

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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any 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.

## 1. Name of Property

Historic name: North Garvin Drive Historic District

Other names/site number: Sites #WA1746 (15 N. Garvin), WA1745 (37 N. Garvin), and WA1744 (49 N. Garvin)

Name of related multiple property listing:

N/A

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

## 2. Location

Street & number: 15, 37, and 49 North Garvin Drive

City or town: Fayetteville State: Arkansas County: Washington

Not For Publication: ☐ Vicinity: ☐

## 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination     request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets     does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

    national     statewide X local

Applicable National Register Criteria:

    A     B X C     D

Signature of certifying official/Title:

Date

Arkansas Historic Preservation Program

State or Federal agency/bureau or Tribal Government



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

Signature of commenting official:

Date

Title :

State or Federal agency/bureau  
or Tribal Government

#### 4. National Park Service Certification

I hereby certify that this property is:

- \_\_\_ entered in the National Register  
\_\_\_ determined eligible for the National Register  
\_\_\_ determined not eligible for the National Register  
\_\_\_ removed from the National Register  
\_\_\_ other (explain:) \_\_\_\_\_

Signature of the Keeper

Date of Action

#### 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 ☐



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Object

☐

**Number of Resources within Property**

(Do not include previously listed resources in the count)

Contributing

3

Noncontributing

1

buildings

sites

structures

objects

Total

Number of contributing resources previously listed in the National Register 0

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

DOMESTIC/single dwelling

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**Current Functions**

(Enter categories from instructions.)

DOMESTIC/single dwelling

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## 7. Description

### Architectural Classification

(Enter categories from instructions.)

MODERN MOVEMENT/Organic

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**Materials:** (enter categories from instructions.)

Principal exterior materials of the property: WOOD, STONE, GLASS, ASPHALT

### Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

#### Summary Paragraph

The North Garvin Drive Historic District contains three houses on the west side of the street at 15, 37, and 49 North Garvin Drive that were designed by architect Cyrus Sutherland and built between c.1961 and c.1983. The topography of the district consists of a steep, rocky, and wooded hillside to the west of North Garvin Drive giving the three houses steep, rocky, and wooded sites. The sites allow the houses to nestle into the hillside and appear to be growing out of the hill. In addition, Sutherland used natural materials for much of the houses' construction, specifically fieldstone and wood – although the house at 49 North Garvin also uses brick – so the houses exhibit many of the characteristics of Organic design. In addition, the large expanses of glass on the three houses along with outdoor terraces also allow their interiors to interact liberally with the outdoors.

The Preston Magruder houses at 15 and 37 North Garvin both have fieldstone and board-and-batten frame walls and are both topped by front-facing gable roofs covered in asphalt shingles. In addition, both houses have large expanses of glass on the front along with front terraces that allow views of the surrounding neighborhood, but also allow privacy from the street due to the elevated position of the houses. The Preston Magruder House #1 at 37 North Garvin also has a rear terrace accessed by several sets of sliding glass doors.

The house at 49 North Garvin is different in that it is covered in brick rather than fieldstone and is topped by a gable-on-hip roof covered in asphalt shingles. Large expanses of glass around the



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house, along with a narrow front terrace, also allow for interaction with the house's outdoors. However, as with the other two houses, its elevated position still allows privacy from the street.

**Narrative Description**

The North Garvin Drive Historic District, which is located in the University Heights area on the west side of Fayetteville, Washington County, Arkansas, contains three houses that were designed by former University of Arkansas professor Cyrus Sutherland, and built between c.1961 and c.1983. The houses are located on the west side of the street at 15, 37, and 49 North Garvin Drive, and have designs that take advantage of their sites. The topography of the University Heights area consists of rolling topography with wooded home sites. The sites in the North Garvin Drive Historic District, in addition to being wooded and steep, also have some rock outcroppings, especially to the rear of the sites as they slope up to Haskell Heights.

The sites that the houses are built on really enabled Sutherland to include a lot of characteristics of Organic architecture into their designs. The steep topography of the sites allow the houses to nestle into the hillside and appear to be emerging and growing out of the hill. In addition, to further enhance the Organic design of the houses in the district, Sutherland used natural materials for much of the houses' construction, specifically fieldstone and wood – although the house at 49 North Garvin also uses brick. Furthermore, the large expanses of glass on the three houses along with outdoor terraces also allow their interiors to interact liberally with the outdoors, and makes the boundary between the houses' interiors and exteriors fade.

Two of the houses in the district, located at 15 and 37 North Garvin, were designed for University of Arkansas Theater professor Preston Magruder, and have similar characteristics. Both of the houses have walls sided with fieldstone and board-and-batten wood siding and both houses are topped by front-facing gable roofs covered in asphalt shingles. In addition, both of the Magruder houses have large expanses of glass on the front along with large front terraces that allow views of the surrounding neighborhood, but also allow privacy from the street due to the elevated position of the houses. The Preston Magruder House #1 at 37 North Garvin also has a rear terrace accessed by several sets of sliding glass doors while the Preston Magruder House #2 at 15 North Garvin is built further into the hillside so that most of the rear façade is underground.

Although it also shows characteristics of Organic architecture, Sutherland and McPheeters went in a slightly different direction with the Cole House at 49 North Garvin. The house is sided in brick rather than fieldstone and is topped by a gable-on-hip roof covered in asphalt shingles. Like the other houses in the district, the house has large expanses of glass on almost every façade. It also has a front terrace although it is not as deep as the ones found on the Magruder houses. However, it does allow for interaction with the house's outdoors. Also, as with the other two houses, its elevated position still allows privacy from the street.

***Preston Magruder House #2, 15 North Garvin – Non-Contributing***

The Preston Magruder House #2 is the southernmost of the three houses in the district. It is a frame house that is built on a concrete-block and fieldstone foundation and has walls that are sided in a combination of fieldstone and board-and-batten siding. Fenestration in the house is a



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mixture of one-by-one sliding windows, stationary single-pane windows, and sliding-glass doors. The house is topped by a front-facing gable roof covered in asphalt shingles. The lot that the house is built on is the steepest in the district, with the majority of the front of the house not visible from street due to the large terrace that dominates the street view of the house. Furthermore, the majority of the rear façade is underground.

### Front/East Façade

Beginning at the south end of the façade is the house's open carport, which is approached from the street by a steep concrete driveway. To the north of the carport is a small section of fieldstone wall that is followed by a sliding-glass door. To the north of the sliding-glass door is a stationary single-pane window that is the same height as the sliding-glass door and about the same width as one of the door's panels. In the center of this section of the façade is a horizontally-oriented single-pane, plate-glass window that rests atop a small section of fieldstone wall. Proceeding to the north of the window, it is followed by a stationary single-pane window that is the same height as the sliding-glass door and about the same width as one of the door's panels, and that window is followed by a sliding-glass door. At the north end of the façade is a small section of fieldstone wall.

Above the sliding doors and the windows is a wood header with recessed rectangular panels that mirror the widths of the doors and windows. The gable peak of the east façade is sided in board-and-batten siding. The battens on the siding are of three different widths, and are used in a skinny, mid-size, and wide pattern across the façade.

In front of the east façade is the large stone terrace that spans the entire façade except for the carport. The rectangular terrace has a battered fieldstone base and is topped with a board-and-batten railing. As on the east façade's gable peak, the battens of the railing are three different widths, and are used in a skinny, mid-size, and wide pattern across the railing.

### Side/North Façade

At the east end of the house is the north side of the front terrace. The bottom of the north side of the terrace is a battered fieldstone wall topped by a continuation of the board-and-batten railing that goes across the front of the terrace. The east end of the north façade has a small section of fieldstone wall, and the rest of the façade is sided in board-and-batten siding. Like the siding on the front façade, the battens are of three different widths, and are used in a skinny, mid-size, and wide pattern across the railing. The north façade has one window, which is located near the east end of the façade. The window is a large rectangular one-by-one pane sliding window.

### Rear/West Façade

The majority of the rear façade is not visible since it is underground due to the steep slope of the site. The rear façade is essentially comprised of the roof's gable peak. At the bottom of the façade at ground level is a row of five small rectangular one-by-one pane sliding windows. After a small section of blank wall, there is another row of three small rectangular one-by-one pane sliding windows at the south end of the façade. The rear façade is sided in board-and-batten siding. As on the gable peak at the front of the house, the battens on the siding are of three different widths, and are used in a skinny, mid-size, and wide pattern across the façade.



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### **Side/South Façade**

Due to the steep slope of the house's site, the west end of the south façade is almost totally underground while the east end is a full story in height. At the rear of the façade is a row of two small rectangular one-by-one pane sliding windows. (Above these windows on the roof is a large rectangular skylight that provides additional light to the rear room.) Proceeding east along the façade, after a fieldstone retaining wall, are a pair of solid wood doors that provide access to utility spaces. Further to the east, an opening provides access into the carport, and it's followed by a section of wall and then some open shelving. The siding on the south façade is board-and-batten siding that matches the other siding on the house.

### ***Preston Magruder House #1, 37 North Garvin –Contributing***

The Preston Magruder House #1 is the middle of the three houses in the historic district, and it is built on a fieldstone foundation. Most of its walls are sided in fieldstone as well, although some are sided in board-and-batten siding. Like the Preston Magruder House #2, the house at 37 North Garvin is topped by a front-facing gable roof that is covered in asphalt shingles. The house has a U-shaped plan with a rear courtyard in the center, although looking at the roof it appears that the house has a hexagonal plan. Fenestration in the house is a combination of stationary single-pane windows, sliding-glass doors, and sliding windows. Like the Preston Magruder House #2, a fieldstone terrace spans the front of the house.

### **Front/East Façade**

The east façade of the house is symmetrical in design and is dominated in the center by a large fieldstone chimney that services the fireplace in the house's great room. Closest to the chimney on either side is a single-pane stationary window that is followed by a sliding-glass door. The stationary window is the same height as the sliding-glass door and the same width as one of the door's panels. Proceeding outward from the chimney, next to the sliding-glass doors, is a large rectangular stationary single-pane window followed by a narrow rectangular single-pane stationary window. The large rectangular window and the narrow rectangular window are on top of a short section of fieldstone wall. Transom windows span all of the front façade's fenestration and go up to the house's roofline. The transom windows closest to the chimney on each side are tall and narrow while the other two on each side of the chimney are much wider. At the north and south corners of the front façade is a small section of fieldstone wall.

