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United States Department of the Interior
National Park Service

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National Register of Historic Places
Registration Form

NATIONAL
REGISTER

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 BENEDICT HOUSE

other names/site number 045-3010-0400

2. Location

street & number 923 TENNESSEE STREET

not for publication

city, town LAWRENCE

vicinity

state KANSAS

code KS

county DOUGLAS

code 045

zip code 66044

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

1

1 buildings

_____ sites

_____ structures

_____ objects

1

1 Total

Name of related multiple property listing:

N/A

Number of contributing resources previously

listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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. See continuation sheet.

Ramon Paulis STATE HISTORIC PRESERVATION OFFICER

DECEMBER 5, 1991

Signature of certifying official

Date

KANSAS STATE HISTORICAL SOCIETY

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:)

Entered in the
National Register

Alvin Byers

1/22/92

Signature of the Keeper

Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)
DOMESTIC: SINGLE DWELLING

Current Functions (enter categories from instructions)
DOMESTIC: MULTIPLE DWELLING

7. Description

Architectural Classification
(enter categories from instructions)LATE VICTORIAN: STICK/EASTLAKE

Materials (enter categories from instructions)

foundation CONCRETE
walls WOOD:WEATHERBOARD: SHINGLE
METAL: ALUMINUM
roof ASPHALT
other

Describe present and historic physical appearance.

The Benedict House (c. 1869-1890, 1989-1990) is located at 923 Tennessee Street in Lawrence, Douglas County, Kansas (pop. 52,738). The Benedict House is an example of a vernacular, Stick style cottage, achieving its Stick style appearance between 1882 and 1890. The house is composed of two units, the c. 1869-1890 cross-gabled, frame and shingled section is the most visually prominent from Tennessee Street. The c. 1989-1990 cross-gabled, metal clad, frame section is attached to the rear of the older section. Both units sit on a new concrete foundation.

The building maintains an eastern facade orientation, with overall measurements of 75 feet from east to west and 70 feet from north to south. The original frame building measures 45 feet from east to west and 40 feet from north to south. The new metal clad, addition measures 30 feet from east to west and 30 feet from north to south. Both section have an irregular rectangular form.

The Benedict House was constructed in seven stages between c. 1869 and 1927, with its main character defining elements dating from c. 1869-1890. The rehabilitation project removed most additions to the house dating after c. 1891. The original frame house exhibits the cross-gabled roof, decorated gable trusses, overhanging eaves, varied patterns of wood siding and shingles, and one-story porch characteristic of the Stick style. The metal clad addition maintains the form and massing of the original house, while achieving a modern appearance.

The major additions to the Benedict House were made between 1874 and 1927. A one-story kitchen to the rear of the original one-and-a-half-story, gable roofed, four room house in c. 1874. In 1882 a one-and-a-half-story addition was made to the front of the original house, changing the roof orientation from north to south to east to west. It was at this time that the house was redefined in the Stick style fashion. In 1890 a one-and-a-half-story foyer was added to the north side of the original house, completing the major additions to the house which were retained in the rehabilitation project. The house was expanded to the rear at two later times, almost doubling its size, but these additions were not retained in the rehabilitation project.

See continuation sheet

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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) A B C D E F G

Areas of Significance (enter categories from instructions)

ARCHITECTURE

SOCIAL HISTORY

Period of Significance

1869-1890

1869-1890

Significant Dates

1869, 1882, 1890

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

BELL, JAMES A.- Builder

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Benedict House (c. 1869-1890, 1989-1990) is being nominated to the National Register under criteria A and C for its historical association with the growth and development of Lawrence and for its architectural significance as an example of a vernacular, Stick style cottage. The nominated property maintains a moderately high degree of architectural integrity and a very high degree of structural integrity.

The Benedict House is being nominated to the National Register to fulfill the requirements of the certified rehabilitation project which resulted in the rehabilitation of the front of the house, the demolition of the rear of the house, the construction of a large addition to the rear of the house, and the construction of two separate cottages on the lot south of the house. The project was reviewed and approved by the Kansas State Historic Preservation Office and the Denver Regional Office of the National Park Service for compliance with the Secretary of the Interior's Standards for Rehabilitation.

