

Book Copy

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**

1. Name of Property

historic name: Bentonville Third Street Historic District

other name/site number: N/A

2. Location

street & number: First two-and-one-half blocks of S. E. Third Street

not for publication: N/A

city/town: Bentonville

vicinity: N/A

state: AR county: Benton code: AR 007 zip code: 72712

3. Classification

Ownership of Property: Private

Category of Property: District

Number of Resources within Property:

Contributing	Noncontributing	
<u>17</u>	<u>4</u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>17</u>	<u>4</u>	Total

Number of contributing resources previously listed in the National Register: 3

Name of related multiple property listing: Historic Resources of Benton County, Arkansas

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4. State/Federal Agency Certification
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As the designated authority under the National Historic Preservation Act of 1986, 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. _____ See continuation sheet.

Cathryn A. Slatu
Signature of certifying official

10-4-93
Date

Arkansas Historic Preservation Program
State or Federal agency and bureau

In my opinion, the property _____ meets _____ does not meet the National Register criteria. _____ See continuation sheet.

Signature of commenting or other official

Date

State or Federal agency and bureau

=====
5. 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

=====
6. Function or Use
=====

Historic: DOMESTIC

Sub: Single dwelling

Current: DOMESTIC

Sub: Single dwelling

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7. Description

=====

Architectural Classification:

Italianate
Folk Victorian
Colonial Revival
Craftsman

Other Description: N/A

Materials:	foundation	<u>Stucco/brick/stone</u>	roof	<u>Asphalt</u>
	walls	<u>Wood/Weatherboard</u>	other	<u>Wood shingles</u>
		<u>Wood/Novelty siding</u>		
		<u>Vinyl</u>		

Describe present and historic physical appearance. X See continuation sheet.

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8. Statement of Significance

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Certifying official has considered the significance of this property in relation to other properties: Locally.

Applicable National Register Criteria: C

Criteria Considerations (Exceptions): N/A

Areas of Significance: ARCHITECTURE

Period(s) of Significance: 1885-1926

Significant Dates: N/A

Significant Person(s): N/A

Cultural Affiliation: N/A

Architect/Builder: Unknown

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above. X See continuation sheet.

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9. Major Bibliographical References

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See "Historic Resources of Benton County, Arkansas," Section 9.

___ See continuation sheet.

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 of Additional Data:

- X State historic preservation office
- Other state agency
- Federal agency
- Local government
- University
- Other -- Specify Repository: _____

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10. Geographical Data

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Acreeage of Property: Approximately ten

UTM References:	Zone	Easting	Northing	Zone	Easting	Northing	
A	<u>15</u>	<u>391580</u>	<u>4025450</u>	B	<u>15</u>	<u>391870</u>	<u>4025440</u>
C	<u>15</u>	<u>391860</u>	<u>4025340</u>	D	<u>15</u>	<u>391580</u>	<u>4025360</u>

___ See continuation sheet.

Verbal Boundary Description: ___ See continuation sheet.

Lots 6, 8 and 9, Block 2; the northern 2/3 of Lot 10 and all of Lot 11, Block 3; Lots 7 and 8, Block 4; Lots 1 and 2, Block 5; and Lots 4, 5 and 6, Block 6, Railroad Addition to the City of Bentonville, Arkansas.

Boundary Justification: ___ See continuation sheet.

This boundary includes all the property historically associated with these resources that retains its integrity.

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11. Form Prepared By

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Name/Title: Kenneth Story, Architectural Historian

Organization: Arkansas Historic Preservation Program Date: 10/01

Street & Number: 323 Center Street, Suite 1500 Telephone: (501) 324-9880

City or Town: Little Rock State: AR Zip: 72201

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 1**Summary**

Principally located along the first two blocks of southeast 3rd Street, the Bentonville Third Street Historic District is composed of a total of fourteen principal residences, eleven of which are contributing; also included are a total of ten outbuildings, nine of which are contributing. The construction dates range from 1885 to 1926 and the architectural styles, reflective of that period, include the Italianate, the Folk Victorian, the Colonial Revival, and the Craftsman. The three non-contributing residences were all originally built during the period of significance but have been inappropriately altered over time.

Elaboration

The following fourteen properties are included within this district:

CONTRIBUTING PROPERTIES

BE0001 *Elliott House* 303 SE Third St. (NR-listed 01/20/78)

A two-and-one-half story, brick masonry residence designed in a combination of the Italianate and French Second Empire styles. Constructed in 1887.

Also included is a contributing outbuilding, a single-story, gable roof garage building.

BE0002 *McAndrews-Pace House* 208 SE Third St.

A two-story, wood frame residence originally designed as a Folk Victorian style structure, but which has been updated with a Craftsman-style wrap-around porch. The northern and western elevations feature a rich assortment of ornament characteristic of the Folk Victorian style, including jig-sawn details at the beveled corners of both the dormer and the western gabled bay and an unusual jig-sawn screen door. The combination gable/hipped roof is covered with asphalt shingles, the wall surfaces are sheathed with both imbricated shingles and wood weatherboard, and the entire building rests upon a continuous stucco-over-brick foundation. Constructed in 1890.

Also included is a contributing outbuilding, a single-story, gable roof automobile garage building.

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A one-and-one-half story, wood frame residence originally designed as a modest Folk Victorian residence, but which has been augmented with a later, Craftsman-style wrap-around porch on its southern and eastern elevations. Significant exterior details include the imbricated shingles in both the wall dormers and atop the projecting beveled bay on the eastern elevation, and the rather elegant wood brackets and stylized dentil decoration beneath the cornice and around certain windows. The combination gable/hipped roof is covered with asphalt singles, the walls are sheathed in both imbricated shingles and wood weatherboard, and a continuous brick foundation supports the building. Constructed c. 1900.

BE0004 *Rice-Williams House* 204 SE Third St. (NR-listed 11/01/84)

A two-and-one-half story, brick masonry residence designed in a relatively high-style version of the Italianate. Features decorative wood cornice brackets, arched window and door openings, and arched wood porch support decoration on the northeast corner porch. Constructed c. 1885.

BE0005 *Barnett House* 207 SE Third St.

A single-story, wood frame residence designed in a minimal version of the Colonial Revival. Characteristic features include the six-over-six wood sash windows, the freizeboards and cornice returns, and the slightly-projecting wood window crowns. The intersecting gable roof is covered with asphalt shingles, the walls are weatherboarded and a continuous stucco-over-brick foundation supports the building. Constructed in 1920.

BE0006 *Burns House* 108 SE Third St.

A one-and-one-half story, wood frame residence designed in a restrained version of the Folk Victorian style. Exterior details are largely limited to the use of imbricated wood shingles in the pediments of the gable ends and the large windows that were popular for many designs of this style. The combination gable/hipped roof is covered with asphalt shingles (as are the roofs of all additions and porches), the walls are sheathed in weatherboard and wood shingles, and a continuous stone foundation supports the building. Constructed in 1910.

Also included is a contributing outbuilding, a single-story, combination gable/shed roof

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storage building.

BE0007 *Conner House* 205 SE Third St.

A one-and-one-half story, wood frame residence designed in an uncommon transitional style: Folk Victorian/Craftsman bungalow. The imbricated wood shingles and leaded glass panes of the roof dormers recalls the former style, while the decorative exposed rafters and the low, spreading cornices throughout recall the latter. The complex combination hipped roof is covered with asphalt shingles, the walls are sheathed with novelty siding and the entire building rests upon a continuous stone foundation. Constructed c. 1915.

Also included is a non-contributing outbuilding, a single-story, gable roof garage building.

BE0008 *Patton House #1* 106 SE Third St.

A one-and-one-half story, wood frame residence designed in a transitional Folk Victorian/Colonial Revival style. Significant exterior features include the employment of beveled projecting gables, jig-sawn decorative details and delicate Classical columns supporting the original wrap-around front porch. The combination hipped/gable roof is covered with asphalt shingles, the walls are weatherboarded and the main building is supported by a continuous brick foundation, while the porch rests upon brick piers. Constructed in 1905.

BE0013 *Patton House #2* 231 South Main St.

A one-and-one-half story, wood frame residence designed in a transitional Folk Victorian/Colonial Revival style. Significant exterior features include the stylized Classical vegetal ornament on the Classical porch frieze, the imbricated wood shingles adorning the front and side projecting gable arches, and the slightly-projecting Classical window crowns. The intersecting gable roof and the porch roofs are all covered with asphalt shingles, the walls are weatherboarded and the entire building rests upon a continuous stone foundation, with only the porch being supported by stone piers. Constructed in 1906.

Also included is a contributing outbuilding, a single-story, gable roof double automobile garage building.

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A one-and-one-half story, wood frame residence designed in the Stick Style, a relatively uncommon style in Arkansas (a relatively large addition at the northern end continues this style and is sympathetic to the original section). Significant exterior features include the imbricated wood shingles in the pediments of the projecting gables, the tall, narrow one-over-one wood sash windows, and, above all, the decorative applied stickwork that subdivides the exterior wall planes into smaller panels, lending the walls the textured and patterned appearance characteristic of this late nineteenth-century style. The combination gable/hipped/shed roof is covered with asphalt shingles, the walls are sheathed with wood weatherboard in addition to the afore-mentioned shingles and decorative stickwork, and the structure rests upon a continuous brick foundation. Constructed c. 1890.

Also included are two contributing outbuildings, a single-story, gable roof double automobile garage building and a small tenant building/servant's quarters.

BE0017 *Croon House* 223 South Main St.

A single-story, wood frame residence designed in a relatively high-style rendering of the Craftsman idiom. The significant exterior features include the typical gable-roof porch supported on combination brick piers, exposed rafters, knee braces, and the battered walls around the entire building. The gable roofs are covered with asphalt shingles, the walls are artificially-sided (though the new siding duplicates the form of the original siding exactly and the dimensions closely), and a continuous cast concrete foundation supports the building. Constructed in 1926.

Also included is a contributing outbuilding, a single-story, gable roof double automobile garage building.

NON-CONTRIBUTING PROPERTIES

BE0009 (Sisk House; 109 SE 3rd St.), BE0010 (McNelly House; 301 S. Main) and BE0011 (Crabtree House; 201 SE 3rd St.), all residences constructed around the turn of the century, have been artificially-sided in a manner insensitive to their historic appearance, and have therefore been determined to be non-contributing. However, they do preserve the residential scale and site character of the district and are not visually obtrusive.

It should also be noted that BE0009 and BE0011 each have contributing outbuildings, both of

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which are single-story, gable roof, wood frame automobile garages.

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Summary

Criterion C, local significance

As noted in the historic context for the *Historic Resources of Benton County (Partial Inventory: Historic and Architectural)* Multiple Property Nomination, Bentonville was the primary site of most of the high-style architecture being constructed within the county during the period of significance (c. 1855 - c. 1937), largely due to both its location on the Frisco Railroad line and its status as the county seat. The residential architecture within the Bentonville Third Street Historic District is reflective of both the prosperity and growth experienced within Bentonville after the Civil War, when the proliferation of the railroads and the explosion of the fruit growing industry throughout the county helped to make Bentonville the governmental, commercial, and transportation hub of the county. The arrival of the railroad in particular (1881) brought new architectural styles and tastes into the heart of a county that had previously experienced rather little of it. Such styles as the Italianate, Folk Victorian, Colonial Revival and Craftsman were all reflective of the effect of the railroad and the new cultural influences it introduced.

