

PH0013111

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

STATE: Georgia	
COUNTY: Muscogee	
FOR NPS USE ONLY	
ENTRY NUMBER 70.12.13.0056	DATE 12/29/70

SEE INSTRUCTIONS

1. NAME

COMMON:
PEABODY-WARNER HOUSE

AND/OR HISTORIC:
Peabody-Swift-Warner House

2. LOCATION

STREET AND NUMBER:
1445 Second Avenue

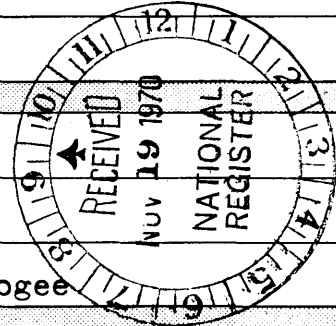
CITY OR TOWN:
Columbus,

STATE: Georgia

CODE: 13

COUNTY: Muscogee

CODE: 215



3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
District <input type="checkbox"/> Building <input checked="" type="checkbox"/>	Public <input type="checkbox"/>	Occupied <input checked="" type="checkbox"/>	Yes: Restricted <input checked="" type="checkbox"/>
Site <input type="checkbox"/> Structure <input type="checkbox"/>	Private <input checked="" type="checkbox"/>	Unoccupied <input type="checkbox"/>	Unrestricted <input type="checkbox"/>
Object <input type="checkbox"/>	Both <input type="checkbox"/>	Preservation work in progress <input type="checkbox"/>	No: <input type="checkbox"/>
PRESENT USE (Check One or More as Appropriate)			
Agricultural <input type="checkbox"/>	Government <input type="checkbox"/>	Park <input type="checkbox"/>	Transportation <input type="checkbox"/>
Commercial <input type="checkbox"/>	Industrial <input type="checkbox"/>	Private Residence <input checked="" type="checkbox"/>	Other (Specify) <input type="checkbox"/>
Educational <input type="checkbox"/>	Military <input type="checkbox"/>	Religious <input type="checkbox"/>	
Entertainment <input type="checkbox"/>	Museum <input type="checkbox"/>	Scientific <input type="checkbox"/>	

4. OWNER OF PROPERTY

OWNERS NAME:
Miss Joan V. Warner

STREET AND NUMBER:
1445 Second Avenue

CITY OR TOWN:
Columbus,

STATE:
Georgia

CODE:
13

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.:
Muscogee County Court House - Deed Book L-163; N443; TT-184

STREET AND NUMBER:
Court House Square

CITY OR TOWN:
Columbus,

STATE:
Georgia

CODE:
13

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: 1/8th of an acre

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY:
Historic Columbus Building Inventory

DATE OF SURVEY: June 1, 1967

Federal State County Local

DEPOSIT FOR SURVEY RECORDS:
Columbus Museum; Building Inspector's Office; Columbus-Muscogee County Planning Commission Office; Historic Columbus Foundation Headquarters

STREET AND NUMBER:
716 Broadway

CITY OR TOWN:
Columbus

STATE:
Georgia

CODE:
13

STATE: GEORGIA
COUNTY: Muscogee
ENTRY NUMBER: 70.12.13.0056
DATE: 12/29/70

7. DESCRIPTION

CONDITION	(Check One)					
	Excellent <input checked="" type="checkbox"/>	Good <input type="checkbox"/>	Fair <input type="checkbox"/>	Deteriorated <input type="checkbox"/>	Ruins <input type="checkbox"/>	Unexposed <input type="checkbox"/>
INTEGRITY	(Check One)			(Check One)		
	Altered <input checked="" type="checkbox"/>	Unaltered <input type="checkbox"/>		Moved <input checked="" type="checkbox"/>	Original Site <input type="checkbox"/>	

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

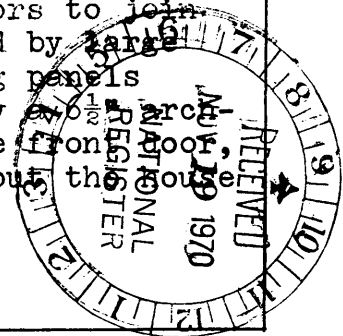
The Peabody-Warner House is a Greek-Revival brick cottage with the unusual feature of a hipped roof with two chimneys on each end of the house. The thickness of its walls is "the length of a brick plus the width of a brick." The small, well-proportioned portico, supported by solid, wooden Ionic columns, has a short flight of steps at one side which lead down to the sidewalk. The walnut front door, measuring 8'2" by 3'3", is bordered by a 7½" architrave framed by rectangular sidelights on each side and surmounted by a lovely colonial fanlight, two feet high, which still contains its original glass.

