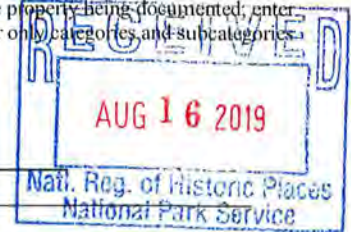


United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

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



1. Name of Property

Historic name: Rowan, Matthew M. & Johanna, House

Other names/site number: _____

Name of related multiple property listing: _____

Historic Resources of Murray City, Utah, 1859-1967

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

2. Location

Street & number: 198 W. Winchester Street

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

Not For Publication: ☐ Vicinity: ☐

3. State/Federal Agency Certification

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

I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following

level(s) of significance: national statewide X local

Applicable National Register Criteria:

 A B X C D

		<u>5.15.19</u>
Signature of certifying official/Title:		Date
<u>Utah Division of State History/Office of Historic Preservation</u>		
State or Federal agency/bureau or Tribal Government		
In my opinion, the property <u> </u> meets <u> </u> does not meet the National Register criteria.		
Signature of commenting official:		Date
Title :		State or Federal agency/bureau or Tribal Government

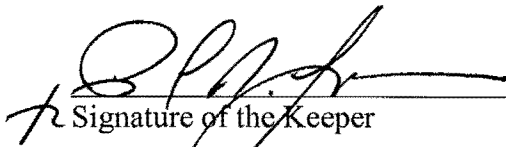
Rowan, Matthew M. & Johanna, House
Name of Property

Salt Lake County, Utah
County and State

4. National Park Service Certification

I hereby certify that this property is:

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


Signature of the Keeper

9/30/2019
Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private:

☒

Public – Local

☐

Public – State

☐

Public – Federal

☐

Category of Property

(Check only one box.)

Building(s)

☒

District

☐

Site

☐

Structure

☐

Object

☐

Rowan, Matthew M. & Johanna, House
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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	<u>1</u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u>1</u>	structures
<u> </u>	<u> </u>	objects
<u>1</u>	<u>2</u>	Total

Number of contributing resources previously listed in the National Register N/A

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC: single dwelling

Current Functions

(Enter categories from instructions.)

DOMESTIC: single dwelling

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7. Description

Architectural Classification

(Enter categories from instructions.)

LATE VICTORIAN

Victorian Eclectic Cottage

Materials: (Enter categories from instructions.)

Principal exterior materials of the property: BRICK, STONE, WOOD

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Matthew M. and Johanna Rowan House is a 1½-story central-block-with-projecting bays-type house with Victorian Eclectic styling completed in 1887.¹ The house is located at 198 West Winchester Street (6400 South) in Murray, Salt Lake County, Utah. The house is constructed of multi-hued red brick and sits on a granite rubblestone foundation. The house exterior has had only minor modifications and is very good condition. The interior of the house retains most of its architectural details but has had minor modifications, including the addition of kitchen, bathroom and removal of fireplaces. The house is located on a 0.26-acre parcel and there is a non-contributing garage and root cellar associated with the property. The immediate neighborhood is a mix of residential neighborhoods, interstate freeway, a streetcar line, and commercial/warehouses. The Rowan retains its architectural integrity design, materials, workmanship, location, association and feeling. The setting has been somewhat compromised by the loss of the surrounding farmland to development, but this does not impact the architectural significance. The property meets the registration requirements of the *Historic Resources of Murray City, Utah, 1859-1967* Multiple Property Listing and Submission (MPS) within the Residential Buildings and Associated Secondary Buildings/Structures property type category. The Matthew M. and Johanna Rowan House retains its architectural integrity and is a significant local contributing resource.

¹ Salt Lake County tax assessment records show the first assessment for the house in 1887 although it might have been constructed during 1886 after the land was purchased by Matthew Rowan.

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Narrative Description

Exterior

The Matthew M. and Johanna Rowan House is an excellent example of early Victorian central-block-with-projecting bays-type house in the Salt Lake valley. The Victorian Eclectic elements include a projecting octagonal bay on the façade (south elevation) with dog-toothed brickwork on slightly two recessed panels, low-arched brick lintels, carved wood scrollwork details, two separate front entry doors with transom windows, and narrow double-hung one-over-one windows with wood sills. The roof is hipped with multiple ridges. The roof was originally wood-shingled but now has asphalt shingles. Two of three chimneys remain, and one retains decorative Victorian corbelled brickwork.² The foundation is rock-faced ashlar granite blocks.

