

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

PHO 685216

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|------------------|-------------|
| FOR NPS USE ONLY | |
| RECEIVED | SEP 26 1978 |
| DATE ENTERED | NOV 28 1978 |

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC Swalwell Cottage

AND/OR COMMON

2 LOCATION

STREET & NUMBER
2712 Pine Street

CITY, TOWN

Everett

STATE
Washington

___ VICINITY OF

CODE
53

___ NOT FOR PUBLICATION

CONGRESSIONAL DISTRICT

2nd- Lloyd Meeds

COUNTY

Snohomish

CODE

061

3 CLASSIFICATION

| CATEGORY | OWNERSHIP | STATUS | PRESENT USE |
|---|---|--|--|
| <input type="checkbox"/> DISTRICT | <input type="checkbox"/> PUBLIC | <input type="checkbox"/> OCCUPIED | <input type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM |
| <input checked="" type="checkbox"/> BUILDING(S) | <input checked="" type="checkbox"/> PRIVATE | <input type="checkbox"/> UNOCCUPIED | <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> PARK |
| <input type="checkbox"/> STRUCTURE | <input type="checkbox"/> BOTH | <input checked="" type="checkbox"/> WORK IN PROGRESS | <input type="checkbox"/> EDUCATIONAL <input checked="" type="checkbox"/> PRIVATE RESIDENCE |
| <input type="checkbox"/> SITE | PUBLIC ACQUISITION | ACCESSIBLE | <input type="checkbox"/> ENTERTAINMENT <input type="checkbox"/> RELIGIOUS |
| <input type="checkbox"/> OBJECT | <input type="checkbox"/> IN PROCESS | <input checked="" type="checkbox"/> YES: RESTRICTED | <input type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC |
| | <input type="checkbox"/> BEING CONSIDERED | <input type="checkbox"/> YES: UNRESTRICTED | <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> TRANSPORTATION |
| | | <input type="checkbox"/> NO | <input type="checkbox"/> MILITARY <input type="checkbox"/> OTHER: |

4 OWNER OF PROPERTY

NAME

James and Darlene Thompson

STREET & NUMBER

10320 164th Street North East

CITY, TOWN

Arington

___ VICINITY OF

STATE

Washington 98223

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Snohomish County Administration Building

STREET & NUMBER

CITY, TOWN

Everett

STATE

Washington 98201

6 REPRESENTATION IN EXISTING SURVEYS

TITLE Survey of Everett's Historical Properties by David Dilgard and Margaret Riddle
for the City of Everett Historical Advisory Commission

DATE

1976

___ FEDERAL ___ STATE ___ COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS

Everett Public Library

CITY, TOWN

Everett

STATE

Washington 98201

7 DESCRIPTION

| CONDITION | | CHECK ONE | CHECK ONE |
|--|---------------------------------------|---|---|
| <input type="checkbox"/> EXCELLENT | <input type="checkbox"/> DETERIORATED | <input type="checkbox"/> UNALTERED | <input checked="" type="checkbox"/> ORIGINAL SITE |
| <input checked="" type="checkbox"/> GOOD | <input type="checkbox"/> RUINS | <input checked="" type="checkbox"/> ALTERED | <input type="checkbox"/> MOVED DATE _____ |
| <input type="checkbox"/> FAIR | <input type="checkbox"/> UNEXPOSED | | |

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Swalwell cottage is located in the SE $\frac{1}{4}$ of Section 20, T.29N., R.5E. of the Willamette Meridian. It occupies Lot 30 and the north $\frac{1}{2}$ of Lot 29, Block 636, Swalwell's Second Addition to the Plat of Everett.

