

**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 *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 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. 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 Dempster – Sloan House
Other names/site number FM05-005

2. Location

Street & number 1212 M Street Not for publication
City or town Geneva Vicinity
State Nebraska Code NE County Fillmore Code 059 Zip code 68361

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, 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.)

/s/ Lawrence Sommer 1/26/05
Signature of certifying official Date
Director, Nebraska State Historical Society
State or 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 this 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): _____
- _____
Signature of Keeper Date of Action

Dempster – Sloan House

Name of Property

Fillmore County, Nebraska

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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

1

Buildings

Sites

Structures

Objects

Total

Name of related multiple property listing

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

N/A

Number of contributing resources previously listed in the National Register

N/A

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.)

Materials

(Enter categories from instructions.)

Foundation Limestone and Concrete Block

Walls Brick

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.)

- 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.)

Property is:

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

Narrative Statement of Significance

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

Areas of Significance

(Enter categories from instructions.)

Politics/Government

Commerce

Architecture

Period of Significance

1887-1946

Significant Dates

1887

c. 1911

Significant Person

(Complete if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

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):

- 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 # _____

Primary location for additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local Government
- University
- Other
- Name of repository: _____

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10. Geographical Data

Acreage of property Less than one

UTM References (place additional UTM references on a continuation sheet).

	Zone	Easting	Northing		Zone	Easting	Northing
1.	14	618835	4487725	3.			
2.				4.			

[] 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	<u>Ken & Sandy Lefever</u>	date	<u>February 4, 2004</u>
organization	<u>Property owners</u>	telephone	<u>402/759-4171</u>
street & number	<u>1212 M Street</u>	state	<u>NE</u> zip code <u>68361</u>
city or town	<u>Geneva</u>		
name/title	<u>Bill Callahan</u>	date	<u>December 17, 2004</u>
organization	<u>Nebraska State Historic Preservation Office</u>	Telephone	<u>402/471-4788</u>
street & number	<u>1500 R Street</u>	state	<u>NE</u> zip code <u>68501</u>
city or town	<u>Lincoln</u>		

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 the SHPO or FPO.)

name/title	<u>Kenneth W. and Sandra L. Lefever</u>	telephone	<u>402-759-4171</u>
street & number	<u>1212 M Street</u>	state	<u>NE</u> zip code <u>68361</u>
city or town	<u>Geneva</u>		

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determined 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, (15 USC 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the 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 Project (1024-0018), Washington, DC 20503.

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The Dempster-Sloan House is located in Geneva, Nebraska (2000 Pop. 2,226). Geneva, the Fillmore county seat, is located in southeast Nebraska approximately sixty miles west and south of the state capital, Lincoln and thirty-five miles north of the Kansas border. This part of Nebraska is characterized by flat, relatively treeless plains, and the landscape is dominated by row-crop agriculture. Geneva is a typical Midwestern grid-pattern community with a centrally-located county courthouse square. The Dempster-Sloan House is located six blocks north and one block east of the 1894 courthouse (NRHP 1978). When built, the Dempster-Sloan House was located in the newly-platted Dempster's Third addition on the far northern boundary of the burgeoning community.

The Dempster-Sloan House (House), built in 1887, is a two-story red-brick Italianate structure. The House is situated mid-block on a large lot on M Street between 12th and 13th Streets. The House has a hipped roof, with overhanging eaves and heavy brackets.

The primary entrance of the Dempster-Sloan House faces south onto M street. Generally, the House follows a north-south axis. The House is approached by broad concrete steps. These steps lead to a one-story Neoclassical porch which dominates the south and east first-story facades of the House. This porch replaced the House's Italianate porch (as evidenced by undated historic photographs) circa 1911. The porch wraps around the House's south (primary) and east facades; and is composed of a concrete deck, stone foundation and a slightly pitched roof supported by six wooden columns resting on brick bases. A wood railing with vertical wooden balusters connects the columns.

A large wood-framed window is located west of the primary entrance. This window is adorned by a decorative glass transom, and is bracketed by a decorative window hood. All of the windows on the House's south, east and west facades are topped by identical inverted U-shaped decorative window hoods with a three-leaf motif.

A large wood window is located on the second story of the house directly above the first floor window. This window sports a decorative glass transom made up of several colored square panes surrounding a rectangular pane of glass. A smaller double-hung wood window is located just east of this window, above the primary entrance. The upper sash of this window is decorative glass with the same square and rectangle configuration but in a vertical as opposed to horizontal orientation.

