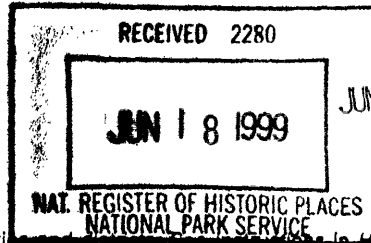


United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form



JUN 1 1999  
1999

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an 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. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name John Hultquist Residence

other names/site number Carlson House Bed & Breakfast

2. Location

street & number 105 Park N/A not for publication

city or town Swedesburg N/A vicinity

state Iowa code IA county Henry code 087 zip code 52652

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria. I recommend that this property be considered significant  nationally  statewide  locally. ( See continuation sheet for additional comments.)

Patricia Chalkley King DSHPO 6-10-99  
Signature of certifying official/Title Date

STATE HISTORICAL SOCIETY OF IOWA  
State of Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria. ( See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of certifying official/Title Date

\_\_\_\_\_  
State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register.  See continuation sheet.
- determined eligible for the National Register  See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain): \_\_\_\_\_

Edson H. Beall  
Signature of the Keeper

\_\_\_\_\_  
Date of Action  
7-25-99

John Hultquist Residence  
Name of Property

Henry County, IA  
County and State

**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

**Number of Resources within Property**  
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
2	0	buildings
		sites
		structures
		objects
2	0	Total

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

**Number of contributing resources previously listed in the National Register**

Historical & Architectural Resources of Henry County, IA                      0

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions)

DOMESTIC/ Single Dwelling

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Current Functions**  
(Enter categories from instructions)

DOMESTIC/ Single Dwelling

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**7. Description**

**Architectural Classification**  
(Enter categories from instructions)

Late 19th/Early 20th C American

\_\_\_\_\_

\_\_\_\_\_

**Materials**  
(Enter categories from instructions)

foundation Brick

walls Weatherboard

roof Asphalt

other \_\_\_\_\_

\_\_\_\_\_

**Narrative Description**

(Describe the historic and current condition of the property on one or more continuation sheets.)

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.)

- Criteria A, B, C, D with checkboxes and descriptions.

Criteria Considerations

Property is:

- Criteria A through G with checkboxes and descriptions.

Areas of Significance

(Enter categories from instructions)

ETHNIC HERITAGE

ARCHITECTURE

Period of Significance

1918-c.1945

Significant Dates

1918

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

Architect/Builder

Schantz, C.K.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- Documentation checkboxes: preliminary determination, previously listed, designated landmark, recorded by Historic American Buildings Survey, recorded by Historic American Engineering Record.

Primary location of additional data:

- Location checkboxes: State Historic Preservation Office, Other State agency, Federal agency, Local government, University, Other.

Name of repository:

John Hultquist Residence  
Name of Property

Henry County, IA  
County and State

**10. Geographical Data**

Acreage of Property Less than one acre.

**UTM References**

(Place additional UTM references on a continuation sheet.)

1 

1	5	6	2	2	1	4	0	4	5	5	1	1	6	0
Zone	Easting				Northing									

3 

Zone	Easting				Northing									

4 

Zone	Easting				Northing									

  
 See continuation sheet

**Verbal Boundary Description**

(Describe the boundaries of the property on a continuation sheet.)

**Boundary Justification**

(Explain why the boundaries were selected on a continuation sheet.)

**11. Form Prepared By**

name/title Molly Myers Naumann, Consultant  
organization Henry County Historic Preservation Comm. date March 1999  
street & number 167 West Alta Vista telephone (515) 682-2743  
city or town Ottumwa state IA zip code 52501-1437

**Additional Documentation**

Submit the following items with the completed form:

**Continuation Sheets**

**Maps**

- A USGS map (7.5 or 15 minute series) indicating the property's location.
- A Sketch map for historic districts and properties having large acreage or numerous resources.

**Photographs**

Representative black and white photographs of the property.

