, basement utility room. Camera facing north.
Photograph 33 of 38. Interior, basement. Camera facing west.
Photograph 34 of 38. Interior, basement bathroom. Camera facing north.
Photograph 35 of 38. Interior, basement living area. Camera facing southwest.
Photograph 36 of 38. Interior, basement living area. Camera facing southeast.
Photograph 37 of 38. Interior, basement bedroom. Camera facing south.
Photograph 38 of 38. Interior, garage area. Camera facing north.

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Photographs



Photograph 1. Exterior, south (main) façade. Camera facing northwest.



Photograph 2. Exterior, south (main) façade. Camera facing north.

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Photograph 3. Exterior, south (main) façade. Camera facing northeast.



Photograph 4. Exterior, south (main) façade showing details of the trapezoidal windows. Camera facing north.

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Photograph 5. Exterior, corner of south (main) and east façade. Camera facing northwest.



Photograph 6. Exterior, east façade. Camera facing west.

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Photograph 7. Exterior, east façade. Camera facing southwest.

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Photograph 8. Exterior, north façade. Camera facing southwest.



Photograph 9. Exterior, north façade. Camera facing south.

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Photograph 10. Exterior, north façade. Camera facing southeast.



Photograph 11. Exterior, corner of north and west façade. Camera facing southeast.

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Photograph 12. Exterior, south (main) façade showing details of garage, and exterior siding. Camera facing west.

Killen, Desmond and Pamela, House

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Photograph 13. Exterior, south (main) façade showing dummy leaf door, and trapezoidal transoms. Camera facing north.

Killen, Desmond and Pamela, House
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Photograph 14. Exterior, south (main) façade showing custom wood sconces for exterior lights. Camera facing north.

Killen, Desmond and Pamela, House
Name of Property

Salt Lake County, UT
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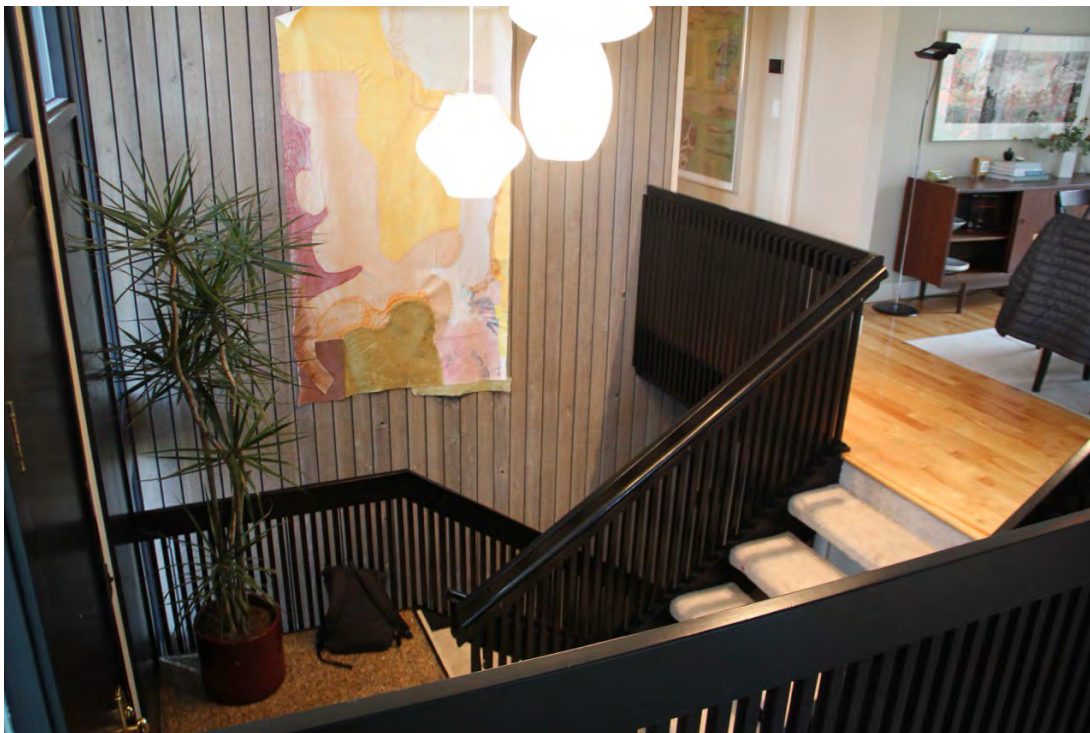
Photograph 15. Interior, main entrance showing half-turn stairwell. Camera facing north.

