



MP 2702

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

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

1. Name of Property

Historic name: Hobbs, Edward and Irene, House

Other names/site number: _____

Name of related multiple property listing:

Historic Resources of Murray City, Utah, 1850-1950

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

2. Location

Street & number: 487 East Vine St.

City or town: Murray State: UT County: Salt Lake

Not For Publication: Vicinity:

3. State/Federal Agency Certification

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

I hereby certify that this 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

	Deputy SHPO	5-3-18
Signature of certifying official/Title:		Date
___ Utah Division of State History/Office of Historic Preservation ___		
State or Federal agency/bureau or Tribal Government		



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In my opinion, the property ___ meets ___ does not meet the National Register criteria.

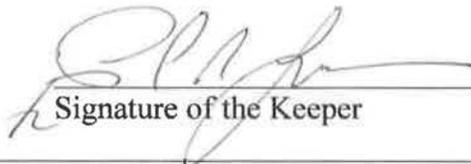
Signature of commenting official: _____ **Date** _____

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

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

9/23/2018
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

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Site	<input type="checkbox"/>
Structure	<input type="checkbox"/>
Object	<input type="checkbox"/>

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	_____	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
_____	_____	Total

Number of contributing resources previously listed in the National Register _____

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC / single dwelling

Current Functions

(Enter categories from instructions.)

DOMESTIC / single dwelling

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7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19TH & EARLY 20TH CENTURY AMERICAN MOVEMENTS:

Prairie School

Bungalow / Craftsman

Materials: (enter categories from instructions.)

Principal exterior materials of the property: STUCCO, ASPHALT

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 Edward and Irene Hobbs House was completed in 1921, facing southwest at a curve in Vine Street where the road runs along the northeastern embankment above the floodplain of Little Cottonwood Creek. The house is a simple, Prairie School Style one-story-with-basement bungalow with a low-pitched hipped roof and deep overhanging eaves. The footprint is nearly rectangular except for a small jog in the front to accommodate a half-length porch. The structure is primarily frame (except for the masonry porch), but is entirely covered in stucco. The house underwent some minor remodeling around 1935 and in the 1950s and has recently undergone extensive restoration. Currently the exterior of the house appears much as it did in the historic period. The neighborhood clusters along Vine Street, hemmed in on the southwest by Murray Park in the floodplain and on the northeast by the Mick Riley Golf Course. In 1921 the area was semi-rural, and dwellings were spread out and mixed with agricultural outbuildings. Over time the area has been completely suburbanized and is now comprised of a variety of single-family homes on suburban-sized lots, dating from the turn of the 20th century to the 2010's. The house stands on a 0.18 acre lot with little landscaping, bounded on the southwest by Vine Street and on the north and northwest by an access road to the golf course.

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Narrative Description

Exterior

The southwest or primary façade of the Edward and Irene Hobbs House is typical of many bungalows of the period. It has a slightly-recessed half-length porch across the west half. Steps lead up to the porch from the side of the house and the porch shelters one large window and a doorway. The current front door was installed in 2015, but is in a simple Craftsman style with three lights in the top, imitating the original front door that was removed in the 1950s. The porch is supported by two rectangular piers running parallel to the plane of the façade and set back from the front edge of the porch. The porch was originally open, but was enclosed with fixed windows in wood frames about 1935. The projecting east half of the front façade has another large picture window.

The house is divided into bands differentiated by varying shades and stucco textures. The foundation has medium-toned sand-textured stucco. Above the foundation is a band of heavily-textured, dark-toned, pebble-dash stucco that extends just over half-way up the wall above the foundation. When the house was first built, this pebble-dash stucco also extended to the ground around the porch, but at some point repairs to the stucco were made and the foundation around the porch was finished to match the stucco on the foundation around the rest of the house. The porch wall cap extends slightly out from the wall and is finished in a light-toned smooth stucco. A matching stringcourse in the same smooth stucco finishes the top of the pebble-dash stucco, wrapping around the entire house. Above that stringcourse the wall is covered in the same medium-toned sand-finished stucco as the foundation. The porch piers extend from the roof to the ground, set apart as structural elements covered in the sand-finished stucco. At the top of the wall is an angular horizontal wood crown molding, painted a burnt-umber color similar to the original color of the molding. The molding has a particular Prairie Style character and is similar to moldings seen in some Frank Lloyd Wright designs. The eaves of the house are wide, extending about 34 inches out from the wall. Originally the eaves were finished in wood lath and smooth plaster, more typical of interior applications. By the 2010s the lath and plaster had deteriorated to the point that it was replaced with metal lath and a smooth stucco, painted off-white. The banded stucco treatment of the walls and eaves continues around all four sides of the house.

The original windows in the house were all traditional wood framed windows, either fixed plate-glass, casement, or double-hung sash, with small three-pane awning windows in the basement. Some of the windows were altered over the years, including enlargement of a couple of picture windows and removal of casement and sash windows in favor of undivided glass. All the windows in the house, except for the porch windows, were replaced in 2016 with aluminum-clad wood windows. Some of the basement windows were enlarged to meet modern egress codes. Most of the other windows in the house were restored to their historical configurations. The trim around the windows and doors is painted in burnt umber and the window frames are a deep red. The bottoms of the windows fall at various heights along the wall, but the tops all meet the crown molding in the eaves, giving the effect of hanging from the roofline.

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The house has a low-pitched hipped roof with a projection at the front to cover the porch. The original roofing material was cedar shingles. The roof is currently covered in gray-brown “architectural” asphalt shingles. At the peak of the hipped roof near the front of the roofline is a chimney covered in stucco with a band around the top, matching the stringcourse around the body of the house. The original chimney was constructed of brick and ran from the roof down into the basement to the furnace. A second chimney at the rear of the house serviced a cooking stove in the kitchen. Both brick chimneys were removed in 2014, but a frame and stucco facsimile of the front chimney was constructed above the roofline to preserve the appearance of the front façade.