**Additional Items**

(Check with the SHPO or FPO for any additional items)

**Property Owner**

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

name Ned Ratekin  
street & number 105 Park telephone (319) 254-2451  
city or town Swedesburg state IA zip code 52652

**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. 470 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 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 Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

United States Department of the Interior  
National Park Service  
**National Register of Historic Places**  
**Continuation Sheet**

John Hultquist Residence  
Henry County, Iowa

Section number   7   Page   1  

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NARRATIVE DESCRIPTION:

The John Hultquist residence (1918) and barn are located at 105 Park (the northeast corner of Park and Academy), one block west of U.S. Highway 218. This location is at the west end of the block containing the Swedesburg Commercial District, one block southwest of the church, and diagonally across the street from the public square.

The house is in the southwest corner of the lot, facing south. It is a large (32' x 27' plus porch) two story hip roof Four Square design which rests on a brick foundation, has an exterior of narrow clapboard siding, and an asphalt shingled roof. Hip roof dormers are located on the south and west sides of the roof, and a broad porch extends across the south elevation wrapping around to the west. This porch features heavy square wood posts resting on brick piers, with a railing of squared spindles between the piers. On the east elevation a modern deck has been enclosed as a screened-in porch. Windows throughout are simple 1/1 double hung sash except for the dormers which have a band of windows (seven lights on the south, five on the west).

The façade (south elevation) features a central entrance with a single window to the west, and a band of three windows to the east. The second floor façade is symmetrical with three individual windows. The side elevations have an asymmetrical window arrangement based on the function of the various rooms. The rear elevation features an entry just to the right of center, with a rectangular bay above it on the staircase landing. Windows are irregularly spaced, with a band of three at the northeast corner. A Hultquist granddaughter remembers this room having "lots of windows."

On the interior, the only major changes appear to be the extension of the kitchen to the east by approximately 7' and the addition of a 3/4 bath on the second floor. The house features a central hall with staircase rising from the north end. Front and back parlors are located to the west of the hallway, while a dining room opens off to the east, and the kitchen (originally with a large pantry) is located at the northeast corner. Four bedrooms and a single bath were originally located on the second floor. Original woodwork and trim remain throughout.