Initially built as a "raised cottage" with four rooms for domestic use in the basement, it was reassembled on its present site on a brick foundation. This new site, known as "Opossum Hill," sloped down toward the back so that the two front rooms of the basement could no longer be accommodated; thus, the two front windows originally seen below the front door were eliminated.

Close to the eaves at the northeast corner of the house can be seen the original signs Jackson St. and Bridge St., fixed there when the house rose on its present site.

The house has a rectangular floorplan. In its original state the house had four rooms and a central hallway upstairs and two rooms and a central hall in the basement beneath the back upstairs rooms. Traces of a stairway which led from the upstairs hallway to the basement can still be seen. The kitchen was in an outbuilding at the rear of the house. The two front rooms measure 17' by 18' whereas the two back rooms are 18' by 15' by 6". In each of the front rooms there is one window in the east wall which measures 4'10" by 10'2", and (in the original house) there was a window on either side of the two fireplaces. The measurements of these windows are slightly irregular due to the fact that the fireplaces are not in the center of the wall. In the room at the left of the center hall, the window to the left of the fireplace is 4'10" in width, whereas the window at the right is 4'8" wide. The mantles in the two front rooms are identical, and they are 6'5" across and 4'7" high. As mentioned above, the fireplace is off-center, with a wall space of 6'2" at left and 5'8" at right. To calculate the wall measurements in the room at the right of the hall, one need only interchange "left" and "right" and reverse the measurements appropriately. Unlike the houses of this era which had sliding doors to join rooms, the two rooms at left of the hall are joined by large folding doors. These doors consist of four folding panels 2'10" each in width, and the whole is surrounded by a 6½" architrave. The door itself is 9' in height. Like the front door, the wood used in this and all the woodwork throughout the house is presumably walnut.

SEE INSTRUCTIONS



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COUNTY Muscogee	
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ENTRY NUMBER	DATE
70.12.13.0056	12/29/70

(Continuation Sheet)

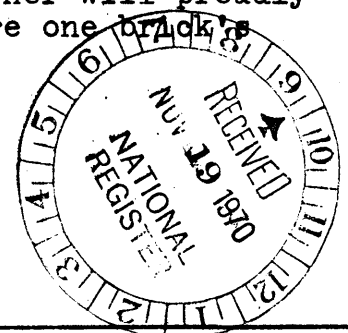
Physical appearance - continued

(Number all entries)

Each back room also has a window on either side of the fireplace, and in their original condition, there were also windows in the west walls, but these have been deleted since the addition of rooms at the rear of the house. In the left rear room the window to the left of the fireplace is 4'8" wide, whereas the window at right is 4'2" wide. In the right rear room the measurements change again with the left window being 4'1" in width, and the right 4'8" wide. The mantles in these two rooms are also identical and measure 6' across and 4'5" high. Doorways in all four rooms are 7'8" by 4'.

The central hallway is 8'9" by 33'. Midway down the hall there is a semi-partition which divides the hallway into front and back halls. The opening at this point is 5'9½" with 1'6½" of wall-space at either side; the height of the opening is 10'. Before additions were made to the house the backdoor, which has the same dimensions as the opening in the partition, was framed by a small iron balcony. On many of the doors throughout the house, the original silver plated hardware may still be seen, and the hall door of the right rear room has a large handmade brass lock and key. The above description indicates the original design of the house, but Mr. Eudoxus Swift, in an effort to accommodate his growing family, added two rooms and a porch at the back of the house. Mr. Swift later built a larger house next door and moved his family to more spacious quarters.

