

United States Department of the Interior
National Park Service



NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

1. Name of Property

Historic Name: Gann Row Historic District

Other Name/Site Number: SA0119

2. Location

Street & Number: Pine, Market, Maple and S. Main Streets

Not for Publication: N/A

City/Town: Benton Vicinity: N/A

State: AR County: Saline Code: 125 Zip Code: 72018

3. Classification

Ownership of Property: Private

Category of Property: District

Number of Resources within Property:

Contributing	Noncontributing	
<u>13</u>	<u> </u>	Buildings
<u> </u>	<u> </u>	Sites
<u> </u>	<u> </u>	Structures
<u> </u>	<u> </u>	Objects
<u>13</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register: N/A

Name of related multiple property listing: N/A

Gann Row Historic District
Name of Property

Saline County, Arkansas
County and State

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.

Cathryn A. Slaton
Signature of certifying official

12-18-97
Date

Arkansas Historic Preservation Program
State or Federal agency and bureau

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

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): _____

Edson H. Beall 2.5.99

Signature of Keeper Date
Of action

Gann Row Historic District
Name of Property

Saline County, Arkansas
County and State

6. Function or Use

Historic: Domestic Sub: Single Dwelling

Current : Domestic Sub: Single Dwelling

7. Description

Architectural Classification:

Craftsman
Folk Victorian

Materials: foundation Concrete roof Composition Shingle
walls Frame other _____

Describe present and historic physical appearance:

The Gann Row Historic District in Benton, Saline County is a square city block of thirteen structures surrounding a central green space. Construction dates range from 1880 to 1924. The buildings, all residential, are located three blocks south of Benton's downtown area. Eight of the buildings are small Craftsman bungalows, one is a two-story garage that was converted into apartments and moved from a location one block away on Smith Street, and one is a small Folk Victorian with a wrap-around porch. Three of the buildings facing Main Street are 1880 Folk Victorians with Craftsman porches applied to the front facades. The district is bounded on the north by West Maple Street, on the east by South Main Street, on the south by West Pine Street and on the west by South Market Street. All structures are considered contributing.

Architectural Survey

The Gann Row Historic District, is a block of unassuming residences, the bulk of which were rental properties from the time of construction. This collection of structures represents modest housing stock for the working class people of Benton, covering a construction span of 1880 to 1924. Three of the earliest buildings dating from the 1880s, 411, 415 and 417 S. Main Street, were altered with the application of horizontal weatherboard siding over the original board and batten and the addition of full front porches at an unknown date.

Craftsman

Craftsman is the predominant style of this small district. Eight of the eleven houses are constructed in the rectangular bungalow style. 402, 406 and 410 (SA0077, SA0078 and SA0079) S. Market Street all present similar facades and were built in 1924 by the same local workman, whose name is unknown. All

are rectangular weatherboard structures with full front gabled porches. A span of stick work fills the pediment of each porch above a single double-hung window, single-leaf front door and a ribbon of three double-hung windows. The porch posts are the only variation in style on these three buildings. 418 S. Market (SA0081), also constructed by the same workman, has a smaller front porch with stick work span, covering only half of the front facade and the main roof has a small hip on gable. Fenestration consists of two single double-hung windows on the front elevation.

414 S. Market Street, (SA0080) differs from the surrounding homes on its street with a different porch and window configuration. A ribbon of three double-hung windows dominates the front facade while a small side porch leads to the single-leaf front door. An unusual architrave of bead board and half-timbering surrounds the porch overhang.

424 S. Market Street (SA0082) has a gabled front porch covering half of the front elevation. While similar to the first three houses to the north of this street, it is slightly larger and has an enclosed pediment on its front porch. The window arrangement consists of a pair of double-hung windows on a gable front-facing wing and two single windows on either side of the front door under the porch.

421 S. Main Street (SA0083) was moved to its current lot in 1998 from 804 Military Road in Benton. This house echoes the bungalows with stick work porches on S. Market Street. It shares window arrangements and bracketing with the Market Street homes as well and was probably executed by the same builder in 1924.

112 W. Maple Street (SA0088) is another example of the Craftsman style that seems to share the same builder. Trademark decorative stick work is seen again in the full front porch of this rectangular building clad in stucco. Its simple front facade is fenestrated with two single windows beside a front door and window at the west corner.

