

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 an 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 Benson Building

other names/site number Union Bus Depot

2. Location

street & number 214 East Second N/A not for publication

city or town Ottumwa N/A vicinity

state Iowa code IA county Wapello code 179 zip code 52501

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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.)
Patricia O'Heeran, SHPO 6-27-95
Signature of certifying official/Title Date
Iowa
State of 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 the 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:)

Edson A. Beall Signature of the Keeper
Entered in National Register 9-11-95 Date of Action

Benson Building
Name of Property

Wapello County, Iowa
County and State

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	0	buildings
		sites
		structures
		objects
1	0	Total

Name of related multiple property listing
(Enter "NA" if property is not part of a multiple property listing.)

Number of contributing resources previously listed
in the National Register

Architectural/Historical Resources of Ottumwa, IA 0

6. Function or Use

Historic Functions
(Enter categories from instructions)

RECREATION/Sports Facility

Current Functions
(Enter categories from instructions)

COMMERCIAL/Speciality Store

7. Description

Architectural Classification
(Enter categories from instructions)

Late 19th & 20th Century Revival:
Tudor Revival

Materials
(Enter categories from instructions)

foundation Concrete

walls Brick

roof Asphalt

other Steel

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

Benson Building
Name of Property

Wapello County, Iowa
County and State

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 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.)

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 # _____

Areas of Significance
(Enter categories from instructions)

Architecture

Period of Significance
1930

Significant Dates
1930

Significant Person
(Complete if Criterion B is marked above)
N/A

Cultural Affiliation

Architect/Builder
Unknown

- Primary location of additional data:**
- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository:

Benson Building
Name of Property

Wapello County, Iowa
County and State

10. Geographical Data

Acreage of Property Less than one acre.

UTM References

(Place additional UTM references on a continuation sheet.)

1

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Zone Easting Northing

3

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Zone Easting Northing

2

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4

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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 Molly Myers Naumann, Consultant (515) 682-2743

organization Ottumwa Historic Preservation Comm. date February 1995

street & number 105 East Third telephone (515) 683-0606

city or town Ottumwa state Iowa zip code 52501

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 SHPO or FPO.)

name Dwight and Donna Humeston

street & number 165 Vanness telephone (515) 682-0641

city or town Ottumwa state Iowa zip code 52501

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine 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 (16 U.S.C. 470 et seq.).

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

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National Register of Historic Places Continuation Sheet

Section number _____ Page _____

CFN-259-1116

Benson Building
Wapello County, IA

PHOTOGRAPHS: Benson Building
214 E. Second St
Ottumwa (Wapello County), Iowa

All photographs of the Benson Building were taken by Molly Myers Naumann in November, 1994, and all negatives are located in the State Historical Society of Iowa (SHSI), Des Moines, IA.

- #1 3/4 view of facade, looking SW
- #2 Side (east) wall, looking SW
- #3 Facade, looking SE along Second St.
- #4 Detail: half-timbering on facade gable, looking SW
- #5 Rear view from alley showing driveway for buses, looking NE

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Benson Building
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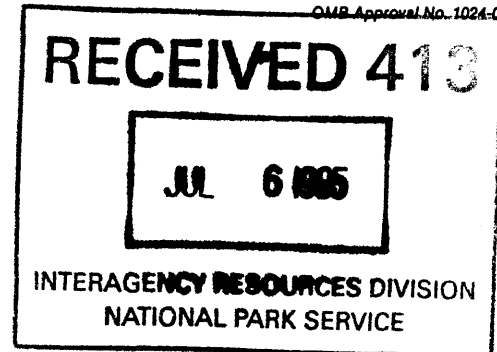
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Section number 7 Page 1



Benson Building
Wapello County, IA

DESCRIPTION:

The Benson Building (1930) illustrates the somewhat unusual use of a popular residential style for a commercial building: the Tudor Revival style. The rectangular building measures 45' x 132' and is located in the middle of the south side of the 100 block of East Second Street in downtown Ottumwa. The front 15' of the building appears to be one and one-half stories with a typical Tudor brick first floor and half-timbering in the gables. The roof is steeply pitched with a side gable on the right which has a small dormer window. The facade is asymmetrical, with a double door flanked by display windows under the main gable. The wing to the right (west) presently contains a narrow door with a small window on each side. The brick on the facade has been painted a cream color to match the stucco areas above, while the brick on the exposed east side has been left in its natural form. The brick is highly rusticated (or distressed) to create an appearance of age, and has been laid with deep mortar joints. Simple brick patterning defines the window and door openings, with vertical panels of herringbone pattern on each side of the display windows and a single herringbone panel is located on the west side. A tall slender brick chimney is located on the east side of the building.