The northwest façade of the house includes the stairs to the front porch at the south end. These stairs were originally recessed into the porch, but were extended out from the porch when the porch was enclosed in 1935. At the north end of the northwest wall is a back door at ground level. In between is a large fixed dining room window with side casement lights and a side-by-side pair of double-hung sash windows into the kitchen. In the foundation are two basement windows, one large casement and one small awning, as well as a non-functioning coal chute cover.

The stringcourse continues along the northeast side of the house, which has a single double-hung window on the west and a double casement window on the east. These casement windows replaced double-hung windows because of egress code requirements, but were put on the rear of the house so as to be as inconspicuous as possible. The northeast side also has two small awning basement windows.

The southeast elevation of the house includes a pair of double-hung windows, a single double-hung bathroom window, another pair of windows, and a narrow, horizontal window flanked by longer double-hung windows. In many bungalows two windows such as these would flank a fireplace and chimney, but in this more modest version the chimney was omitted in favor of a less expensive horizontal window. The foundation is pierced by two enlarged basement egress windows.

Interior

The main floor of the house includes a living room and a dining room at the front with two bedrooms, a bathroom, and a kitchen in the rear. The basement was originally a shelf basement without living space, but much of the shelf was removed in 1935 to create a basement apartment. Recently the basement was further excavated to remove the remaining shelf and deepen the space, which now includes a family room, a bathroom, and two additional bedrooms.

Setting

When the house was completed in 1921, it stood on a 0.7-acre piece of property, roughly triangular in shape, which eventually also included a garage, a chicken coop, and a playhouse. The property was subdivided in 1942, and another house was built on the southeastern portion. The western end of the triangle was sold in 2007, so the property currently associated with the

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house consists of 0.18 acre. The garage was demolished around 2005, but the chicken coop and the playhouse are extant on the neighboring piece of property, divided off the original plot in 1942. These buildings are not included within the boundary of this nomination.

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

1920-1935

Significant Dates

1920-21
ca. 1935

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Luke Morris, 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 Edward and Irene Hobbs House, in Murray, Utah, is locally significant under Criterion C in the area of Architecture as part of the, *Historic Resources of Murray City Multiple Property Submission* within the contextual theme of the “Americanization of Murray’s Residential Architecture, 1902-1950.” The house, constructed in 1920-21, is an example of the bungalow form that the Historic Resources of Murray City MPDF notes “replaced the Victorian cottage as the most popular house type in Murray”¹ during the early part of the twentieth century. It exhibits distinctive characteristics of the Prairie School Style of architecture, originally conceived by Frank Lloyd Wright, and represents the popularity of the style in Utah. The house is significant as one of the best surviving examples of vernacular Prairie School Style residential architecture in Murray. Furthermore, the Hobbs House is exceptional as the best example of a stucco Prairie Style bungalow in Murray, where the majority of examples were of brick construction. Its method of construction and application of Prairie Style detailing represent an unusual approach to creating an affordable, yet stylish bungalow in the early 1920s. The period of significance spans from 1920, the year that construction began on the house, to c.1935, the year that the last major historic alteration occurred.

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

Architectural Significance

The Hobbs House is significant under Criterion C in the area of Architecture because it is the best extant stucco Prairie School Style bungalow in Murray.² Although modest in size, it is somewhat unusual for Utah, and particularly for Murray, in its materials, its method of construction, and its articulation of a Prairie aesthetic in a modest bungalow. The house has the low-pitched roof and wide eaves typical of Prairie bungalows. The horizontal effect is further accentuated in that the eaves sit low and meet the tops of the windows. More traditional building methods dictated that the ceiling joists would extend out over the walls to create the eaves for a house, but in the Hobbs House and in other Prairie bungalows, the eaves extend out from the exterior walls lower than the ceilings inside, thus accentuating the ground-hugging look of the Prairie style.

Instead of brick or clapboard, the Hobbsses chose to cover the entire exterior of their house in stucco from the ground up to the eaves. The stucco exterior gives the house a sense of solidity that one would typically associate with a masonry building, but the house is actually a frame structure underneath the stucco. Not only is the house unusual in its use of stucco, but the

¹Broschinsky, Korral, Historic Resources of Murray Multiple Property Documentation Form (National Park Service, 2000), Section E p. 2.

² This is based on data from the Utah State Historic Preservation Office’s historic buildings database. While there are several brick/stucco combination bungalows, the Hobbs House is one of only two all-stucco bungalows, and the only Prairie School Style all-stucco bungalow in Murray.

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treatment of the stucco also serves to give the house a simple but unusually distinct Prairie look. The stucco was applied in bands in varying textures and shades. The concrete foundation was covered with a fairly smooth coat, the lower portion of the wall in a darker, heavily textured pebble-dash stucco, a projecting smooth stucco band in a medium tone wrapping around the perimeter of the house, and a light-toned sand-finished stucco on the upper wall. A horizontal molding painted in a deep tone separated the wall from the smooth horizontal eaves. The fascia is accented by a crown molding in the same deep color as the molding at the top of the eaves and the frames around the windows. The effect of the varying textures and tones is to divide the house into strong horizontal bands.

An additional Prairie touch to the house is seen in the piers that support the cantilevered porch roof. The rectangular piers are set back from the front of the porch and run perpendicular to the projection of the porch. This setback and the orientation of the piers accentuate what would otherwise be a relatively slight cantilever of the roof. The piers are set apart as distinct structural elements coated in smooth stucco from the ground to the eaves. It appears likely that the exterior stucco and trim were originally colored in browns and grays, but in articulating the horizontal lines, the color values were more important than the specific colors.