Yet the Bentonville Third Street Historic District is eligible under Criterion C with local significance by virtue of its status as the ensemble of historic residential architecture most reflective of the modest, stylistically-diverse building tradition that was far more common in such railroad communities during this period than the better-known collections of pure high-style design. The overall scale of these residences is more modest than elsewhere in Bentonville (such as the West Central Avenue Historic District, NR-listed 10/22/92) and the individual houses tend to reflect the evolution of popular styles during this period: some original designs reflect the influence of two or more styles, and other more pure designs were later modified with such "improvements" as porches and rear additions that reflect newer, more "modern" national styles. As such the Bentonville Third Street Historic District, instead of presenting a collection of undiluted, high-style residential architecture, reflects the architectural evolution of a relatively middle-class neighborhood from the late nineteenth to the early twentieth century.

S. MAIN

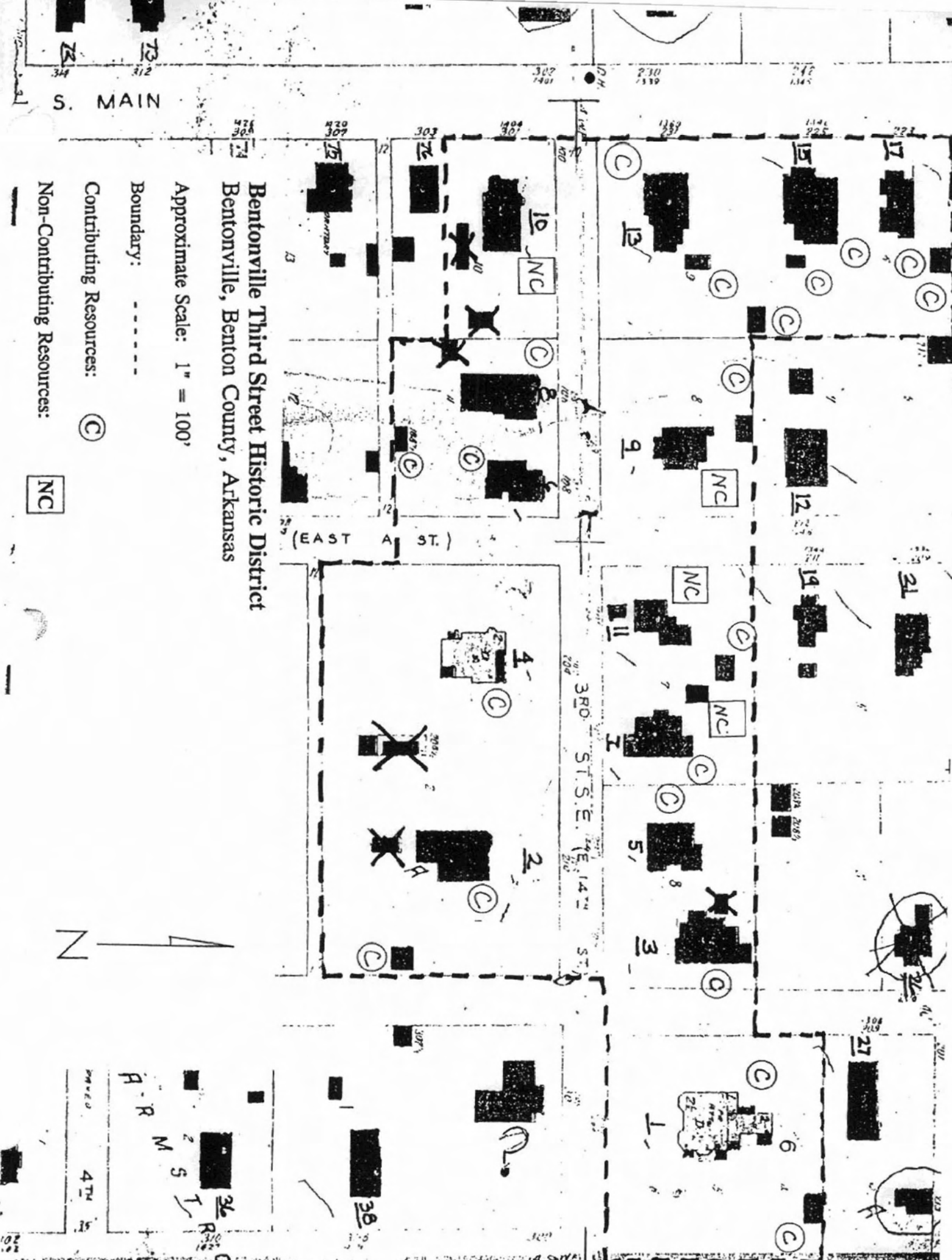
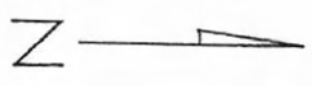
Bentonville Third Street Historic District
Bentonville, Benton County, Arkansas

Approximate Scale: 1" = 100'

Boundary: - - - - -

Contributing Resources: (C)

Non-Contributing Resources: [NC]



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(HAWASSER)

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

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GEOLOGICAL
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94° 15' 188000m E

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PELLAVISTA 4.5 MI

K J W

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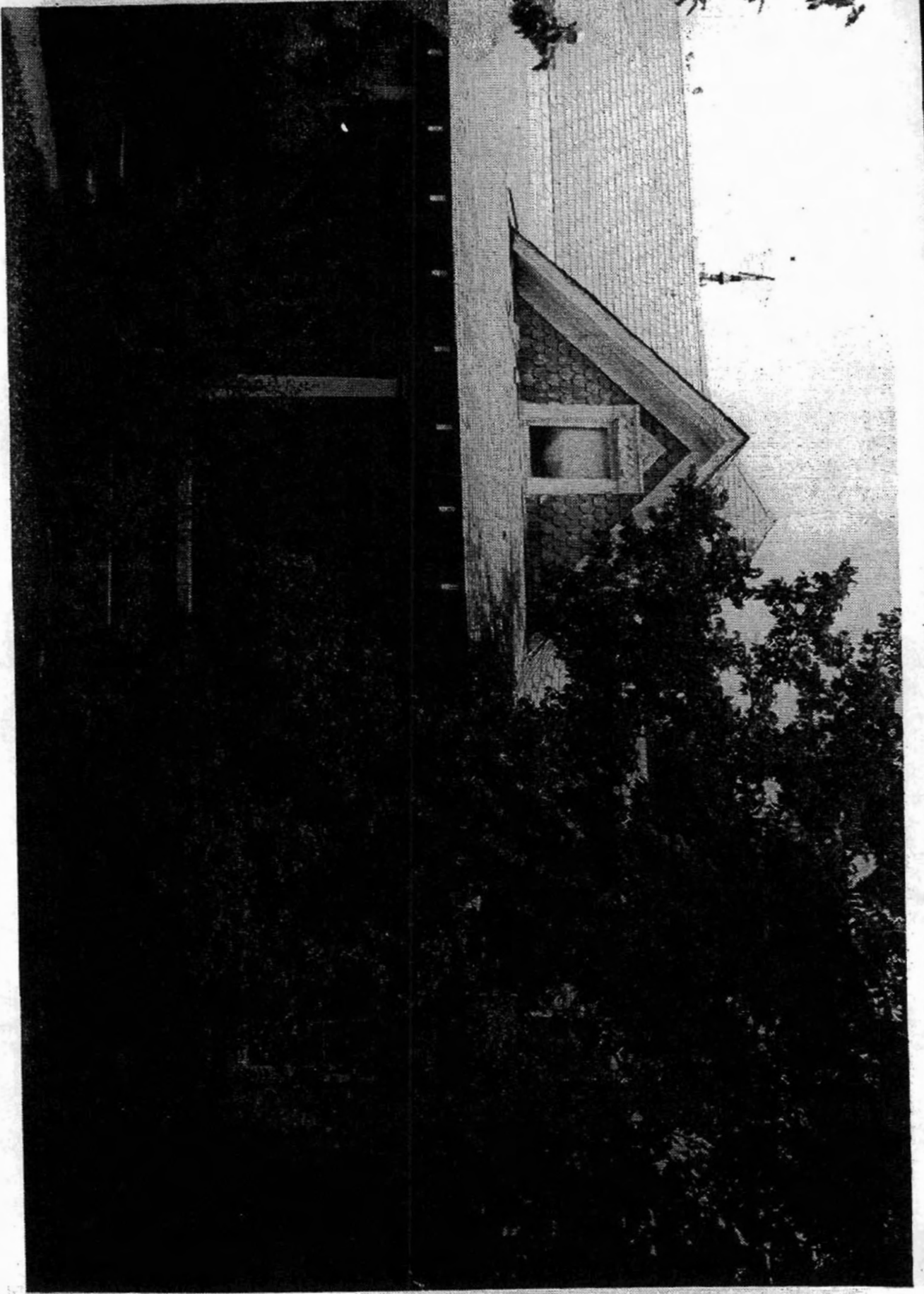
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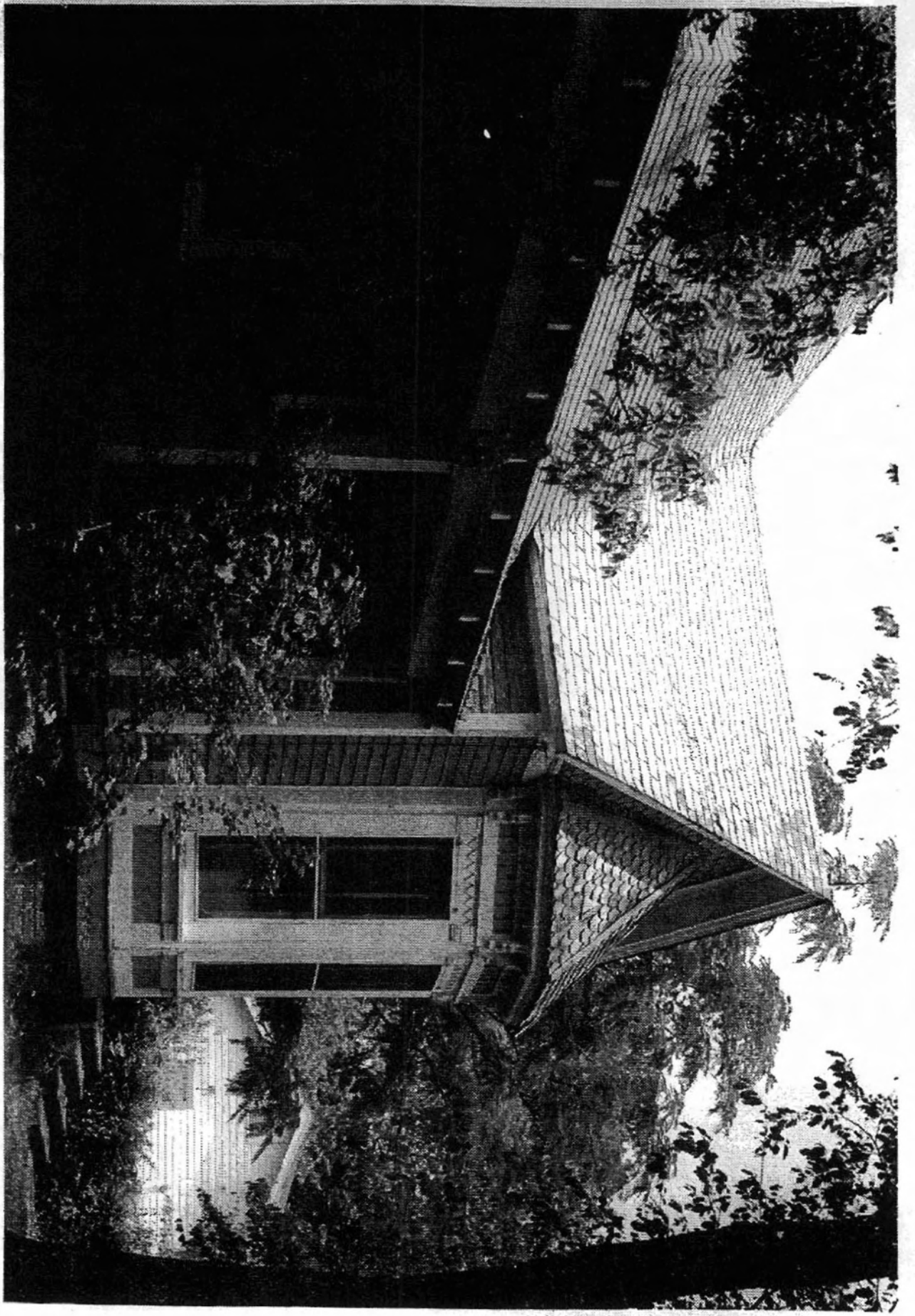
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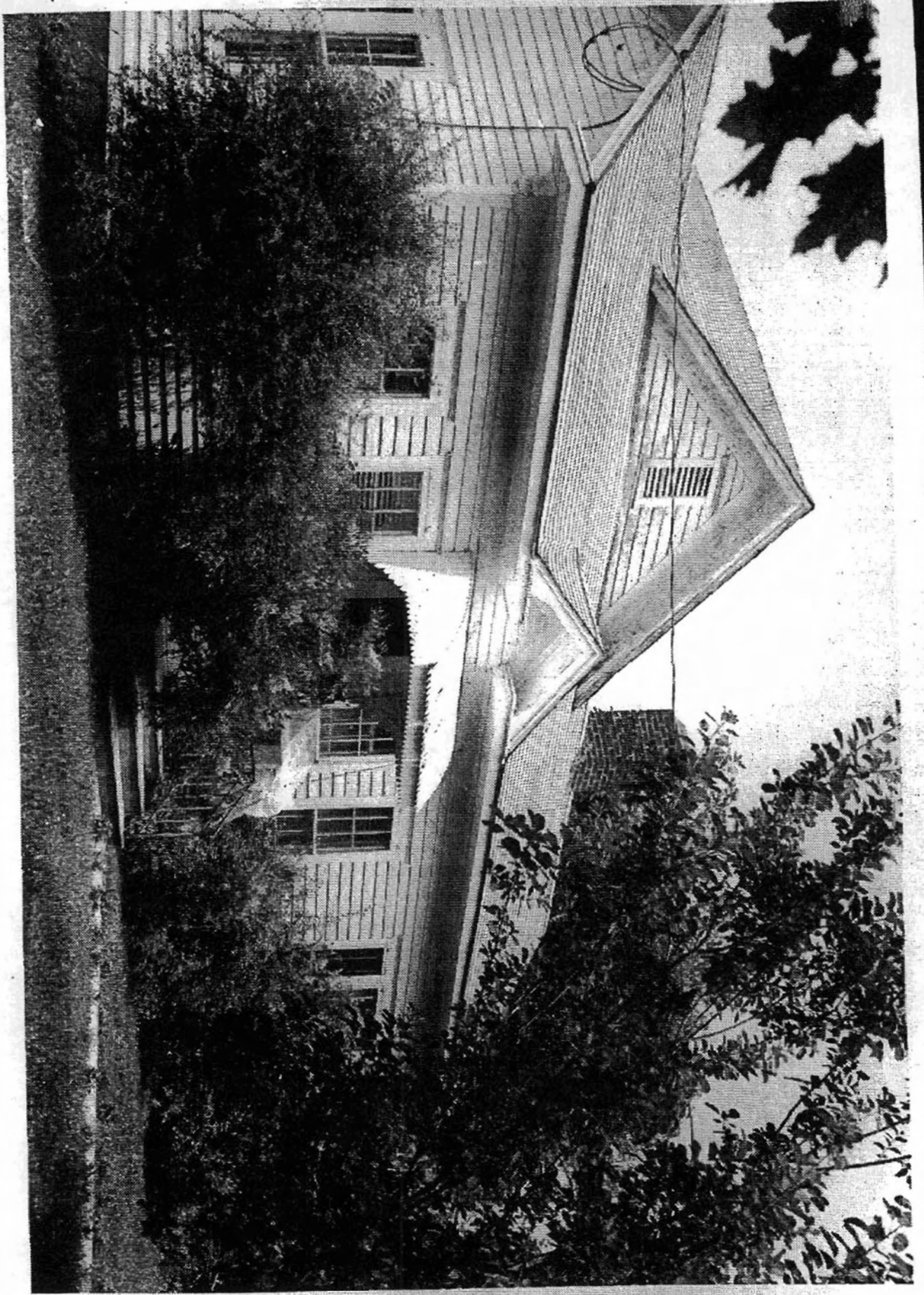