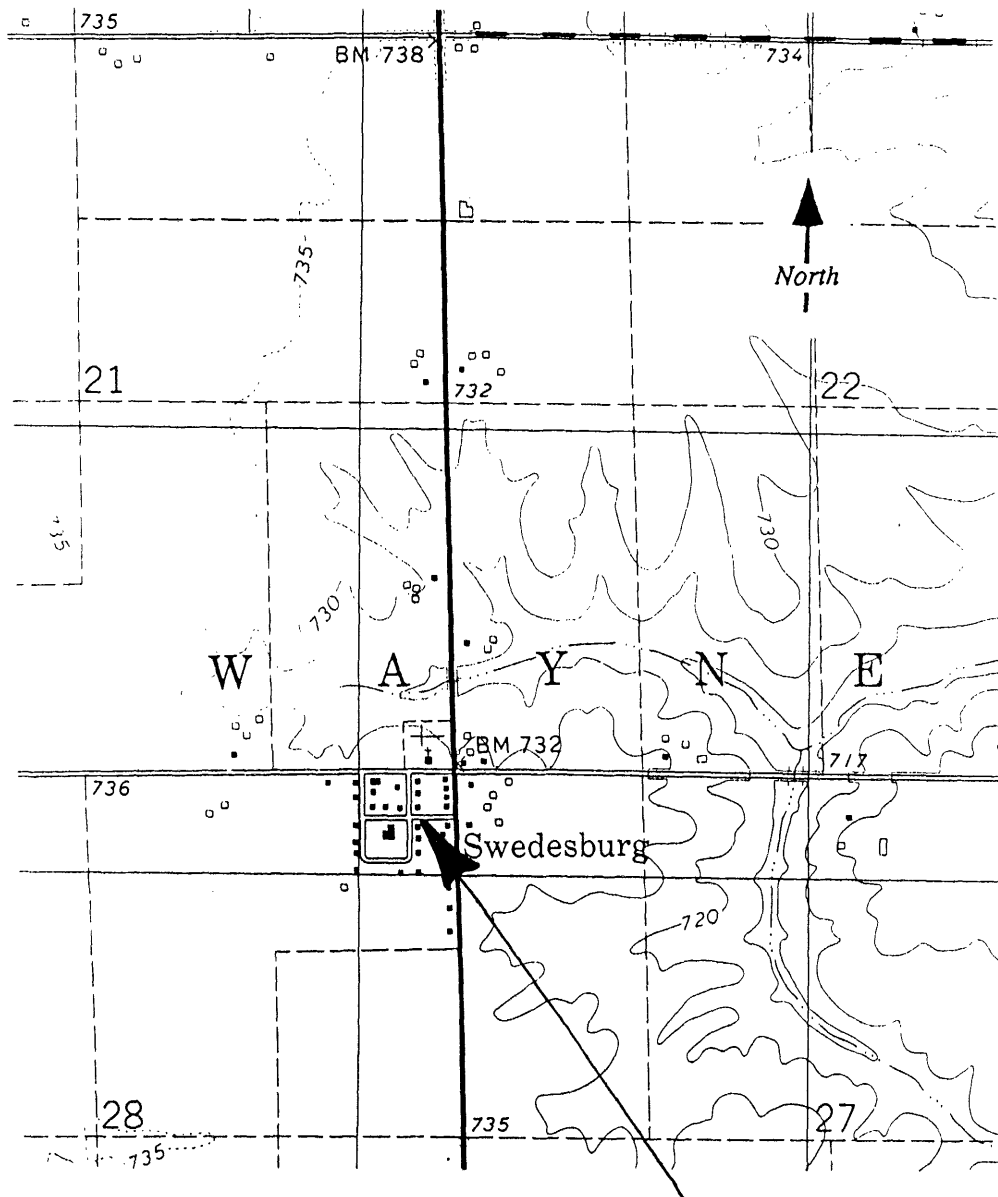
The barn is located to the northeast of the residence and originally housed chickens and a cow as well as the necessary horses and vehicles. It is rectangular in shape with a gable roof, and two large wagon doors on the side gable (south elevation). These doors, plus a narrower entrance door are of vertical boards, while the exterior is covered with horizontal car-siding. A hay door is located under the gable on the east end, and a single small window is found on both the south and east elevations.

This residence was recognized as a "big house" when it was constructed in 1918, and continues to be considered a large residence. Today it is operated as a bed and breakfast.

United States Department of the Interior  
National Park Service  
**National Register of Historic Places**  
**Continuation Sheet**

