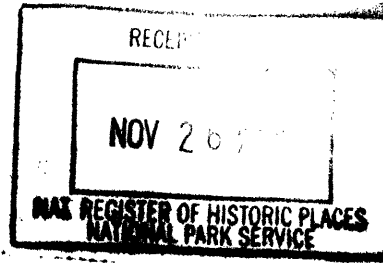


United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form

1452



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 Clark, Isaac C. and Dorothy S., House

other name/site number Arthur and Margaret Sweet House; Sigma Alpha Epsilon Fraternity

2. Location

street & town 1430 East Federal Way  not for publication

city or town Salt Lake City  vicinity

state Utah code UT county Salt Lake code 035 zip code 84102

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.)

Wilson M. A. 11/17/2001  
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:)

Edson Beall 1.11.02  
Signature of the Keeper Date of Action

Clark, Isaac C. and Dorothy S., 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	
2	0	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
2	0	Total

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

**Number of contributing resources previously listed in the National Register**

**6. Function or Use**

**Historic Function**  
(Enter categories from instructions)

DOMESTIC: single dwelling

**Current Function**

(Enter categories from instructions)

DOMESTIC: single dwelling

**7. Description**

**Architectural Classification**  
(Enter categories from instructions)

LATE 19<sup>TH</sup> AND EARLY 20<sup>TH</sup> CENTURY AMERICAN MOVEMENTS

Bungalow/Craftsman

Other: Foursquare

**Materials**

(Enter categories from instructions)

foundation CONCRETE

walls BRICK

roof ASPHALT 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.)

See continuation sheet(s) for Section No. 8

**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

**Period of Significance**

1916-1951

**Significant Dates**

1916

1921

**Significant Persons**

(Complete if Criterion B is marked above)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Unknown

**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 0.29 acres

### UTM References

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

1 1/2 4/2/8/3/4/0 4/5/1/3/1/6/0  
Zone Easting Northing

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

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

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

### Verbal Boundary Description

(Describe the boundaries of the property.)

E 1/2 OF LOT 30 & ALL LOTS 31, 32 & 33 BLK 3 FEDERAL HEIGHTS.

Property Tax No. 16-04-104-013

### 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 November 2, 2001

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 Daniel Greenwood and Carol Salem

street & number 1430 East Federal Way telephone (801) 322-3836

city or town Salt Lake City state UT zip code 84102

**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

Clark, Isaac C. and Dorothy S., House, Salt Lake City, Salt Lake County, UT

### Narrative Description

The Isaac C. and Dorothy S. Clark House, built in 1916, is a two-story, foursquare-type house with bungalow/craftsman details. The house is constructed of pressed brick, sits on a concrete foundation, and has an asphalt-shingled pyramidal roof. The house is wider than the typical foursquare and has over 4,500 square feet of living space divided between the two main floors, a basement apartment, and the partially finished attic space. The house is located in the Federal Heights subdivision just north of the University of Utah. The property is terraced in the rear and includes a number of mature trees and landscaping. There is a two-car brick garage, also built in 1916. Despite use as a fraternity house during the 1960s and 1970s, the exterior of the building is remarkably well preserved. In the 1980s the house was renovated and returned to use as a single-family dwelling (with basement apartment). The home's interior has been recently restored to its bungalow/craftsman appearance. The Clark house is in excellent condition and is a contributing historic resource in Salt Lake City's Federal Heights neighborhood.

The house is built of red brick, laid in a running bond with raked mortar joints. The wood details are painted white. The primary (north) elevation faces north and slightly east. There is a full-width porch across the front with square brick piers supporting a hipped roof. The porch's half-height brick wall is capped with painted concrete. The façade is symmetrical with a wide front door and sidelights. The current door (an Arts & Crafts- style door with colored leaded glass) was installed during a 1998-2000 rehabilitation of the home. The new door replaced a colonial/federal-style door and sidelights from the 1980s. The windows are original wood double-hung windows on concrete sills; most have multiple-over-single lights. There are several storm windows, but they do not detract from the design of the originals. There is a dormer in the center of the roof and a small oriel-type window on the second floor. The sunroom enclosure of the east side of the porch does not appear to be part of the original construction, but was added some time before 1921 and is comparable in detail to the original construction.

The east and west elevations are similar with a combination of different sized windows. Both elevations have prominent brick chimneystacks. The east chimney top has been partially rebuilt, probably in the 1980s. The east elevation features a row of small casement windows. Also on the east elevation are the extant coal and ash chute doors. Due to the sloping site, the basement appears raised on the rear (south) elevation. The entrance to the basement apartment is located on the rear elevation down a few concrete steps (probably an original rear entrance). At the southwest corner of the rear elevation is a projecting wing of brick supporting a frame sleeping-porch. An L-shaped set of concrete stairs leads up to the back door and mudroom. The built-in milk-drop door and compartment is intact. It is on the back porch that the craftsman details of the house are most evident. The sleeping-porch is supported on square posts with carved brackets. The sleeping-porch may have also been a later addition, probably before 1921. The porch windows were replaced in the 1980s.

