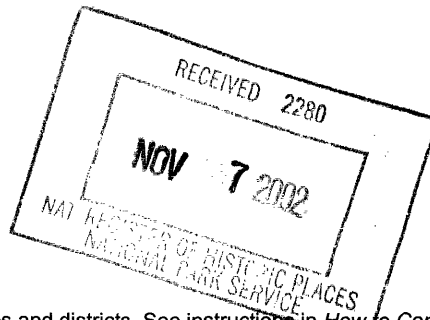


**United States Department of the Interior
National Park Service**

**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 *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an 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. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name McRae, Joseph and Marie N., House

other name/site number Alice V. McRae House, Marie McRae House

2. Location

street & town 452 East 500 South not for publication

city or town Salt Lake City vicinity

state Utah code UT county Salt Lake code 035 zip code 84111

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

[Signature] SHPO 11/4/2002
Signature of certifying official/Title Date

Utah Division of State History, Office of Historic Preservation
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register. See continuation sheet.
- determined eligible for the National Register See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain:)

[Signature] Edson H. Beall 12/20/02
Signature of the Keeper Date of Action

McRae, Joseph and Marie N., House
Name of Property

Salt Lake City, Salt Lake County, Utah
City, County and State

5. Classification

Ownership of Property
(check as many boxes as apply)

- public-local
- private
- public-State
- public-Federal

Category of Property
(check only one box)

- district
- building(s)
- site
- structure
- object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1	0	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
1	0	Total

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

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Function
(Enter categories from instructions)

DOMESTIC: single dwelling

Current Function
(Enter categories from instructions)

COMMERCE/TRADE: business/office building

7. Description

Architectural Classification
(Enter categories from instructions)

LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS
Bungalow/Craftsman
Other: Foursquare

Materials
(Enter categories from instructions)

foundation STONE
walls BRICK
roof ALUMINUM SHINGLE
other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

See continuation sheet(s) for Section No. 7

Clark, Isaac C. and Dorothy S., House

Salt Lake City, Salt Lake County, Utah
City, County and State

Name of Property

8. Description

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.)

Property is:

- 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 of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

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 # _____

Areas of Significance

(enter categories from instructions)

- ARCHITECTURE _____
- COMMUNITY PLANNING AND DEVELOPMENT _____
- SOCIAL HISTORY _____
- _____
- _____
- _____
- _____

Period of Significance

1911-1952 _____

Significant Dates

1911-1913 _____

Significant Persons

(Complete if Criterion B is marked above)

N/A _____

Cultural Affiliation

N/A _____

Architect/Builder

Joseph McRae (builder) _____

See continuation sheet(s) for Section No. 8

Primary location of additional data:

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

See continuation sheet(s) for Section No. 9

Clark, Isaac C. and Dorothy S., House
Name of Property

Salt Lake City, Salt Lake County, Utah
City, County and State

10. Geographical Data

Acreage of Property 0.13 acres

UTM References

(Place additional boundaries of the property on a continuation sheet.)

1 1/2 4/2/5/9/6/0 4/5/1/2/0/8/0
Zone Easting Northing

2 / / / / / / / / / / / /
Zone Easting Northing

3 / / / / / / / / / / / /
Zone Easting Northing

4 / / / / / / / / / / / /
Zone Easting Northing

Verbal Boundary Description

(Describe the boundaries of the property.)

COM 47 FT W OF NE COR LOT 7 BLK 23 PLAT B SLC SUR W 43 FT 3/4 FT: S 8 RDS: E 43 3/4 FT: N 8 RDS TO BEG.

Property Tax No. 16-06-455-002

Boundary Justification

(Explain why the boundaries were selected.)

The current boundaries are the same as those associated with the property historically.

See continuation sheet(s) for Section No. 10

11. Form Prepared By

name/title Korral Broschinsky

organization Preservation Documentation Resource date January 25, 2002

street & number P. O. Box 58766 telephone (801) 581-1497

city or town Salt Lake City state UT zip code 84158

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs: Representative **black and white photographs** of the property.

Additional items: (Check with the SHPO or FPO for any additional items)

Property Owner

name/title Brent Sloan, Kid to Kid Franchise System Inc.

street & number 452 East 500 South telephone (801) 533-8799

city or town Salt Lake City state UT zip code 84111

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. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

National Register of Historic Places Continuation Sheet

Section No. 7 Page 1

McRae, Joseph and Marie N., House, Salt Lake City, Salt Lake County, UT

Narrative Description

The Joseph and Marie N. McRae House, built between 1911 and 1913, is a two-story, foursquare-type house with Neo-classical details. The house is constructed of pressed brick, sits on a sandstone foundation, and has aluminum shingles on its pyramidal roof. The house has over 3,500 square feet of space divided between the two main floors, a fully excavated basement, and a two-story screened porch. The house is located at 452 East 500 South, just west of Salt Lake City's Central City Historic District and south of the 400 South commercial corridor. The property is a 0.13-acre parcel with mature trees and landscaping in the front yard. For nearly ninety years, the house has been owned and occupied by the McRae family and has seen, with very few exceptions, no exterior, interior or site alterations. The home's architectural significance is based in part on the remarkable degree of historic integrity, but primarily because it is a rare example of a foursquare in one of Salt Lake's older inner-city neighborhoods. The current owner recently completed a federal tax-credit rehabilitation of the house for use as an office and retained nearly all the extant historic features. The McRae house is a contributing resource in one of Salt Lake City's historic neighborhoods.