106 W. Maple (SA0089) was also moved in 1998. This two-story building was relocated from 112 Smith Street in Benton. Constructed in 1920 as a garage for the never completed home of C.D. "Bullet" Hyten, it was turned into apartments in the 1930s. The current owner plans to continue its rental residential use.

Folk Victorian

These homes are the oldest in the district, dating from 1880 to 1890. 417, 415 and 411 S. Main Street (SA0084, SA0085 and SA0086) were altered in the 1920s with the addition of full gabled front porches and horizontal siding over the original board and batten cladding, remnants of which can be seen on the rear of 415 S. Main Street. The windows were probably changed at this time also. These three homes have rectangular floor plans with front facing gable roofs. The front gables of each above the porches are covered in wooden shingles. 417 and 415 have fish scale shingles and are embellished with decorative circular designs containing a cross pattern. 411 has diamond shingles and no decorative design. Porch foundations are composed of small uncoursed rubble stone. Supports and balustrades are square two-by-fours.

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104 West Maple Street (SA0087) is a slightly larger, more complicated example of the Folk Victorian style than the three on S. Main. This home features a wraparound porch and a hipped roof with side gabled wing. The gable end on the east is decorated with triangular strips of wood above a louver. Another small side porch extends past the gable to the rear of the home.

8. Statement of Significance

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

Applicable National Register Criteria: C

Criteria Considerations (Exceptions): N/A

Areas of Significance: Architecture

Period(s) of Significance: 1880-1924

Significant Dates: 1880-1924

Significant Person(s): N/A

Cultural Affiliation: N/A

Architect/Builder: N/A

State significance of property, and justify criteria, criteria considerations, and areas and period of significance noted above:

The Gann Row Historic District is historically significant to the city of Benton as an early example of a middle class rental residential enclave established by Dr. Dewell Gann, Sr., organizer of the first Saline County Medical Society. The district consists of modest homes assembled for the middle and working classes of Benton. The bulk of the Craftsman residences in the district are simple rectangular floor plans with minimal embellishments. The four earliest homes on S. Main Street and West Maple display such Folk Victorian elements as shingled gable ends and wraparound porches. The Gann Row Historic District is being nominated to the National Register of Historic Places under Criterion C with local significance for its portrayal of the Folk Victorian and Craftsman architectural styles of the 1880s and 1920s.

Historical Background

The first settler within the present day Saline County boundaries was William Lockhart, who traveled from North Carolina in 1815. Lockhart had traversed the Missouri Trail, (later called Military Road) past Little Rock toward Texas. He established his home at the point where the Trail crossed the Saline River. The county of Saline was known in 1835 as Saline Township in part of Pulaski County. In that year the township was divided into four townships- Saline (encompassing the area of Benton), Fourche, Davis and Brazil. The county of Saline was created in 1836 and Benton was selected as county seat, being nearer to the center of the county. It was also situated on prominent routes such as Saline Crossing and the main highway to Washington in Hempstead County from Little Rock.

Commerce in Saline County took an upturn in 1825 with the establishment of a watermill about ten miles northwest of Benton by Samuel Williams. This eased life for the early settlers somewhat as they did not have to travel to Little Rock twenty-five miles away in order to obtain ground corn. Another of the county's earliest industries was pottery plants. By 1873 there were seven pottery factories exporting their goods and the railroad arrived in 1871. Salt mines and planing mills began to develop in the area as well. The William Farrell Lumber Company, one of many established in the county, was incorporated by 1882.

The town of Benton in Saline County is thought to have evolved around 1834 with the establishment of a store in the residence of Joshua Smith. An order of incorporation for Benton was granted in 1839 and eighty acres were laid off for the town. Before the Civil War twenty acres were added to the north in an area called North Benton. In 1853 twenty acres were added to the south and in 1870, 160 acres were added to the west. By 1889 the population in Benton numbered 900.

1889 was the year Dr. Dewell Gann, Sr., moved to Arkansas. By 1890 he had settled in Benton and opened an office. It was in that year that he bought the first lot in Block 36 of the Original Town of Benton from a Tinnie Carter. Dr. Gann was a charter member of the Woodmen of the World. In 1903 he organized the Saline County Medical Society and served as secretary. He encouraged the completion of the Lott Railroad to Hot Springs and was made chief surgeon of that road. The Doctor was also surgeon for C.R.I. & P. Railroad at Bauxite and the Missouri Pacific Railroad. Manufacturing industries such as Norton & Wheeler Stave Company, Parker Stave Company and Gaiser Lumber Company also retained his services as surgeon.

