

#### **IV. REGISTRATION REQUIREMENTS**

Properties within the historic context of Post-World War II Residential Architecture in Little Rock, 1945-1970+ may be eligible for listing in the National Register of Historic Places or the Arkansas Register of Historic Places. The National Register is the nation's official list of properties which possess significance in architecture, history and archeology. The National Register criteria recognize that historic resources may have associative value, design or construction value, or informational value. When evaluated within its historic context, a resource must be shown to be significant in at least one of the following areas to be considered potentially eligible for listing on the National Register:

##### **Criterion A: Events/Patterns of History**

The resource is associated with an event (or events) and/or with a pattern of events or historic trend(s) that has made a significant contribution to the history of a community, the state, or the nation; or

##### **Criterion B: Person(s)**

The person(s) associated with the resource is (are) individually significant and made demonstrated contributions to the history of a community, the state, or the nation; and the resource is associated with the person(s)'s productive life, reflecting the time period in which he or she achieved significance; or

##### **Criterion C: Design/Construction**

The resource embodies distinctive characteristics of a type, period, or method of construction; and/or the resource represents the work of a master; and/or the resource possesses high artistic value; or the resource represents a significant and distinguished entity whose components may lack individual distinction; or

##### **Criterion D: Information Potential**

The resource has yielded information important to history or prehistory; or the resource may be likely to yield information important to history or prehistory (this criterion is most commonly applied to archaeological sites).

Unlike the National Register, the Arkansas Register does not specifically preclude the nomination of commemorative properties, structures that have been moved from their original locations, and reconstructed buildings, nor does the inclusion require that eligible properties retain 51% of the historic integrity; any properties in the aforementioned categories might qualify for the State Register providing they meet at least one of the four criteria noted above. Buildings with non-historic synthetic siding may be deemed eligible for inclusion in the Arkansas State Register providing that criteria A, B, or C requirements can be satisfied. All historic places within the state listed

in or nominated to the National Register will automatically be placed in the Arkansas Register.

The following registration requirements for the post-war residential context of Little Rock are based on the National Park Service Multiple Property Documentation Form *Historic Residential Suburbs in the United States, 1830-1960*, a Model for Identifying and Evaluating the Historic Significance of Post-World War II Housing by the Transportation Research Board and various statewide studies of post-war architecture and national Register eligibility.

Evaluation is the process by which the significance of identified resources is determined within its historic context. Because age alone is insufficient grounds for historic designation, evaluation of historic resources is based on architectural, historical and/or cultural significance. As resources associated with this context are surveyed, they should be evaluated for significance and integrity and should be classified according to appropriate rating or ranking systems.

Generally speaking, a resource must be at least 50 years of age to be considered historic. The National Register of Historic Places makes exceptions for younger resources, but the exceptions are stringent and based on truly exceptional quality or importance of a resource.

Criteria for evaluation are set forth in the National Register of Historic Places guidelines (see *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*). These criteria address the significance and integrity of historic resources, including buildings, structures, sites, objects and districts.

## **Significance**

All resources associated with post-war construction in Little Rock share a common associative attribute in that they were built during the post-World War II construction boom that swept the country, state and city between 1945 and 1970. Generally speaking, for resources evaluated in association with this context, construction would have been begun after V-J Day, August 15, 1945 (the official end of the war) and would have been substantially complete by 1970.

All resources eligible for the National Register under this context will be significant under Criterion A. They are important for their direct association with an unprecedented period of growth in Little Rock's history and the post-war building boom that affected the social history and the economics of the city for decades to follow.

A number of resources may also be eligible under Criterion B. To be considered eligible in this context, the resource must be associated with the person's productive life and it must be shown that the person gained importance within his or her profession or group during the post-war period. The resource must also represent the most important property associated with the person, or be the last remaining property associated with

that person, to be considered eligible. An example of a Criterion B property in Little Rock is the Daisy Bates House, listed in the National Register and designated a National Historic Landmark for its association with a leader of the school desegregation movement.

Resources within this context that clearly embody distinctive characteristics associated with post-war construction may be considered eligible under Criterion C. Distinctive characteristics include the use of Modern architectural styles, including (but not limited to) the International Style, the Ranch Style, the Split-Level style and Mid-Century Modern style. In addition the use of modern buildings materials, such as aluminum, concrete, and glass, should be considered an important distinctive characteristic, although resources constructed with traditional building materials should not be discounted if they demonstrate the embodiment of other distinctive characteristics of the time. In addition, if a resource represents the work of a master or possesses high artistic values, it may be eligible under this criterion as outlined in the National Register guidelines.

