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NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in "Guidelines for Completing National Register Forms" (National Register Bulletin 16). Complete each item by marking "X" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Benham Place

other names/site number n/a

2. Location

street & number 222 Grassdale Road
city, town Cartersville (X) vicinity of
county Bartow code GA 015
state Georgia code GA zip code 30120

(n/a) not for publication

3. Classification

Ownership of Property:

- private
- public-local
- public-state
- public-federal

Category of Property:

- building(s)
- district
- site
- structure
- object

Number of Resources within Property:

Contributing

Noncontributing

buildings	3	0
sites	1	0
structures	0	0
objects	0	0
total	4	0

Contributing resources previously listed in the National Register: n/a

Name of previous listing: n/a

Name of related multiple property listing: n/a

6. Function or Use

Historic Functions:

DOMESTIC/single dwelling
AGRICULTURE/SUBSISTENCE/agricultural field

Current Functions:

DOMESTIC/single dwelling

7. Description

Architectural Classification:

Gothic Revival

Materials:

foundation brick
walls brick
roof asphalt
other wood in roof gables, side walls of recessed porches are of plaster over brick

Description of present and historic physical appearance:

Benham Place is situated on a low hill just outside the Cartersville city limits in a mostly rural setting of 61 acres. Surrounded by recent housing developments, Benham Place, constructed in ca. 1865 to 1867, is a brick, centered-gable, one-and-one-half story, Georgian cottage house with a raised basement with Gothic Revival stylistic elements. With a symmetrical facade, the house features a two exterior chimneys on each side. The front door in the recessed porch and windows located in the front and rear gables have Gothic Revival decorative crowns. The front and rear recessed porches have two octagonal columns and two engaged columns. Nine-over-nine, double-sash windows are located throughout the house, diamond-shaped fixed windows are located under the front and rear porches, and casement windows are in the raised basement. Other architectural features include boxed cornice returns and a side portico with octagonal columns. The brick is Flemish bond up to just below the roof eaves, and common bond near the eaves and in the side gables. The kitchen and porch addition at the southwest corner is of stretcher bond. The unusual variance in bond style is due to the house having been re-built after the Civil War, using much of the same foundation and walls. The amount of material left from the original house is believed to have influenced the change in type of house from a two-story house to one-and one-half story.

The main block of the house is a Georgian cottage plan, composed of a central hallway with two rooms on either side. From the front-porch door, one enters a room-sized hall, the center of the house, with a door to the back porch. A dog-legged staircase in the central hall provides access to the second floor-half story. On the north side of the hall, doors lead to two identically sized bedrooms, which have a connecting door and also a door to the north porch. On the south side of the

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hall, a door leads to the dining room, which is adjacent to the living room. Added in 1920, a breakfast room, kitchen, and porch with drinking well extend from the dining room. The half story has a long central hall, extending east-to-west, with a bathroom at the west end and two large bedrooms on the northern and southern ends of the hall. There are two walk-in closets, one on either side of the entry to the north bedroom. There are four identical attic spaces, two to the north, two to the south, two of which are floored and have doors leading from the hall. The basement has five full-sized rooms identical to the five rooms found on the main floor. The basement walls are of plaster over brick and stone. The two finished basement rooms were used as the family kitchen and dining room in the early part of the century.

The floors and stair treads are of yellow pine with a natural finish. The ceilings are of flush boarding and painted white. The one-foot thick interior walls are solid brick with plaster covering. All woodwork in the house, including the mantel pieces, is painted white. The newel post and the handrail of the staircase are walnut.

The stairway is quarter turned with landing. The balusters are square, tapered, and painted white. The newel post tapers from bottom to top and is turned with a mushroom cap. The ceilings are twelve feet on the main floor and eight feet on the second floor. There is architrave trim around doors and windows. A range of architrave types is found within the house, including plain architrave in two of the rooms, shouldered architrave with offset to the sides in two rooms, and architrave trim with crossettes in one room. All the windows have wood paneling beneath the sills. The baseboards are nine and one-half inches in height.