John Hultquist Residence  
Henry County, Iowa

Section number   7   Page   2  

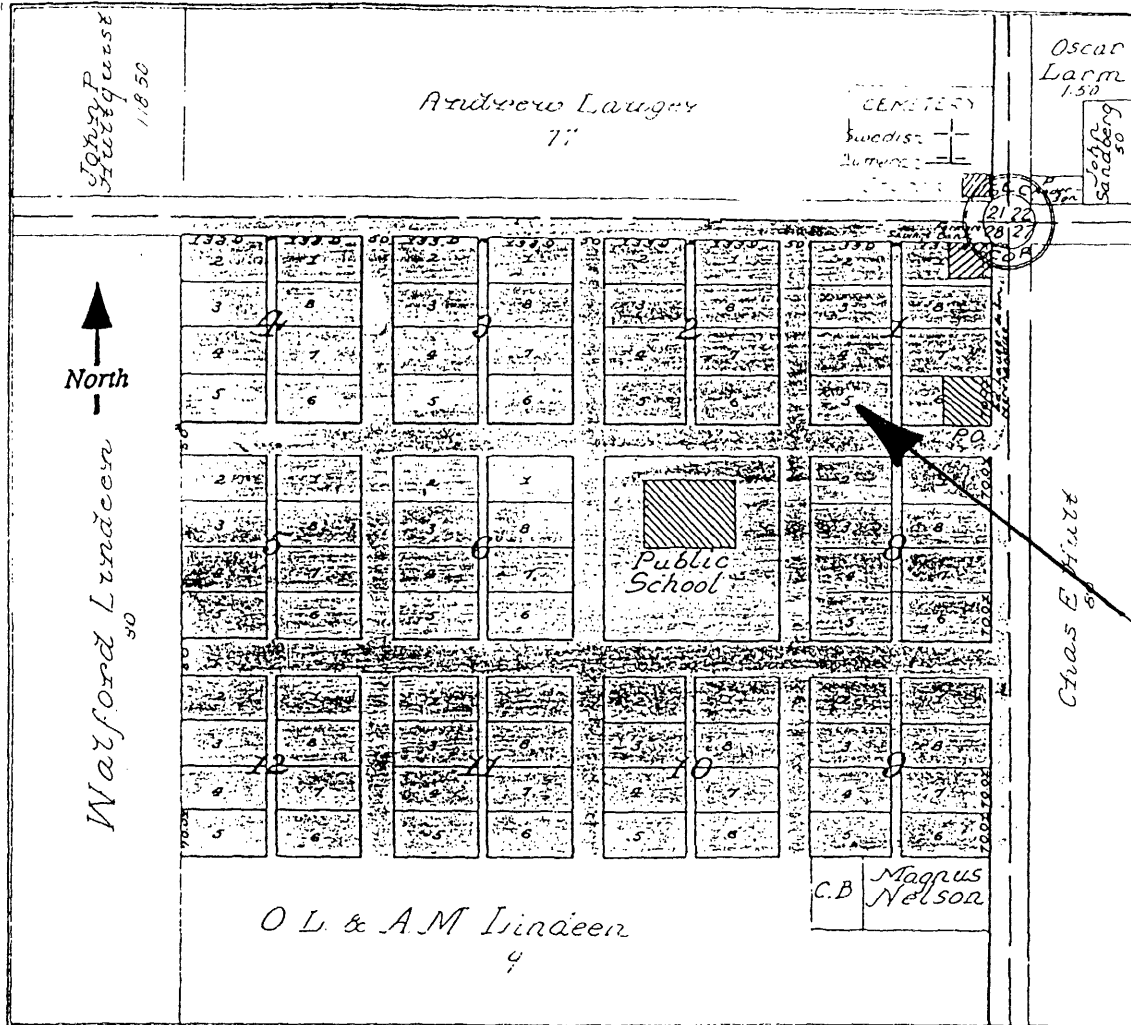


U.S.G.S. Map showing location of the resource.