The house is built of pressed, red brick, laid in a running bond with raked mortar joints. The wood details are painted light yellow with the window sashes painted a contrasting dark color (a detail seen in a circa 1922 historic photograph). The primary elevation faces north and features a full-width porch supporting a flat roof (balcony) covered in seamed tin plates. Two types of sandstone were used in home's construction. A buff-colored sandstone (probably from nearby Red Butte Canyon) was used for the foundation and the basement window lintels (also a water table course). The foundation sandstone is laid in rock-faced random ashlar courses. The stone is in good condition except under the porch where it has been exposed to water and excessive vegetation. Red sandstone (from Torrey, in central Utah) was used for the main and second floor sills, and porch support plinths. The Torrey sandstone is extremely soft and is severely deteriorated where exposed to water. The porch deck and steps are constructed of early concrete. Concrete was also used in the exterior basement stairwell. The concrete is in fair condition. There are four brick chimneys on the house. The front two feature corbelled brick and concrete caps. The rear chimneys are smaller with no corbelling. The aluminum shingle roof was installed around 1993. Historic photographs indicate the pyramidal roof had a hip knob (now missing).

With the exception of some aluminum covering the fascia boards, all original exterior wood is extant. The porch eaves, eave soffits and brackets, and square columns have been damaged by water, but all other wood is in good condition. The columns are Tuscan and grouped in pairs giving the house a formal Neo-classical look. Besides the porch columns, the main decorative elements are a plain cornice (under the main and porch rooflines, and above the bay window), and the wide, overhanging eaves supported on Arts & Crafts-style brackets. The two-story screen porch was an original feature with access from a hallway on the second floor. The wood and screen porch on the McRae house is a rarity because it had not been enclosed or encased in ninety years. The new owner installed new screens and glass in order to use the rear porches for storage. The balcony above the front porch is also an original feature. Iron posts and rails, similar to those on the front porch, formed the original balcony balustrade. Several pieces of the balustrade were lying on the balcony deck but the current owner reinstalled it, replicating pieces that were too eroded to use. There is a small dormer above the balcony area.

National Register of Historic Places Continuation Sheet

Section No. 7 Page 2

McRae, Joseph and Marie N., House, Salt Lake City, Salt Lake County, UT

With the exception of the window in the coal chute space, all windows and doors are original; those damaged were repaired. Exterior door types include the front door with sidelights, the two half-glass paneled back doors, and the four-panel basement door. Original screen door are located on the front and the entrance to the screened-porch. The windows are mostly one-over-one double hung wood windows found singly or in pairs. There are fixed frame windows on the north and west elevations. These feature a double row of leaded glass detailing. The largest window is on the north elevation and set into a curving bay. The windowsills are made of Torrey sandstone. Those exposed to water are severely deteriorated and crumbling. Treatments for the sills range from simple cleaning to total replacement for several too deteriorated to repair. The column plinths and the capping sandstone flanking the porch steps are similarly deteriorated and will be replaced with matching sandstone. All extant exterior light fixtures, door hardware and gutters were retained and refurbished where possible.

Inside the house has approximately 1,056 square feet of space on the main floor. There is a wide central hall flanked by the living room and den. The hall runs nearly the entire depth of the house. A narrow butler's pantry with original built-in cupboards connects the kitchen to the dining room at the rear of the house. A sink was installed at the end of the hall by the kitchen door (probably in the early 1930s). Originally heated by coal burning stoves, the house was converted to steam heat in the 1940s. Today each main room contains a radiator. Most have been painted. The three main rooms have hardwood floors, the rest are painted fir. The woodwork (baseboards, door and window casings, and archways) have been stained a dark brown. Woodwork in the kitchen and butler's pantry has been painted white. The three archways in the hall feature half-height walls and square columns. The stair is located on the east wall. A metal rod formerly held a hanging screen to keep the stairs completely closed. Basement stairs are under the main stairs and accessed from the kitchen. The living room and den both have oak mantelshelves supported by consoles with decorative mirrors. The inset and hearth tiles are original and in excellent condition. The tiles are tan in the living room and green and red in the den. Both ornamental iron fire doors are intact. Wallpapers on the main floor are second generation. The wallpaper is dirty and in poor condition, and there is severe water damage in the portion of the dining room directly under the bathroom. No bathroom was ever built on the main floor. The kitchen has no built-in cupboards, but has a closet on the north side. The sink is original. All interior doors on the main floor are original. There is an original light fixture in the den. The electrical system has seen minimal upgrade (i.e. there are several push-buttons switches and only one outlet on the main floor).

There is another 1,056 square feet of space on the second floor. The staircase is open on the second floor and features a square newel post and balustrade. There are bedrooms located around a large central space. This space has a rail with paint below and wallpaper above. There is a linen closet to the west. The main bedroom (northeast corner) features a sitting room with access to the front balcony. A narrow hall leads to the screened porch. An original laundry chute is located in the hall near the back door. The upper screen porch is similar to the lower space. All woodwork on the second floor has been stained a light brown. The bathroom has all its original features. The toilet and tank will be upgraded with a similar style, but the new owner hopes to keep the original sink and tub. The basement is fully excavated with a concrete floor and walls. Three small rooms have been created within the space: the boiler room (with original boiler), the coal room and a storage room. A toilet has been installed behind a partition in one corner (date unknown). The staircase consists of open wood steps. The owner plans to finish the basement for use as a training and presentation center while keeping historic features such as the laundry chute, coal room and steps intact. The attic space is minimal.