The doors on the main floor are four-paneled with pegged joints and porcelain knobs. The door reveals are paneled on sides and top. The upstairs doors are two-paneled, and the doors to the two bedrooms have transoms. The four fireplaces are identical and framed with pilasters, a plain frieze, and a plain shelf.

The breakfast room has a 1920s style built-in glass china cabinet, table with two benches, and a window.

An 1840s smokehouse, approximately 34 yards to the south of the house, is constructed of hand-hewn logs with half-dovetailed notching system. There is a small summerhouse a few yards to the north of the house with lattice sides and gravel floor. According to an old watercolor painting made prior to 1920, it may have been a well house and moved to its present location when a new well was dug through the back porch of the kitchen.

The house is situated on a low hill in a "New South" landscaped setting, with a long, semi-circular drive extending between the two entrances onto the property. Each entrance is flanked by two stone

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pillars. Two orchards are at the back of the property. Boxwood foundation plants date from the early 1920s. A large oak tree directly in front of the house is believed to be the same age of the house. Two osage orange trees and an ornamental pomegranate tree are also near the house.

A pasture extends from the area south of the house comprising several acres. Large old oak trees surround the pasture. At the end of the pasture is the Benham family cemetery. The well-maintained cemetery includes fifty-five headstones dating from 1859 to 1990. Among the family members buried in the cemetery are Willis Benham and his son William Benham. Stone pillars and wire fencing mark the boundaries of the cemetery.

8. Statement of Significance

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

nationally statewide locally

Applicable National Register Criteria:

A B C D

Criteria Considerations (Exceptions): N/A

A B C D E F G

Areas of Significance (enter categories from instructions):

AGRICULTURE
ARCHITECTURE
LANDSCAPE ARCHITECTURE

Period of Significance:

ca. 1845 to 1947

Significant Dates:

ca. 1865 - Date of construction

Significant Person(s):

n/a

Cultural Affiliation:

n/a

Architect(s)/Builder(s):

Willis Benham

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Section 8--Statement of Significance

Narrative statement of significance (areas of significance)

Benham Place is significant in architecture as a unique, excellent, and intact example of a mid-19th century one-and-one-half story, brick Georgian cottage with Gothic Revival stylistic elements. According to Georgia's Living Places, the Gothic Revival style was not as prevalent as a style for domestic architecture in Georgia due to the popularity of the Greek Revival style during the mid-19th century. This house is an excellent vernacular example of this unusual architectural style. The house maintains almost all of its original building materials, original floor plan, and landscaping. Of the 40,000 resources in Georgia's Historic Resources survey, 29,895 are single-family dwellings. Only 2,175 (7 percent) of these surveyed dwellings possess Georgian cottage plans. Only 56 of these dwellings are brick, with only three demonstrating Gothic Revival stylistic detailing. Benham Place is the only intact, brick, Georgian cottage with Gothic Revival stylistic elements currently identified in Georgia.

The significant Gothic Revival stylistic features of Benham Place include the steep front and rear gables, the octagonal and engaged columns of the front and rear porches, pointed-arched shaped windows in the front and rear porches, and the diamond-shaped fixed windows under the front and rear porches.

The character defining features of the Georgian cottage type of vernacular house present at Benham Place include the central hallway with flanking paired rooms, a rectangular plan or footprint, and symmetrical massing.

Benham Place is significant in agriculture as an unusually well-documented representation of the diversification of farming in Georgia after the Civil War. According to the 1870 U.S. Agricultural Census, Benham Place possessed 700 acres of improved land and 550 acres of woodland. The improved land produced several hundred bushels of spring wheat, Indian corn, oats, peas, beans, and Irish and sweet potatoes. The livestock included one horse, one mule, five milking cows, six sheep, 30 swine and 12 "other cattle." No cotton was grown on the farm. The 1880 U.S. Agricultural Census includes much of the same information. However, the Benham family produced 55 bales of cotton, 40 bushels of peaches and apples, 500 gallons of sorghum, and paid \$1680 in wages for African-American labor.