Resources may also be eligible under Criterion D if it can be demonstrated that they have yielded or are likely to yield information important to history in the context of post-World War II construction in Little Rock. This generally applies to archeological resources.

The post-war residential study for Little Rock identified four main property types: Single-Family Dwellings; Multi-Family Dwellings . Low Rise Apartments; Multi-Family Dwellings . High Rise Apartments, and Residential Subdivisions.

### **Single-Family Dwellings**

An individual single-family dwelling must demonstrate significance beyond its date of construction in the post-war period to meet National or Arkansas Register Criteria. Contextual information should illustrate a particular aspect of post-war housing. The post-World War II period was a boom for single-family residential construction, suburbanization, and the American dream of homeownership. Between 1945 and 1970, over 30,000 housing units were built in Little Rock, and most of these were single-family homes. Home design was greatly influenced by industry standards developed by the FHA, as well as local ordinances. Consequently, there is a great deal of similarity in house design from this post-war period. To be eligible for National Register listing, single-family dwelling must possess significance in at least one of the four aspects of cultural heritage specified by Criteria A, B, C, and D of the National Register Criteria for Evaluation.

Post-war housing is a significant national trend in American domestic architecture, though mere association with this time period is not sufficient to meet National Register Criteria. Date of construction itself does not provide sufficient historical context on which to evaluate significance, even at the local level. The dwelling must illustrate a particular aspect or theme significant to postwar housing to be eligible for listing in the National

Register. While the national trend of booming construction and sales of houses provides a basic context, local influences contribute to the differentiation of eligible from ineligible neighborhoods. To distinguish relative importance among similar properties, consider:

- " Was it one of the first of its type?
- " A model that influenced other property development?
- " A design that introduced a new concept?
- " How and why is it distinctive from other examples?

**Criterion A** is more likely applied to neighborhoods or groups of houses than individual residences, as groups of houses are more likely to convey broad themes of significance. It is more challenging for a single property to demonstrate a trend or pattern of association. To be eligible, a property should demonstrate the area of significance and also retain sufficient integrity to represent the area of significance. Post-war properties that meet Criterion C: Community Planning and Development will likely be grouped within subdivisions and neighborhoods that are able to convey patterns of land use and development and are better evaluated as districts.

To demonstrate significance, individual properties should retain enough distinct characteristics to be considered a true representative of a particular type, period, or method of construction. Properties may be significant as an example of the popular architectural styles or forms from the post-war period if they display key character-defining features and if they are important within the context of the city. A comparison with similar post-war properties within the city is necessary to determine if the individual property is a distinguishable example of the type, period, or method of construction.

**Criterion B** may be applicable if the dwelling is associated with the person's productive life and it must be shown that the person gained importance within his or her profession or was influential in the city during the post-war period. The resource must also represent the most important property associated with the person, or be the last remaining property associated with that person, to be considered eligible.

**Criterion C** for architectural significance requires that a property be a notable example of its style and have a high degree of integrity. Styles and forms such as Ranch, Split-Level, Minimal Traditional and Mid-Century Modern were employed in the construction of the thousands of single-family dwellings in the city. To merit individual National or Arkansas Register eligibility, single-family dwellings should:

- " Retain original exterior materials or have replacement materials that are compatible with the original materials.
- " Retain original massing, and additions, if present, should not detract from the historic appearance.
- " Retain original door and window openings.
- " Have replacement windows, if present, with a similar sash configuration to the original windows.
- " Retain original roofline and eave overhang.
- " Display minimal alterations to the garage or carport, if attached.

Single-family dwellings should also retain the majority of the seven aspects of integrity. Integrity is the authenticity of a resource's historic identity, or its intactness of historic form and original construction materials. Integrity is essential to the resource's ability to convey its significance. Alterations, either historic or contemporary, should be examined for compatibility. There must be identifiable evidence in all or some of the seven aspects of integrity for a historic resource to be considered eligible for the National Register.

A resource must possess sufficient integrity to convey its significance within its context. Generally, a resource will possess several, and usually most, of the following aspects of integrity:

- (1) Location: Because the relationship between a resource and its historic associations is usually destroyed if the resource is moved, it is most desirable that the resource remain in its original location.
- (2) Design: As previously noted, a single-family dwelling should retain a combination of elements that conveys its original design. These elements may include the form, plan, organization of space, structural systems, technology, materials, and style. Generally, a resource should retain its overall original form and massing. Subsequent additions to resources should be set back so as to not obstruct the original form, should be of a compatible scale, and should not be on the primary façade of a building. Window replacement in single-family dwellings may be acceptable if fenestration patterns remain intact. Enlargement of window or door openings may render a dwelling ineligible if the alterations significantly change the wall-to-opening ratio. Original plans and organization of interior space should be evident, even if the use of the space has changed over time. Original surface materials should remain intact. The type, amount and style of ornamentation must reflect the original design.
- (3) Setting: The physical environment in which the dwelling exists should reflect its historic features, including topography, vegetation, simple constructed features, and the relationship between the resource and its surroundings. Natural and created landscape features should be evaluated for significance in relation to the resource.
- (4) Materials: A dwelling must retain the key materials dating from the period of its historic significance. If a resource has been rehabilitated, historic materials and significant features must be preserved.
- (5) Workmanship: A resource must retain the physical evidence of workmanship.
- (6) Feeling: A resource should retain sufficient original physical features that, when taken together, convey the dwelling's historic character. This will generally include the combination of original design, materials, workmanship, and setting. Because feeling depends on individual perceptions, its retention alone is never sufficient to support eligibility for the National Register.

- (7) Association: To retain association, the direct link between the dwelling and its association with an important historic event or person must be sufficiently intact to convey that relationship to an observer. Association, like feeling, requires the presence of original physical features that convey the resource's historic character. Because association depends on individual perceptions, its retention alone is never sufficient to support eligibility for the National Register.

A number of single-family dwellings noted for this study may be eligible for the National or Arkansas Registers for their architectural significance. In most cases these dwellings were assessed as potentially eligible based on their exterior designs. Because of the importance of interior design and integrity for dwellings of this era, more detailed analysis to determine eligibility will be required. The Julian B. Davidson House is a notable Mid-Century Modern design which was recognized for its architectural significance and listed in the National Register in 2014. In addition to this dwelling, the Pine Knoll, by E. Fay Jones, the Lugean Chilcote House, Noland Blass Jr. House and others may meet National Register eligibility depending upon overall assessments of their original designs, alterations and additions, interior designs and integrity of materials.

In addition to individual eligibility, single-family dwellings in Little Rock may also be eligible as part of a contiguous collection or grouping of resources. These may be eligible as a historic district even if the resources themselves lack sufficient individual significance. This may include the concentrations of Mid-Century Modern designs on River Oaks Circle and Coffee Pot Lane and the Swiss Chalet dwellings on Evergreen Drive.

### **Multi-Family Dwellings, Low-Rise and High-Rise Apartments**

An individual low-rise or high-rise apartment building must demonstrate significance beyond its date of construction in the post-war period to meet National Register Criteria. Contextual information should illustrate a particular aspect of post-war multi-family housing. To be eligible for National or Arkansas Register listing, multi-family dwellings must possess significance in at least one of the four aspects of cultural heritage specified by Criteria A, B, C, and D of the National Register Criteria for Evaluation.

**Criterion A** significance for low-rise and high-rise units may include their role in community planning, government programs, ethnic history or other broad patterns of historic development from this period. To be eligible, a property should demonstrate the area of significance and also retain sufficient integrity to represent the area of significance. To demonstrate significance, individual properties should retain enough distinct characteristics to be considered a true representative of a particular type, period, or method of construction. Properties may be significant as an example of the popular architectural styles or forms from the post-war period if they display key character-defining features and if they are important within the context of the city. A comparison with similar post-war properties within the city is necessary to determine if the individual property is a distinguishable example of the type, period, or method of construction.

**Criterion B** may be applicable if the property is associated with the person's productive life and it must be shown that the person gained importance within his or her profession or was influential in the city during the post-war period. The resource must also represent the most important property associated with the person, or be the last remaining property associated with that person, to be considered eligible.

**Criterion C** for architectural significance requires that low-rise or high-rise multi-family properties be a notable example of their style and have a high degree of integrity. Styles and forms such as International were employed in the construction of the multi-family dwellings in the city. To merit individual National or Arkansas Register eligibility, multi-family properties should:

- " Retain original exterior materials or have replacement materials that are compatible with the original materials.
- " Retain original massing, and additions, if present, should not detract from the historic appearance.
- " Retain original door and window openings.
- " Have replacement windows, if present, with a similar sash configuration to the original windows.
- " Retain original roofline and eave overhang.

Multi-family properties should also retain the majority of the seven aspects of integrity. Integrity is the authenticity of a resource's historic identity, or its intactness of historic form and original construction materials. Integrity is essential to the resource's ability to convey its significance. Alterations, either historic or contemporary, should be examined for compatibility. There must be identifiable evidence in all or some of the seven aspects of integrity for a historic resource to be considered eligible for the National Register.