National Register of Historic Places Continuation Sheet

Section No. 7 Page 3

McRae, Joseph and Marie N., House, Salt Lake City, Salt Lake County, UT

The house faces north on a lot of 0.13 acres. There is lawn in front and in the parking strip. There are two mature elms in the parking strip. Two catalpas were recently removed from the front yard (the overgrown trees and ivy were probably responsible for most of the damage to the porch). The concrete driveway (dating from the early 1920s) runs along the west property line. The wrought iron fence and gates along the north, west and east property lines are original. Once common in Salt Lake's historic neighborhoods, these wrought iron features are extremely rare. Even the gate stop imbedded in the driveway is extant. The tax cards and Sanborn maps indicate the property has had numerous outbuildings over the years: an outhouse, sheds, coops and two garages. All were demolished by the 1990s. There is currently no landscaping in the backyard. The new owner plans to use this area for parking.

The McRae House is located just west of Salt Lake City's Central City historic district, a neighborhood that includes a variety of well-preserved historic housing stock. Unfortunately due to the pressures of commercial development along 400, 500 and 600 South (all transportation corridors between Interstate 15, downtown and the University of Utah), the original residential character of the neighborhood immediately surrounding the McRae house has been severely undermined. The McRae house and its immediate neighbor to the west (an adobe home, currently non-contributing due to a recent remodeling) are the only residences left on the 400 block of 500 South. The commercial buildings on the corners are monolithic 1980s brick boxes. A few historic homes are left on the inner block (Denver Street), the street where Joseph McRae's family lived in a modest Victorian cottage (now demolished) before moving to 500 South. Other residences are located around the corner, but the substantial 1911-1913 McRae foursquare stands out. Only two other foursquares are within a four-block radius of the McRae house, those homes have been altered significantly. Even in their original state, the neighboring foursquares probably did not have the well-articulated and executed design of the McRae house. The Joseph and Marie N. McRae House has nearly pristine historic integrity and is a contributing historic resource in the neighborhood.

National Register of Historic Places Continuation Sheet

Section No. 8 Page 1

McRae, Joseph and Marie N., House, Salt Lake City, Salt Lake County, UT

Narrative Statement of Significance

The Joseph and Marie McRae House, built between 1911 and 1913, is a two-story foursquare-type house with Neo-classical details. The house is significant under both Criterion A and C. It is significant under Criterion A for its association with the development of one of Salt Lake's central city neighborhoods. Joseph McRae was a sheep rancher and woolgrower who saved his money, retired and built the large foursquare around the corner from his growing family's modest Victorian cottage. The McRae family owned the foursquare house until October 2001. Joseph McRae's daughters Alice and Marie lived in the home until their deaths. Because it has had only one owner there have been few alterations to the home since it was built. The house is architecturally significant under Criterion C because it is a rare surviving example of a foursquare in one of Salt Lake oldest residential neighborhoods. Moreover the nearly pristine historic integrity of the McRae house is particularly remarkable considering the historic neighborhood has been under pressure from encroaching commercial development with much of the integrity of the neighborhood being compromised. The imposing foursquare and its property includes many once common, now rare, residential features, such as wrought iron fencing and rails, an original screened porch, perfectly preserved hearth tiles, and push button light switches. The well-preserved details of McRae house stand as a tribute to Joseph McRae, who lists himself as the builder on the city building permit, and the unknown craftsmen and artisans he employed. The Joseph and Marie McRae House is a contributing resource in one of Salt Lake City's historic neighborhoods.

HISTORY OF THE JOSEPH AND MARIE N. MCRAE HOUSE:

A man named Charles Smith was the original occupant of the property on which the McRae house sits. The Plat B land was platted in 1848 and it is not known how long Charles Smith lived there. He sold the property to Benjamin F. Pendleton (1818-1881) in 1867. It was probably Benjamin F. Pendleton who built the adobe house on the northwest corner of Lot 7. The house still stands at 446 East 500 South just west of the McRae house, but it has been modified beyond recognition. Pendleton sold the property to his son-in-law Carlos N. Gillett (1842-1880) in 1873. A frame house on the lot that would be later occupied by McRae house was built by a member of the Gillett family. After Carlos Gillett's death the property was split among his wife Celestia Ann Pendleton Gillett (1843-1923) and his children in 1890. His son Benjamin F. Gillett (1876-1933) sold the house at 452 East 500 South to Frederick Barrow (1871-1968). Fred Barrow, a stationer for Barrow Bros., and his wife Sarah Millie Smith (1872-1955), lived in the home until 1906 when they sold the property to Joseph McRae. The Barrows then left the city and began farming the area around present day 2100 South. Most likely the frame house was used as rental unit for about five years. The frame home appears on the 1911 Sanborn map. It was probably demolished later that year. According to Joseph McRae's son Herbert, his father began building the foursquare in 1911 and finished in 1913, the same year Herbert was born.¹ The Salt Lake City building permit register lists a July 9, 1912, permit for a two-story, eight-room, brick house to be built at an estimated cost of \$3,000. Joseph McRae was listed as both owner and builder, with no architect noted.

¹ Herbert McRae, telephone interview by author, Salt Lake City, November 9, 2001.