While there are a fair number of Prairie-influenced bungalows extant in Murray, there are none that are executed in stucco in the way the Hobbs House is. It appears that rather than taking their cues from what was commonly being built in the community at the time, the Hobbsses went to an outside source for inspiration. It seems almost certain that the plans for the house would have come from a pattern book or builders' magazine, and Edward would have had ready access to such publications of the time through his work at the Howe Lumber Co. While there were many Prairie-influenced bungalows in Murray, only a few could be characterized as "consciously" done in the Prairie Style. The Hobbs House is one of those intentional Prairie designs, not because the Hobbsses or their builder would have been particularly acquainted with the style, but because they chose from a pattern book produced by someone who was familiar with the style.

The choice of stucco as an exterior material was also a fairly unique choice for Murray and for Utah in general. A brick bungalow may have been more expensive than the Hobbsses could afford, but they likely wanted a more solid look than could be achieved with a typical clapboard-sided frame house. The solution was to build a frame house and cover it in the more solid-looking stucco. This design, executed all in stucco with simple Prairie Style lines, produced a look reminiscent of Frank Lloyd Wright's "Fireproof House" design, although the Hobbsses achieved the look with stucco over frame rather than concrete. In making the decisions that they did, the Hobbsses achieved the "American dream" of home ownership with a solution unique in Murray.

The low hipped roof, the wide eaves, the horizontal banding, the cantilevered porch, and the grounding vertical piers are common in more elaborate examples of the Prairie Style, but by using unusual stuccoing techniques, all are executed in a simpler but effective way in the Hobbs House. The result is a distinctive example of Prairie-Style influenced architecture unique among the homes of Murray.

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Architectural Context

By far the most popular house form built in Utah during the 1910s and '20s was the bungalow. These one-story, low-lying, rectangular houses with broad eaves and sheltering front porches could vary in size and in stylistic ornamentation but were most common in smaller and simpler versions. Many people of modest incomes could afford to build a small two- or three-bedroom bungalow with simple detailing, and the form became a fulfillment of the dream of home ownership for thousands of Utah families. This fact was true in Murray as in many other cities in the state.

Most Utah bungalows could be categorized as vaguely influenced either by the Arts and Crafts Style with a gabled roof, half-timbering, eave brackets, and battered porch columns, or by the Prairie Style with a low-profile hipped roof, horizontal lines, and occasional geometric patterns at the tops of the piers that supported the porch. Utah has been noted as one area of the country outside of the Midwest where the Prairie Style of architecture flourished for a time. The influence of the Prairie School manifested itself prominently in a number of churches, schools, businesses, and larger residences. While there were quite a few of these "high-style," architect-designed buildings built in Utah, the broadest impact of the Prairie Style in Utah was manifest in the thousands of simple Prairie-influenced bungalows built throughout the state in the late teens and early twenties.

These ubiquitous Prairie bungalows are most recognizable from their rectangular shape with the short side toward the street, along with a low-pitched hipped roof and wide eaves. Most have a full or half porch across the front. The hipped roof and spreading eaves give these houses a low horizontal appearance consistent with a Prairie aesthetic, but for many of the bungalows in Utah, that was as far as the stylistic reference went. In Utah, brick was for many decades the most favored building material, and those who could afford it built their bungalows of brick. A less expensive alternative was that of a frame house clad in a narrow clapboard. Occasionally one sees bungalows with brick on the lower portion of the walls and stucco above, a Prairie feature that further emphasizes the horizontal. Other features found in the simpler bungalows include recessed placement of porch piers and simple geometric patterns at the top of the piers. The Hobbs House was constructed within in the context of the numerous bungalows built in Murray during the 1910s -1920s, when the bungalow was "the most popular house type in Murray."³

Additional Historical Context

Edward S. Hobbs had this house built for his family between 1920 and 1921. "Ed," as he was commonly known, worked for the Howe Lumber Company located at the intersection of State Street and Vine Street in the center of Murray. Ed and his wife, Irene McHenry, had previously been living in a house adjacent to the lumberyard on Vine Street. Ed was the son of immigrants from the United Kingdom and had been raised on a farm in South Cottonwood. He dreamed of

³Broschinsky, Korral, "Historic Resources of Murray" Multiple Property Documentation Form (Utah State Historic Preservation Office, 2000), Section E p. 2.

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having property where he could grow food and raise animals. Irene, the daughter of Mormon converts from Tennessee, grew up in the LDS Church Tithing Yard in downtown Salt Lake and later on a farm in South Cottonwood. Irene did not want a farm life, so the couple chose instead to purchase a piece of property on the edge of town that would allow Ed to keep his job in town but provide space for a large garden and animals.

The Hobbses purchased 7/10 of an acre at the corner of Vine Street and Benbow Street in 1918. They likely bought it on contract, since they didn't receive a deed for the property until 1920. The triangular parcel was part of the original farmstead of John Benbow and sat just within the northeast corner of the southwest quarter of Section 7 Township 2 South and Range 1 East. It was separated from the rest of the quarter by the northwest to southwest cut of Vine Street. Ed Hobbs hired Luke Morris to construct the house, with the agreement that Ed would help with the work. Work began on the house in November 1920. After several months the family moved into the house and lived in the back rooms while the front rooms were finished and the furnace was installed in the basement. The house was completed in June 1921.⁴ At the time it consisted of a dining room and living room at the front, a kitchen on the northwest side, and two bedrooms and a bathroom on the southeast side. The house had a shelf basement with no living space, but with a coal room, a furnace, storage space, and space to do laundry.