A resource must possess sufficient integrity to convey its significance within its context. Generally, a resource will possess several, and usually most, of the following aspects of integrity:

- (1) Location: Because the relationship between a resource and its historic associations is usually destroyed if the resource is moved, it is most desirable that the resource remain in its original location.
- (2) Design: As previously noted, multi-family properties should retain a combination of elements that convey their original design. These elements may include the form, plan, organization of space, structural systems, technology, materials, and style. Generally, a resource should retain its overall original form and massing. Subsequent additions to resources should be set back so as to not obstruct the original form, should be of a compatible scale, and should not be on the primary façade of a building. Window replacement may be acceptable if fenestration patterns remain intact. Enlargement of window or door openings may render a property ineligible if the alterations significantly change the wall-to-opening ratio. Original plans and organization of interior space should be evident, even if the

use of the space has changed over time. Original surface materials should remain intact. The type, amount and style of ornamentation must reflect the original design.

- (3) Setting: The physical environment in which the property exists should reflect its historic features, including topography, vegetation, simple constructed features, and the relationship between the resource and its surroundings. Natural and created landscape features should be evaluated for significance in relation to the resource.
- (4) Materials: A property must retain the key materials dating from the period of its historic significance. If a resource has been rehabilitated, historic materials and significant features must be preserved.
- (5) Workmanship: A resource must retain the physical evidence of workmanship.
- (6) Feeling: A resource should retain sufficient original physical features that, when taken together, convey the dwelling's historic character. This will generally include the combination of original design, materials, workmanship, and setting. Because feeling depends on individual perceptions, its retention alone is never sufficient to support eligibility for the National Register.
- (7) Association: To retain association, the direct link between the property and its association with an important historic event or person must be sufficiently intact to convey that relationship to an observer. Association, like feeling, requires the presence of original physical features that convey the resource's historic character. Because association depends on individual perceptions, its retention alone is never sufficient to support eligibility for the National Register.

Several multi-family apartment buildings noted for this study may be eligible for the National or Arkansas Registers for their architectural significance. In most cases these properties were assessed as potentially eligible based on their exterior designs. Because of the importance of interior design and integrity for properties of this era, more detailed analysis to determine eligibility will be required.

Three of the city's high-rise apartment buildings constructed in the early 1970s by the Little Rock Housing Authority were listed in the National Register in 2017. The Fred W. Parris, Jesse Powell and Cumberland Towers were built to provide senior housing with funding in part from the Federal Housing Act of 1956.

## Residential Subdivisions

To be eligible for listing in the National or Arkansas Register of Historic Places, a historic residential subdivision in Little Rock shall meet the requirements based on the criteria outlined in the *Historic Residential Suburbs in the United States, 1830-1960+ Multiple Property Documentation*. Even though this study includes subdivisions built to 1970, this criterion appears to be applicable to the decade of the 1960s as well. The National Park Service has also issued a bulletin which provides contexts and criteria for the listing of subdivisions in the National Register.<sup>141</sup>

Subdivision design of the period 1945-1970 closely followed the layouts introduced by the Federal Housing Administration (FHA) in the 1930s. These subdivisions were characterized by horizontally oriented houses on wide lots arranged on curvilinear streets. The houses were characterized by the use of prefabricated construction methods and mass-produced materials, such as asbestos siding and steel casement windows. FHA requirements and the greater prosperity of the period influenced spatial layout, lot dimensions, construction materials, interior floor plan and amenities. The homes were physical manifestations of the new American lifestyle in their open plans and streamline efficiency. Thus, there is great continuity of suburban design and demographics among neighborhoods in Little Rock from this period.

To be eligible for National Register listing, a historic residential subdivision must possess significance in at least one of the four aspects of cultural heritage specified by Criteria A, B, C, and D of the National Register Criteria for Evaluation. In addition, neighborhoods less than 50 years of age must meet Criteria Consideration G by possessing exceptional importance.

Post-war housing is a significant national trend in American domestic architecture, though mere association with this time period is not sufficient to meet National Register Criteria. Date of construction itself does not provide sufficient historical context on which to evaluate significance, even at the local level. The subdivision must illustrate a particular aspect or theme significant to post-war housing to be eligible for listing in the National Register. While the national trend of booming construction and sales of houses provides a basic context, local influences contribute to the differentiation of eligible from ineligible subdivisions. To distinguish relative importance among similar subdivisions, consider:

- “ Was it one of the first of its type?
- “ A model that influenced other property development?
- “ A subdivision that introduced a new concept?
- “ How and why is it distinctive from other examples?

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<sup>141</sup> David Ames and Linda Flint McLelland. *National Register Bulletin, Historic Residential Suburbs, Guidelines for Evaluation and Documentation for the National Register of Historic Places*. (Washington, DC: Government Printing Office, 2002).