National Register of Historic Places Continuation Sheet

Section No. 8 Page 2

McRae, Joseph and Marie N., House, Salt Lake City, Salt Lake County, UT

Joseph McRae was born on July 7, 1863, in Emigration Canyon near Salt Lake City. He was the sixth child of Mormon pioneers, John McRae (1836-1912) and Roxey Abigail Pierce (1840-1882). The family owned a sheep ranch east of Salt Lake City in the area between Emigration Canyon and Parley's Canyon known as Mountain Dell. The McRae family lived at least part of the year in Salt Lake City. Joseph married Anna Marie Netscher on January 31, 1898. Marie was born on August 26, 1874 in Wattenheim, Germany. A convert to the Church of Jesus Christ of Latter-day Saints (LDS or Mormon) Church, she immigrated to Utah in May 1894. The couple originally lived on Meredith Avenue on the west side of Salt Lake City. They moved to the Victorian cottage at 523 South Bridport in 1903. Bridport Street was later changed to Denver Street in 1917. During this time the city directories list Joseph McRae's occupation as sheep man or woolgrower. He most likely worked on the family ranch until acquiring a federal land grant for 100 acres (in the Mountain Dell area) in 1891. The McRae's first daughter Roxey died at the age of one. They subsequently had seven children (three sons and four daughters) who grew to maturity: Marie (1901-1979), Joseph N. (1903-1967), Ambers (1905-1999), Alice (1909-1997), Clyda (1910-1988), Herbert D. (1913) and Iris (1916-2000?). Herbert and Iris were born in the foursquare house.

According to Herbert McRae, his father retired from the sheep business on April 30, 1915. He had probably been saving money for the construction of a new family home since 1906 when he bought the property. No mortgage was ever taken out on the property. Herbert does not think his father did much of the actual construction, but hired local builders and artisans.² The city directories suggest Joseph McRae, after 1915, was in semi-retirement. On the 1920 census he lists no occupation. In the city directories after 1915, Joseph McRae is listed a variety of ways: stockman, woolgrower, farmer, real estate and with no occupation. Herbert McRae recalls that his father was in business with the Ashton-Jenkins real estate company and acquired several properties around Salt Lake City when the company was liquidated. Joseph and Marie McRae were members of the LDS Church's Ninth Ward. Marie N. McRae served as the ward's Relief Society (ladies' auxiliary) president. Joseph McRae died on December 27, 1936. Marie Netscher McRae died on June 3, 1954. They are both interred in the Salt Lake City cemetery.

The city directories indicated the McRae children lived at home until they married. Joseph N. and Ambers were both listed as students in the 1920s. In 1942, there were four adult children living at home and working in the community: Marie was a teacher, Alice worked as a credit manager, Herbert worked for the Denver & Rio Grande Railroad, and Iris was employed by the ZCMI department store (Zion's Cooperative Mercantile Institution). According to Herbert McRae, his sister Marie had the primary responsibility for taking care of their mother. Marie was born on November 7, 1900. Marie had a passion for music. She was her ward organist for over fifty years. In the 1930s she worked as a clerk and also as a dancing instructor for the YWCA. She later worked as a saleswoman for the Glen Brothers' Music Store; however, she is best remembered for teaching piano in her home. Marie's piano still sits in the living room of the McRae house. She died on December 3, 1979.

The middle sister, Alice, also lived in the family home for nearly her entire life. Alice Vivian McRae was born on January 8, 1909. In 1925, at the age of sixteen, Alice got her first job as a stenographer. She later worked as a clerk for the Real Silk Hosiery Company. Sometime before 1930, Alice McRae started working as a stenographer for the Sterling Furniture Company in Sugarhouse. Alice was an employee of the Sterling

² Joseph McRae's uncle, David Fitzgerald McRae (1857-1936), was a contractor in Salt Lake City at the time the house was built, but Herbert McRae did not recall any relatives taking part in the construction.

National Register of Historic Places Continuation Sheet

Section No. 8 Page 3

McRae, Joseph and Marie N., House, Salt Lake City, Salt Lake County, UT

Furniture Company for over sixty years. Her brother Herbert believes it was about sixty-four years, about half the time the company (still operating in the Sugarhouse area) has been in business. Through the years the city directories list Alice McRae with a variety of job descriptions: stenographer, office secretary, assistant credit manager, typist, office clerk and bookkeeper. Her brother, Herbert, says she worked right up until the time she was placed in a nursing home about ten or eleven months before her death on March 28 1997. Alice and her sister Marie are buried near their parents in the Salt Lake City cemetery.

The McRae house was vacant for several years after Alice's death. Not only has the house seen very little alteration, most of the original furnishings were left in the house. These include furniture and artifacts owned by Joseph and Marie N. McRae, Marie McRae's piano and sheet music, as well as a number of pieces probably acquired by Alice McRae during her long association with the Sterling Furniture Company. The McRae family rejected offers to purchase the property that sought to demolish the house. The current owner, a children's clothing and furniture company, known as Kid to Kid Franchise Systems Incorporated purchased the property on October 5, 2001. Brent Sloan, president of the company, recently completed a sensitive rehabilitation of the house using federal tax credits and is implementing the building as an office and training center.