By 1929 Dr. Gann owned all of Block 36 and had built all of the houses on Market Street. The town of Benton was growing and several businesses and industries had been established around the courthouse, a few blocks north of the Gann Row Historic District. These Craftsman residences constructed by Dr. Gann, and the existing Folk Victorian cottages, served as home to the growing middle classes employed at Niloak and Eagle Pottery, and Owosso Manufacturing, as well as at the local lumber mills, furniture factories and the State Hospital for Nervous Diseases at Benton. This area of Benton can still be considered home to the middle class. The district is surrounded by moderate housing to the south, east and west and is bounded on the north by Benton's historic downtown. The majority of the houses on Block 36 are owned by the same person who has plans to continue their historic use as rental residential properties.

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Architectural Significance

The Gann Row Historic District consists of modest residences constructed for the working class of Benton. Dr. Dewell Gann, Sr., purchased the lots in Block 36 beginning in 1890. At that time there were four Folk Victorian houses constructed between 1880 and 1890 extant. These homes underwent Craftsman renovations by Dr. Gann in the 1920s, when he built the remainder of the houses on Market and Maple Streets. All thirteen structures are considered contributing to the district. The Gann Row Historic District is being nominated to the National Register of Historic Places under Criterion C with local significance as a microcosm of intact late nineteenth and early twentieth century rental residential stock for middle class workers of Benton. This district's character is important in the face of Benton's rapid transformation to a bedroom community for Little Rock, and the changing architectural styles being introduced into growing subdivisions and strip malls.

9. Major Bibliographical References

Information submitted by Senator Doyle Webb, Benton. June, 1998.

Documentation currently on file at offices of AHPP.

Benton Courier. (Benton) Centennial Edition. March 25, 1937.

Lucas, Reverend Silas Emmett, Jr. *The Goodspeed Biographical and Historical Memoirs of Central Arkansas*. Goodspeed Publishing Company, Chicago, Nashville and St. Louis, 1889.

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: _____

Gann Row Historic District
Name of Property

Saline County, Arkansas
County and State

10. Geographical Data

Acreage of Property: Approximately two acres.

UTM References: Zone Easting Northing Zone Easting Northing

A	<u>15</u>	<u>537780</u>	<u>3824110</u>	B	<u>15</u>	<u>537880</u>	<u>3824110</u>
C	<u>15</u>	<u>537870</u>	<u>3824010</u>	D	<u>15</u>	<u>537780</u>	<u>3824010</u>

Verbal Boundary Description:

Beginning at the Northwest corner of said Block 36 of the Original Town of Benton, Arkansas, and run thence North for 17 feet; thence South 89 deg. 39 min. East for 300 feet to a point that is 7 feet North of the Northeast corner of said Block 36, this point being on the West line of Main Street; run thence South 00 deg. 41 min. East and along the East line of said Block 36 for 314 feet to a point that is 7 feet South of the Southeast corner of said Block 36; run thence South 88 deg. 27 min. West, parallel with the South line of said Block 36 for 152.8 feet to the Southeast corner of property conveyed to Larry M. Gitlin and L. Gayle Gitlin, husband and wife in Warranty Deed dated September 25, 1985 and filed for record in Saline County Deed Record Book 277 at Page 529; run thence North 00 deg. 00 min. West for 151.1 feet to a point on the West line of said Block 36 that is 193 feet South of the point of beginning; run thence North 00 deg. 00 min. East, along the west line of said Block 36 for 193 feet to the point of beginning.

Boundary Justification:

This boundary includes all of the property on Block 36 of the Original Town of Benton, Arkansas.

11. Form Prepared By

Name/Title: Holly Hope/Survey Historian

Organization: Arkansas Historic Preservation Program Date: 08/10/98

Street & Number: 1500 Tower Bldg., 323 Center St. Telephone: (501) 324-9880

City or Town: Little Rock

State: AR ZIP: 72201

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Gan Row Historic District
NAME:

MULTIPLE
NAME:

STATE & COUNTY: ARKANSAS, Saline

DATE RECEIVED: 1/08/99 DATE OF PENDING LIST: 1/20/99
DATE OF 16TH DAY: 2/05/99 DATE OF 45TH DAY: 2/22/99
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 99000106

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

☒ ACCEPT ☐ RETURN ☐ REJECT 2.5.99 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in the
National Register