The rear portion of the building is of hollow glazed tile with a steel truss roof. This portion is completely functional in design with no pretense of style. Along the east wall is an area covered with vertical metal siding. Originally a small building on the east adjoined in this location. The demolition of the small building required covering of this wall. From the alley the arched roof is clearly visible, as is the curving driveway leading into the building from the east. This drive dates from the 1940s and was just large enough to allow passage of over the road buses.

The interior of this building appears to have been one large open space originally. When it became the bus depot in the early 1940s a masonry wall was erected creating a 17' wide driveway along the west side of the building allowing passage from the alley in the rear to Second Street. Since that time walls have been added and removed, dividing the rest of the interior space as needed by the various occupants. The floor plan shows the present configuration, but the building is still capable of providing the large areas of open space that were available originally.

The major alteration to the exterior occurred when driveway opening onto Second Street was created in the '40s, and then closed in during the 1970s. No photographs have been located showing the facade in its original form. It is possible that is area may originally have looked much as it does today.

This building is of architectural interest due to the rather unusual use of the popular Tudor Revival style for a commercial building.

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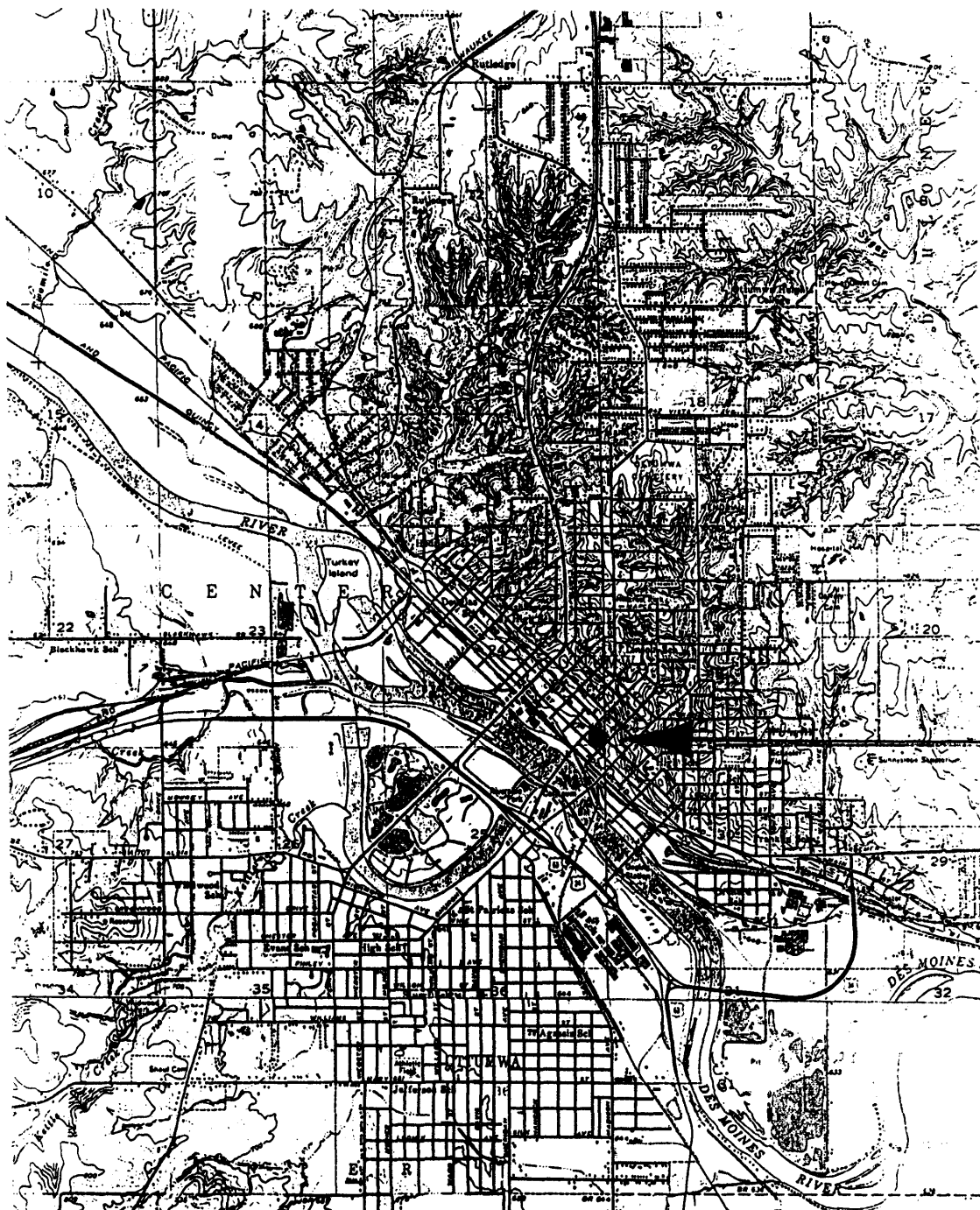
National Register of Historic Places Continuation Sheet