In front of the east façade is the large stone terrace that spans the entire façade. The prow-shaped terrace, which echoes the prow shape of the front façade, has a battered fieldstone base and railing.

### **Side/North Façade**

Most of the house's north façade is sided in fieldstone. The front fieldstone section of the wall is fenestrated by a single single-pane window. The rear fieldstone section of the wall is devoid of fenestration. About two-thirds of the way down the façade towards the rear is a recessed section of wall that is sided with board-and-batten siding. The recessed section of the façade is fenestrated by a single one-by-one pane sliding window.



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### **Rear/West Façade**

The rear façade of the Preston Magruder House #1 is divided into three sections, with the two outer section having fieldstone walls and no fenestration. The center section of the façade is a recessed courtyard in the middle of the house's U-shaped plan. The walls of the courtyard are sided in board-and-batten siding. The south façade of the courtyard has a pair of sliding-glass doors that each have a pair of stationary square single-pane transom windows above.

The east side of the courtyard has sliding-glass doors at the gable peak with a single-pane transom above that goes up to the roofline. On each side of the sliding-glass doors is a rectangular stationary single-pane window that is as tall and as wide as a single panel of the sliding-glass door. The windows also have transoms above that go up to the roofline. To the north is another large rectangular stationary window that is the same size as the sliding-glass doors. It also has a transom window above it that goes up to the roofline.

The north side of the courtyard has a sliding-glass door near the east end of the wall. The sliding-glass door has a pair of rectangular stationary single-pane transom windows above. The rest of the courtyard's north wall is devoid of fenestration and is sided in board-and-batten siding.

### **Side/South Façade**

Beginning at the east end of the south façade is a section of fieldstone wall that is followed by the house's main entrance. The entrance has a solid wood door with two recessed rectangular panels. The bottom panel is a horizontally-oriented rectangle while the upper panel is a vertically-oriented panel. Immediately to the west of the door is a large stained-glass sidelight. To the west of the main entrance is a small section of stone wall that is followed by a section of the façade that is recessed. The recessed section of the façade, like the recessed section on the north side of the house is sided with board-and-batten siding. The recessed area of the façade is fenestrated by two one-by-one sliding windows. The rear section of the south façade is sided in fieldstone and is fenestrated by a small one-by-one sliding window.

### ***Cole House at 49 North Garvin –Contributing***

The Cole House at 49 North Garvin is the northernmost of the three houses that Cy Sutherland designed on North Garvin. Unlike the houses designed for Preston Magruder, the Cole House is sided in brick and is topped by a side-facing gable-on-hip roof that is covered in asphalt shingles. The Cole House rests on a brick foundation, and, like the Magruder houses, has a terrace on the front overlooking the street. However, the Cole House's terrace is not as deep as the terraces at the Magruder Houses. Fenestration on the Cole House is a mixture of stationary single-pane windows, jalousie windows and sliding-glass doors.

### **Front/East Façade**

The front façade of the Cole House is comprised mainly of glass so that the house has a good view out over the street and the surrounding neighborhood. Beginning at the south end of the



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façade there is a small section of brick wall followed by the fenestration. All of the fenestration is floor to ceiling in height. Beginning at the south end, the façade is initially fenestrated by a jalousie window followed by a stationary single-pane window and a sliding-glass door. To the north of the door, the fenestration begins with a stationary single-pane window that is followed by a row of three jalousie windows that is followed by a row of three stationary single-pane windows. Continuing north along the façade the fenestration continues with a row of two jalousie windows followed by a row of three stationary single-pane windows that is then followed by two jalousie windows. At the north end of the façade is a small section of brick wall.

In front of the east façade is the terrace that spans the façade and wraps around the north end of the house. The terrace wall is built out of concrete block and has a row of brick on the top of it.

**Side/North Façade**

The north façade of the Cole House has sections of brick wall at the east and west ends. In the center of the façade is a row of four windows, all of which are floor to ceiling in height. Beginning at the east end the façade has a stationary single-pane window followed by a jalousie window. The jalousie window is followed by another stationary single-pane window that is followed by another jalousie window. The gable peak is a louvered attic vent.

**Rear/West Façade**

Beginning at the north end of the west façade there is a section of brick wall that is followed by a door and three rectangular jalousie windows. Unlike the fenestration on the rest of the house, much of the fenestration on the west façade is not floor to ceiling in height. To the south of the jalousie windows is another section of black brick wall followed by another set of three jalousie windows. Continuing south is another short section of brick wall followed by the main entrance. The main entrance has a door with a plate-glass window in it. To the north of the door is a floor to ceiling jalousie window while to the south of the door is a floor to ceiling stationary single-pane window followed by a floor to ceiling jalousie window. The rest of the façade to the south is blank brick wall.

**Side/South Façade**

The south façade of the house has a very similar arrangement to the north façade. Like the north façade, the south façade of the Cole House has sections of brick wall at the east and west ends. In the center of the façade is a row of four windows, all of which are floor to ceiling in height. The row of four windows includes two jalousie windows in the center flanked on each side by a stationary single-pane window. The gable peak is a louvered attic vent.

***Cole House Carport at 49 North Garvin –Contributing***

The Cole House Carport has a design that mimics the design of the main house. Access to the carport is from the west side and the east and west sides of the carport are supported by four brick pillars. The north side of the carport has a line of storage cabinets. The carport is topped by a gable-on-hip roof with the gables at the north and south ends, which also mimics the roof of the main house.



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### ***Integrity***

The houses in the North Garvin Drive Historic District have excellent integrity from the time of their construction. All three houses have had interior modifications over the years, which is pretty standard practice. The Preston Magruder House #2 may have had some alterations to the front façade, but it is not known for sure. The plans for the house show a fireplace in the center of the façade where the short section of stone wall is. However, it is not known if that was ever built or if the design was modified during construction. In addition, the brick of the Cole House, which was originally an orange brick, has been recently painted black.

The setting around the three houses reflects the historic setting when the houses were built. The neighborhood around the houses is still residential in nature, although some houses have been replaced by newer houses. In addition, the sites that the houses are located on still have the steep topography and the wooded setting that would have been there when they were built. The topography of the sites, along with the wooded nature, would have been an important guiding principle for Sutherland when he designed the three houses.

The houses in the North Garvin Drive Historic District today reflect very much their original design and exhibit those characteristics that make the houses significant as excellent examples of Organic design by Cyrus Sutherland.

## **8. Statement of Significance**

### **Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☐ A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B. Property is associated with the lives of persons significant in our past.
- ☒ C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D. Property has yielded, or is likely to yield, information important in prehistory or history.



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**Criteria Considerations**

(Mark "x" in all the boxes that apply.)

- ☐ 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 old or achieving significance within the past 50 years

**Areas of Significance**

(Enter categories from instructions.)

ARCHITECTURE

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance**

c.1961-1963

\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**

c.1961

1963

\_\_\_\_\_  
\_\_\_\_\_

**Significant Person**

(Complete only if Criterion B is marked above.)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



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**Cultural Affiliation**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder**

Cyrus Sutherland, Architect

Keith McPheeters, Associate Designer

**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The North Garvin Drive Historic District consists of three houses at 15, 37, and 49 North Garvin Drive that were all designed by the noted mid-century architect, Cyrus Sutherland. Begun in c.1961 and finished in c.1983, the houses are all notable examples of the combination of Mid-Century Modern design and principles of Organic architecture. The houses are all built on very steep sites on the west side of North Garvin Drive and are nestled into their sites, giving the impression that the houses are all natural parts of the landscape.

Cyrus "Cy" Sutherland was a member of the architecture faculty at the University of Arkansas from the late 1950s until his retirement in 1990, and he was a friend and colleague of the noted architect, E. Fay Jones. In addition to his work on mid-century architecture, Sutherland was also an important early member of the state's preservation community. His preservation work included providing leadership in the documentation of thousands of buildings in Arkansas, of which almost 150 were nominated to the National Register of Historic Places. Sutherland also served for many years on the state's State Review Committee for Historic Preservation, commonly known as the State Review Board.

The North Garvin Drive Historic District is being nominated to the National Register of Historic Places with **local significance** under **Criterion C** as an excellent and cohesive collection of mid-century Organic design by the noted architect Cyrus Sutherland. Although scattered single examples of Sutherland's work are found around the Fayetteville area, the North Garvin Drive Historic District represents the only cohesive collection of Sutherland's work.

