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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 of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name DRAPER/STEADMAN HOUSE
other names/site Draper/Steadman/Morgan House

2. Location

street & number 13518 South 1700 West N/A not for publication
city, town Riverton N/A vicinity
state Utah code UT county Salt Lake code 035 zip code 84065

3. Classification

Ownership of Property	Category of Property	No. of Resources within Property	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	contributing	noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>2</u>	<u>1</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<input type="checkbox"/>	<input type="checkbox"/> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<input type="checkbox"/>	<input type="checkbox"/> structures
	<input type="checkbox"/> object	<input type="checkbox"/>	<input type="checkbox"/> objects
Name of related multiple property listing: <u>N/A</u>		<u>2</u>	<u>1</u> Total
		No. of contributing resources previously listed in the National Register <u>0</u>	

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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. See continuation sheet.

[Signature] July 10, 1992
Signature of certifying official 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.

Signature of commenting or other official Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this 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] 8/2/92
Entered in the National Register

[Signature] for Signature of the Keeper Date of Action

6. Functions or Use

Historic Functions
(enter categories from instructions)

DOMESTIC / single dwelling

Current Functions
(enter categories from instructions)

DOMESTIC / single dwelling

7. Description

Architectural Classification
(enter categories from instructions)

LATE VICTORIAN
OTHER: Victorian Eclectic
Classical Revival

Materials
(enter categories from instructions)

foundation STONE, CONCRETE
walls BRICK
WOOD (siding)
roof ASPHALT (shingles)
other _____

Describe present and historic physical appearance.

This one-story, double cross-wing house was constructed in three phases, all of which occurred within the historic period. The original c. 1894 house is Victorian Eclectic in style. It has a sandstone foundation supporting locally-made brick walls. It has a symmetrical front (east) facade with two gabled wings facing east, connected by a hipped roof section. Both gable ends are clipped and have cornice returns. It has elaborate, arched brick mouldings over the front elevation windows, with much simpler soldier-course arched brick lintels on the side and rear elevations. The brick was laid in Common (American) bond.

The floor is frame with a very short crawl space; there is no basement in the original building. The house has 1x4 plank flooring, 10'-2" ceilings and 8 in. thick masonry walls which have been plastered. Most doorways have transom windows. Wood trim is very simple with undecorated heads, jambs and base. All windows in the original building are two-over-two double-hung and are original. There is approximately 1100 sq. ft. of floor area in the c. 1894 portion of the house.

A 500 sq. ft. addition was constructed c. 1906 to the northwest corner of the original. From the exterior, this addition appears to be 1-1/2 stories, but the space above the added room is merely an attic with no access. It adds a Side Passage/Entry Hall aspect to the original double cross-wing house. It has a concrete foundation with brick walls matching the original, but is stylistically more subdued than the original c. 1894 house. Window arches are not as elaborate and brick treatment of the chimney is simpler. This addition includes a small fruit cellar basement. The clipped gable at the rear (west) elevation matches the original. Also included with the c. 1906 addition is a small porch with Doric columns and a simple entablature located on the north elevation.

The second addition to the house is a c. 1915 single-story frame room and connecting porch to the southwest (rear) corner of the original c. 1894 house. It added another 200 sq. ft. to the house. It has a concrete foundation and frame walls with the original 1x6 horizontal drop-siding. It has a pedimented gable with cornice returns on the west and connects to the original clipped gable. It is somewhat Neoclassical in style.

The house has been altered very little since the construction of the c. 1915 addition. It appears to be in very good structural condition. Weather has caused some deterioration to painted wood surfaces and mortar joints in a few locations. The current roofing material is non-historic asphalt shingles and roll roofing.

B. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:
___ nationally ___ statewide X locally

Applicable National Register Criteria ___ A ___ B X C ___ D

Criteria Considerations (Exceptions) ___ A ___ B ___ C ___ D ___ E ___ F ___ G

Areas of Significance (enter categories from instructions) <u>ARCHITECTURE</u> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>	Period of Significance <u>c. 1894</u> <hr/> <hr/> <hr/>	Significant Dates <u>c. 1894</u> <hr/> <hr/> <hr/>
	Cultural Affiliation <u>N/A</u> <hr/> <hr/> <hr/>	
Significant Person <u>N/A</u> <hr/>	Architect/Builder <u>Architect: unknown</u> <hr/> <u>Builder: unknown</u> <hr/>	

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Draper/Steadman House, built c. 1894, is architecturally significant as one of the best examples of the Victorian Eclectic style in Riverton and as a rare example of the double cross-wing house type. Victorian styles were popular in Riverton as well as throughout Utah during the 1880 to 1910 period. Though over fifty Victorian Eclectic style house remain in the community, less than half retain their integrity. The Draper/Steadman House is one of only two eligible Victorian Eclectic style houses that is also a double cross-wing. The two rear additions were made to the house c. 1906 and c. 1915, but they do not affect the overall character of the house.

The first non-Native American settlement of the Riverton area occurred in the mid-1850s but was confined primarily to the bluffs near the Jordan River about 18 miles south of Salt Lake City. The lack of irrigation water on the benchland to the west prevented any significant agricultural development. With the completion of the South Jordan Canal in 1876, thousands of acres of land could now be cultivated. Additional settlement occurred and in 1879 the community of Riverton was formally created. The "Rural Development Period" (1881-1898) started with the completion of the Utah and Salt Canal in 1881¹. Additional land was put under cultivation, commercial farming expanded and community infrastructure (e.g., roads, bridges, wells) was installed. By 1903, Riverton had a population of about 600, largely based on agriculture with some small scale commercial development.

In 1885, Lars Jensen had obtained title from the U.S. Government, via a patent deed, to the entire 1/4 section of Section 3 which includes the subject parcel. Following his death, Jensen's estate sold a five-acre parcel (most of which is included in the current Draper/Steadman site) to Edward M. Morgan in October 1889.

X See continuation sheet

¹C. Ray Varley, "Riverton Selective Reconnaissance Level Survey Final Report," September/October 1990, p. 2 (Available, Utah SHPO).

9. Major Bibliographical References

Carter, Thomas and Peter Goss. Utah's Historic Architecture, 1847-1940. Salt Lake City, UT: University of Utah Press, 1988.

The Deseret News, May 12, 1926, p. 2; Oct. 1, 1937, p. 11; and Aug. 28, 1943, p. 3.

Interview with Maurine Steadman Page (daughter of James Steadman), recorded by Mel Bashore, Riverton Historical Society, 9 February 1985. (Partial copy on file with USHPO.)

Interview with James Rex Steadman and Elizabeth Steadman Bills (children of James Steadman), recorded by Mel Bashore, Riverton Historical Society.

Interviews with Edward E. Morgan and Roberta Kirkham (children of Vernon H. Morgan, by Ray Varley, Historic Preservation Consultant, 1991.

Varley, C. Ray, "Riverton Selective Reconnaissance Level Survey," September/October 1990, USHPO files.

 See continuation sheet

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 # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- X Local government
- University
- Other

Specify repository:

 Salt Lake County Recorder's Office

10. Geographical Data

Acreage of property 3.616

UTM References

A	<u> 1/2 </u>	<u> 4/2/0/4/9/2 </u>	<u> 4/4/8/4/0/6/0 </u>	B	<u> / </u>	<u> / / / / / </u>	<u> / / / / / </u>
	Zone	Easting	Northing		Zone	Easting	Northing
C	<u> / </u>	<u> / / / / / </u>	<u> / / / / / </u>	D	<u> / </u>	<u> / / / / / </u>	<u> / / / / / </u>

 See continuation sheet

Verbal Boundary Description

Beg. S. 738 ft & W. 33 ft. fr. N 1/4 cor. of Sec. 3, T4S, R1W, S.L. Mer. then: S. 92 ft.; W 142 ft.; S. 160 ft.; W. 485 ft.; N. 330 ft.; E. 285 ft.; S. 78 ft.; E. 342 ft. to begin.

 See continuation sheet

Boundary Justification

Boundaries based on current, legally recorded boundary lines.