# United States Department of the Interior National Park Service National Register of Historic Places Continuation Sheet

John Hultquist Residence  
Henry County, Iowa

Section number 7 Page 3

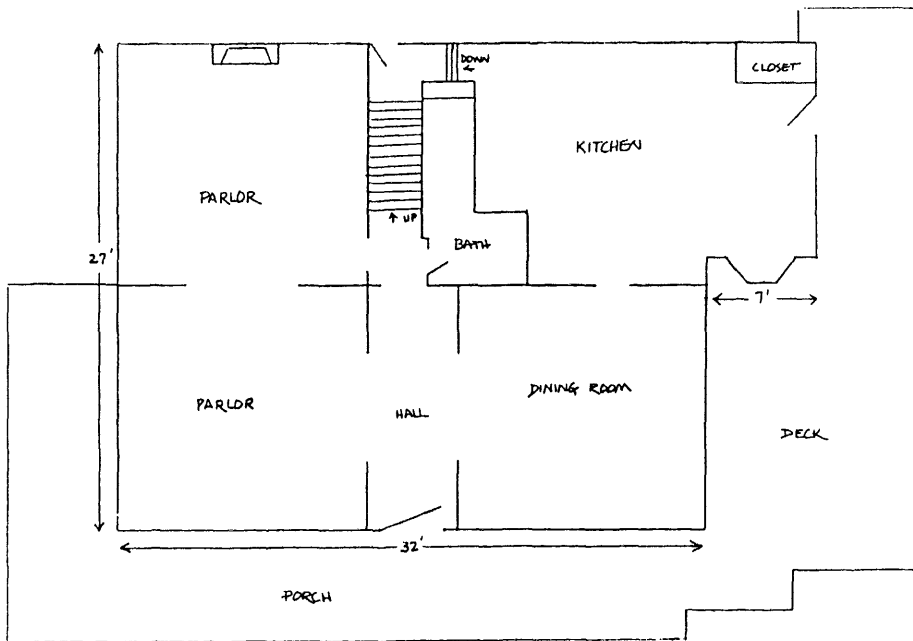
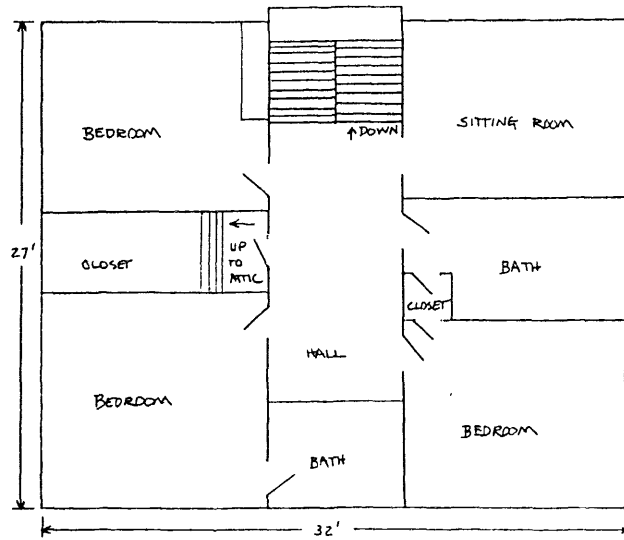


Plat map indicating location of the resource in the village of Swedesburg.  
(From 1917 Standard Atlas of Henry County)

United States Department of the Interior  
National Park Service  
**National Register of Historic Places**  
**Continuation Sheet**

John Hultquist Residence  
Henry County, Iowa

Section number 7 Page 4



Floor plans of John Hultquist Residence  
TOP: 2<sup>nd</sup> floor  
BOTTOM: 1<sup>st</sup> floor



United States Department of the Interior  
National Park Service  
**National Register of Historic Places**  
**Continuation Sheet**

John Hultquist Residence  
Henry County, Iowa

Section number   8   Page   5  

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STATEMENT OF SIGNIFICANCE:

The John Hultquist residence (1918) and barn are locally significant under Criterion A as resources directly related to the Swedish Heritage of Wayne Township, and under Criterion C as an example of early 20<sup>th</sup> century residential design, specifically the popular Four Square. The resources meet the integrity criteria established in the Multiple Property Documentation Form.

The Hultquist house is located across from the northeast corner of the public square and is immediately west of the Swedesburg Historic Commercial District.

The Swedish connection for this property dates to 1913 when the lot was purchased by John Hultquist. Hultquist was born in Smolan, Sweden in 1858, and was the first of his family to emigrate to the United States, arriving in 1880. The following year he was joined by his brother Charles. They both worked briefly for the Chicago, Burlington & Quincy Railroad in the early 1880s. John also worked on the farm of Louis Spiedel near Swedesburg, and at a grocery in Mount Pleasant. In 1887 he married Emma Caroline Johnson of Swedesburg, and like many other young Swedish immigrants, he started farming on rented property. By 1897 he had saved enough money that he was able to purchase 120 acres in Section 21, Wayne Township, just 1/4 mile west of Swedesburg. (The Hultquist farm, still in family ownership, was included in the farmstead survey, but was determined ineligible due to the recent construction dates of the present buildings.) A few years later he was able to add another 80 acres immediately to the north, creating a 200 acre farm. He was involved with both livestock (horses, cattle, and hogs) and grain production. It is also said that he was an early practitioner of crop rotation to improve his soil.