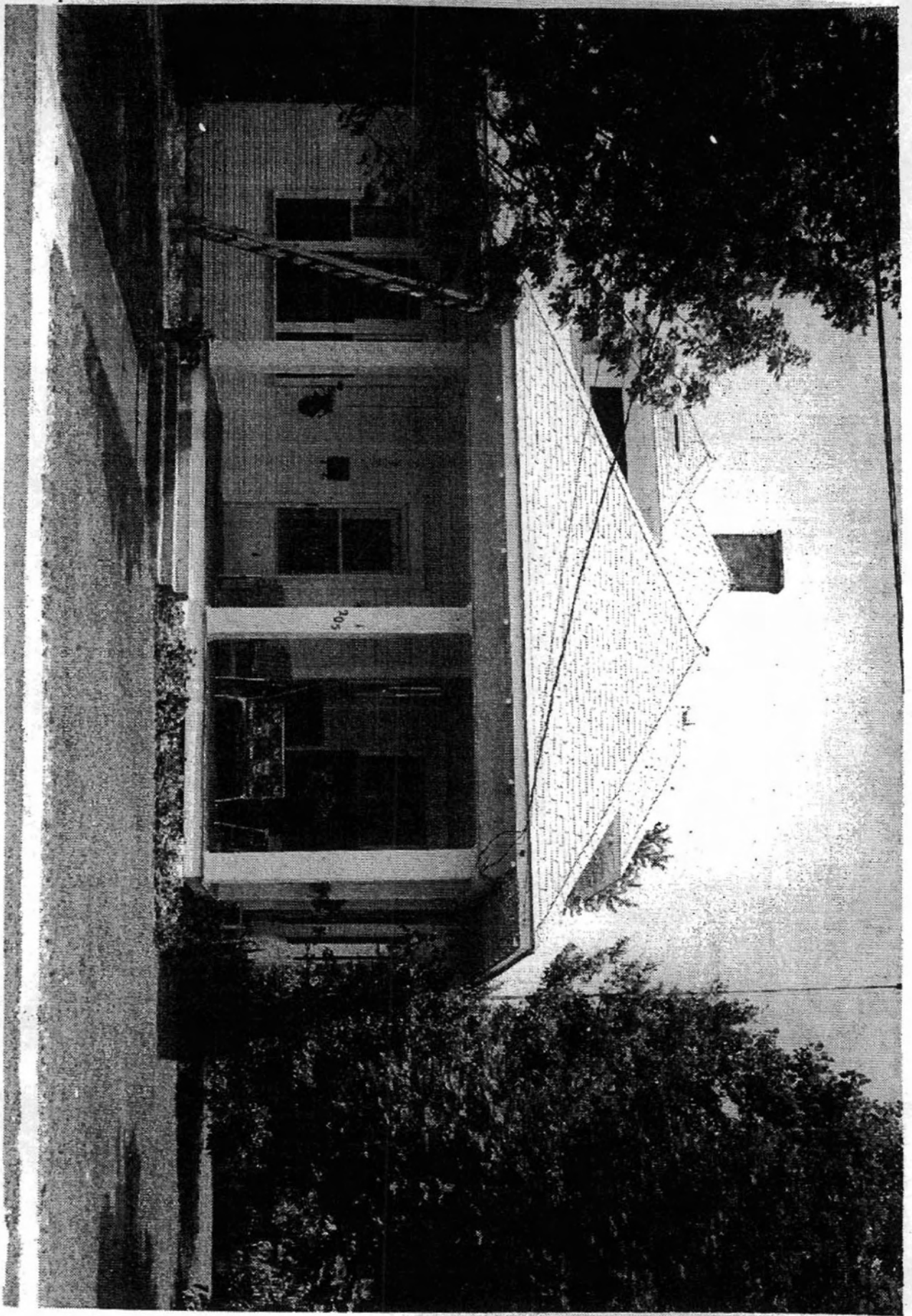
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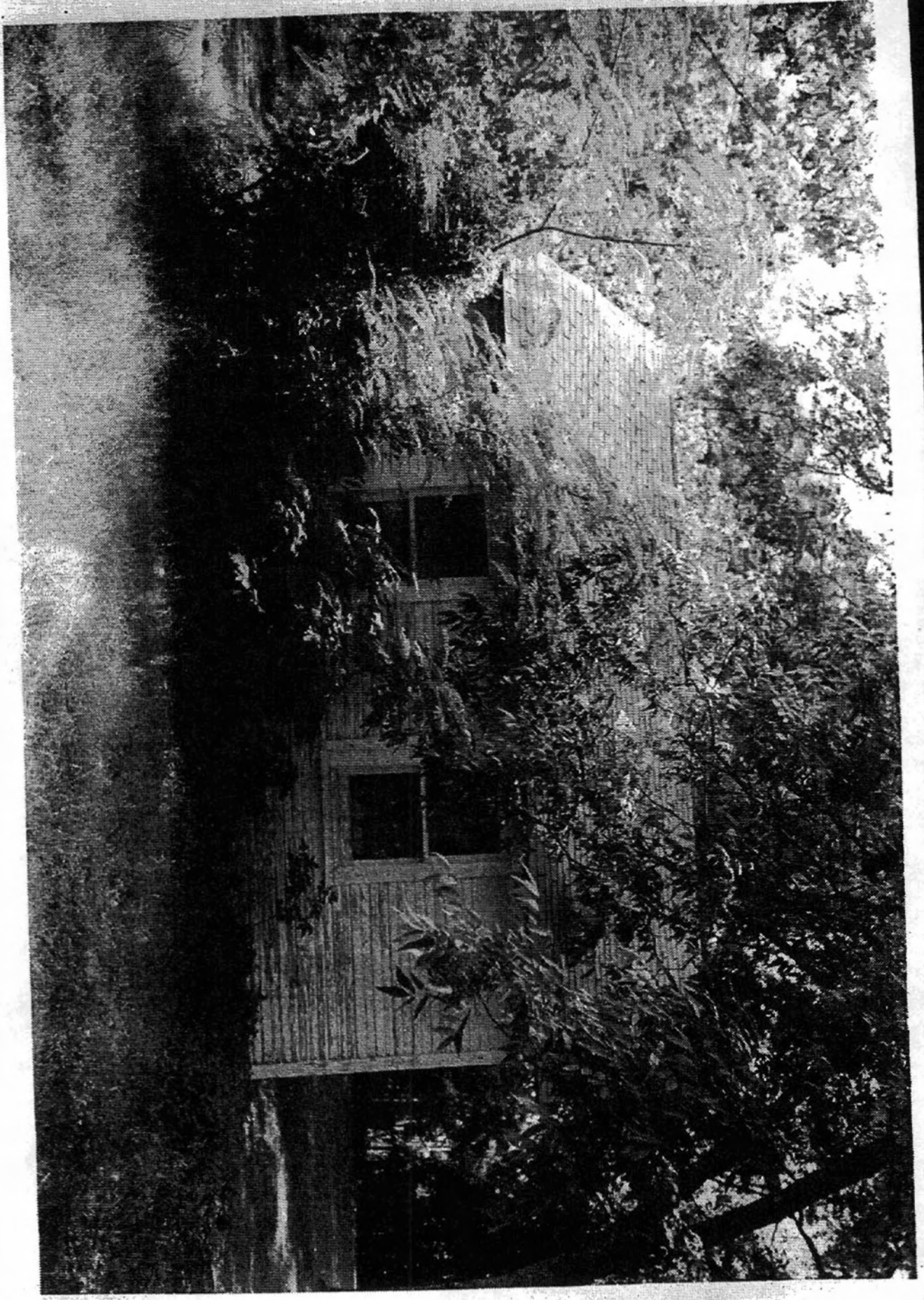