In addition to the house, several outbuildings were constructed on the property. A single-car garage was erected near the back of the house at the north corner, and a chicken coop was built at the back of the property along the northern edge. The family sold eggs from the chickens they raised and kept a milk cow in the east end of the chicken coop. The Little Cottonwood Brown Ditch crossed under the chicken coop at the northeast corner of the property, and the Hobbses owned shares, which allowed them to use irrigation water from the ditch. In addition, they drilled a well at the rear of the house, from which they took their culinary water. They constructed a well box in running well water provided cool storage for perishable foods such as milk and butter. The well box is long gone, but a concrete pump room below ground level still gives access the now unused well.

Ed had a large vegetable garden on the southeast portion of the property and a flower garden on the west side of the house. In the spring the flower garden had pink and white peonies and in late summer the garden was full of zinnias. On Memorial Day people would stop on their way to the Murray City Cemetery to buy bouquets of peonies.

The Hobbses had two daughters, Erva and Merle, who were raised in the house. By 1929, Ed Hobbs had become the manager of the Murray branch of Anderson Lumber Company, located at 4975 S. State Street. Irene worked with Ed, handling the bookkeeping for the business. The Hobbses operated Anderson Lumber until their retirement in 1956, at which time Anderson Lumber Co. closed the Murray yard.

⁴ Casper, Merle Hobbs and Jesse Brady Casper, On the Road to Tomorrow: Histories of Edward Stanley Hobbs and Irene McHenry Hobbs, Their Ancestors, and Their Descendants (Murray, Utah: By the author, 1983), 26.

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In 1939 Ed constructed a playhouse for his grandchildren near the eastern corner of the house. In 1941-42 he had a house constructed on the southeast side of the property, where formerly he had a vegetable garden. He sold the house and the southeastern portion of the lot, including the playhouse and the chicken coop, to his daughter, Merle, and her husband, Jesse Casper.

Around 1935 the house saw its first significant changes. Following their marriage, Merle Hobbs and Jesse Casper moved into the house with Merle's parents. Ed and Jesse dug out much of the shelf in the basement and divided the enlarged space into rooms to create an apartment. The Caspers lived in the apartment until 1942, when they moved into their new house.

The first noticeable changes to the exterior of the house also came about 1935, when the Hobbsses had the front porch enclosed with windows, and the house was repainted in cream-white colors. The new paint scheme partially obscured the original horizontal lines of the house. The windows that enclosed the porch gave the porch a somewhat different look, but the band of vertical window panes on the porch turned out to be quite sympathetic to the original Prairie Style of the house.

The house underwent further remodeling in the 1950s. Inside, the kitchen and bathroom were updated, and the basement was remodeled to create a "recreation room." On the exterior, several windows were altered by removing any muntins and mullions to create "picture windows," a popular feature in homes of the period. The house was repainted in white and green with a new pink asphalt-shingle roof. A covered patio was constructed behind the house and connected to the garage. After these 1950s changes, the Hobbsses made no major alterations to the house. They continued to live in the home until Irene's death in December 1975. Ed occupied the house until just a few months prior to his death in March 1978.

After Ed Hobbs's death, Merle and Jesse Casper acquired the house and intended to hold on to it for sentimental reasons and to use it as a rental property. They cleaned out the house and found a couple who wanted to rent the house. One cold evening the couple came to the house to bring a few of their belongings. They turned up the furnace and put a rug over the single heating vent in the hallway. When they left that evening they forgot to turn off the furnace. The next morning the Caspers were called out of church meetings and informed that there was a fire at the house. The fire did considerable damage, particularly in the center of the house around the furnace, and caused smoke damage throughout the house as well. After rebuilding floors and walls in the most damaged areas, cleaning up the smoke damage, repainting, and replacing the carpeting, the Caspers decided to sell the house.

Floyd and Roma Ganz purchased the house in 1979 on behalf of their son William "Bill" Ganz, and Bill and his wife, Betty, moved into it with their two children. The Ganzes later had a third child, and they raised their children in the house. After Betty's death in 1995, Bill married LaRae Brudinsky, and they continued to occupy the house after the children left home. Over the years the Ganzes made only minor alterations to the house. They repainted it inside and out, remodeled the bathroom on the main floor, and began remodeling the basement but never completed the project. They quit using the frame garage and the covered patio and over time they fell into disrepair. They were demolished around 2005, although the concrete patio floor still remains.

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Eventually the Ganzes decided they wanted a new home and attempted to sell the house to be moved to a new location so they could build a new house on the property. While their efforts to sell the house proved unsuccessful, in 2007 they sold a triangular garden plot at the west end of the property to a developer, who rerouted the access road to the Mick Riley Golf Course across that triangle and erected two new houses to the west. As part of the sale, the property on which the house is located became part of the 450 East Vine Subdivision. After the death of Bill Ganz's parents, Bill and LaRae moved into his parents' home in Midvale, and the house at 487 East Vine sat vacant while they decided what they wanted to do with it. The house was in some disrepair, and the 1950s roof was failing on the southeast side, causing damage to the eaves.