The south elevation contains the octagonal bay on west and large front porch with Victorian style roof on the east. The octagonal bay has a central fixed window with transom. There are narrow double-hung one-over-one windows on the projecting angles. The projecting angles are slightly recessed and have decorative dog-tooth brick details. The windows have low-arched two-layered brickwork lintels with the bricks on end showing their header face. The octagonal bay windows have decorative scrollwork between panels and below the arched lintels. All windows are original and in good condition, with some damage to wood muntins and sills. The house soffit and fascia are wood and remains in good condition. The porch is concrete and was added prior to 1938.³ The doors are not original, but the transom windows above each door are original and in good condition. The two double-hung, one-over-one windows behind the porch have decorative wood trim which matches the interior door and transom moldings rather than the bay windows.

The east elevation is brick over granite foundation and contains one double-hung tall, narrow one-over-one window with low-arched lintel. The roof has been penetrated with a small vertical wood siding covered eyebrow dormer addition, which is not historic. The original screen porch was modified prior to 1958 to both enclose the screen porch and open a staircase to the upper floor from the interior.⁴ The enclosure has a low-slope roof and vertical wood paneling with two French doors.

The rear (north) elevation contains one tall, narrow window which matches the profile of other windows on the sides of the house and an unusual extra narrow one-over-one, double-hung window. This façade has some mortar damage to the brickwork and foundation, some of which has been patched with caulking, but is in overall good condition. The roof has a large vertical wood sided eyebrow style dormer with a casement window.

The west elevation contains a two-panel double-hung, one-over-one window which matches the window on the porch, including decorative trim molding, arched lintel and wood sills. The brick lintel over the window has some loss of mortar and shifting of brick, but otherwise this elevation is in good condition.

² Salt Lake County Tax Records for 198 West Winchester Street.

³ The porch was not original in 1887 but existed on 1938 tax appraisal cards.

⁴ It is likely that the modification occurred after Matthew V Rowan died in 1957 and his nephew Marlin Andersen lived in the house and remodeled it according to Murray City historical research. The addition was absent on the 1938 tax assessment card and noted on the 1958 tax assessment card. McHenry, Vera ed. *Murray Historic Showcase*.

Rowan, Matthew M. & Johanna, House

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Interior

The interior contains 954 square feet divided into a living room, two bedrooms, a bathroom and kitchen. All walls, except the kitchen and bath, are original plaster and include decorative wood baseboard and door molding. All interior doors are also original with operable transom windows between rooms. The ceilings are nine to ten feet high. The floors in bedrooms and living room are original four-inch pine. The kitchen and bath were added in 1949 and are not historic. The floors in these rooms are tile. In the pre-1958 remodel, the wall on the north side of the rear porch was penetrated and a narrow wooden staircase was added to open the upper floor.

Setting/Site

The Rowan House sits on 0.26 acres on Winchester Street in Murray. The property is rectangular and has some mature trees and landscaping. The property was originally a 2¾-acre lot which has been subdivided several times to its current size.⁵ There is a newer house on a separate parcel (flag lot) to the rear. The house has a 1941 garage and a large root cellar with a concrete above-ground entry, which are non-contributing outbuildings since they were built outside of the period of significance. This area originally was a farming area on the outskirts of Murray and has developed into a residential area with some commercial development to the west along the railroad tracks and interstate freeway. In the 1960 and 1970s, Interstate 215 was developed directly to the north of the property.⁶ The Murray South Station of the Trax light rail line borders the property to the west.

⁵ Salt Lake County tax records/assessments property descriptions 1887-1950.

⁶ Interstate 215 (Salt Lake City) reference page Wikipedia with information from Utah Department of Transportation websites.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☐ A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B. Property is associated with the lives of persons significant in our past.
- ☒ C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- ☐ A. Owned by a religious institution or used for religious purposes
- ☐ B. Removed from its original location
- ☐ C. A birthplace or grave
- ☐ D. A cemetery
- ☐ E. A reconstructed building, object, or structure
- ☐ F. A commemorative property
- ☐ G. Less than 50 years old or achieving significance within the past 50 years

Rowan, Matthew M. & Johanna, House
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Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

Period of Significance

1887

Significant Dates

1887

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown, builder

Rowan, Matthew M. & Johanna, House
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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Matthew M. and Johanna Rowan House, completed in 1887, is a 1½-story Victorian Eclectic brick cottage, located at 198 W. Winchester Street in Murray, Utah. The house is locally significant under Criteria C in the area of Architecture and was built by Matthew M. and Johanna Rowan, early settlers on the west side of Murray. The period of significance is the year of construction of the house, 1887. Matthew M. Rowan died in 1891. In the area of Architecture, the house is significant as the earliest known central-block-with-projecting-bay-type house built in Murray. This Victorian house type, in which bays were added to provide external irregularity and larger rooms, was very popular in Utah beginning around 1885 and spanning into the 1910s. In rural Murray, the design of the Rowan House would have influenced the many later examples of the type. The property has good architectural integrity with some minor modifications to the rear and interior. The property is eligible under the Multiple Property Submission (MPS), *Historic Resources of Murray City, 1859-1967*. Because the Murray MPS is organized by building types, the associated historic context is the “Early Residential and Agricultural Buildings of Murray, 1850 – 1910.”