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N



Gann Row Historic District

Benton, Saline Co

Holly Hope

August 10, 1998

Negative on first AHP

View of Maple St from east



Grand Row Historic District

Benton, Saline Co

Holly Hope

August 10, 1998

Negative on file at AHPP

View of Courtyard from North



Gann Row Historic District

Benton, Saline Co

Holly Hope

August 10, 1998

Negative on file at AHAP

View of Pine Street from west



Gann Row Historic District

Benton, Saline Co

Holly Hope

August 10, 1998

View of Main Street from South



Gann Row Historic District

Benton, Saline Co

Holly Hope

August 10, 1998

Negative on file at AHPP

view of Courtyard from south



SENN Row Historic District

Benton, Saline Co

Holly Hope

August 10, 1998

Negative on file at AHP

View of Market St from South



Gann Row Historic District
Benton, Saline Co

Holly Hope

August 10, 1998

Negative on file at AHP

view of Pine Street from west



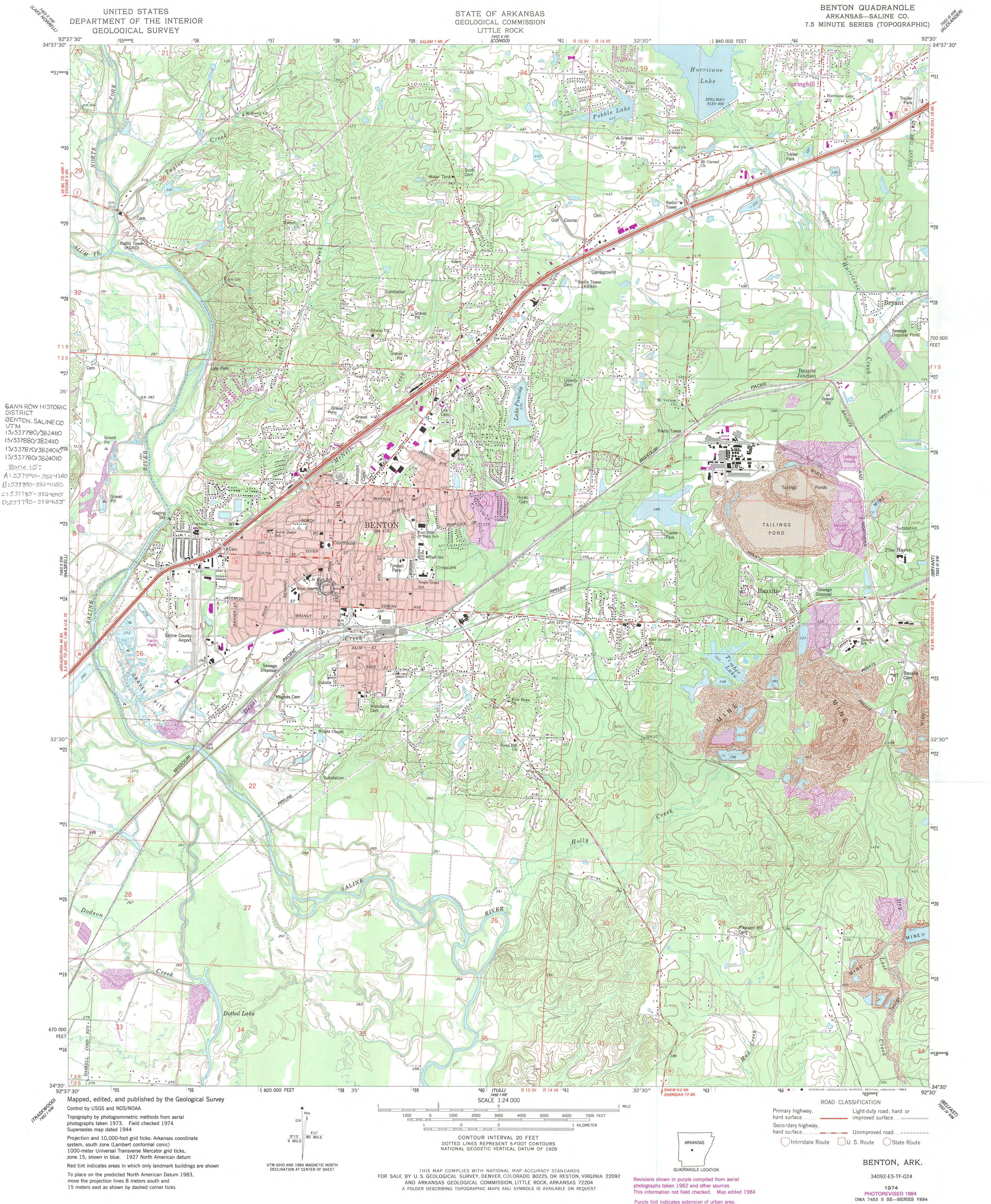
Grand Row Historic District, Benton, Saline Co