Killen, Desmond and Pamela, House
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Photograph 16. Interior, foyer looking towards living room/kitchen. Camera facing east.



Photograph 17. Interior, foyer looking towards the basement. Camera facing southwest.

Killen, Desmond and Pamela, House
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Photograph 18. Interior, top of main stairs looking down the hall. Camera facing west.

Killen, Desmond and Pamela, House
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Photograph 19. Interior, dining room showing sliding door and trapezoidal transoms. Camera facing north.



Photograph 20. Interior, living room. Camera facing west.

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Photograph 21. Interior, living room. Camera facing east.



Photograph 22. Interior, kitchen. Camera facing southwest.

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Photograph 23. Interior, kitchen. Camera facing northeast.

Killen, Desmond and Pamela, House
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Photograph 24. Interior, upstairs hallway looking towards dining area. Camera facing east.

Killen, Desmond and Pamela, House
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Photograph 25. Interior, main floor bathroom. Camera facing northwest.

Killen, Desmond and Pamela, House
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Photograph 26. Interior, main floor bedroom. Camera facing south.



Photograph 27. Interior, main floor bedroom. Camera facing southwest.

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Photograph 28. Interior, master bedroom. Camera facing northeast.



Photograph 29. Interior, master bathroom. Camera facing east.

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Photograph 30. Interior, foyer, stairs from the basement. Camera facing south.

Photograph 31. Interior, foyer entrance looking at the utilities room. Camera facing northwest.



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Photograph 32. Interior, basement utility room. Camera facing north.

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Photograph 33. Interior, basement. Camera facing west.

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Photograph 34. Interior, basement bathroom. Camera facing north.

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Photograph 35. Interior, basement living area. Camera facing southwest.



Photograph 36. Interior, basement living area. Camera facing southeast.

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Photograph 37. Interior, basement bedroom. Camera facing south.



Photograph 38. Interior, garage area. Camera facing north.

Killen, Desmond and Pamela, House
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Figures

