

NR listed 10/22/92

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 West Central Avenue Historic District

other name/site number: N/A

2. Location

street & number: West Central Avenue, between SW "A" and SW "G" Streets

not for publication: N/A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: Building

Number of Resources within Property:

Contributing	Noncontributing	
<u>22</u>	<u>18</u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>22</u>	<u>18</u>	Total

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

Name of related multiple property listing: Historic Resources of Benton County (Partial Inventory: Historic and Architectural)

4. State/Federal Agency Certification

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. Byrd
Signature of certifying official

9-1-92
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
determined eligible for the National Register
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

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Architectural Classification:

- Italianate
- Folk Victorian
- Colonial Revival
- English Revival
- Craftsman

Other Description: N/A

Materials: foundation Brick roof Asphalt
walls WOOD/Weatherboard other Wood columns and posts
BRICK

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: 1880-1937 _____

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 (Partial Inventory: Historic and Architectural)," 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:

- 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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Acreage of Property: Approximately 16

UTM References: Zone Easting Northing Zone Easting Northing

A	<u>15</u>	<u>391390</u>	<u>4025760</u>	B	<u>15</u>	<u>391390</u>	<u>4025670</u>
C	<u>15</u>	<u>390650</u>	<u>4025680</u>	D	<u>15</u>	<u>390650</u>	<u>4025780</u>

___ See continuation sheet.

Verbal Boundary Description: ___ See continuation sheet.

Beginning at a point on the southern edge of West Central Avenue formed by its intersection with a perpendicular line running parallel with the eastern elevation of property #1 and located approximately 200 feet west of West Central Avenue's intersection with South West "A" Street, proceed southerly along said line for a distance of approximately 150 feet to its intersection with a perpendicular line running parallel with the southern elevations of properties #1-21; thence proceed westerly along said line for a distance of approximately 2,400 feet to its intersection with a perpendicular line running parallel with the western elevations of properties #21 and #22; thence proceed northerly along said line for a distance of approximately 300 feet to its intersection with a perpendicular line running parallel with the northern elevations of properties #22-40; thence proceed easterly along said line for a distance of approximately 2,200 feet to its intersection with a perpendicular line running parallel with the eastern elevation of property #40; thence proceed southerly along said line for a distance of approximately 150 feet to its intersection with the southern edge of West Central Avenue; thence proceed easterly along said line for a distance of approximately 200

feet to the point of beginning.

Boundary Justification: ___ See continuation sheet.

his boundary includes virtually all of the original lots upon which these residences were constructed, and given the amount of subdividing of lots that has occurred during the non-historic period, includes the greatest amount of associated property 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: August 31, 1992

Street & Number: 225 E. Markham, Suite 300 Telephone: (501) 324-9346

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

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National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 1

Summary

The Bentonville West Central Avenue Historic District, located directly to the west of the public square in downtown Bentonville, is an historic residential neighborhood composed of a total of forty properties, of which twenty-two are contributing and eighteen are non-contributing. Virtually all of the architectural styles popular within the period of significance are represented, including the Italianate, Folk Victorian, Colonial Revival, English Revival and Craftsman (including the Craftsman Bungalow sub-type). Though the percentage of non-contributing properties is relatively high, they are all residential structures of the same scale as the contributing structures, and even the non-historic buildings (many of the non-contributing buildings are historic structures that have been artificially-sided in an insensitive manner) feature the same orientation relative to both their lot and the street.

Elaboration

The Bentonville West Central Avenue Historic District is the oldest intact ensemble of historic residential structures within the city limits of Bentonville (1885-1935). Though largely restrained in detail, the contributing buildings within the district reflect the influence of such architectural styles as the Italianate, Folk Victorian, Colonial Revival, English Revival and Craftsman styles, and several reflect the influence of more than one style. Also included are a small number of simpler, less elaborate homes designed in what is known as the Plain/Traditional style. All of the contributing buildings are residential. The various styles represented, as well as the non-contributing buildings, are summarized below.

Italianate

Although the district contains a total of only two Italianate structures, they are among some of the finest examples of this style in the entire county, and even in the state. The Craig-Bryan House (#6; NR-Listed 01/28/88) is a two-story, brick masonry structure that features two asymmetrical gable ends flanking a taller, central hipped tower on the northern or front elevation. It is ornamented with a bracketed cornice around the tower and elaborate jig-sawn vergeboards in the gable ends. The Jefferson House (#18) is a somewhat simpler design, though it does feature such typical Italianate features as the beveled gable end with ornamental, curved brackets, arched window and door openings, and the broad, spreading eaves around the entire building. Though it has suffered some alterations over time, this building is currently undergoing restoration and is now actually far closer to its original appearance than it was when it was first

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surveyed in 1983.

Folk Victorian

The Berry House (#1), the Duke House (#11) are both particularly good examples of the Folk Victorian style. The Berry House features such characteristic elements as the shingled canopy above the second story, gable end window, the large, beveled bay below, and the asymmetrical facade formed by the intersecting gable plan. The Duke House, though smaller, is of the same asymmetrical plan, and is even a bit more elaborate in detail. The projecting, three-sided beveled bay on the eastern elevation, the pair of arched windows in the gable peak, the large, two-part central window below and the emblicated shingles on the side of the sloping, shed roof that covers the entrance to the east of the gable end are all typical of the Folk Victorian style and the various stylistic influences it usually reflects. An unusual example is the Leon McGill House (#3), with its recessed blind arch set into the peak of the front gable and its large windows flanking the single-leaf wood door with its oval window. Three other residences, the Flannery House (#9), the Scates House (#14) and the Judge Dickson House (#25), though also reflective of the Folk Victorian style, have been altered somewhat, though the addition of the wrap-around Colonial Revival porch on the Flannery and Judge Dickson Houses are historic additions that are actually rather sensitive and not unusual for original Folk Victorian designs.

Colonial Revival

Though several of the buildings display some Colonial Revival influences, there are but two buildings that display enough of the characteristic features of this style to warrant this classification. Particularly good examples are the George Jackson House (#2; NR-listed 01/28/88) and the David Peel House (#12). With its Palladian window, pedimented and columned wrap-around porch and multi-pane windows, the George Jackson House is virtually a model of the Colonial Revival style. The David Peel House is more restrained in terms of its ornament, though its sheer, vertical brick facade, large multi-pane windows and Classical entrance trim all identify it as a clear example of this style.

English Revival

There is one English Revival house within the district, the residence at 707 West Central (#21). It is a single-story, fieldstone veneer structure with steeply-pitched gable and porch roofs.

Craftsman

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A total of six Craftsman style houses survive within the district, and run the full range of detail and ornamentation, from the simple to the ornate. Among the more simple buildings are the Nichols House (#20) and the Rice House (#22), both of which feature simple, gable roof designs, though the former's roof runs parallel to the street, while the latter's runs perpendicular. The Craig House (#4) features a brick veneer and exposed rafters running along the main cornice and around the gable roof dormer. The Dean House (#23) features an extremely asymmetrical plan, with a projecting, gable roof porch providing access to both the front entrance and a wrap-around porch that continues around to the eastern elevation. The porch is supported upon pyramidal wood supports that in turn rest upon brick piers. The Linebarger House (#28; NR-listed 01/28/88) is probably the most elaborate of the Craftsman style structures, as it features the broad, extending eaves supported by both exposed rafters and wood knee braces, and the flat roof wrap-around porch supported upon stone piers. The last of these structures, the McKinney House (#32), is a simpler, one-and-one-half story hipped roof building that features a hipped dormer and a recessed front porch, both of which are ornamented with decorative wood brackets. The porch roof is supported upon four square, hollow wood columns.

Plain Traditional

A total of four structures can be classified as being of the Plain Traditional style. The Craig-Reeves House (#5) is a two-story, wood frame structure designed with an intersecting gable plan. The Jones-Lincoln House (#16) is a two-and-one-half story, wood frame structure with a hipped roof and a gable roof bay projecting next to a single-story, wrap-around porch (now supported upon brick piers and a brick balustrade). The DeLong House (#17) is a two-story, wood frame building of an intersecting gable roof plan with a large, full height porch attached at the junction on the front facade. The Begg House (#19) is a two-story, wood frame building with an intersecting, gable roof plan. It is simply ornamented, as its single-story, wrap-around porch is the only detail of note.

Non-Contributing Buildings

Of the eighteen non-contributing structures, eight are non-historic structures and ten are historic structures that have been insensitively re-sided during the non-historic period (either with a masonry veneer that does not duplicate its original siding or artificial siding). The non-contributing structures are #7, 8, 10, 13, 24, 26, 27, 29, 30, 31, 33, 34, 35, 36, 37, 38, 39 and 40.