Historic residential subdivisions reflect the outward growth and development of Little Rock and they should be evaluated under Criterion A for their association with important events or patterns in city history, industry, government, education, or social reform.

**Criterion A** applies when:

- A subdivision reflects an important historic trend in the development and growth of the city.
- A subdivision represents an important event or association, such as the expansion of housing associated with wartime industries during World War II.
- A subdivision introduces conventions of community planning important in the history of suburbanization, such as zoning, deed restrictions, or subdivision regulations.
- A subdivision is associated with the heritage of social, economic, racial, or ethnic groups important in the history of the city.
- A subdivision is associated with a group of individuals, including merchants, industrialists, educators, and community leaders, important in the history and development of the city.

It is not uncommon for a subdivision to illustrate more than one area of significance under Criterion A.

**Criterion B** applies to subdivisions with direct association to one or more individuals who made important historical contributions, influencing the subdivisions historic identity and gaining considerable recognition from their work in politics, social reform, or suburban development. Subdivisions representing the work of prominent site planners, architects, or landscape architects should be evaluated under Criterion C, unless the individual resided in the subdivision during an important period of his or her career.

The following areas of significance are commonly applied to historic subdivisions important under Criterion A or B for their association with important events and persons.

Social history recognizes planning principles or the extension of the American dream of suburban life or home ownership to an increasing broad spectrum of Americans. Social History is defined in the National Register Bulletin as the history of efforts to promote the welfare of society; the history of society and the lifeways of its social groups. This area of significance may also demonstrate trends in choices of residential location and demographics. Residences developed to respond to changes in lifestyles and family needs following World War II may be eligible under Social History.

For the application of the theme of Social History, consider:

- Does the subdivision exemplify the American dream of homeownership for a distinct group of individuals?
- Does the subdivision have a model or housing type considered locally, regionally, or nationally innovative in improving living conditions?

- Was the subdivision associated with important local events that have an key role in suburban growth and development?

Ethnic Heritage recognizes the significant association of a historic neighborhood with a particular ethnic or racial group. Ethnic Heritage is defined in the National Register Bulletins as the history of persons having a common ethnic or racial identity. The significance may be seen in trends in racial, ethnic, or religious segregation through restrictive covenants, sales, or financing. When applying the theme of Ethnic Heritage, consider:

- Does the neighborhood illustrate an association with an ethnic group and a response to segregation, restrictive covenants, or other issues with financing or home ownership?

Community Planning and Development recognizes the contribution a subdivision makes to the historic growth and development of the city, for example, by providing much-needed housing to serve a local industry or by introducing a concept of community planning that influenced subsequent patterns of local or metropolitan development. This area of significance includes the influence of developers or municipalities on subdivision planning and land use, such as the introduction of an important trend that led to the growth of a locality or suburban area. Community Planning and Development as an area of significance is often interrelated with another area of significance: Social History. Both areas of significance relate to neighborhood planning principles that influence residential growth and human lifeways

For the theme of Community Planning and Development, consider:

- Is the subdivision important as an innovative or trendsetting response to community planning?
- Did an important local or metropolitan trend in subdivision development originate in the subdivision?
- Did a particular subdivision develop in response to housing shortages following World War II and introduce new planning ideas, or did it influence other developments or community planning?
- Was the subdivision associated with a particular industry during its development or was it associated with a significant local event?

Other themes of significance for subdivisions may include:

Government applies to subdivisions that reflect early or important responses to government financing, adherence to government standards, or the institution of zoning by local governments.

Transportation applies to a subdivision associated with important advances in transportation.

**Criterion C** applies when evaluating significance based on distinctive characteristics of design. Historic residential subdivisions often reflect popular national trends in design, such as FHA-recommended curvilinear plans, and popular architectural styles, housing types, and principles of landscape architecture. Criterion C is used to determine if the subdivision embodies the distinctive characteristics of a type, period, style, or method of construction; or represent the work of a master architect, landscape architect, or community planner. Even if individual houses lack distinction, as a group they may compose a neighborhood of historic significance.

Criterion C is the most likely criterion applied to individual post-war residential subdivisions. Although architect-designed and high-style examples of post-war residences may qualify as the work of a master or for high artistic value, the majority of traditional and vernacular post-war residential properties will be significant for embodying distinctive characteristics of a type, period, or method of construction. Groups of post-war properties that lack individual distinction yet represent a significant and distinguishable entity may be eligible as a historic district.