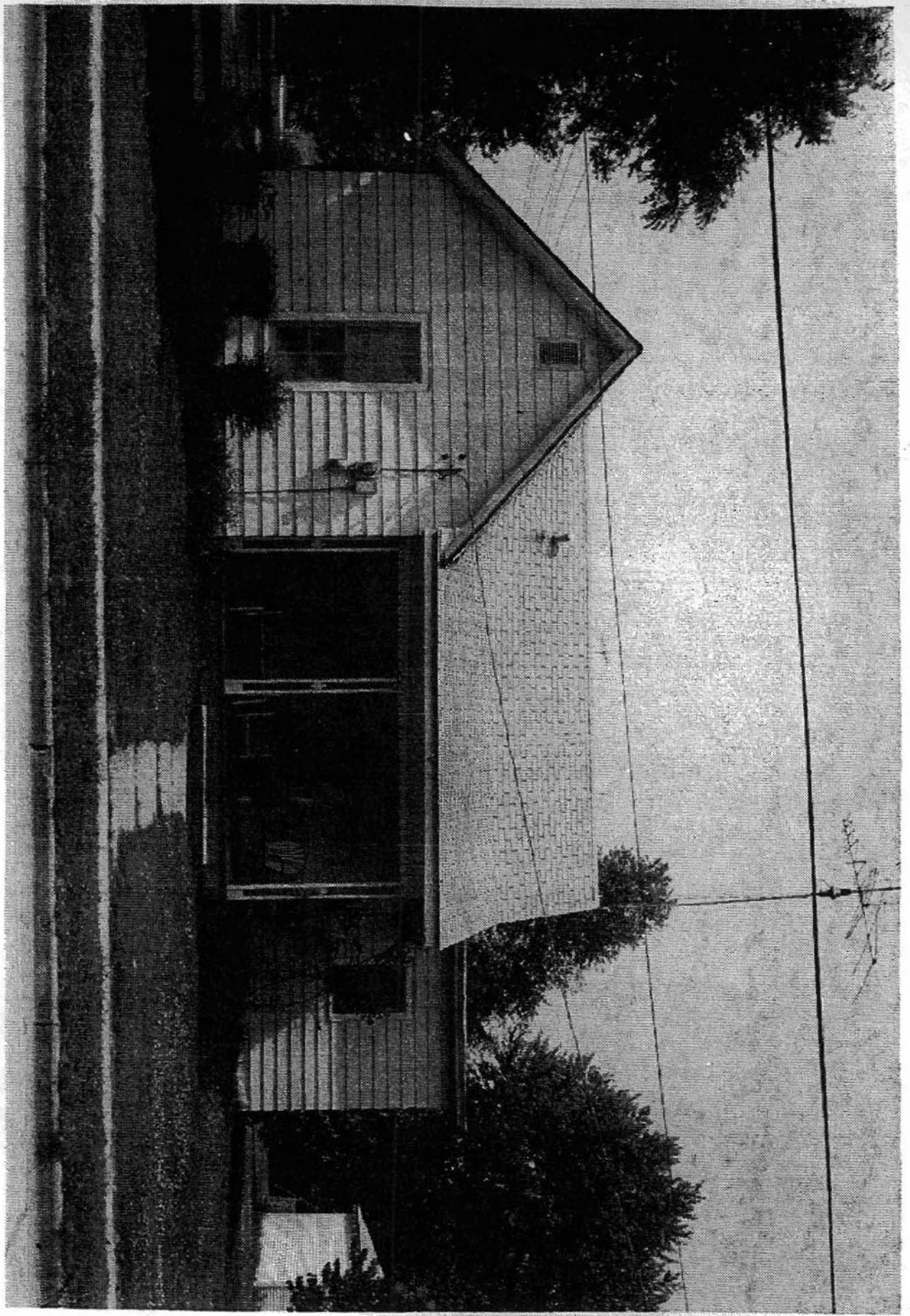
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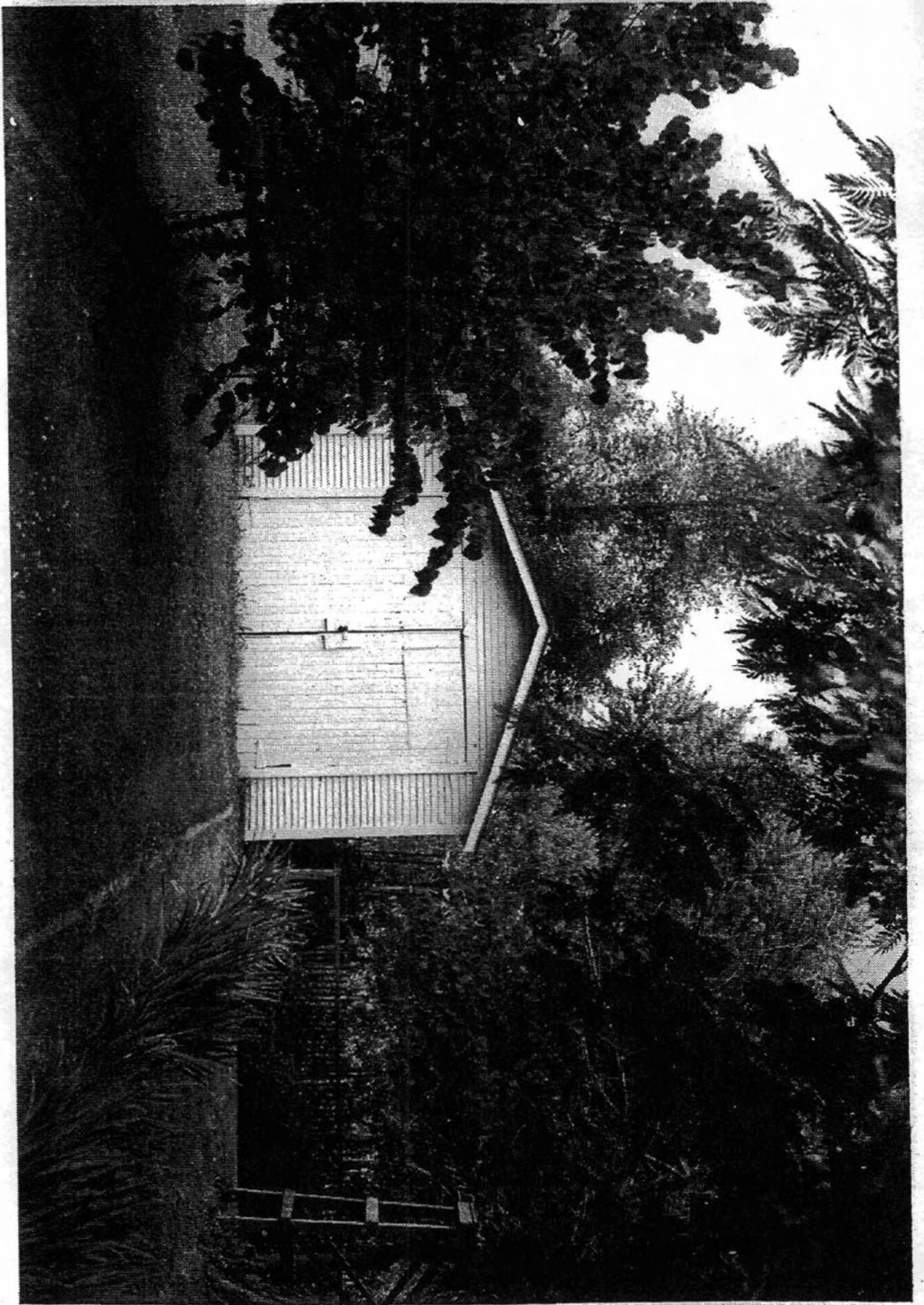