## National Register of Historic Places Continuation Sheet

Section No. 7 Page 2

Clark, Isaac C. and Dorothy S., House, Salt Lake City, Salt Lake County, UT

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Inside the house has approximately 1,600 square feet of space on the main floor. There is a foyer with an open stair, hall, linen closet and guest bath in the center core of the house dividing the two main spaces. To the east are the sunroom, the living room, and dining room. The sunroom is divided from the living room by a pair of glass and wood doors. The living room and dining room were renovated extensively during the recent rehabilitation. A wall (circa 1960s-1980s) separating the two spaces was removed and replaced with a bungalow box archway and flanking built-in bookcases. The mantel was rebuilt (replacing a colonial-style mantel from the 1980s) with a plain, wood craftsman mantel and colored tile insert and hearth. The room's extant wood trim was refinished and given a dark stain to contrast with the lighter walls. The music room to the west was similarly refinished and also received a new mantel and hearth (again replacing a 1980s mantel). The music room leads to the kitchen and may have been the original dining room. The kitchen has been partially renovated and contains elements of both the 1980s and 1990s remodeling. There is a small pantry connecting the kitchen to the dining room. The mudroom is located on the projecting wing of the back porch.

There is approximately 1,500 square feet of space on the second floor. The staircase is open. The staircase was recently rebuilt to feature a bungalow-style square newel post and balustrade (replacing a colonial stair from the 1980s). The built-in bookcase along the east wall of the stair was an original feature that has been refinished. The second floor is divided into three bedrooms, two bathrooms, and a master suite with a separate sitting room and bath. The master bedroom is located in the sleeping porch and features a large stained-glass window dating from the 1980s remodeling. The other rooms on the second floor have new finishes. There is evidence that the spaces have been altered several times, probably beginning during the house's time as a fraternity. The attic, which is accessed by a continuation of the main staircase, has been partially finished into a 285 square foot loft. The basement (about 1,400 square feet) was originally fully excavated and had five finished rooms by the 1950s. There is access from the core of the house. The first use of the basement as a separate apartment was in the late 1950s. The apartment was remodeled again in the early 1980s. The apartment entrance on the rear was probably built at this time. The apartment features one bedroom, a small kitchen, bath, and a large living room with rock-faced mantel and fireplace.

The house faces north and slightly east on a wedge-shaped lot of 0.29 acres. There is lawn in front and several shrubs around the front porch. The side yard to the west is separated from the front yard by a chain link fence and more shrubs. The concrete driveway is along the east property line. The brick and concrete retaining wall, gate mounts, and planters were built in the late 1980s. The brick, two-car garage sits in the southeast corner of the property. It was built in 1916, and despite an addition to the east and a shed on the rear is a contributing structure. The wood fence separating the driveway from the back yard is a recent addition, built in the summer of 2001. The back yard is partially terraced with sandstone retaining walls, also recent. There are several mature trees in the

## National Register of Historic Places Continuation Sheet

Section No. 7 Page 3

Clark, Isaac C. and Dorothy S., House, Salt Lake City, Salt Lake County, UT

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back yard, including a number of fruit trees. The property is separated from its neighbors and the rear alley by a chain link fence.

The Federal Heights neighborhood is an upscale subdivision of curvilinear, tree-lined streets just north of the University of Utah. The subdivision was first platted in 1909, but the neighborhood contains a mix of homes dating throughout the first half of the twentieth century. The Clark House is one of four bungalow-style houses on Federal Way and is one of the best preserved of the early homes. The house retains its historic integrity and is a contributing historic resource in Federal Heights.

## National Register of Historic Places Continuation Sheet

Section No. 8 Page 1

Clark, Isaac C. and Dorothy S., House, Salt Lake City, Salt Lake County, UT

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### Narrative Statement of Significance

The Isaac C. and Dorothy S. Clark House, built in 1916, is a two-story foursquare-type house with bungalow/craftsman details. The house is significant under Criterion A for its association with the early development of the Federal Heights subdivision. In the decade between 1907 and 1917, the developers of the subdivision were actively engaged in improving and marketing lots in what became one of Salt Lake City's most successful early twentieth-century residential neighborhoods. The Clark House was one of several early homes featured in local newspapers to promote the subdivision. The owners of the Clark House during the historic period represent a mix of prominent families that reflects the Federal Heights neighborhood as a whole. Because of its proximity to the University of Utah, the house was used as a fraternity house during the 1960s and 1970s. The Clark House is also significant under Criterion C as an excellent example of a foursquare-type house with Craftsman interior detailing. In the 1980s the house was returned to use as a single-family dwelling (with basement apartment). The current owners began an extensive interior restoration of the home to return it to the original bungalow/craftsman appearance. Despite several interior remodelings, the house is has retained its exterior historic integrity and is in excellent condition. The Isaac C. and Dorothy S. Clark House is a contributing historic resource in Salt Lake City's Federal Heights neighborhood.