Qualifying physical characteristics, under Criterion C, may be present in the overall plan, the architectural design of dwellings and other buildings, and the landscape design of the overall subdivision or of individual homes, parks, or parkways. Significance under Criterion C requires that the features that mark distinction in planning, architecture, and landscape design remain intact and recognizable. Organization of space is a key factor in ascribing significance in community planning and landscape architecture. The original general or master plan and aerial photographs can help in the analysis of spatial organization - the relationship between design and natural topography, the arrangement of streets and house lots, the arrangement of buildings and landscape features on each lot, and the provision of common spaces, such as walkways, playgrounds, and parks. The examination of local planning and zoning records, development companies, and architectural firms can also illuminate important local patterns may, as well as draw comparisons with other suburbs in the local area from the same period of time. Significance in landscape architecture may also derive from special features such as a unified program of street lighting or tree plantings; the landscape design of yards, entrance ways, or roadways; the presence of scenic vistas; or conservation of natural features.

Homogeneity or diversity of housing types and style may be an important architectural characteristic. Information about the developer and the various architects and landscape architects involved in the design of a subdivision is important to understanding the character of a residential subdivision, ascribing design significance, and placing a suburb in a local, metropolitan, state, or national context.

Criterion C applies when:

- Collection of residential architecture is an important example of distinctive period of construction, method of construction, or the work of one or more notable architects.
- The subdivision reflects principles of design important in the history of community planning and landscape architecture, or is the work of a master landscape architect, site planner, or design firm.
- The subdivision embodies high artistic values through its overall plan or the design of entranceways, streets, homes, and community spaces.

Areas of Significance commonly applied to residential historic subdivisions eligible under Criterion C:

Community Planning and Development applies to areas reflecting important patterns of physical development, land division, or land use. As noted under Criterion A, Community Planning and Development is defined as the design or development of the physical structure of communities. The theme is also an area of significance under Criterion C. Under Criterion A, the theme emphasizes trends in development and subdivision planning, as opposed to the physical features of buildings. Post-war properties that meet Criterion C: Community Planning and Development will likely be grouped within subdivisions that are able to convey patterns of land use and development and are better evaluated as districts.

When applying Community Planning and Development under Criterion C, the following questions may assist in determining if a property or district possesses significance related to this theme:

- Does the subdivision convey historic design principles related to community development?
- Does the subdivision plan reflect important advances, established principles, or popular trends in community planning?
- Did the subdivision win an award or receive recognition from professional, trade, architectural, or housing research organizations?
- Did the subdivision introduce patterns of subdivision design, housing, financing, or building practices that became influential in the local community or regional area?

Landscape Architecture is the practical art of designing or arranging the land for human use and enjoyment. This theme applies to subdivisions when significant qualities are embodied in the overall design or plan of the suburb and the artistic design of landscape features such as paths, roadways, parks, and vegetation. Subdivisions may have significance for Landscape Architecture if they have special features that reflect design

of the period, such as tree plantings, street lighting, landscaped yards and open spaces, scenic vistas, roadways and entrances, or conservation of natural features.

Architecture is used when significant qualities are embodied in the design, style, or method of construction of buildings and structures, such as houses, garages, and community facilities. The group of properties under consideration should retain enough distinct characteristics to exemplify a particular type, period, or method of construction. Properties may be significant as examples of the popular architectural styles or forms from the post-war period if they display key character-defining features and if they are important within the context of the city. The group of properties should prevail as a distinguishable example of the type, period, or method of construction when compared with similar local post-war properties. A historic context should clearly link the subdivision to the introduction of an innovation in design or materials. Due to the large number of post-war subdivisions in Little Rock, the historic context should identify local development patterns comparing local neighborhoods to determine which are significant within the context of post-war residential architecture. A group of properties must stand out amongst other examples within the city to be considered eligible.

It is unlikely that vernacular or traditional post-war residences will be eligible for Architecture as the work of a master or for possessing high artistic value. Subdivisions, however, may have significance as the work of a noted architect who is influential in the community or region.

Engineering applies when a subdivision reflects important advances in reshaping land for residential purposes or providing utilities, such as water and electric power.

More than one area of significance may relate to historic districts under Criterion C. A subdivision that resulted from the collaborative efforts of real estate developers, architects, and landscape architects, for example, may have significance in the areas of Community Planning and Development, Architecture, and Landscape Architecture.

**Criterion D** is applied to the evaluation of significance based on the ability to yield important information. Such pre- or post-contact sites as remnant buildings and farmsteads that predate land subdivision and remain intact in parks, stream valleys, floodplain, or steep hillsides. They may provide information important to historic contexts other than suburbanization. In addition, historical archeology of home grounds may provide important information about the organization of domestic grounds, vernacular house types, gardening practices, or patterns of domestic life. When used in tandem with documentary sources, historical archeology helps define data sets and research questions important in understanding patterns of suburbanization and domestic life.