Section number 7 Page 2

CFN-259-1116

Benson Building
Wapello County, IA

DESCRIPTION (continued): U.S.G.S. map (reduced) indicates location in community.



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National Park Service

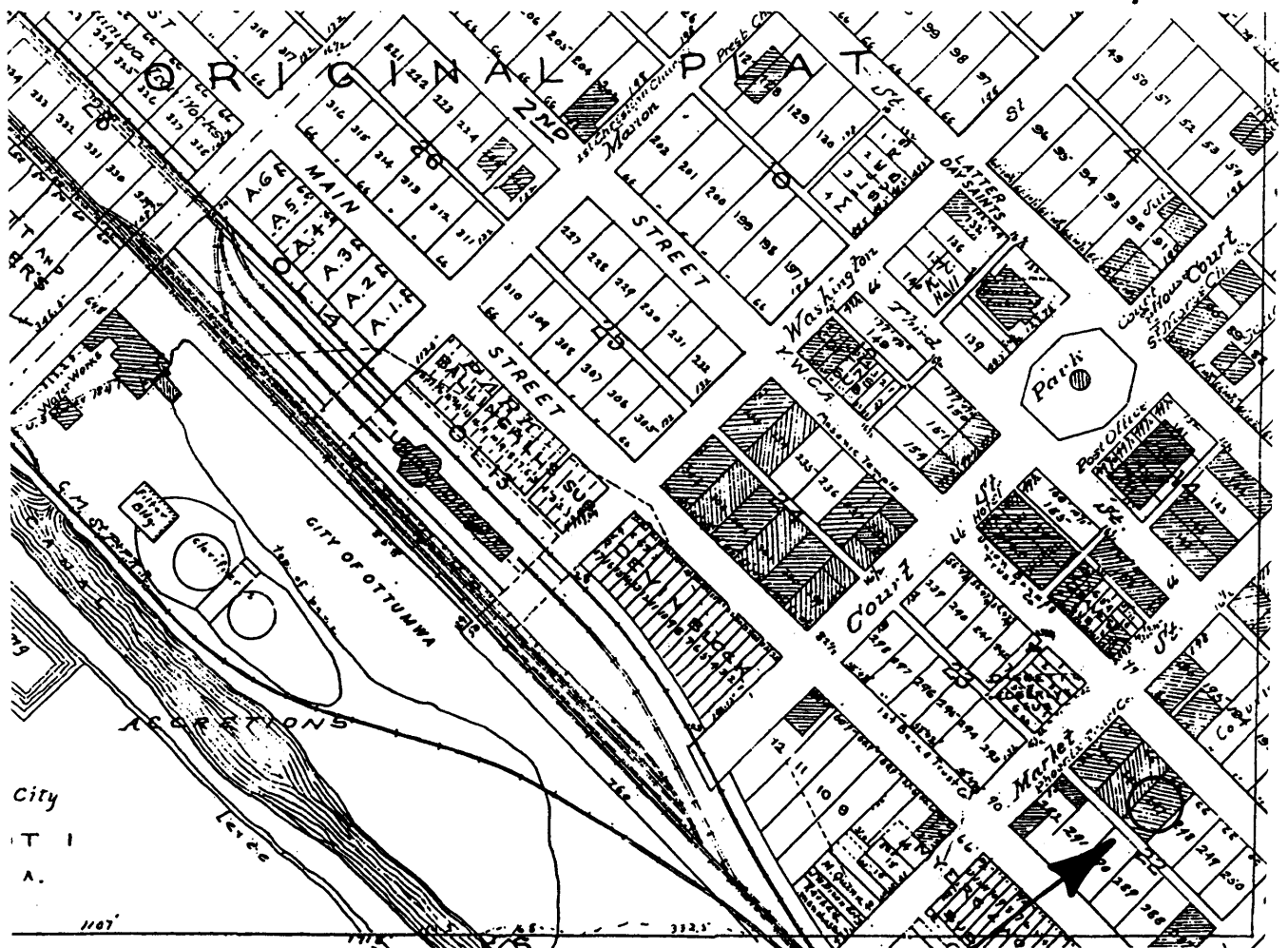
National Register of Historic Places Continuation Sheet