In tax records from 1872 and 1873, the Benham property was listed as 1160 acres with an aggregate value of \$16,420. In 1875, the amount of acreage attached to Benham Place was 828 acres. In the 1880 U.S. Agricultural Census, Benham Place had 445 acres of tilled land, 30 acres of permanent meadows, and 300 acres of unimproved land. Crops produced on the land included 1200 bushels of

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Indian corn, 850 bushels of oats, 55 bales of cotton, 500 gallons of sorghum. Livestock included cattle, sheep, swine, and poultry.

By 1905, the Benham property was divided between three family members, with 160 acres attached to the house. The land associated with the house continued to be farmed by sharecropping families who lived in smaller houses on the property (none of the sharecropping house are extant). From 1919 through the 1930s, the main crops produced at Benham Place were corn and cotton. Several governmental programs were instituted at Benham Place during the Great Depression, including Civilian Conservation Corps workers planting pine trees and cotton on the property. The land continued to be farmed until 1960. By 1974, the amount of the land attached to Benham Place was reduced to the current 61 acres. The remainder of the land had been sold and subdivided for home sites.

Today, the house, the older smokehouse, and 61 acres of rural land provide the direct association between this property and its agricultural significance.

Benham Place is significant in landscape architecture as an example of the "New South" landscaping forms that emerged in Georgia in the latter part of the 19th century. Chief characteristics of the New South landscaping are its informal, almost casual quality and its great variety of landscape features. Soft, curvilinear lines and contours rather than hard geometric edges mark the various landscaped features. Most features, particularly trees and shrubbery, are blended together for overall effect. Carpets of grass create lawns that tie together various landscaped elements. The landscape of work is relegated to remote areas of the property. The landscaping of Benham Place features a long, semi-circular drive, extending between two entrances, flanked by two stone pillars. A broad lawn of grass encircles the house. Two orchards are at the back of the property. Boxwood foundation plants date from the early 1920s. A large oak tree directly in front of the house is believed to be the same age of the house. Two osage orange trees and an ornamental pomegranate tree are also located next to the house. A pasture extends from the area south of the house, surrounded by oak trees.

National Register Criteria

The nomination meets National Register Criterion A because it represents a typical Georgia farm that was forced to diversify in production of crops following the Civil War. As a productive farm, Benham Place functioned from ca. 1845 through 1960.

The nomination meets the National Register Criterion C because it represents a rare, excellent, and intact, example of a one-and-one-half story, Georgian cottage brick house with Gothic Revival stylistic elements. Benham Place maintains almost all of its original building materials, floor plan, and

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landscape elements. Benham Place is also an excellent example of the "New South" landscaping forms.

Criteria Considerations (if applicable)

n/a

Period of significance (justification)

The period of significance is for the dates the property was a working farm, from ca.1845 to 1947, the end of the historic period, however, the property continued to be farmed until 1960.

Contributing/Noncontributing Resources (explanation, if necessary)

Contributing buildings include the main house, the 1840s smokehouse, and the 1920s summerhouse. The family cemetery is a contributing site.

Developmental history/historic context (if appropriate)

The earliest reference to the property is in a deed from David Irwin to Francis Irwin in 1842. David Irwin is mentioned in The History of Bartow County as the first senator from Cass County (now Bartow County) and as one of the lawyers during the removal of the Indians from the area. The reference states that Irwin lived in Cassville, thus, it is not known if he maintained a home on the nominated property. In an abstract of deed dated February 1851, Francis Irwin deeded the same lots and others to Willis Benham. The house which he sold to Benham was a full two-story, with an unusual flat roof, from which, according to Benham family legend, Irwin would view his horses and horse track.

In 1851, "Major" (honorary title) Willis Benham, at the age of 56, moved to Bartow County (then known as Cass County) from Laurens County, South Carolina, with his wife, granddaughter, and a number of slaves. His married children, Dr. William I. Benham and Mrs. Lois Howard and their families, either preceded or followed about the same time.

Willis Benham was born in Connecticut in 1795, the son of a soldier of the Revolutionary War, and moved to Laurens County, South Carolina, in 1818, where he lived for 32 years. The Benham family biographical sketch from the Georgia Genealogical Society depicts him as a remarkable man who was self educated, very patriotic, history minded, and a devout Christian. In the 1860 Census of Cass County, Benham was listed as a planter, with a value of real estate at \$22,000.