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### HISTORY OF THE ISAAC C. AND DOROTHY S. CLARK HOUSE:

The Isaac and Dorothy Clark House was built in the Federal Heights subdivision in 1916. The Telluride Realty Company developed the subdivision with land acquired in 1907 and platted in April 1909. The company spent the first few years building infrastructure and making improvements. The Clark house was constructed during the first phase of development lasting from about 1910 to the start of World War I. A photograph of the house (under construction) was featured in the May 11, 1916 issue of the *Salt Lake Tribune*. There was no building permit filed for the Clark house so the architect and builder are unknown; however other permits filed for homes on Federal Way in the same period list a number of different builders, which appears to indicate individual owners chose their own designers.

Little is known of the first owners of 1430 East Federal Way. Isaac C. Clark and his wife, Dorothy, apparently moved to Salt Lake City from the mid-Atlantic region around 1913. Isaac Clark was employed as a chemist and a mining engineer. He worked for the United States Smelting and Mining Company until 1916 when he began working for the G. M. Bannock Company. The three and one-half lots were purchased in the name of Dorothy S. Clark from the Telluride Company on September 7, 1915. The property was originally mortgaged for \$800 and construction on the house was well



## National Register of Historic Places Continuation Sheet

Section No. 8 Page 2

Clark, Isaac C. and Dorothy S., House, Salt Lake City, Salt Lake County, UT

under way by the time of the May 1916 newspaper advertisement. Additional mortgages totaling \$12,500 were taken out between 1916 and 1917. Dorothy Sassaman Clark was not able to enjoy her new home long, for she died on December 26, 1917, at the age of twenty-eight. Services were conducted by an official of the First Presbyterian Church, and later Isaac Clark accompanied his wife's body to Milford, New Jersey, for burial. Dorothy's parents, who were from Easton, Pennsylvania, remained in Salt Lake City for a few days possibly to care for Isaac and Dorothy's children. Isaac Clark left Salt Lake City soon after Dorothy's death and little more is known of him. He eventually sold the house on Federal Way after resolving a legal dispute with his neighbor Jane B. Thomas over the division of Lot 30.

On January 7, 1920, Isaac Clark sold the property to John McCarty. John "Jack" McCarty was born on May 22, 1878, in Ogden, Utah. He married Anna Belle Leavitt on January 8, 1900. She was born in Ogden on June 25, 1879. Jack McCarty began his career in the hide and fur business in 1893. He became manager of a Pocatello, Idaho, firm in 1900. In 1909, Jack and Anna Belle McCarty moved to Salt Lake City where he was made manager of Bissinger and Company hide and fur dealers. They moved into the Clark House around 1919. The couple is listed as living at 1430 E. Federal Way on the 1920 census with their fourteen-year-old daughter, Florence, and a two-year-old daughter, Ruth Jeanne. The McCarty's were members of the Church of Jesus Christ of Latter-day Saints. They also were active in Utah Masonic circles and the Elks organization. The family only stayed in the home for a couple of years. Jack McCarty died on April 5, 1950, in Salt Lake City after fifty-seven years as a furrier. Anna Belle McCarty moved to Richfield, in central Utah, to be with her daughter Jeanne. She died on October 9, 1959.

John and Anna Belle McCarty sold the property to Arthur Sweet, a Jewish industrialist, on August 25, 1921. Arthur Sweet was born in Hydesville, California, on December 25, 1876. In 1900 Arthur Sweet with his older brother Leon moved to Salt Lake City and co-founded the Salt Lake Candy Company. The name was changed to the Sweet Candy Company in 1905, and thus the Sweet family began a long and prosperous relationship with candy making in Utah. The company is still in business today under the guidance of Leon Sweet's grandson.<sup>1</sup> One of the company's best-selling products is its salt-water taffy, a perennial favorite of many Utah citizens. Arthur Sweet served the company in various capacities for nearly half a century. His wife, Margaret Mendelson was born on February 1, 1893, in Milwaukee, Wisconsin. She moved to Salt Lake City in 1913. Arthur and Margaret Sweet were married in 1914. They had one son, Arthur D., and three daughters, Barbara, Dorothy, and Margaret. Margaret and Arthur Sweet were members of the B'Nai Israel Temple. Mr. Sweet was a 32<sup>nd</sup> degree Scottish Rite Mason and a noble of the El Kalah Temple, where he perhaps met John McCarty who was also a noble. The Sweet family lived on Federal Way until 1947 when Arthur retired from the candy business and the couple moved to California where three of their children had relocated. Arthur Sweet died in Los Angeles on September 29, 1948. Margaret M. Sweet died in Los Angeles on her seventy-ninth birthday in 1972. They are both interred in the Salt Lake Mausoleum.