DEVELOPMENT SALT LAKE CITY:

On July 24, 1847, a small contingent of members of the Church of Jesus Christ of Latter-day Saints (LDS or Mormon Church) entered the Salt Lake Valley under the direction of Brigham Young. On August 2, 1847, a little more than a week later, the first city survey, known as Plat A, consisting of 135 blocks, was completed. The land was divided into ten-acre blocks, each containing eight lots of one and one-quarter acres. Streets were 132 wide feet. One house could be constructed on each lot with a standard setback of twenty feet from the front of the property. The rear of the property was to be used for gardens and outbuildings. Farmland was provided in the outlying areas. Forty acres were set aside for the temple, and four other blocks were for public grounds to be laid out in various parts of the city. After the church officials selected lots for their personal use, the remainder of the land was divided by casting lots. Scarce resources such as timber and water were to be held in common with no private ownership.³ Within two years, the population of Salt Lake City had grown to 6,000. The sixty-three blocks of Plat B (with identical restrictions), where the McRae house is located, was laid out to the east in 1848. In February of 1849, the city was divided into nineteen wards of the LDS Church and a bishop was selected to preside over each ward. The McRae house is located within the nine-block rectangle originally designated as the Ninth Ward.

By the turn of the century, Salt Lake City had grown from an agrarian village to a bustling urban metropolis. The coming of the railroads brought an increase in every type of manufacturing and commerce, as well as an enormous influx of immigrant laborers and their families. The population of Salt Lake City increased from 20,000 in the 1880s to over 92,000 by 1910. The original lots of the each ten-acre block had been divided and subdivided and most of the Plat B lands had inner block streets. During this period there was a great range of architecture in the early neighborhoods. Pioneer settlement adobe hall-parlors and log outbuildings were intermingled with brick and frame Victorian cottages, based on picturesque forms and Victorian Eclectic details. In addition a number of multiple family dwellings, mostly double houses, were built in the 1890s, many on the inner block streets. In the thirteen years between the 1898 and the 1911 Sanborn map of Plat B's Block 23,

³ Tullidge, 46-47.

National Register of Historic Places Continuation Sheet

Section No. 8 Page 4

McRae, Joseph and Marie N., House, Salt Lake City, Salt Lake County, UT

the block went from subdivided and partially built upon, to a ring of brick and frame dwellings around the outer block, and several single-family and multi-family dwellings in the inner block along Denver Street.

The early twentieth century was a time of transition in Salt Lake's residential development and architecture. In the last decade of the nineteenth century there was a frenzy of subdivision plats filed with the city. But because the older neighborhoods had been the home to pioneer settlers and their descendants for nearly fifty years, there were few subdivision plats filed in the area. Developers chose instead to develop land on the east and north benches of the city, and to a lesser extent, the flat lands west of the central business district and railroad yards. Most of the homes built in the late nineteenth century were primarily based on picturesque Victorian forms and decorated with Victorian Eclectic details. However a residential building boom between the depression of the 1890s and a post-World War I slump was the impetus for a shift toward more quickly and easily constructed house types. The bungalow, for example, became ubiquitous in Salt Lake City between 1905 and 1920. In Salt Lake's older neighborhoods, the bungalow was mainly built as infill on available lots. Large tracts of bungalows were more common in the newly developed subdivisions on the bench lands.

ARCHITECTURE OF THE MCRAE HOUSE:

The McRae House is based on the foursquare plan, also called the box type. The foursquare is a cube-shaped house with a hipped or pyramidal roof and often with a full-width porch. On the interior, the foursquare is divided into four main interior spaces with or without a central hall. Both the bungalow and foursquare are early-twentieth century house types, but there are significant differences. The bungalow was popular with both the working and the middle classes. A modest, comfortable bungalow could easily be constructed in tracts by developers or by individual property owners. One-story foursquares were similarly modest and often built as worker cottages. On the other hand, the two-story foursquares represent a rejection of the eclectic irregularity of Victorian styles, while providing more interior space than the bungalow type.⁴ The foursquare box was easier to construct than the asymmetrical cross wings and central blocks with projecting bays, but could also be impressive and was often elaborately decorated with Neo-classical, Prairie School and Arts & Crafts ornamentation.

The two-story foursquare was a frequent house of choice for Salt Lake's upwardly mobile evidenced by the fact there are more foursquares built on the north and east benches than in other parts of the city. For example, there are 128 foursquares near Capitol Hill and in the Avenues, both north bench neighborhoods considered fashionable places to live since the 1890s. In the east bench communities near the University and in the Federal Heights subdivision there are 59 foursquares. In contrast, in the older neighborhoods just east of the McRae House, the Central City Historic District and its twenty-seven-block proposed boundary expansion there are only thirty foursquares.⁵ In the neighborhoods immediately surrounding the McRae House, there are only two other extant foursquares, both of which have lost much of their architectural integrity. A few have been demolished during the encroachment of commercial development in the 1970s and 1980s, but the Sanborn maps reveal only a relatively small number of two-story foursquares were built in the area, making the McRae House even more unique in its particular environment.

⁴ Carter and Goss, 49.

⁵ Statistics of one and one-half and two-story foursquares provided by the Utah State Historic Preservation Office.

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McRae, Joseph and Marie N., House, Salt Lake City, Salt Lake County, UT

Joseph McRae's decision to build in substantial and elegantly appointed family home on 500 South is an interesting one. The two decades between 1891 (the year McRae got a land grant) and 1911 (the year he began building the house), the state of Utah saw its greatest period of growth in the sheep industry.⁶ Joseph McRae undoubtedly benefited from the general prosperity of the industry. But unlike many of his social and economic peers he did not choose to move his family into a newer subdivision on the bench. He chose instead to build and live just around the corner. It is not known whether this was because of frugality or convenience, or because of strong community ties, but the result is a prominent foursquare house standing nearly pristine and alone in what has become a high traffic commercial district. Thus giving the house a stronger case for architectural significance than many of its contemporaries. The McRae house is a fine and rare example of a Neo-classical foursquare in one of Salt Lake's oldest residential neighborhoods.