 See continuation sheet

11. Form Prepared By

name/title C. Ray Varley, Historic Preservation Consultant, and USHPO staff
organization _____ date January 1992
street & number 4743 Pintail Court telephone (801) 265-1166
city or town Holladay state Utah zip code 84117

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Section number 7 Page 1

Draper/Steadman House, Riverton, Salt Lake County, Utah

A contributing building on the property is a six-foot square out-building located about fifty feet to the northwest of the house. It was originally a two-seat privy, but is now being used as a storage shed. It is architecturally similar to the original house, being made of the same brick, laid in the same bond pattern. It has a sandstone foundation, and a shingled gable roof with a 4x4 wood lintel over the door. It likely dates from the construction of the original house and is in fair condition.

Not contributing to the architectural significance of the house is a 12x12 foot, one-story wooden corn crib with exterior-placed, stud walls (studs at 16 in. on center). It is approximately thirty-five feet west of the rear of the house. It was erected c. 1915 and is in poor condition.

There were reportedly other farm out-buildings on the site, but they were destroyed in a fire approximately 15 years ago.

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Draper/Steadman House, Riverton, Salt Lake County, Utah

In February 1892 Morgan sold the property for \$650.00 to Josiah Draper. Draper owned the property for five years and constructed, or had built, c. 1894, the original, double cross-wing plan house².

In November 1897 the house and land were sold to George Washington Beckstead, who owned the property for five years, apparently making no changes or additions to the house. In November 1902 he sold the property to James Steadman, a farmer, and his wife, Mary Ann Winder. The Steadmans were just beginning their family, and by March 1906 had three young children. For his growing family, Steadman felt the need for more space. Interviews with surviving members of the Steadman family indicate that the first addition was constructed c. 1906³. After this, two additional children were born to the family. The Steadmans built the second addition to the house c. 1915. They owned the property for some eighteen years before selling it to Vernon H. Morgan in 1920.

Vernon H. Morgan was a son of Edward M. Morgan who had owned the property (1889-1892) before the house was built. Vernon H. Morgan was a front-line veteran of World War I and was unmarried when he purchased the property, which was known by him and his relatives as "the farm". In June 1928, he married Jane Garfield, a school teacher and boarder at the house on his property. Morgan had been living in an outbuilding which has since burned down. Originally a farmer, his other jobs included being a guard at the Garfield Smelter during World War II, a Salt Lake County Road Supervisor, and foreman for the Utah State Road Commission. He was a director of the Utah-Salt Lake Canal Company for several years and was its president for twelve years. After Vernon H. Morgan's death in 1957, the title was transferred from his estate to his son, Edward E. Morgan in 1979.

In December 1985, the Prows Plastering Company took ownership of the property. In April 1991, the property, now consisting of 3.616 acres, was sold to Kevin R. and Shauna Leake, who are the current owners.

Analysis of extant historic houses in Riverton shows that the original c. 1894 house was built during a decade of relatively little house building, most of which was concentrated near 1895.⁴ The first addition to the house, c. 1906, came at a

X See continuation sheet

²Title search indicates a \$500 mortgage on 28 April 1894 from Geo. W. Beckstead to Josiah Draper. When Draper sells the property to Beckstead on 6 November 1897, the consideration is listed as \$2000.

³Interview with Maurine Steadman Page, recorded by Mel Bashore, Riverton Historical Society, 9 February 1985, p.3

⁴C. Ray Varley, "Riverton Selective Reconnaissance Level Survey Final Report," September/October 1990.

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Draper/Steadman House, Riverton, Salt Lake County, Utah

time of major house building in Riverton. The c. 1915 addition preceded a very significant building phase c. 1920. Located on the most prominent street in Riverton, the Draper/Steadman House stands as the best remaining example of the houses which were constructed in this locale from the "Rural Development Period" (1881-1898)⁵.

