

DEC 12 2008

NAT. REGISTER OF HISTORIC PLACES  
NATIONAL PARK SERVICE

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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 10-9000a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

Historic name Beckett, Charles K., House

Other name/site number \_\_\_\_\_

2. Location

Street & number 210 West Main  not for publication

City or town Sterling  vicinity

State Kansas Code KS County Rice Code 159 Zip code 67579

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.)

*Patrick Zollner*

12-8-08

Patrick Zollner, Deputy State Historic Preservation Officer

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 for additional Comments.)

Signature of commenting 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:)

Signature of the Keeper

Date of Action

*Jonda McMillard*

1/16/09

Beckett, Charles K., House  
Name of Property

Rice County, Kansas  
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            |                 | buildings  |
|              |                 | sites      |
|              |                 | structures |
|              |                 | objects    |
| 1            |                 | total      |

**Name of related multiple property listing**  
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

**Number of contributing resources previously listed in the National Register**

0

**6. Function or Use**

**Historic Functions**  
(Enter Categories from instructions)

DOMESTIC: Single Dwelling

**Current Functions**  
(Enter categories from instructions)

DOMESTIC: Single Dwelling

**7. Description**

**Architectural Classification**  
(Enter categories from instructions)

VICTORIAN: Italianate; Second Empire

**Materials**  
(Enter categories from instructions)

Foundation: CONCRETE  
Walls: WOOD: Clapboard; Shingles

Roof: METAL: Steel

Other:

**Narrative Description**

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

Beckett, Charles K., House  
Name of Property

Rice County, Kansas  
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)

- 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 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.)

### Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

### Period of Significance

1884-1912

### Significant Dates

1884; c. 1912

### Significant Person

(Complete if Criterion B is marked above)

N/A

### Cultural Affiliation

N/A

### Architect/Builder

UNKNOWN

## 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 # \_\_\_\_\_

### Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

Kansas State Historical Society

Beckett, Charles K., House  
Name of Property

Rice County, Kansas  
County and State

**10. Geographical Data**

**Acree of Property** Less than one acre

**UTM References**  
(Place additional UTM references on a continuation sheet.)

1

|      |   |         |   |   |   |   |          |   |   |   |   |   |   |   |
|------|---|---------|---|---|---|---|----------|---|---|---|---|---|---|---|
| 1    | 4 | 5       | 6 | 9 | 2 | 6 | 0        | 4 | 2 | 2 | 9 | 2 | 3 | 0 |
| Zone |   | Easting |   |   |   |   | Northing |   |   |   |   |   |   |   |

2

|      |  |         |  |  |  |  |          |  |  |  |  |  |  |  |
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|      |  |         |  |  |  |  |          |  |  |  |  |  |  |  |
| Zone |  | Easting |  |  |  |  | Northing |  |  |  |  |  |  |  |

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| Zone |  | Easting |  |  |  |  | Northing |  |  |  |  |  |  |  |

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| Zone |  | Easting |  |  |  |  | Northing |  |  |  |  |  |  |  |

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 Keith Allen Clark / owner

Organization \_\_\_\_\_ Date February 2008

Street & number 7200 E 229th Street Telephone (816) 779-6139

City or town Peculiar State MO Zip code 64078

**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 SHPO or FPO for any additional items)

**Property Owner**

Name Keith Allen Clark

Street & number 7200 E 229th Street Telephone (816) 779-6139

City or town Peculiar State MO Zip code 64078

**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

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section Number 7 Page 1

Beckett, Charles K., House  
Sterling, Rice County, Kansas

NARRATIVE DESCRIPTION

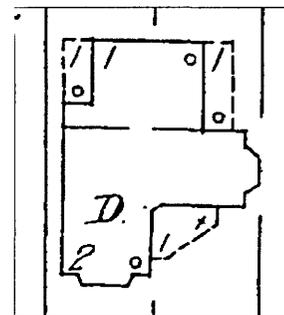
*Summary*

The Charles K. Beckett House sits at 210 West Main in Sterling, Rice County, Kansas, and was built in 1884 with several Victorian-era stylistic influences including Italianate and Second Empire. The house is located on the west edge of downtown just one block west of Kansas Highway 14/96 and roughly one block north of the railroad tracks.