**Narrative Statement of Significance** (Provide at least **one** paragraph for each area of significance.)

**HISTORY OF THE PROPERTY**

The establishment of Washington County and Arkansas's western border began in 1820 with the creation of Crawford County by the Arkansas territorial legislature. Four years later, Congress passed a bill that moved the western boundary of the Arkansas territory 40 miles to the west, although white settlers were not allowed to establish residence in the new area due to an 1817



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treaty. In 1827 the Secretary of War lifted the ban on white settlement in the Cherokee country, and on October 13, 1827, Lovely County was created by the Arkansas territorial legislature. The following year, a treaty moved the territorial boundary 40 miles to the east, to its present location, and on October 17, 1828, the territorial legislature created Washington County out of Lovely County, which ceased to exist.<sup>1</sup>

Although settlement began in Washington County and the Fayetteville area in the early 1800s, it was not until the arrival of the railroad that the region really began to develop. Leaders in the area had the construction of a railroad in the area as a goal prior to the Civil War. However, it took many years before it was finally accomplished. In 1868, the Arkansas legislature granted aid of \$15,000 per mile to the Northwestern Railroad Border Company for the completion of a railroad from Missouri to Van Buren through Fayetteville and Bentonville. However, they were not able to accomplish it.<sup>2</sup>

The completion of a railroad line through Washington County would not happen until the Frisco decided to undertake construction in the late 1870s. The Frisco surveyed two lines through Washington County, one through Prairie Grove Valley and one through Fayetteville. Businessmen in the Fayetteville area influenced the Frisco's decision by purchasing right-of-way for the line from Missouri to Fayetteville for \$8,000 and also contributing \$2,500 for a depot in Fayetteville.<sup>3</sup>

When the first train arrived in Fayetteville on June 8, 1881, it was a great occasion. Approximately 10,000 people greeted it, and J. R. Pettigrew, who was the publisher of the *Arkansas Sentinel*, commented, "Fayetteville, and Northwest Arkansas, are exuberant with joy. We are entering a new era; the humdrum of the stage coach days is past, we are out of the old grooves; the steam is up, the bell is ringing and we plunge into the stirring active scenes of the new life."<sup>4</sup>

Throughout the twentieth century, as Fayetteville's population grew, the city expanded as well. Development in Fayetteville, at least to the west, centered around the University of Arkansas campus, especially in University Heights and Haskell Heights where new homes were built on lots surrounding the area's original farmhouses, and along U.S. 62 in between Fayetteville and Farmington, which continues to develop today. As the City of Fayetteville grew further to the west, more of the University Heights and Haskell Heights areas would be annexed into the city's boundaries. For example, in 1930, Garland Avenue was the western edge of Fayetteville's city limits, but the limits had moved 500 feet to the west by 1948.<sup>5</sup>

During the mid-twentieth century, as more houses were built among the farmhouses in University Heights and Haskell Heights, the area became popular with professors at the University of Arkansas. The area was very convenient to campus and the higher elevation

<sup>1</sup> *History of Washington County, Arkansas*. Springdale, AR: Shiloh Museum, 1989, pp. 85-86.

<sup>2</sup> *Ibid*, p. 236.

<sup>3</sup> *Ibid*, p. 237.

<sup>4</sup> *Ibid*, p. 235.

<sup>5</sup> Sanborn Fire Insurance Company Maps for Fayetteville, Arkansas, 1930 and 1948.



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helped in escaping the summer heat. In addition, its higher location provided views of the surrounding areas and also provided serenity from the hustle and bustle of Fayetteville below. University of Arkansas architecture professors Cy Sutherland and John Williams, for example, both lived in houses in University Heights and Haskell Heights. Although Sutherland's house was likely built in the 1920s or 1930s and not designed by him, Williams designed two houses for himself, one on North Hotz and a later one on North Sang (National Register listed February 13, 2020). In addition, University of Arkansas Theater professor Preston Magruder had two houses built on North Garvin Drive, both of which were designed by Cyrus Sutherland.

The wooded and hilly topography of University Heights provided building sites that were perfect for practicing the principles of Organic architecture, and several architects, including Sutherland, showed that the principles of Organic Architecture guided their designs. Frank Lloyd Wright was the greatest proponent of Organic Architecture, and although he never used any kind of systematic definition for the term, he did put together his most simplified list of principles in a 1908 article in *Architectural Record*. Among the principles that he listed were:

III. "A building should appear to grow easily from its site and be shaped to harmonize with its surroundings if Nature is manifest there and if not try to make it as quiet, substantial and organic as She would have been were the opportunity Hers."

IV. "Colors require the same conventionalized process to make them fit to live with that natural forms do; so go to the woods and fields for color schemes."

V. "Bring out the nature of the materials; let their nature intimately into your scheme."<sup>6</sup>

Although Wright was laying out principles of Organic Architecture in the first part of the twentieth century, he continued to write about it later in life as well. For example, the concept of integrating a building into its site was something that Wright discussed in his book, *The Natural House*. He wrote:

Now there can be no organic architecture where the nature of synthetic materials or the nature of nature [*sic.*] materials either is ignored or misunderstood. How can there be? Perfect correlation, integration, is life. It is the first principle of any growth that the thing grown be no mere aggregation. Integration as entity is first essential. And integration means that no part of anything is of any great value in itself except as it be [an] integrate part of the harmonious whole. ...<sup>7</sup>

<sup>6</sup> Wright, Frank Lloyd. "In the Cause of Architecture." *The Architectural Record*. March 1908, pp. 156-157. Quoted in: Williams, Callie Leonora. "Euine Fay Jones: 'architecture is invention, is innovation, but it is also remembering.'" Department of Architectural History, University of Virginia. MA Thesis 2010, pp. 19-20.

<sup>7</sup> Wright, Frank Lloyd. *The Natural House*. New York: Mentor Books, 1963, p. 22.



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The architect Cyrus Arden Sutherland, who designed the three houses on North Garvin Drive located within the historic district, was born in Rogers, Arkansas, in 1920. Sutherland studied radio broadcasting at the University of Arkansas and the University of Iowa before serving in the military during World War II. After serving at the Air Force Regional Hospital in Lincoln, Nebraska, during the war, he was discharged with the rank of captain.<sup>8</sup>

After World War II, Sutherland earned a master's degree in architecture in 1949 from the Harvard Graduate School of Design. After his graduation from Harvard, Sutherland worked as an architect in Boston and met and married Martha Slocum, an artist, in 1951. From 1953 until 1958, the Sutherlands lived in France and England while Cy worked doing master planning and design for the U.S. Armed Forces in Europe.<sup>9</sup>

In 1958, Sutherland moved back to Arkansas to accept a position in the University of Arkansas school of architecture. Sutherland's courses on ancient architectural history were supplemented by his sabbaticals that were spent touring the former Roman empire in a Volkswagen van. In addition to his love of ancient architectural history, Sutherland also taught the University's first courses in Historic Preservation, and he was one of the state's early leaders in the historic preservation movement. His documentation efforts in Fayetteville documented homes in the Washington-Willow Historic District (National Register listed May 23, 1980, boundary increase March 28, 1995) and Mount Nord Historic District (National Register listed September 16, 1982), and he also helped to preserve several individual buildings in Fayetteville including the Headquarters House (National Register listed June 24, 1971), Walker-Stone House (National Register listed September 4, 1970), Old Post Office (National Register listed August 27, 1974), Carnell Hall (National Register listed December 22, 1982), and the University of Arkansas' Old Main (National Register listed June 15, 1970).<sup>10</sup>

Sutherland's historic preservation activities were extensive during the mid-1980s and included directing a county-wide historic resource survey of Benton County, Arkansas, that documented approximately 3,000 properties and resulted in approximately 150 National-Register listings. He also worked with colleague H. Gordon Brooks to produce and host a three-part film series titled *Arkansas: Its Architectural Heritage*. After his retirement from the University in 1990, Sutherland remained active in historic preservation, writing the book *Buildings of Arkansas*, a volume in the Society of Architectural Historian's Buildings of the United States series.<sup>11</sup>

<sup>8</sup> Information on Cy Sutherland found at: <https://digitalcollections.uark.edu/digital/collection/Cyrus>, and Information on Cy Sutherland found at: <https://news.uark.edu/articles/9506/cyrus-sutherland-professor-emeritus-of-architecture-and-preservationist-dies-at-88>.

<sup>9</sup> Information on Cy Sutherland found at: <https://digitalcollections.uark.edu/digital/collection/Cyrus>, and Information on Cy Sutherland found at: <https://news.uark.edu/articles/9506/cyrus-sutherland-professor-emeritus-of-architecture-and-preservationist-dies-at-88>.

<sup>10</sup> Information on Cy Sutherland found at: <https://digitalcollections.uark.edu/digital/collection/Cyrus>, and Information on Cy Sutherland found at: <https://news.uark.edu/articles/9506/cyrus-sutherland-professor-emeritus-of-architecture-and-preservationist-dies-at-88>.

<sup>11</sup> Information on Cy Sutherland found at: <https://digitalcollections.uark.edu/digital/collection/Cyrus>, and Information on Cy Sutherland found at: <https://news.uark.edu/articles/9506/cyrus-sutherland-professor-emeritus-of-architecture-and-preservationist-dies-at-88>.



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Prior to his death on November 15, 2008, Sutherland remained active in local, state, and national historic preservation organizations including the National Trust for Historic Preservation, the Arkansas State Review Committee for Historic Preservation, the Society of Architectural Historians, and the Washington and Benton County historical societies. In addition, he was a founding member of the Historic Preservation Alliance of Arkansas (now Preserve Arkansas).<sup>12</sup>

The first house built in the district was the Dr. Glenn Cole House, which was designed and built c.1961 for Dr. Cole and his wife, Frances B. Cole. The design of the house is almost Oriental in its inspiration and is essentially a pavilion with windows lining the entire lengths of the front and side façades. A terrace wraps around the house, allowing easy flow between the house's interior and exterior. Unlike the other houses in the district, Keith McPheeters is listed as the Associate Designer on the plans of the house. Given that the character of the house – brick versus stone wall material and a gable-on-hip roof versus gable roof – is different than the other two houses in the district, it is believed that McPheeters actually designed the house, but Sutherland was the listed architect that signed off on the plans.

Edwin Keith McPheeters was born on March 26, 1924, in Stillwater, Oklahoma. During World War II, McPheeters was a 2<sup>nd</sup> Lieutenant in the United States Army Air Force, serving from 1943 until 1945. After World War II, McPheeters attended Oklahoma State University and received his Bachelors of Architecture degree in 1949, and also did graduate studies at Oklahoma State, completing it in 1952. In 1956, McPheeters received his Masters in Fine Arts degree from Princeton University.<sup>13</sup>

From 1949 until 1951, McPheeters was an instructor at the University of Florida, and then he served as an assistant professor at Auburn University from 1951 until 1954. McPheeters had his own firm from 1961 to 1966, and also served as a faculty member in the University of Arkansas Architecture Program from 1956 until 1966. In the mid 1960s, McPheeters later left the University of Arkansas to become the dean at Rensselaer Polytechnic Institute in Troy, New York, a position that he held from 1966 until 1969. McPheeters then became the dean of architecture and arts at Auburn University.<sup>14</sup> McPheeters died on September 21, 2008, and is buried in Holy Trinity Memorial Garden in Auburn, Alabama.<sup>15</sup>

The other two houses in the neighborhood were commissioned by Henry Preston Magruder, who went by Preston, a theater professor at the University of Arkansas. Preston Magruder was born in Inola, Oklahoma, on January 21, 1918, and he was the son of Henry Campbell Magruder and Marteen Pyeatte Magruder. He attended local schools in Inola, and graduated in 1935.