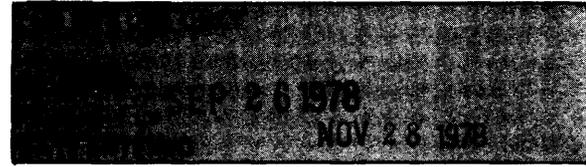
The cottage is a 1 $\frac{1}{2}$ story frame structure combining elements of the Stick and Shingle Styles designed by prominent Everett architect Frederick A. Sexton (1842-1930) and erected early in the "Rockefeller Boom" that started the city of Everett. It was the home of contractor Alfred W. Swalwell (1863-1952), third of the seven sons of G.W. Swalwell. The Swalwell family settled and eventually platted the east side of the Everett townsite and were responsible for much development that occurred there. The house is not only a rare intact example of Sexton's residential designs and a fine representative of the architecture of the region and period, but also one of the best preserved early homes in the city's historic Riverside area and the only early Swalwell home to have escaped extensive alteration. The present owner is in the process of restoring the interior of the building, which will continue to serve as a private residence.

The structure fronts on Pine Street, which was called Swalwell Avenue at the time of the construction of the cottage. It looked out upon Monroe School, F.A. Sexton's Romanesque design for Everett's first brick school building, which stood immediately east across Pine Street. This landmark was demolished during the 1960's and the site now serves as a parking area for School District vehicles. To the north and west of the property an alley sets the cottage apart from adjoining residential properties, homes erected for the most part between 1892 and 1915 which exhibit varying degrees of alteration and modernization. Immediately south of the cottage, on the site of a companion cottage erected at the same time as the subject property, is a frame four-plex of very recent date. At the south end of the block stands the former residence of W.G. Swalwell, which dates from the same period as the cottage but has unfortunately been extensively altered.

A wooden, balloon-frame structure of basically rectangular plan, the cottage measures approximately 55 feet by 26 $\frac{1}{2}$ feet on a poured concrete foundation. It has a medium-pitch gable roof with corniced eaves and verge, hipped at the rear in the manner of a jerkinhead. A single hipped dormer is located at the rear center of the house. A veranda extends across the front gable end and a small shed-roofed enclosure is attached to the southwest corner of the building. The design, described in an 1891 news item as "Queen Anne" is uncharacteristically symmetrical for that style, combining in a rather formal manner elements of the Stick and Shingle Styles. The lower portion of the exterior is clad in horizontal shiplap with end boards. The upper portion is shingled, with a frieze of shingles extending along each side above the level of the window lintels. The transition from shiplap to shingles is articulated by a band molding surmounted by a single course of fish scale shingles. The facade is very nearly symmetrical, the exception being an entry offset slightly to the right of center. This front door has a single transom light and is flanked by a pair of matched bevel-bay windows. The upper level of the facade, rising above the veranda roof, is comprised of the main gable end, shingled, pedimented and cornice-verged, surmounting a pair of smaller gables, similarly treated, which stand above the ground-floor bay windows. The veranda has a shed-type shingled roof supported by four turned wooden posts with scroll-work brackets.

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There has been little alteration of the building exterior. The shed-roofed enclosure at the rear may be an addition or simply the rear porch enclosed at the later date. The chimney has been rebuilt and may have been moved slightly from its original location. The present composition roofing covers what appears to be the original shingle roof. The concrete front steps and foundation are of an undetermined later date. Early photos show vertical shiplap enclosing the crawl-space and a set of simple, wooden steps. This is an unobtrusive modification which altered neither the position of the house nor its elevation and the approximate proportions of the original front steps were retained. Photos also indicate that the veranda was widened slightly after the house was finished, a modification carried out with such careful attention to detail that it is virtually undistinguishable from the original work. The shingles, moldings, posts and brackets are all consistent with the originals, perhaps indicating that the alteration took place very shortly after the completion of the house. The widened veranda is known to have been in place by 1914.