Stylistically, the Draper/Steadman House is one of six extant Victorian Eclectic style houses built from 1890 to 1900 in Riverton that remain potentially eligible for the National Register. Six potentially eligible Victorian Eclectic houses remain from the 1880s and eight from the period 1900 to 1910. The Victorian Eclectic style, actually a combination of elements from such popular styles as the Italianate, Queen Anne, Neoclassical and Colonial Revival, was common in Utah from 1885 to 1910.⁶ Common characteristics of the style present in the Draper/Steadman House include segmental or arched window openings, and projecting window lintels.

The cross-wing house type is characterized by a forward projecting wing intersected by a perpendicular side wing in either an "L" or "T" arrangement. Representing a revival of a Medieval English house form, the cross-wing was prominent in the architectural literature of the 1840s and the 1850s and is perhaps the most important contribution of the stylebooks to nineteenth-century American architecture, for it was the main innovation picked up and widely distributed by vernacular builders.⁷ It is commonly found in both England and America during the mid-nineteenth century and was attractive both for its romantic connotations and for its irregular "picturesque" appearance. In Utah, the cross-wing was especially popular from 1880 to 1910, with a brief resurgence during the 1920s.

The basic element in the cross-wing form was the forward projecting wing which served to anchor the design. This basic form could then be added to, or modified to produce other similar, yet different, houses. There are three major variants of the basic cross-wing type: the basic cross-wing, consisting of the forward projecting wing flanked by a single side wing; the cruciform cross-wing, having wings to either side of the central projecting wing; and the double cross-wing, a house that has a second front-facing wing placed at the end of the side (or in this case, connecting) wing.⁸

X See continuation sheet

⁵Ibid, p.2.

⁶Thomas Carter and Peter Goss, Utah's Historic Architecture, 1847-1940 (Salt Lake City, UT: University of Utah Press, 1988) p.127.

⁷Dell Upton, "Pattern Books and Professionalism," Winterthur Portfolio, 19: 2/3 (Summer/Autumn 1984), p. 144.

⁸Thomas Carter and Peter Goss, Utah's Historic Architecture, 1847-1940 (Salt Lake City, UT: University of Utah Press, 1988) p.37.

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Draper/Steadman House, Riverton, Salt Lake County, Utah

Because a comprehensive study of the double cross-wing in Utah has not been undertaken, the exact number of extant examples, their locations, condition, and variations are not precisely known. Judging from architectural surveys completed to date, and from general observations, it is known that the double cross-wing was not a common house type in Utah although the basic cross-wing was very common.

Analysis of building type reveals a total of thirty-three extant cross-wing houses in Riverton, twelve of which are potentially eligible for the National Register. Within the total of thirty-three, there are three double cross-wing types, including the Draper/Steadman House. All three double cross-wing houses are located on a 1-1/2 mile segment of 1700 West Street. The double cross-wing house at 12981 South 1700 West is ineligible due to infill of its porch. The double cross-wing at 12673 South 1700 West is potentially eligible although it is in poor condition and some elements of its original porch have been replaced. The two historic additions to the Draper/Steadman House have not impacted the significant architectural aspects of the original double cross-wing house and it remains the best example of the double cross-wing house type in Riverton.

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Section number PHOTOS Page 5