The east façade of the House includes a square two-story bay. This bay is pierced by double hung windows on the south and east sides and on both stories. The rear northeast corner of the Dempster-Sloan House was historically a screened-in porch. This rear porch has been enclosed and now appears as a non-historic shed-roofed addition to the house.

The west façade of the House is dominated by a two-story five-sided bay. Each angle of the bay has its own double hung wood window on the first and second story. The exception is an historic door located on the south-facing first floor angle. The northwest (rear) corner of the house has an historic gable-roofed component, presumably the original location of the kitchen.

Upon entering the Dempster-Sloan House, one steps into a large parlor. The parlor, as with the entire living area of the house, is trimmed with original woodwork. The main staircase with its decorative newel post and balusters is located to the right (east) of the entrance.

Entry to the main dining room is made through a large double door. The dining room is created by the east bay, with its three large windows. Additionally, there is an historic doorway from the dining room south onto the porch. A large fireplace is located in the northeast corner of the dining room, directly opposite the outside entry to the porch.

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Entry from the parlor into the living room may be made through a smaller double door with glass panes and a transom. The living room of the Dempster-Sloan House is created by the east, rectangular bay. The living and dining rooms are separated by an arched pocket door. The parlor, dining room and living room all have ten-foot ceilings, and all are amply lit by the large, seven-foot windows located on the south (porch) side and the east and west bays.

Continuing through the dining room, a visitor passes into the modernized kitchen. A private staircase to the second floor and the basement is located on the east side of the kitchen. A small bathroom and storage area are located past the kitchen on the west (left) side. This area is the historic gable-roofed northwest corner of the House. An office and storage area north of the kitchen on the east side comprises the rooms created by the enclosed porch on the northeast corner of the House.

A visitor to the second floor of the Dempster-Sloan House finds four bedrooms, one in each bay as well as one on the south side overlooking the front of the House and another on the north side at the back of the house. Each of these bedrooms retains the historic wood work, which appears to be of the same origin as the woodwork as that on the first floor.

With minor variations in the rear of the first floor around the kitchen area, the floor plan of the Dempster-Sloan House is amazingly intact from its date of construction.

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History and Significance

The Dempster-Sloan House is eligible for the National Register of Historic Places under Criterion B for its association with two Nebraskans significant in Geneva and Fillmore County history. John A. Dempster lived here from 1888-1892. Dempster built the house and was an early Fillmore County settler as well as a prominent local businessman and politician. Charles H. Sloan lived in the House from 1898 until his death in 1946. Sloan was a significant local banker, lawyer and statewide politician. The Dempster-Sloan House is also eligible for the National Register of Historic Places under Criterion C as an outstanding example of residential Italianate architecture in Fillmore County, Nebraska.

Criterion B

John A. Dempster, an early settler in Fillmore County, built the Dempster-Sloan House after buying eighty acres lying to the north edge of Geneva. Part of the acreage was developed as Dempster's first addition to Geneva, December 9, 1885. November 11, 1886 he added the second addition and June 22, 1887 fifty three acres were subdivided as Dempster's third addition to Geneva. The Dempster family came to Fillmore County in 1871, traveling across the prairie from Gage County in a covered wagon. They homesteaded the SE1/4 22-5-1 in Franklin Township near the present town of Ohioa. Mrs. Flora Dempster's autobiography gives an insightful account of this trip and the accompanying hardships.

Dempster was born in 1840 in Dundee, Illinois. He enlisted in the military in 1861, serving in Co. 1, 52 Regiment, Illinois Volunteer Infantry. In that service he participated in seventeen Civil War battles, as he went with Sherman to the sea. He was mustered out with the rank of Captain in 1865. John A. and Flora C. Paxson were married in Hebron, Illinois, in November of 1865.

Dempster was appointed superintendent of public instruction for Fillmore County in 1872. He was responsible for the organization of public school districts in the county. In 1875 the family moved from the Ohioa area homestead to Geneva, living in a part of the store in which he had established a business. The business, which provided general merchandise, drugs, and notions, opened in December of 1875. He was postmaster of Geneva from 1878-82. A sister, Addie F. Dempster, came to Geneva to run the post office, which was located in his store. She married George W. Smith and they built a house now listed in the National Register of Historic Places and currently known as the Geneva House (George W. Smith House, NRHP 1986).

Dempster became influential in the development of the city of Geneva, as well as the county. On July 28, 1879, at a meeting shortly after Geneva was incorporated, Dempster was named town treasurer. He was elected to the State Legislature in 1887, serving in the House of Representatives for four years. In 1889 he was elected as councilman for Geneva. The Geneva Foundry Co. was reorganized into the Geneva Iron and Windmill Co. in 1890 with Dempster as its president. Dempster also organized the Geneva National bank and was its first president. In 1890 he ran unsuccessfully for the Republican nomination for governor.