Criterion D applies when:

- A neighborhood, or portion of it, is likely to yield important information about vernacular house types, yard design, gardening practices, and patterns of domestic life.

**Criterion Consideration G** states that properties that have achieved significance within the past 50 years may qualify for National Register listing if they are an integral part of a historic district that meets the criteria or if they have exceptional importance. Because subdivisions in Little Rock were often constructed over a period of many years, it is not uncommon to encounter a subdivision where streets and utilities were laid out and home construction begun more than 50 years ago, but where construction was completed more recently. In such cases, the period of significance may be extended a reasonable length of time (e.g., five or six years) to cover the resources less than fifty years of age, provided they are consistent with the neighborhood's historic plan and character.

A case for exceptional importance (Criteria Consideration G) is required where the majority of homes and other resources are less than 50 years of age. Exceptional significance must be evaluated within Little Rock's context and may be based on highly significant aspects of local history. They should retain a high degree of historic integrity and have had a leading role in the introduction of important advances in subdivision planning or house design, or be associated with events that were highly influential or pivotal in affecting the course of history at the local, metropolitan, state, or national level. If exceptional significance is unsubstantiated, the subdivision should be reevaluated when the majority of resources achieve 50 years of age.

### **Residential Subdivision Integrity**

To be eligible for listing in the National Register, residential subdivisions in Little Rock must retain most or all of the seven aspects of integrity. The subdivision must possess historic integrity, visibly reflecting the overall physical appearance it gained during the period of historical significance. Historic integrity is the composite of seven qualities:

*Location* - A resource must be located at its original site. The historic boundaries of the subdivision should remain intact, with streets unchanged from their original arrangement in relation to structures within the subdivision. The location of the subdivision should reflect the original plat.

*Design* - A subdivision must retain the majority of its historic design elements. A subdivision should retain its historic appearance and configuration, including as relates to design and function. Post-World War II subdivisions were planned groups of homes arranged along winding streets. Sometimes the natural topography influenced the design and arrangement of infrastructure and house lots. Houses were sited in a manner that accentuated wide lots for outdoor enjoyment. Changes to the original lot size or additions to a dwelling can affect integrity of design. Small-scale additions, such

as the construction of modest porches or garages, may not detract in a major way from the historic character of individual homes and the subdivision. Large-scale additions, however, altering the spatial relationship between houses and the street generally compromises integrity of design.

*Setting* - A subdivision's historic physical setting must be intact. Post-war subdivisions in Little Rock were marketed as offering country life to single family units. These subdivisions were characterized by large lots and even sometimes included a common open space such as a playground or park with a lake. Trees or other landscaping were incorporated into the overall setting, whether natural or planted. These elements of setting should be undisturbed and reflect the original cohesive setting of the subdivision.

*Materials* - A subdivision must retain and exhibit its historic materials. In subdivisions, original materials are those on the exterior of each dwelling as well as the infrastructure and landscaping of the neighborhood. Integrity of materials in an architecturally significant neighborhood requires that the majority of dwellings retain the key exterior materials that marked their identity during the historic period. In-kind replacement materials may not compromise integrity, but replacement materials that do not imitate those from a resource's period of significance, or where there is a substantial loss of historic fabric, will result in a loss of integrity.

*Workmanship* - A subdivision must retain the qualities of workmanship that were imbued in its historic design and materials. Workmanship is evident in the ways materials have been fashioned for functional and decorative purposes to create houses, other buildings and structures, and a landscaped setting.

*Feeling* - Resources must retain a sense of time and place from its period of significance. Integrity of feeling reflects the cumulative effect of setting, design, materials, and workmanship.

*Association* - Resources must be able to convey its original role as a new suburb of the post-World War II period. These subdivisions represented the American dream to young families buying their first homes. The subdivision was an enclave of domestic life without the intrusion of commercial activity and traffic. It should continue to reflect the historic associations that shaped it during the period of significance.

The 2009 *Little Rock Citywide Historic Preservation Plan* identified a number of post-World War II subdivisions as potentially eligible for listing in the National Register of Historic Places. At that time the recommendations for listing included the Broadmoor and Briarwood subdivisions. Areas also deemed worthy of consideration were the Westwood/Pecan Lake neighborhoods, Meadowcliff, and the subdivisions of Wakefield Village, Cloverdale and Geyer Springs.

Based on additional field survey, research and the application of the registration requirements the subdivisions of Broadmoor, Briarwood, Meadowcliff and Cloverdale appear to meet National Register criteria for their significance in community planning

and architecture. These subdivisions are associated with notable developers of the period and reflect building construction techniques and styles of their era. Many of the dwellings in the other subdivisions and neighborhoods recommended in the 2009 plan have had alterations in the past eight years and integrity of these areas will need to be reassessed. In addition to these subdivisions, Coolwood also appears to meet eligibility requirements as one of the first developments of the Fausett Company and its role in community planning. The Storybook Village subdivision also appears to meet eligibility requirements for its unique Swiss Chalet or Fairytale Ranch architecture.