<sup>1</sup> The Sweet Candy Company Building, built in 1911, and enlarged in 1922, was listed on the National Register in November of 2000. It is located in downtown Salt Lake at 224 South 200 West.

## National Register of Historic Places Continuation Sheet

Section No. 8 Page 3

Clark, Isaac C. and Dorothy S., House, Salt Lake City, Salt Lake County, UT

In March 1948, Margaret sold the house on Federal Way to the Tracy-Collins Trust Company, who rented the property to LeRoy and Seretta Pyper. The Pypers acquired the title in 1955. LeRoy Barton Pyper was born on November 20, 1898, in Heber, Utah. He was in the insurance business. After the death of his first wife, Lydia, he married Seretta Melissa Johnson. Seretta was born in Mesa, Arizona on September 27, 1904. The family included three sons and three daughters. They were active members of the Church of Jesus Christ of Latter-day Saints. The Pypers converted the basement to an apartment where one of their sons lived for several years. The family lived on Federal Way until November 12, 1962, when they sold the property to J. Vern Hales. The Pypers later moved to Arizona where LeRoy died on October 17, 1969, and Seretta died on December 6, 1990.

J. Vern Hales and his wife Lucile were the first occupants of the house with ties to the University of Utah. Hales was a meteorologist at the university and also president of Intermountain Weather. In 1965 J. Vern and Lucile Hales sold the property to the Sigma Alpha Epsilon Alumni Corporation for use as a fraternity house.<sup>2</sup> It was not the first house on Federal Way to be used by the "Greeks." The house next door at 1424 East and the house on the corner of Wolcott were both sorority houses prior to 1950. In November 1977, the Sigma Alpha Epsilon Alumni Corporation sold the house to Grant Bagley, a physician and his wife Margaret Bagley. The Bagleys remodeled the interior and converted the home back into a single-family dwelling. The encroachment of the fraternities and sororities has been a source of annoyance to the more permanent residents of Federal Heights, and Clark house is one of the success stories for those who preferred to keep the neighborhood's livability. The current owners, Daniel Greenwood and Carol Salem, purchased the home from the Bagleys in December 1991. In the past few years the couple has been working to return the interior of the home to a bungalow/craftsman appearance.

### **SALT LAKE CITY DEVELOPMENT AND THE FEDERAL HEIGHTS SUBDIVISION:**

Established in 1847, the Mormon settlement of Salt Lake City grew steadily through the second half of the nineteenth century. For many years the area now known as Federal Heights was little more than a desolate dry bench land used for slaughter yards.<sup>3</sup> A few families moved to "Butcherville" and built houses near present day Virginia Street; however, the area had little to offer permanent settlers. In October 1862, the United States Army established Camp Douglas (later Fort Douglas) on the eastern foothills above Salt Lake City. Named for the late Senator Steven A. Douglas of Illinois, the military base was charged with the dual role of protecting the overland mail route and "keeping an eye

<sup>2</sup> Sigma Alpha Epsilon moved its frat house frequently. It started on 974 East South Temple in 1950, moved to 1416 Butler in the mid-1950s, to 1430 Federal Way in 1965 and 1474 Federal Way in 1977. The fraternity currently does not have a chapter on the University of Utah campus.

<sup>3</sup> *Tales of a Triumphant People: A History of Salt Lake County, Utah, 1847-1900*, compiled and published by the Daughters of Utah Pioneers, (Salt Lake City, Utah: Stevens and Wallis Press, 1947), 128-129.

## National Register of Historic Places Continuation Sheet

Section No. 8 Page 4

Clark, Isaac C. and Dorothy S., House, Salt Lake City, Salt Lake County, UT

on the Mormons."<sup>4</sup> During the 1860s, most of the butchers eventually left the area and adobe/brickyards replaced them. At least one brick-maker obtained permission to take clay from the Federal Heights area, which at the time was part of the Fort Douglas reserve. According to one source, the deep excavations left by the clay pits puzzled the engineers who later surveyed the land for residential development.<sup>5</sup> Sometime during the 1860s the road along 100 South was deemed unsuitable by the government and a new road on South Temple was constructed to access the fort. Federal Way, the street where the Clark house was eventually built, was part of this road and its course influenced the configuration of the later subdivision plat.<sup>6</sup> In 1894 the United States Congress granted sixty acres of Fort Douglas land to the University of Deseret, which changed its name to the University of Utah. The university property was south of 100 South. The University of Utah spent the next six years building facilities at the site and opened for classes in 1900. An additional thirty-two acres of was granted to the university in 1904.<sup>7</sup>