<sup>12</sup> Information on Cy Sutherland found at: <https://digitalcollections.uark.edu/digital/collection/Cyrus>, and Information on Cy Sutherland found at: <https://news.uark.edu/articles/9506/cyrus-sutherland-professor-emeritus-of-architecture-and-preservationist-dies-at-88>.

<sup>13</sup> Gane, John, ed. *American Architects Directory: 3<sup>rd</sup> Edition, 1970*. New York: R. R. Bowker Company, 1970, p. 583.

<sup>14</sup> Williams, John G. *The Curious and the Beautiful: A Memoir History of the Architecture Program at the University of Arkansas*. Fayetteville: University of Arkansas Press, 1984, pp. 35 & 42, and Gane, John, ed. *American Architects Directory: 3<sup>rd</sup> Edition, 1970*. New York: R. R. Bowker Company, 1970, p. 583.

<sup>15</sup> Information on Edwin Keith McPheeters found at: <https://www.findagrave.com/memorial/102036143/edwin-keith-mcpheeters>.



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Magruder initially attended Northeastern State College in Tahlequah, Oklahoma, before he transferred to the University of Arkansas for the fall semester of 1937. At the University of Arkansas, Magruder was an art major and a member of the Sigma Chi fraternity, and he graduated in 1939 with a Bachelor of Arts degree.<sup>16</sup>

After he graduated from the University of Arkansas, Magruder taught for two years in Decatur and Cane Hill high schools before joining the United States Army Air Force at the beginning of World War II. Magruder was a staff sergeant with the 324<sup>th</sup> Base Headquarters and Air Base Squadron at the Walnut Ridge Army Air Field in Lawrence County, Arkansas. However, by 1944, Magruder had transferred to England where he worked with the Eighth Army Air Force's depot units. He stayed in England for the remainder of his service until he was discharged in November 1945.<sup>17</sup>

From the time that Magruder was a child he had been interested in the theater, and he had acted in and helped produce school plays both in Arkansas and Oklahoma. While stationed in England, he was located only sixty miles from London, and he regularly visited the city to tour its historic sites and to see plays. It was during his time in London that he really caught the theater bug, and he became determined to be involved in the theater after the war as a producer and director. As a result, when he returned from the war, he enrolled in theater courses at the University of Arkansas in preparation for graduate study in theater. He also traveled to Becket, Massachusetts, in order to study modern dance at Jacob's Pillow with Ted Shawn, a modern dance pioneer.<sup>18</sup>

Magruder eventually enrolled in the graduate theater program at the State University of Iowa in Iowa City, and he graduated with a Master of Arts degree in theater in 1948. During the 1948 and 1949 school year, he taught at Tarkio College in Tarkio, Missouri. After his year at Tarkio College, Magruder began working at the University of Arkansas during the 1949 fall semester as an instructor of Drama, and he also served as the business manager of the theater.<sup>19</sup>

Magruder would spend almost the rest of his entire professional career at the University of Arkansas. In 1952, Magruder was promoted to assistant professor and technical director of the University Theater, and in 1956 Magruder was promoted once again to associate professor. Magruder then attended the University of Denver where he graduated in 1958 with a Doctor of Education degree. Magruder returned to the University of Arkansas where he was promoted to a full professor in 1964. In addition, Magruder served as the chairman of the Department of Speech and Dramatic Arts in 1968-1969. By 1976, Magruder had been involved in producing over 175 different productions, but health problems forced him to resign from his duties with the theater. After that Magruder turned to teaching and advising students full time. Magruder retired from the University of Arkansas in 1983, and died on April 18, 1995. He was buried in Prairie Grove Cemetery in Prairie Grove, Washington County, Arkansas.<sup>20</sup>

<sup>16</sup> Information on Henry Preston Magruder found at: <https://uark.as.atlas-sys.com/repositories/2/resources/402>.

<sup>17</sup> Information on Henry Preston Magruder found at: <https://uark.as.atlas-sys.com/repositories/2/resources/402>.

<sup>18</sup> Information on Henry Preston Magruder found at: <https://uark.as.atlas-sys.com/repositories/2/resources/402>.

<sup>19</sup> Information on Henry Preston Magruder found at: <https://uark.as.atlas-sys.com/repositories/2/resources/402>.

<sup>20</sup> Information on Henry Preston Magruder found at: <https://uark.as.atlas-sys.com/repositories/2/resources/402>.



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The first house that Cy Sutherland designed for Magruder, at 37 North Garvin Drive, was a U-shaped house with a hexagonal-shaped roof that was built and designed in 1963. It was built on a steeply-sloped site on the west side of North Garvin, and Sutherland designed the house to take advantage of the site. The east side of the house was comprised of a wall of windows with a central fireplace and a stone terrace allowed Magruder and guests to overlook the scenery, including the University, to the east. The eastern half of the house comprised the public spaces of the house, including a large sunken living room with fireplace and the dining room. The secondary spaces, including the kitchen, utility room, bathroom and single bedroom – Magruder was a life-long bachelor – were located in the western wings of the house that formed the legs of the “U.” All of the spaces, however, were able to access the rear courtyard.

The house was topped by a low-pitched, front-facing gable roof that sheltered the house’s fieldstone walls, and the design of the house, along with the materials that were used to build the house, really allowed it to appear that it was growing out of the hillside. The large amounts of glass that Sutherland employed in the design, both on the front and rear, also contributed to the house’s transparent feeling.

Magruder lived in the house at 37 North Garvin until 1983 when he hired Sutherland to design him another house at 15 North Garvin, immediately to the south of his first house. Magruder had purchased the land for the house from Hardy C. Wilcoxon and Reba Gray Wilcoxon on August 1, 1966. As with the site of the first house, the new site that Sutherland had to work with was a steeply-sloped site – actually steeper than the first house’s site – and Sutherland designed the second house along a similar vein as Magruder’s first house. Magruder’s second house also had a wall of windows on the east side that opened out onto a fieldstone terrace that provided view to the east. The house was also topped with a front-facing gable roof, although in this case it had a much steeper pitch, and Sutherland employed board-and-batten siding in the gable peak. However, unlike with the first house, there wasn’t any room in the rear for any kind of courtyard; in fact, due to the steepness of the site, very little of the house’s rear wall is above grade. Magruder’s second house also had a carport, a feature that his first house was lacking.

The interior layout of Magruder’s second house was also similar to the design of his first house. The public spaces – kitchen, living room, and dining area – were all located in the front of the house with access to the terrace and the views through the wall of glass. The rear of the house had the single bedroom, bathroom, a greenhouse space, and storage area.

Magruder remained in the house at 15 North Garvin until October 31, 1991, when he sold it to Samuel Winston Pruett. Since that time, both of Magruder’s houses have passed through a succession of owners, and they are both owned today by owners who love and appreciate the designs that Sutherland created for Magruder. The Coles remained in their house at 49 North Garvin until 1998 when they moved to East Joyce Boulevard. Today, the houses in the North Garvin Drive Historic District represent a good and cohesive collection of Mid-Century Organic



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architecture by Cyrus Sutherland, and are an important part of Fayetteville's architectural history.<sup>21</sup>

**SIGNIFICANCE OF THE PROPERTY**

The design of the houses in the North Garvin Drive Historic District are excellent representations of some of the shifts in residential design that were occurring across the country after World War II. The decorative pre-war revival styles, which were all the rage, were being pushed to the side by more functional and livable residential designs. Although some people after World War II still believed "that only shrunken colonial, Cape Cod ranches, or Cinderella homes properly represent the American way of life...a trend [had] now begun working the other way. ...[It was] slowly becoming apparent to people that architects working with builders can give them better, more thoughtful design for their money."<sup>22</sup>

This post-World-War-II architecture moved away from an "over-decorative eclecticism to a less self-conscious expression." Expression, rather, was manifest through window placement and design, placement of the home in the landscape, and also through interior space arrangement. Also, the many mid-century styles, including buildings that employed the tenets of Organic Architecture, greatly espoused the relationship between the indoors and the outdoors (which was partly expressed through the window placement and design).

The homes in the North Garvin Drive Historic District clearly reflect the Organic Architecture design trends that were impacting residential architecture in the mid-century period after World War II. The houses lack the applied ornamentation that was so often used prior to World War II, and use window placements and a variety of materials to give visual interest and ornamentation, and also to reflect its natural surroundings. As McAlester and McAlester point out with respect to some mid-century styles, the houses on North Garvin Drive have "no decorative detailing." Furthermore, they "lack the stark white stucco wall surfaces, which are usually replaced by various combinations of wood, brick, or stone."<sup>23</sup> Sutherland used natural materials such as fieldstone and wood, often in a rough and unfinished nature, so that the nature of the materials could easily be seen in the design for the properties.

The design of the houses on North Garvin Drive also reflect the increased relationship between the indoors and outdoors and the ideas of integrating a building into its surroundings, which were key components of Organic design. The design of the houses on North Garvin Drive, with their multitudes of windows that span the façades encouraged residents and visitors to interact with the houses' surroundings. The windows, along with the stone foundation walls on some of them, also allow the houses to disappear and blend in with the surroundings. The placement of the houses up against the steep, wooded hillside that goes up to Haskell Heights, nestled into the side of the hill, also emphasized privacy for the houses' occupants from the driveways.

<sup>21</sup> R. L. Polk & Co. *Polk's Fayetteville City Directory*. 1959-1994.

<sup>22</sup> Von Eckardt, Wolf. *Mid-Century Architecture in America*. Baltimore: The Johns Hopkins Press, 1961, p. 21.

<sup>23</sup> McAlester, Virginia & Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, Inc., 1984, p. 482.