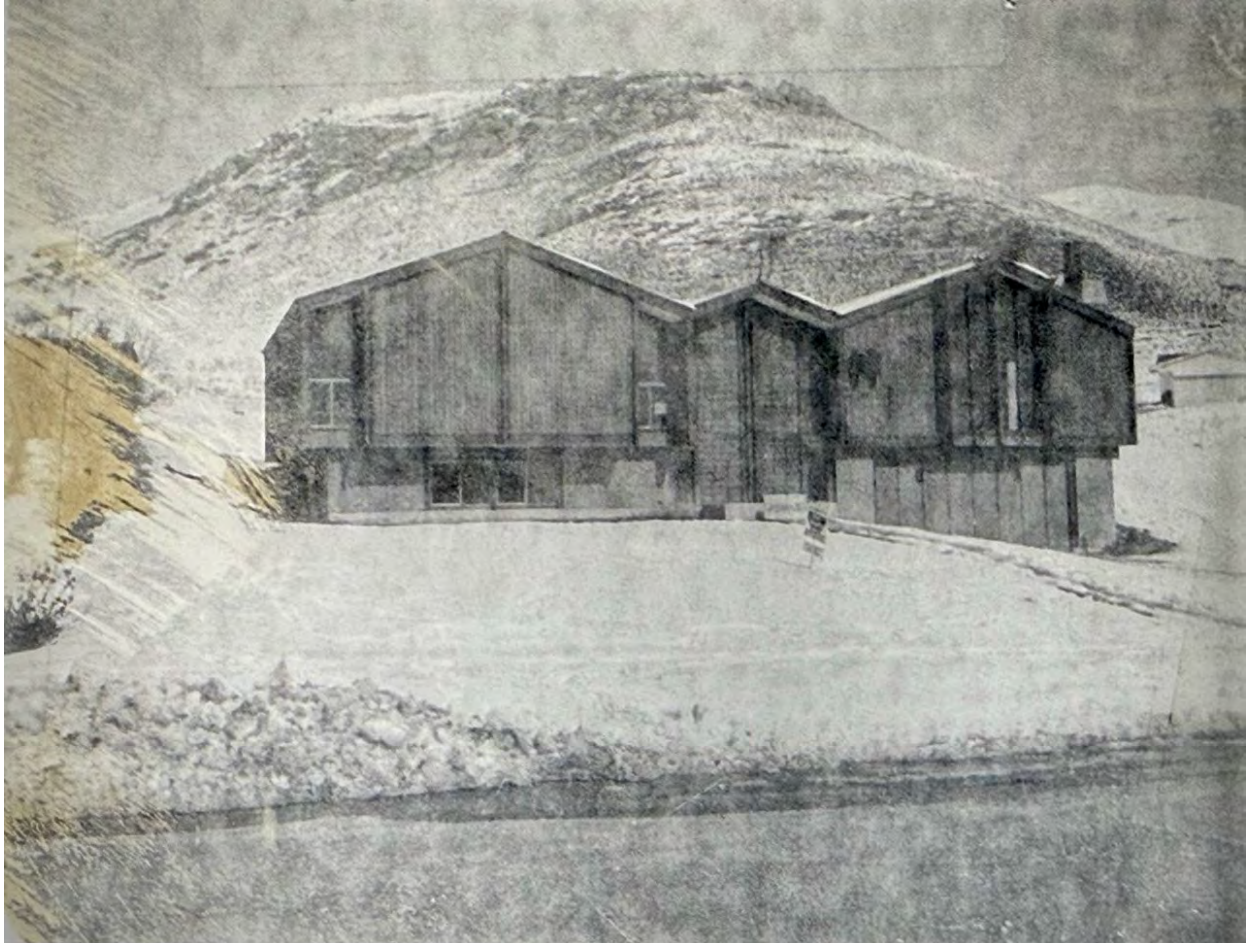


Figure 1. Tax assessor photo of 239 Dorchester Dr. taken c. 1969. Source: Salt Lake County Archives.

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Figure 2. Newspaper excerpt showing the “Ensign Downs” master plan, where 239 Dorchester Dr. would eventually be built. Source: *Deseret News*, 8/28/1953, p. 17.

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How To Move-House And All

Workmen load prefabricated, five-bedroom house sections including built-in furniture aboard flat-bed semitrailer at Research Homes yard in Granger. The "TWT" (T-beam, wall panel, T-beam) system house was shipped knocked-down to the Washington, D.C., area where it is being set up by Research Homes carpenters. Two of the firm's smaller houses already have been erected on the Washington tract. They have been erected to demonstrate the feasibility of the company's method. The shipped house will be ready for occupancy in 30 days, according to Vern C. Hardman Jr., president.

Figure 3. Newspaper ad explaining Research Homes, Inc.'s method of construction for homes like 239 Dorchester Dr. Source: *Deseret News*, 6/5/1970, p. 52.