The property on which the house sits is bounded on the south by Main Street, on the west and north by alleyways, and on the east by the adjacent property line. The home is situated on a wide street in the original part of town with sidewalks and concrete curbs that separate street easements and the yard. From the curb a sidewalk extends to the front porch and wraps around to the back porch. The house is an example of an early Rice County, Kansas Italianate-style dwelling with numerous character-defining elements from the roof to the porches. A concrete pad in the back yard marks the location of a former outbuilding.

*House*

The two-story house is of wood-frame construction and is organized in an L-shaped plan with a central porch. The house faces south toward Main Street and sits on a concrete block foundation made to look like rusticated stone, which it was moved to in the early 1900s. The flat roof is unusual in that it is a truncated mansard-type roof with rounded convex corners. It is made of hand-soldered steel with molded ridges that extend several feet into molded steel gutters, all one piece with the roof. The soffit beneath the wide overhanging eaves is decorated by at even intervals wood brackets, which is common among Italianate-style houses. The house is clad with its original wood siding. Two-story bay windows dominate the south and east elevations.



House footprint, 1912.

The one-story porch and front entrance are tucked within the corner of the L – where the two wings meet. Although the porch roof and form are intact, the decorative spindle work and porch posts are no longer extant. Additionally, the original entryway is intact, but it is obscured by a non-original enclosed entryway. The south-projecting wing is largely composed of a full-height, two-story bay window. The three-sided projecting bay includes four one-over-one, double-hung wood windows on each floor.

The south (principal) façade is asymmetrically composed and dominated by four sets of bay windows surrounding a large wooden porch and bay enclosed entry. The porch door is original with glass panels including ornamental door hinges. The steel roof crowns the home in a regal style with ornamental wooden brackets supporting the soffit. Windows are symmetrical around the porch, two windows on the first floor and three windows above the porch on the second floor with two sets of bay windows flanking the porch. All original frames and decorative window locks, a lot with glass of the 1880s.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section Number   7   Page   2  

**Beckett, Charles K., House  
Sterling, Rice County, Kansas**

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The west façade is asymmetrically composed of the main two-story part of the house (south side) and the back of the house that is one story facing the alley, with a brick chimney extending through the roof.

The north façade is asymmetrically composed of different levels of house with separate steel roof on lower. A door to the right side provides access into the rear of the house through an enclosed porch.

The east façade is asymmetrically composed and dominated by a covered porch with ornamental decorative wood brackets on post and rails that enters into the kitchen with two sets of extending bay windows, one on each floor.

The porch doors open into an enclosed but shallow porch with two windows and the main door with glass and engraved glass sash above. The interior maintains much of its character and woodwork. The door opens into a foyer with a hallway extending to the kitchen and stairway that leads to the second floor. The walnut rail and hand carved post go halfway up before turning 180 degrees and then climbing to the second floor.

Leaving the foyer going west into the living room with the 1880s pine flooring and walls of ten feet height it is centered by a large set of bay windows. The walls are covered in paneling and an old coal fireplace is hidden behind the wall in the corner. Traveling clockwise through wooden pocket doors you enter into the parlor with 10-inch pine baseboards. From the parlor you can enter into the bathroom or through another door into the hall. The bathroom has been changed and is not of the original plan.

Through the hallway you enter into the kitchen and see its craftsman type cabinetry on opposing walls. Two doors one to the basement and the other to a covered porch. An entryway leads you into the formal dining room with bay windows and the tall baseboards. Both the kitchen and dining room share a set of drawers and cabinets with service counter.

Upstairs begins at the stairs and hallway foyer that leads into three bedrooms with the south and east bedrooms dominated by a full set of bay windows.

The property is bordered by an alley on the west and north side. The Charles K. Beckett House is unique in its architecture and its age. The house is in need of restoration to bring it back to life.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section Number 8 Page 3

**Beckett, Charles K., House  
Sterling, Rice County, Kansas**

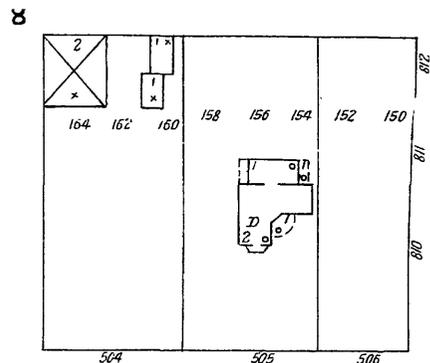
**STATEMENT OF SIGNIFICANCE**

The Charles K. Beckett House (1884) is being nominated to the National Register of Historic Places under Criterion C for its architectural significance as an example of a Victorian-era residence with several stylistic influences including Italianate and Second Empire. The stately house is the oldest home in a neighborhood dominated by early twentieth century Revival-style homes and bungalows. About 1910, the house was moved to the west approximately 100 feet to its current location. It maintains the same orientation and still faces Main Street.