The Benedict House and Cottages project was completed in August, 1990. The National Register nomination for the Benedict House will nominate the original frame house and its metal clad addition, but not the two metal clad cottages. The metal clad addition to the Benedict House is a non-contributing element, as it dates from 1990, but the addition has been approved by the National Park Service for meeting the Secretary of the Interior's Standards for Rehabilitation.

The 900 Block of Tennessee Street where the Benedict House is located was contained in the original townsite of Lawrence, platted in 1854. The block contained twenty-four lots; eight houses stood on the block in 1869, twelve houses stood on the block in 1873 through 1880, seventeen houses stood on the block in 1905, and

See continuation sheet

9. Major Bibliographical References

SEE CONTINUATION SHEET.

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:
KANSAS STATE HISTORICAL SOCIETY

10. Geographical Data

Acreeage of property LESS THAN ONE ACRE

UTM References

A

1	5	3	0	5	9	5	0	4	3	1	5	2	4	0
Zone				Easting				Northing						

C

Zone				Easting				Northing						

B

Zone				Easting				Northing						

D

Zone				Easting				Northing						

See continuation sheet

Verbal Boundary Description

THE NOMINATED PROPERTY IS LOCATED ON TENNESSEE STREETS, LOTS 107 and 109, LAWRENCE. THE PROPERTY IS BOUNDED TO THE EAST BY TENNESSEE STREET AND TO THE NORTH, SOUTH, AND WEST BY ADJACENT PROPERTY LINES.

See continuation sheet

Boundary Justification

THE NOMINATED PROPERTY CONTAINS ALL SIGNIFICANT PROPERTY HISTORICALLY ASSOCIATED WITH THE PROPERTY.

See continuation sheet

11. Form Prepared By

name/title MARTHA HAGEDORN-KRASS, ARCHITECTURAL HISTORIAN

organization KANSAS STATE HISTORICAL SOCIETY date DECEMBER 5, 1991

street & number 120 WEST 10th telephone 913-296-5264

city or town TOPEKA state KANSAS zip code 66612

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nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

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Significant Dates

1869, 1882, 1890

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

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The Benedict House is being nominated to the National Register to fulfill the requirements of the certified rehabilitation project which resulted in the rehabilitation of the front of the house, the demolition of the rear of the house, the construction of a large addition to the rear of the house, and the construction of two separate cottages on the lot south of the house. The project was reviewed and approved by the Kansas State Historic Preservation Office and the Denver Regional Office of the National Park Service for compliance with the Secretary of the Interior's Standards for Rehabilitation.

The Benedict House and Cottages project was completed in August, 1990. The National Register nomination for the Benedict House will nominate the original frame house and its metal clad addition, but not the two metal clad cottages. The metal clad addition to the Benedict House is a non-contributing element, as it dates from 1990, but the addition has been approved by the National Park Service for meeting the Secretary of the Interior's Standards for Rehabilitation.

The 900 Block of Tennessee Street where the Benedict House is located was contained in the original townsite of Lawrence, platted in 1854. The block contained twenty-four lots; eight houses stood on the block in 1869, twelve houses stood on the block in 1873 through 1880, seventeen houses stood on the block in 1905, and

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"The exterior walls are clad in horizontal wood siding in a variety of profiles and breadths, and wood shingles of a variety of butt contours. Windows are of several designs, the most common being the 1/1 double hung, clear glass window. All doors, window sash, siding materials and ornamentation is of wood." (Caviness, 1987)