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Continuation Sheet

Section number 8 Page 1

Summary

Criterion C, local significance

The Bentonville West Central Avenue Historic District in Bentonville is eligible under Criterion C with local significance as the best and most intact ensemble of historic high-style residential architecture within the community of Bentonville and its environs. In spite of the relatively high percentage of non-contributing structures, the district retains its historic residential plan and rhythm, and the contributing high-style structures within are among the best examples of their particular architectural style in the entire county.

Elaboration

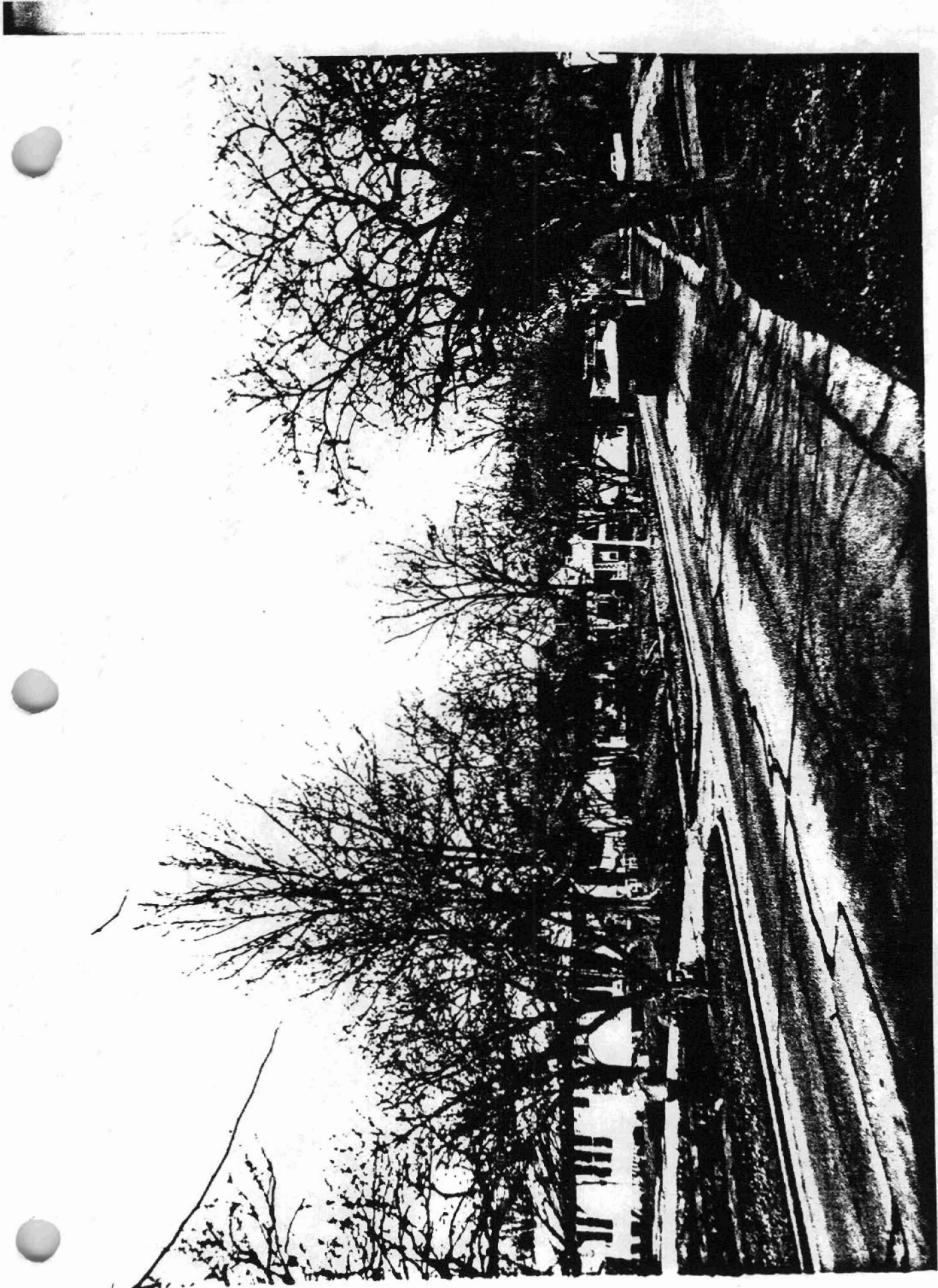
As noted in the historic context for the *Historic Resources of Benton County (Partial Inventory: Historic and Architectural)* Multiple Property Nomination, Bentonville was the primary site of most of the high-style architecture being constructed within the county during the period of significance (c. 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 West Central Avenue Historic District is especially reflective of 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.

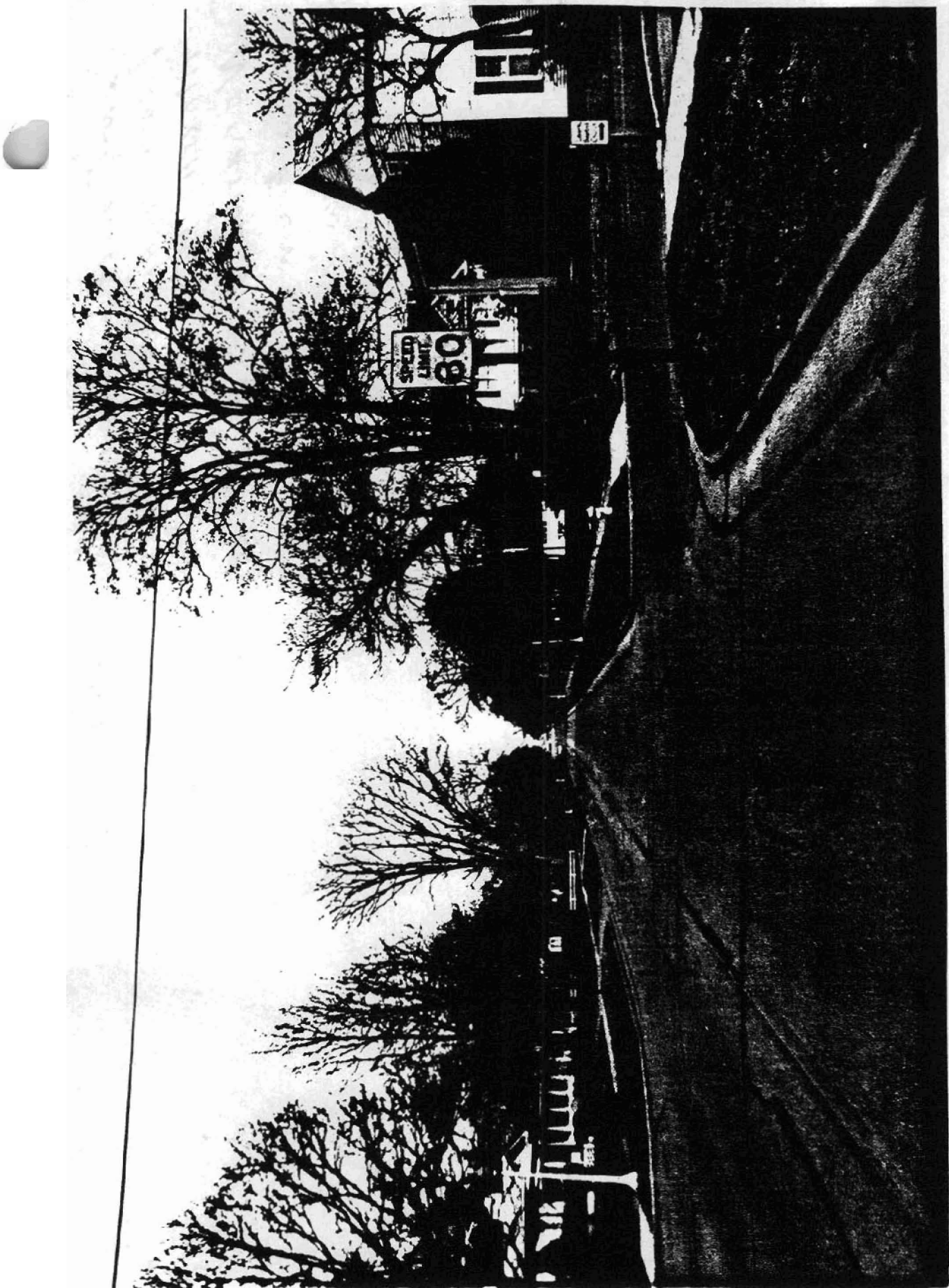
The Bentonville West Central Avenue Historic District is the most intact ensemble of historic residential structures within the city of Bentonville that reflects the greatest range of national architectural styles from the period 1880-1937. It is thus eligible under Criterion C with local significance.