⁶ Charles S. Peterson, "Livestock Industry," in *Utah History Encyclopedia*, ed. by Allan Kent Powell, Salt Lake City, 1994: 333.

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Section No. 9 Page 1

McRae, Joseph and Marie N., House, Salt Lake City, Salt Lake County, UT

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Section No. PHOTOS Page 1

McRae, Joseph and Marie N., House, Salt Lake City, Salt Lake County, UT

Common Label Information:

1. McRae, Joseph and Marie N., House
2. Salt Lake City, Salt Lake County, Utah
3. Photographer: Korral Broschinsky
4. Date: September 2002
5. Negative on file at Utah SHPO.

Photo No. 1:

6. North elevation of house. Camera facing south.

Photo No. 2:

6. Front porch detail. Camera facing southwest.

Photo No. 3:

6. North & east elevations of house. Camera facing southwest.

Photo No. 4:

6. South elevation of house. Camera facing north.

Photo No. 5:

6. West elevation of house. Camera facing south.

Photo No. 6:

6. First floor interior central passage area. Camera facing south.

Photo No. 7:

6. First floor interior northwest front room. Camera facing northwest.

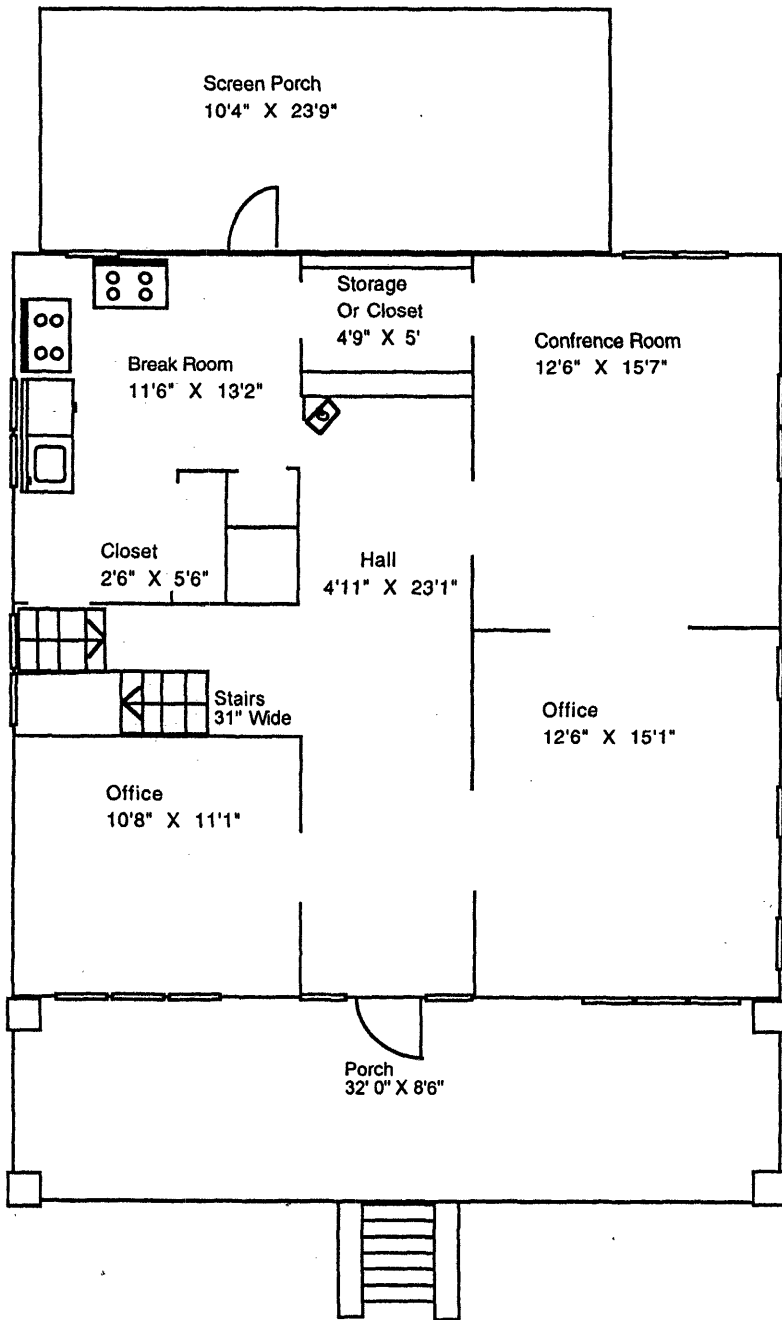
Photo No. 8:

6. Second floor interior landing area and stairwell. Camera facing north.

Photo No. 9:

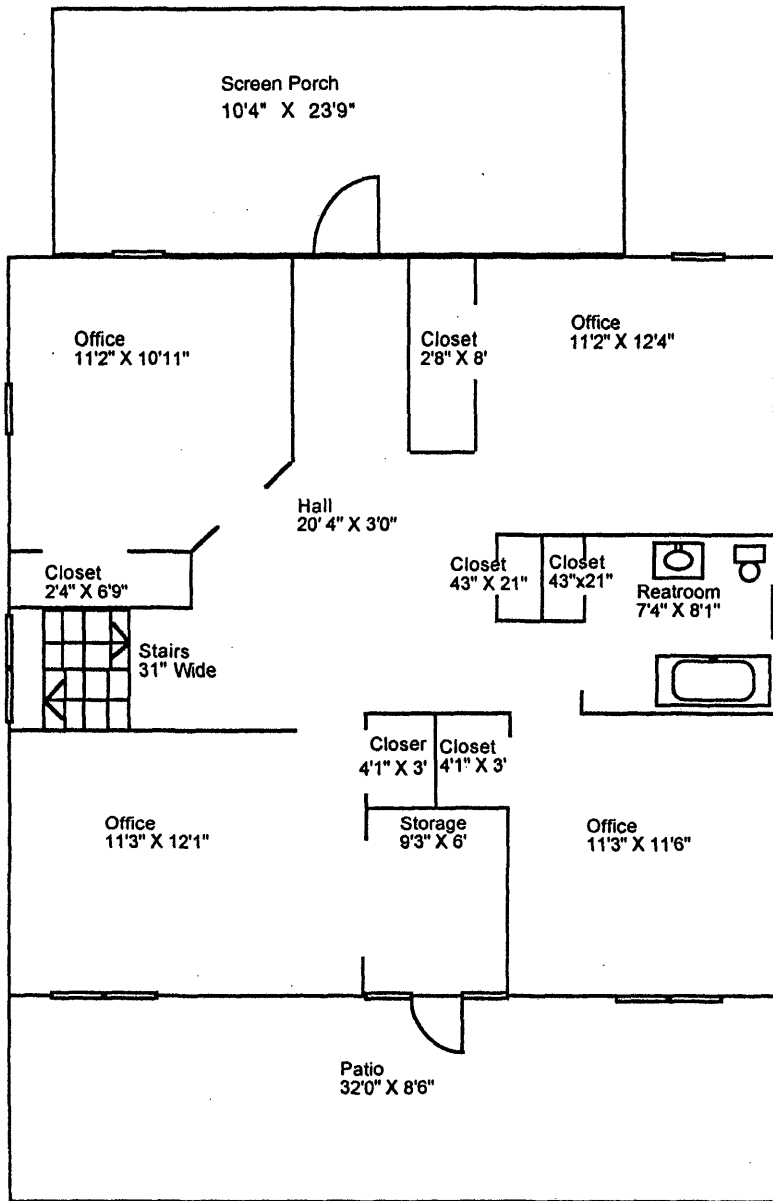
6. Second floor interior northeast front room. Camera facing northwest.