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Although other houses designed by Sutherland exist in Fayetteville, the houses in the North Garvin Historic represent the only cluster of Sutherland's work in the Fayetteville area. As a result, they are able to present a unique study of Sutherland's use of Organic Architecture on a larger scale. Since the houses on North Garvin Drive are excellent examples of the mid-century Organic Architecture designed by the Arkansas architect Cyrus Sutherland, the North Garvin Drive Historic District is being nominated to the National Register with **local significance** under **Criterion C**.



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## 9. Major Bibliographical References

**Bibliography** (Cite the books, articles, and other sources used in preparing this form.)

Gane, John, ed. *American Architects Directory: 3<sup>rd</sup> Edition*, 1970. New York: R. R. Bowker Company, 1970.

*History of Washington County, Arkansas*. Springdale, AR: Shiloh Museum, 1989.

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<https://digitalcollections.uark.edu/digital/collection/Cyrus>.

Information on Cy Sutherland found at: <https://news.uark.edu/articles/9506/cyrus-sutherland-professor-emeritus-of-architecture-and-preservationist-dies-at-88>.

Information on Edwin Keith McPheeters found at:  
<https://www.findagrave.com/memorial/102036143/edwin-keith-mcpheeters>.

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McAlester, Virginia & Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, Inc., 1984.

R. L. Polk & Co. *Polk's Fayetteville City Directory*. 1959-1994.

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Von Eckardt, Wolf. *Mid-Century Architecture in America*. Baltimore: The Johns Hopkins Press, 1961.

Williams, John G. *The Curious and the Beautiful: A Memoir History of the Architecture Program at the University of Arkansas*. Fayetteville: University of Arkansas Press, 1984.

Wright, Frank Lloyd. "In the Cause of Architecture." *The Architectural Record*. March 1908, pp. 156-157. Quoted in: Williams, Callie Leonora. "Euine Fay Jones: 'architecture is invention, is innovation, but it is also remembering.'" Department of Architectural History, University of Virginia. MA Thesis 2010.

Wright, Frank Lloyd. *The Natural House*. New York: Mentor Books, 1963.



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**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 # \_\_\_\_\_  
☐ recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

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

Name of repository: University of Arkansas Special Collections

**Historic Resources Survey Number (if assigned):** WA1744-W1746

**10. Geographical Data**

**Acreage of Property** Approximately 1.5 acres.

Use either the UTM system or latitude/longitude coordinates

**Latitude/Longitude Coordinates**

Datum if other than WGS84: \_\_\_\_\_

(enter coordinates to 6 decimal places)

- |              |            |
|--------------|------------|
| 1. Latitude: | Longitude: |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |



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Or

**UTM References**

Datum (indicated on USGS map):

☐ NAD 1927 or ☒ NAD 1983

- |             |                 |                   |
|-------------|-----------------|-------------------|
| 1. Zone: 15 | Easting: 393226 | Northing: 3991711 |
| 2. Zone:    | Easting:        | Northing:         |
| 3. Zone:    | Easting:        | Northing:         |
| 4. Zone:    | Easting :       | Northing:         |

**Verbal Boundary Description** (Describe the boundaries of the property.)

**49 N. Garvin** – 110x150 – Aces Acres S/D, Lot 3, Block 2. Parcel #765-02173-000

**37 N. Garvin** – 165x110 – Aces Acres S/D, Lot 4 & Part of Lot 5, Block 2. Parcel #765-02174-001. LOT 4 & PT LOT 5 BLOCK 2 FURTHER DESCRIBED PER 2015-35383 AS: LOT NUMBERED FOUR (4) AND A PART OF LOT NUMBERED FIVE (5), IN BLOCK NUMBERED TWO (2) OF ACE'S ACRES SUBDIVISION TO THE CITY OF FAYETTEVILLE, ARKANSAS, AS DESIGNATED UPON THE RECORDED PLAT OF SAID SUBDIVISION ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS, AND BEING ALTOGETHER MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT FOUR (4), SAID POINT BEING AN EXISTING IRON REBAR; THENCE S00°08'26"E 165.06 FEET ALONG THE EAST LINE OF SAID LOTS FOUR AND FIVE (5) TO A SET 1/2" IRON REBAR; THENCE S89°06'41"W 148.22 FEET TO A SET 1/2" IRON REBAR ON THE WEST LINE OF SAID LOT FIVE (5); THENCE N00°22'15"W 35.00 FEET TO AN EXISTING IRON REBAR; THENCE N00°34'56"W 129.53 FEET ALONG THE WEST LINE OF SAID LOTS FOUR (4) AND FIVE (5) TO AN EXISTING IRON REBAR AT THE NORTHWEST CORNER OF SAID LOT FOUR (4); THENCE N88°54'39"E 148.37 FEET TO THE POINT OF BEGINNING, CONTAINING 0.56 ACRES, MORE OR LESS.

**Land between 37 and 15 N. Garvin** - PT LOT 5 & PT LOT 6 BLOCK 2 0.20 AC FURTHER DESCRIBED PER 2015-36143 AS: A PART OF LOT NUMBERED SIX (6) AND A PART OF LOT NUMBERED FIVE (5) IN BLOCK NUMBERED TWO (2) OF ACE'S ACRES SUBDIVISION TO THE CITY OF FAYETIEVILLE, ARKANSAS, AS DESIGNATED UPON THE RECORDED PLAT OF SAID SUBDIVISION ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS, AND BEING ALTOGETHER MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST



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CORNER OF SAID LOT SIX (6), SAID POINT BEING AN EXISTING IRON REBAR; THENCE N00°13'04"W 104.91 FEET ALONG THE WEST LINE OF SAID LOT SIX (6) TO A SET 1/2" IRON REBAR FOR THE TRUE POINT OF BEGINNING; THENCE N00°13'04"W 5.39 FEET TO AN EXISTING IRON REBAR AT THE NORTHWEST CORNER OF SAID LOT SIX (6); THENCE N00°22'15"W 54.61 FEET ALONG THE WEST LINE OF SAID LOT FIVE (5) TO A SET 1/2" IRON REBAR; THENCE N89°06'41"E 148.22 FEET TO A SET 1/2" IRON REBAR ON THE EAST LINE OF SAID LOT FIVE (5); THENCE S00°08'26"E 55.01 FEET TO AN EXISTING IRON REBAR AT THE SOUTHEAST CORNER OF SAID LOT FIVE (5); THENCE S00°02'37"E 5.21 FEET ALONG THE EAST LINE OF SAID LOT SIX (6) TO A SET 1/2" IRON REBAR; THENCE S89°11'41"W 147.98 FEET TO THE POINT OF BEGINNING, CONTAINING 0.20 ACRES, MORE OR LESS. Parcel #765-02174-002.

**15 N. Garvin** - PT LOT 6 BLOCK 2 FURTHER DESCRIBED FROM 2016-806 AS: A PART OF LOT NUMBERED SIX (6) IN BLOCK NUMBERED TWO (2) OF ACES ACRES SUBDIVISION TO THE CITY OF FAYETTEVILLE, ARKANSAS, AS DESIGNATED UPON THE RECORDED PLAT OF SAID SUBDIVISION. ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS, AND BEING ALTOGETHER MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT SIX (6), SAID POINT BEING AN EXISTING IRON PIPE; THENCE S89°11'41"W 147.66 FEET TO AN EXISTING IRON REBAR AT THE SOUTHWEST CORNER OF SAID LOT SIX (6); THENCE N00°13'04"W 104.91 FEET ALONG THE WEST LINE OF SAID LOT SIX (6) TO A SET 1/2" IRON REBAR; THENCE N89°11'41"E 14 7.98 FEET TO A SET 1/2" IRON REBAR ON THE EAST LINE OF SAID LOT SIX (6); THENCE S00°02'37"E 104.91 FEET TO THE POINT OF BEGINNING, CONTAINING 0.36 ACRES, MORE OR LESS. Parcel #765-02175-000

**Boundary Justification** (Explain why the boundaries were selected.)

The boundary includes all of the land historically associated with the properties at 15, 37, and 49 North Garvin Drive.

**11. Form Prepared By**

name/title: Ralph S. Wilcox, National Register & Survey Coordinator  
organization: Arkansas Historic Preservation Program  
street & number: 1100 North Street  
city or town: Little Rock state: AR zip code: 72201  
e-mail: ralph.wilcox@arkansas.gov  
telephone: (501) 324-9787  
date: September 9, 2021



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### Additional Documentation

Submit the following items with the completed form:

- **Maps:** A USGS map or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

### Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

### Photo Log

Name of Property: North Garvin Drive Historic District

City or Vicinity: Fayetteville

County: Washington County

State: Arkansas

Photographer: Mason Toms

Date Photographed: October 28, 2020

Description of Photograph(s) and number, include description of view indicating direction of camera:

1 of 39. East façade of the Preston Magruder House #2 at 15 North Garvin Drive, looking northwest.

2 of 39. South façade of the Preston Magruder House #2 at 15 North Garvin Drive, looking north.



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- 3 of 39 . West façade of the Preston Magruder House #2 at 15 North Garvin Drive, looking northeast.
- 4 of 39 . West façade of the Preston Magruder House #2 at 15 North Garvin Drive, looking southeast.
- 5 of 39 . North façade of the Preston Magruder House #2 at 15 North Garvin Drive, looking southeast.
- 6 of 39 . North façade of the Preston Magruder House #2 at 15 North Garvin Drive, looking south.
- 7 of 39 . North façade of the Preston Magruder House #2 at 15 North Garvin Drive, looking southwest.
- 8 of 39 . View of the front of the Preston Magruder House #2 at 15 North Garvin Drive, looking southwest.
- 9 of 39 . East façade of the Preston Magruder House #2 at 15 North Garvin Drive, looking west from the street.
- 10 of 39 . East façade of the Preston Magruder House #2 at 15 North Garvin Drive, looking northwest from the terrace.
- 11 of 39 . East façade of the Preston Magruder House #2 at 15 North Garvin Drive, looking southwest from the terrace.
- 12 of 39 . East façade of the Preston Magruder House #1 at 37 North Garvin Drive, looking northwest.
- 13 of 39 . East end of the south façade of the Preston Magruder House #1 at 37 North Garvin Drive, looking north.
- 14 of 39 . West end of the south façade of the Preston Magruder House #1 at 37 North Garvin Drive, looking northwest.
- 15 of 39 . South façade of the Preston Magruder House #1 at 37 North Garvin Drive, looking northeast.
- 16 of 39 . South and west façades of the Preston Magruder House #1 at 37 North Garvin Drive, looking northeast.
- 17 of 39 . West façade of the Preston Magruder House #1 at 37 North Garvin Drive, looking east.