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

Architectural Significance

The Matthew M. and Johanna Rowan house is the earliest example of the Victorian central-block-with-projecting-bays type house in Murray. The central-block-with-projecting-bays was the most popular house type in Utah during the Victorian period between 1885 and 1915. This house type could be one or two-stories with a central pyramidal roof over a roughly square footprint. Projecting bays were added to the principal main floor rooms making them larger and brighter than earlier house types such as cross-wings and central or side passages. The central-block-with-projecting-bays house type was particularly suited to the prevailing tastes of Victorian domestic architecture: asymmetrical façades, irregular floor plans, compartmentalized interior spaces, and a variety of exterior ornamentation and materials.⁷

Utah builders were quick to embrace the style after the railroad brought architectural pattern books in the 1870s. With a lack of wood, brick was the predominant material in Utah during this period and the central-block house was especially popular with brick masons. Because of the nearby smelters, Murray had several early brickyards and brick was the most common building material in the community by the 1880s.

The Rowan House is one of only sixteen examples of central-block-with-projecting-bays-type houses that retain historical integrity remaining in Murray. The house predates the next two closest remaining central block houses by four years.⁸ The majority of central-block houses in Murray were built between 1898 and 1908. Because it is an early example, the Rowan House is relatively plain in architectural detail

⁷ Thomas Carter and Peter Goss, *Utah's Historic Architecture, 1847-1940*, (Salt Lake City, Utah: University of Utah Press, 1988): 44.

⁸ The David Lester House at 585 W Germania Avenue and the William Cleary House at 4520 S 200 W., were constructed in 1890 according to the Preservation Pro database online. Three of the significant examples were built in unincorporated Salt Lake County, outside of Murray's historic boundaries, and were later annexed into Murray in 2001.

Rowan, Matthew M. & Johanna, House

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compared to the later more elaborate examples. It is notable that three other central-block houses were built on Winchester Street in the 1890s.⁹

The Matthew M. and Johanna Rowan House is a very good early example of Victorian central-block-with-projecting bays-type house in the Salt Lake Valley. The Victorian eclectic style elements include a projecting octagonal bay on the front (south) facing façade with dog-toothed brickwork on two slightly recessed panels, low-arched brick lintels, carved scrollwork details, two separate front entry doors with transom windows, and narrow double-hung one-over-one windows with wood sills. Much of the interior is original and retains its original configuration.

Additional Historic Context

Peter Hansen recorded the official U.S. Government Patent to the property on March 5, 1875, but the area had actually been settled since the early 1850s. Peter Hansen officially recorded the property sale in Salt Lake County deed records to George C. Watts on December 16, 1874. George C. and Rebecca Bawden Watts moved to this area in 1867 and farmed this property while living near 6400 South State Street.¹⁰ George C. Watts sold the property to Susan Winkworth on November 6, 1884. She owned the property just over two years, selling it to Matthew M. Rowan December 9, 1886.

The Rowan family is associated with European settlement of the Salt Lake Valley. Matthew M.'s father, Matthew Rowan Sr. was one of the early settlers to locate to the South Cottonwood (later Murray) area in 1856. He was a significant figure in the Church of Jesus Christ of Latter-day Saints, including ecclesiastical assignments in the first ward to form in the area. Matthew Sr. also taught school at the local South Cottonwood Ward primary school in 1860, one of the first local school organizations in the area.¹¹ The Rowan family also allowed the schoolhouse to be located on their property, which the Swenson family later lived in after immigrating to Utah.¹²

Matthew M and Johanna Rowan were also associated with many of the families identified by Murray City histories as significant area residents, including the families of Peter Hansen, George C. Watts, Thomas Mackay, Jacob Erickson, and the Winchesters.¹³ All of these families were associated for many years with agriculture and community development on the west side of Murray, Utah.

In addition to the early settlement, this house is associated with a group of Swedish immigrants who lived in the South Cottonwood area and have connections throughout the history of this house. Johanna Swenson Rowan and family emigrated from Sweden. Matthew Rowan Sr.'s second wife was Anna Olsen, also from Sweden. In addition, the Erickson family was also of Swedish descent.¹⁴

Matthew Martin Rowan was the second son of English immigrant parents Matthew Rowan and Jane Martin, who had emigrated in 1855 with other early pioneers of the Church of Jesus Christ of latter-day Saints and in March 1856 settled in the Cottonwood area just west of the house at 198 West Winchester

⁹ These houses are located at 97 W., 179 W. and 549 W. Winchester. All three have some modifications and are not considered architecturally significant.