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His son, William I. Benham, graduated from the Medical College of South Carolina in Charleston, practiced medicine, and farmed in Cass/Bartow County. He lived on a farm on the Etowah River near Euharlee. Dr. Benham served in the Confederate Army in the 16th Georgia Battalion. In 1864, his family and the older Benhams journeyed to Quitman, where they remained during the last year of the war.

Upon returning to their home at the site of the current house in Bartow County following the war, the Benhams found a burned house, with the foundation and some of the walls remaining. The smokehouse and a few other outbuildings were standing. Willis rebuilt the house, with the assistance of freed slaves, incorporating the remnants of the previous house. In a codicil to his will, Willis Benham states that he built a house at Fairview (about 2 miles from Benham Place) for his granddaughter, which currently still exists. In Historic Bartow County, a house, similar in appearance as Benham Place, is referenced and is said to have been built by Willis Benham.

Willis Benham swore the Oath of Amnesty to President Andrew Johnson in 1865. He continued to live in the home until his death in 1875. In tax records of 1872 and 1873, his property was given as 1160 acres and aggregate value of land at \$16,420. In a list of freedmen, 13 men gave the name of Willis Benham as their employer.

The 1870 U.S. Agricultural Census reveals the following interesting facts about the farm in 1869: improved acres of land 700, woodland 550. Livestock was listed as 1 horse, 1 mule, 5 milk cows, 12 "other cattle", 6 sheep, and 30 swine. Crops included: 500 bushels of spring wheat, 800 bushels of Indian corn, 230 bushels of oats, 4 bushels of peas and beans, 28 bushels of Irish potatoes, 100 bushels of sweet potatoes. No cotton was grown in that year.

At the death of Willis Benham in 1875, the 828 acres of property was sold by his executors according to provisions of his will, at public outcry on November 4, 1875, with the exception of 1/4 acre set aside for a graveyard. Augustus Foute purchased the property for \$15,000. However, on the same day, Foute sold the property to Dr. William I. Benham for \$15,005.

Dr. Benham continued to farm the land adjoined to Benham Place. The 1880 U.S. Agricultural Census revealed that 445 acres of the land were tilled, 30 acres were permanent meadow, and 300 acres unimproved. \$1,680 was paid in wages to African-American laborers. Crops included: 1200 bushels of Indian corn on 100 acres, 850 bushels of oats on 42 acres, 560 bushels of wheat on 35 acres, 55 bales of cotton on 100 acres, 500 gallons of sorghum on 4 acres, 25 bushels each of Irish and sweet potatoes, 40 bushels of apples, 40 bushels of peaches. The census also listed 3 milk cows, 12 other cattle, 365 lbs. of butter made, 28 sheep, 56 lbs. of wool shorn, 8 swine, 55 poultry.

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Dr. William Benham died in 1905, and the property was divided between his three surviving children, one of whom, Kate Benham Strickland, inherited the house and 160 acres as her share. During the last years of his life, Dr. Benham lived with his daughter, Elizabeth Benham Lumpkin, in Cartersville. From that time through 1919, the house was rented to several families who farmed the land. There were three small houses on the 160 acres remaining with the house, two of which remained in use by sharecroppers or others until the 1950s.

In 1919, Kate Benham Strickland and her husband, Albert, moved to Benham Place from Cartersville. While Albert operated a business in town, he also oversaw the continued cultivation of cotton on the property as the main crop. Among the initial changes the Stricklands made to Benham Place were adding the breakfast room, kitchen, and well. During this period, Kate added new plantings and landscape features to the grounds. Concord grape vines, a scuppernong trellis, fig trees, damson plum trees, apple, peach, and pear trees all were added to the grounds of Benham Place. Peacocks and guinea hens roamed the front lawn. The house was featured in the Garden section of the "Sunday Atlanta Journal" in 1930, along with two other Bartow County homes.