"The interior of the of the house is laid out in a set-back, side-entry plan, with the first-floor rooms lined up in two irregular, rows from front to back All interior woodwork, including doors and floors, is of pine. Most interior doors are of the four-panel hinged type Casings and mouldings and baseboards differ from room to room, as might be expected in an accretive house The main stairway in the foyer is an ornamental, two-flight, right-angle staircase of pine with a balustrade of interlocking turned and square members, ornate newel posts, and a beveled-panelled wall around the enclosure underneath, containing the cellar stair The parlour mantel is of marbleized iron in a heavy but restrained Victorian style, with a hearth of encaustic tiles." (Caviness, 1987)

There were changes made to the original house during the rehabilitation project, especially in the interior of the house, but the major character defining features were retained. The Benedict House was essentially divided in half, creating a north apartment and a south apartment. The north apartment contains the 1890 addition and the main staircase. The south apartment contains the box staircase from the c. 1869 construction period and the iron mantle. The connection to the metal clad section is made by extending the main staircase at its landing, allowing for a sensitive transition from old to new.

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The Benedict House was part of a certified rehabilitation project which resulted in the rehabilitation of the front of the house, the demolition of the rear of the house, the construction of a large addition to the rear of the house, and the construction of two separate cottages on the lot south of the house. The project was

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reviewed and approved by the Kansas State Historic Preservation Office and the Denver Regional Office of the National Park Service for compliance with the Secretary of the Interior's Standards for Rehabilitation and was completed in August, 1990. The Benedict House and its cottages are rented as apartments.

Until the 1960s the Oread neighborhood in which the Benedict House is contained was comprised of single family, residential housing. Over the past thirty years a transition to high density residential housing that serves the university student community has occurred.

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twenty houses stood on the block in 1912. The Benedict House is shown in a 1880s bird's eye view of Lawrence as it appeared after the 1882 remodelling. The view includes most of 900 block of Tennessee Street and looks beyond to Massachusetts Street and the city's commercial district.

Tennessee Street proved to be a desirable residential location, situated between the town's commercial district and the University of Kansas (est. 1866). Historically, the 900 block of Tennessee Street was home to business people who made their living in downtown Lawrence. Until the 1960s the neighborhood was comprised of single family, residential housing. Over the past thirty years a transition to high density residential housing that serves the university student community has occurred. The 900 block of Tennessee Street is included in the northern tip of the Oread neighborhood.

The Benedict House is an example of a vernacular, Stick style cottage, achieving its Stick style appearance between 1882 and 1890. The house was constructed in seven stages between c. 1869 and 1927, with its main character defining elements dating from c. 1869-1890. The rehabilitation project removed most additions to the house dating after c. 1891. The house represents an evolutionary construction spanning thirty years and is vernacular because of its additive construction. The house exhibits the cross-gabled roof, decorated gable trusses, overhanging eaves, varied patterns of wood siding and shingles, and one-story porch characteristic of the Stick style.

McAlester writes of the Stick style that it is "defined primarily by decorative detailing- the characteristic multi-textured wall surfaces and roof trusses whose stickwork faintly mimics the exposed structural members of Medieval half-timbered houses. Varied patterns of wood siding and shingles are applied in the square and triangular spaces created by the stickwork. This detailing was applied to a variety of mid-19th century house shapes; most show one-story porches, either entry or full width." (McAlester, 1984, p. 255)

"The Stick style is a transitional style which links the preceding Gothic Revival with the subsequent Queen Anne; all three styles are free adaptation of Medieval English building traditions. Unlike the Gothic Revival houses, the Stick style stressed the wall surface itself as a decorative element rather than merely as a

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plane with the principal decorative detailing applied at the doors, windows, or cornices. The later polychromed subtype of the Gothic Revival, like the Stick style, emphasized patterned wall surfaces, but was executed in masonry, rather than wood. Because of this emphasis, the Stick style is considered by some authorities to be simply the wooden version of the polychromed or High Victorian Gothic. The emphasis on patterned wood walls seen in the Stick style was still further developed in the succeeding Queen Anne style." (McAlester, 1984, p. 256)