Draper/Steadman House, Riverton, Salt Lake County, Utah

Photo No. 1

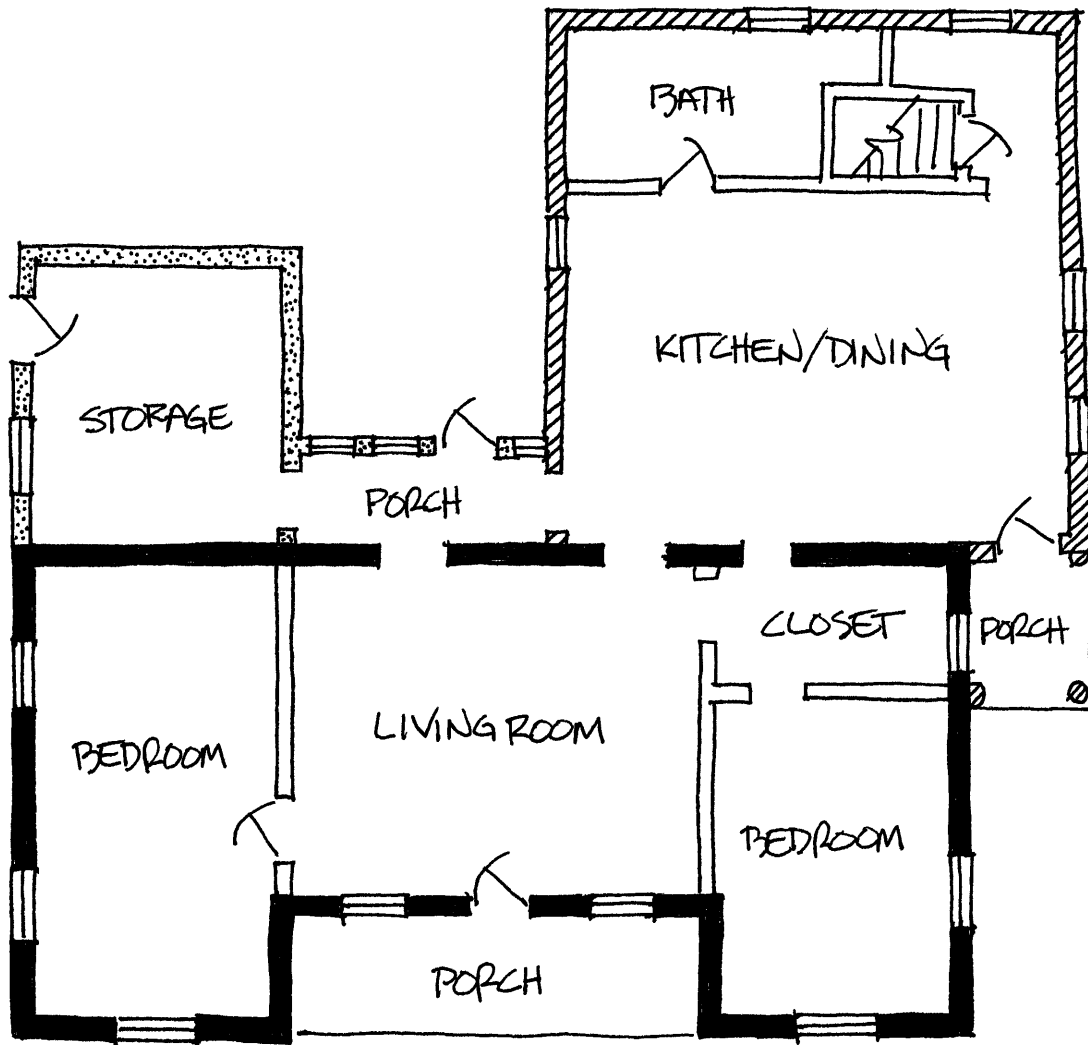
1. Draper/Steadman House
2. Salt Lake County, Utah
3. Photographer: C. Ray Varley
4. Date: October 1991
5. Negative on file at Utah SHPO
6. East elevation. Camera facing west-southwest.
7. Photo No. 1

Photo No. 2

1. Draper/Steadman House
2. Salt Lake County, Utah
3. Photographer: C. Ray Varley
4. Date: October 1991
5. Negative on file at Utah SHPO
6. West elevation. Camera facing east-northeast.
7. Photo No. 2




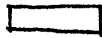
Photo No. 3

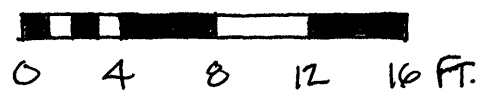
1. Draper/Steadman House
2. Salt Lake County, Utah
3. Photographer: C. Ray Varley
4. Date: October 1991
5. Negative on file at Utah SHPO
6. Two seat privy, southeast corner. Camera facing northwest.
7. Photo No. 3



DRAPER/STEADMAN HOUSE
 13518 SOUTH 1700 WEST
 RIVERTON, SALT LAKE CO., UTAH

KEY

-  1893
-  1906
-  c.1915
-  INTERIOR PARTITION LAYOUT APPROXIMATES HISTORIC



NORTH 