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. As the population grew, the more affluent residents moved to residential subdivisions east and south of the original city plat. The bench lands provided a particular attractive alternative for home sites. The accumulation of haze from coal-fired furnaces and smoke-producing industries had been a problem for the city since the 1880s. Those who could afford the price were always looking to move to "higher ground." Between 1906 and 1930, 439 new residential subdivisions were platted in Salt Lake City.<sup>8</sup>

One of the first attempts to develop the area near the University of Utah for residential use was by an early butcher named Charles Popper. Popper, a squatter, was given title to about 150 acres of land by the United States government. The property was not deemed particularly valuable since "a considerable portion of the ground is unfit for any purpose, being the side of a mountain, it will probably never be required for any purpose."<sup>9</sup> Popper sold his rights in 1890 to Judge Colburn who spent the next decade attempting to develop the property for residential use. The area was known as Popperton Place and later Bonneville-on-the-Hill. The project didn't get underway until the twentieth century, but the early attempt encouraged the eventual extension of the South Temple and Third Avenue streetcar lines to Virginia Street.

<sup>4</sup>Charles G. Hibbard, "Fort Douglas" in *Utah History Encyclopedia*, edited by Allan Kent Powell, (Salt Lake City, Utah: University of Utah Press, 1998), 199.

<sup>5</sup> *Tales*, 129.

<sup>6</sup> *Tales*, 128. Other factors may have included the grading for the rail lines built to bring clay and bricks to downtown from the area, as well as the railroad to the stone quarry in Red Butte Canyon used extensively in the 1870s and 1880s.

<sup>7</sup> Gregory Thompson, "University of Utah," in *Utah History Encyclopedia*, edited by Allan Kent Powell, (Salt Lake City, Utah: University of Utah Press, 1998), 581.

<sup>8</sup> Susan Holt, *National Register of Historic Places Nomination for the Gilmer Park Historic District*, 1996.

<sup>9</sup> Martiena Lewis, "Federal Heights: Salt Lake City's Civilized Suburb," TMs, 1987. Available at the Utah State Historic Preservation Office. Quote from a Camp Douglas Military Reservation Report dated April 1880.

## National Register of Historic Places Continuation Sheet

Section No. 8 Page 5

Clark, Isaac C. and Dorothy S., House, Salt Lake City, Salt Lake County, UT

In 1906 officials at Fort Douglas charged Le Grand Young (1840-1921), a local judge and nephew of Brigham Young, with tampering with their water supply at his stone quarry in Red Butte Canyon. The conflict was resolved when a trade was arranged for Young's canyon property to be exchanged for the fort's 42.3 acres between Popperton Place and the University of Utah. Le Grand Young sold the property to Lucien L. Nunn in January 1907 for \$90,000.<sup>10</sup> Lucien L. Nunn was born in Ohio in 1853 and moved to Telluride, Colorado in 1881, where he made his first fortune in the mining camps. Nunn became fascinated with the emerging technology of electricity and founded the Telluride Institute, an educational organization devoted to the study of electricity. Mining became secondary as the construction of power plants became Telluride's primary mission. In 1891 Nunn moved to Provo, Utah and built the Olmsted power plant. He also kept interests in mining and railroads.<sup>11</sup>

Immediately after acquiring Le Grand Young's property, Nunn established the Telluride Realty Company and transferred the property to the company on January 26, 1907. In October 1907, the property was annexed to Salt Lake City. Nunn's friend and colleague from Colorado, Addison Wrench (1868-1915), came to Utah with the power plant and eventually became the president and general manager of the realty company. The Telluride Realty Company advertised in the *Salt Lake Tribune* that it had \$150,000 in capital and was proceeding to survey, plat, grade and improve Federal Heights streets and building lots. The Salt Lake engineering firm of Roberts and Heist was hired to design the project.<sup>12</sup> After the death of Addison Wrench, Lucien Nunn took over as president of Telluride Realty. He stayed in Utah until 1924 when he moved to California. Telluride Realty closed after his departure. Lucien Nunn died in California in 1925.<sup>13</sup>

The Telluride Realty Company christened the new subdivision "Federal Heights" in deference to the original owner of the land. By the time the plat was officially filed in April 1909, the company had spent \$100,000 improving the property, fifty lots had been sold, and seven homes were under construction. The entire 42-acre parcel was divided into 346 building lots. The lots were long and narrow, on average about 25 feet by 130 feet. Most owners bought two to three lots with some lots divided between neighbors (as was the case with the Clark House). Several owners assembled large parcels from four to six lots, and at least one modest patron built a small house on a single lot. Amenities and improvements in the development included compact roadbeds, sewage and storm drain systems, service alleys, streets trees, and four small parks (actually just the islands created by streets intersecting, but effective selling points none-the-less). The sloping sites and curving streets created a unique and innovative development that generated interest immediately. However, the Telluride Company left nothing to chance and embarked on an aggressive marketing campaign. The company had a strong ally in the *Salt Lake Tribune*, not only did the newspaper publish almost weekly progress reports of the site, in one edition the paper actually chided other developers for not

<sup>10</sup> Lewis, 3.