"The Stick style grew from the Picturesque Gothic ideals of Andrew Jackson Downing and flourished in house pattern books of the 1860s and '70s. Although its proponents lauded the structural honesty of the style, the visible stickwork, unlike true half-timbering, was merely applied decoration with no structural relation to the underlying balloon-frame construction. During the 1880s the style was rapidly replaced by the closely related Queen Anne movement, which was to become far more influential and widespread." (McAlester, 1984, p. 256)

James A. Bell, a carpenter, began construction on the Benedict House in c. 1869, building a frame, one-and-a-half-story, gable roofed, four room house with a box staircase. Bell purchased Lot 107 on Tennessee Street, the north half of the site where the Benedict House stands, from Uriah Hill in 1869, and later purchased Lot 109 on Tennessee Street, the south half of the site where the cottages stand, from James Chadwick. Bell also purchased the Lot 105 Tennessee Street, and in 1873 owned two houses on that lot.

Bell sold the house to W. H. Fanning in 1872, Fanning sold the property to Joseph Beal in 1873, Beal in turn sold the property to Sarah A. Benedict in 1874. However, an 1873 plat map for this part of Lawrence shows that Lots 107 and 109 were owned by E. H. Bennedict (sic). The property remained in the Benedict family until 1935.

While property records show that Sarah A. Benedict purchased Lots 107 and 109 on Tennessee and the property that they contained in 1874, little else to associate the property with her can be found. Lawrence city directories associate Frank Benedict (1837-1930) with the property from 1875 until his death in 1930. Frank was presumably Sarah's son or grandson. He lived in the house with T. Benedict, William Benedict, H. F. Benedict, and Warwick Benedict between 1875 and 1896. These men may have been his brothers or his

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cousins, all of the men were either insurance salesmen or traveling salesmen. Frank was an insurance agent for the Niagara Fire Insurance Company.

Frank's wife Nelle is first listed in the 1898 Lawrence city directory. Frank and Nelle Benedict had three children: Marion, Frank, and Maurice. Nelle is last listed in 1933 Lawrence city directory.

The major additions to the Benedict House were made during the residency of the Benedict family between 1874 and 1927. The family added a one-story kitchen to the rear of the original house in c. 1874. In 1882 a one-and-a-half-story addition was made to the front of the original house, changing the roof orientation from north to south to east to west. It was at this time that the house was redefined in the Stick style fashion. In 1890 a one-and-a-half-story foyer was added to the north side of the original house, completing the major additions to the house which were retained in the rehabilitation project. The house was expanded to the rear at two later times, almost doubling its size, but these additions were not retained in the rehabilitation project.

Esther Ragle purchased the property in the mid-1930s and lived there until her death in 1977. The property became a rental for ten years. It was purchased by the Lawrence Preservation Alliance (LPA) in 1987 after a local developer expressed plans to raze the property and build high density apartments in its place. The LPA, a private investor, a local bank, the City of Lawrence, and the National Trust for Historic Preservation worked together in the planning and financing for the three year project which resulted in the rehabilitation of the Benedict House.

Of Oread Lawrence resident Oliver Finney wrote in 1987 that, "There are virtually no forces encouraging renovation of houses in the neighborhood. When zoning places value on property for its development potential as apartments, houses will not survive indefinitely.... A rezoning effort.... will not happen unless there is a consensus that Oread neighborhood possess(es) valuable architectural resources that should be preserved." (Kansas Preservation, July-August 1987, p.5)

The Benedict House has been an element of this block of Tennessee Street for over one hundred years. Strong community support for the preservation of the Benedict House has been demonstrated by

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the certified rehabilitation project. While the house and its immediate surroundings have changed because of the project, the original house does retain enough architectural integrity to be eligible for the National Register. The Benedict House and its cottages are rented as apartments.

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Caviness, Paul O. "Frank and Nelle Benedict House." (National Register nomination draft, 1987).

McAlester, Virginia and Lee. A Field Guide to American Houses. (New York: Knopf, 1984).

Finney, Oliver. "Revolving Fund Continues to Operate in Lawrence." Kansas Preservation, V. IX, No. 5, July-August, 1987.