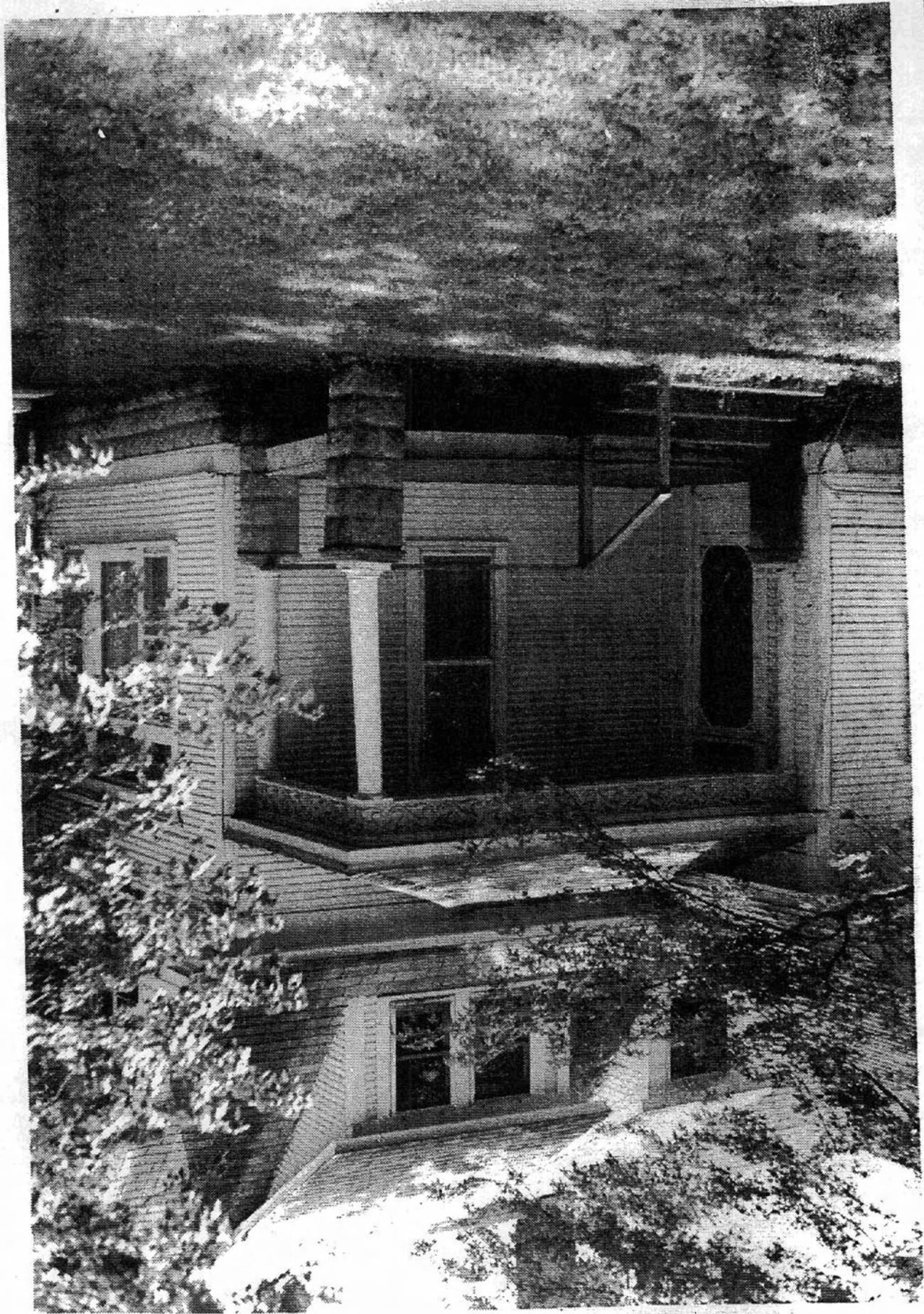


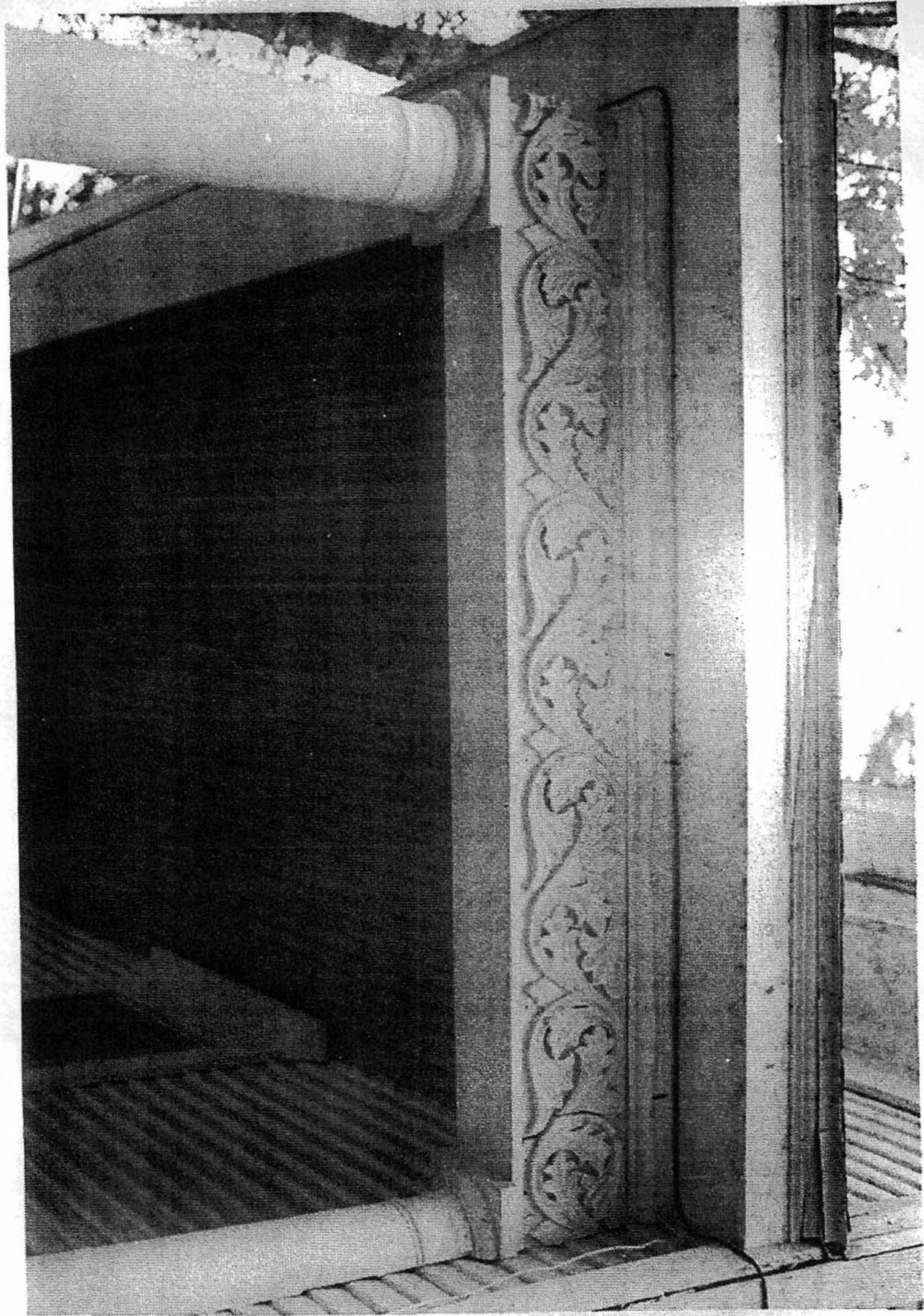
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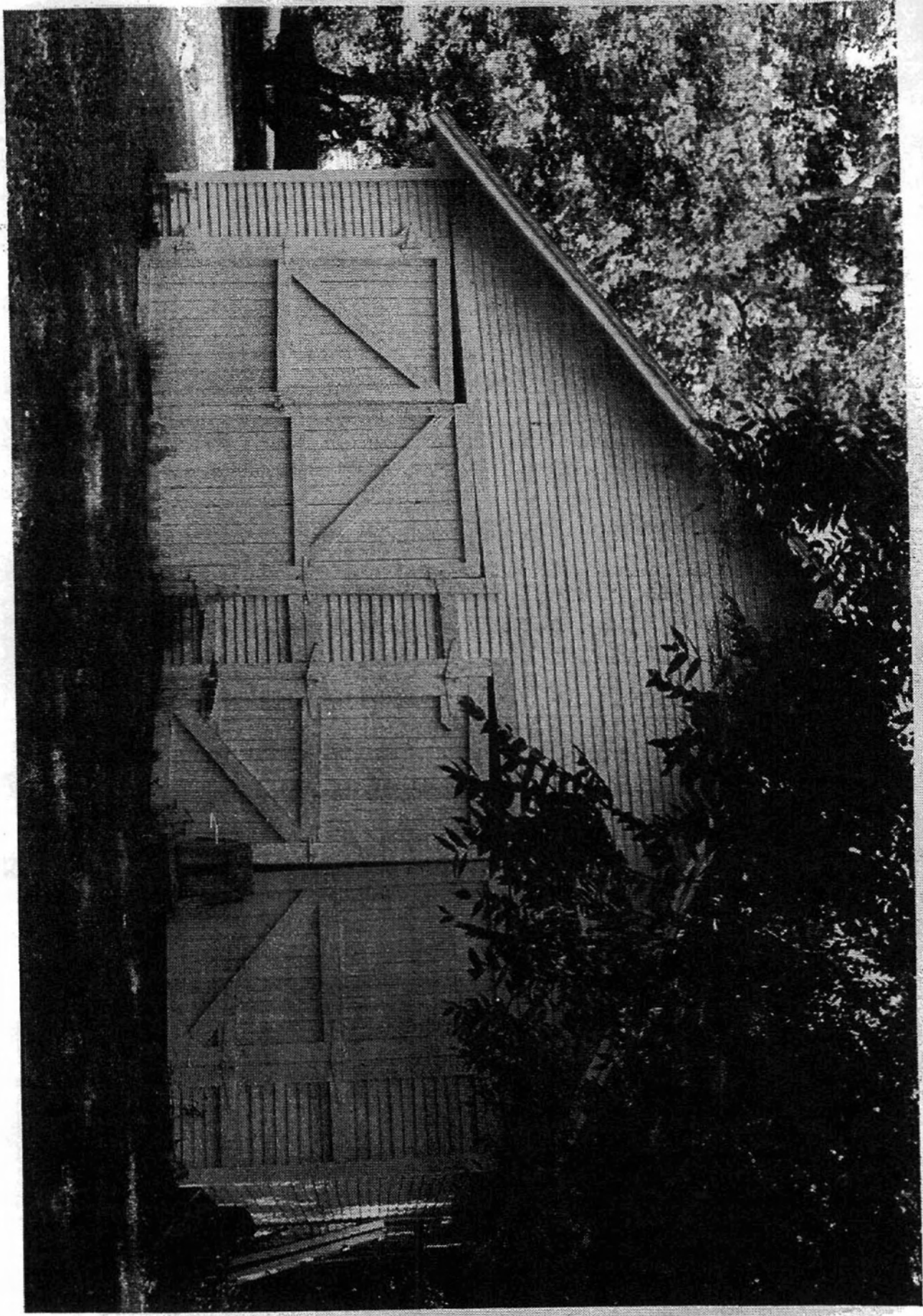
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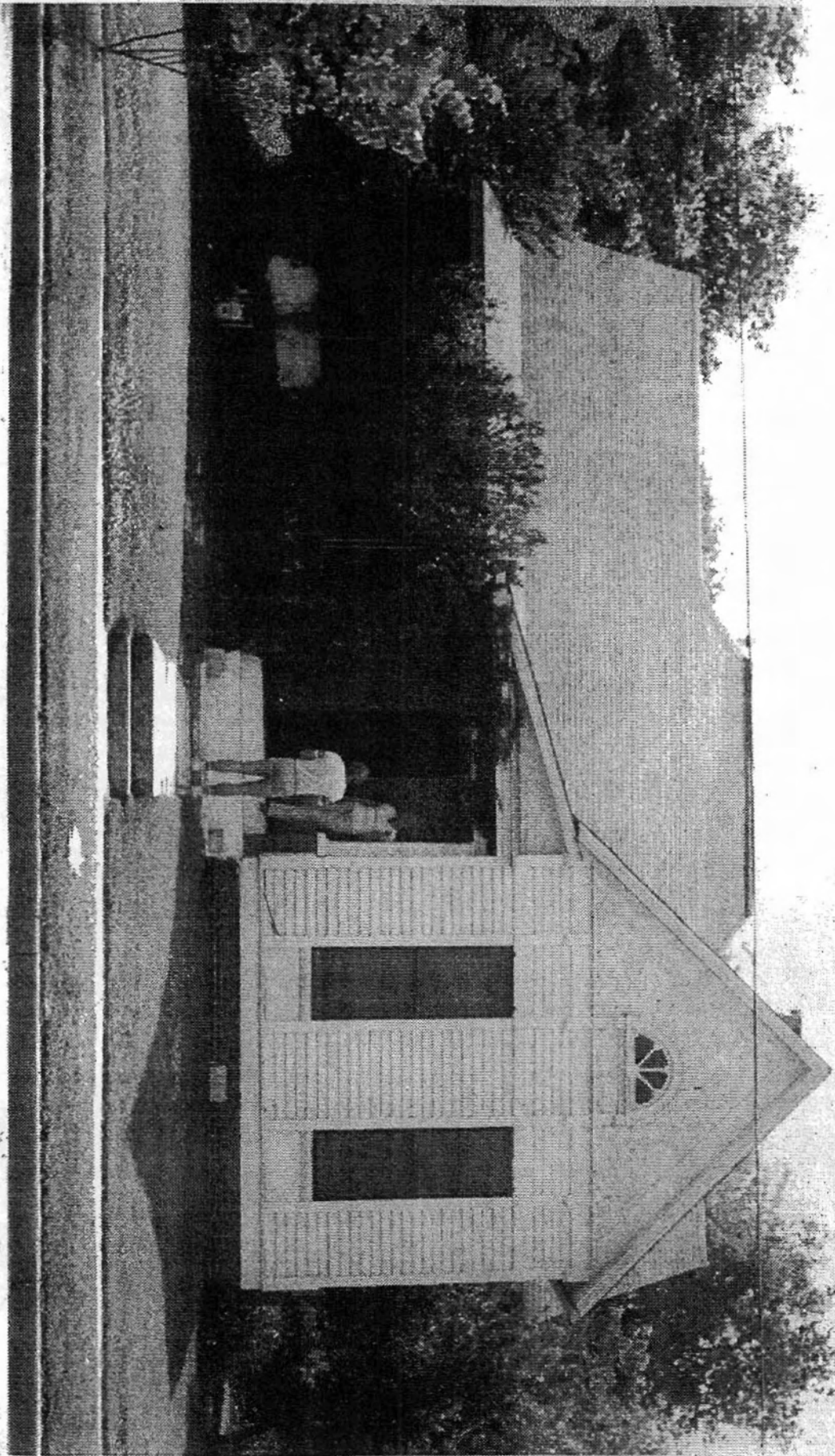