A building on main street Geneva, built in partnership with his brother James, remains today as Dempster's Block 1887. Another half brother to John A. founded the Dempster Mill factory in Beatrice. Geneva High School graduated its first class in 1888 and John and Flora's son Edward was its only member. Following his divorce from Flora in 1892 he moved to Lincoln and later to Omaha in 1898. He died December 21, 1914, in Omaha. At the time of his death he was commander of the National Association of Survivors of the Battle of Shiloh and past department commander of the Grand Army of the Republic for Nebraska.

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Fifty year residents of the house were members of the Charles H. Sloan family. Charles Sloan and Emma Porter were united in marriage at Woodbine, Iowa, on October 1, 1889. Emma was a teacher prior to her marriage and a graduate of the Iowa State College.

Charles H. Sloan was born near Monticello, Jones County, Iowa on May 2, 1863. He attended rural schools, was a student at Monticello High School. Sloan grew up on his parent's farm, near Monticello. The elder Sloans, Charles and Jane (Weir) Sloan, immigrated from the north of Ireland and retired to Geneva, Nebraska, and are buried in the Geneva Cemetery.

On the first of March, 1881, Sloan began his studies at the State Agricultural College of Ames, Iowa. During his college years he was a winner of numerous debates and was First Orator of his class. He was a member of Delta Tau Delta and the College Military Company, a baseball player, and editor of the college newspaper The Aurora.

In the fall of 1884 Sloan was elected principal of the public schools of Fairmont, Nebraska, for three years. He devoted his evenings to the study of law under the direction of John P. Maule and he was admitted to the bar in 1887. He formed a law partnership with his former teacher which continued until January, 1891. In the fall of 1890 he was nominated on the Republican ticket and elected as county attorney.

Sloan became a popular orator, speaking on numerous significant occasions. On the sixth of July, 1893, he delivered the oration at the laying of the corner stone of the new Fillmore County courthouse (NRHP 1978). He delivered a speech to the Pioneers' Association at the state fair at Omaha on September, 1896. On the fifteenth of June, 1898, he was the orator at the Trans-Mississippi Exposition for the grand jurisdiction of the Masonic fraternity.

Sloan was elected to the Nebraska Senate in 1894 (Nebraska had a two-house legislature made up of a House of Representatives and a Senate until 1934, when the legislative branch became unicameral. All representatives in the Nebraska Legislature are now know as Senators.). Sloan represented the twenty-fourth senatorial district, which comprised Fillmore and York counties. During this service he was author of the resolution to name Nebraska the "Tree Planters' State." It remained as such until 1945 when Nebraska state senator Fred Seaton successfully changed the nickname to the "Cornhusker State." Sloan was in the chambers to challenge unsuccessfully the name change. He was the chairman of the 1903 Republican State Convention.

Sloan was elected to congress in 1911 and served as a member of the sixty-second to the sixty-fifth congresses. It was during this period that the large porch was added to the house to accommodate entertaining associated with his position in Congress. He was the author of two great appropriating measures for the eradication of hog cholera and of tuberculosis in livestock. Among his important speeches delivered on the floor of the House were several tariff speeches: Nebraska at Fifty; Washington, The Business Farmer; Corn Is King; John Ericsson, and a speech against the World War Resolution. As an elected member of the seventy-first congress in 1929-30 he served as a member of the Ways and Means committee.

On the personal side his granddaughter related to the authors of this nomination (Mr. and Mrs. Lefever) that the family was gathered to the flag pole every Fourth of July to sing the national anthem. Mr. and Mrs. Sloan enjoyed a game of dominos every night before retiring regardless of the hour. Mr. Sloan authored a book about his brother Frank Sloan which was published in 1937. Three of the sons of Mr. and Mrs. Sloan served in the military in World War I. Frank Blaine Sloan, one of the sons, was killed, October 2, 1918, overseas in that conflict. Charles H. Sloan died June 2, 1946, at the age of eighty-three, and is interred in the Sloan Mausoleum in the Geneva Cemetery.