*Local Context*

The town of Sterling was incorporated in 1876 and was named for one of the area’s earliest settlers - Sterling Rosan. As William Cutler compiled his *History of the State of Kansas*, which was published in 1883, Sterling was developing into a busy commercial center along the Atchison, Topeka & Santa Fe Railroad. In 1880, its population was 1,014 and in 1883, its estimated population is 1,500. Cutler reported that the “business may be summarized in the spring of 1883, as follows: three banks, two architects and builders, six grocery stores, three hardware stores, three jewelry and music stores, four dry goods stores, one furniture store, three hotels, one druggist, two shoemakers, and other artisans”... There was also an elevator, known as the Davenport Elevator, built in 1878, by Dow, Hancock & Gilman, two flourmills, a syrup factory, and a sugar factory.<sup>1</sup> By 1910 there were 2,133 residents of Sterling, which was also home to Cooper College (now Sterling College).<sup>2</sup>

In 1886, the Sterling Land and Investment Company platted the College Addition to the town of Sterling. This private corporation organized to promote the business interests of the community. According to Blackmar, one of its primary aims was “to erect a college building and a tract of 10 acres of land in the addition, which was donated for that purpose by Pliny F. Axtell, one of the early settlers.”<sup>3</sup> Cooper Hall was built in 1887 and was included in the National Register of Historic Places in 1974. To promote its interests, the company published a booklet about the town, which featured the newly erected Charles K. Beckett House.<sup>4</sup>



Beckett House in its original location.

<sup>1</sup> William G. Cutler, *History of the State of Kansas* (Chicago: Andreas’ Publishing Company, 1883). Accessible online at <http://www.kancoll.org/books/cutler/rice/rice-co-p3.html#STERLING>

<sup>2</sup> Frank Blackmar, *Kansas: A Cyclopedia of State History, vol. II* (Chicago: Standard Publishing Company, 1912), p. 763-764. Accessible online at: <http://skyways.lib.ks.us/genweb/archives/1912/>

<sup>3</sup> Blackmar, *Kansas: A Cyclopedia of State History, vol. I* (Chicago: Standard Publishing Company, 1912), p. 443-444.

<sup>4</sup> Sterling Land and Investment Company, *Sterling, Kansas: The Actual Advantages, Resources of a Grand Young Town Carefully Discussed* (n.p., 1887).

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

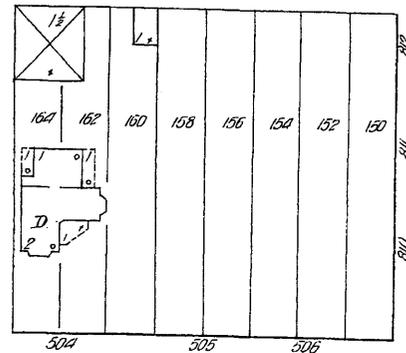
Section Number 8 Page 4

Beckett, Charles K., House  
Sterling, Rice County, Kansas

*Property History*

This two-story Victorian-era house was built in 1884 for Charles K. Beckett, and is one of the earliest extant homes in Sterling. It was built less than 10 years after the city's incorporation. Beckett, an early Sterling businessman and banker, purchased the property from George Foster and owned it for only a short period. He sold the house and property to Mr. and Mrs. Henry Swatz in October of 1887.

As noted on the 1899 Sanborn Fire Insurance Map of Sterling, the Beckett House once sat alone with outbuildings on three large lots. This is the site that is depicted in the 1887 booklet published by the Sterling Land and Investment Company. A few years later (between 1905 and 1912) owner Henry Swatz divided the property into eight smaller lots to make room for additional residential development. The Beckett House was lifted off its foundation and moved west about 100 feet to its current foundation. These changes are noted on the 1912 Sanborn Fire Insurance Map of Sterling. The house has sat on its current foundation for nearly 100 years.