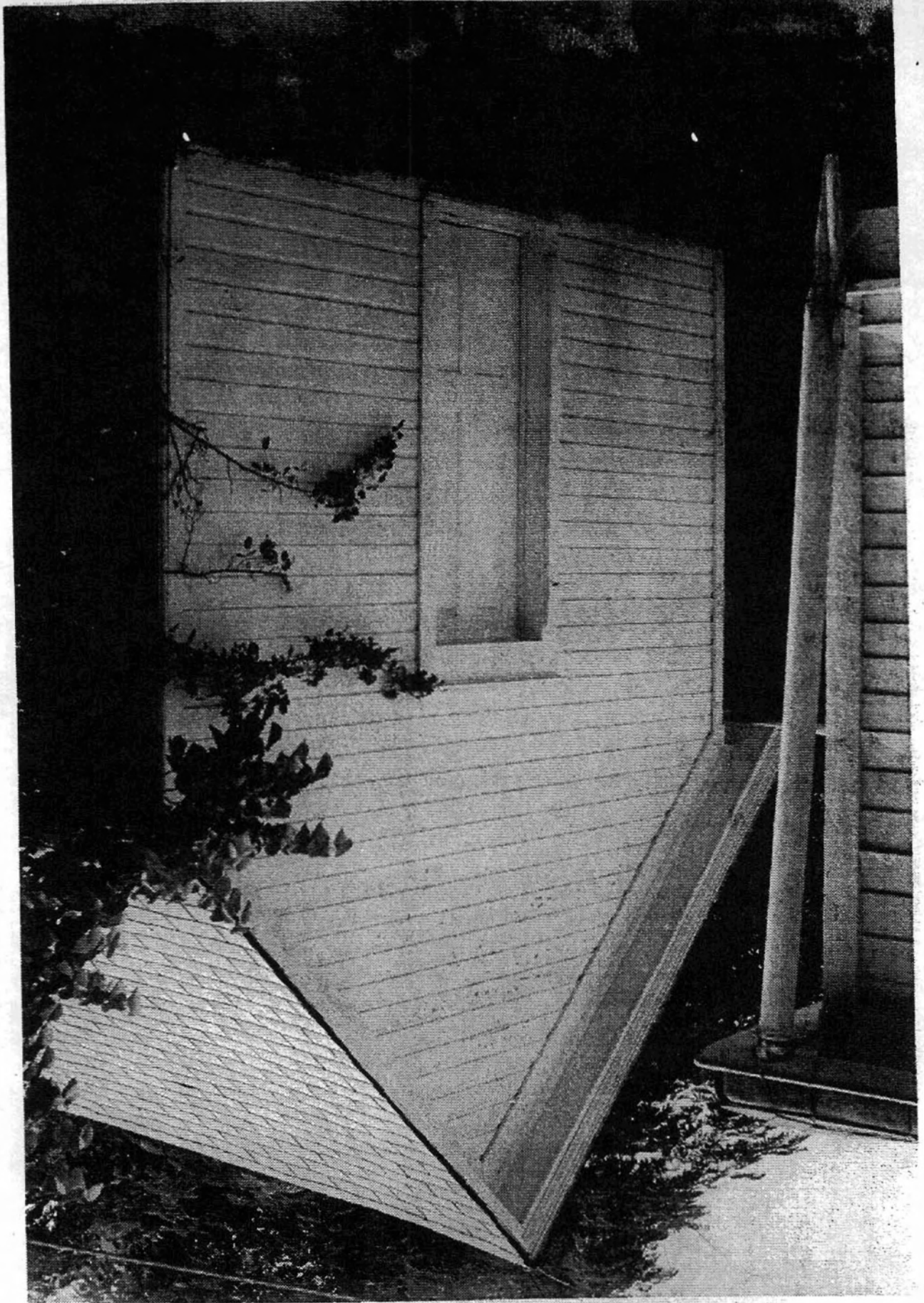


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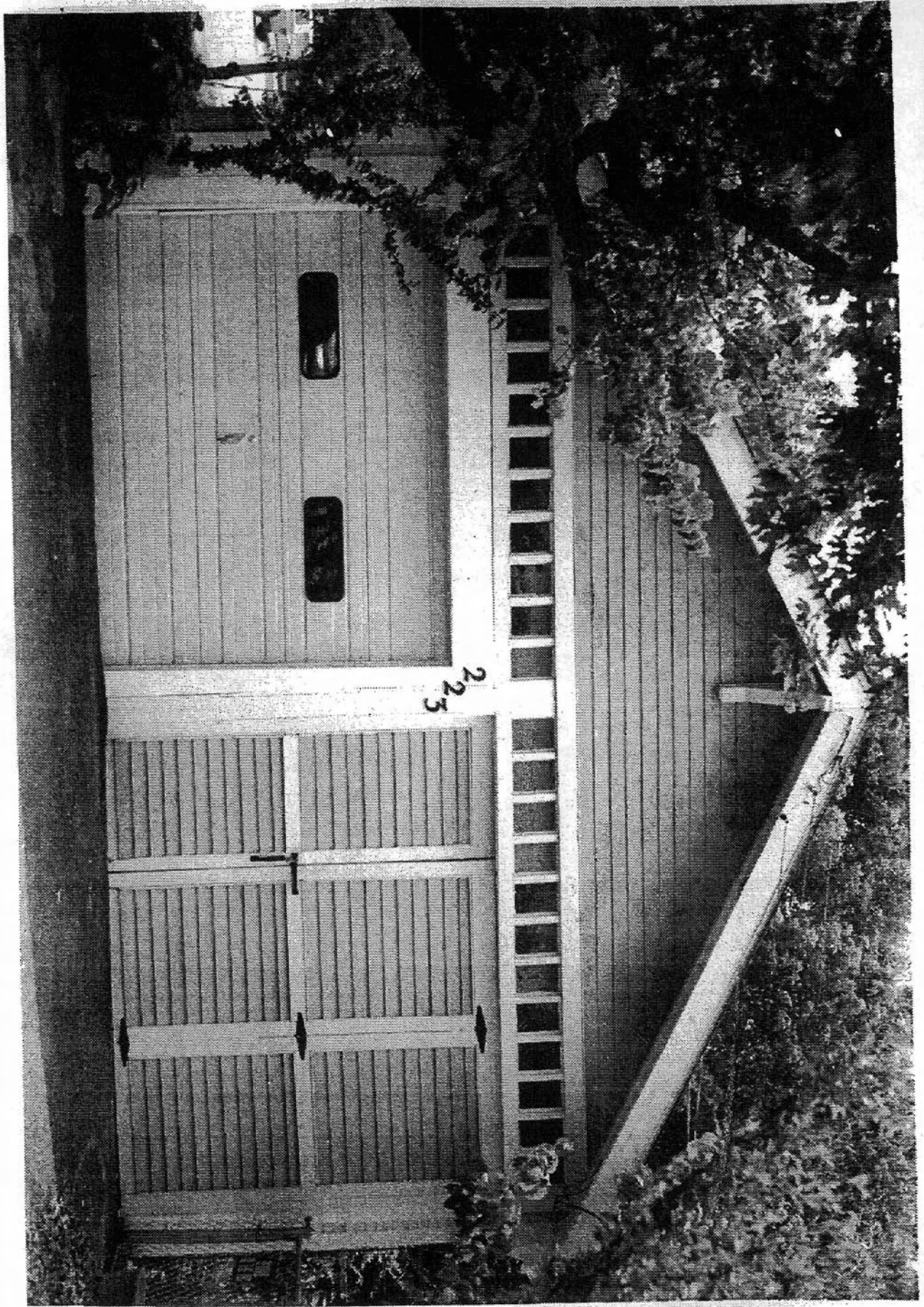
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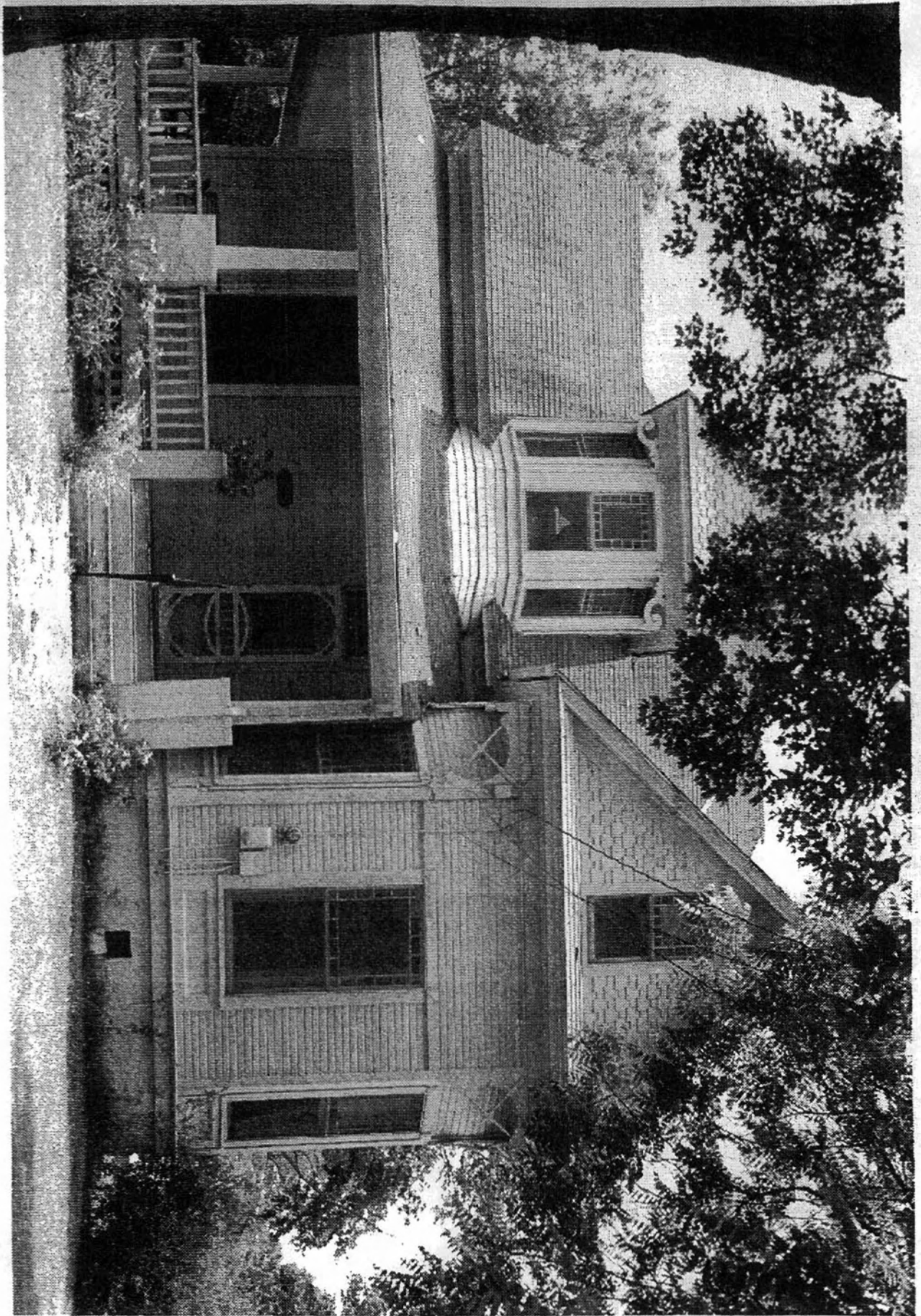
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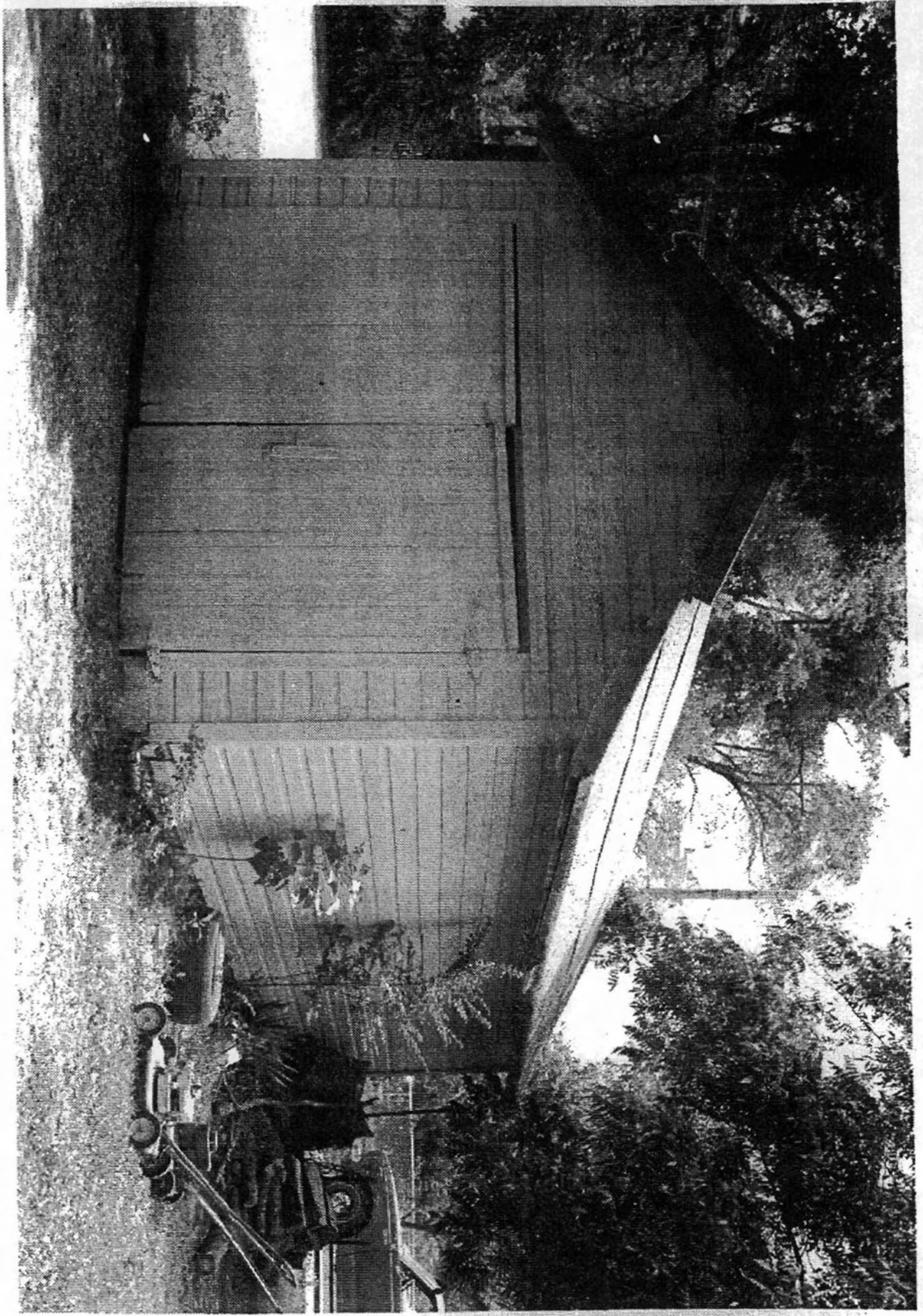