The house has retained its high ceilings and most of the original doors, moldings and hardware have survived. The original Eastlake woodwork has been restored by the present owner. The interior follows a conventional cottage plan of the period and appears to have undergone minimal alteration. The entry hall opens on the left into a parlor and on the right into the front bedroom, behind which is a second bedroom. The parlor opens into a large dining room. The kitchen, with the original wainscot intact, occupies the rear of the house, a pantry and bathroom adjoining. The bath is also accessible from the rear bedroom. Upstairs are two rooms reached by simple enclosed staircase at the north end of the dining room. The enclosure of this stair seems to be a modification of the original arrangement. The front room on the upper floor was apparently finished as a bedroom while the area to the rear was left in an incomplete state and perhaps used as a storage area. Access to storage space under the eaves is through this rear area.

8 SIGNIFICANCE

| PERIOD | AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW | | | |
|--------------------|--|---|---------------------------|------------------------|
| ___PREHISTORIC | ___ARCHEOLOGY-PREHISTORIC | ___COMMUNITY PLANNING | ___LANDSCAPE ARCHITECTURE | ___RELIGION |
| ___1400-1499 | ___ARCHEOLOGY-HISTORIC | ___CONSERVATION | ___LAW | ___SCIENCE |
| ___1500-1599 | ___AGRICULTURE | ___ECONOMICS | ___LITERATURE | ___SCULPTURE |
| ___1600-1699 | X ARCHITECTURE | ___EDUCATION | ___MILITARY | ___SOCIAL/HUMANITARIAN |
| ___1700-1799 | ___ART | ___ENGINEERING | ___MUSIC | ___THEATER |
| X 1800-1899 | X COMMERCE | X EXPLORATION/ <u>SETTLEMENT</u> | ___PHILOSOPHY | ___TRANSPORTATION |
| ___1900- | ___COMMUNICATIONS | ___INDUSTRY | ___POLITICS/GOVERNMENT | ___OTHER (SPECIFY) |
| | | ___INVENTION | | |

| | | | |
|----------------|-----------|-------------------|--|
| SPECIFIC DATES | 1891/1892 | BUILDER/ARCHITECT | F.A. Sexton (architect) A.W. Swelwell (builder) |
|----------------|-----------|-------------------|--|

STATEMENT OF SIGNIFICANCE

During the period immediately following Washington statehood and the formation of the Great Northern Railroad in 1889, a number of boom towns resulted from investors' efforts to anticipate the Puget Sound railhead of Jim Hill's line. Among these the Everett townsite was remarkable in a number of respects, not the least of which were the involvement of John D. Rockefeller as an investor in the enterprise and the fact that the GN line did eventually first touch tidewater at that location. Several investors, however, actually settled upon and began the development of the future site of Everett before the Rockefeller group became interested in establishing an industrial port there. Dominating the entire eastern sector of the peninsula was the Swalwell family, comprised of George and Isabel Swalwell and their seven sons. They moved to the site in 1889 and had their property platted and on the market late in 1891, several months before the Plat of Everett was filed by the Rockefeller company. A land rush ensued as those unable to acquire lots in the unfiled Plat of Everett snatched up property in the Swalwell Additions. When lots were placed on sale in the plat where the Swalwell cottage is located, for example, \$150,000 worth of real estate was sold in a single day. The four eldest sons of G.W. Swalwell were most actively involved in development projects. William G. Swalwell, the oldest, was responsible for managing the family real estate holdings, assisted by his brother Wellington, while Albert and Robert served as contractors. It was Albert W. Swalwell who was responsible for the construction of the nominated property.

The cottage was designed by F. A. Sexton in the fall of 1891 and built during the winter of 1891-92. Albert W. Swalwell lived in the house during the peak of the land rush, then sold the property to his brother Wellington, who lost it through a mortgage foreclosure in 1896, during the depression that followed the Silver Panic of 1893. Surveys of the historical properties within Everett establish the cottage as one of the very oldest residences in the city, very probably the earliest house which has retained its original architectural character.