Section number 7 Page 3

CFN-259-1116

Benson Building
Wapello County, IA

DESCRIPTION (continued):



1939 Plat Map showing exact location.

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National Park Service

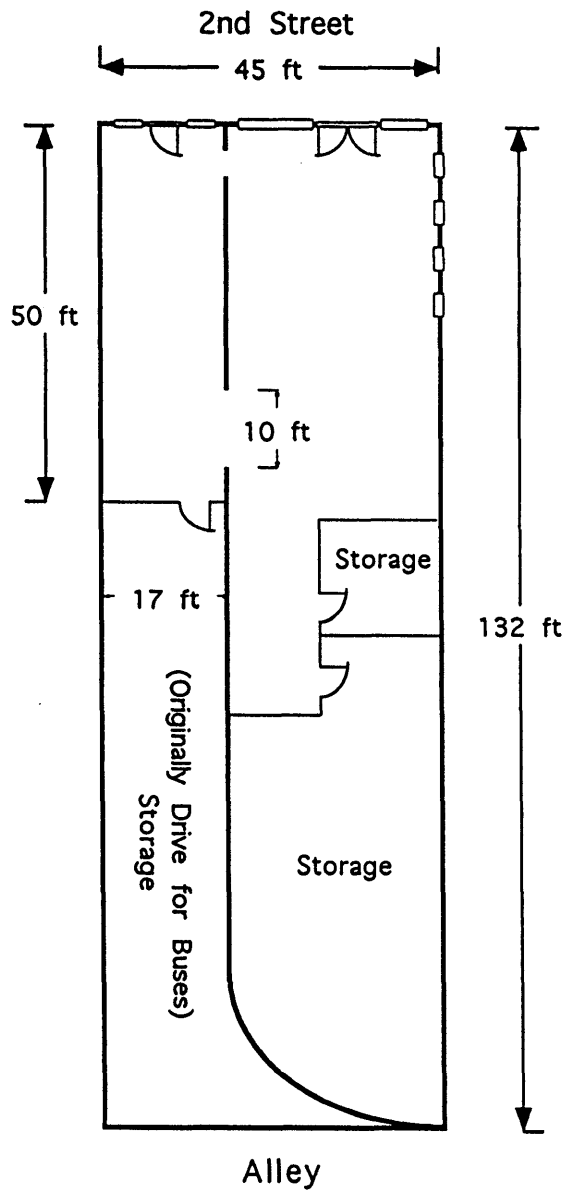
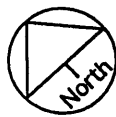
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CFN-259-1116

Benson Building
Wapello County, IA

DESCRIPTION (Continued):



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Section number 8 Page 5

CFN-259-1116

Benson Building
Wapello County, IA

SIGNIFICANCE:

The Benson Building (1930) is locally significant under Criterion C as a good example of the Tudor Revival style used in a commercial design.