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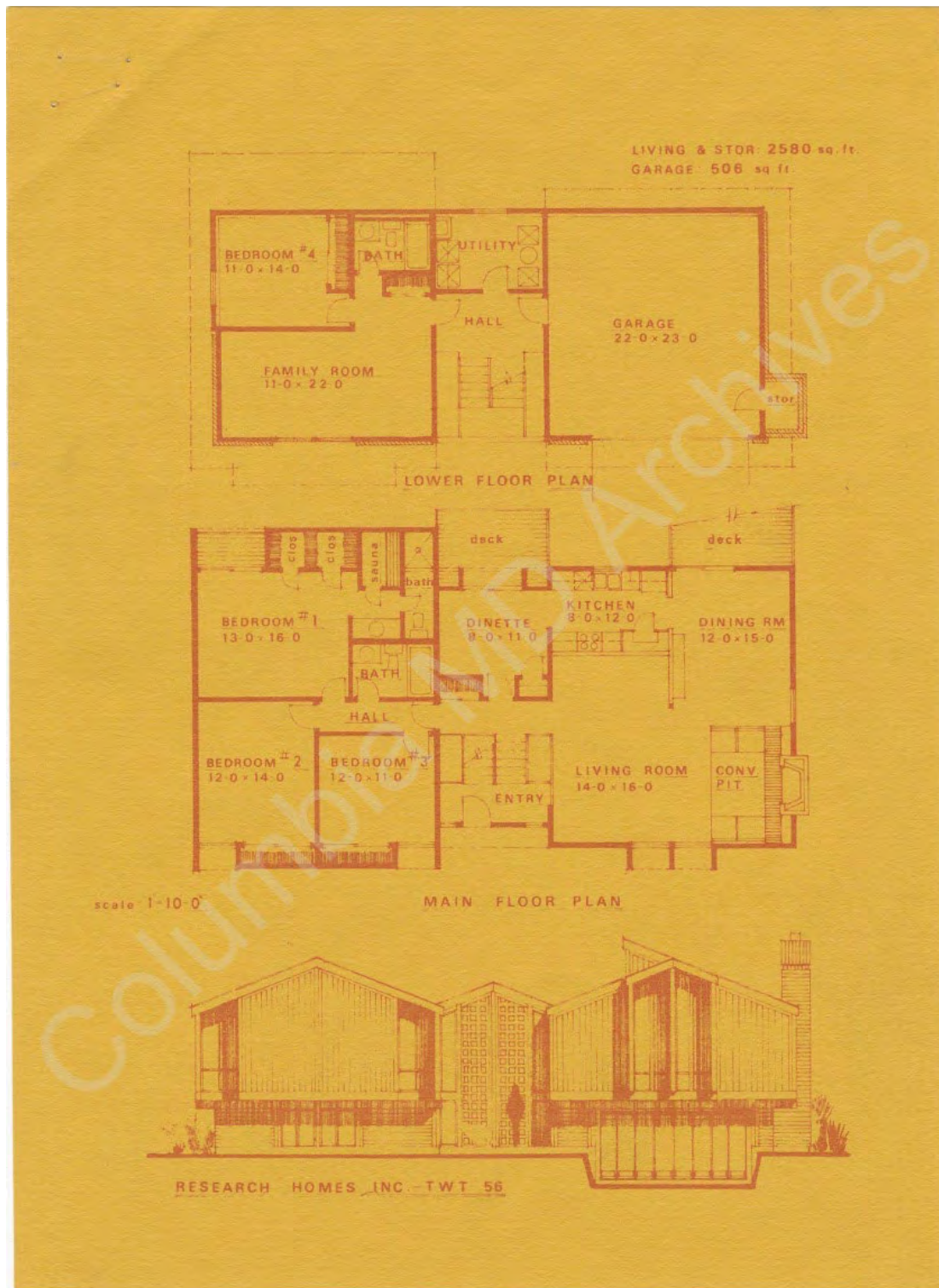


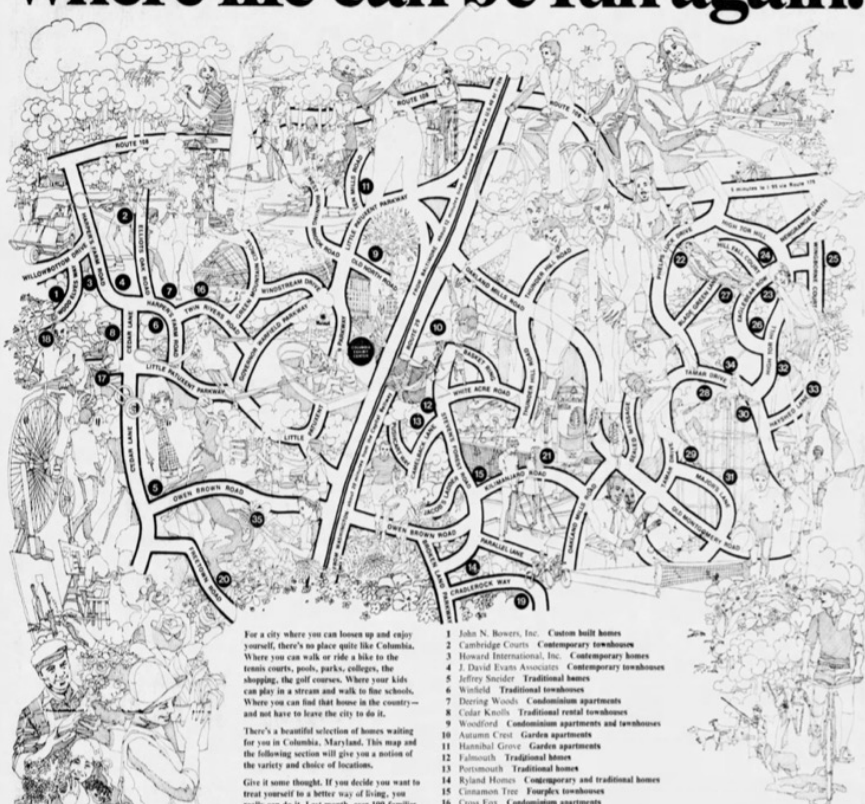
Figure 4. Layout design for model home "TWT-56", like 239 Dorchester Dr. or 5451 High Tor Hill, Columbia, MD 21045. Source: Columbia Maryland Archives.