<sup>11</sup> Ibid, 4-6. By 1913 Utah Power and Light had acquired control of Telluride Power in Utah.

<sup>12</sup> *Salt Lake Tribune*, September 12, 1909: 4.

<sup>13</sup> Lewis, 8.

## National Register of Historic Places Continuation Sheet

Section No. 8 Page 6

Clark, Isaac C. and Dorothy S., House, Salt Lake City, Salt Lake County, UT

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taking advantage of the “natural conditions” of their site and following the example of the “careful planning that was exhibited in Federal Heights.”<sup>14</sup>

From the beginning, the Telluride Realty Company marketed their subdivision to Salt Lake’s upwardly mobile professional class. The company put more money in improving the site than most developers. According to the *Salt Lake Tribune*, “This will be the first instance in the history of Salt Lake, and unique in the history of the United States where a subdivision has been so highly improved before being taken into city corporation.”<sup>15</sup> By 1910 the neighborhood had many improvements for which many other Salt Lake neighborhoods would have to wait decades: street lighting, curb and gutter, sidewalks, telephone lines, etc. Telluride created several restrictions for the subdivision, including restricting the development to single-family dwellings of over \$4,000 (most homes cost double that amount), a twenty-five foot setback, no businesses, and no fences higher than three feet. These lots restrictions expired in 1927, but by that time most of the lots had been built upon. There were no restrictions concerning race or religion, and in fact several prominent Jewish families were among Federal Heights early residents.

By virtue of the amount Telluride put into improvements, the company was able to charge more per square foot than most of their competitors. Their advertising campaign was designed to “make sure every family in the state of Utah either couldn’t resist moving to Federal Heights or else envied those lucky ones who did.”<sup>16</sup> One advertisement was a drawing of a gracious lady with upswept hair and a flowing gown looking down from her terrace to a magnificent view of the Salt Lake Valley. The ad had one line of copy: “Her Front Porch in Federal Heights.”<sup>17</sup> Many of the lots in Federal Heights were presold, and as buildings began to rise so did interest in the subdivision. Telluride was able to raise its price for lots substantially and used advertisement to justify the increases and exploited the benefits of buying and building in Federal Heights for investment purposes. Later advertisements catered to Salt Lake’s emerging automobile industry. Sunday pleasure drivers were invited to take a spin around Federal Heights to enjoy the beautiful homes and spectacular views.

The Telluride Realty Company built only one speculative house in Federal Heights, which they offered in 1915 on “easy payment terms.”<sup>18</sup> The company’s main strategy was to feature photographs of individual owner’s homes under construction in an effort to lure potential buyers to the site. The Isaac and Dorothy Clark home was one of those featured homes. The May 11, 1916, Sunday morning issue of the *Salt Lake Tribune* featured a photograph of the Clark house with the following description: “It is along Federal Way that some of the most beautiful residences in Federal Heights have been constructed . . . Among these is the new home being completed by I. C. Clark,

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<sup>14</sup> *Salt Lake Tribune*, December 19, 1909: 3. The only other comparable deviation from Salt Lake’s grid pattern was the Gilmer Park neighborhood, which was developed about the same time as Federal Heights.

<sup>15</sup> *Salt Lake Tribune*, September 12, 1909: 4.

<sup>16</sup> Lewis, 15.

<sup>17</sup> *Salt Lake Tribune*, May 2, 1909: 13.

<sup>18</sup> *Ibid*, 18.

## National Register of Historic Places Continuation Sheet

Section No. 8 Page 7

Clark, Isaac C. and Dorothy S., House, Salt Lake City, Salt Lake County, UT

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and which occupies a very handsome building site on Federal Way, overlooking the city and valley and mountains, and commanding a splendid view of the rest of Federal Heights itself.”<sup>19</sup>

The Federal Heights neighborhood has high potential as a National Register historic district due to its nearly pristine integrity, distinctive physical features, and recognizable identity. In fact the name recognition is so valuable the Federal Heights nomenclature has been adopted by residents outside the original subdivision (e.g. Popperton Place, Bonneville-on-the-Hill, and the eastern edge of the Avenues and South Temple, where the Federal Heights Apartments are located). Only one other house within the neighborhood is listed on the National Register, the Nels G. Hall House at 1340 East Second Avenue. The Hall house is a Spanish Colonial Revival residence listed for architectural significance in 1980. A second home, the Fisher and Margaret Harris house at 1422 East Military Way is currently being considered for listing. The Harris house is an English-Tudor-style house built between 1928 and 1931. Neither building represents the early development of the subdivision.