Following Albert Strickland's death in 1926, Kate and their only son, Sydney, continued to live at Benham Place, with frequent visits from Sydney's daughters, June and Laurette. During the depression years of the 1930s, Sydney Strickland participated in programs available to farmers. Civilian Conservation Corps workers planted many pine trees on the southern portions of the property. The two tenant houses on the property continued to be occupied by sharecropping families who worked the land. During these years, cotton and corn were the main crops cultivated on the property. Cotton was still picked manually and brought back from the fields at sunset in bags.

Kate Benham Strickland died in 1945, and Sydney Strickland in 1960. His daughters, June Strickland Brittingham and Laurette Strickland Smith, inherited the house and 160 acres. The property ceased functioning as farm in 1960. From 1961 to 1974, the house again went through a rental period. The tenants carried out much needed replastering, painting, wiring and plumbing, under careful and watchful restrictions of the owners. During this period, the land across Grassdale Road which had been part of the Benham plantation during the nineteenth century was developed into a large subdivision of homes called Country Club Estates. Highway 41 was expanded into a four-lane highway. From 1960 to 1970, the crop-producing part of the property was put into the Soil Bank program.

In 1974, Laurette Strickland Smith, Sydney's daughter, and her three children returned from Canada to live in the old house, on the death of her husband, David Smith. Of the 160 acres originally attached to the property, 61 acres remain. The other acreage has been subdivided into residential neighborhoods. The area south of the family cemetery is known as Strickland Heights. Another area is named Benham Circle. In a division of the property between June Strickland Brittingham and

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Laurette Strickland Smith, the house and 20 acres were allotted to Laurette, with the remaining 41 acres owned jointly by the sisters. Laurette Smith continues to live in her family's ancestral home, Benham Place.

9. Major Bibliographic References

Smith, Laurette Strickland. Historic Property Information Form. December 1992. On file at the Historic Preservation Division, Georgia Department of Natural Resources, Atlanta, Georgia, with Supplemental Information.

Previous documentation on file (NPS): N/A

- preliminary determination of individual listing (36 CFR 67) has been requested**
- preliminary determination of individual listing (36 CFR 67) has been issued**
date issued:
- 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:**

Georgia Historic Resources Survey Number (if assigned): BR-354

10. Geographical Data

Acreage of Property 61 acres

UTM References

A)	Zone 16	Easting 700880	Northing 3786990
B)	Zone 16	Easting 700900	Northing 3786400
C)	Zone 16	Easting 700520	Northing 3786400
D)	Zone 16	Easting 700490	Northing 3786720

Verbal Boundary Description

The National Register boundary for Benham Place is indicated on the attached tax map with a heavy black line.

Boundary Justification

The nominated property includes Benham Place and associated 66 acres that convey the historic, rural setting of the property.

11. Form Prepared By

State Historic Preservation Office

name/title Lee A. Webb, Survey and Register Specialist
organization Historic Preservation Division, Georgia Department of Natural Resources
street & number 500 The Healey Building, 57 Forsyth Street
city or town Atlanta **state** Georgia **zip code** 30303
telephone (404) 656-2840 **date** November 1997

Consulting Services/Technical Assistance (if applicable) (X) not applicable

(HPD form version 02-24-97)