Holly Hope

August 10, 1998

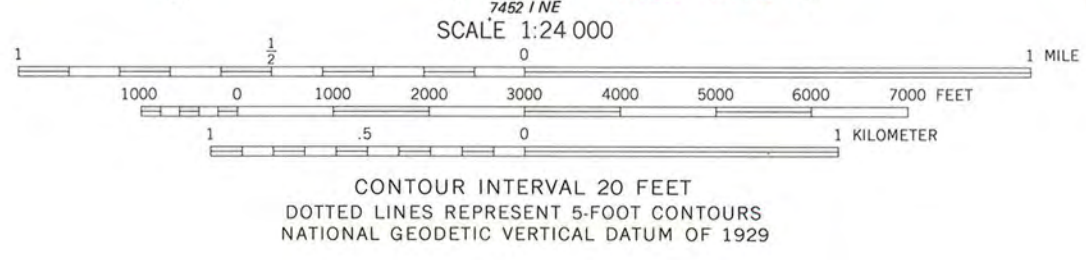
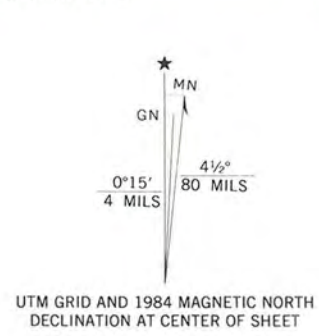
Negative on film at AHPP

View of Craftsman Home, S. Market Street



GANN ROW HISTORIC DISTRICT
BENTON, SALINE CO
UTM
15/537780/382410
15/537880/382410
15/537870/382400
15/537780/382400
Zone 15
A: 537890-3824160
B: 537890-3824050
C: 537785-3824045
D: 537790-3824155

Mapped, edited, and published by the Geological Survey
Control by USGS and NOS/NOAA
Topography by photogrammetric methods from aerial photographs taken 1973. Field checked 1974
Supersedes map dated 1944
Projection and 10,000-foot grid ticks: Arkansas coordinate system, south zone (Lambert conformal conic)
1000-meter Universal Transverse Mercator grid ticks, zone 15, shown in blue. 1927 North American datum
Red tint indicates areas in which only landmark buildings are shown
To place on the predicted North American Datum 1983, move the projection lines 8 meters south and 15 meters east as shown by dashed corner ticks



ROAD CLASSIFICATION	
Primary highway, hard surface	Light-duty road, hard or improved surface
Secondary highway, hard surface	Unimproved road
Interstate Route	U. S. Route
	State Route

BENTON, ARK.
34092-E5-TF-024
1974
PHOTOREVISED 1984
DMA 7453 II SE-SERIES V884

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
AND ARKANSAS GEOLOGICAL COMMISSION, LITTLE ROCK, ARKANSAS 72204
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

Revisions shown in purple compiled from aerial photographs taken 1982 and other sources
This information not field checked. Map edited 1984
Purple tint indicates extension of urban area.

GANN ROW HISTORIC DISTRICT

WEST MAPLE STREET

S. MARKET STREET

402 ☺	116?	112?	104 ☺
406 ☺			411 ☺
410 ☺			415 ☺
414 ?			417 ☺
418 ☺			421 ☺
424 ☺			

S. MAIN STREET

WEST PINE STREET



NORTH



= CONTRIBUTING

OK
C.



ARKANSAS
HISTORIC
PRESERVATION
PROGRAM

December 21, 1998

Carol D. Shull
Chief of Registration
United State Department of the Interior
National Register of Historic Places
National Park Service
800 North Capitol Street, Suite 250
Washington, D.C. 20002

RE: Gann Row Historic District - Benton, Saline County.

Dear Carol:

We are enclosing for your review the nomination of the above referenced property. The Arkansas Historic Preservation Program has complied with all applicable nominating procedures and notification requirements in the nomination process.

Thank you for your consideration in this matter.

Sincerely,

Cathy Buford Slater
State Historic Preservation Officer

CBS:br

Enclosures