¹⁰ *Faces of Murray*, 1903-2003. Ppg. 166-167.

¹¹ *Journal of Matthew Rowan* Ppgs. 61, 68, 71

¹² Swenson, Johanna. *History of Peter Trulson Swenson Family*. Pg. 2.

¹³ *Faces of Murray 1903-2003*. Biography section.

¹⁴ 1900, 1910, 1920 census data, South Cottonwood (Murray) district.

Rowan, Matthew M. & Johanna, House

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Street.¹⁵ Matthew Martin Rowan was born August 28, 1859 in Cottonwood, Utah. He grew up nearby on his father's 56-acre farm and worked as a farmer with his stepmother Anna Olsen Rowan after his father's death January 7, 1866. Matthew Martin Rowan married Johanna "Hannah" Swenson April 24, 1884 in South Cottonwood. Johanna was born May 21, 1863 in Evarod, Skane, Sweden to Peter Trulson Swenson and Kjerste Nilson Swenson, who immigrated in June 1872 to Utah with the Church of Jesus Christ of Latter-day Saints and settled on part of the Rowan family farm.¹⁶ The Swenson family rented the Rowan family house from Matthew Sr.'s widow and second wife Anna Olsen Rowan, who he married in February 23, 1862 after the death of his wife Jane Martin Rowan January 8, 1862.

Matthew Martin Rowan purchased 2¾ acres from Susan Winkworth in 1886 and constructed the current house on this small property between 1886 and 1887.¹⁷ Matthew and Johanna had three children between 1885 and 1890, Matthew Verner Rowan, Hazel Jane Rowan and Milo LeGrande Rowan. Matthew Martin Rowan died at age 32 on September 21, 1891, leaving Johanna a widow with three small children. Shortly after becoming a widow, she was joined by her parents Peter and Kjerste Swenson, who she cared for until their deaths in 1909 and 1914 respectively.¹⁸ Johanna continued to farm and resided at 198 West Winchester Street until her death on May 11, 1926.¹⁹

Matthew Verner Rowan, the oldest child of Matthew Martin and Johanna Rowan, was born in South Cottonwood February 7, 1885, attended school through the eighth grade and helped his mother on the farm.²⁰ Matthew V. Rowan never married and lived in the house at 198 West Winchester Street his entire life. Although Matthew began as a farmer, he soon began working for the local smelter. Matthew V. Rowan worked for United States Smelting, Refining and Mining Company in Midvale for more than 30 years prior to his retirement.²¹ He lived with his mother until her death in 1926 and resided alone at the house until his death on November 4, 1957.²²

On September 1, 1948, Matthew V. Rowan transferred title to the property to his only sister, Hazel Jane Rowan Erickson, who lived at 170 East Winchester Street until her death January 30, 1955.²³ Various members of the Erickson family owned the property until September 8, 1982 when it was sold to Douglas and Karen Lundeen.²⁴ Murray City historical documents identify that Marlin Andersen, a grandson of Matthew M. and Johanna Rowan, lived in the house for many years.²⁵

¹⁵ *Journal of Matthew Rowan* Ppg. 53, 59, 60-63, 68

¹⁶ Swenson, Johanna. *History of Peter Trulson Swenson Family*, Pg 2.

¹⁷ Salt Lake County recorder's office warranty deed Book 2C pages 568-9. The property was taxed with a house in 1886 according to Salt Lake County tax records.

¹⁸ *History of Peter Trulson Swenson Family*, Johanna Swenson, page 3.

¹⁹ Utah State Death Certificates, 1900-1920 United States Census, Murray, Utah.

²⁰ The 1940 U.S. census identified that Matthew V. Rowan attended school through the eighth grade.

²¹ Obituary, Matthew V. Rowan *Deseret News Newspaper (Utah)*, November 5, 1957.

²² Obituary, Matthew V. Rowan, *Deseret News Newspaper (Utah)*, November 5, 1957. U.S. Census, 1920-1940. City directories, Salt Lake City and surrounding areas accessed on Ancestry.com.

²³ Hazel Erickson death certificate January 30, 1955 and obituary Salt Lake Tribune Newspaper February 2, 1955.

²⁴ See title search form for owners of the property. Murray City history identifies Marlin Andersen as the resident during this time period, but no proof of his residency was readily available in city directories and he doesn't appear on deed records.

²⁵ McHenry, Vera ed. *Murray Historic Showcase*.

Rowan, Matthew M. & Johanna, House

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Douglas and Karen Lundeen owned the property and resided there until July 15, 1996 when the property was sold to Javier Viana, who owned the property until February 10, 2004 when it was sold to the current owners Matthew and Ashley Jackson.