The basement of the house contained two rooms and a hallway in the rear and large storage area beneath the front rooms. The room on the north side was used as a dining room, but the function of the south room is uncertain. Miss Warner seems to think it may have been used as a schoolroom or playroom for the children. The back door of the dining room has a very interesting handcut louvre door which was presumably for ventilation and also shading against the western sun. The entrance to the front part of the basement is at the side of the house, and over this doorway is an arch of voussoirs. Miss Warner remembers that at one time there was a lattice-work gate covering the opening. This part of the basement is spacious but the ground uneven, and the remains of an old whitewash job may be seen on the western wall. Impressive 4" by 4" hand-hewn pine beams attest to the solidity and strength of the old house. Here Miss Warner will proudly point out the thickness of the walls which are one brick's length plus one brick's width.



SIGNIFICANCE

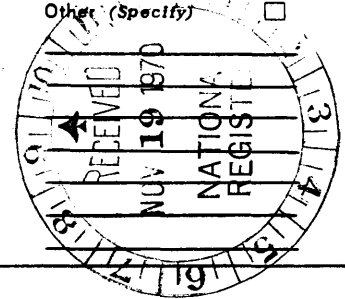
PERIOD (Check One or More as Appropriate)

- Pre-Columbian 16th Century 18th Century 20th Century
 15th Century 17th Century 19th Century

SPECIFIC DATE(S) (If Applicable and Known) c. 1840

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- | | | | |
|---|---|---|--|
| Aboriginal <input type="checkbox"/> | Education <input checked="" type="checkbox"/> | Political <input type="checkbox"/> | Urban Planning <input type="checkbox"/> |
| Prehistoric <input type="checkbox"/> | Engineering <input type="checkbox"/> | Religion/Philosophy <input type="checkbox"/> | Other (Specify) <input type="checkbox"/> |
| Historic <input type="checkbox"/> | Industry <input type="checkbox"/> | Science <input type="checkbox"/> | |
| Agriculture <input type="checkbox"/> | Invention <input type="checkbox"/> | Sculpture <input type="checkbox"/> | |
| Art <input type="checkbox"/> | Landscape <input type="checkbox"/> | Social/Humanitarian <input checked="" type="checkbox"/> | |
| Commerce <input type="checkbox"/> | Architecture <input type="checkbox"/> | Theater <input type="checkbox"/> | |
| Communications <input type="checkbox"/> | Literature <input type="checkbox"/> | Transportation <input type="checkbox"/> | |
| Conservation <input type="checkbox"/> | Military <input type="checkbox"/> | | |
| | Music <input type="checkbox"/> | | |



STATEMENT OF SIGNIFICANCE (Include Personages, Dates, Events, Etc.)

The Peabody-Warner House was built by Philip Thomas Schley, a prominent lawyer of early Columbus, sometime between 1838 and 1845 at the intersection of the streets now known as First Ave. and Tenth St. It was carefully dismantled to make room for the First Presbyterian Church of Columbus, Georgia, and just as carefully rebuilt for speculation, unusual at that time, by Col. Seaborn Jones. Col. Jones, a lawyer, was known for his leadership in the development of real estate in the young, fast-growing town, and was one of its outstanding citizens. The house as reconstructed exactly duplicated the original structure, except that the new basement had two instead of four rooms.

John J. McKendree bought the house from Col. Jones on August 3, 1862, for \$3,250, and sold it to Eudoxus Sydenham Swift in 1868 for \$2,750. Title succeeded to his widow, Josephine G. Swift, and then in 1904 to her son-in-law, Charles A. Warner, for the sum of \$3,000. Mr. Warner was the Chief Engineering Officer of the Confederate Navy. (Maj. Warner was an officer in the U. S. Navy who resigned his commission to offer his services to the cause of the Confederacy. Because he was an expert on steamboilers he was in charge of work done at the Columbus Iron Works in constructing three gunboats for the Confederacy; because he was a superior officer for the three companies of soldiers on duty at the shipyard, he was commissioned a Major in the CSA.) Charles Warner left the house to his widow, Susannah Swift Warner, and their children, and at the death of Mrs. Warner it became the property of their surviving child, Joan Virginia Warner, who still owns the home and lives there.

For a brief period the house was occupied by the family of Mr. and Mrs. George H. Peabody whose son, George Foster Peabody, later became noted as a financier and philanthropist. It is told that as the Peabodys sat down to breakfast one April morning in 1865 Union General James Wilson, commanding officer of "Wilson's Raiders" (who fought the last land battle of the War Between the States outside of Columbus a week after Lee had surrendered at Appomattox) entered the house with members of his staff, ordered the family away from the table, and consumed the meal set out there.