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THE SUN, Sunday, September 22, 1974 F 9

A guide to homes in Columbia, Maryland where life can be fun again.



For a city where you can loosen up and enjoy yourself, there's no place quite like Columbia. Where you can walk or ride a bike to the tennis courts, pools, parks, colleges, the shopping, the golf courses. Where your kids can play in a stream and walk to fine schools. Where you can find that home in the country—and not have to leave the city to do it.

There's a beautiful selection of homes waiting for you in Columbia, Maryland. This map and the following section will give you a notion of the variety and choice of locations.

Give it some thought. If you decide you want to treat yourself to a better way of living, you really can do it. Last month, over 100 families moved here. To single family homes beginning as low as \$36,900, townhouses at \$33,990, condominium apartments at \$21,990. And to the many rental apartments here to choose from. Financing is available. Some Columbia builders offer terms as favorable as 8%, with as little as \$5% down.

So why wait, when you could be enjoying all the good things Columbia has to offer now at prices that aren't likely to get any lower?

Visit the Exhibit Center across from The Mall in downtown Columbia for all the information you'll need to get started.

- 1 John N. Roberts, Inc. Custom built homes
- 2 Cambridge Courts Contemporary townhouses
- 3 Howard International, Inc. Contemporary homes
- 4 J. David Evans Associates Contemporary townhouses
- 5 Jeffrey Sandler Traditional homes
- 6 Winfield Traditional townhouses
- 7 Derring Woods Condominium apartments
- 8 Cedar Knolls Traditional rental townhouses
- 9 Woodford Condominium apartments and townhouses
- 10 Autumn Crest Garden apartments
- 11 Hambel Grove Garden apartments
- 12 Falmouth Traditional homes
- 13 Portsmouth Traditional homes
- 14 Ryland Homes Contemporary and traditional homes
- 15 Cinnamon Tree Fourplex townhouses
- 16 Cross Fox Condominium apartments
- 17 Sierra Villas Contemporary townhouses
- 18 Timberbrook Traditional and contemporary homes
- 19 Southwick Contemporary townhouses
- 20 Ryland Uniflex homes
- 21 Annapolis Contemporary townhouses
- 22 Wood Creek Contemporary townhouses
- 23 The Chaucer Partnership Custom built homes
- 24 Research Homes, Inc. Contemporary homes
- 25 Ruff Builders, Inc. Contemporary homes
- 26 Techball Contemporary homes
- 27 King Charles Commons Traditional townhouses
- 28 Britania East & West Garden apartments
- 29 Usherbrook Garden apartments
- 30 Long Reach Knolls (age) Contemporary townhouses
- 31 Traver Garden apartments
- 32 Forest Walk Traditional rental townhouses
- 33 Longgreen House Condominium apartments
- 34 Prospect Walk Traditional townhouses
- 35 Stevens Station Contemporary patio homes

Columbia Maryland

THE SUN

Figure 5. Newspaper ad for Columbia, Maryland development. Research Homes, Inc. is #24 on the map.
Source: *The Baltimore Sun*, 9/22/1974, p. 103.

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Figure 6. Photograph of 5451 High Tor Hill, Columbia, Maryland 21045, taken c. 1975. This house was built c. 1973. Source: Columbia Maryland Archives.



Figure 7. 3637 E Bengal Blvd in Salt Lake City was built in 1973. Photo taken in 2025. Credit: Kirk Huffaker.

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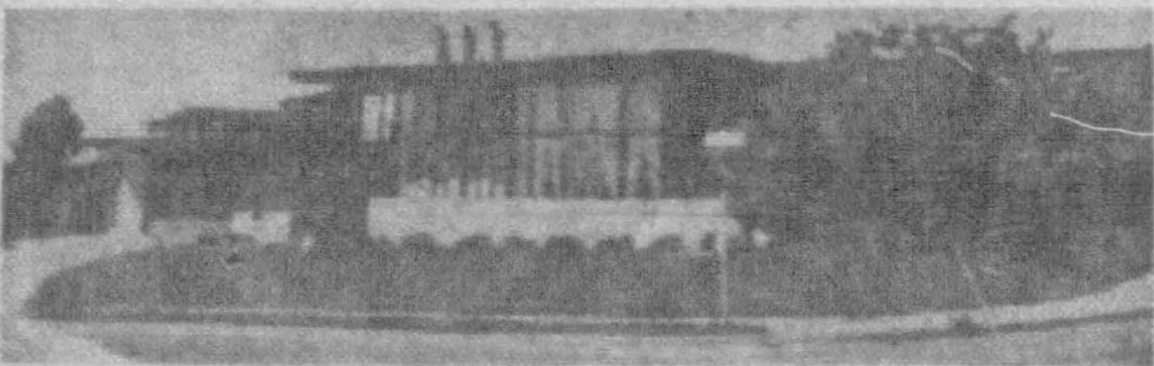
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Figure 8. Interior of a home in Columbia, Maryland. This home is modeled after 239 E. Dorchester and retains some of the original features, such as the conversation pit. Source: Figure sent to author.

Killen, Desmond and Pamela, House
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MANSION ON DISPLAY

Salt Lake's newest and most elegant contemporary home
is open:

Sunday 10 A.M. till dark
Weekdays 4 P.M. till dark

Spectacular view by ENSIGN DOWNS; fabulous design
by RON MOLEN; color harmony by ROY CRAWFORD;
beautiful furnishings by CLARK LEAMING; attractive land-
scaping by LEON BROWN.

931 E. Capitol Blvd. on
ENSIGN DOWNS
Back of State Capitol

Figure 9. Newspaper ad depicting a design by Ron Molen. Source: *The Salt Lake Tribune*, 10/16/1966, p. 40.

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Figure 10. Aerial photo of Ensign Downs development taken in 1958. The yellow mark is the eventual site of 239 E. Dorchester Dr. Source: USGS



Figure 11. Aerial photo of Ensigns Downs shortly after the completion of 239 E. Dorchester Dr. The yellow mark is 239 E. Dorchester Dr. Photo taken in 1971. Source: USGS

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WESTCOM

Affordable and Liveable Homes

Westcom Homes are truly designed for family living! Choose from a variety of floor plans and exterior designs, then select the motif you prefer — contemporary cedar or elegant traditional.

UNIQUE MODULAR CONSTRUCTION
Modular construction saves you time, money and permits better quality control on the home itself.

AWARD WINNING DESIGNS
Westcom Homes are designed by one of Utah's most prominent architects, Ronald L. Molen, A.I.A.

TEN YEAR WARRANTY ON YOUR WESTCOM HOME
Qualified Westcom dealers can offer you a 10-year warranty against structural defects in your new home (underwritten by the National Home Builder's Association). Your home is also protected against defective materials and labor for a two-year period.

MORE HOME FOR THE MONEY
Modern techniques save labor costs. Factory conditions assure "on-time" delivery. Warping and shrinkage are held to a minimum.

Your Westcom Dealer Can Help You Arrange Financing. Just Call Him.