With the passage of time additional subdivisions may be identified as National Register eligible as the majority of dwellings reach fifty years of age. Subdivisions such as Leawood Heights, Leawood Manor, and Kingwood Place are representative of areas which display a diversity of mid-century architectural styles and follow planning concepts widely used in Little Rock's suburbs.

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## APPENDIX A – LITTLE ROCK ARCHITECTS, 1945 – 1970

During the period of concentrated suburbanization in Little Rock, numerous architects were active. Some architects were sole practitioners while others worked in partnerships. This study reviewed architectural firms in Little Rock over the course of three decades when Little Rock's suburban development was vigorous. The following lists indicate architectural businesses in increments between 1945 and 1970, as listed in city directories.

Little Rock Architects as listed in *Polk's City Directory* (St. Louis: R. L. Polk Co., 1945), 972.

Associated Architects  
Brueggeman, Swaim & Allen  
H. Ray Burks  
Erhart and Eichenbaum  
Ginocchio and Cromwell  
Thomas Harding  
Theodore Sanders  
Harry Wanger  
Wittenberg and Delony

Little Rock Architects as listed in *Business Directory* (St. Louis: R. L. Polk Co., 1951), 5.

Bruce Anderson  
Brueggeman, Swaim & Allen  
Erhart, Eichenbaum, and Rauch  
Clyde Ferrell  
Ginocchio and Cromwell  
Thomas Harding  
Yarnell Johnson  
McAninch and Mahnker  
Morris Smith  
Trapp and Clippard  
Harry Wanger  
Weaver and Stowers  
Wittenberg, Delony & Davidson

Little Rock Architects as listed in *Polk's City Directory* (St. Louis: R. L. Polk Co., 1954), 84.

Bruce Anderson  
J. Carroll Barber  
Harold Boyce  
Edward F. Brueggeman  
Ivis Brummett  
Burgh Burnet  
Kenneth E. N. Cole, Jr.  
Erhart, Eichenbaum, and Rauch  
Ginocchio and Cromwell  
Richard Groh  
Thomas Harding

Yarnell Johnson  
Mack Kellum  
McAninch and Mahnker  
Smith and Sparks  
Dan Stowers  
Swaim and Allen  
Trapp, Clippard & Phelps  
Weaver and Hiegel  
Frank Withrow  
Wittenberg, Delony & Davidson

Little Rock Architects as listed in *Polk's City Directory* (St. Louis: R. L. Polk Co., 1962), 6.

John Almand  
Bruce Anderson  
Harold Blackwood  
Raymond Blanton  
Stanley Brown  
Edward F. Brueggeman  
Ivis Brummett  
Burgh Burnet  
Cowling and Roark  
Erhart, Eichenbaum, and Rauch  
Ginocchio, Cromwell, Carter, Dees, and Neyland  
Richard Groh  
Yarnell Johnson  
McAninch and Mahnker  
Morris Smith  
Norris Sparks  
Stowers and Boyce  
Swaim, Allen, Wellborn & Associates  
Trapp, Clippard & Phelps  
Weaver and Hiegel  
F. Eugene Withrow  
Wittenberg, Delony & Davidson

Little Rock Architects as listed in *Polk's City Directory* (St. Louis: R. L. Polk Co., 1968), 69.

John Almand  
Bruce Anderson  
Architectural Associates, Inc.  
Associated Planners, Inc.  
Robert Bailey  
Harold Blackwood  
David Baline  
Harold Boyce  
Raymond Blanton  
Stanley Brown Architects  
Edward F. Brueggeman  
Miller Colvin  
Dan Cowling and Associates

G. E. Ellefson and Associates  
Erhart, Eichenbaum, Rauch, Blass & Riddick  
Ginocchio, Cromwell, Carter, and Neyland, Inc.  
Richard Groh  
Roland Hawn  
D. M. Lewis  
Mahnker Architects  
Daniel May  
Kip Moore  
Neil Park  
Hal W. Phelps  
Horace Piazza  
Frank Pillert  
Price H. Roark  
Robinson & Wassell Architects  
Dan Stowers  
Swaim, Allen, Wellborn & Associates  
Trapp, Clippard & Phelps  
Weaver and Hiegel  
Wilbur, Butcher & Ferguson Architects  
F. Eugene Withrow  
Wittenberg, Delony & Davidson, Inc.