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- 18 of 39 . View of the courtyard of the Preston Magruder House #1 at 37 North Garvin Drive, looking east.
- 19 of 39 . View of the courtyard of the Preston Magruder House #1 at 37 North Garvin Drive, looking southeast.
- 20 of 39 . View of the courtyard of the Preston Magruder House #1 at 37 North Garvin Drive, looking northeast.
- 21 of 39 . West end of the north façade of the Preston Magruder House #1 at 37 North Garvin Drive, looking southeast.
- 22 of 39 . North and east façades of the Preston Magruder House #1 at 37 North Garvin Drive, looking southwest.
- 23 of 39 . View of the terrace on the east side of the Preston Magruder House #1 at 37 North Garvin Drive, looking south.
- 24 of 39 . East façade of the Preston Magruder House #1 at 37 North Garvin Drive, looking west.
- 25 of 39 . East façade of the Preston Magruder House #1 at 37 North Garvin Drive, looking southwest.
- 26 of 39 . South and East façades of the Cole House at 49 North Garvin Drive, looking northwest.
- 27 of 39 . East façade of the Cole House at 49 North Garvin Drive, looking northwest.
- 28 of 39 . North and east façades of the Cole House at 49 North Garvin Drive, looking southwest.
- 29 of 39 . North façade of the Cole House at 49 North Garvin Drive, looking southwest.
- 30 of 39 . West façade of the Cole House at 49 North Garvin Drive, looking east.
- 31 of 39 . Carport of the Cole House at 49 North Garvin Drive, looking east.
- 32 of 39 . Carport of the Cole House at 49 North Garvin Drive, looking northeast.
- 33 of 39 . Carport of the Cole House at 49 North Garvin Drive, looking north.
- 34 of 39 . West and south façades of the Cole House at 49 North Garvin Drive, looking northeast.



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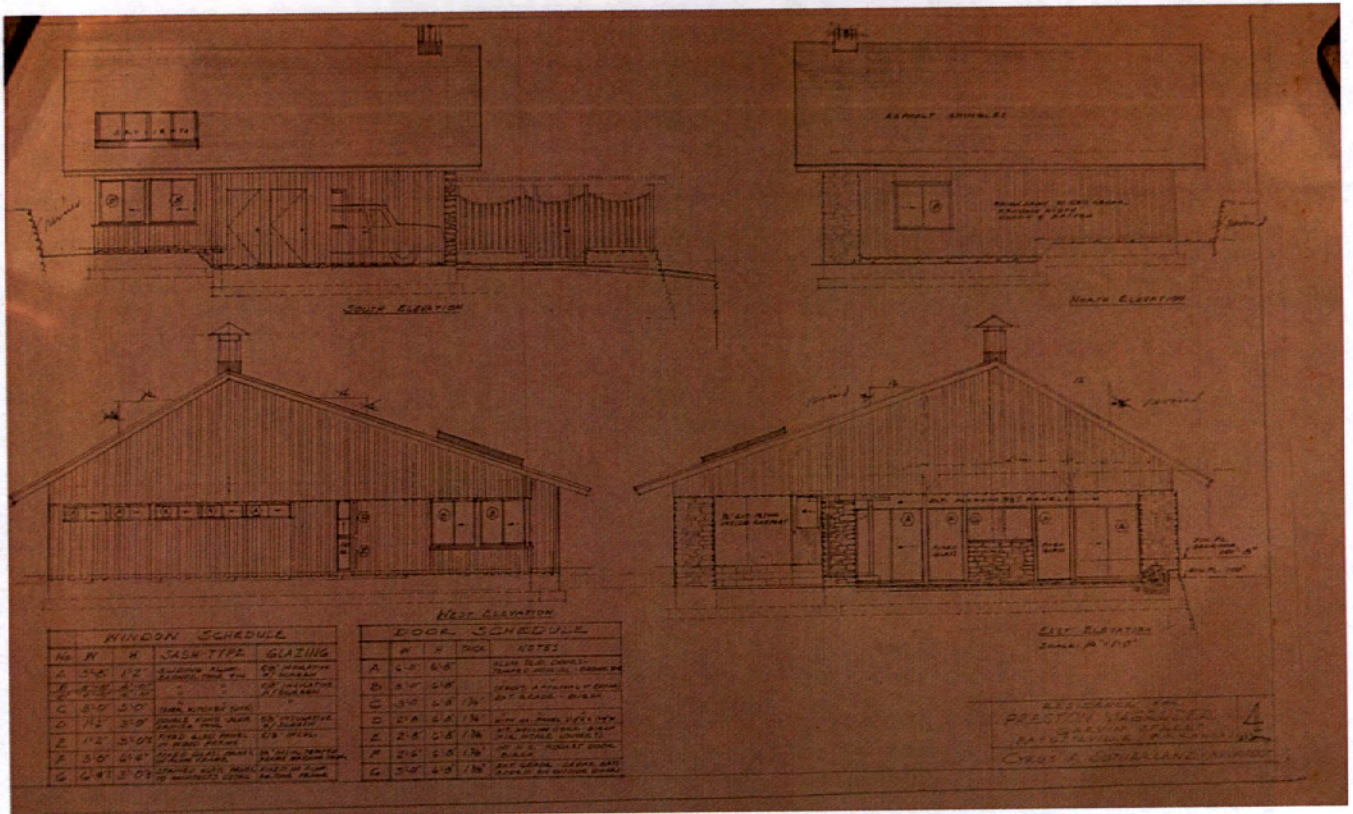
Washington County, Arkansas  
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- 35 of 39. Carport and west façade of the Cole House at 49 North Garvin Drive, looking north.
- 36 of 39. West façade of the Cole House at 49 North Garvin Drive, looking northeast.
- 37 of 39. South and west façades of the Cole House at 49 North Garvin Drive, looking northeast.
- 38 of 39. South façade of the Cole House at 49 North Garvin Drive, looking north.
- 39 of 39. South and east façades of the Cole House at 49 North Garvin Drive, looking northwest.



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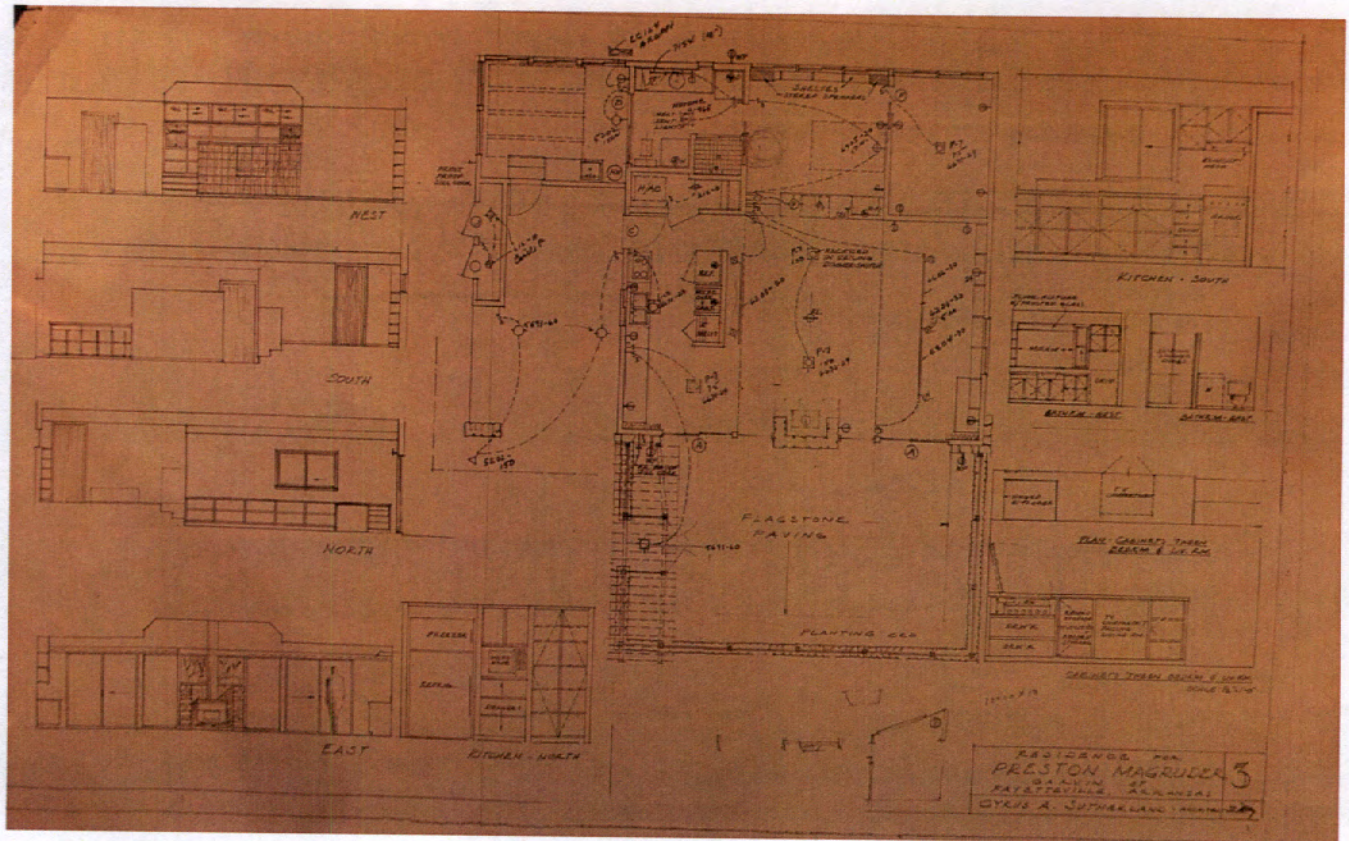