In 2012 Kathleen Barnett Stanford, a great-granddaughter of Ed and Irene Hobbs approached the Ganzes. She and her husband, Joseph, arranged to purchase the house in July 2013 and began an extensive renovation. The basement, which had a ceiling height of just over six feet, was dug out to create a ceiling height of about eight feet. The last of the original basement shelf at the front of the house was removed; the floor plan was reconfigured, and some basement windows were enlarged to meet modern egress codes. On the main floor some minor changes were made in the floor plan. The bathroom was restored to its original size; some closets were shifted, and the back staircase was extended to meet modern building codes. Overall, the main floor plan is only slightly altered from the original and would still be readily recognizable to the original owners of the house. The windows were all replaced with modern insulated windows that restored the muntin and mullion pattern of the original windows. All the plumbing, heating, and electrical systems were replaced. The interior fir woodwork in the front rooms and the bedrooms was stripped down and refinished to match the original, a dark brown stain in the front rooms and orange shellac in the hall and bedrooms. Cabinet doors from the front room built-ins that had been removed in the 1950s were found in the chicken coop and were re-installed. The oak floors were filled in where they had been destroyed by the 1978 fire, and the floors were refinished. The 1950s elements in the kitchen were removed, and the original cabinetry and wood counters were restored. The 1930s linoleum floor in the kitchen was still intact under later flooring, but was badly worn and damaged. The checkerboard pattern was recreated in new linoleum, preserving the historic character of the kitchen. The chimneys, which were no longer functional, were removed, but the chimney at the front of the house was replaced above the roofline with a frame facsimile to preserve the architectural character of the front façade. The stucco on the exterior of the house was repaired, and the house was painted in shades sympathetic to the original look of the house.

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9. Major Bibliographical References

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

Carter, Thomas, and Goss, Peter. Utah's Historic Architecture 1847-1940. Salt Lake City, Utah: Utah State Historical Society, 1988.

Casper, Merle Hobbs. It's a Great Life If You Don't Weaken: Histories of Jesse Brady Casper and Merle Hobbs Casper. Murray, Utah: By the Author, 2002.

Casper, Merle Hobbs, and Casper, Jesse Brady. On the Road to Tomorrow: Histories of Edward Stanley Hobbs and Irene McHenry Hobbs, Their Ancestors, and Their Descendants. Murray, Utah: By the Author, 1983.

Goss, Peter L. "Prairie School Influence in Utah" The Prairie School Review 12:1 (First Quarter 1975).

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): _____

Edward and Irene Hobbs House
Name of Property

Salt Lake County, UT
County and State

10. Geographical Data

Acreage of Property 0.18 acre

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: | Longitude: |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

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 4, 450 East Vine Subdivision, according to the official plat thereof on file and of record in the Salt Lake County Recorder's Office.

Boundary Justification (Explain why the boundaries were selected.)

The selected boundaries reflect the parcel of property currently associated with the house.

Edward and Irene Hobbs House
Name of Property

Salt Lake County, UT
County and State

11. Form Prepared By

name/title: Alan B. Barnett, Preservation Consultant
organization: _____
street & number: 725 W 200 N
city or town: Salt Lake City state: UT zip code: 84116
e-mail alan.b.barnett@gmail.com
telephone: 385-218-7072
date: April 26, 2018