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Criterion C

Residential Italianate architecture is generally defined as two or three story dwellings with hipped or gable roofs with widely overhanging eaves and decorative brackets. Character defining features include tall, relatively narrow windows and decorative, inverted U- or rectangle- shaped window hoods. Italianates may have many different roof types or floor plans. Though symmetricallity defines some types of Italianate structures, an asymmetrical plan, such as that exhibited by the Dempster-Sloan House, is not unusual.¹

Neoclassical porches often replaced late 19th century "high style" porches. The delicate woodwork intrinsic to Italianate-style (and others) porches tended not to hold up in this climate. By the time Neoclassical architecture (a more robust style) was in vogue early in the 20th century, the fragile turned posts, beadwork and fretwork common to Italianate porches was often in need of replacement. Indeed, the Neoclassical porch of the Dempster-Sloan House has gained significance in its own right, and tells us something significant about the evolution of the House's architecture and of its residents. The porch does not detract from the Dempster-Sloan House's significance under Criterion C.

The Nebraska Historic Buildings Survey has recorded only four Italianate residences in Fillmore County. The rarity of this type of architecture in this county is due in large part to the pattern of Euro-American settlement in this part of Nebraska. According to McAlester, the generally accepted period for the popularity of Italianate architecture begins in 1840 and ends in 1885: only fourteen years after Fillmore County was organized and three years before the Dempster-Sloan house was built. The Dempster-Sloan House is a classic, easily recognizable example of simple Italianate architecture with excellent historic integrity.

Summary

The Dempster-Sloan House is remarkable in that two individuals significant in our past are associated with the property. John Dempster was a successful statewide and local politician, as well as a successful local businessman and early settler. Dempster's role in the development of Geneva's commercial history is made evident by the several subdivisions of the community he platted; his role in the organization of the Geneva State Bank; and his role in the development of several commercial ventures in the community. The 1887 Dempster Block Building, though extant, does not have sufficient historic integrity to be considered eligible for listing in the National Register. The Dempster-Sloan House is the only other property known to be associated with Dempster.

The Dempster-Sloan house is the only known extant property associated with Charles Sloan, who served two terms in the Nebraska Senate and served in the United States Congress 1911-1919 and 1929-30. Sloan's advocacy of important agricultural issues of the day as a Congressman as well as his advocacy of the "good roads" movement illustrate his significance in a large, rural and agricultural state. Indeed, with further research and investigation, it is possible that the Dempster-Sloan House may be considered to have statewide significance due to its association with Charles Sloan. Sloan also served as the city attorney for Geneva and Fairmont (also in Fillmore county), and was the director of the Geneva State Bank for thirty years and served as its president. Though the Sloan family continued to own the House for two years after Charles Sloan died, his death demarks the end of the Dempster-Sloan House's period of significance.

As one of only four known Italianate dwellings in Fillmore County, the Dempster-Sloan House is also significant due to its embodiment of a distinctive and significant architectural style with excellent physical integrity.

¹ Virginia and Lee McAlester, A Field Guide to American Houses (New York: Alfred A. Knopf, 1997) Pp.211-222

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BIBLIOGRAPHY

Abstract of Lot 2, Geneva, Fillmore County Nebraska.

Autobiography (1843-1903) of Flora Cornelia Paxon-wife of John Alexander Dempster
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Verbal Boundary description

The south 536 feet of Outlot 2 Except the East 170 feet of John A. Dempster's Third Addition in Geneva, Fillmore County Nebraska.

Boundary Justification

The boundary is that portion of the original historic property retaining physical historic integrity.

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Photographs

All photographs taken by Jill Ebers, Nebraska State Historic Preservation Office in July, 2004. All negatives are located in the Nebraska State Historic Preservation Office.

Photograph	Description of Photograph	View
1 of 10	South façade	North
2 of 10	South and East facades	Northwest
3 of 10	South and West facades	Northeast
4 of 10	Decorative transom window and window hood, south façade on porch	North
5 of 10	Parlor showing window pictured at 4 above	Southwest
6 of 10	Parlor-stair newel post	Northeast
7 of 10	View into living room from dining room showing pocket door	East
8 of 10	Dining room fireplace	Northeast
9 of 10	View from living room into parlor	Southwest
10 of 10	Second floor-south bedroom	South

Supplemental Photos

Photograph	Description of Photograph	View
1 of 2	Undated copy of historic photo showing original porch	Northeast
2 of 2	Undated copy of historic photo showing original porch	Northeast