**Figure 1:** Elevation drawings of the Preston Magruder House #2. Courtesy of the current owners.



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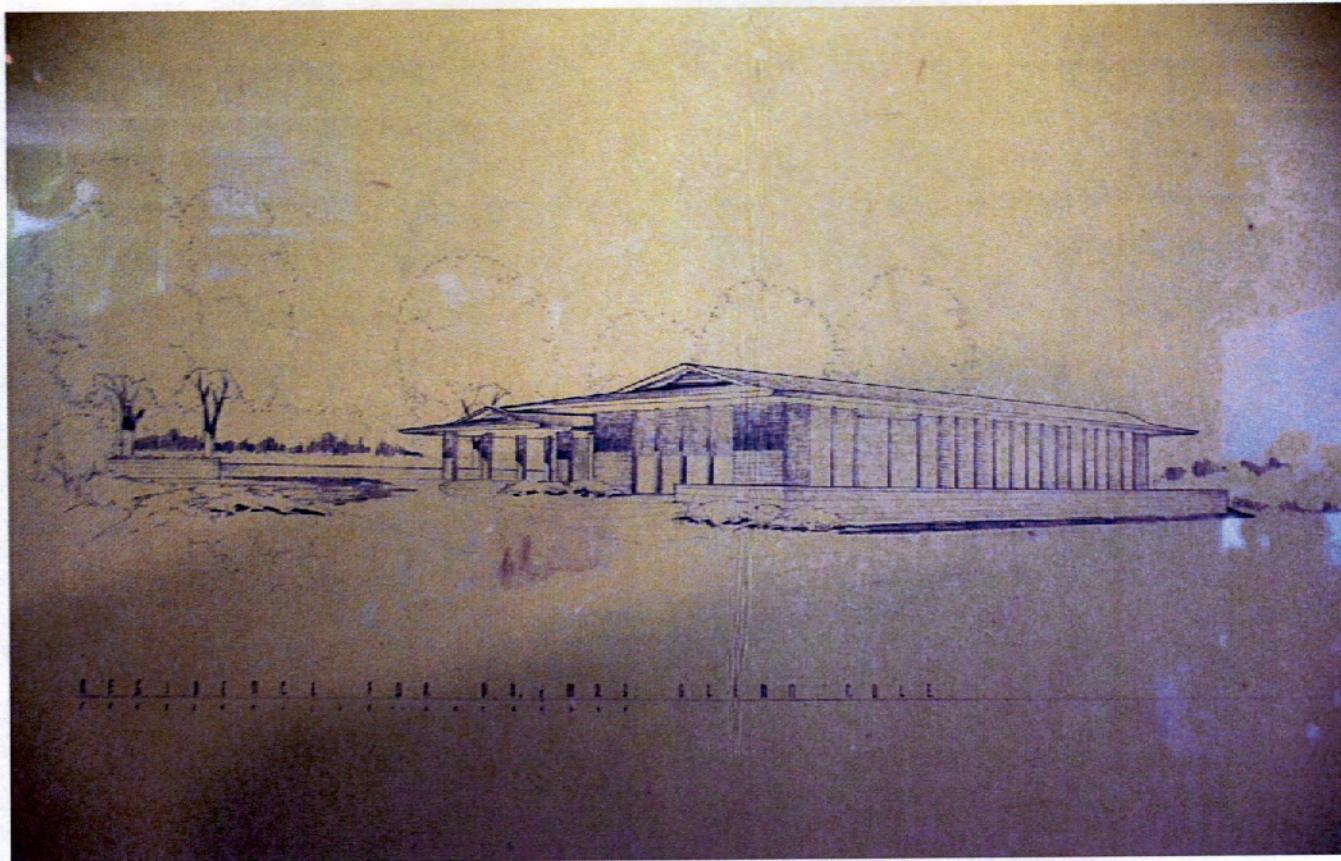


**Figure 2:** Section drawings and floor plan drawing of the Preston Magruder House #2. Courtesy of the current owners.



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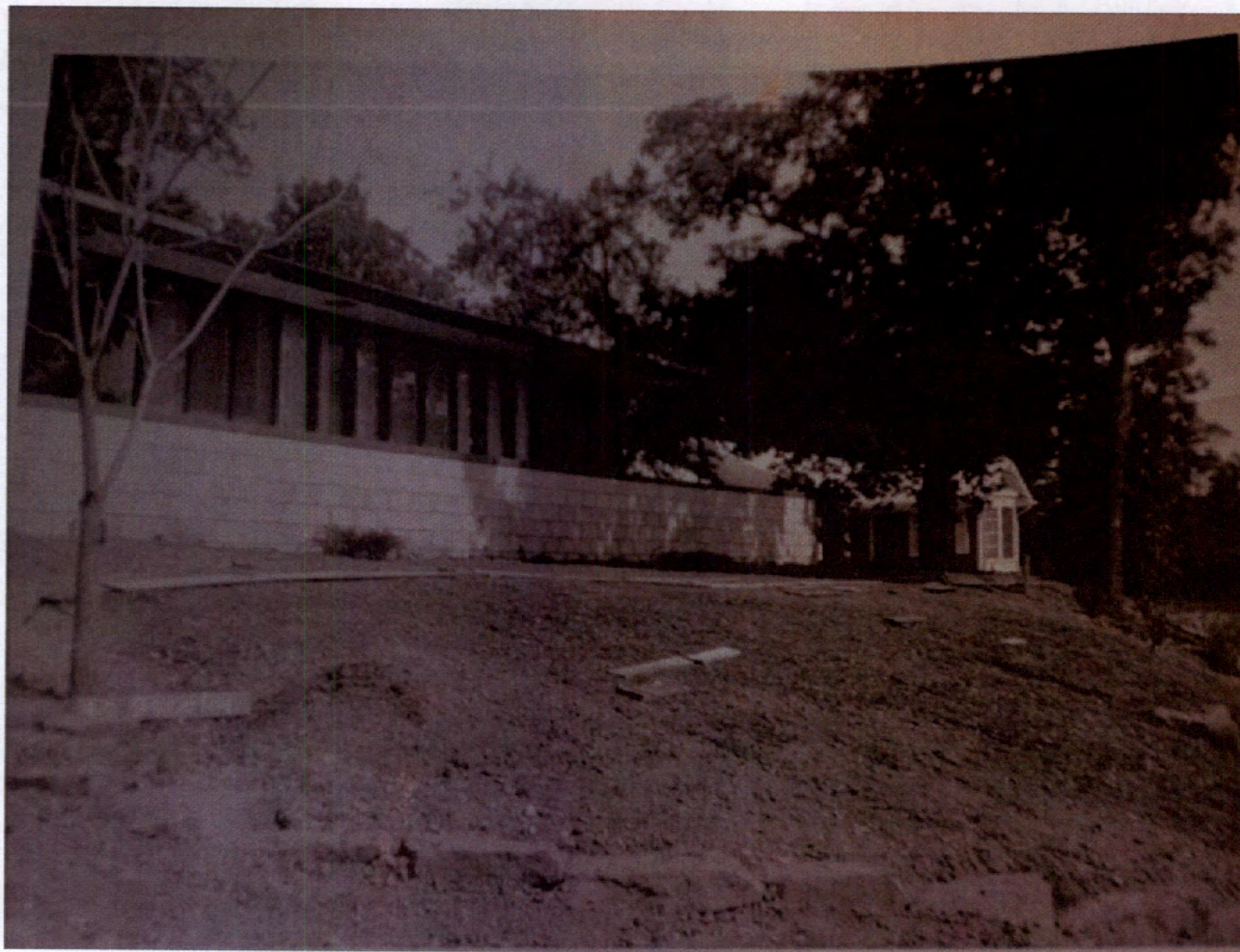


**Figure 3:** Architectural rendering of the Cole House. Courtesy of the current owner.



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**Figure 4:** Historic photograph of the east elevation of the Cole House, looking northwest, c.1961. Courtesy of the current owner.



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**Figure 5:** Historic photograph of the Cole House under construction, looking southwest, c.1961. Courtesy of the current owner.