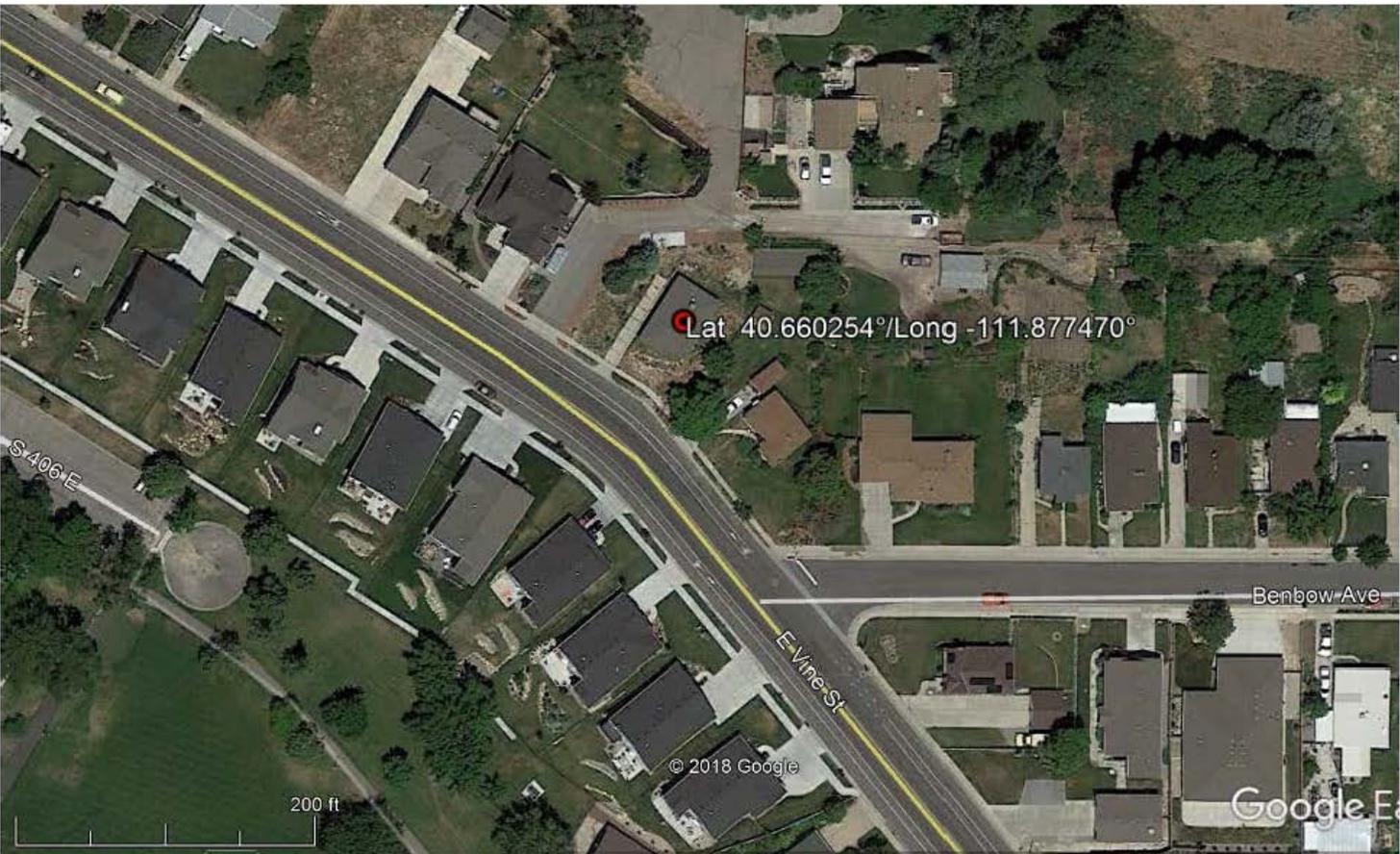
Additional Documentation

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.)

Edward and Irene Hobbs House
Name of Property _____

Salt Lake County, UT
County and State _____



Edward & Irene Hobbs House
487 East Vine Street
Murray, Salt Lake County, Utah
Latitude 40.660254° Longitude -111.877470°



Edward and Irene Hobbs House _____
Name of Property

Salt Lake County, UT _____
County and State



Edward & Irene Hobbs House
487 East Vine Street
Murray, Salt Lake County, Utah
Latitude 40.660254° Longitude -111.877470°



Edward and Irene Hobbs House
Name of Property

Salt Lake County, UT
County and State

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: Edward and Irene Hobbs House

City or Vicinity: Murray

County: Salt Lake County State: UT

Photographer: Alan Barnett

Date Photographed: 30 Sep 2017

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

Edward and Irene Hobbs House
Name of Property

Salt Lake County, UT
County and State



Photo 1 of 11. South and west elevations. Camera facing northeast.



Photo 2 of 11. North and west elevations. Camera facing southeast.

Edward and Irene Hobbs House
Name of Property

Salt Lake County, UT
County and State



Photo 3 of 11. North and east elevations. Camera facing southwest.



Photo 4 of 11. South and east elevations. Camera facing northwest.

Edward and Irene Hobbs House
Name of Property

Salt Lake County, UT
County and State



Photo 5 of 11. View looking along east wall, showing stucco banding. Camera facing northeast.

Edward and Irene Hobbs House
Name of Property

Salt Lake County, UT
County and State



Photo 6 of 11. View of pier on the southeast side of the porch. Camera facing west.

Edward and Irene Hobbs House
Name of Property

Salt Lake County, UT
County and State



Photo 7 of 11. Detail view of horizontal crown molding between the wall and the eaves, looking east at the west corner of the house.



Photo 8 of 11. View of kitchen. Camera facing northwest.

Edward and Irene Hobbs House
Name of Property

Salt Lake County, UT
County and State

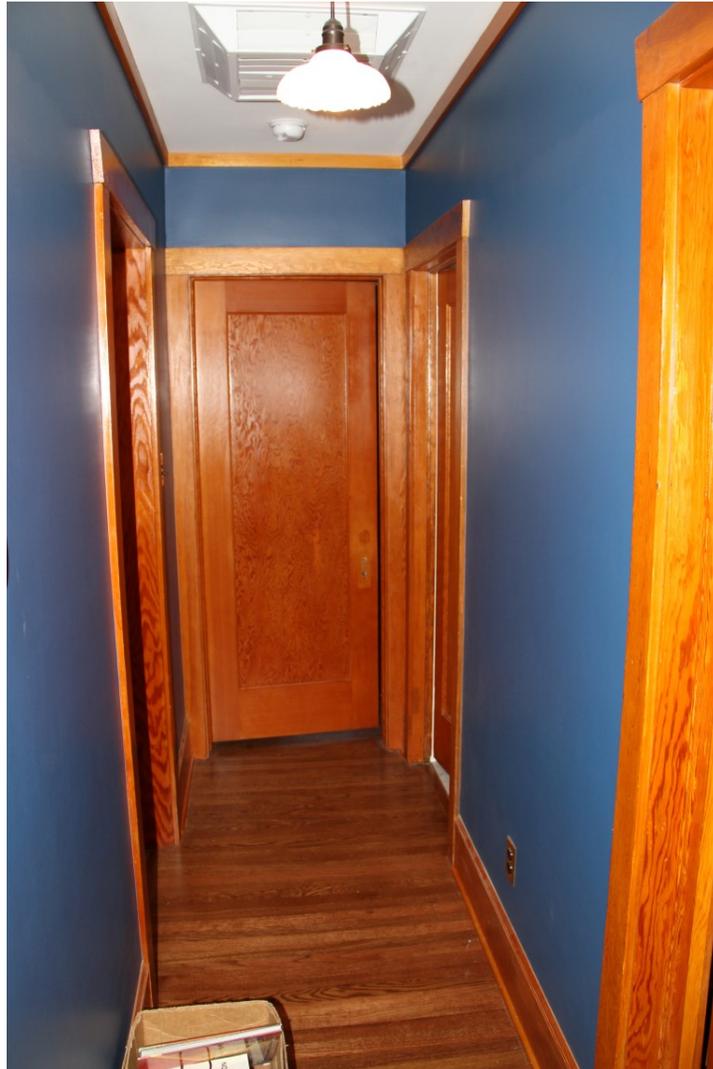


Photo 9 of 11. View of hallway. Camera facing northeast.