ARDELL DENNING
55 East 1st North, Logan, Utah 84321 Phone 752-2853

HOMES

 **WESTCOM**

Figure 12. Westcom Homes ad showing a Molen concept. Source: *The Herald Journal*, 8/15/1976, 6.

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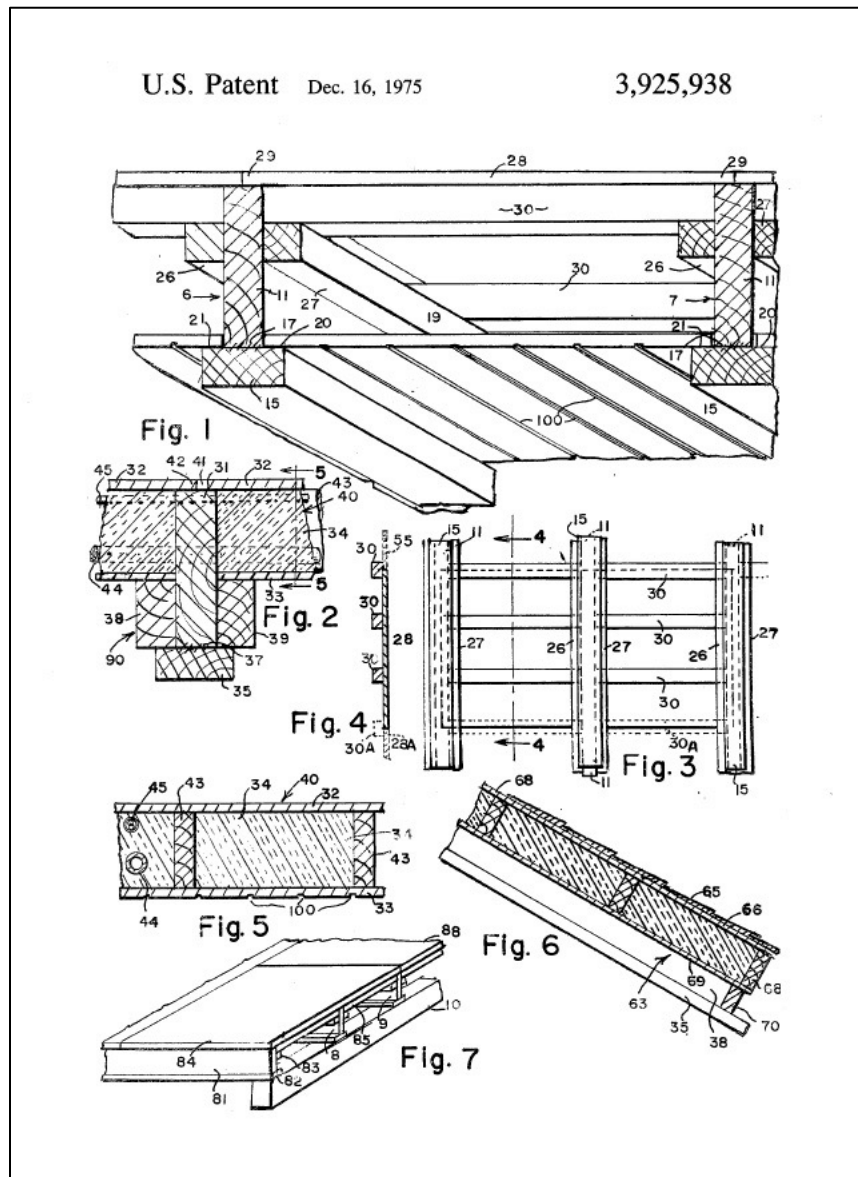
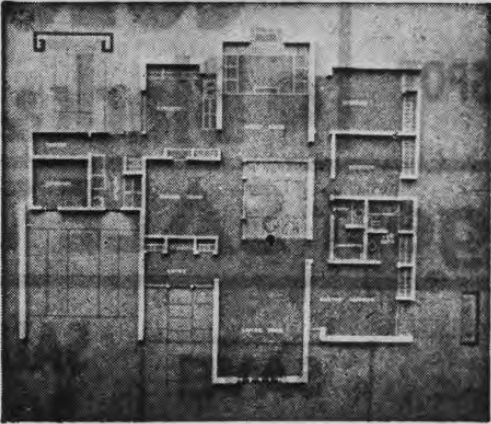


Figure 13. Patent design for a "T-beam joist" that addressed an issue in prefabricated homes that utilized long cross sections. Source: Patent #3,925,938.