The architect was born in Norfolk County, England, in 1842 and came to the U.S. as child of five. After studying architecture in Illinois, Iowa and Minnesota, he came to Tacoma about 1890 and the following year pitched a tent at the eastern edge of the Everett townsite to assure himself a role in the development that was about to occur. Sexton's energetic efforts were to result in his virtual monopoly of architectural work in that sector, including such major commissions as the McCabe Block, Rudebeck Hall, the Brue Building, Hotel Everett, Monroe School and Bast Block. He was architect of the first brick building erected on the Everett townsite, the Bank of Everett at Hewitt & Pine Street, and designed homes for many prominent figures in the community. In later years he operated a successful practice in Seattle, retiring to a Pierce County farm where he died in 1930.

Recent surveys of Everett's "Riverside" district reveal that very few buildings of the initial boom period of the city's history have survived with their architectural integrity intact. Sexton's McCabe Block, recently placed on the National Register, is the finest extant commercial building by this architect. Likewise, the Swalwell cottage is a rare survivor

9 MAJOR BIBLIOGRAPHICAL REFERENCES

see attached

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY less than one

UTM REFERENCES

| | | | |
|---|------|-----------|-------------|
| A | 1,0 | 56,03,5,0 | 5,31,43,2,0 |
| | ZONE | EASTING | NORTHING |

| | | | |
|---|------|---------|----------|
| B | | | |
| | ZONE | EASTING | NORTHING |

VERBAL BOUNDARY DESCRIPTION

Lot 30 and north 1/2 of Lot 29, Block 636, Swalwell's Second Addition to the Plat of Everett.

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

| STATE | CODE | COUNTY | CODE |
|-------|------|--------|------|
| STATE | CODE | COUNTY | CODE |

11 FORM PREPARED BY

NAME / TITLE David Dilgard, staff for Northwest Room, Everett Public Library and City of Everett Historical Advisory Commission.

ORGANIZATION Everett Public Library, Everett Historical Advisory Committee DATE July 3, 1978

STREET & NUMBER 2702 Hoyt TELEPHONE (206)259-8857 extension 37

CITY OR TOWN Everett STATE Washington 98201

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL ___ STATE ___ LOCAL X

As the designated State Historic Preservation 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.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE *Jeanne M. Welch*

TITLE Deputy State Historic Preservation Officer DATE September 18, 1978

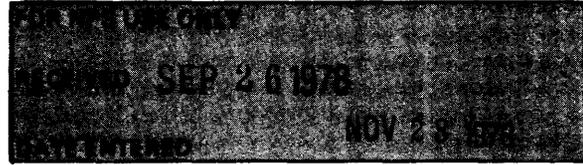
FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

Charles A. Harris DATE 11.28.78
 DIRECTOR, OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION
 ATTEST: *W. Ray Price* DATE 11.24.78
 KEEPER OF THE NATIONAL REGISTER

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of the residential designs he produced in large numbers during the land rush.

In summary, the nominated property is an unusually well-preserved representative of the early phase of the development of the Everett townsite, significant for the quality of its design and for the prominence of both the architect and original occupant. It is a fine example of the residences of the period and locale, the work of an architect of regional importance whose body of work has been nearly eradicated through demolition and alteration, and it is the finest intact residence closely associated with one of the city's founding families.

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Dilgard & Riddle, "Survey of Everett Buildings, 1890-1905." 1974, for City of Everett Department of Community Development.

Port Gardner News, October 16, 1891 (Details Sexton projects)

Everett Herald, July 14, 1892 (Building summary noting A.S. Swalwell cottages on Pine)

Dilgard & Riddle, "Survey of Everett's Historical Properties" 1976 for City of Everett Historical Advisory Commission.

Dilgard, "Buildings of Early Everett; a Pictorial Survey of the Architecture of the Everett Boom, 1891-94" Port Gardner Press, 1975.

Interstate, "Illustrated History of Skagit & Snohomish Counties", 1906.

Whitfield, "History of Snohomish County, Washington" Volume I, Pioneer Historical Publishing Company, 1926.