Edward and Irene Hobbs House
Name of Property

Salt Lake County, UT
County and State



Photo 10 of 11. View of front room. Camera facing west.



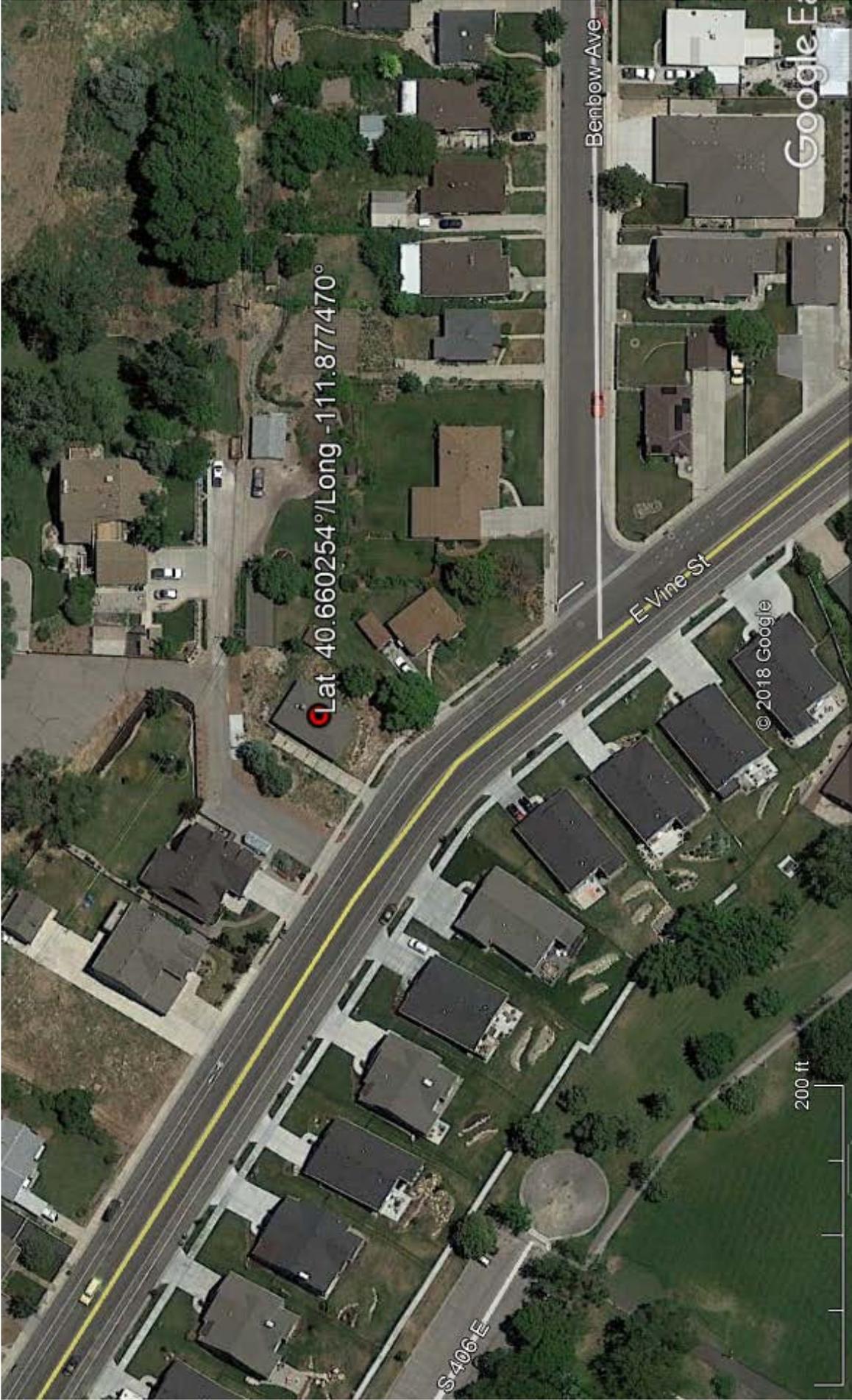
Photo 11 of 11. View of front room. Camera facing south.