(continued)

SEE INSTRUCTIONS

9. MAJOR BIBLIOGRAPHICAL REFERENCES

1. Personal interview with Miss Joan V. Warner.
2. Term Paper: "Cottage Architecture of Columbus, Georgia" by Donna Christopher Butler Ball (includes personal interview with Joseph Mahan of Columbus Museum).
3. Worsley, Etta Blanchard, Columbus on the Chattahoochee, pp 191
4. Ware, Louise, George Foster Peabody: Builder, Philanthropist, Publicist, University of Georgia Press, Athens, Ga., 1951.

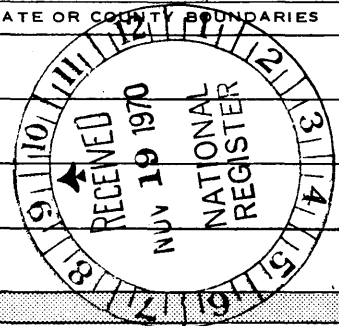
10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN ONE ACRE		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees Minutes Seconds	Degrees Minutes Seconds	
NW	° ' "	° ' "		32° 28' 24" N	84° 59' 24" W	
NE	° ' "	° ' "				
SE	° ' "	° ' "				
SW	° ' "	° ' "				

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LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE



SEE INSTRUCTIONS

11. FORM PREPARED BY

NAME AND TITLE:
Mrs. James J. W. Biggers, Jr., Executive Vice President

ORGANIZATION: Historic Columbus Foundation DATE: 10-6-70

STREET AND NUMBER:
716 Broadway

CITY OR TOWN: Columbus, STATE: Georgia CODE: 13

12. STATE LIAISON OFFICER CERTIFICATION

NATIONAL REGISTER VERIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National State Local

Name: May Gregory Jurtt

Title: State Liaison Officer

Date: Oct. 26, 1970

I hereby certify that this property is included in the National Register.

Ernest A. Connally
Chief, Office of Archeology and Historic Preservation

DEC 29 1970

Date _____

ATTEST:

William J. Kuntz
Keeper of The National Register

DEC 7 1970

Date _____

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Continuation Sheet)

STATE	
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(Number all entries)

Statement of Significance - Continued

Although Mr. Peabody's drygoods store survived the war, its future looked so grim that the family moved to Brooklyn, New York. Their finances worsened so that the boys were forced to drop out of private school in Connecticut and attend public school in Brooklyn, but at the age of fourteen George was required to earn money for the family; to do this he worked for a drygoods firm for \$8.00 a month. While progressing financially and business-wise, he pursued his education by way of the YMCA Library in Brooklyn, and earned a reputation for brains, energy, and ethics. Within a few years he became a partner of his friend, Spencer Trask, in the banking business. He remained a bachelor until the age of 69, and then married Katrina Nichols Trask, Spencer Trask's widow, who had been his early sweetheart. He was one of the Trustees of "Yaddo," a retreat envisioned and endowed by the Trasks so that writers and composers could relax at no expense, but by invitation only, enjoying the beauty and restfulness offered by their estate at Saratoga Springs. Among the many artists who have benefitted from this remarkable scheme (which is still in operation) are Truman Capote and Aaron Copland.

George Foster Peabody was a man of great character and compassion who regarded possession of wealth as a stewardship, and made frequent and large gifts to promote scholarship and learning in the South. Hampton College, Tuskegee Institute, and the University of Georgia benefitted enormously through his generosity. His hometown is most grateful for the handsome gifts made to it directly: money to enhance the public schools and build two YMCA buildings. In 1954 the Georgia Historical Society placed a bronze plaque in front of the beautiful little house on Second Avenue to commemorate the time of his residence there.

Acceptance on the National Register is of extreme importance for the Peabody-Warner House because it is the only house of significance remaining in its block. It is directly across the street from the Rankin House at 1440 Second Avenue, which was listed in the Historic American Buildings Survey. The Peabody-Warner House is of vital significance to the neighborhood, and is currently being endangered by every type of urban blight.

If accepted by the National Register, this house would automatically become a "Landmark" site under the new zoning ordinance of the City of Columbus, thereby giving it additional protection under local laws.