1912 Sanborn Map showing the Beckett House in its new location several feet to the west.

The outbuildings noted on the Sanborn Maps are no longer extant. A concrete pad at the rear of the property is all that remains of a former outbuilding.

For many years, the house was subdivided into apartments. It is currently vacant.

*Architecture – Italianate and Second Empire<sup>5</sup>*

The Beckett House blends three popular residential styles of the 1870s and 1880s – Italianate and Second Empire. The building's form and undulating facades with bay windows, the wide overhanging eaves with decorative brackets, and tall, narrow wood windows are reflective of the Italianate style. Although unusual, the truncated mansard-type roof with rounded convex corners is reminiscent of the Second Empire style.

The Italianate and Second Empire styles began in Europe with the picturesque movement of the 1840s and were slightly re-interpreted as they gained popularity in the United States. After the American Civil War, Italianate was one of the most popular residential and commercial styles in the U. S. and remained so until the 1870s – particularly in states experiencing significant residential growth. The Second Empire

<sup>5</sup> See Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2002), 211-215; Martha Hagedorn-Krass, "Italianate Architecture Gains Popularity in 19<sup>th</sup> Century Kansas," in *Kansas Preservation* (May/June 2003), 13-14.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

**Section Number   8   Page   5**

**Beckett, Charles K., House  
Sterling, Rice County, Kansas**

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style shared many characteristics with its contemporary Italianate style including window, porch, and door details and cornice elaborations. The styles' popularity lingered in Kansas through the 1880s and eventually gave way to later Victorian-era styles like Queen Anne.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section Number 9 Page 6

Beckett, Charles K., House  
Sterling, Rice County, Kansas

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**BIBLIOGRAPHY**

- Blackmar, Frank. *Kansas: A Cyclopedia of State History, volumes I & II*. Chicago: Standard Publishing Company, 1910. Accessible online at: <http://skyways.lib.ks.us/genweb/archives/1912/>
- Cutler, William G. *The History of the State of Kansas*. Chicago: Andreas' Publishing Company, 1883. Accessible online at <http://www.kancoll.org/books/cutler/rice/rice-co-p3.html#STERLING>
- Hagedorn-Krass, Martha. "Italianate Architecture Gains Popularity in 19<sup>th</sup> Century Kansas." In *Kansas Preservation*: May/June 2003 (Kansas State Historical Society), 13-14.
- McAlester, Virginia, and Lee McAlester. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 2002.
- Sterling Land and Investment Company. *Sterling, Kansas: The Actual Advantages and Resources of a Grand Young Town Carefully and Candidly Discussed*. n.p. 1887. Reprinted by Ross W. Zimmerman Real Estate in 1972 as a Centennial Souvenir.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section Number 10 & Photos Page 7

Beckett, Charles K., House  
Sterling, Rice County, Kansas

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**VERBAL BOUNDARY DESCRIPTION**

The nominated property is located on the west half of Lot 160 and all of Lots 162 and 164 on Main Street, Sterling Original (Peace), Kansas. The property is bounded on the south by Main Street, on the west and north by alleyways, and on the east by the adjacent property line.

**BOUNDARY JUSTIFICATION**

The boundary includes the property that has been associated with the house since it was moved in the early 1900s.

**PHOTOGRAPIC INFORMATION**

Property Name: Beckett, Charles K., House  
Location: 210 West Main Street, Sterling, Rice County, KS  
Photographer: Sarah J. Martin  
Date: 1 August 2008

Photo 1: South (front) elevation, facing N  
Photo 2: South (front) elevation and west (side) elevation, facing NE  
Photo 3: Close-up of eave with brackets on south (front) elevation, facing N  
Photo 4: Close-up of foundation on west (side) elevation, facing S  
Photo 5: North (rear) elevation showing NE corner, facing S  
Photo 6: North (rear) elevation showing NW corner, facing S  
Photo 7: Interior, second floor room showing bay window on east elevation, facing E  
Photo 8: Interior, close-up of door hardware, first floor  
Photo 9: Interior, first floor parlor on building's southwest corner, facing N  
Photo 10: Interior, stairway leading to second floor, facing NW  
Photo 11: Interior, showing stairway and second floor hallway, facing SW

Beckett House  
Sterling Rice Coaks

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