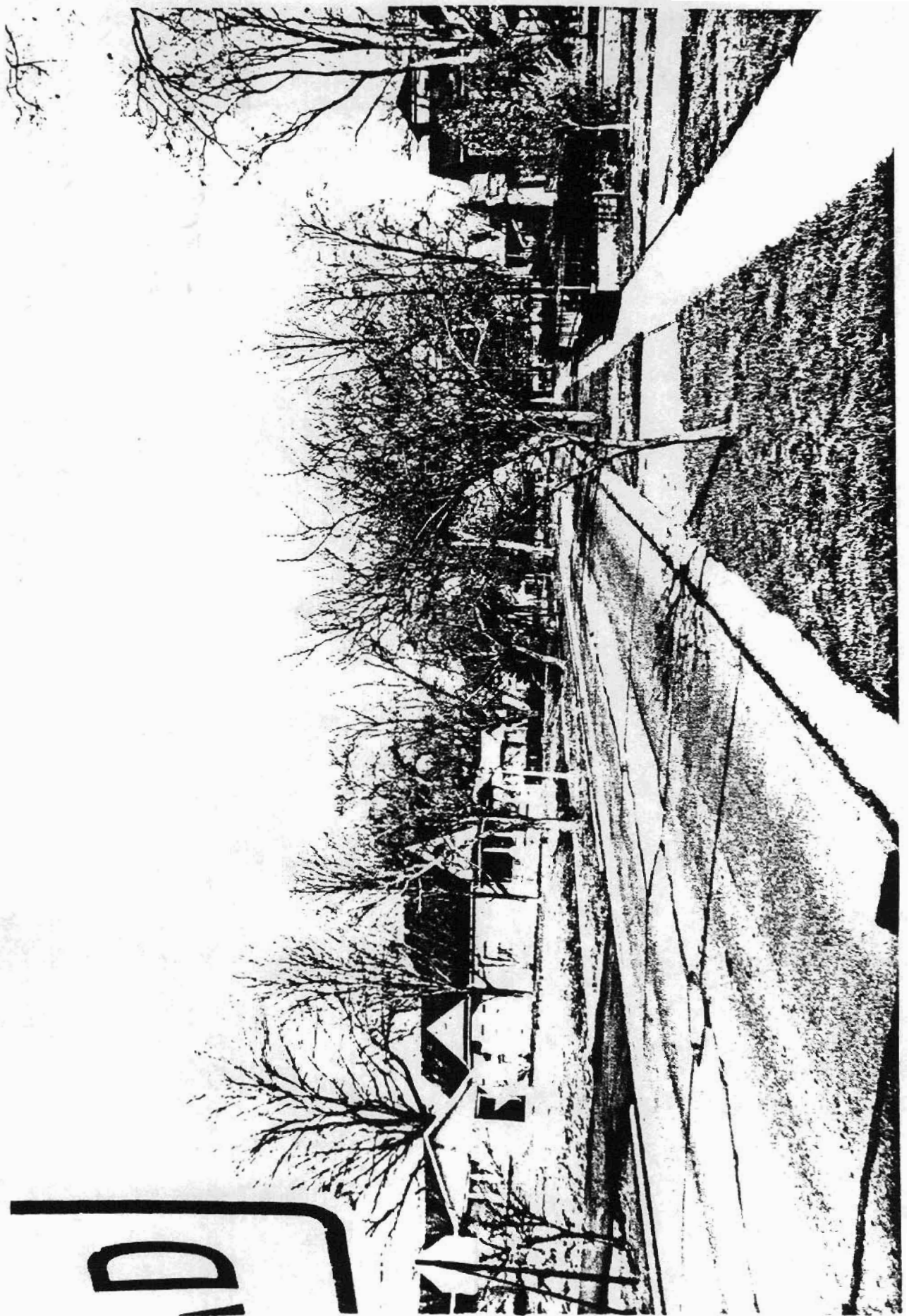
BENTONVILLE WEST CENTRAL AVENUE HISTORIC DISTRICT INDEX
 (09/27/93)

<u>Map #</u>	<u>Resource #</u>	<u>Address</u>	<u>C/NC</u>
1	281	205	C
2	282	207	C
3	283	301	C
4	286	303	C
5	284	305	C
6	285	307	C
7	--	401	NC
8	--	403	NC
9	287	405	C
10	288	407	NC
11	289	501	C
12	290	503	C
13	291	507	NC
14	292	601	C
15	293	603	C
16	294	605	C
17	295	607	C
18	296	701	C
19	297	703	C
20	298	705	C
21	3039	707	C
22	300	710	C
23	301	708	C
24	302	706	NC
25	303	702	C
26	--	610	NC
27	304	608	NC
28	305	606	C

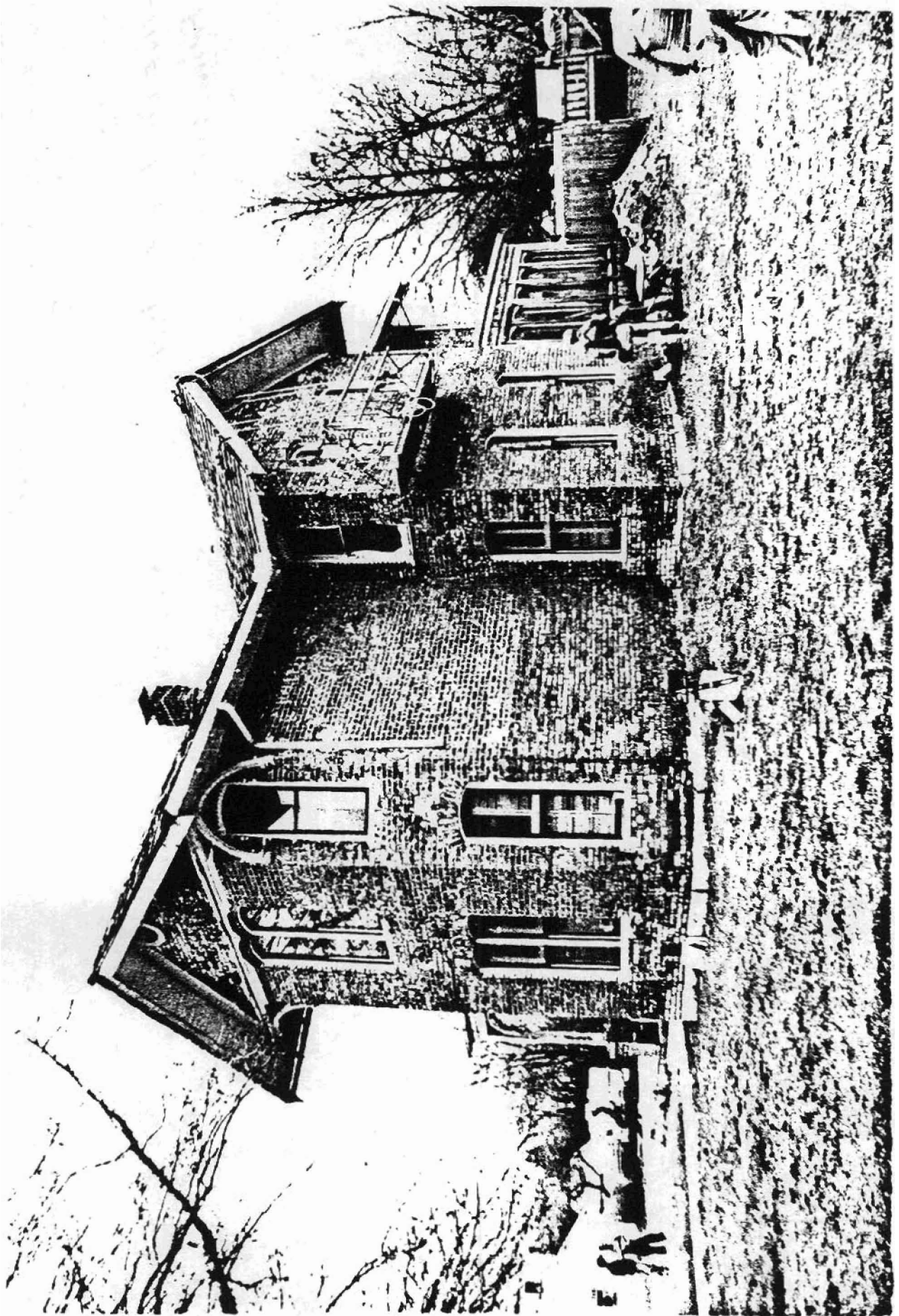
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32	308	508	C
33	309	504	NC
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37	--	402	NC
38	310	308	NC
39	--	306	NC
40	311	304	NC