The Tudor Revival style was quite popular in Ottumwa during the 1920s and '30s. Among the earliest examples of the style were the office buildings for John Morrell & Company Meatpacking which were designed by the Chicago firm of Hensheim and McLaren in the 1920s. Shortly after these buildings were constructed, members of the Morrell and Foster families began building large new residences of their own in variations of the style. It appears that most of these houses were designed by the firm of Tinsley, McBroom & Higgins. In addition to these large Tudor houses, many smaller English cottages are found throughout the community. Some of the best examples of the Tudor style, both the half-timbered and English cottage types, can be found in the Vogel Place Historic District.

While Tudor was a popular residential style, it was seldom used for commercial design. An exception to this is seen in the standardized designs developed for the Pure Oil Stations and some Phillips 66 stations. Those brick English Cottage stations with steeply pitched roofs became as commonly recognized as the red-roofed Pizza Huts of today. (There is an altered Pure Oil station on Church Street and a larger English Cottage station in altered condition a half block east of the Benson Building. Both of these were built after 1925 but no firm date has been established for either.) In the suburban areas near large cities the Tudor style was often used for neighborhood shopping areas. These often took on the "character" of an English village. Occasionally the style was used in a whimsical manner for recreational activities.

When the Benson Building was constructed in 1930, its first use was as an indoor miniature golf course. Although there were three outdoor "Pee Wee Golf" facilities in the community, this was the first that would be available during the winter months. The Ottumwa Courier noted that "It will be equipped with a fiber green which has been patented by Mr. Rudy (the leasee) and which he claims is the newest approach to bent grass that is available." Shortly after this course opened another was opened in the basement of a large service station at the corner of Second and McLean streets several blocks west of the downtown. The downtown location of Mr. Rudy's facility seems rather strange until it is realized that this new leisure activity was just two blocks down the street from the new high school, and was just around the corner from the movie theaters. Ottumwa native Baxter R. Smith remembers working after school sorting balls and polishing golf clubs at the miniature golf course. He describes the windmill and water hazards as being "pretty tough". The use of the Tudor Revival style for this recreation facility was a logical one as it made it highly visible. However, the miniature golf craze passed quickly in Ottumwa, and the building was left empty.

The next occupant, according to city directories, was a roller skating rink. Again, the style was appropriate for such use, and the open interior space was perfect. By 1937, that open space was filled with cars, as Snow Auto became the occupant. The large display windows and large unbroken interior spaces with concrete floor and steel truss roof were exactly what an auto dealer needed. In 1943 the building became the Union Bus Depot. The large open space was again

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Benson Building
Wapello County, IA

SIGNIFICANCE (Continued):

important as it provided an area for the curving driveway necessary for the buses. It is this use, as a bus depot, that is most remembered in Ottumwa. The larger bus depot was made necessary to provide service for the thousands of sailors stationed at the new Ottumwa Naval Air Station north of town.

No architect or builder have been identified for this building. However, it is a good example of the Tudor Revival style used in a commercial setting and illustrates the whimsy of placing a storybook cottage on "Main Street".

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National Park Service

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Section number 9 & 10 Page 7

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Benson Building
Wapello County, IA

BIBLIOGRAPHY:

Abstract of Property, City of Ottumwa, Original Plat, Block 22, part of Lots 246 & 247.

Interview with Baxter R. Smith, conducted by Elsie Mae Cofer, September 1994.

Ottumwa City Directory, 1929, 1935, 1937, 1939, 1941, 1943, 1957.

Ottumwa Courier, 26 June 1930, p 21; 26 Aug 1930, p 15.

Sanborn Fire Insurance Maps, 1925 and 1925 (updated).

VERBAL BOUNDARY DESCRIPTION:

Part of Lots 246 & 247 in Block 22 in the Original Plat of the City of Ottumwa as follows: All of Lot 247 except the SE 22' thereof, also a strip off the SE side of Lot 246 said strip being 1.02' in width on 2nd Street and .96' in width at the alley in the rear.

BOUNDARY JUSTIFICATION:

This is the area historically associated with this resource.

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CFN-259-1116

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Wapello County, IA

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