Rowan, Matthew M. & Johanna, House
Name of Property

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9. Major Bibliographical References

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

Abram, Angie. "Rowan, Matthew M. & Johanna, House." Historic Site Form, 2016.

Broschinsky, Korral. "Historic Resources of Murray City, Utah, 1859-1967." National Register of Historic Places, Multiple Property Documentation Form, 2012.

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

Eichert, Laurie. *Rowan, Matthew Journal*. FamilySearch website. Accessed March 4, 2016.

Interstate 215 Reference (PDF). Utah Department of Transportation. 2008. Retrieved December 30, 2008.

Murray Centennial Book Committee. *Faces of Murray, 1903-2003*, [Murray, Utah]; Murray Centennial Book Committee, Murray City Corporation, 2003.

Murray Eagle. Various issues.

McHenry, Vera ed. *Murray Historic Showcase*. Murray City: Murray, Utah. April 1994.

Obituary, Walter C. Erickson, *Murray Eagle Newspaper (Utah)*. January 18, 1952. Accessed February 13, 2016, Utah Digital Newspapers, The University of Utah. J. Willard Marriott Library, Salt Lake City.

Obituary, Matthew V Rowan. *Deseret News Newspaper (Utah)*. November 5, 1957. Accessed February 13, 2016.

Obituary, Hazel Erickson. *Salt Lake Tribune Newspaper (Utah)*. February 2, 1955.

Preservation Pro database. Utah State Historic Preservation Office online.

Salt Lake County Recorder's Office. Plat maps. Title Abstract Books.

Salt Lake County Assessor's Office. Tax records.

Swenson, Johanna. *Swenson, Peter Trulson Family History*, FamilySearch website, accessed February 2, 2016.

United States Census Enumerations, Murray, Utah, 1880, 1900, 1910, 1920, 1930 and 1940.

Rowan, Matthew M. & Johanna, House
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Previous documentation on file (NPS):

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

Primary location of additional data:

- ☒ State Historic Preservation Office
☐ Other State agency
☐ Federal agency
☐ Local government
☐ University
☒ Other
Name of repository: Murray City Museum

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 0.26 acres

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

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

Latitude: 40.633244°

Longitude: -111.896853°

Or

UTM References

Datum (indicated on USGS map):

☐ NAD 1927 or ☒ NAD 1983

Zone: 12

Easting: 424155

Northing: 4498432

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

The boundaries are the legal description of the property: BEG. 18.19 CHS W & N 9.5 CHS & S 85 DEG W 293.2 FT FR SE COR OF NE 1/4 SEC 24, T2S, R1W S.L.M.; S 85 DEG W 71.72 FT; N 168 FT M OR L; N 88 DEG 15' E 71 FT M OR L; S 0 DEG 55' E 168 FT TO BEG. 0.26 AC M OR L.

Boundary Justification (Explain why the boundaries were selected.)

The boundary is the current remnant of the original farmland that was historically associated with the house: 21-24-453-023.

11.

Form Prepared By:

name/title: Korral Broschinsky from a Historic Site Form prepared by Angie Abram
organization: prepared for Murray City CLG
e-mail: kbro@kbropreservation.com telephone: 801-913-5645
date: May 2, 2019

Property Owner information:

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

name: Ashley & Matthew Jackson
address: 198 W. Winchester Street
city or town: Murray state: Utah zip code: 84107

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

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

Rowan, Matthew M. & Johanna, House
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Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Rowan, Matthew M. & Johanna, House

City or Vicinity: Murray

County: Salt Lake State: Utah

Photographer: Angie Abram

Date Photographed: February 26, 2016

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



Photograph 1
South elevation of house, view of site with garage on right.
Camera facing north.



Photograph 2
South and east elevations of house. Camera facing northwest.



Photograph 3
East and north elevations of house. Camera facing southwest.



Photograph 4
West elevation of house. Camera facing southeast.



Photograph 5
North elevation of house. Camera facing south.



Photograph 6
South elevation of house, porch details. Camera facing northwest.







FIGURE 1

Rowan House, circa 1959

South elevation. Camera facing north.

Photograph courtesy Salt Lake County Archives, Tax Assessor's Photograph (best available copy).