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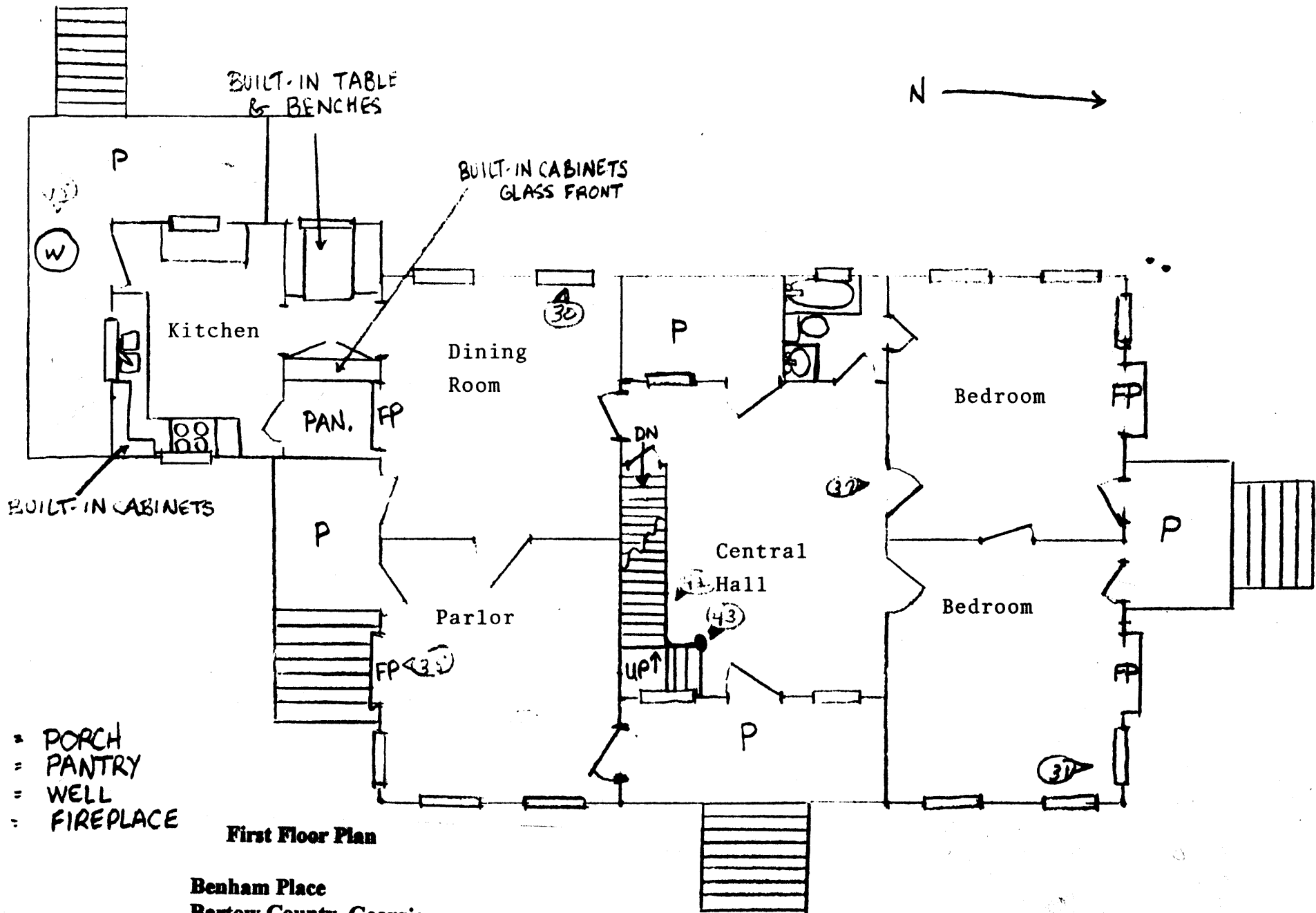
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Photographs

Name of Property: Benham Place
City or Vicinity: Cartersville
County: Bartow
State: Georgia
Photographer: James R. Lockhart
Negative Filed: Georgia Department of Natural Resources
Date Photographed: December 1996

Description of Photograph(s):

- 1 of 14: Front (east) Facade; photographer facing west.
- 2 of 14: South Facade; photographer facing northwest.
- 3 of 14: North Facade; photographer facing southwest.
- 4 of 14: Rear (west) Facade; photographer facing northeast.
- 5 of 14: Interior, main central hallway; photographer facing southeast.
- 6 of 14: Interior, dining room; photographer facing southeast.
- 7 of 14: Interior, main floor bedrooms, showing door surrounds; photographer facing north.
- 8 of 14: Interior, main floor bedroom; photographer facing northeast.
- 9 of 14: Interior, second floor hallway; photographer facing northeast.
- 10 of 14: Interior, basement showing electric generator; photographer facing northwest.
- 11 of 14: Interior, basement; photographer facing northeast.
- 12 of 14: Smokehouse; photographer facing southwest.
- 13 of 14: Rear of smokehouse; photographer facing north.
- 14 of 14: Cemetery