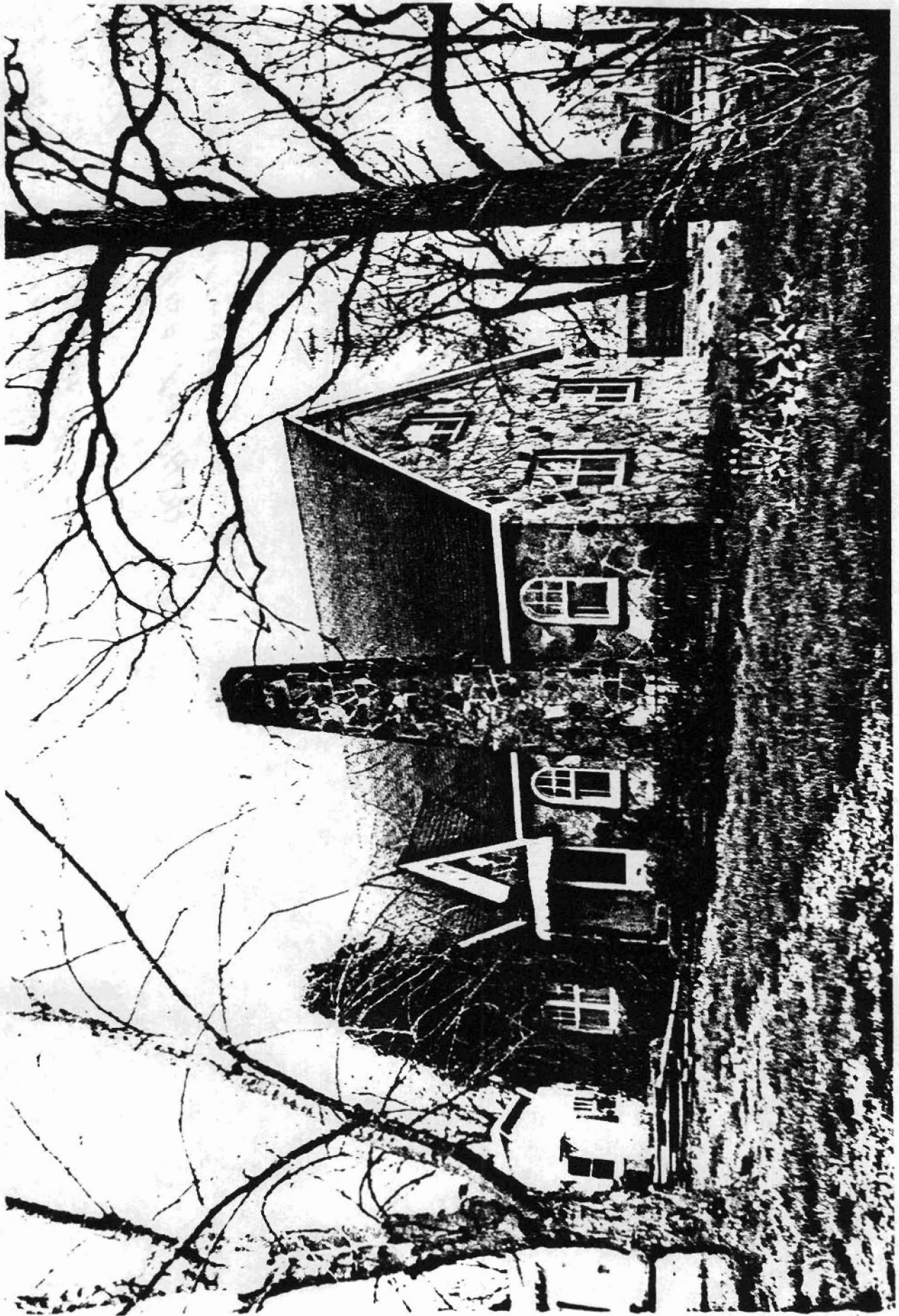




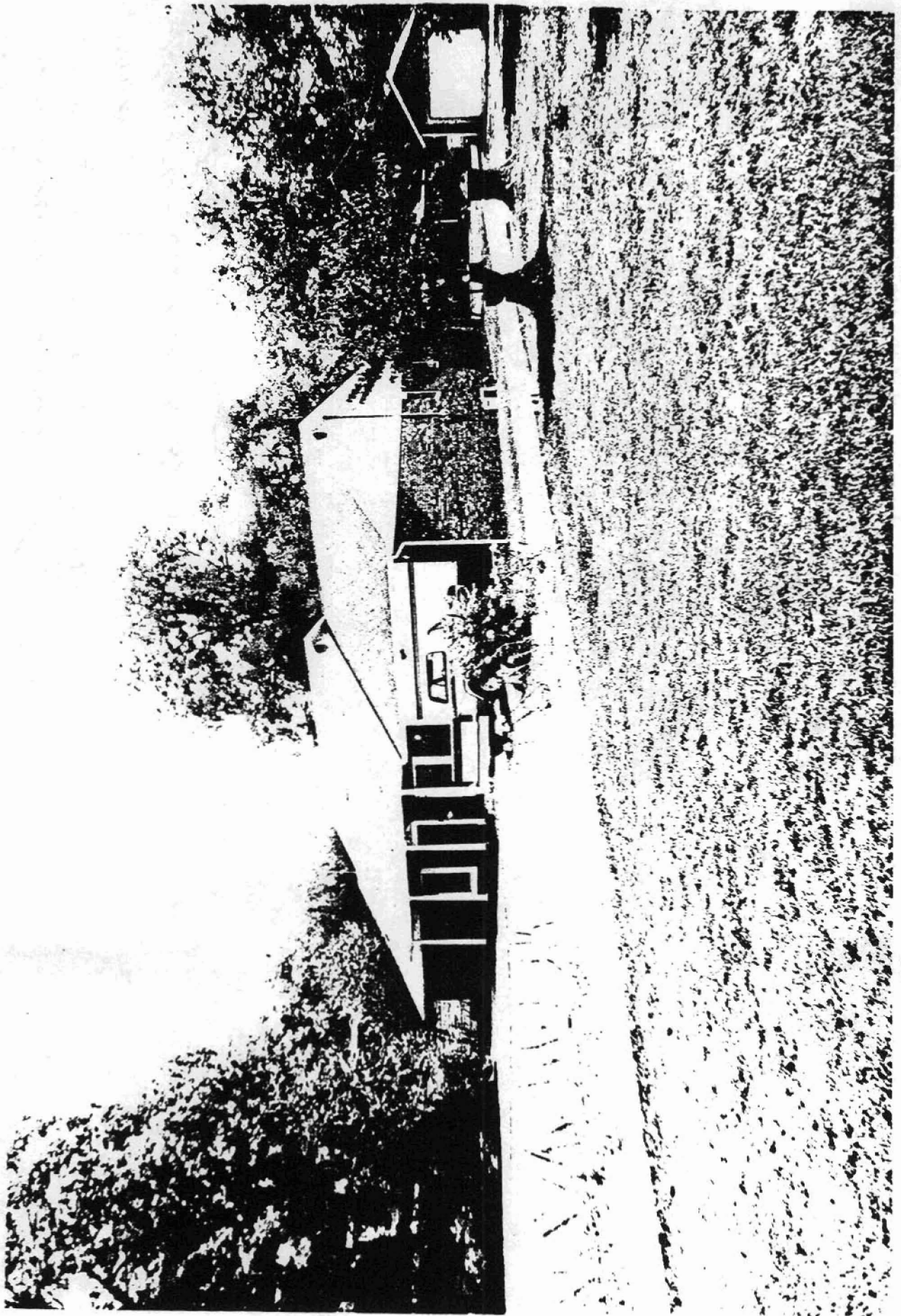


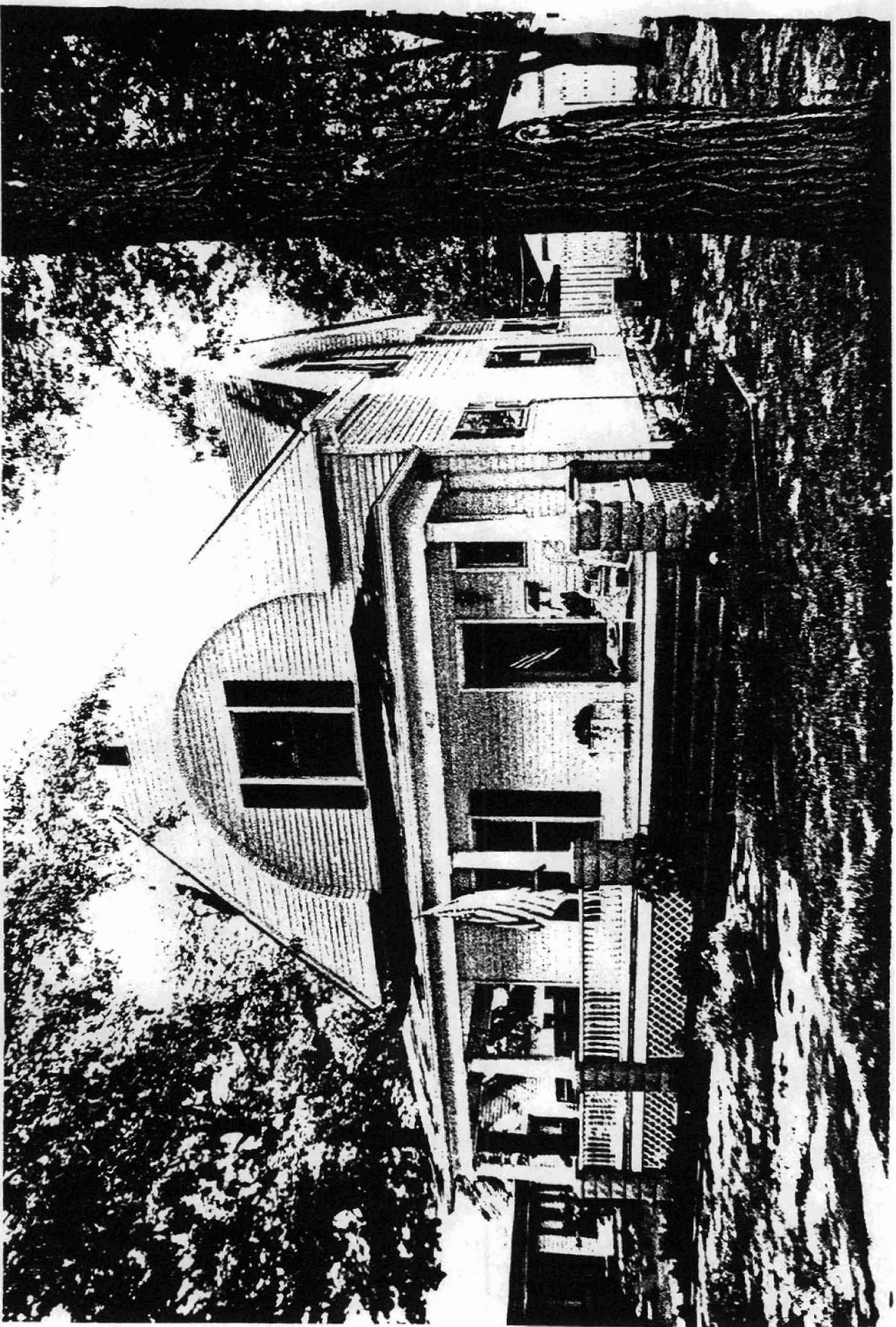


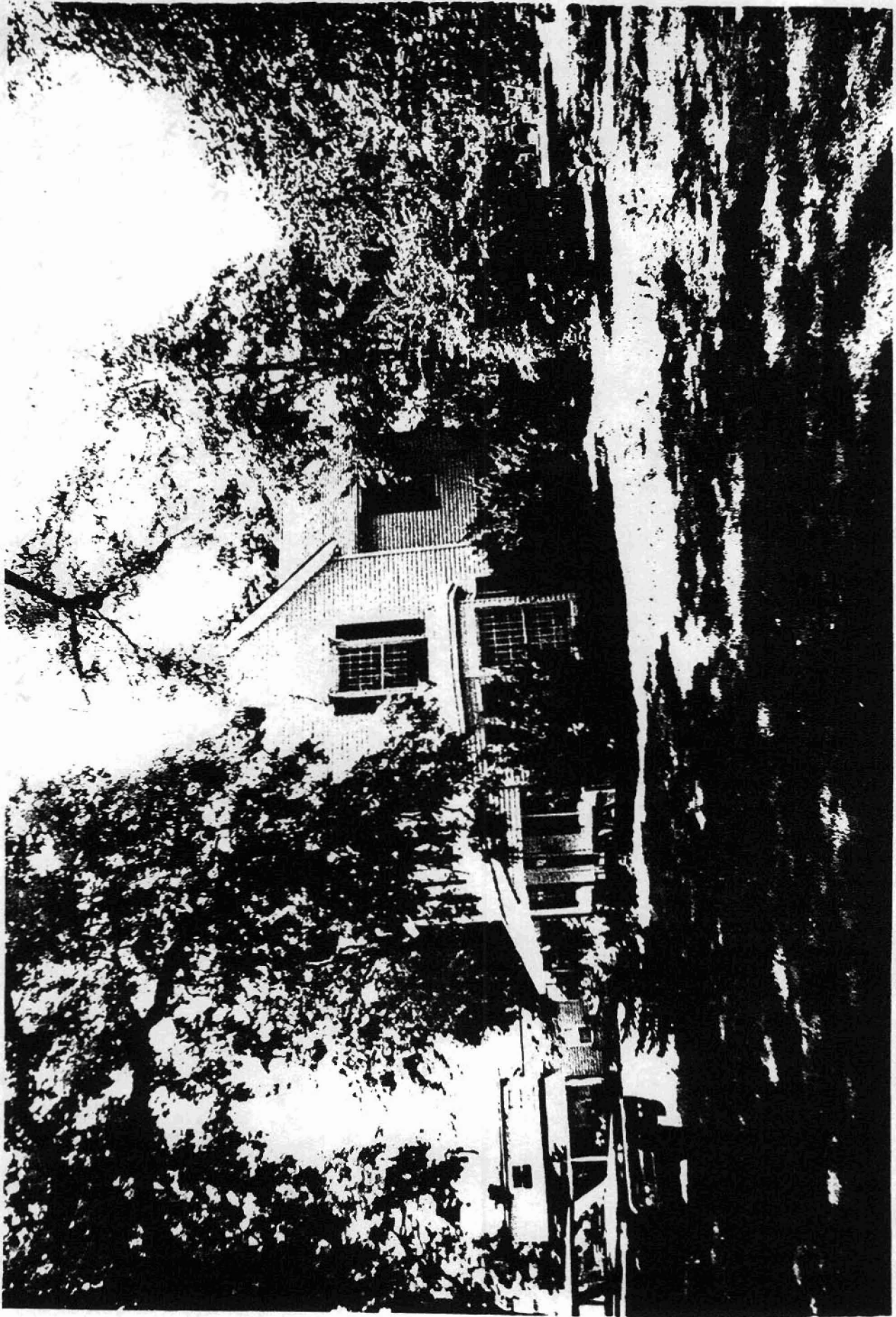




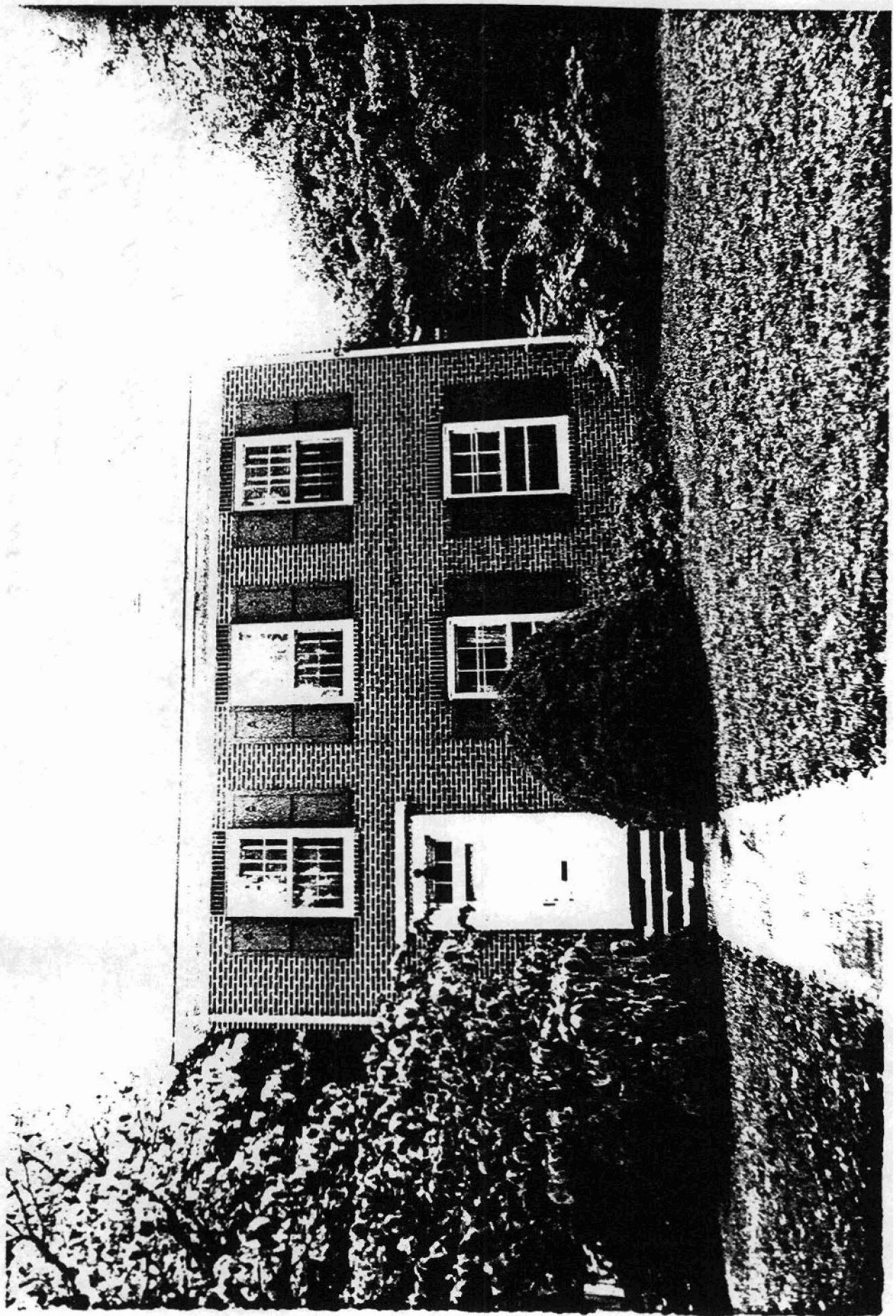




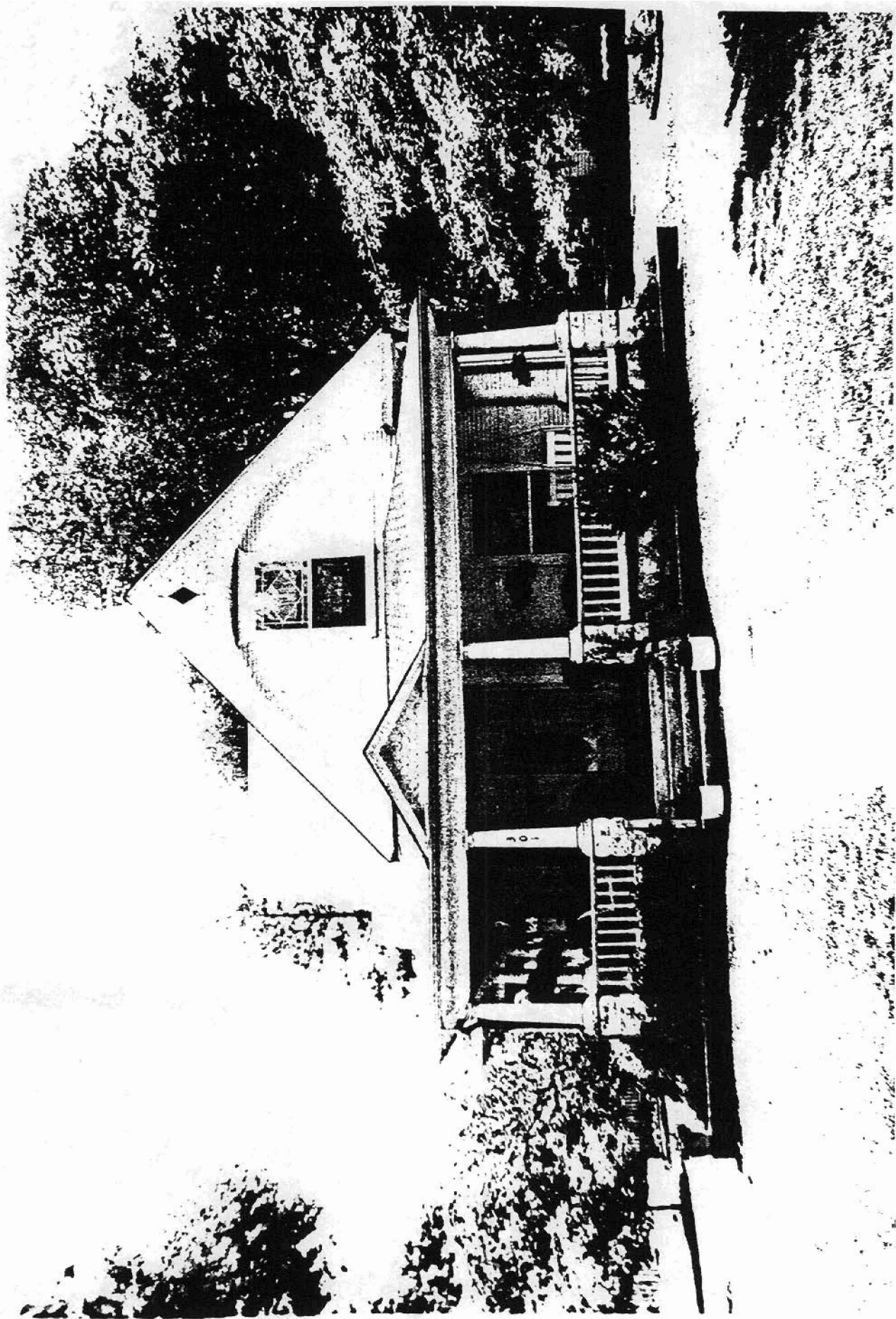


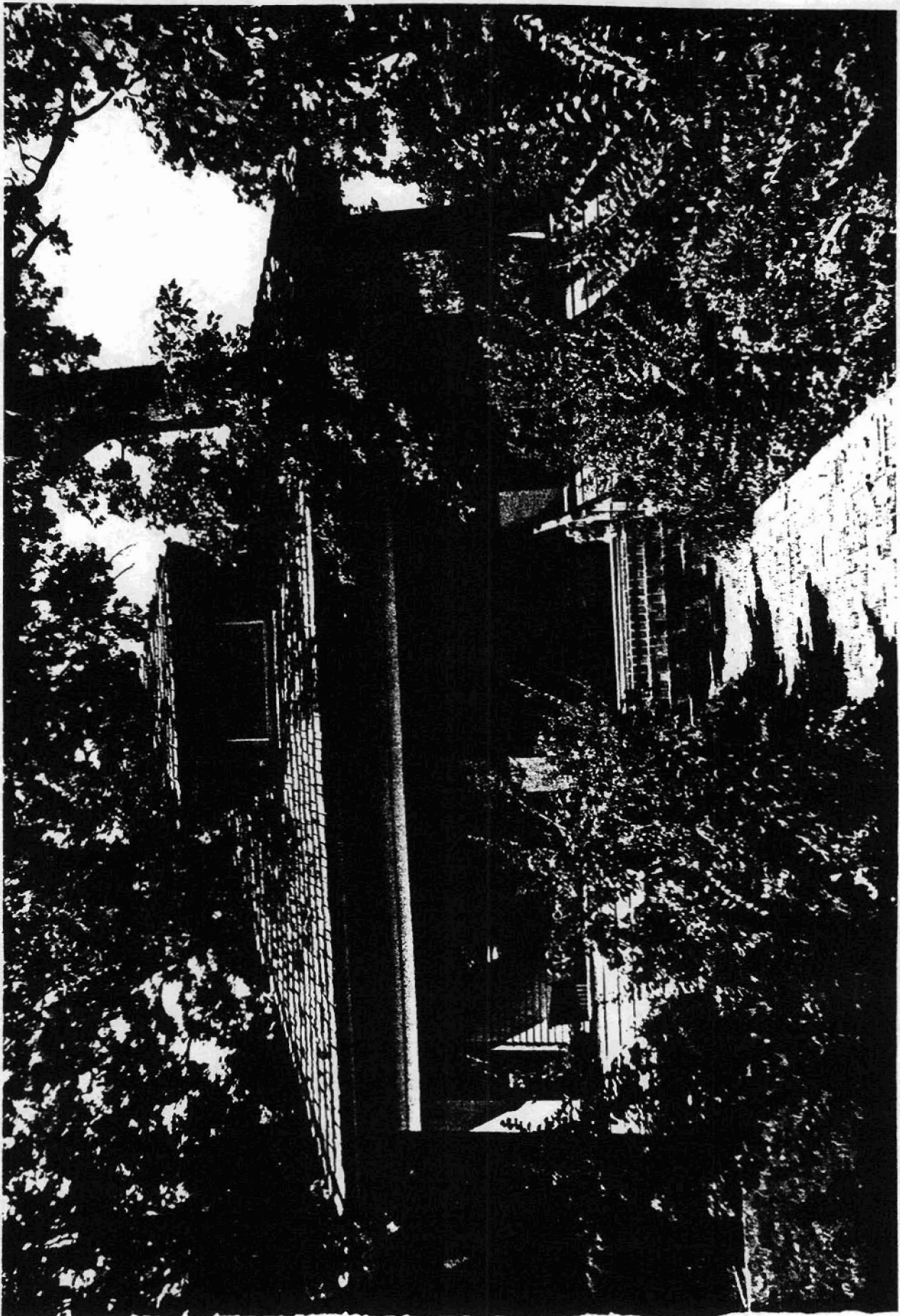


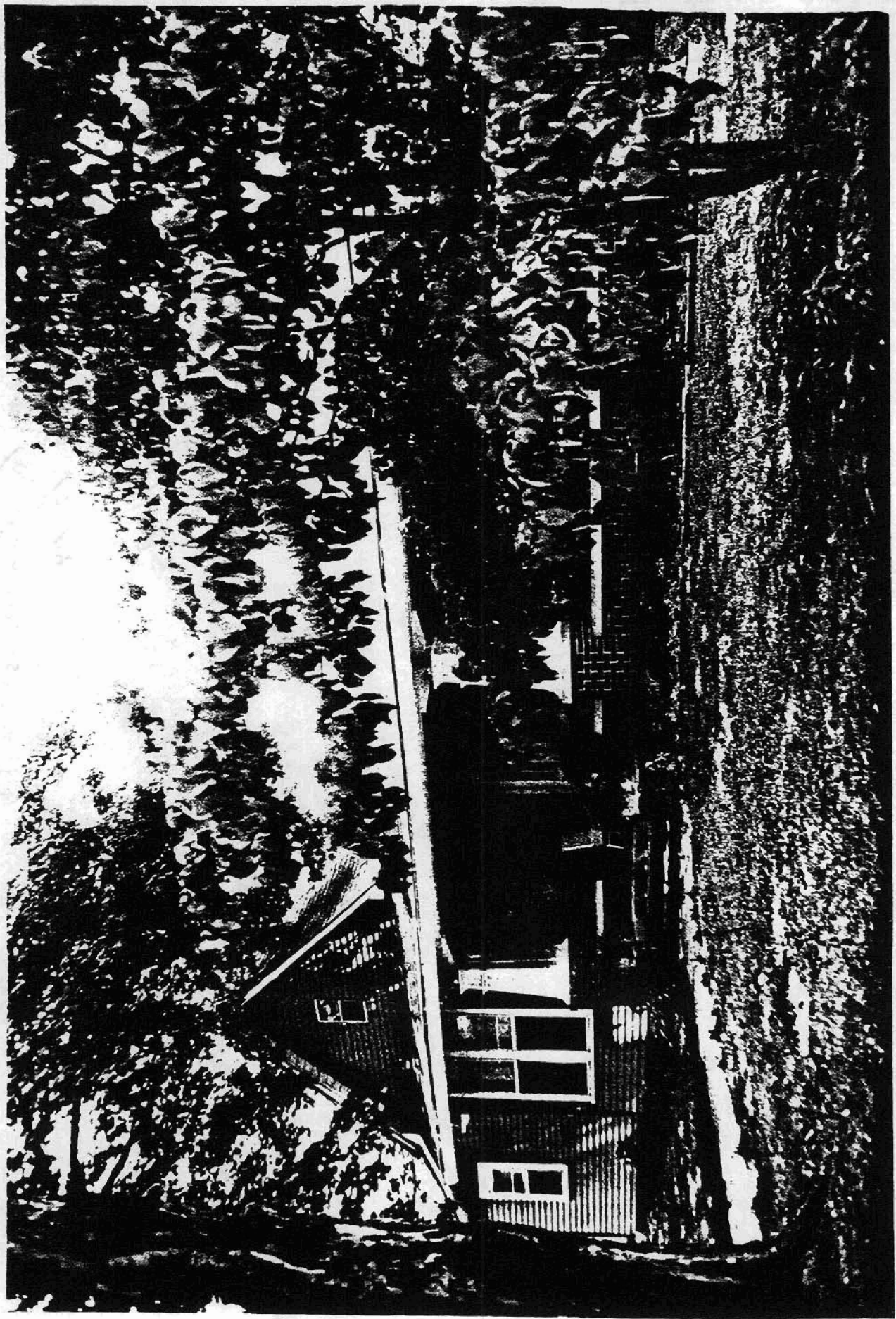