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WINNER!
of the
**HORIZON HOMES
INTERNATIONAL
AWARD FOR 1965**

BUILT by RESEARCH HOMES, INC.
Vern C. Hardman, Jr. President

BUILT WITH SLUMP (ADOBE STYLE)
CONCRETE BLOCK
Supplied by Utah Concrete Pipe Co.

Here is a masterful blending of good design and quality construction with concrete masonry and wood textures combined — both interior and exterior — to produce a delightfully charming and liveable home. For the thoughtful application of a basic building material, this beautiful, nine-room, single level home was the winning entry in the 1965 International Horizon Homes competition, with major builders throughout the United States and other countries in competition.

Utah Concrete is proud to have played a part in this success, and takes this opportunity of complementing Mr. Hardman and his associates at Research Homes on their achievement.

The award winning home is at 3535 South 3200 West in Salt Lake County.



UTAH CONCRETE PIPE CO.
SALT LAKE • OGDEN • PROVO • LOGAN
UTAH CULVERT CO. Corrugated Metal Products
SAME OFFICES AND PHONES

Figure 14. Newspaper advert for the 1965 Horizon Homes winner. Source: *The Ogden Standard-Examiner*, June 12, 1966, p. 47.

Killen, Desmond and Pamela, House
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come in

to creative family living

OPEN HOUSE Sat. Nov. 20th
10 a.m. till dark
OPEN WEEKLY MON. THROUGH SAT.

SHERWOOD HILLS
7705 SOUTH 3500 EAST

FRIGIDAIRE
Appliances Featured in
Research
Homes
Kitchens

Pull 'n Clean
Oven pulls out
like a drawer
clean it standing
up—no stooping
or stretching.

Research Homes announces the opening of their new development, Sherwood Hills. Nestled against the Wasatch Mountains between Big and Little Cottonwood Canyons, Sherwood Hills, brings you the latest in residential living. Featuring underground telephone and power lines, all sanitary improvements, city water, and planned residential living with 40 different models to choose from. See this new innovation in family living today!

Research • Homes, Inc.

7705 South 3500 East
Phone 298-6148 or 278-6142

Figure 15. Open House announcement for the Sherwood Hills development in 1965. Source: *Deseret News*, November 19, 1965, p. 30.

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Property Owner information

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

Name: Sarah Bettag & Nick Morgan

Address: 239 E. Dorchester Dr.

City or Town: Salt Lake City State: Utah Zip code: 84103

Telephone/email: sarah.bettag@gmail.com / nickcmorgan@gmail.com

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

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

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

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

ATTACHMENT C: Evaluation Form

NATIONAL REGISTER NOMINATION EVALUATION SHEET

Certified Local Governments / Historic Landmark Commissions

The following property is being nominated to the National Register of Historic Places and will be reviewed by the Utah State National Register Review Committee at its next meeting

PROPERTY NAME:

ADDRESS:

☐ OK

☐ Concerns

INTEGRITY: Major alterations or additions? New materials? Altered setting? Moved? etc.

☐ OK

☐ Concerns

DESCRIPTION: Is the property adequately described? Have contributing and non-contributing features been clearly identified?

☐ OK

☐ Concerns

SIGNIFICANCE and CONTEXT: Has the appropriate criterion been used? Has it been justified? Is the context sufficient in breadth and depth to support the claims of significance?

☐ OK

☐ Concerns

FACTS AND SOURCES: Are the appropriate and best sources used? Are key dates and facts accurate?

☐ OK

☐ Concerns

SUPPORTING MATERIALS: Adequate photos, maps, drawings, etc.?

☐ The Commission recommends that the property or properties appear to meet the National Register criteria and should be listed in the National Register.

☐ The Commission recommends that the property or properties do not appear to meet the National Register criteria and should not be listed in the National Register.

Signature of Commission Chair (or Designee)

Date

Signature of Mayor

Date

Name of Local Historic Preservation Commission

Return to: coryjensen@utah.gov