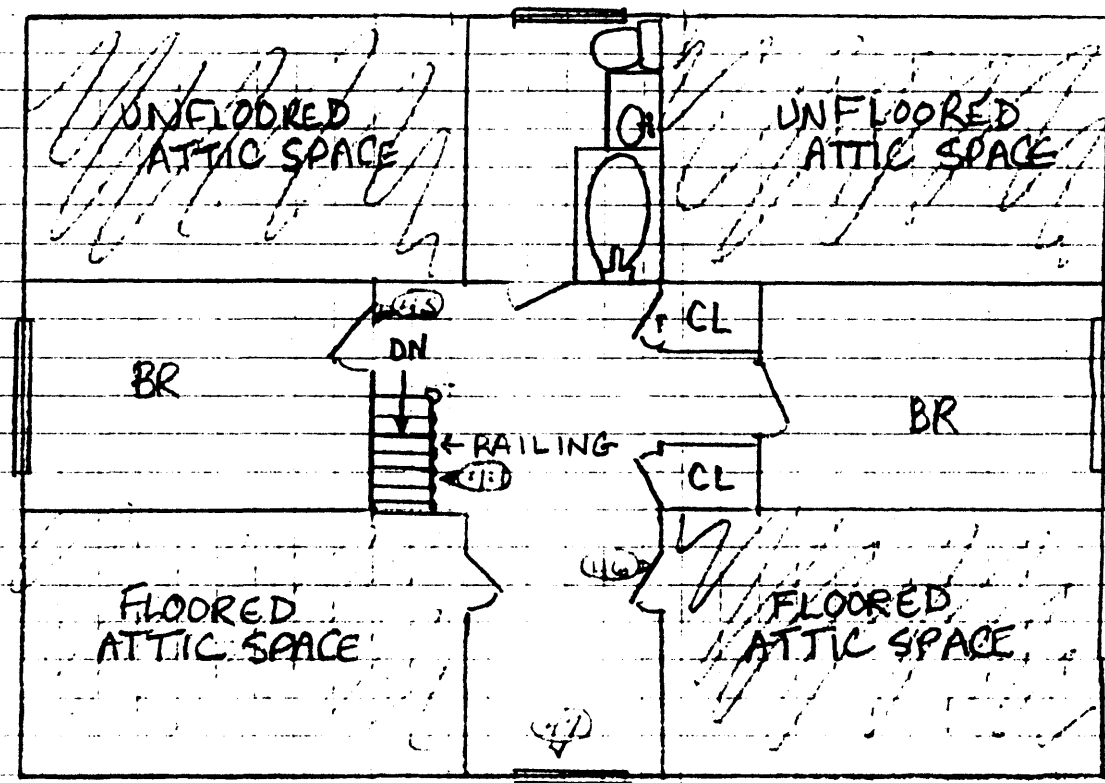
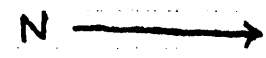
- P = PORCH
- PAN = PANTRY
- W = WELL
- FP = FIREPLACE

First Floor Plan

Benham Place
Bartow County, Georgia
Scale: Not to scale
Source: Drawn by Susan Smith Jones
Date: 1992
Key: Room uses are marked
directly on the plan.

