

Iowa Site Inventory Form

State Historic Preservation Office

(July 2014)

State Inventory Number: 92-00429 New Supplemental

9-Digit SHPO Review & Compliance (R&C) Number _____

Non-extant Year: _____

Read the Iowa Site Inventory Form Instructions carefully, to ensure accuracy and completeness before completing this form. The instructions are available on our website: <http://www.iowahistory.org/historic-preservation/statewide-inventory-and-collections/iowa-site-inventory-form.html>

● **Property Name**

A) Historic name Frank E. and Margaret A. Swift House

B) Other names: West side survey map #WS-149 (13a)

● **Location**

A) Street address: 319 South Avenue C

B) City or town: Washington (Vicinity) County Washington

C) Legal Description:

Rural: Township Name: _____ Township No.: _____ Range No.: _____ Section: _____ Quarter: _____ of Quarter: _____

Urban: Subdivision: Addition to Washington Block(s): 5 Lot(s): S 1/2 of Lots 7 & 8

● **Classification**

A) Property category: *Check only one*

- Building(s)
- District
- Site
- Structure
- Object

B) Number of Resources (within property)

If eligible property, enter number of:		If non-eligible property, enter number of:	
Contributing	Noncontributing		
<u>1</u>	Buildings	—	Buildings
—	Sites	—	Sites
—	Structures	—	Structures
—	Objects	—	Objects
<u>1</u>	Total	—	Total

C) For properties listed in the National Register:

National Register status: Listed De-listed NHL NPS DOE

D) For properties within a historic district:

- Property contributes to a National Register or local certified historic district.
- Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
- Property *does not* contribute to the historic district in which it is located.

Historic district name: West side residential historic district Historic district site inventory number: 92-00350

Name of related project report or multiple property study, if applicable:

MPD Title

Historical Architectural Data Base #

Architectural and Historical Survey of the "west side" residential neighborhood in Washington 92-013

● **Function or Use** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions

B) Current functions

01A01: Domestic / residence

01A01: Domestic / residence

● **Description** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural Classification

B) Materials

05D: Queen Anne

Foundation (visible exterior): 06: Stucco

walls (visible exterior): 03: Brick

Roof: 08A: Asphalt shingles

Other: _____

C) Narrative Description **SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED**

• **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

- Criterion A: Property is associated with significant events. Yes No More research recommended
- Criterion B: Property is associated with the lives of significant persons. Yes No More Research Recommended
- Criterion C: Property has distinctive architectural characteristics. Yes No More Research Recommended
- Criterion D: Property yields significant information in archeology/history. Yes No More Research Recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of Significance

Enter categories from instructions

Community planning and development

D) Period(s) of significance

E) Significant dates

Construction date

1895 *check if circa or estimated date*

Other dates, including renovations

F) Significant person

Complete if Criterion B is marked above

G) Cultural affiliation

Complete if Criterion D is marked above

H) Architect/Builder

Architect

Builder/contractor

F.E. Swift

I) Narrative statement of significance *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

• **Bibliography** *See continuation sheet for the list of research sources used in preparing this form*

• **Geographic Data** *Optional UTM references* *See continuation sheet for additional UTM references or comments*

UTM References (OPTIONAL)

Zone	Easting	Northing	NAD	Zone	Easting	Northing	NAD
1	_____	_____	_____	2	_____	_____	_____
3	_____	_____	_____	4	_____	_____	_____

• **Form Preparation**

Name and Title: Mary Patterson - volunteer Rebecca Lawin McCarley, consultant Date: December 30, 2015

Organization/firm: Washington Historic Preservation Commission E-mail: -

Street address: City Hall, 215 E. Washington St Telephone: 319-653-6584

City or Town: Washington State: Iowa Zip code: 52353

• **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) For all properties, attach the following, as specified in the Iowa Site Inventory Form Instructions:

1. **Map** of property's location within the community.
2. **Glossy color 4x6 photos labeled** on back with property/building name, address, date taken, view shown, and unique photo number.
3. **Photo key showing each photo number on a map and/or floor plan, using arrows next to each photo number to indicate the location and directional view of each photograph.**
4. **Site plan** of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:

See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:

- Yes No More Research Recommended
- This is a locally designated property or part of a locally designated district.*

Comments: _____

SHPO authorized signature: _____ Date: _____

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Narrative Description

This is a two-story brick Queen Anne house built around 1895 on the northwest corner of the intersection of South Avenue C and W. Madison Street. In many ways, it is a larger sister of the house to its north, 315 South Avenue C, both in the basic shape of the sections of the house, the decorative details, and the arrangement of windows and doors. Frank E. Swift likely built both homes, living in this larger corner house. The house sits on a stone foundation clad in stucco, and it has brick walls with a rusticated course of brick about two-thirds the height of each story. The combination hip and cross gable roof is covered with asphalt shingles, and two historic brick chimneys remain, one near the center of the main body of the house, and the other at the center of the west elevation of the rear (west) wing. Just below the eaves, a line of decorative wood corbels extends around the house. The same decoration can be seen on the house next door, and on this house on the small frame back porch. The house extends farther west than its neighbor with a two-story brick wing to the west, and a one story brick wing to the north of the two story west wing. Both these wings have the same stone sills and hoods as the rest of the house. On the main body of the house, the gable ends are clad with wide siding, probably aluminum. There is a full wrap-around porch on the east and south sides of the house, with another porch on the south side of the two-story rear wing and a small enclosed frame porch at the rear of the one story brick wing. The windows are vinyl with vinyl surrounds, and they have stone sills and hoods, which also match the house to the north. A one-story brick garage sits at the west end of the lot with access from W. Madison Street, and also has the same stone sills and window hoods as the main house. The public sidewalk in front of the house is brick, and there is a brick parking area between the rear of the house and the garage.

The façade, the east elevation, has two sections, with the larger section to the left/south protruding somewhat from the second section. A wood porch spans the width of the façade, extending to the north a few feet past the corner of the house, and wrapping around to the south elevation. At the southeast corner of the house, the porch has a 45° section. The style of the porch is consistent with construction in the 1920s, and the Sanborn maps show an earlier porch that extended across the full width of the south side on the 1917 map replaced by another large porch by the 1931 map. The wood railings and balusters of the porch are square, and the wood columns are round, with fluting from the railing to the top of the column and no fluting below the railing. The ceiling is wood grain vinyl panels, and the lattice below the porch floor is wood. Steps at the right side of the porch lead to the entry. This right/north third of the façade is somewhat recessed, and the entry has a later door. The entry has a carved stone lintel with shoulders, which has the same design as the lintels for the house to the north. On the second story, there is a one-over-one-light double-hung vinyl window. The protruding left/south gable-roof section of the façade has a pair of evenly distributed one-over-one-light double-hung vinyl windows, with two more one-over-one-light double-hung vinyl windows on the second story. The gable is clad with aluminum siding, and it has a single-light fixed window at its center.

The south elevation has three sections on the main section of the house, divided by the center two-story bay window with a gable roof, plus the two-story rear wing. The front/right/east section has a one-over-one-light double-hung vinyl window on the first story, and another one-over-one-light double-hung vinyl window on the second story. Both windows are at the approximate center of the section. The center section is a two story brick bay window. The one-over-one-light double-hung vinyl windows in

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the angled sides of the bay are narrower than typical for this house. On the second story, there are decorative wood corbels above the windows which match the corbels at this location on the house next door. The center wall of the bay window has a pair of narrow one-over-one-light double-hung vinyl windows on both the first and second stories. The gable above the bay has a single-light fixed window centered below the peak of the gable, which is clad with aluminum siding. Narrow ventilation slots can be seen in the siding above the window. The third/left/west section of the south elevation of the main section of the house has a wood porch that begins at the bay window and extends the length of the rear section of the house and then continues to the west end of the two-story rear wing. The porch bows out somewhat near the bay window, imitating the line of the bay window, and it has the same fluted wood columns and square wood railing and balusters as the front porch. The porch floor is wood, as is the lattice below the porch floor, and concrete steps lead up to the porch at the right, next to the bay window. On the right/east half of the first story of the rear section, there is a pair of one-over-one-light double-hung vinyl windows. Left of the windows, there is a side entry with a wood door with a wood storm door. The door has a window in the upper half of the door, and the storm door has eight panes in its upper section. The south side of the rear two-story wing is slightly setback from the remainder of the south side. On the left/east side of the first story of this section, there is a wood entry door with a wood storm door which matches the other side door to the right. To the left of the entry, there is a one-over-one-light double-hung vinyl window.

The north elevation of the main section of the house is divided into three sections. The left/front/east section has a one-over-one-light double-hung vinyl window between the first and second stories. The second section is the north cross gable section, and it protrudes somewhat with square corners. It has a pair of narrower one-over-one-light double-hung vinyl windows on the first story, with another pair of narrower one-over-one-light double-hung vinyl windows on the second story. The gable above this section has wood weatherboard siding and a wood wood surround with no window, filled with plastic. The third section of the main house's first story is obscured by the one-story northwest wing. On the second story, there is a pair of one-over-one-light double-hung vinyl windows. A one-story frame enclosed porch attaches to the house immediately to the right of the first story pair of windows, and it extends north along the east elevation of the northwest wing of the house.

The one-story brick northwest wing of the house sits to the north of the two-story west/rear wing, and it obscures the first story of the third/rear section of the main part of the house as well as the first story of the rear/west two-story wing. The east elevation of this wing has a small frame enclosed porch with an aluminum storm / screen door facing north. There are two one-over-one-light double-hung wood windows on the east side of the enclosed section, both with aluminum storm / screens. The porch has a slight jog in the east wall indicating it was probably built as a smaller porch, and then enlarged. The north elevation of this wing has three evenly distributed one-over-one-light double-hung vinyl windows, and the window to the right/west/rear has a somewhat higher sill than the other two windows. The west elevation of the northwest wing has a small frame one story enclosed porch with two aluminum storm / screens on the right/south half. There is an aluminum storm / screen door on the south facing wall of the porch.

The rear/west gable of the rear section of the main portion of the house is taller than the rear wing, and it has two small single windows at attic level. They have the same stone hoods as on the other windows

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of this house. The rear of the two-story west wing has two evenly distributed one-over-one-light double-hung vinyl windows on the first story, with two more one-over-one-light double-hung vinyl windows above them on the second story. This rear wing was a one-story rear section on the 1917 Sanborn map, increased to two stories by the 1931 map.

A one-story brick garage sat at the west end of the lot with access from W. Madison Street. It was included in the survey, and then demolished in October 2015. The masonry on the garage matched the house with a course of rusticated brick about two thirds of the height of the building, and the windows and doors had hoods which matched those on the house. It had a hip roof covered with asphalt shingles. There were two wood garage doors facing south. Each door was composed of two cross buck half doors and a wood panel. On the left door, the panel was between the two cross buck doors, but on the right garage door, the panel was to the left of the two cross buck doors. There was a metal sliding door apparatus across the front of the garage, and the left door appears to be hanging from it. The right hand door was recessed behind the thickness of the brick wall, and may slide the other direction. The east elevation of the garage, facing the house, had a window opening at the far left/south which is filled with brick. To the right, there was a one-over-one-light double-hung wood window with a stone sill and hood. To the right of this window, there was a narrow cross buck wood entry door, also with a stone hood. To the right of the door there was another one-over-one-light double-hung wood window with stone sill and hood. The west elevation was too close to a neighboring building to see any fenestration. The rear of the garage, the north elevation, had a wood cross buck door at the right side of the wall, but this door had no stone hood.

Narrative Statement of Significance

The Frank E. and Margaret A. Swift House appears to contribute historically and architecturally to the potential "west side" residential historic district in Washington. The house was built around 1895 for brick manufacturer and mason Frank E. Swift, who appears to have lived here through 1904. The house was built during the period of development of the neighborhood with large homes for successful businessmen, and this is one of a handful of brick homes in the neighborhood. The majority of brick buildings constructed in this period were commercial buildings, and the brick and tile works of F.E. Swift supplied brick for many of these buildings.

The house may also be individually eligible for listing on the National Register of Historic Places under Criterion B for its association with Frank E. Swift. Further evaluation of the interior and research on Frank E. Swift would solidify this determination. While the architecture of the brick house is also noteworthy, the replacement windows and interior modifications for apartments may have impacted the integrity of the home too greatly for individual listing under Criterion C. The garage had been evaluated as potentially eligible under Criterion C for its architecture, but it has now been demolished.

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History / research summary of property (chronological order, by owner/period):

Lots 7 and 8 of Block 5 were sold by H. and W. Scofield to F.E. Swift on November 9, 1891. The 1894 Atlas of Washington map shows a square house on the south half of Lot 8, and nothing on Lot 7. Frank Swift owned a brick yard in the southeast part of town. In 1879, he provided the brick for the county home, and in 1885, was awarded the bid for a million interior bricks for the new court house (Fisher 1978: 32, 37). The 1887 *Portrait and Biographical Album* shows an image of Swift's residence with his brick and tile works south of the cemetery (page 386). A note in the *Washington Press* from December 1891 says, "Mr. Swift showed us a pressed brick made from his clay, ground in St. Louis but burned here, that is a beauty; cherry red, smooth as satin, solid as adamant, as pretty a brick as is made anywhere. He feels sure he can safely say, "Eureka!" The *Washington Press's* lists of construction during 1892 and 1893 identify three houses and a store funded by F.E. Swift, with carpentry by Harry Shrader. While one of these houses may have been this house, it appears that this house was built in 1895.

An article in the *Washington Daily Hustler* on April 4, 1893, page 2, notes that until a few years ago when Mr. Swift moved to Washington and opened a brick and tiles works, it was impossible to get brick for building purposes closer than Muscatine. He had started with a small business, and he now had the capacity of 500,000 tile and 2,000,000 brick yearly, employing from 10 to 35 men. He had six large kilns and five drying sheds. He also invented and patented a new type of kiln for burning either brick or tile, minimizing the efficiency of fuel used. In addition to the factory, Mr. Swift has built six dwelling houses, including his own home. He had also sold one to Mr. Manatt, and the others were occupied by his employees. His house was a large two story brick dwelling with a slate roof. Every room was supplied with hot and cold water, a radiator, and ventilators that connect with the chimneys and afford the most perfect ventilation. Rather than the usual white walls, the parlor walls upstairs were elegantly decorated with landscapes. There was a large double-decker porch along the east side, providing comfort on a hot summer afternoon. While this description may refer to this house, there are some discrepancies, particularly the large two-story front porch.

As noted, the 1894 *Atlas of Washington* shows a square house on the south half of Lot 8 (location of this house). However, Swift is not listed in the 1894 city directory at this or any other address, likely then still living at his residence by the brick and tile works just southwest of the city limits or elsewhere. In October 1895, the *Evening Journal* reported that Frank Swift is building two of the neatest new brick houses in the southwest part of town that you ever saw. They were two story houses with all the modern conveniences. Additionally, the grounds were terraced and graded, with cement walks and steps. Swift was always buying up lots, improving and beautifying them ("50 Years Ago," *Evening Journal*, October 13, 1945, 4). With the similarities in construction and design between these two houses at 319 S. Avenue C and 315 S. Avenue C, and presence of a pair of brick houses on these lots owned by Swift, it appears likely that this house was one of the two built by Swift. He apparently moved into the corner house, and then used the house to the north as a rental for several years before selling it in 1901.

The 1900 census for Washington's Ward 4, which includes this block, lists the Swift family as Frank E., head of the household, a commercial traveler for a brick kiln, age 45 and a home owner with a

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mortgage, his wife Margaret A., age 42, and their children. Edward A. is 19 years old and working as a brickmaker, Mary I. is 16, Louise E. is 14, Josephine A. is 12, Margaret E. is 10, Catherine B. is 8, Leonard J. is 5, Paul F. is 3, and Loretta G. is 4 months old. The 1902 Sanborn map does not show individual houses on this block, but notes there are two frame dwellings and three brick dwellings on the block, one of which is the Kurtz House at 305 South Avenue C. The two remaining brick houses are likely at 315 and 319 South Avenue C, both built on property owned by F.E. Swift. Per the *Evening Journal* on January 23, 1900, page 2, F.E. Swift was the manufacturer of Swift Furnace Kiln, used in all parts of the country. At the time, he was investigating the possibility of opening a brick factory in Waterloo, and the plant in Washington was under the management of his son ("Looking for Location," *Evening Journal*, January 23, 1900, 2). The newspaper noted on March 23, that Frank Swift and Joe Campbell are planning to add a brick manufacturing plant at Ottumwa this season, and Swift was also planning another plant ("Branching Out," *Gazette*, March 23, 1900, 8). The 1903 city directory lists F.E. Swift, commercial traveler, living at 319 South Avenue D with his wife Margaret, and children Belle (a clerk), Alice, Josephine (a student), Elizabeth, Bertha, Leonard, Paul, and Loretta.

Margaret A. Swift sold the property to T.J. Dempsey on January 2, 1905, and the family moved to Dayton, Ohio, where Swift entered the heating business. The 1910 census identifies the family living at 319 South Avenue C as Thomas Dempsey, head of the household, a retired lunch counter operator, age 50, who owns his home with no mortgage. The household includes his wife Marie, age 50, and daughters Alice, age 35, a clerk in a dry goods store, Katharine, age 24, a teacher in a country school, Edna, age 20 and also teaching in country school, a son George, age 18, working at the lunch counter, and more daughters, Celine, age 16, Mabel, age 14, Lucy, age 12, Betty, age 9, Cecile, age 8, and a son Edward, age 5, along with Mrs. Cecile Bruty, his mother-in-law, age 70. The 1910-11 city directory confirms the family members here. The 1917 Sanborn map, the first to show the footprint of the house, shows the house much as it is today, except the west wing of the house is one story and the porch continued across the entire south side. The map includes a garage at the west end of the property. Changes to the porch and rear wing are noted by the 1931 map.

Dempsey and wife transferred to property to Myrtle Cavin on January 2, 1923, and Cavin sold it to M.M. Nicholson on February 21, 1924. Nicholson transferred it to Charles F. France on February 19, 1925. Less than a year later, on January 14, 1926, it passed from France to E.O. Newell, and on April 29, 1927, Newell provided a Quit Claim Deed to the trustees of the F & M Bank of Columbus Junction, IA. The Trustees sold the property to W.W. McFarland on June 12, 1928. None of these names appear at this address in any of the city or telephone directories at this address. The 1930 census skips over this house as the entries progress down Avenue C, and McFarlands lived on E. Washington. The 1935 city directory lists the property as vacant. At some point between the 1917 and the 1932 Sanborn maps, the west wing of the house was remodeled from one story to two stories, which would account for the absence of the rusticated brick course on the second story of that wing. The original porch also appears to have been replaced in this period.

By 1941, the list of residents identifies renters or roomers, including Mrs. Edith Meeker, a renter who works as bookkeeper at the *Washington Evening Journal* and lives here with her 2 ½ year old son Gordon. Also living here as roomers are Miss Verena Graber, a maid, Charles Morris, single, and a linotype operator at the *Journal*, and Arthur Slaton, also single and a linotype operator at the *Journal*.

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May McFarland, widow, transferred the property to John Erlenbush on February 27, 1943. The 1952 telephone directory lists David B. Thompson living at 319 South Avenue C, and he is also listed here in the 1954 city directory index. Thompson continues to be listed through the 1962 telephone directory.

Erlenbush sold the property to Leland E. and Mary E. Jeffries on September 18, 1961. The 1964 city directory lists Richard W. Schuck, supervisor of technical services with the Department of Public Safety, his wife Rita Y., and their children Richard Jr., age 9, Susan, age 6, and Sara, age 1 living at this address. The Schuck family listings continue with the same information in the 1967, 1969, and 1976 city directories, with the addition of another child, Robin, born in 1968. They are not living here by 1976.

Bibliography

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Atlas of Washington County, Iowa. No publisher noted, 1894. In collection of Washington Public Library.

Burrell, Howard A. *History of Washington County, Iowa.* Chicago, IL: S.J. Clarke Publishing Company, 1909. 2 volumes.

City/telephone directories. Washington Public Library. Various years, including 1894, 1903, 1908, 1910-11, 1917, 1932, 1934, 1935, 1938, 1941, 1952, 1954, 1956, 1958, 1960, 1962, 1964, 1967, 1969, 1972, and 1976.

Fisher, Kathy. *In the beginning there was land : a history of Washington County, Iowa.* Washington, Iowa: Washington County Historical Society, 1978.

Newspapers, including anniversary/celebration editions on microfilm and/or bound at Washington Public Library:

Washington Gazette, January 6, 1893

Twentieth Anniversary Edition, *Evening Journal*, April 26, 1913

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Washington County Centennial Edition, *Evening Journal*, July 1936

Souvenir Edition of Washington Centennial, *The Evening Journal*, August 1939

Sixtieth Anniversary Edition, *The Washington Evening Journal*, February 27, 1953

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Patterson, Mary. Collection of historic postcards, images, and city/telephone directories. Washington, Iowa. Accessed 2014-2015.

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Sanborn Map Company. *Washington, Iowa.* Fire insurance maps. 1885, 1892, 1897, 1902, 1909, 1917, 1931, 1943.

Souvenir History of Washington, Iowa. Washington, IA: Washington Evening Journal, June 23, 1989.

Washington County Historical Society. Collection of historic postcards and photographs.

Location map



2009 aerial photograph (Washington County) – line indicates survey/research area boundary

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Building plan (from assessor's website)

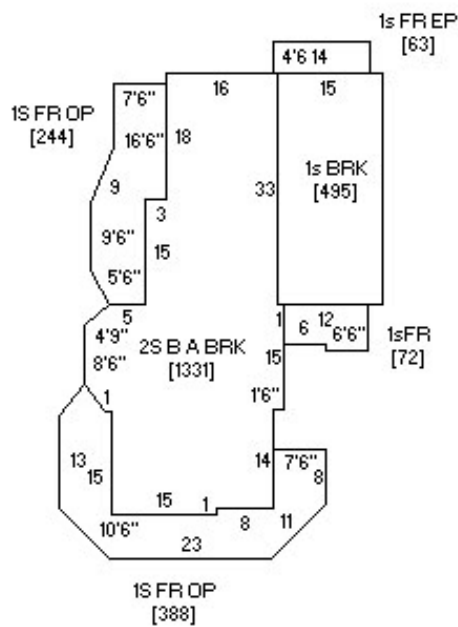


Photo from assessor's website



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Digital photographs



Photograph 92-00429-001 - House, looking southwest (December 2014)

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Photograph 92-00429-002 - House, looking northwest (December 2014)

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Photograph 92-00429-003 - House, looking northeast (December 2014)

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Photograph 92-00429-004 - House, looking southeast (December 2014)

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Photograph 92-00429-005 - Garage, looking northwest (December 2014)

demolished October 2015

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Photograph 92-00429-006 - Garage, looking southwest (December 2014)

demolished October 2015