Rowan, Matthew & Johanna House
198 West Winchester Street, Murray, Salt Lake County, Utah
Latitude 40.375963° Longitude -111.534875°



State of Utah 2012 Orthophotographic image

200 feet



Rowan, Matthew & Johanna House
198 West Winchester Street, Murray, Salt Lake County, Utah
Latitude 40.375963° Longitude -111.534875°

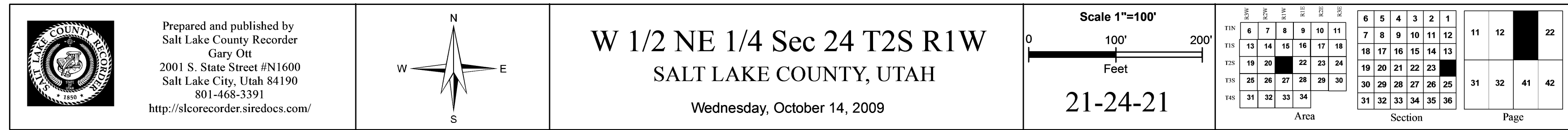
Jefferson
Street

Winchester Street



State of Utah 2012 Orthophotographic image

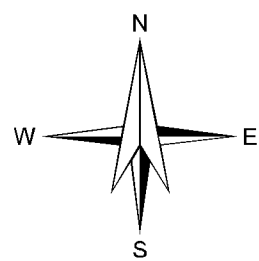
50 feet



This map is not intended to represent actual physical properties. In order to establish exact physical boundaries a survey of the property may be necessary.



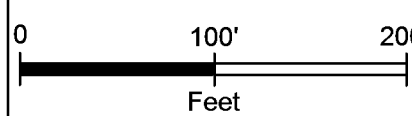
Prepared and published by
Salt Lake County Recorder
Adam Gardiner
2001 S. State Street #N1-600
Salt Lake City, Utah 84190
385-468-8145
recorder.slco.org



W 1/2 NE 1/4 Sec 24 T2S R1W
SALT LAKE COUNTY, UTAH

1/5/2018

Scale 1"=100'



21-24-21

[illegible]



0 500
Feet



Lat/Long: 40.633244° -111.896853°



Rowan House current parcel boundary

Rowan, Matthew & Johanna, House
198 W. Winchester Street
Murray, Salt Lake County, Utah

GIS Data provided by Utah AGRC & Murray City



0 100
Feet

< PHOTO KEY



Rowan House current parcel boundary

Rowan, Matthew & Johanna, House
198 W. Winchester Street
Murray, Salt Lake County, Utah

GIS Data provided by Utah AGRC & Murray City















UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action: Nomination

Property Name: Rowan, Matthew and Johanna, House

Multiple Name: Murray City, Utah MPS

State & County: UTAH, Salt Lake

Date Received: 8/16/2019 Date of Pending List: 9/13/2019 Date of 16th Day: 9/30/2019 Date of 45th Day: 9/30/2019 Date of Weekly List:

Reference number: MP100004478

Nominator: SHPO

Reason For Review:

☒ Accept ☐ Return ☐ Reject 9/30/2019 Date

Abstract/Summary The Matthew & Johanna Rowan House is locally significant and meets National Register
Comments: Criterion C (Architecture). Completed in 1887, the 1 1/2-story, red brick house set on a
 rubblestone foundation is a fine local example of Victorian Eclectic design and the once
 common "central block with projecting bays" house type. The building meets the property
 type registration requirements of the Historic Resources of Murray City, Utah, MPS.

Recommendation/ Accept NR Criterion C
Criteria

Reviewer Paul Lusignan Discipline Historian

Telephone (202)354-2229 Date 09/30/2019

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

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



Location: 198 West Winchester

Built: 1886-1887

Mathew Martin and Johannes Swenson Rowans were married in the South Cottonwood area on April 24, 1884. His father Mathew Rowan emigrated from Scotland in 1856 and settled on a farm on 700 West 6200 South (now gone) where the first school was held in this area. His mother, Johanna Swenson came from Sweden as a young girl and came to Utah after serving as a servant to pay for her passage.

The property was originally part of the 160 acres homestead of Peter Hansen with subsequent owners of George Watts, Swen Lovendahl, James L. Hutchinson, and Susan Winkworth. Mathew and Johannes paid Susan M. Winkworth \$410 in 1886 for 2 acres where the house with an attached summer room was built. They built a large barn, a brick chicken coop, pig pen, outhouse, combined wood shed and smokehouse. Water for the home came from a 25 foot deep drilled well. In addition to teaching school, they raised cows, horses, chickens, and pigs along with a garden of carrots, gooseberries, blackberries, rhubarb, plus garden vegetables.

William died from a stroke at age 32 and Johanna raised three children—Milo V. Rowan, Hazel Jane Rowan Erickson, Mathew V. Rowan, and an orphan girl, Leone. Marlin Andersen, grandson, purchased the home from the Mathew Rowan Estate and used it many years for a family residence after installing a bathroom and furnace. The home is now owned by Doug Lundeen Sr.

The foundation is made from granite blocks leftover from temple material with local red bricks facing double brick lining 12" thick. There was a summer kitchen built to be able to do summer canning outdoors where its was cooler. A covered breezeway connected it to the house. The home still features ornate woodwork inside and the old cement cellar outside which is slated to be torn down.

January 21, 1999

Javier A Viana
198 West Winchester
Murray, Utah 84107

Dear Mr. Viana:

On behalf of Murray City and the Murray Historic Preservation Board, I would like to inform you that your home at 198 West Winchester was officially designated to the Murray Historic Registry on March 17, 1998. Each historic site receives a special ranking of A (has been well preserved), B (has had changes), or C (has lost most of its original historic design but has historic significance to the community). Your building was given a "A" designation. These designations may be changed higher or lower or removed from the registry depending on what kinds of changes are made to the home. We hope you will have a desire to maintain the historic integrity of your Murray treasure. If you would like to receive a formal certificate for your home, please call me at 264-2638 and I would be glad to print one for you. We apologize this letter has taken so long, but we are trying to get the process organized.

As a point of clarification, you will be required to obtain a permit for changes in exterior finish materials, window dimension and replacement, roof-lines, and additions or removals which change the existing building footprint, or demolition. Most of these changes already require a permit by any normal home owner. The only significant difference is the requirement to obtain a permit for alteration of exterior finish materials such as roofing, stucco, or siding. When you seek a permit, our preservation office will be alerted to review the changes you are making to the home. We will then make contact with you to discuss your needs and explore possible solutions and resources which you may not be aware of. We will also provide a list of potential resources to you to maintain the historical integrity of your home if you desire. After the permitting process is complete, the final decision is up to you as long as you meet normal city requirements. The maximum amount of time required for the permit process is 15 working days but this can be reduced if you have made contact with our office earlier.

I have enclosed an information flyer which provides an overview of resources available to you to maintain the historical integrity of your home. If you have further questions, please feel free to phone me at 264-6283.

Sincerely,

Mary Ann Kirk, Director
Murray City Historic Preservation Advisory Board

February 26, 1998

Javier A Viana
198 W Winchester
Murray, Utah 84107

Dear Mr. Viana:

In November 1997, the Murray City Council established through city ordinance, a process to nominate historic sites for the Murray Historic Sites Register. Each home or business in Murray built before 1920 will be evaluated by the Murray Historic Preservation Board to determine its eligibility for the registry. Buildings which have maintained their general historic integrity or have significant historical value will be nominated for the registry.

The Murray Historic Preservation Office wants to make this registry "owner friendly" while preserving historic treasures in our community. If your home is placed on the registry you may be eligible for a variety of tax credits and other funding sources should you decide to rehabilitate portions of your building. Owners of historic buildings listed on the Murray Historic Registry will be required to obtain permits for demolition or alteration of exterior finish materials, window dimension and replacement, roof-lines, and additions or removals which change the existing building footprint. This permit process is designed to allow the preservation board time to review proposed changes and make suggestions to you to help maintain the historical integrity of the building - not tell you what you can or cannot do.

Your property at 198 West Winchester will be considered by the Historic Preservation Board for the Murray Historic Registry at the next meeting scheduled on Tuesday, March 17 at 4 pm at the Murray Parks Office and you are welcome to attend and comment if you would like. If you have any questions about this process or nomination, please feel free to call me at 264-2638.

I have enclosed a short history description of your home. If you have additional information, we would love to have it. We thank you for your willingness and interest in maintaining the historical buildings in Murray. We will notify you if your home is officially designated as part of Murray's historic registry. We hope this registry will be considered as a recognition to you!

Sincerely,

Mary Ann Kirk, Director
Murray Historic Preservation Board



Salt Lake County Residential Parcel, More Details Report page. March, 30, 2012

search again

Legal Description

Sketch

Parcel Map

This page shows the assessor's CAMA data, as it was, on May 22, 2011, and will not change until the next tax year.

Residence Record		Parcel Record		Land Record	
Building Style	COTTGE/BNGLW	Owner	JACKSON, MATTHEW K & ASHLEY, JT	Record ID	1
Assessment Classification	PRIMARY	Address	198 W WINCHESTER ST	Lot Use	RESIDENTIAL
Exterior Wall Type	BRICK	Total Acreage	0.27	Lot Type	PRIMARY-LOT
Roofing	ASPHALT-SHNG	Eco. Unit Acres		Land Class	
Central AC	YES-FA DUCT	Owner Occupied		Income Flag	
Heating	PRIMRY-CNTRL	Site Name	DEMANN'S SUB	Seasonal use	N
Foundation	YES	Building Permit		Influence Type	
Masonry Trim	NO	Tax Class Id	-	Influence Effect	
Owner	Y	Property Type	111 - SNGL FAM RES	L Assessment Class	RES-PRIMARY
Occupied		Tax District	21	Eff. Front	
Number of Stories	1.0	Tax District Location	MURRAY/M	Lot Depth	
Total Rooms	5	% Exempt		Sqr. Feet	
Bedrooms	2	Exempt Type		Acres	0.27
Full Baths	1	B of E		Sewer	PUBLIC
3/4 Baths		Residential Exemption		Number Lots	1
Half Baths		Detail Year	1	Std Lot Sz	0.18
Number of Kitchens	1	New Growth Year		Rate Override	
Finished Fire places		New Growth Pct		Zone	1108
Unfinished Fire places		New Growth Amount		Water Available	Y
Year Built	1900	Update Year	2011	Off Street Park.	YES
Effective Year Built	1988	Reinspection		Driveway Access	FRONT
Interior Grade	AVERAGE	Total Associated		Driveway Type	CONCRETE
Interior Condition	AVERAGE	MLS Number		Lot Shape	REGULAR
Exterior Grade	FAIR			Lot Location	INTERIOR
Exterior Condition	FAIR			Neighborhood	942
Overall Grade	FAIR			Nbhd Group	
Overall Condition	AVERAGE			Nbhd Type	STATIC
Visual Appeal	AVERAGE			Nbhd Effect	TYPICAL
Maintenance	AVERAGE			Topography	LEVEL
Conformity	EQUAL-IMPRVD			Traffic	LIGHT
Livability	AVERAGE			Traffic Count	
Primary Kitchen	BASIC			Traffic Influence	TYPICAL
Quality				Street type	TWO-WAY
Primary Bath	BASIC			Street Finish	PAVED
Quality				Curb Gutter	Y
Main Floor Area	1069			Sidewalk	Y
Upper Floor Area				Wooded	NONE
Finished Attic Area	200			Winter Use	FULL
Above Grade Area	1269			Land View	NONE
Basement				External Neg.	
				Water	
				Privacy	N
				Equestrian	N
				Golf	N
				Mob Lot	N
				Land Value	\$ 72,558
				Sound Value	\$ 0
				GreenBelt Date	
				GreenBlt Audit Dt	
				GreenBelt Value	\$ 0
				GreenBelt Auditor	

Valuation / Tax Year 2011

Land Value	\$ 65,300
Building Value	\$ 88,200
Final Value:	\$ 153,500
Taxable Value	\$ 84,425
Cost Land	\$ 72,558
RCN	\$ 93,806
RCNLD	\$ 65,664
Cost Total	\$ 138,200
Cost Date	05/11/2011
Additional Land Val	\$ 0
Additional Bldg Val	\$ 0
Inc Calc By	
Comp Est	\$ 0
Comp Sel Date	
Sel Land Val	\$ 72,558
Sel Bldg Val	\$ 98,010
Sel Val	\$ 170,568
Sel Source	RG
Bldg Factor	
Tax Rate	.0115880
Economic Tot Val	\$ 0

Area					
Finished					
Basement					
Area					
Finished					
Basement					
Grade					
Carport Sqft.					
Carport					
Capacity					
Attached					
Garage Sqft.					
Built-in					
Garage Sqft.					
Basement					
Garage Sqft.					
Unfinished					
Area					
RCN	\$ 93,806				
RCNLD	\$ 65,664				
Physical					
Prnt Good					
Economic					
Prnt Good					
Functional					
Prnt Good					
Sound Value					
Misc					
Structure					
Value					
Misc					
Attached					
Structure					
Percent					
Complete					
Value History / Tax Year					
	Record ID	Land Value	Building Value	Final Value	Tax Rate
2010	1	\$ 67,500	\$ 91,100	\$ 158,600	.0111560
2009	1	\$ 70,400	\$ 92,100	\$ 162,500	.0102500
2008	1	\$ 69,000	\$ 122,100	\$ 191,100	.0088030
2007	1	\$ 57,800	\$ 145,500	\$ 203,300	.0092940
2006	1	\$ 42,800	\$ 123,800	\$ 166,600	.0109700

search again



GARY R. HERBERT
Governor

SPENCER J. COX
Lieutenant Governor

Jill Remington Love
Executive Director
Department of
Heritage & Arts



Utah Division of State History

Don Hartley
Director
State Historic Preservation Officer



August 9, 2019

TO: Ms. Joy Beasley
National Register of Historic Places
Mail Stop 7228
1849 C St, NW
Washington, D.C. 20240

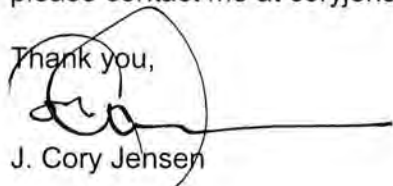
FROM: J. Cory Jensen, National Register Coordinator
Utah State Historic Preservation Office

RE: Rowan, Matthew M. & Johanna, House, National Register of Historic Places
nomination

Ms. Beasley,

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

Thank you,


J. Cory Jensen

Enclosures:

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

Comments:

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