452 East 500 South
First Floor

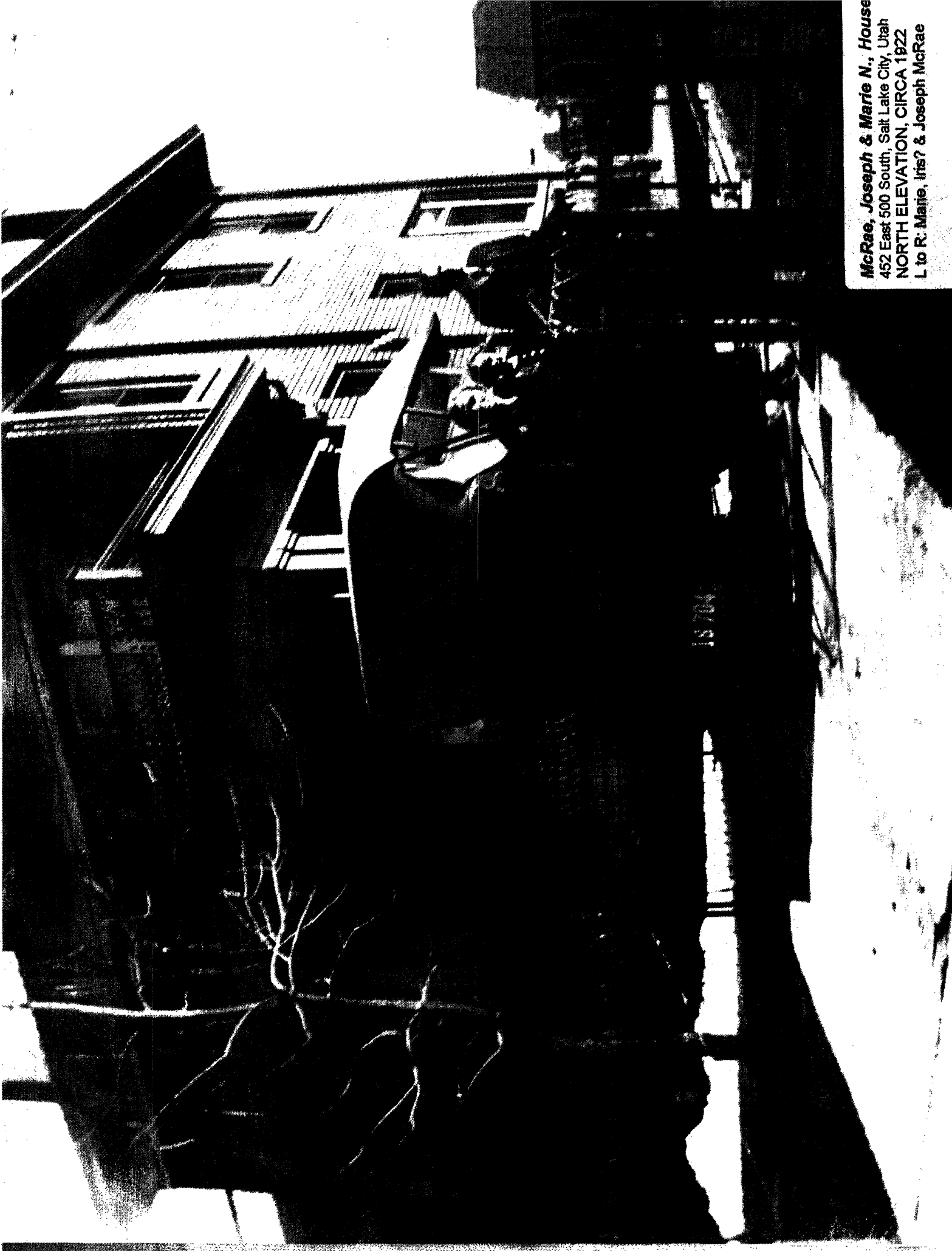


McRae, Joseph & Marie N., House
452 East 500 South, Salt Lake City, Utah
MAIN FLOOR PLAN
(PROPOSED, 2001)

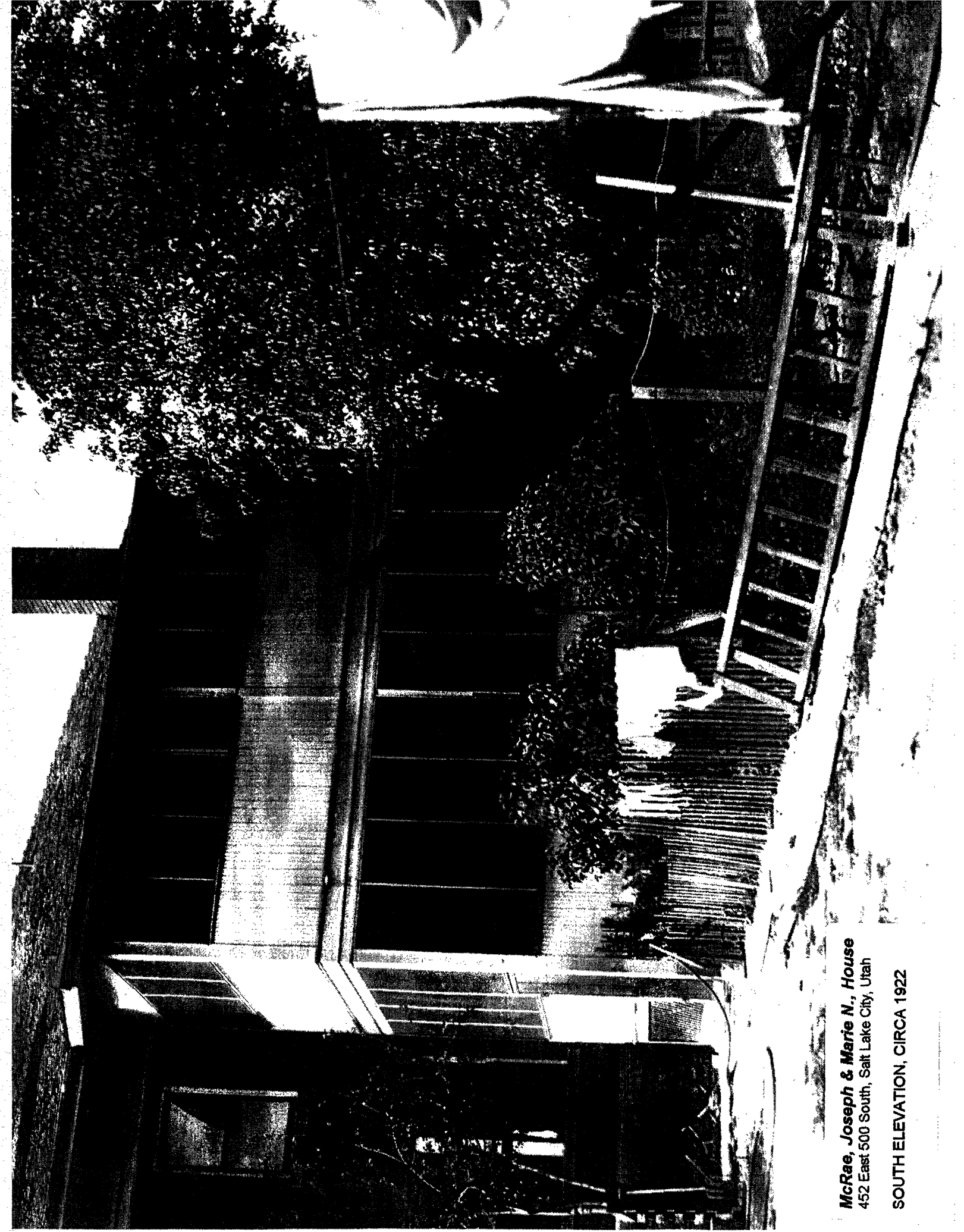
452 East 500 South
Second Floor



McRae, Joseph & Marie N., House
452 East 500 South, Salt Lake City, Utah
SECOND FLOOR PLAN
(PROPOSED, 2001)



McRae, Joseph & Marie N., House
452 East 500 South, Salt Lake City, Utah
NORTH ELEVATION, CIRCA 1922
L to R: Marie, Iris? & Joseph McRae



McRae, Joseph & Marie N., House
452 East 500 South, Salt Lake City, Utah

SOUTH ELEVATION, CIRCA 1922