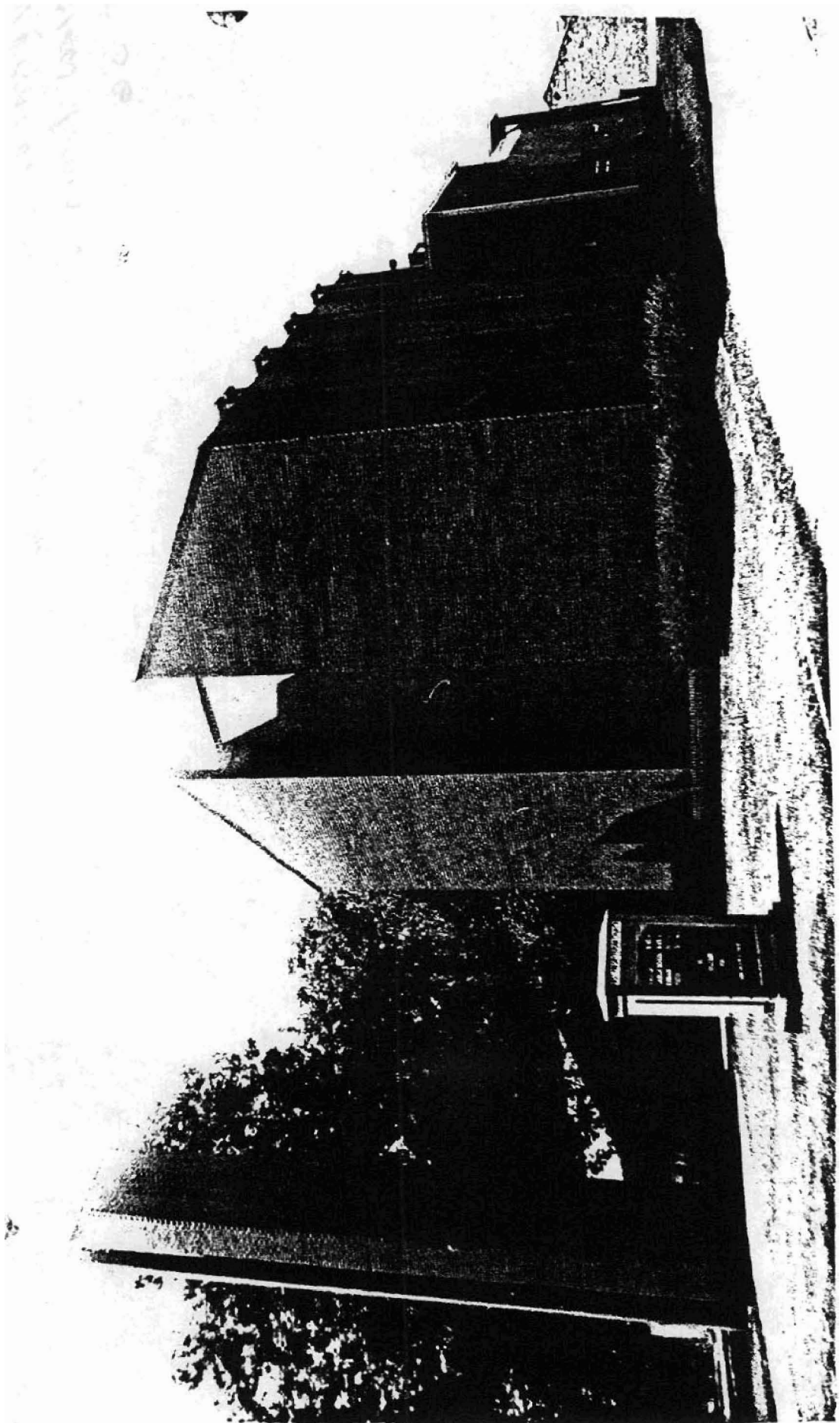


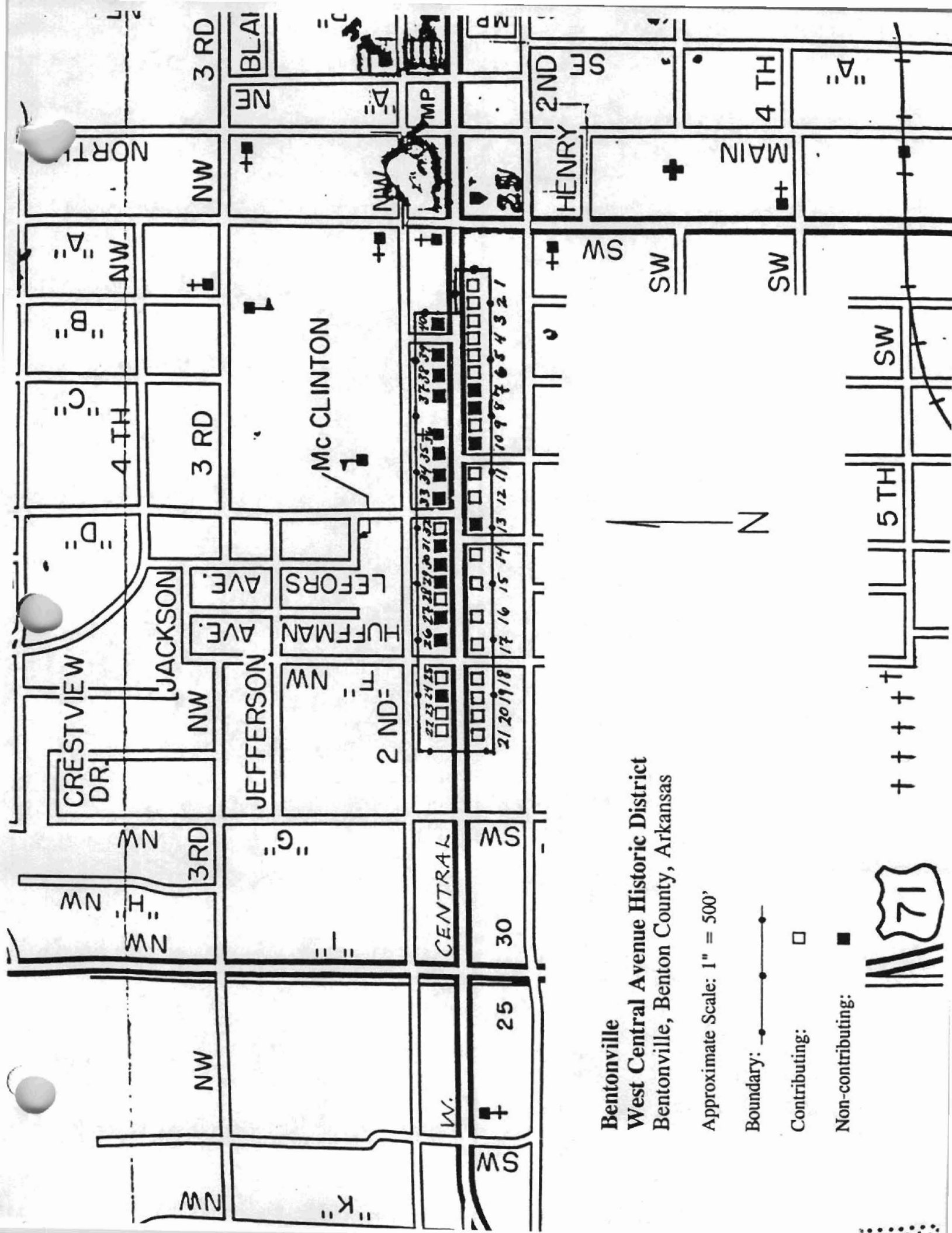












Bentonville
West Central Avenue Historic District
 Bentonville, Benton County, Arkansas

Approximate Scale: 1" = 500'

- Boundary: —●—●—●—
- Contributing: □
- Non-contributing: ■



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SW

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SW

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HENRY

MAIN

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NORTH

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LEFORS AVE.

JACKSON

CRESTVIEW DR.

NW

3RD

NW

NW

CENTRAL

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UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

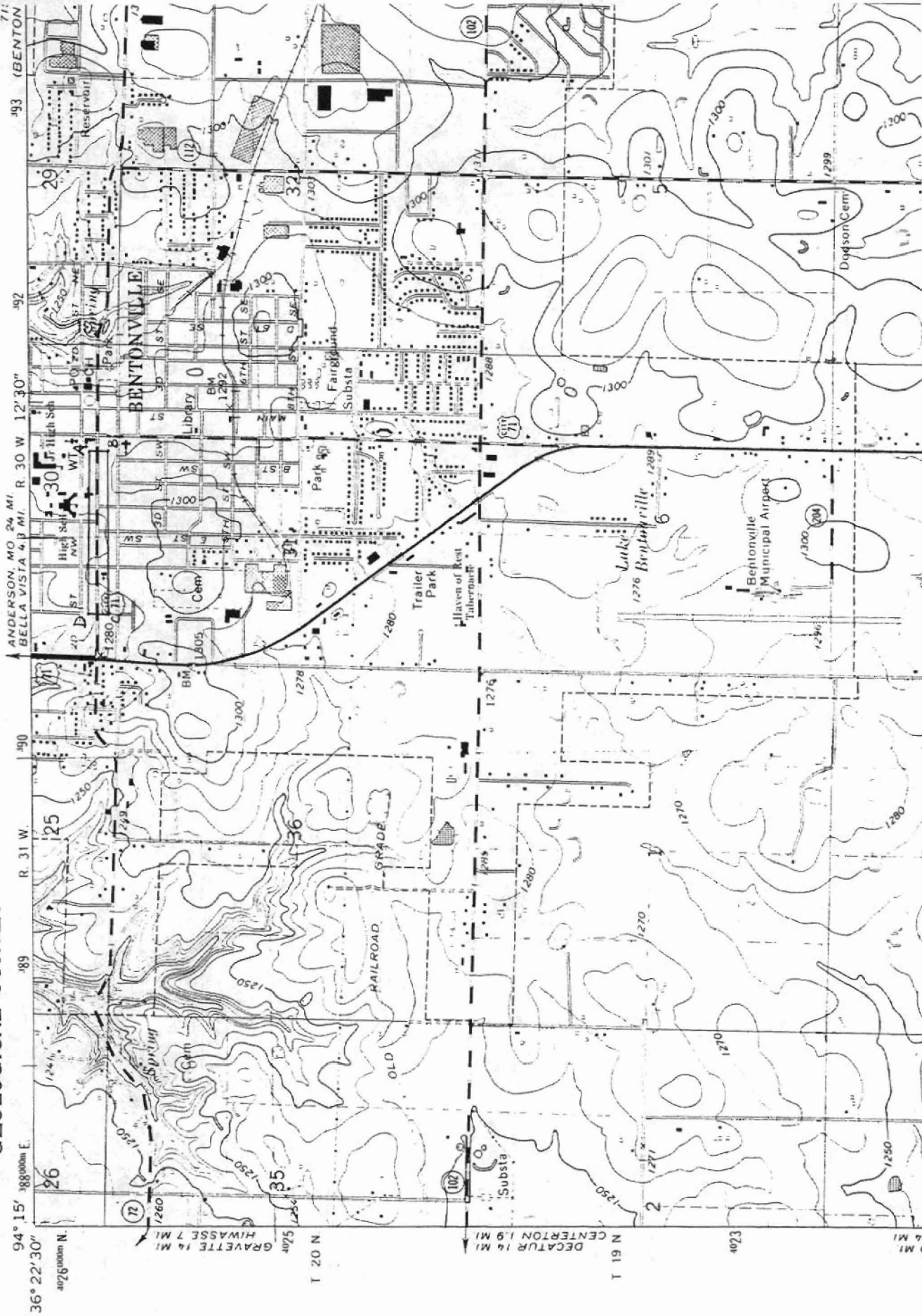
STATE OF
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711
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(HIWASSEE)

BENTONVILLE WEST CENTRAL AVENUE HISTORIC DISTRICT
BENTONVILLE, BENTON CO., ARKANSAS
A) 15/391390/4025560 B) 15/391390/4025670
C) 15/390650/4025560 D) 15/390650/4025780



ANDERSON, MO 24 MI. R. 30 W. 12'30"
BELLA VISTA 4.0 MI.

94° 15' 388000m E
36° 22' 30" 4076000m N

T 20 N
T 19 N

R 31 W
R 30 W

GRAVETTE 14 MI
HIWASSEE 7 MI

DECATUR 14 MI
CENTER 19 MI

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