Following the 1903 death of his first wife, in 1910 Hultquist married Amanda Carolina Rugg. By 1918 he was ready to give up farming and retire to a new house in town. This large Four Square style house was built for John and Amanda by C.K. Schantz on the lot which Hultquist had purchased five years earlier. Despite its size, it was built as a retirement home, to be occupied by only two people. Built in one of the most popular styles of the early 20<sup>th</sup> century, this house represented the substantial position held by Hultquist in the Swedish community. Hultquist was active in many community affairs, especially the Swedish Lutheran Church. He is remembered by his granddaughter as a "very proper" person, rather gruff. This is a description that was used several times during the oral history interviews to describe several of the early Swedish settlers.

Jon Spayde notes the fact that moving "to town", even one as small as Swedesburg, was a major step for retired farmers. Many built new houses the same size as the ones on their farmsteads, and often located them on the edge of town. The same year that John Hultquist had this house built, Magnus Nelson retired to town and had C.K. Schrantz construct a large residence for him on the far east side of town facing the highway. It is said that Nelson and Hultquist were in competition to see who would build the largest and finest house. Hultquist's brother Charles retired to town a few years later, 1929, and had Schrantz build the bungalow style house at 203 Park on the north side of the public square. C.K. Schrantz (and later Schrantz Brothers) appears to have been responsible for the construction of almost all the houses in Swedesburg from c.1910 to c.1940. Schrantz was sometimes identified as being a builder from Olds and

United States Department of the Interior  
National Park Service  
**National Register of Historic Places**  
**Continuation Sheet**

John Hultquist Residence  
Henry County, Iowa

Section number   8   Page   6  

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sometimes from Wayland. He may have moved over the years, or he may have lived in the country between the two neighboring towns.

The migration from Sweden to Wayne Township farmsteads to houses in Swedesburg was a common one for many of the early settlers. The move "to town" was a necessary one, but choosing Swedesburg as their "new" home, allowed them to maintain their strong Swedish traditions.

United States Department of the Interior  
National Park Service  
**National Register of Historic Places**  
**Continuation Sheet**

John Hultquist Residence  
Henry County, Iowa

Section number 9 & 10 Page 7

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Abstract of Title

Anderson, Carl A. "The Saga of Swedesburg," Annals of Iowa, Vol XXXV, No 3, Winter 1960, pp 187-205.

Harper, Marjorie (Ed.) History of Henry County, Iowa, Volume I. Henry County Bicentennial Commission. Dallas, TX: National Sharegraphics Inc., 1982.

McAlester, Virginia and Lee. A Field Guide to American Houses. New York: Alfred A. Knopf, 1984.

Ogle, George A. Standard Atlas of Henry County, Iowa Including a Plat Book. Chicago: George A. Ogle Atlas Co., 1917.

Oral History Interviews with Bonnie Bloom, Marilyn Boal, and Marguerite Johnson, 1997.

Spade, Jon. "The Edge of Town," Take this Exit, Robert Sayre (Ed.). Ames, IA: Iowa State University Press, 1989, pp 175-93.

GEOGRAPHIC DATA:

Verbal Boundary Description

Block 1, Lot 5, Original Plat of Swedesburg, IA. (Note: the lot number differs from that shown on the 1917 plat map in section 7 because the lots were renumbered at an undetermined date.)

Boundary Justification

This is the area historically associated with the John Hultquist residence and barn/garage.

United States Department of the Interior  
National Park Service  
**National Register of Historic Places**  
**Continuation Sheet**

John Hultquist Residence  
Henry County, Iowa

Section number Photo Page \_8\_

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These photographs were all taken by Dennis Hult in December 1998 for the Henry County Historic Preservation Commission. The negatives are stored in the files of the State Historical Society of Iowa, Community Programs Bureau, Des Moines, IA.

1. View looking NE from the public square, showing house, with the buildings of the Swedesburg Commercial District on the far right.
2. South elevation of house (façade), looking due N.
3. South and east elevations of house showing new screened-in deck, looking NW.
4. North elevation (rear) of house, looking SSE.
5. South elevation of barn looking due N.
6. East and north elevations of barn looking SW (corner of Bergh Building at left).