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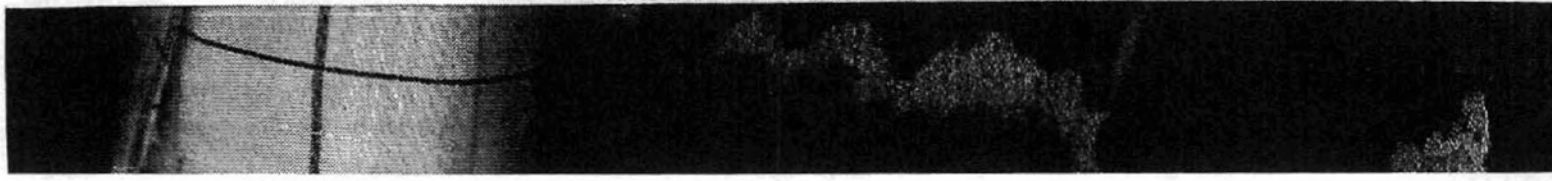


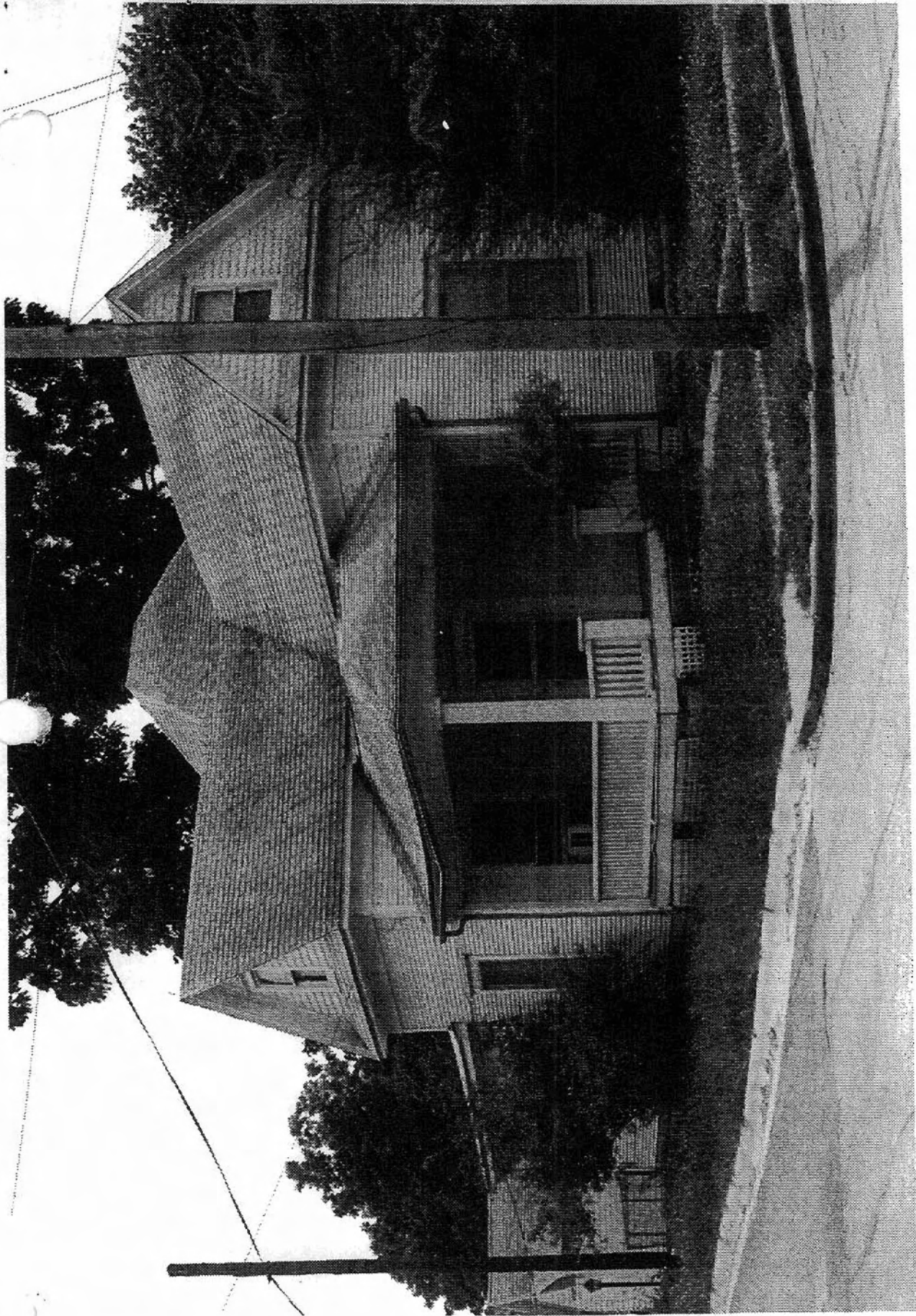


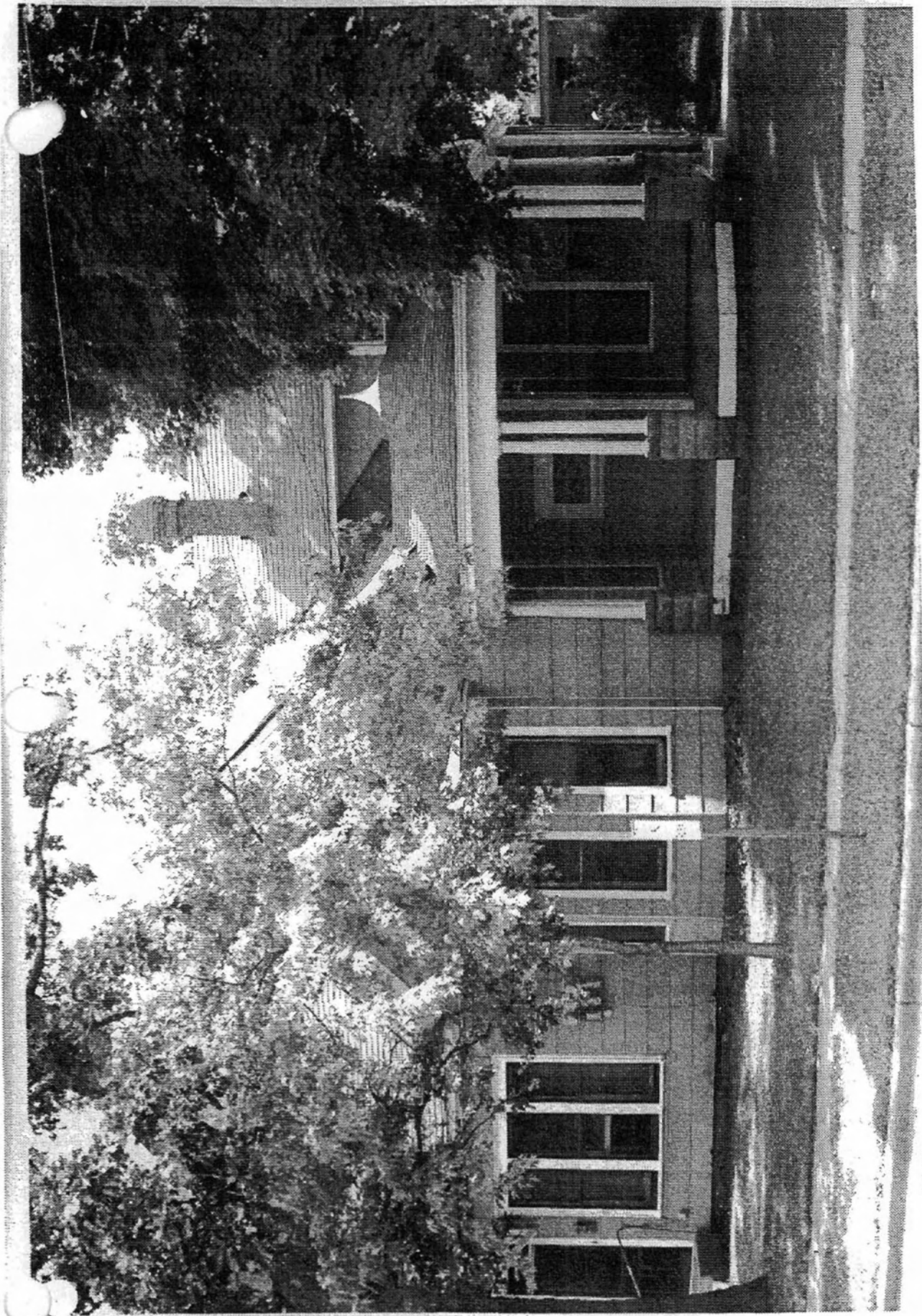
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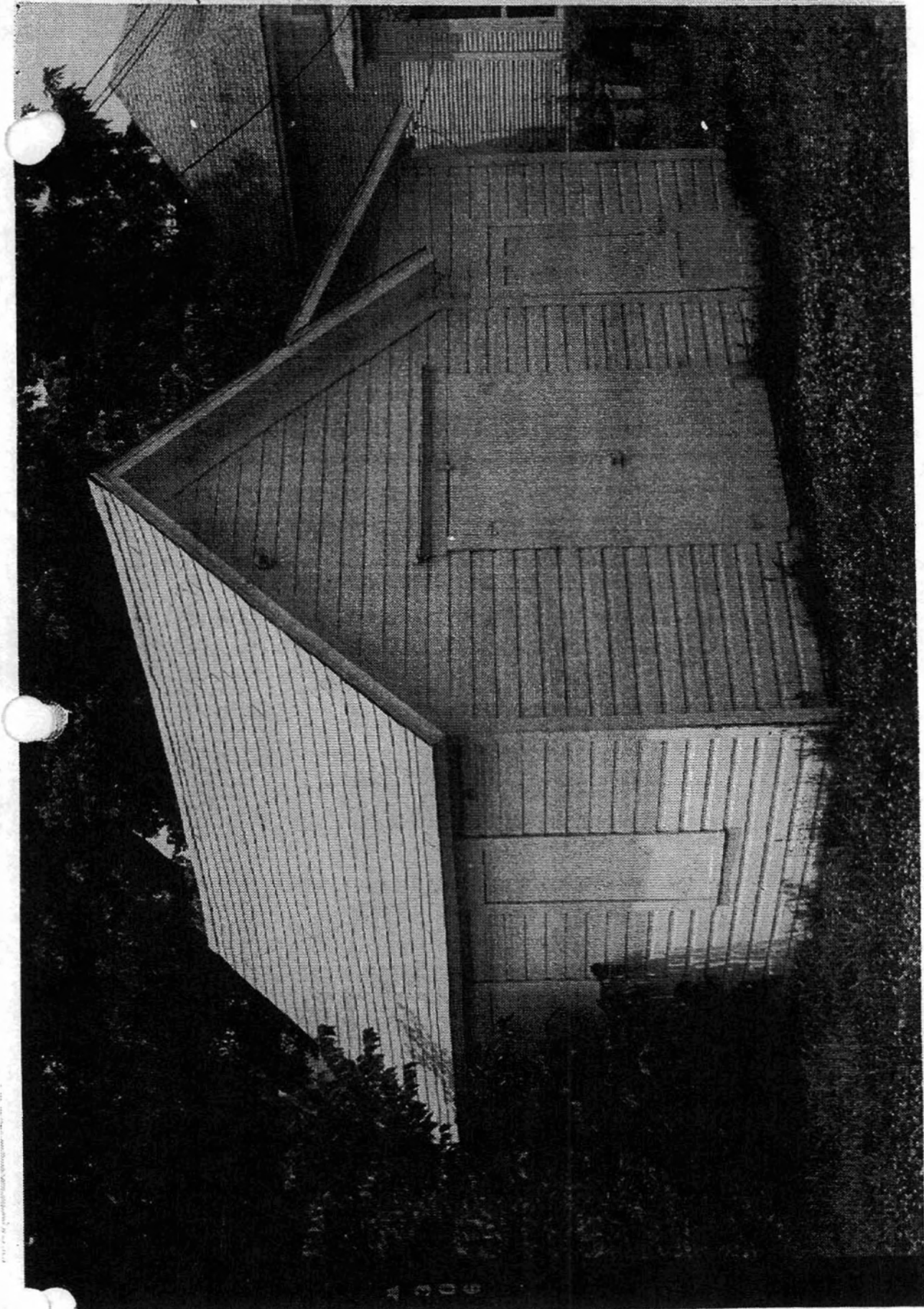
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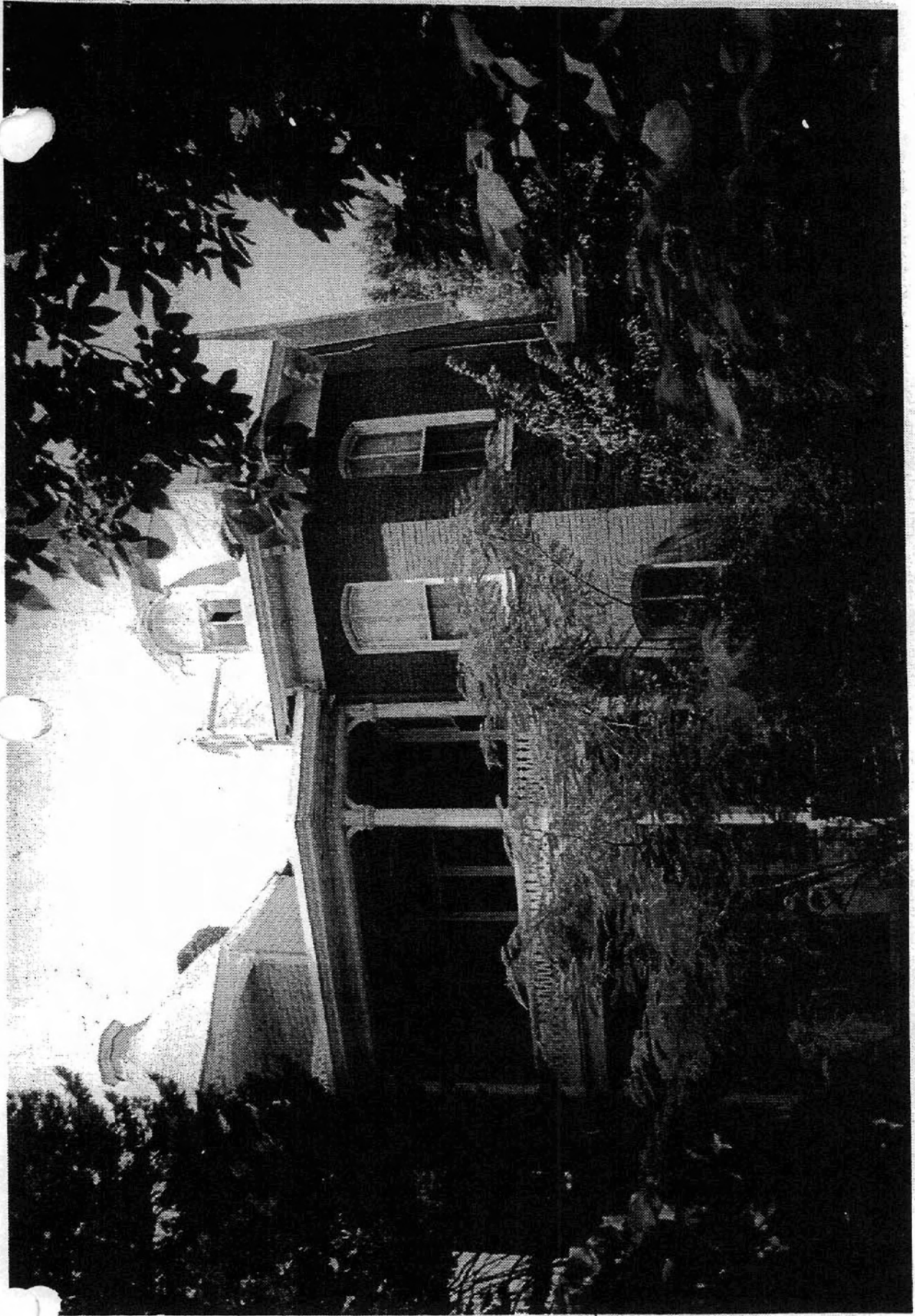








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BENTONVILLE THIRD STREET HISTORIC DISTRICT

RESOURCE NO	HISTORIC NAME	ADDRESS	CONTRIBUTING
BE2156	BENTONVILLE THIRD STREET HISTORIC DI	3RD SE FROM MAIN ST TO	I
BE0008	PATTON HOUSE #1	3RD, 106, SE	C
BE0006	BURNS HOUSE	3RD, 108, SE	C
BE0009	SISK HOUSE	3RD, 109, SE	NC
BE0011	CRABTREE HOUSE	3RD, 201, SE	NC
BE0004	RICE, JAMES A HOUSE	3RD, 204, SE	I
BE0007	CONNER HOUSE	3RD, 205, SE	C
BE0005	BARNETT HOUSE	3RD, 207, SE	C
BE0002	MCANDREWS-PACE HOUSE	3RD, 208, SE	C
BE0003	SIMPSON HOUSE	3RD, 209, SE	C
BE0001	ELLIOTT HOUSE	3RD, 303, SE	I
BE0017	CROON HOUSE	MAIN, 223, S	C
BE0015	HURLEY, DR C E HOUSE	MAIN, 225, S	C
BE0013	PATTON HOUSE #2	MAIN, 231, S	C
BE0010	MCNELLY HOUSE	MAIN, 301, S	NC