FIRST FLOOR

Susan Smith Jones
 11-28-92

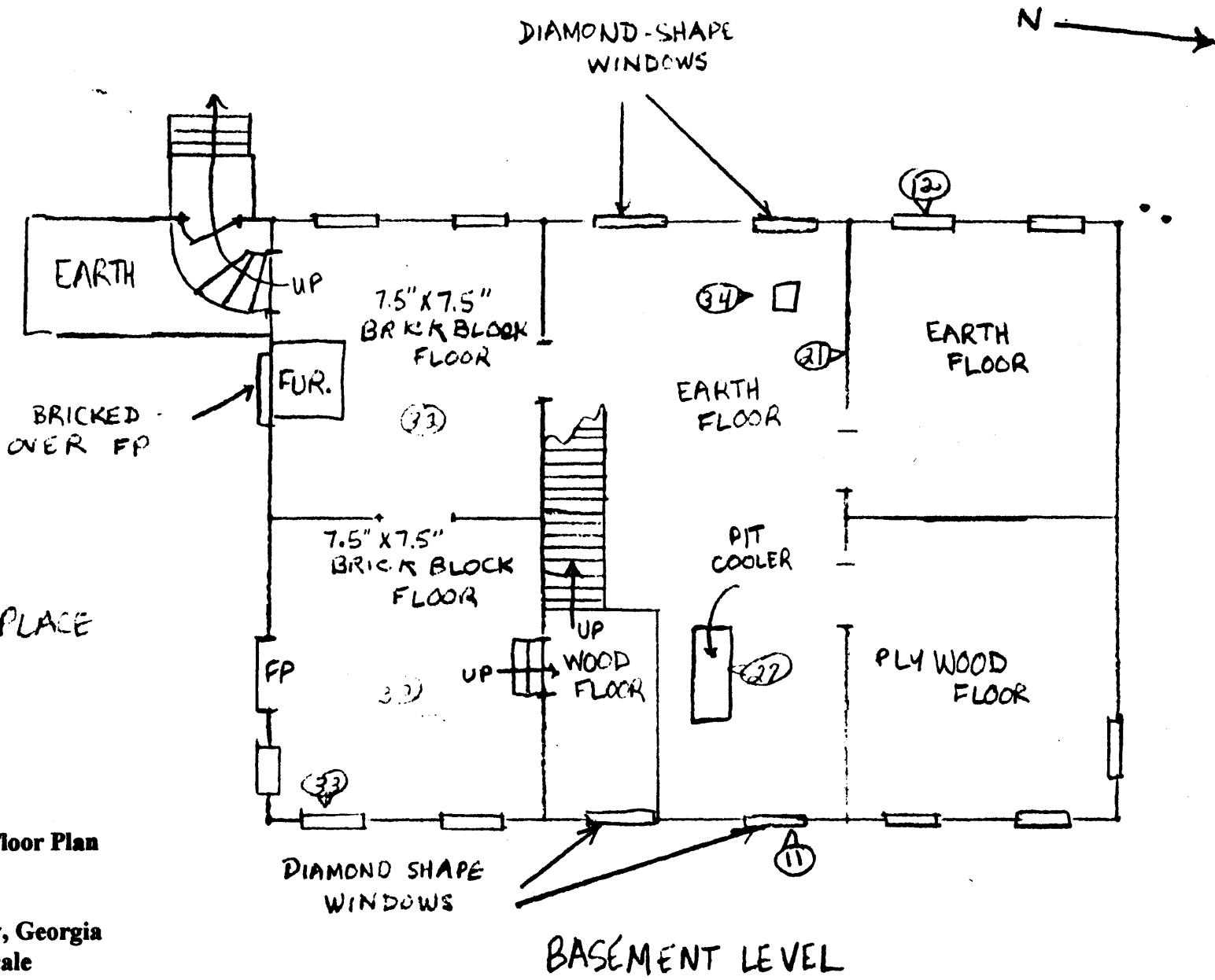


Second Floor Plan

Benham Place
Bartow County, Georgia
Scale: Not to scale
Source: Drawn by Susan Smith Jones
Date: 1992
Key: Room uses are marked
directly on the plan.

SECOND FLOOR

Susan Smith Jones
11-28-92



FP = FIREPLACE

Basement Floor Plan

Benham Place
Bartow County, Georgia
Scale: Not to scale
Source: Drawn by Susan Smith Jones
Date: 1992
Key: Room uses are marked
directly on the plan.

Susan Smith Jones
 11-27-92

SUSAN SMITH JONES
11-28-92

Site Plan

Benham Place
Bartow County, Georgia
Scale: Not to scale
Source: Drawn by Susan Smith Jones
Date: 1992
Key : Building uses are marked
directly on the plan.

PRESENT BOUNDARIES
OF PROPERTY