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6

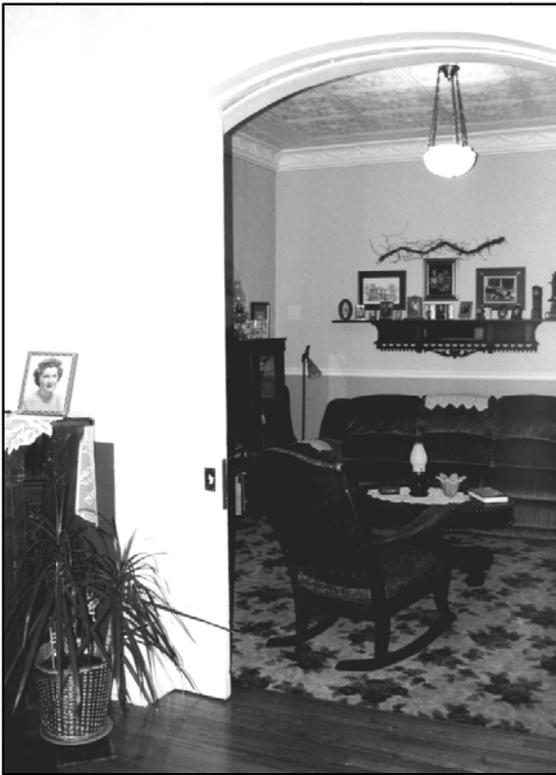


Photo 7



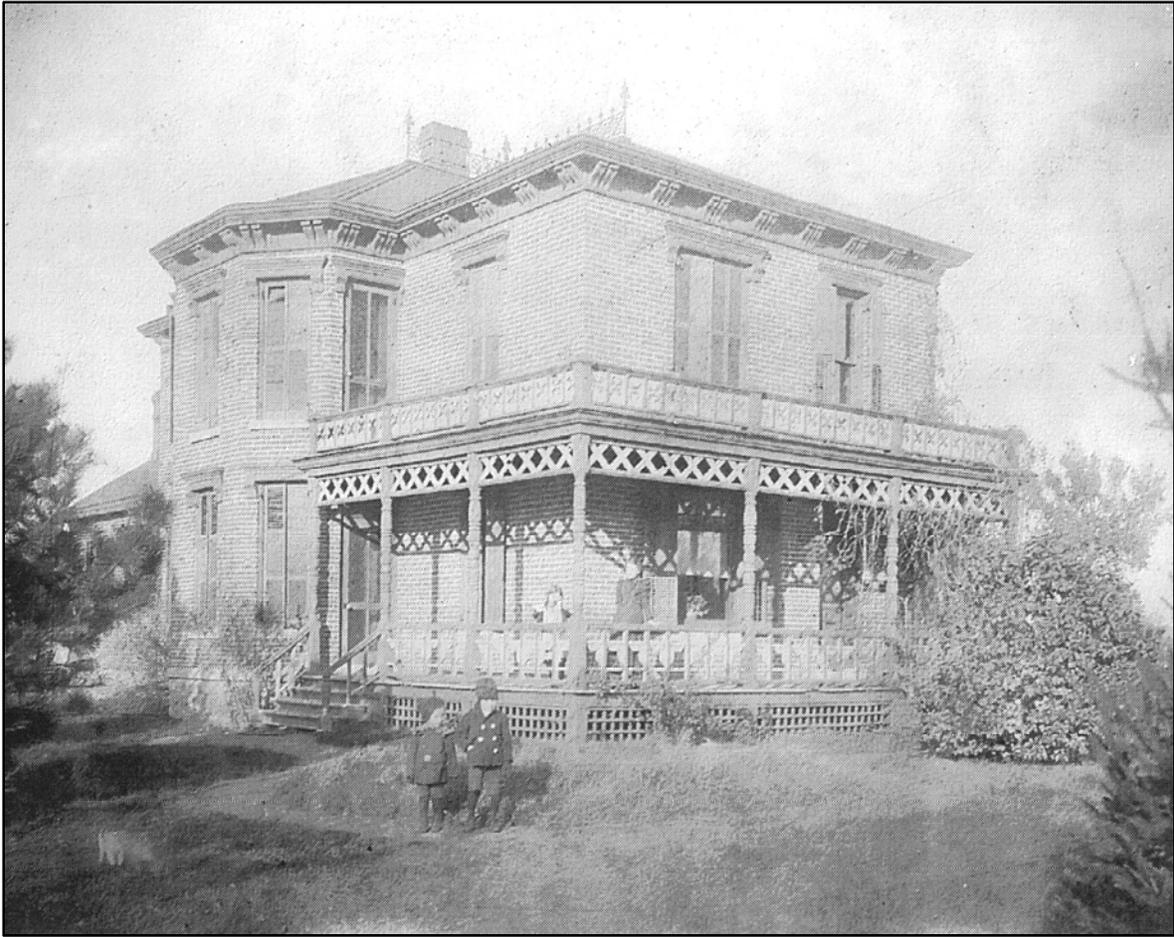
Photo 8



Photo 9



Photo 10



Supplemental Photo 1



Supplemental Photo 2