For many reasons the Isaac C. and Dorothy S. Clark house may be among the best candidates to represent nearly a century’s worth of history in the Federal Heights subdivision. Located on Federal Way, part of the old road to Fort Douglas, the history of the Clark house runs through the area’s pre-development to the beginnings of one of Salt Lake’s premiere early twentieth century suburbs. Through the period of stability and then instability (as an extension of “frat row”), the house represents the many facets of the Federal Heights neighborhood including the socio-economic and religious diversity of its residents. Moreover, the Clark house was part and parcel of the Telluride Realty Company vision of Federal Heights and its elaborate marketing scheme to achieve that vision. A vision, in fact, that was ultimately achieved.

### ARCHITECTURE:

The early twentieth century was a time of transition in Salt Lake’s residential architecture. Homes built in the late nineteenth century were primarily based on picturesque Victorian forms and decorated with Victorian Eclectic details. 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. The house type on which the Clark House is based is the foursquare, also called the box type. The foursquare is a cube-shaped house with a hipped or pyramidal roof and often a full-width porch. On the interior, the foursquare was divided into four main interior spaces with or without a central hall. Two-story foursquares represent a rejection of the eclectic irregularity of Victorian styles, while providing more interior space than one-story bungalows. The foursquare box was easier to construct than the asymmetrical cross wings and central blocks with projecting bays, but could also be

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<sup>19</sup> Ibid, 18.

## National Register of Historic Places Continuation Sheet

Section No. 8 Page 8

Clark, Isaac C. and Dorothy S., House, Salt Lake City, Salt Lake County, UT

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impressive and was often elaborately decorated with Neoclassical, 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.

In the latter part of the nineteenth century, industrial societies had begun to mass-produce Victorian ornamentation. The bungalow and the Arts and Crafts tradition was designed to "cut away ornament, to subordinate tradition, and to put into the structure and into the interior finish the features that the occupants will find comfortable and convenient, and which almost inevitably result in beauty for them."<sup>20</sup> The results were open spaces, rather than function-specific and compartmentalized rooms. The built-ins were added for comfort and convenience, however always with an eye to quality materials, warm colors, clean lines, and the simple elegance of good design. Such interiors demonstrate "the ultimate aim of the Arts and Crafts movement: that life within the rooms would be transformed by design and thus provide relief from alienation in an industrial society."<sup>21</sup> The Craftsman ideals were particularly attractive to the middle-class who could not afford high-quality Victorian ostentation, and the upper-class who desired a respite from it.

The Federal Heights reconnaissance survey identified thirty foursquares in the neighborhood. The Clark house is among the best preserved of the bungalow/craftsman examples. In addition, the Clark house includes two unique architectural features: the enclosed sunroom on the east end of the porch (original or very early addition), and the projecting back entry supporting the cantilevered sleeping porch, a feature reminiscent of the Prairie School style. Despite several remodelings, the interior retains its primary spaces, including a wide central passage. The current owners have sensitively recreated the bungalow/craftsman interior. They are currently working on restoring the exterior and their plans include retaining such original features as the coal chute and ash doors, and the milk drop on the back porch. The immediate neighbors of the Clark house include a variety of house styles and types built between 1911 and the 1930s.

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<sup>20</sup> Gustav Stickley, *More Craftsman Homes*, (New York: Dover Publications, 1982)

<sup>21</sup> Elizabeth Cummings and Wendy Kaplan, *The Arts and Crafts Movement*, (London: Thames and Hudson, 1991), 178.

## National Register of Historic Places Continuation Sheet

Section No. 9 Page 1

Clark, Isaac C. and Dorothy S., House, Salt Lake City, Salt Lake County, UT

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## National Register of Historic Places Continuation Sheet

Section No. 9 Page 2

Clark, Isaac C. and Dorothy S., House, Salt Lake City, Salt Lake County, UT

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## National Register of Historic Places Continuation Sheet

Section No. PHOTOS Page 1 Clark, Isaac C. and Dorothy S., House, Salt Lake City, Salt Lake County, UT

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### Common Label Information:

1. Clark, Isaac C. and Dorothy S., House
2. Salt Lake City, Salt Lake County, Utah
3. Photographer: Korral Broschinsky
4. Date: September 2001
5. Negative on file at Utah SHPO.