Edward and Irene Hobbs House
Name of Property

Salt Lake County, UT
County and State

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

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

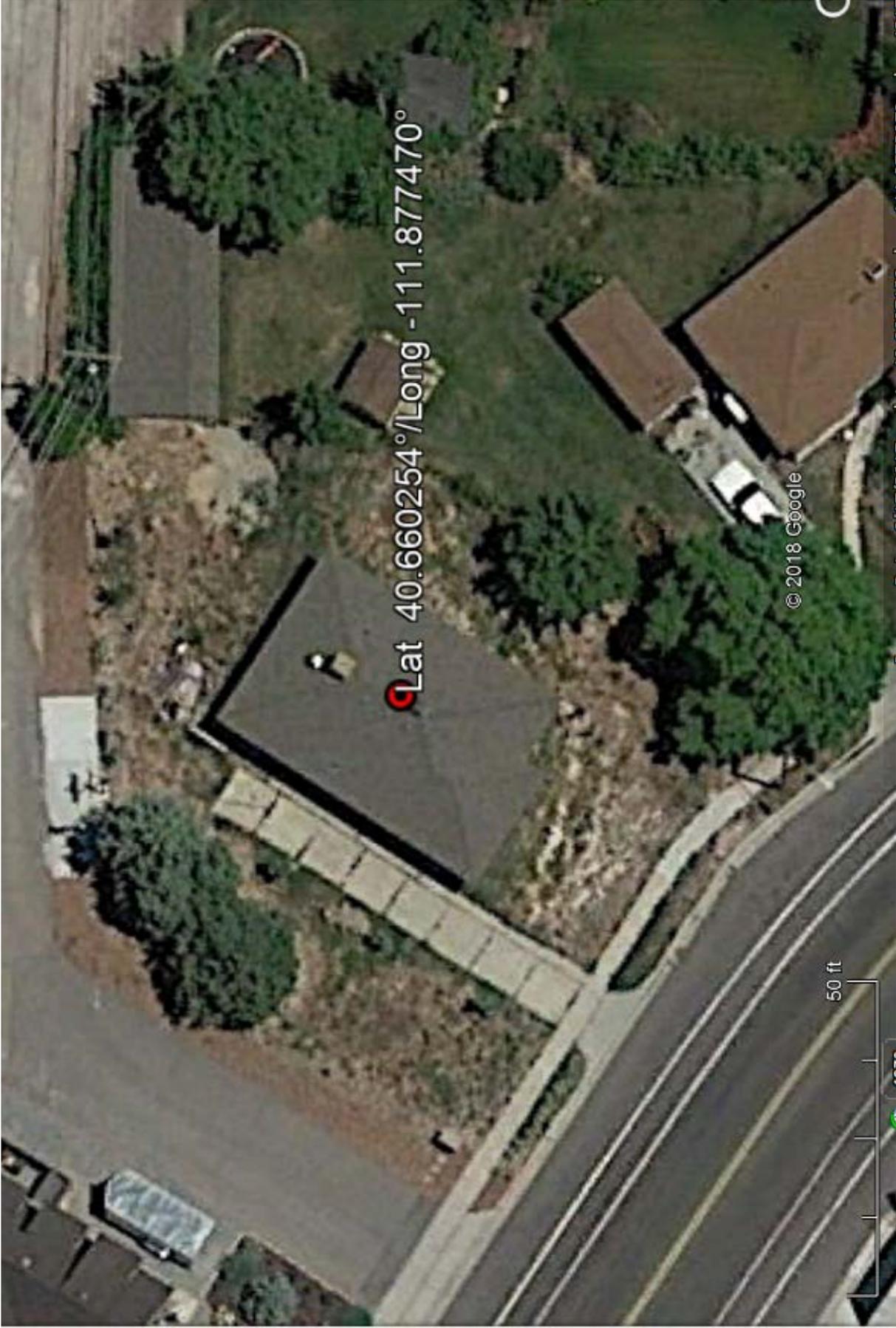


Edward & Irene Hobbs House

487 East Vine Street
Murray, Salt Lake County, Utah

Latitude 40.660254° Longitude -111.877470°





Edward & Irene Hobbs House

487 East Vine Street
Murray, Salt Lake County, Utah

Latitude 40.660254° Longitude -111.877470°



4
8
7





















UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action: Nomination

Property Name: Hobbs, Edward and Irene, House

Multiple Name: Murray City, Utah MPS

State & County: UTAH, Salt Lake

Date Received:
6/6/2018

Date of Pending List:
7/9/2018

Date of 16th Day:
7/24/2018

Date of 45th Day: Date of Weekly List:
7/23/2018

Reference number: MP100002702

Nominator: State

Reason For Review:

Appeal

SHPO Request

Waiver

Resubmission

Other

PDIL

Landscape

National

Mobile Resource

TCP

CLG

Text/Data Issue

Photo

Map/Boundary

Period

Less than 50 years

Accept

Return

Reject

7/23/2018 Date

Abstract/Summary Comments: The Edward and Irene Hobbs House is locally significant under National Register Criterion C (Architecture). Completed in 1921, the modest, one-story with basement, stucco-clad house is a good and relatively rare local example of Prairie School residential design. The structure features a strong horizontal emphasis in its banded stucco surfaces, deep roof overhang, low roof profile and banded windows. Murray witnessed the construction of a considerable number of simple, Prairie-influenced bungalow designs during the 1910s and 1920s, but few were completed in stucco and retain such a high level of overall integrity. The building meets the Registration Requirements of the Murray City MPS.

Recommendation/ Criteria: Accept NR Criterion C.

Reviewer: Paul Lusignan

Discipline: Historian

Telephone: (202)354-2229

Date: 07/23/2018

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.

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 Historic Preservation Review Board at its meeting on _____.

PROPERTY NAME:

ADDRESS:

X

OK Concerns

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

The board has concerns about the additions in the basement and the alterations on the outside of the house, including the windows.

X

OK Concerns

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

X

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?

X

OK Concerns

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

X

OK Concerns

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

X

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

4/5/18

Murray City History Advisory Board
Name of Local Historic Preservation Commission

Return to: Utah Historic Preservation Office
ATTN: National Register Coordinator
300 S. Rio Grande Street
Salt Lake City, UT 84101



GARY R. HERBERT
Governor

SPENCER J. COX
Lieutenant Governor

Jill Remington Love
Executive Director
Department of
Heritage & Arts



Brad Westwood
Director



June 4, 2018

TO: Mr. J. Paul Loether, Keeper and Chief
National Register of Historic Places
Mail Stop 7228
1849 C St, NW
Washington, D.C. 20240

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

RE: Hobbs, Edward & Irene, House, Salt Lake County, National Register of Historic
Places nomination

Mr. Loether,

The enclosed disk contains the true and correct copy of the nomination form for the **Hobbs, Edward & Irene, House** to the National Register of Historic Places. The other disks contain the photograph image files of the property in TIF format. Should you have any questions, please contact me at coryjensen@utah.gov or 801/245-7242.

Thank you,

J. Cory Jensen

Enclosures:

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

Comments:

- _____ Please ensure that this nomination receives substantive review
- _____ 1 Property owners
- _____ 0 Property owners who object
- _____ Other: