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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 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.

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Nat. Register of Historic Places  
National Park Service

### 1. Name of Property

Historic name: Swift-Kinsman House  
Other names/site number: George Swift House, Hickory Tree Inn/TR-00043-05  
Name of related multiple property listing:  
N/A  
(Enter "N/A" if property is not part of a multiple property listing)

### 2. Location

Street & number: 8426 State Road  
City or town: Kinsman Township State: Ohio County: Trumbull  
Not For Publication:  NA  NA Vicinity:  NA

### 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:  
  X   A     B   X   C     D

<u>Barbara Power</u> DSHPO Inventory & Registration <u>January 28, 2016</u>	
Signature of certifying official/Title:	Date
<u>State Historic Preservation Office, Ohio History Connection</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

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**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: \_\_\_\_\_)

*Gregory A. Beall*  
Signature of the Keeper

3-22-16  
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

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**Number of Resources within Property**

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>3</u>	<u>2</u>	buildings
<u>          </u>	<u>          </u>	sites
<u>          </u>	<u>          </u>	structures
<u>          </u>	<u>          </u>	objects
<u>3</u>	<u>2</u>	Total

Number of contributing resources previously listed in the National Register           

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**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

Domestic/single dwelling

Domestic/secondary structure

**Current Functions**

(Enter categories from instructions.)

Domestic/single dwelling

Domestic/secondary dwelling

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## 7. Description

### Architectural Classification

(Enter categories from instructions.)

EARLY REPUBLIC, Federal

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### Materials: (enter categories from instructions.)

Principal exterior materials of the property:

Foundation: STONE, sandstone

Roof: ASPHALT; Slate

Walls: WOOD, weatherboard

Other: BRICK

### 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.)

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### Summary Paragraph

The Swift-Kinsman House is located in the village of Kinsman in Kinsman Township, Ohio. A symmetric, heavy timber-frame, front-gable, Federal Style residence, the house is set back from State Road, located on 23 acres. The two-story house is two rooms deep with hip-roof and features one-story side wings and a hip-roof one-story rear lean-to with a modern hip-roof, and a one-story garden room attached to the historic lean-to. The residence is notable for its centered Tuscan-style front doorway with 3-part second-story window, full pediment with Tuscan cornice, decorative corner boards and 12/12 windows all with simple entablatures. The house retains the architectural integrity of its 1828 front, north and south facades with interior modifications in the Colonial Revival Style, added about 1905. Once part of a large farm, the surviving farmstead was modified about 1905 with the addition of a barn (no longer surviving), a frame poultry house converted to an employee residence (contributing) and a tile-block icehouse (contributing). A 1-1/2 story garage/antique store and a pole barn with 1905 lean-to are non-contributing buildings. The 23-acre site retains its historic 1910s integrity of majestic trees, broad lawn, several meadows, the right-of-way of the Clinton Line Railway but for the barn replacement, garage/antique store and the wood-frame "garden room" that was added to the east side of the rear lean-to of the residence in the 1970s.



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## Narrative Description

### Residence

This 1828 residence had renovations in about 1905, when Colonial Revival aficionado Thomas Kinsman, Jr. celebrated the early, Federal Style house while up-dating mechanical systems and uses for rooms. This house retains many of those Colonial Revival alterations. The architectural features will be noted with a date.

The heavy timber-frame, two-story building is three bays across, two bays deep with one-story, hip-roof, side wings and a rear, three-bay, one-story hip-roof, lean-to. This residence has a coursed, sawn sandstone exterior with brick interior foundation walls under the entire building with a pine water table and lapped pine clapboards with corner boards. The narrow corner boards show decorative moldings; each has a "cap" where it butts the house frieze (1828). The house has a Tuscan cornice with plain soffits, frieze, crown and bed moldings (1828). All exterior windows have modest entablatures with plain frieze and paired convex moldings on the jambs (1828). Two interior chimneys serve the residence. The north chimney, a 1905 replacement, has the flue for the north parlor fireplace and house furnace. The south chimney serves the south parlor fireplace, the common room and a fireplace in a south side bedroom (1828). The chimney caps were rebuilt ca. 1905; they have no corbels and do not rise high above the roof as Federal chimneys would have done.

The front façade faces west, showing the five first-story bays of the center block including the side, one-bay wings (photo 1). The building has a front gable with an enclosed flush-board pediment and Tuscan frieze. The central main façade feature is the elliptical fanlight front doorway (photo 3) with a three-part window above on the second story (photo 4) and flush-board gable pediment above. The front doorway pilasters and 3-part window pilasters are finely reeded, as if they were interior, not exterior details. They have simple Tuscan capitals and bases (1828). The glazing of the original front doorway fanlight and sidelight sash was changed to leaded, bevel-edge flint glass about 1905. The front doorway retains its original 1828 louvered door blinds. The original front pediment fanlight was removed in the 1930s, when the attic was a dormitory room; the current, over-sized, wrought iron fanlight replaced the 1930s window sash (1980s).

The house floor plan is generally symmetric, with a center hall flanked by two front parlors. Behind the north parlor was the original kitchen, and then a dining room since 1905. Behind the south parlor is a common room and kitchen. The north side wing holds part of the north parlor and, to the east, a storeroom. The south side wing holds part of the south parlor and, to the east, a side entry porch for both the south parlor and for the common room. The original configuration of the second story also is nearly symmetric, a center hall with three bedrooms on the north and, originally, three bedrooms on the south. A partition wall between two of the south bedrooms was removed in the 1970s. The center north bedroom is a bathroom (1905). The hall has a doorway to the back hall narrowed by an enclosed staircase to the attic/kitchen.

Windows and window jambs are, generally original. Other than the more elaborate first-story front windows, window jambs throughout the house are butt-jointed with modest Federal-style moldings (1828). Most baseboards are tall with or without a top bead (1828). Most sash is double-hung with 12/12 lights. Most rooms retain original, 1828 plaster with 9'-7" ceilings on the first floor, 8'-6" ceilings on the second floor. On the first story, the original ash flooring became subflooring for 1905 narrow oak flooring in the hall, two parlors and the dining room. Second-story floors date to 1828 excepting the front upstairs hall where 1905 oak flooring responds to the change in the placement of the staircase. Timber frame members, out of fashion in the 1820s, are not exposed in the more important first-story front rooms of the house. Original flush-board sheathing survives on the rear storerooms and on the walls of the rear, recessed back porch (1828).

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North and south parlor window and doorway entablatures and fireplace mantles are elaborate, the highlights of the Federal interiors. Windows have wood panels below the window openings. The north parlor has paired, reeded engaged columns below the windowsills (5) and on the sides of the fireplace. Above the windows, the window jambs are fluted Tuscan pilasters with entablatures. The north parlor doorway also has fluted jambs with entablatures (photo 6). The double doorway entablature dates to the 1905 Colonial Revival update, expanded copies of the earlier entablatures. The north parlor fireplace mantle cornice has semi-circular extensions on the sides of the mantle shelf. The mantle shelf has diagonal reeding across the front, with vertical reeding on the side extensions. The mantle frieze has raised sunbursts at the center and on each jamb, above the paired jamb columns (photo 7). The very fine and small detailing of the north parlor ornament corresponds to the parlor treatment at the Doctor Peter Allen House (NR ID# 71000653, 1971) and the surviving parlor of the John Kinsman House (photo 8), now installed at the Kinsman Public Library, both known work of finish carpenter Wyllis Smith. A folding, double door to the dining room was added to the north parlor in 1905. (north parlor, photos 32, 33; south parlor photos 35, 37)

The south parlor mantle (photo 9) has paired convex jamb moldings, a detail that becomes a single convex mold on the hall double doorway (photo 10), the doorway to the rear common room (photo 11), the doorway to the south corner porch and the front window jambs. Again, the woodwork detailing in this room reflects work of Wyllis Smith that can be seen at the Dr. Peter Allen House. The 1905 update added a square bay window "conservatory", 7'-3" x 5', on the south with four double-hung, 12/12 windows (photo 36).

The center hall retains the grandeur of the Swift and the Kinsman years with the 1828 woodwork on the front doorway (photo 12), sidelights and elliptical fanlight. The glazing changed to beveled flint glass during the 1905 renovation. Hall woodwork shows finely reeded convex jamb faces at the front doorway and sidelights and at both double parlor doorways. Both doorway facings repeat the 1828 design that was expanded in 1905 to fit the double doorway to each parlor. A doorway to the dining room was added in the 1905 renovation (photo 34). The major change in the hall, in 1905, was the removal of the 1828 tiger maple stair case bannister and square balusters to accommodate the double parlor doorways. A Colonial Revival staircase replaced the earlier stairs, beginning at the east end of the hall, continuing across the east wall and rising against the south wall. The bannister is heavier and molded, the balusters are turned in a stylish Colonial Revival pattern. The underside of the stair carriage shows horizontal wooden, molded panels (photo 13). The 1905 staircase pushed further east, taking up a part of the room that became the 1905 Colonial Revival dining room.

The south common room shows the timber frame members, covered in poplar boards with 1/2" corner beads (photo 39). This room, with east end kitchen since 1905, incorporates parts of the original open back porch and the south end storeroom. Woodwork has simple window and door facings with moldings, simple poplar baseboards, 8" inches high, 12/12 double-hung window sash and a woodstove (1970s) with brick chimney wall where the 1828 fireplace would have been.

The dining room reflects some of the Thomas Kinsman 1905 era with a doorway to the north parlor and to the front hall, no fireplace, a swinging door to the kitchen, a built-in china cupboard, modification of the back stairway to entry closer to the common room instead of from the historic kitchen (now dining room). (Dining room photo 38)

The second story retains most details of the 1828 character of the house (photo 14). The west three-part hall window retains its cornice and reeded, engaged columns with panels below the windows (photo 14). The two west bedrooms have ash floors, the rest are painted poplar; walls and ceilings are plaster; window sash is double-hung with simple, molded jambs (photo 15). The front south room windows have plain entablatures with a shaped board to accommodate window curtains (photo 16). The western four bedrooms each had a closet with six-panel door next to the chimney flue. The interiors of the closets were re-worked with clothes hooks and poles for coat hangers replacing earlier shelving (1905). Bedroom

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and hall baseboards are ten inches high. The front, two west rooms once were heated without fireplace, with the heat from the chimney; the southwest bedroom now shows the 1828 fireplace mantle from the common room (photo 17). The south, center bedroom fireplace retains its 1828 mantle with original fireboard (photo 18). On the south, the wall between the two rear bedrooms was removed in the 1970s, creating one larger room (photo 40). On the north, the center bedroom was converted to a bathroom during the 1905 renovation. The hall retains a center doorway that separates the east end of the hall from the west. The east end of the hall holds the attic staircase on its south wall with the back, service stairs under the attic stairs (1828).

Many doors in the house are six-panel, Federal-style doors with moldings surrounding each of the panels. Surviving original 1828 doorways include all second story bedroom and closet doors, the hall-dining room door, the east dining room door to the back porch, the door to the north rear storeroom (now lavatory), the basement stairway door, and the attic door. Other doors are Colonial Revival, dating to 1905—1925: the two pairs of pocket doors between the hall and the parlors have five horizontal panels, typical of manufactured doors of 1905-1925; the front north parlor--dining room hinged, double door is the same design. The south parlor--exterior door, the common room--exterior door and the kitchen/back hall exterior door have large plate glass above a lower panel. The front door has plate glass without lower panel.

A one-story, hip-roof, rear wing "garden room" with glazing on three sides, 17' x 20', is attached at the east end of the house, added in the 1990s. (photo 41). It has vinyl floor, high ceiling that articulates the hip roof and large, glazed walls on three sides.

The Swift-Kinsman House retains its Western Reserve Federal Style exterior of front gable, two-story block with side and rear hip-roof, one-story wings. Most of the restrained but stylish exterior Federal detailing of corner boards, water table, Tuscan cornice and window entablatures survive intact as does the front doorway with fanlight, three-part window above and flush-board front pediment. On its interior, the Swift-Kinsman House retains its 1828 Federal integrity with most of the elaborate Federal Style detailing in the two front parlors, north storeroom, south side entry porch, the upstairs halls and four of the original six bedrooms. The first-story front hall, dining room and second-story bathroom retain the architectural integrity of the 1905 renovation. Post 1920 alterations are the removal of the one-story, enclosed, shed-roof front porch, the reworking of the rooms behind the south parlor and those in the rear lean-to, removal of a wall between two south bedrooms and the addition of the garden room behind the rear lean-to, attached to the east side of the house.

Poultry House, 15' x 29'

This contributing, ca. 1905, wood frame building original housed chickens and turkeys for the Thomas Kinsman family. The Kinsmans converted it to a residence for the housekeeper and gardener soon after they occupied the site (photos 19 & 20).

The building has a rectangular floor plan with flush board vertical wood siding and a side-gable roof clad in asphalt shingles. The entry is centered on the north elevation. The west end of the building houses a kitchen with two south-facing and one west-facing 12/12 double-hung wood windows. The east end of the building also has a 12/12 double-hung wood window in the bedroom. A bath and entry hall is located between the bedroom and kitchen.

Icehouse, 14' x 17'

This rectangular tile block building with a front gable roof is a contributing building to the property and was constructed about 1905 during the Thomas Kinsman era. The building has a glazed tile foundation and walls, vertical tongue-and-groove wood siding for the front and rear gable ends. The west gable has a board-and-batten door and a louvered ventilator in the gable; the east doorway has wide facings with wooden door. The roof retains its original slates. The roof overhang shows "purlin" ends in its overhang. The interior shows glazed tiles. The Kinsmans were particularly known for serving pink lemonade with

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shaved ice and homemade ice cream at their parties; both were dependent on plentiful ice that was stored in this building (photos 21 & 22).

In the 1960s, the Perkins family added 6/6 double-hung wood windows to the south side of the building. The interior pit for storing ice and sawdust has been filled with gravel.

#### Barn

The barn for the property, likely in use from 1828 until about 1905, was replaced with another barn in the early 1900s. The footprint of that second barn is the same as the current, non-contributing pole barn, built ca. 1974. The shed on the pole barn survives from the Thomas Kinsman era barn (photos 23 & 24).

#### Antique Shop/Garage

The 1-1/2 story, vernacular building used as an antique shop and garage was moved to the north side of the driveway in the 1970s, rescued from an abandoned farm site on State Road, north of Kinsman village, within Kinsman Township. At the time of the move of the building, the structure was partially burned, dilapidated and abandoned. The building dates to the 1840s and is a non-contributing structure (photos 25 & 26).

#### Historic Outbuildings

Little evidence of the earlier, historic barn survives. The residence also had a carriage house that was behind the house. No photographs or description of the carriage house survive. No description or location for the outhouse survives, nor does description or location of any other outbuildings.

#### Setting

The Swift-Kinsman property is 23 acres with frontage on State Road, the Kinsman-Kingsville Road, an early, pre-1820 stage route between Youngstown, Warren, Kinsman and Lake Erie. The street frontage has large shade trees many generations old (photos 27 & 28). The house, outbuildings and large yard are on a fairly level plane (photo 29). The south side of the property, a hay meadow, continues to the town cemetery (photo 30) that surrounds the Kinsman Presbyterian Church (NR ID#71000654, 1971). The north and west sides of the property are farm fields, currently planted in hay, somewhat lower than the house yard. The north boundary of the property includes the right-of-way of the historic Clinton Line Railway, an 1853-1856 railroad easement that went bankrupt in 1856, after the construction of the raised and leveled double-track right-of-way had been established. The rail line is clearly visible with dense trees cover on either side of the right-of-way (photo 31). The east side of the property touches Kinsman Ridge Road where a Kinsman Township resident, Frank Banning, once raised a field of gladiolas and the northeast corner of the Kinsman Cemetery. This acreage is the same as the acreage owned by Thomas Kinsman for his in-town, "retirement" residence from 1905—1927, excluding two residential lots taken from the Kinsman property along State Road in the 1960s.

The Swift-Kinsman House setting retains two historic Colonial Revival outbuildings, a poultry house and icehouse, majestic trees on a broad lawn, vistas to the cemetery and church and field patterns from the 1905-1920 update of the site. The 23-acre setting retains its historic integrity and remains intact from the Colonial Revival era. Non-contributing buildings are the replacement barn and the antique store/garage on the north side of the side driveway.



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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



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**Areas of Significance**

(Enter categories from instructions.)

Architecture

Other: vernacular landscape

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance**

1828—1927

\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**

1828

1905

\_\_\_\_\_

**Significant Person**

(Complete only if Criterion B is marked above.)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Cultural Affiliation**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder**

Smith, Wyllis, carpenter-builder

\_\_\_\_\_  
\_\_\_\_\_

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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 Swift-Kinsman House, a heavy timber-frame, front-gable, Western Reserve Federal Style residence in Kinsman Township, is eligible for the National Register of Historic Places under Criterion A, as a locally significant residence and farmstead with a vernacular landscape: a significant component of a surviving 19th century rural Western Reserve village. The house and setting of the Swift-Kinsman House is a significant part of Kinsman village, an agriculture-focused hamlet characterized by widely spaced residential houses in a pastoral landscape. Representing this pattern of village development, the site retains most of its ca. 1905 boundaries, with most of its landscape character as it appeared since the residence of Ohio Senator Thomas Kinsman with outbuildings, vistas across the meadows to the Kinsman Cemetery and Presbyterian Church and bounded on the north by the 1850s Clinton Line Railway right-of-way. The Swift-Kinsman House is also eligible under Criterion C as a representative example of Western Reserve Federal Style architecture designed and built by one of the most noted builders of the Western Reserve, Wyllis Smith. Local carpenter-builder Wyllis Smith<sup>1</sup> built about 27 buildings in northeastern Ohio and Northwestern Pennsylvania between 1819 and 1839. Most Wyllis Smith buildings are severely altered; this one retains most of its historic Federal Style elements. George Swift and his wife Olive Douglas Kinsman built the house for their residence and his law practice. The property was used as a farm until the 1905 purchase by State Senator Thomas Kinsman who used the residence as his retirement home, updating it in the then popular Colonial Revival Style. The farmstead was modified about 1905 with the addition of a frame poultry house converted to an employee residence (contributing) and a tile-block icehouse (contributing) a barn (no longer surviving). A 1-1/2 story garage/antique store and a pole barn with 1905 lean-to are non-contributing buildings. The period of significance for the Swift-Kinsman House begins in 1828 with its construction and continues to 1927 with the death of John Kinsman, Jr. and the conversion of the single-family property into a restaurant and dormitory.

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

George Swift & Olive Douglas Kinsman Swift

Olive Douglas Kinsman (1800—1835) may well have met her husband George Swift (1797—1845) while in school in Connecticut. He was the son of nationally prominent jurist and statesman Zephaniah Swift of Windham, Connecticut. George graduated from Yale and read law with his father before coming west, first to Warren and then to Kinsman. Olive married Swift on 7 August 1821<sup>1</sup>. They first occupied a house near the square in Kinsman, just south of Pymatuning Creek and built by Wyllis Smith. The couple moved to the Swift-Kinsman House in 1828. George Swift supervised much farmland, nearly 3485 acres, in Kinsman, including his residence lot of 109 acres<sup>2</sup>. He served one term in the legislature, elected in 1829<sup>3</sup>. He always was involved in the quality of local education. He participated significantly in the religious life of the Kinsman Presbyterian Church, teaching, leading, and helping finance the new church building and the manse. After his wife's death in 1835, his workload slowed; his interest turned to managing family property and his farm<sup>4</sup>. He died in 1845.

Thomas Kinsman, Jr. (1857—1927)

<sup>1</sup> OGS, Trumbull Chapter, Trumbull County Marriages.

<sup>2</sup> *Trumbull County Cadastral or Land Ownership Maps, 1830, 1840, 1850*. Warren, OH: Trumbull County Chapter, Ohio Genealogical Society, 1986, p. 22, 63, 100.

<sup>3</sup> Williams & Bro., Vol. I, 75.

<sup>4</sup> *Historical Collections of the Mahoning Valley*, 284.

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The most prominent of the early northeastern Trumbull County farms belonged to Thomas Kinsman (1804-1875), son of founder John Kinsman and uncle of Olive Douglas Swift. His son Thomas Kinsman, Jr. inherited much of the father's land, more than 2,000 acres, on the east side of Pymatuning Creek along State Road. At his father's early death in 1875<sup>5</sup>, Thomas Kinsman, Jr., left Western Reserve College in Hudson to take over the management of the family farm. Kinsman successfully continued both a Holstein dairy farm and breeding of prize Durham cattle<sup>6</sup>. He served as Secretary of the Kinsman Stock and Agricultural Society when its Board of Directors was formed in 1884. His prominence as a well-known stockbreeder propelled him toward the Ohio Legislature, where his farming expertise could assist a nationally distinguished farm state. Kinsman won election to the legislature in 1900, was re-elected in 1902, ran for the Ohio Senate in 1904 and was re-elected in 1908<sup>7</sup>. After his retirement from farming in 1905, Kinsman continued in the Ohio Senate, on the Kinsman Fair board and as president of the Kinsman National Bank until his death in 1927. Kinsman resided at the nominated property from 1905 to 1927.

#### History, Early Years of Kinsman Township

The Connecticut Western Reserve, the northeastern portion of Ohio, was land claimed by the State of Connecticut following the American Revolution. About 1800, Connecticut investors surveyed the land into 5-mile square townships. Early settlers tended to be investors or land-hungry settlers from Connecticut. Trumbull County is the oldest and first settled county of the Western Reserve.

Kinsman Township, the northeastern corner of Trumbull County, is distinguished by some of the finest farmland of the Western Reserve. Pymatuning Creek valley has rich bottomland. The wide valley stretches south from southern Ashtabula County running along the Gustavus-Kinsman Township line. The fine soils provided the early settlers with fields and grazing that has continued as an agricultural asset of the region. The social and governmental center of Kinsman Township was located southeast of the actual township center to better serve the prosperous valley. State Road, the road that serves the east side of the Pymatuning Creek and one of the principal roads of Kinsman's founding hamlet, has long been distinguished by its large farmsteads with architecturally important residences.

The Western Reserve townships that thrived in the first four decades of the 19th century were those with wealthy, trustworthy, educated, founding settlers who left New England early to oversee the establishment of a village for a township. The founding men established churches, schools, stores, libraries; they were judges, legislators, leaders of the local militia. In Kinsman Township, John Kinsman sold the land, established the store, built the mill, helped sponsor a school, helped found a church and returned annually to New England and to Philadelphia for essential and luxury merchandise<sup>8</sup>. Kinsman encouraged or employed skilled and reliable young men to come west. He could depend on the wisdom and wealth of his brother-in-law Simon Perkins of Warren. At the founding of the Western Reserve Bank at Warren in the winter of 1811-1812, John Kinsman pledged the largest sum, \$20,000 toward the first bank in the Western Reserve<sup>9</sup>. He insisted that his children be educated and trained to be local leaders.

By 1808, John Kinsman made certain that the hamlet could provide a few frame houses to improve the quality of life for all. The same year, Kinsman encouraged Connecticut-trained Dr. Peter Allen to relocate to Kinsman where his medical skill would be much valued. Acknowledging the need for well-educated citizens, Kinsman sent his daughter Olive to Miss Pierce's school in Litchfield, Connecticut. This distinguished finishing school trained other Western Reserve young women who became prominent: Eben Newton's wife Mary Church from Canfield, and feminist and abolitionist Betsy Cowles from

<sup>5</sup> Wallace B. Davis, *Kinsman 1799-1970*.

<sup>6</sup> J. G. Butler, Jr., *History of Youngstown and the Mahoning Valley*, Vol III, 502.

<sup>7</sup> Warren Tribune-Chronicle, 28 March 1927.

<sup>8</sup> *Historical Collections of the Mahoning Valley*, 282-286.

<sup>9</sup> Williams & Bro., Vol. I, 253.

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Austinburg, Ashtabula County (who taught a young girls school in Kinsman in 1832-1833)<sup>10</sup>. While John Kinsman died in 1813, his energy continued to improve the assets of the growing village such as establishing State Road as an early stagecoach route from Lake Erie to Warren in 1817<sup>11</sup>.

Even before 1820, Kinsman was a prosperous mercantile center with the Kinsman family's store supported by the early farmers. The farms of Pymatuning Creek valley had much success in cattle and sheep raising, hiring drovers who took livestock to markets both near, to Cleveland, Pittsburgh and Wheeling, and far, to New England, Philadelphia, Cincinnati and Detroit.

#### History, the George Swift Years in Kinsman

In the last years of the 1810s, the Western Reserve slipped into an economic depression that had been affecting the New England states since the end of the coastal blockade associated with the War of 1812. The "year without a summer", 1816<sup>12</sup>, further pushed New Englanders to abandon the farmlands in the East. The hard times in the East encouraged young men to come west, especially inviting newly trained carpenter-builders who sought contracts to raise Federal-style houses and frame churches for the growing villages in the Western Reserve. Lemuel Porter came west to Tallmadge in Portage County<sup>13</sup>. In Trumbull County, finish carpenter Joseph Bassett moved to Canfield<sup>14</sup>, Edward Spear came to Warren from Western Pennsylvania<sup>15</sup>, and Charles White also settled in Warren<sup>16</sup>. The prominent wealth of the village of Kinsman attracted young Wyllis Smith and his carpentry crew who came from New Haven County, Connecticut, before 1820<sup>17</sup>.

In Kinsman, Smith and two other young carpenters boarded in the house of young John Kinsman, Jr. while finishing a large, stylish, two-story, L-shaped, center chimney Federal-style house for the Kinsman family that was sited at the east side of the town square with its main entrance facing south. Between 1820 and 1823, Smith finished a two-story, double pile, center chimney house on the west side of the square south of Pymatuning Creek, a house for Peter Allen at the north end of the village on State Road and a house for Allen's brother Daniel on the main road toward Pennsylvania<sup>18</sup>. Next, Smith began a large, two-story frame residence on the east side of State Road for Olive Douglas Kinsman and her husband George Swift<sup>19</sup>.

Wyllis Smith probably began construction on the Swift-Kinsman House in 1823. Between April 1826 and October 1828, Kinsman carpenter Erastus Griffin worked 258 days on the house at the skilled carpenter wage of \$1.00 a day, probably as a part of the Smith crew or supplementing Smith's carpenters' work. In addition, Griffin contracted with George Swift for 19 doors and five fireboards, delivered in the fall of 1828<sup>20</sup>. The Swifts probably occupied the house in the late fall of 1828.

Griffin returned to work for George Swift in 1831, when he and his assistant Nelson Clark each worked 20 days in April and May, perhaps building either a barn or carriage house<sup>21</sup>. The Swift farmstead had a carriage house directly behind the residence and a large New England barn near the present pole barn.

<sup>10</sup> Betsy Cowles, Austinburg, Ohio, Wikipedia.

<sup>11</sup> *Western Reserve Chronicle*, June 3, 1817.

<sup>12</sup> Harlan Hatcher, *The Western Reserve, The Story of New Connecticut in Ohio*, 70-71.

<sup>13</sup> Thomas Vince, lecture, Hudson Heritage, Fall 2013.

<sup>14</sup> Henry Boardman letters to Elisha Boardman, Yale University Archives, New Haven, CT.

<sup>15</sup> Williams Bros., Vol I, 338.

<sup>16</sup> Azel Tracy daybook, Hartford, OH.

<sup>17</sup> Shannon Grantz, paper for YSU Architectural History class, 2013.

<sup>18</sup> Richard Webb, Chris Klingemeier research.

<sup>19</sup> Webb & Klingemeier.

<sup>20</sup> Erastus Griffin daybook.

<sup>21</sup> Erastus Griffin daybook.



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Neither of these two buildings nor record of a privy, office, or other outbuildings survives from the Swift era.

George Swift did not live long enough to participate in getting the Clinton Line Railroad to pass through Kinsman. Kinsman Township needed a more efficient way to move livestock to markets than using drovers. This 1830s proposal had a rail line running from the Hudson River, through the Allegheny Mountains, crossing Ohio, Indiana and Illinois to Council Bluffs, Iowa, on the Missouri River<sup>22</sup>. The Western Reserve portion of the right-of-way ran from Meadville, Pennsylvania, through Kinsman to Hudson, Ohio. The railway would have competed with the New York Central, the Pennsylvania Railroad and the Baltimore and Ohio Railroad, all being proposed or under construction during the same decades. The construction of this early rail line failed in 1856 after a double track roadbed was completed for the line. The right-of-way ran through the Swift property; it is now the north property line for the site.

At the end of George Swift's life, he was involved in a shared venture of wool production among other adjoining farms to the west, along Pymatuning Creek. At his death, George Swift's home farm continued as 109 acres on both sides of State Road<sup>23</sup>; all the Kinsman farmland continued in the Swift name, managed by the Kinsman family, well into the 1850s. The farming prosperity of the Pymatuning Creek valley meant that houses close to Kinsman village became retirement homes for prosperous farmers; George Bishop, a retired cheesemaker from Gustavus Township occupied the Swift house according to the 1856 Trumbull County map<sup>24</sup>. By the time David Bracken owned the farm in the 1870s, the acreage had been reduced to 58 acres, still on both sides of State Road<sup>25</sup>; continuing as a retirement residence supported by the high productivity of the nearby valley land.

#### History, the Thomas Kinsman Era

Following the failure of the Clinton Line Railroad in 1856, Kinsman Township relied on drovers to move farm animals to nearby railheads. Easier access to national and regional markets came with the completion of the Lake Erie and Michigan Southern railroad through Farmdale, in Kinsman Township, in about 1873. The local farmers increased dairy farming to supply a new dairy and creamery established in Farmdale<sup>26</sup>. By this time, breeding of named, quality livestock proved most profitable for the Kinsman men<sup>27</sup>. Handsome residences and well-maintained outbuildings, barns, fencing and herds distinguished the properties along the valley of the Pymatuning, while Kinsman village supplied the established families with schools, stores, and services. The village homes continued to have several acres surrounding most town residences.

The wealth of the regional farms encouraged Kinsman men to establish a regional fair in late summer, the last weekend of August, through the Kinsman Stock and Agricultural Society, founded in 1883. The fair took place on 50 acres, mostly located on Thomas Kinsman, Jr.'s farm. Soon, the fair attracted over 8,000 visitors who came, often on the train, staying for a portion of the three-day event. The fair also provided horseracing and other entertainment<sup>28</sup>. Held annually for fifty-five years, the fair provided summer entertainment to the northeastern Western Reserve region<sup>29</sup> and expanded the public admiration for the well-kept and relatively stylish village and its surrounding farms.

The wealth of the local farms guaranteed success of Kinsman's business center. In the 1870s and

<sup>22</sup> *First Annual Report of the Clinton Line Railroad Company.*

<sup>23</sup> *Trumbull County Cadastral or Land Ownership Maps, 1830, 1840, 1850.* Warren, OH: Trumbull County Chapter, Ohio Genealogical Society, 1986, p 100.

<sup>24</sup> P. J. Browne. *Map of Trumbull County, Ohio.* Philadelphia: Gillette, Matthews & Co. 1856.

<sup>25</sup> *Combination Atlas Map of Trumbull County, Ohio.* Chicago: L. A. Everts, 1874, 1974 reprint.

<sup>26</sup> Kinsman Historical Society, *Kinsman*, 59-106.

<sup>27</sup> Misc. notes, Warren Public Library, "Kinsman" box.

<sup>28</sup> Misc. notes, Warren Public Library, "Kinsman" box.

<sup>29</sup> Misc. notes, Warren Public Library, "Kinsman" box.



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1880s, the village had two banks, a jewelry store, clothing store, feed stores, grocery stores and butcher, several doctors' offices, a pharmacy, five churches, two hotels and restaurants, and many services that appealed to a regional clientele.

By the turn of the twentieth century, Kinsman village was regarded as "one of the most picturesque portions of Trumbull County."<sup>30</sup> With long vistas across well-maintained farmland, tree-lined roads with majestic trees and large farmhouses with well-kept outbuildings, the village and its nearby properties illustrated the romantic country beauty that was being celebrated in the Colonial Revival Style.

Successful farmer Thomas Kinsman, Jr. moved into the Kinsman village in 1905 as a semi-retired farmer. He continued on the fair board while maintaining some management of his farm north of the village<sup>31</sup>. He chose his retirement house in the village, his aunt Olive and George Swift's house.

Thomas Kinsman renovated the Swift-Kinsman House, adding mechanical systems and Colonial Revival architectural elements. The two-story screened or glazed front porch with huge striped awnings and wooden louvers became the most visible and imposing addition (see Addendum). The porch heralded the summer as the most important season of Thomas Kinsman's entertaining. And, the elaborate porch with its many elements showed off the wealth and the importance of a man who had enough servants to care for and adjust all the awnings, screens, louvers, chairs, cushions, plants, etc. Kinsman entertained both locally and had guests whom he knew from his years in the statehouse.

In the yard, Kinsman had the trees hung with electric lights to illuminate summer entertainment. He planted lilacs to shield the view to the south and added a Chinese fringe tree. In the rear, the old barn was replaced with a new barn, a poultry house (soon adapted to a servant residence) and a tile block ice house were added. The summer entertainment famously depended on the icehouse for shaved ice in the lemonade and ice creams made from locally produced dairy products of the Kinsman farm.

#### History, Post-Kinsman Era

When Thomas Kinsman, Jr. died in 1927, the prominence of the Kinsman's entertaining and reputation of their gracious hospitality carried forward after Kinsman's death with the conversion of the Swift-Kinsman House into the Hickory Tree Inn. The house sold to Carolyn Cookston who operated the popular "destination" restaurant and also rented rooms to boarders and seasonal workers. Because the attic was used as a dormitory, the fanlight was replaced with windows. As a country restaurant in an old genteel residence in a beautiful rural village, the house attracted a large clientele during a twenty-year period that included economic hard times and restricted travel of the Depression and World War II. Northeastern Ohioans sought out the long lawn, the tall shady trees, the distinguished white house, the old lilacs, the historic yet quaint interiors and good country food on a drive into the beautiful "countryside" of fine farmlands surrounding the prosperous, old-fashioned and picturesque village of Kinsman.

When the Hickory Tree Inn closed, restaurateur Clarence Perkins, purchased the house, possibly thinking he would continue the Hickory Tree Inn. Instead, he opened a restaurant on Main Street in Kinsman and another in Transfer, Pennsylvania. He modified the Swift-Kinsman House from a residence to a duplex with an apartment for his daughter and her children on the second floor and another apartment on the first floor. The changes were fairly extensive: closing the front hall staircase and removing the Colonial Revival balustrade added ca. 1905, closing the stair opening in the upstairs hall; adding a staircase to the front porch that extended to the Kinsman-era enclosed balcony in front of the three-part second-story window; and turning the northwest bedroom into a kitchen. Unfortunately, the placement of the new staircase occurred without adequate flashing, causing the openings to leak. And, the new staircase constructed inside the front porch did not complement the character of the Kinsman era porch.

<sup>30</sup> J. G. Butler, Jr., Vol. III, 502.

<sup>31</sup> Warren *Tribune-Chronicle*, 28 March 1927, 1.

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In 1968-1969, Clarence Perkins sold a house lot (now two lots) at the northwest corner of the Thomas Kinsman, Jr. retirement parcel that faced State Road, just west of the Clinton Line Railroad right-of-way, at the north edge of the property<sup>32</sup>.

In 1973, Susan and Richard Webb purchased the house. The Webbs removed the kitchen from the northwest bedroom, replaced the Colonial Revival balustrade in the front hall and re-opened the front hall staircase, removed the staircase in the front porch and returned the three-part window to a window. Webbs reconfigured the Kinsman era kitchen and lavatory as well as the rear entrance where once storerooms and an open porch had been. The Webbs also removed a wall between the rear and the center south side bedrooms. In the 1990s, a one-story, 17' x 20' "garden room" was added behind the house, connected to the east side of the rear lean-to near the east, back entry door, repeating the hip-roof detail of the historic residence. About 1980, the Webbs moved part of an abandoned 1840s Kinsman Township house to the north side of the yard. It became a garage and antique store (non-contributing).

For the Webbs, the front porch became a major issue. Large and cold much of the year, hot and too sunny in the summer, the porch had no ambiance without elaborate furnishings, screens and awnings. Misused because of the Clarence Perkin's modifications in the 1950s, the staircase to the upper, second-story porch caused roof problems, the standing-seam metal roof leaked, the coved wooden ceiling had failed in several locations, the porch floor needed much work, windows needed to be repaired, screens were lacking. Making the porch useful required awnings, new screens, repaired windows, new roof, new ceiling, repaired floor. Removal of the porch required modest research to determine the character of the detail between the front doorway fan window and the lower edge of the three-part second story window. The sandstone front steps survived as did the original louvered blind that fitted the front door.

#### Criterion A: Local History: Regionally Important as a Valued Agriculture-Focused Village Environment

A distinguishing feature of northeastern Trumbull County has been the continuing productivity of the Pymatuning Creek valley's rich bottomland soils. Farming set an early pattern for both Kinsman Township and its village with housing widely spaced to accommodate outbuildings and nearby farmland and a small village meant to serve the nearby residents. The semi-rural character of State Road, as exemplified by the Swift-Kinsman House and its site, is a locally significant vernacular landscape, a historic agricultural landscape pattern, not seen in the eastern half of the Western Reserve.

The early and continuing prosperity of the Kinsman farmers directed the development of the local agricultural landscape. First came a search for easier access to good markets further from the Western Reserve. Next, Township leaders need to promote the high quality of local breeding stock. The celebration of end-of-summer agricultural success endowed Kinsman with a reputation of gentility.

When the Lake Erie and Michigan Southern railroad came through Farmdale about 1873, greater agricultural success encouraged Kinsman men to expand cattle breeding<sup>33</sup>. The high quality of the locally breed stock resulted in the Kinsman Stock and Agricultural Society and its late summer Kinsman Fair, begun in 1883. The handsome residences and well-maintained farmsteads and herds that distinguished the properties of Kinsman Township were a central asset for the ambience of the fair. Kinsman village, with several acres surrounding most town residences, added to the pleasure of the late summer event.

Ohio Senator Thomas Kinsman, Jr. used his renovated house, the Swift-Kinsman House, to entertain grandly, inviting both local friends and statewide acquaintances, especially in summer, particularly during the three days of the Kinsman Fair. His parties relied on the agricultural landscape of the Kinsman area, particularly during the Kinsman Agricultural Fair, to provide the genteel atmosphere for his festivities.

<sup>32</sup> Conversation with Richard Webb.

<sup>33</sup> Misc. notes, Warren Public Library, "Kinsman" box.

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Their parties were well remembered far into the 1970s by Kinsman residents (photo 33)<sup>34</sup>. With the fair continuing until 1939, the admiration for the rural setting of village and farms was established, even after the Depression closed the Fair.

With romantic notion of pastoral America disappearing in the 1950s and 1960s, the 1970s celebration of the American Bicentennial again revived interest in the Western Reserve Federal Style houses and their environs. Local history aficionados produced *Kinsman, 1799-1970*, celebrating the long agricultural history, particularly the Kinsman Agricultural Fair and remaining fine farmsteads on the 19th century that had long made Kinsman notable. At the Swift-Kinsman House, the setting continues to show off the pastoral landscape admired by Thomas Kinsman and his guests. The majestic trees, the long flat lawn, the views to the Kinsman Presbyterian Church and cemetery remain as do hay fields and the northern property boundary of the remnant of the Clinton Line Railroad, all reflecting the Kinsman environs from its completion in 1828 until today.

Criterion C: Work of a Significant Carpenter-Builder

Wyllis Smith, Carpenter-Builder

Wyllis Smith was born in Oxford Township, New Haven (now Fairfield) County, Connecticut, son of Kezia Allen and Chester Smith on 17 June 1796<sup>35</sup>. He apparently learned carpentry and house framing from his father who had a strong local reputation as a competent carpenter in the Oxford Township area.<sup>36</sup> Smith came west to Kinsman about 1819, first boarding with other carpenters at the Kinsman's house.<sup>37</sup>

During the next twenty years, Wyllis Smith and his house-wright crew constructed about twenty-seven buildings. The structures had heavy wood timber frames. They were of 1-1/2 and two-stories with sandstone foundations. Most followed Federal Style detailing derivative from Asher Benjamin pattern books published in Boston, Massachusetts. As Benjamin's publication accepted the Greek Revival Style, Smith replaced Federal detailing, though many buildings continued to retain the massing, frieze and roof overhang of the earlier style.

In Kinsman Township, the John Kinsman residence was completed prior to Smith commencing work on a house for Doctor Peter Allen. Allen's house is considered the "masterpiece of early architecture in Trumbull County...not surpassed in refinement of detail by any other house in the Western Reserve"<sup>38</sup>. Richard Campen gave a date of 1821 to the Peter Allen House. Smith built another house for John Kinsman (1823) and a residence on the road to Jamestown for Daniel Allen, Peter Allen's brother, all in Kinsman. Next, Smith began construction of the large gable front frame house for George Swift and Olive Kinsman.

In 1835, Wyllis Smith sold the Kinsman village lot where he likely had been living since his marriage in 1822. He continued to live in Kinsman Township until about 1839, when he moved to Mesopotamia Township, the northwest corner of Trumbull County. He became a merchant, but continued to build or add on to the stores where he worked. His mercantile business did not succeed in either Mesopotamia or Bristol Townships. The early 1840s were not economically strong years in the Western Reserve. He and his wife and children moved to Minnesota. His death location and death date are not known<sup>39</sup>.

<sup>34</sup> Richard and Susan Webb.

<sup>35</sup> Shannon Grantz.

<sup>36</sup> Shannon Grantz.

<sup>37</sup> US Census, 1820.

<sup>38</sup> Richard Campen, *Architecture of the Western Reserve, 1800-1900*. Cleveland: The Press of Western Reserve University, 1971.

<sup>39</sup> Shannon Grantz.

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The Innovative Character of Wyllis Smith's Kinsman Township Work

The Western Reserve has long been recognized for its "New England Look" dependent on village greens, tree-lined streets and impressive Late Federal and Greek Revival Style residences and churches. The most iconic of these are two-story, heavy timber-frame buildings with clapboard siding, often painted white. Because these buildings were acclaimed during the Colonial Revival decades, they were more likely to be conserved than their Victorian sisters. Colonial Revival writers visited these houses, interviewed town folk and owners, carefully photographed interiors and exteriors. The Historic American Building Survey (HABS) of the Works Progress Administration prepared detailed measured drawings of some Federal Style Western Reserve buildings in the 1930s. The program, overseen by the historical architecture staff of the National Park Service, had the drawings become a part of the National Archives. In 1937 HABS drafted two Wyllis Smith buildings, the Kinsman Presbyterian Church (NR ID#71000654, 1971) and the Peter Allen House (NR ID# 71000653, 1971), measured and drawn by F. J. Coghlan and Joseph A. Trojansky. The men paid particular attention to the most distinctive details, the exterior window entablatures, mantles and interior windows and door facings<sup>40</sup>.

Interest in the Federal and the Greek Revival Styles of the Western Reserve generated the book *Early Homes of Ohio*, by Hudson resident and Cleveland Museum of Art employee I. T. Frary. In his interviews, Frary sought the names of early carpenter-builders who designed and constructed the houses and churches. Frary recorded the names of the men, notably Jonathan Goldsmith of Painesville and Lemuel Porter of Tallmadge and Hudson. He sought the name of the builder of the important Kinsman Township houses and church, only coming up with "Smith", not "Wyllis" when he wrote of the John Kinsman House (demolished 1959), the George Swift[-Kinsman] House, the Peter Allen House, the Isaac [Daniel] Allen House (demolished 1960s) and the inn at the Kinsman square.

In describing them, Frary pointed out the most distinguishing feature of Wyllis Smith's work: the fineness and lightness of the detail that Frary compared to the British architects, the Adam brothers. Smith's exterior work is elegant enough to be interior detailing, as at the George Swift-Kinsman house where the front three-part window has vertically reeded pilasters with 1/2" reeds, or, the Tuscan molding "caps" on the Swift-Kinsman House corner boards that show similar commitment to small detail. And, all the Swift-Kinsman House windows have entablatures, not just those on the principal façade. Inside, Smith added a hemisphere at the end of the north parlor mantle shelf to hold a candlestick; the mantle shelf has vertical reeding at the hemispheres, diagonal reeding across the front; the reeding meets at the center of the fireplace. The north parlor mantle has "twin colonnettes"<sup>41</sup> as does the John Kinsman House mantle and the Peter Allen parlor mantle. The wide convex molding of the hall doorway facings repeats the reeding seen on the north parlor "colonnettes". All these expensive, time-consuming elements show the particular Adamesque quality of the Wyllis Smith team of craftsmen.

Smith also practiced several design conventions that distinguish his houses: he used a hip-roof attached bay on the rear of the Allen House, on the inn and, in the 1830s, on a wrap-around porch and wing of the house just south of the Kinsman square. At the Swift-Kinsman House, the attached hip-roof wings add a bay on each side of the symmetric three-bay front. The rear hip-roof bay added at the east side of the residence accommodated two small storerooms and a center, recessed porch. A second distinguishing feature of Smith's work: attached wings that were continuous with the main mass of the building rather than being offset, the convention in most Western Reserve Federal Style buildings. At the John Kinsman House and at the inn, the wings and their clapboard covering run seamlessly from the front bays to the wing; the side attached bays at the Swift-Kinsman House read as a part of a five-bay façade, not as one-bay wings on a three-bay main building mass.

<sup>40</sup> Webbs own a set of the HABS drawings of the Peter Allen House.

<sup>41</sup> I. T. Frary, *Early Homes of Ohio*, 169.



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For George Swift 's house, Smith diverged from the conventional New England double-pile with center chimney house that he had built in two earlier houses for John Kinsman. The radically different design he used for Swift celebrated the most desired Georgian floor plan of the mid-to-late eighteenth century, a center hall with flanking parlors in a house with a symmetric front. Smith's interpretation of this design used the gable front in a symmetric façade, currently fashionable in the Western Reserve, with his own innovation of the addition of one-story side bays to accommodate the larger parlors. This design that began with the house for George Swift, moved to two other known Smith-designed houses, one on the east side of Mayburn Corners Road near SR 87 (Kinsman Road) at Barclay Corners and the other on the west side of the Gustavus Green, the storekeeper's house (now altered). All had the three-bay, gabled two-story block flanked by one-story, hip roof side bays that were two-bay deep.

Further, in the house, Smith showed off the wealth of the Swift-Kinsman marriage beyond the large rooms, elaborate woodwork detailing and plastered, not beaded board, rooms. He raised the ceilings to 9'-7" and increased the size of windows. Conventional windows of the 1820s with 12/12 sash usually had 7" x 9" lights; the Swift-Kinsman House glazing used 8" x 12" pieces of glass. The larger the pieces of glass, the greater were their cost.

Wyllis Smith left little record of his carpentry team and no list of his completed work in greater Kinsman. The 1820 Census record had three young men involved in "industry" residing at John Kinsman's House who were Smith and two carpenters. Finish carpenter Erastus Griffin worked on Smith houses; his daybook survives; Abram Griffin, the older brother, likely worked for Smith. Oral history notes Philo S. Miner and Lovel Parker working on Smith projects<sup>42</sup>. Smith's carpentry crew built more than twenty-seven buildings in Kinsman, Gustavus, Vernon, Hartford and Wayne Townships, in Mercer and Crawford County, Pennsylvania, and the Ashtabula County Court House in Jefferson (1835)<sup>43</sup>. Of these buildings, the Peter Allen House and the Kinsman Presbyterian Church are on the National Register, 1971. Others have been significantly altered, moved or demolished. The Swift-Kinsman house continues to retain most of the fine detail carpentry that was the hallmark of Wyllis Smith.

When Senator Thomas Kinsman chose his 1905 retirement residence, his renovation of the house and property updated it to the then current fashion of Colonial Revival while carefully preserving the most admired architectural elements of Wyllis Smith's work. The fine interior details, the front doorway, three-part window and pediment, the large 12/12 windows with pediments, the massing of the house parts all were incorporated into the home meant to suit the lifestyle of a retired gentleman while preserving the Federal Style integrity of the 1828 house in its village setting.

During the Depression and World War II, the serenity of the old agricultural landscape and Kinsman village provided respite to destination tourists who dined at the Swift-Kinsman House, then called the Hickory Tree Inn. In the 1960s, as historic preservation in the Western Reserve came of age, architectural historian Richard Campen photographed and researched the fine houses and church of Kinsman village in *Architecture of the Western Reserve, 1800-1900*, published in Cleveland in 1971. Campen photographed the two most recognized Wyllis Smith buildings, the Peter Allen House and the Congregational Church. The Swift-Kinsman House, with exterior and interior Federal Style detailing as elaborate as that seen at the Peter Allen House, was not included both because the Allen House was more pristine, without Colonial Revival additions and because the Allen House Federal Style detailing is so similar to that of the Swift-Kinsman House.

Today, the Swift-Kinsman House retains its remarkable Wyllis Smith architecture, the first of a prototype massing, dating to 1828, that Smith used in other Trumbull County houses. The unusual massing also displays Smith's interest in use of hip roof wings and lean-to, a pattern this carpenter-builder employed in other local houses. The exterior and interior of the house displays the finest of Western Reserve Federal

<sup>42</sup> Richard Webb research.

<sup>43</sup> From a list compiled by Richard Webb and Chris Klingemeier, local building historians.



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Style architectural details throughout the building, but particularly in the north and south parlors, the front doorway and three-part front window and the window entablatures used on every window of the house. These elements are particularly notable as signature details of Wyllis Smith's craftsmanship and design skills. The Colonial Revival details, added after Smith's work was complete, complement the earlier Federal work. The Swift-Kinsman House shows integrity of design in the integration of the Wyllis Smith architectural detail and the later Colonial Revival Style additions.

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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: Mahoning Valley Historical Society

**Historic Resources Survey Number (if assigned):** TR-00043-05

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**10. Geographical Data**

**Acreage of Property** 23 acres

Use either the UTM system or latitude/longitude coordinates

Swift-Kinsman House  
Name of Property

Trumbull County, OH  
County and State

**Latitude/Longitude Coordinates (decimal degrees)**

Datum if other than WGS84: \_\_\_\_\_

(enter coordinates to 6 decimal places)

- |              |            |
|--------------|------------|
| 1. Latitude: | Longitude: |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

**Or**

**UTM References**

Datum (indicated on USGS map):

NAD 1927 or  NAD 1983

- |             |                 |                   |
|-------------|-----------------|-------------------|
| 1. Zone: 17 | Easting: 534064 | Northing: 4588721 |
| 2. Zone: 17 | Easting: 534524 | Northing: 4589062 |
| 3. Zone: 17 | Easting: 534526 | Northing: 4588565 |
| 4. Zone: 17 | Easting: 534141 | Northing: 4588534 |

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

Situated in Kinsman Township, Trumbull County, Ohio, part of Great Lots 12 and 19, bounded and described as follows:

Beginning on the eastern edge of pavement of State Road (aka Kinsman-Williamsfield Road) at the northwest corner of land deeded to Kinsman Cemetery Association thence along the eastern edge of pavement of State Road at a northwesterly direction for 426.05' to a 5/8" iron pin; thence northeasterly for 300' to a 5/8" iron pin; thence in a northwesterly direction for 302.99' to an iron pipe, thence along the northernmost boundary of the property in a northeasterly direction for 1575.30 to the western edge of pavement of Kinsman-Ridge Road; thence along the western edge of pavement of the Kinsman-Ridge Road south for 946.87'; thence in a westerly direction for 746.18' to a 1.25" iron pipe at the NW corner of the Kinsman Cemetery; thence south for 619.74' to a capped iron pin; thence west for 579.06' to the place of beginning. See Sketch Map of Site.

**Boundary Justification (Explain why the boundaries were selected.)**

The boundary reflects the land currently associated with Swift-Kinsman House and includes the residence and outbuildings, gardens, fields, pasture, and Clinton Line Railroad right-of-way historically associated with the occupancy of the Swift-Kinsman House from 1905, the beginning of Thomas Kinsman occupancy, to the present, in the village of Kinsman, Ohio, excluding two residential lots taken from the Kinsman property along State Road, in the 1960s.

Swift-Kinsman House  
Name of Property

Trumbull County, OH  
County and State

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### 9. Form Prepared By

name/title: Rebecca Rogers  
organization: Rebecca M. Rogers  
street & number: 44 Audubon Road  
city or town: Youngstown state: OH zip code: 44514-1925  
e-mail rogersrebecca50@aol.com  
telephone: 330-757-8986  
date: 10-22-15

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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.)

### Sketch Map of site.

#### Photo locations:

First Floor

Second Floor

Site Map

#### Addendum: Historic Photograph, ca. 1915.

### 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.



Swift-Kinsman House  
Name of Property

Trumbull County, OH  
County and State

### Photo Log

Name of Property: Swift-Kinsman House

City or Vicinity: Kinsman Township

County: Trumbull County

State: OH

Photographer: Rebecca Rogers

Date Photographed: 7 April 2015, 2 July 2015 and 13 October 2015

- 1 of 41. West and north elevations, April 2015.
- 2 of 41. South and east elevations, April 2015.
- 3 of 41. Front doorway, looking east, April 2015.
- 4 of 41. Second story front 3-part window, looking east, April 2015.
- 5 of 41. Front north parlor panel and paired reeded columns below windowsill, April 2015.
- 6 of 41. Front north parlor, hall doorway entablature, April 2015.
- 7 of 41. Front north parlor fireplace mantle, dining room doorway beyond, April 2015.
- 8 of 41. Parlor mantle from the John Kinsman House (demolished), now installed at the Kinsman Public Library, April 2015.
- 9 of 41. South parlor mantle frieze and cornice, April 2015.
- 10 of 41. South parlor hall doorway facing, April 2015.
- 11 of 41. South parlor doorway to the rear sitting room and south parlor mantle plinth, April 2015.
- 12 of 41. Front hall doorway facing and baseboard, April 2015.
- 13 of 41. Front hall stairway, April 2015.
- 14 of 41. Front hall, second story, 3-part window woodwork with cornice, April 2015.
- 15 of 41. Front hall, second story, south bedroom doorway facing south, April 2015.
- 16 of 41. Second story southwest bedroom window entablature, April 2015.
- 17 of 41. Second story southwest bedroom chimney with 1828 sitting room fireplace mantle, April 2015.
- 18 of 41. Second story, south center bedroom mantle, April 2015.

Swift-Kinsman House

Name of Property

Trumbull County, OH

County and State

- 19 of 41. Poultry House front looking southeast with icehouse beyond, April 2015.
- 20 of 41. Poultry House rear and side looking northwest, residence and antique shop/garage beyond, April 2015.
- 21 of 41. Icehouse south side and front looking northwest with poultry house beyond, April 2015.
- 22 of 41. Icehouse rear looking northeast, poultry house beyond, April 2015.
- 23 of 41. Barn front and south side looking northeast, April 2015.
- 24 of 41. Barn rear, and north lean-to, looking southwest April 2015.
- 25 of 41. Antique shop/garage west side and front, looking northeast, April 2015.
- 26 of 41. Antique shop/garage looking southwest, rear of residence beyond, April 2015.
- 27 of 41. Swift-Kinsman House from State Road, looking northeast, July 2015.
- 28 of 41. Swift-Kinsman House lawn from State Road, looking south and east, July 2015.
- 29 of 41. Swift-Kinsman House looking west from east meadow, barn lean-to on left, April 2015.
- 30 of 41. Swift-Kinsman House from Kinsman Cemetery behind Kinsman Presbyterian Church, looking northwest, July 2015.
- 31 of 41. Clinton Line Railroad right-of-way, north property line of the Swift-Kinsman House, looking northeast, July 2015.
- 32 of 41. Front hall looking northwest into north parlor, October 2015.
- 33 of 41. Front hall looking northeast into north parlor, October 2015.
- 34 of 41. Front hall looking northeast to hall/dining room doorway, October 2015.
- 35 of 41. Front hall looking southwest into south parlor, October 2015.
- 36 of 41. South parlor "conservatory windows, looking southwest, April 2015.
- 37 of 41. Front hall looking southeast into south parlor, October 2015.
- 38 of 41. Dining room looking north to the north wing east room, October 2015.
- 39 of 41. Kitchen/sitting room looking west, October 2015.
- 40 of 41. Southeast bedroom looking west, October 2015.
- 41 of 41. Garden room looking east, April 2015.

Swift-Kinsman House  
Name of Property

Trumbull County, OH  
County and State

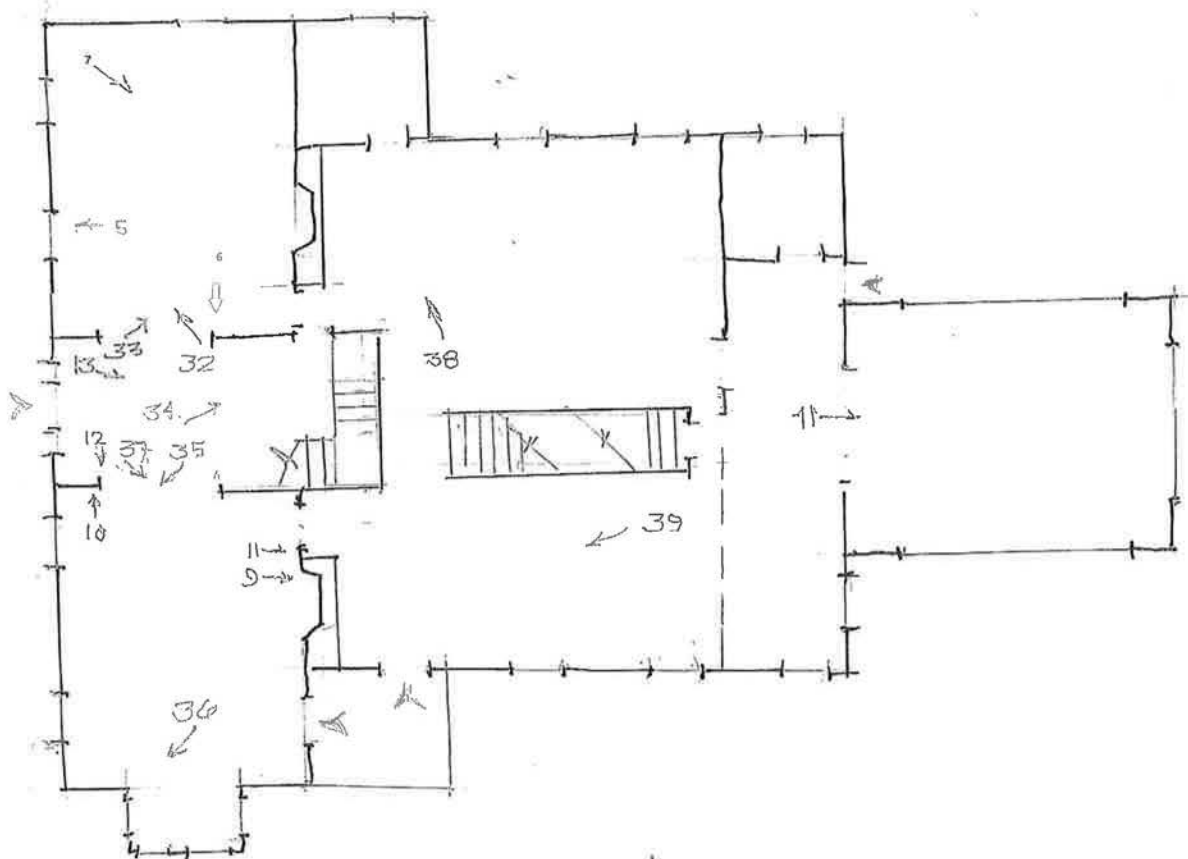
Sketch Map of Site:



Swift-Kinsman House  
Name of Property

Trumbull County, OH  
County and State

Photo Locations: First Floor

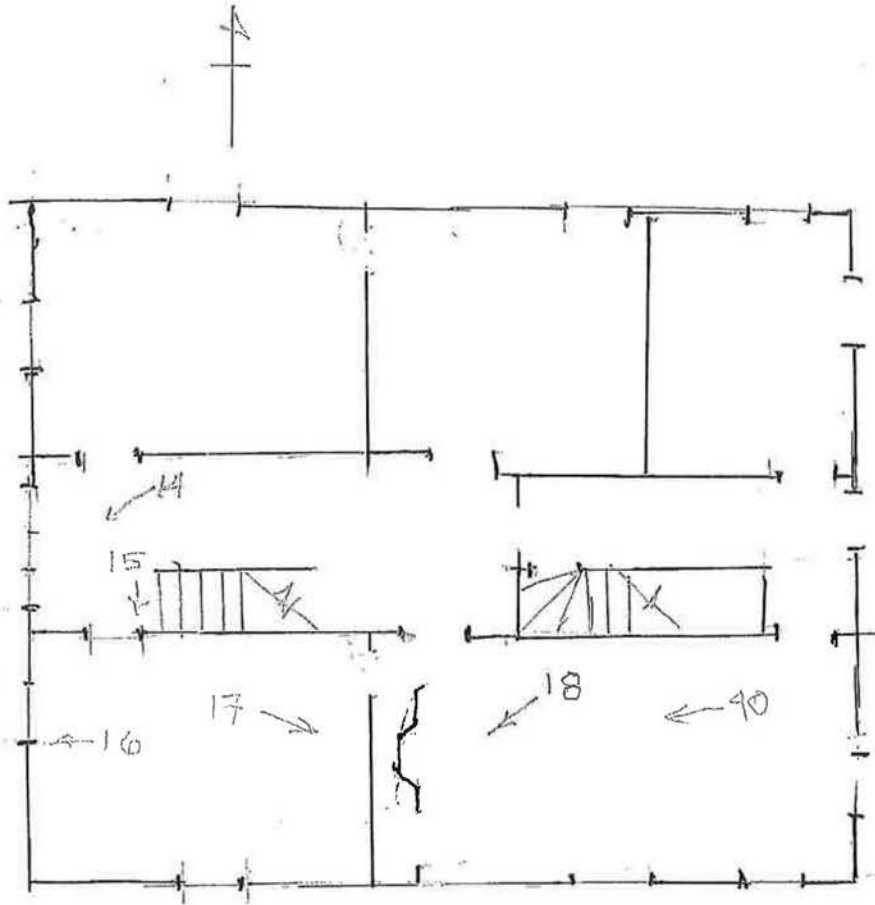


First Floor  
not to scale

Swift-Kinsman House  
Name of Property

Trumbull County, OH  
County and State

Photo Locations: Second Floor



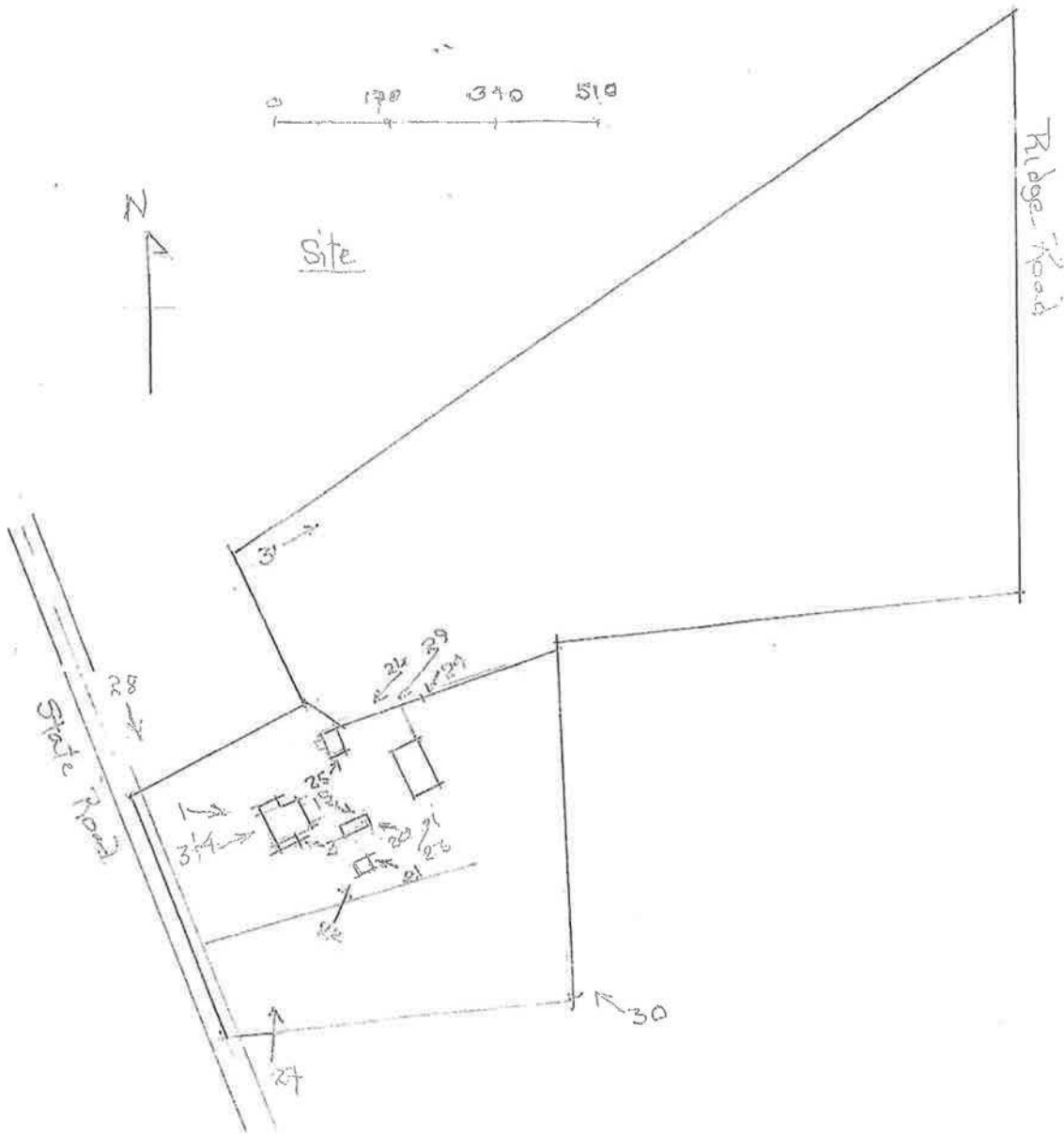
2nd floor



Swift-Kinsman House  
Name of Property

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County and State

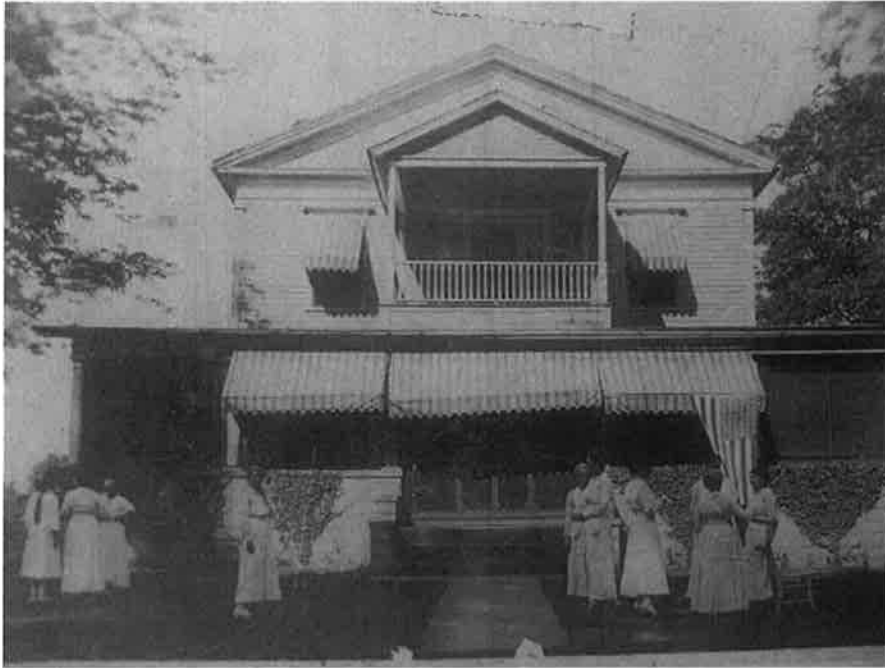
Photo Locations: Site



Swift-Kinsman House  
Name of Property

Trumbull County, OH  
County and State

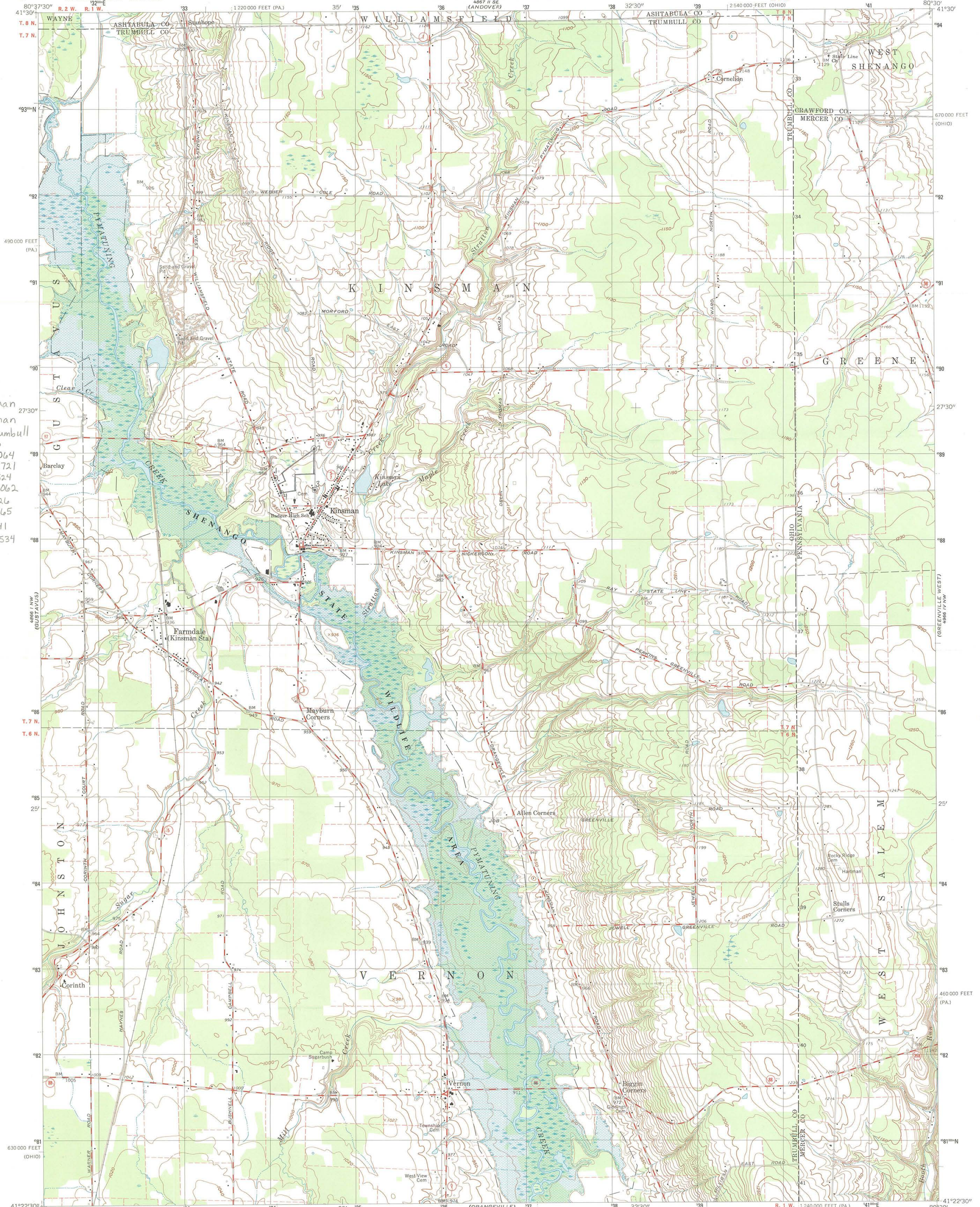
**Addendum: Historic Photo, from Richard & Susan Webb, ca. 1915.**



**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.).

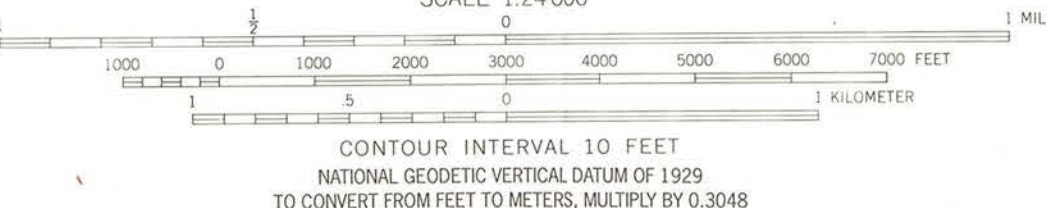
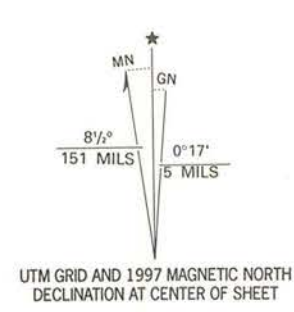
**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form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





Swift-Kinsman  
House, Kinsman  
Township, Trumbull  
County, Ohio  
1) Z 17, E 534064  
N 4588721  
2) Z 17, E 534524  
N 4589062  
3) Z 17, E 534526  
N 4588565  
4) Z 17, E 534141  
N 4588534

Produced by the United States Geological Survey  
Topography compiled 1961. Planimetry derived from imagery taken 1961. Photospected using imagery dated 1994; no major culture or drainage changes observed. Survey control current as of 1961. Boundaries revised 1997.  
North American Datum of 1927 (NAD 27). Projection and 10 000-foot ticks: Ohio coordinate system, north zone (Lambert conformal conic).  
1000-meter Universal Transverse Mercator grid, zone 17  
North American Datum of 1983 (NAD 83) is shown by dashed corner ticks. The values of the shift between NAD 27 and NAD 83 for 7.5-minute intersections are obtainable from National Geodetic Survey NADCON software.  
Ohio area lies within the Connecticut Western Reserve. Land lines established by private subdivision of the Connecticut Western Reserve. There may be private inholdings within the boundaries of the National or State reservations shown on this map.  
Areas covered by dashed light-blue pattern are subject to controlled inundation.



ROAD CLASSIFICATION

Primary highway, hard surface	Light-duty road, hard or improved surface
Secondary highway, hard surface	Unimproved road
Interstate Route	U. S. Route
	State Route

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS  
FOR SALE BY U.S. GEOLOGICAL SURVEY, P.O. BOX 25286, DENVER, COLORADO 80225  
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

KINSMAN, OHIO-PA.

1994

DMA 4861 NE - SERIES V852























































































































JACOB  
1817-1826

HOB















































UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Swift--Kinsman House

MULTIPLE NAME:

STATE & COUNTY: OHIO, Trumbull

DATE RECEIVED: 2/05/16      DATE OF PENDING LIST: 3/15/16  
DATE OF 16TH DAY: 3/30/16      DATE OF 45TH DAY: 3/22/16  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 16000114

REASONS FOR REVIEW:

APPEAL: N    DATA PROBLEM: N    LANDSCAPE: N    LESS THAN 50 YEARS: N  
OTHER: N    PDIL: N    PERIOD: N    PROGRAM UNAPPROVED: N  
REQUEST: N    SAMPLE: N    SLR DRAFT: N    NATIONAL: N

COMMENT WAIVER: N

ACCEPT     RETURN     REJECT    3.22.16 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in  
The National Register  
of  
Historic Places

RECOM./CRITERIA \_\_\_\_\_

REVIEWER \_\_\_\_\_ DISCIPLINE \_\_\_\_\_

TELEPHONE \_\_\_\_\_ DATE \_\_\_\_\_

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.





RECEIVED 2280

FEB - 5 2016

Nat. Register of Historic Places  
National Park Service

January 28, 2016

J. Paul Loether, Deputy Keeper and Chief, National Register  
and National Historic Landmark Programs  
National Park Service  
National Register of Historic Places  
1201 Eye St. NW, 8th Fl. (2280)  
Washington D.C. 20005

Dear Mr. Loether:

Enclosed please find one (1) new National Register nomination for Ohio. All appropriate notification procedures have been followed for the new nomination submission.

NEW NOMINATION

Swift-Kinsman House


COUNTY

Trumbull

If you have questions or comments about these documents, please contact the National Register staff in the State Historic Preservation Office at (614) 298-2000.

Sincerely,

A handwritten signature in black ink, appearing to read "Lox A. Logan, Jr.", is written over a faint circular stamp.

 Lox A. Logan, Jr.  
Executive Director and CEO  
State Historic Preservation Officer

Enclosures



NATIONAL REGISTER OF HISTORIC PLACES  
NPS TRANSMITTAL CHECK LIST

OHIO HISTORIC PRESERVATION OFFICE  
800 E. 17<sup>th</sup> Avenue  
Columbus, OH 43211  
(614)-298-2000

The following materials are submitted on January 29, 2016  
For nomination of the Swift-Kinsman Hse to the National Register of  
Historic Places: Trumbull Co, OH

- Original National Register of Historic Places nomination form  
 Paper  PDF
- Multiple Property Nomination Cover Document  
 Paper  PDF
- Multiple Property Nomination form  
 Paper  PDF
- Photographs  
 Prints  TIFFs
- CD with electronic images
- Original USGS map(s)  
 Paper  Digital
- Sketch map(s)/Photograph view map(s)/Floor plan(s)  
 Paper  PDF
- Piece(s) of correspondence  
 Paper  PDF
- Other \_\_\_\_\_

COMMENTS:

- Please provide a substantive review of this nomination
- This property has been certified under 36 CFR 67
- The enclosed owner objection(s) do \_\_\_\_\_ do not \_\_\_\_\_  
Constitute a majority of property owners
- Other: \_\_\_\_\_