### Photo No. 1:

6. North and west elevations of house. Camera facing southeast.

### Photo No. 2:

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

### Photo No. 3:

6. South and west elevations of house. Camera facing northeast.

### Photo No. 4:

6. West elevation of house. Camera facing southeast.

### Photo No. 5:

6. South and east elevations of house. Camera facing northwest.

### Photo No. 6:

6. Interior, living room and dining room. Camera facing southeast.

### Photo No. 7:

6. Interior, living room and sunroom. Camera facing north.

### Photo No. 8:

6. Interior, staircase. Camera facing southeast.

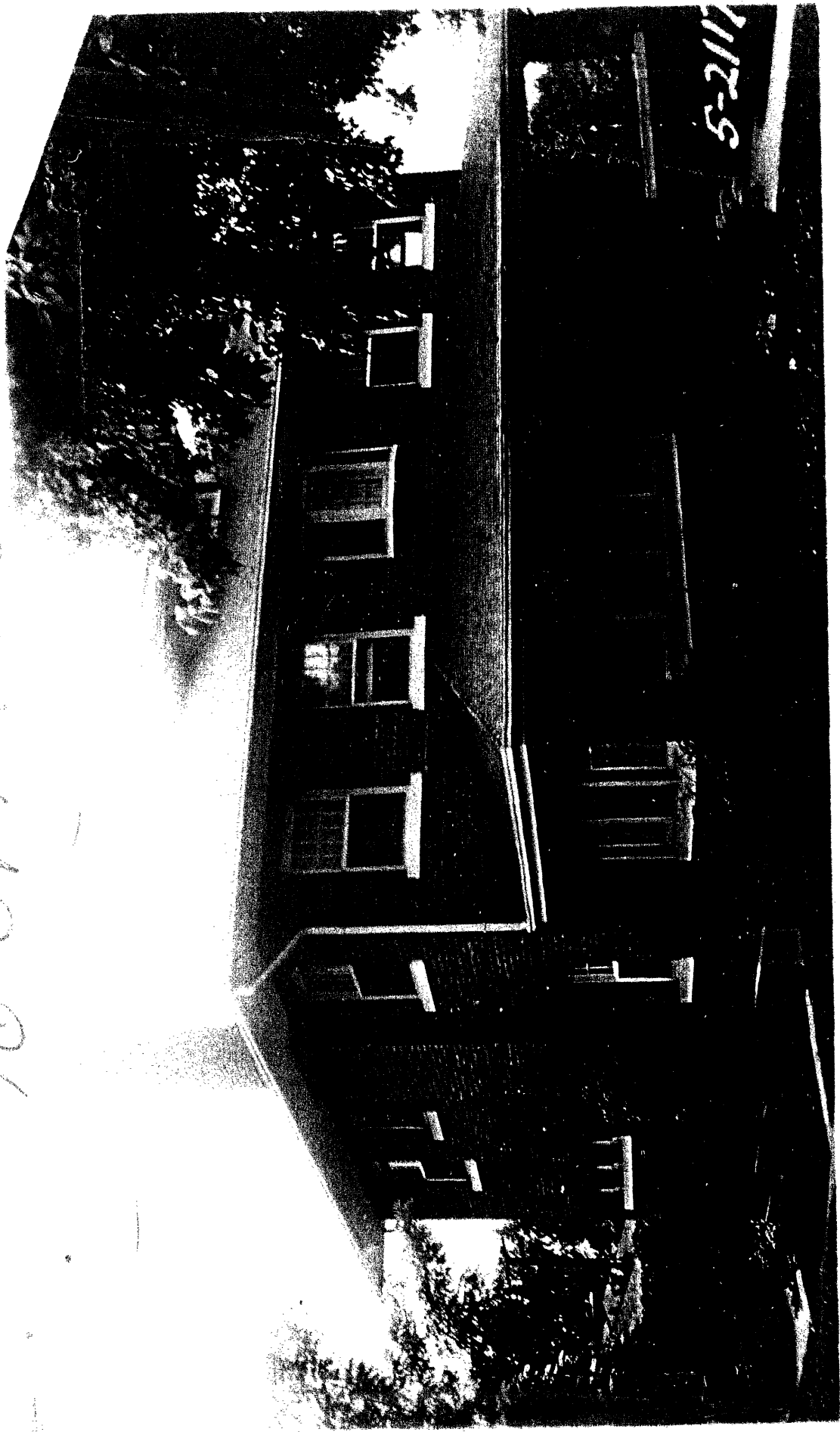
### Photo No. 9:

6. North elevations of garage. Camera facing south.

### Photo No. 10:

6. West elevation of garage and terrace. Camera facing east.

16-04-104-013



**1430 E. Federal Way, Salt Lake City, UT**  
Tax photo, 1936; tax cards: 1936, 1953 & 1963