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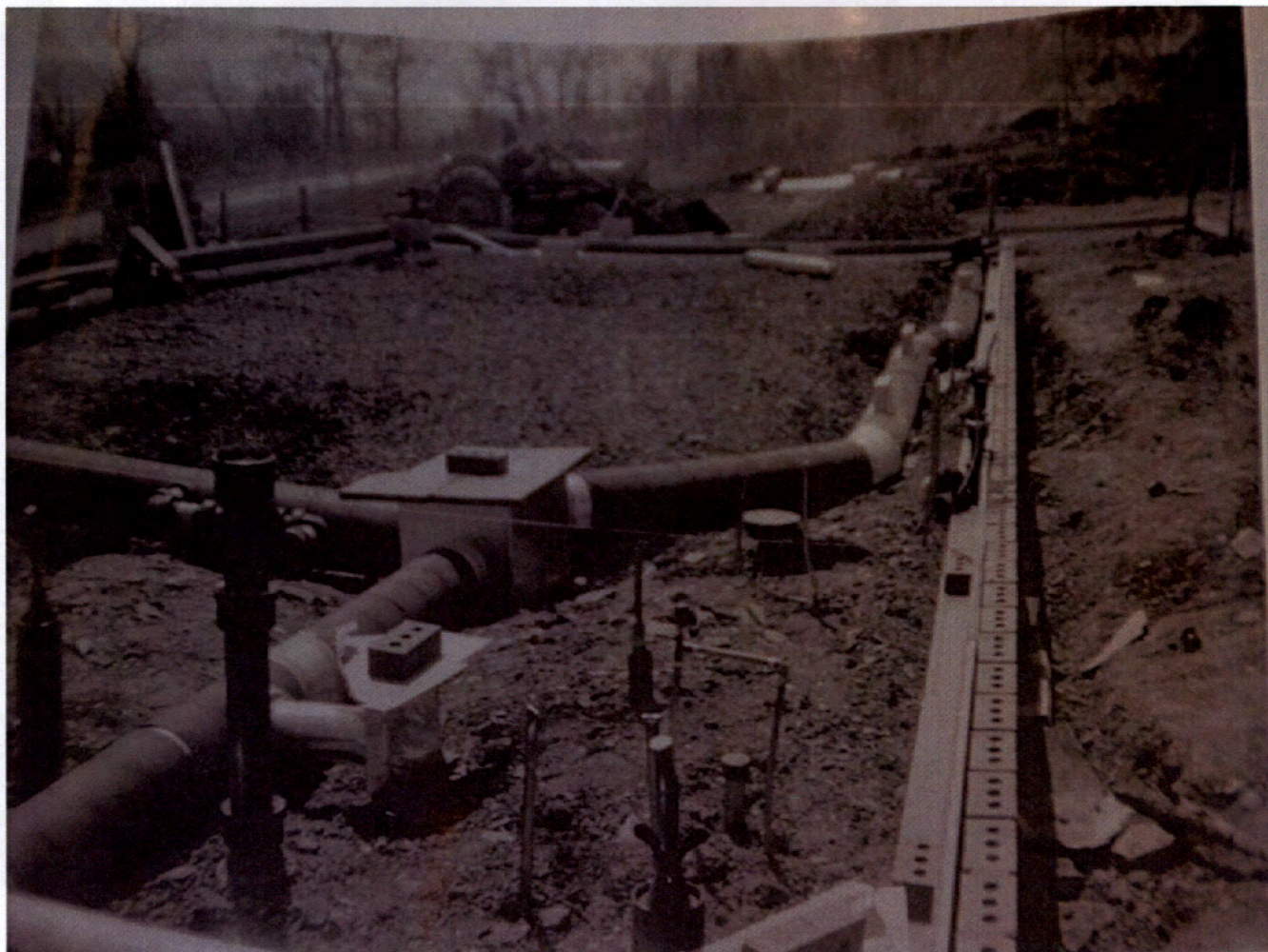


**Figure 6:** Historic photograph of the Cole House under construction, looking northeast, c.1961. Courtesy of the current owner.



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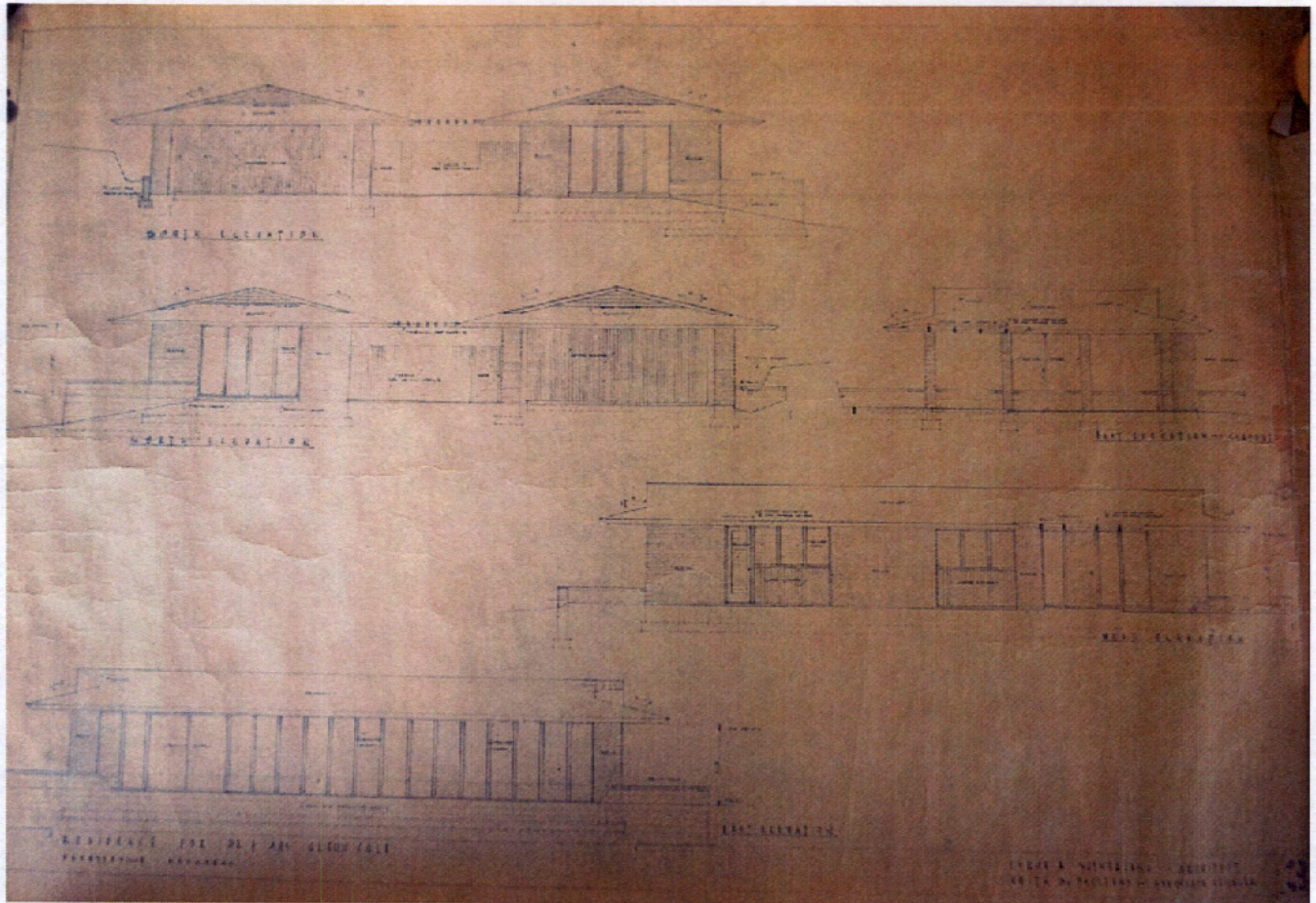


**Figure 7:** Historic photograph of the Cole House under construction, looking south, c.1961. Courtesy of the current owner.



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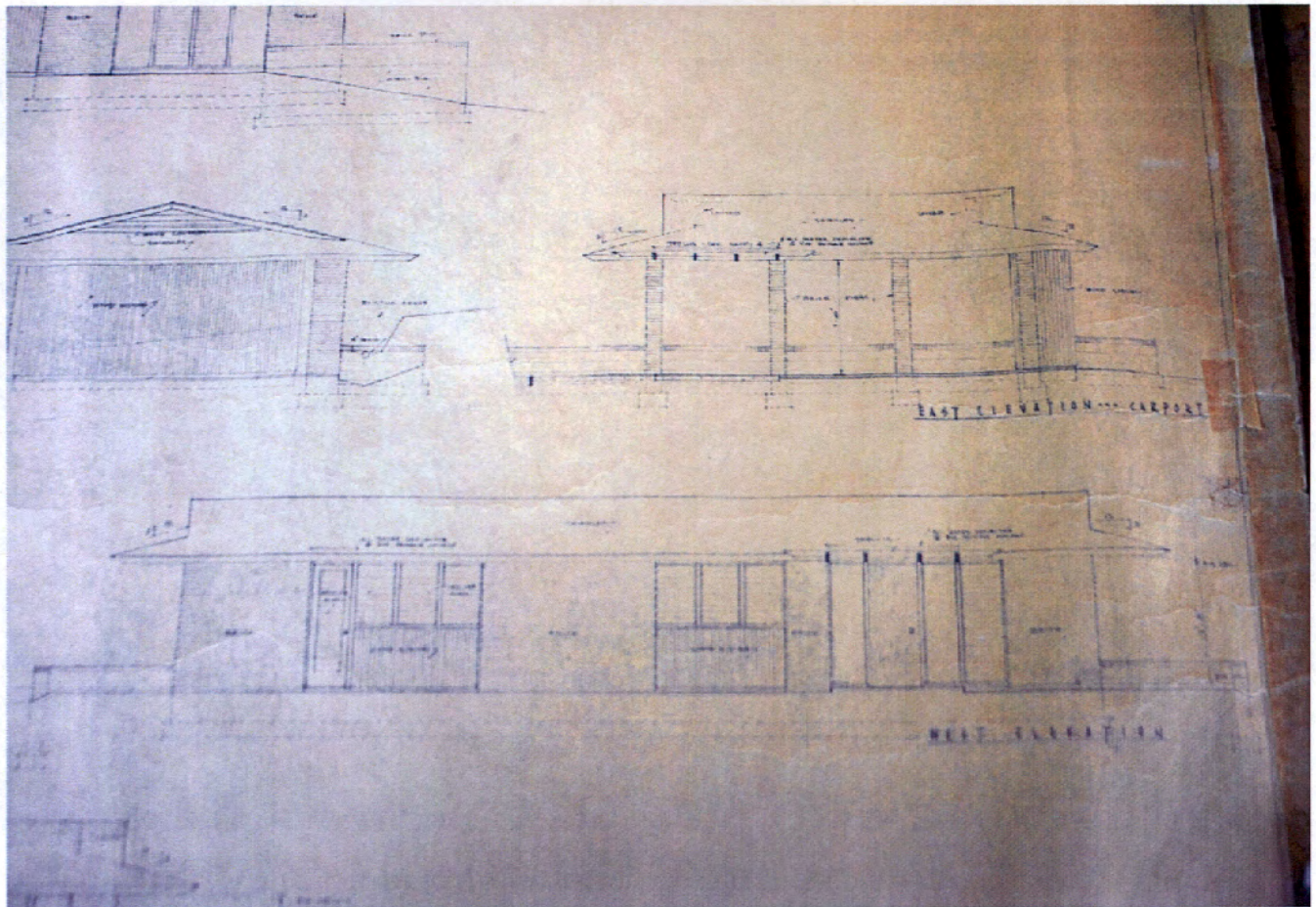


**Figure 8:** Elevation drawings of the Cole House. Courtesy of the current owner.



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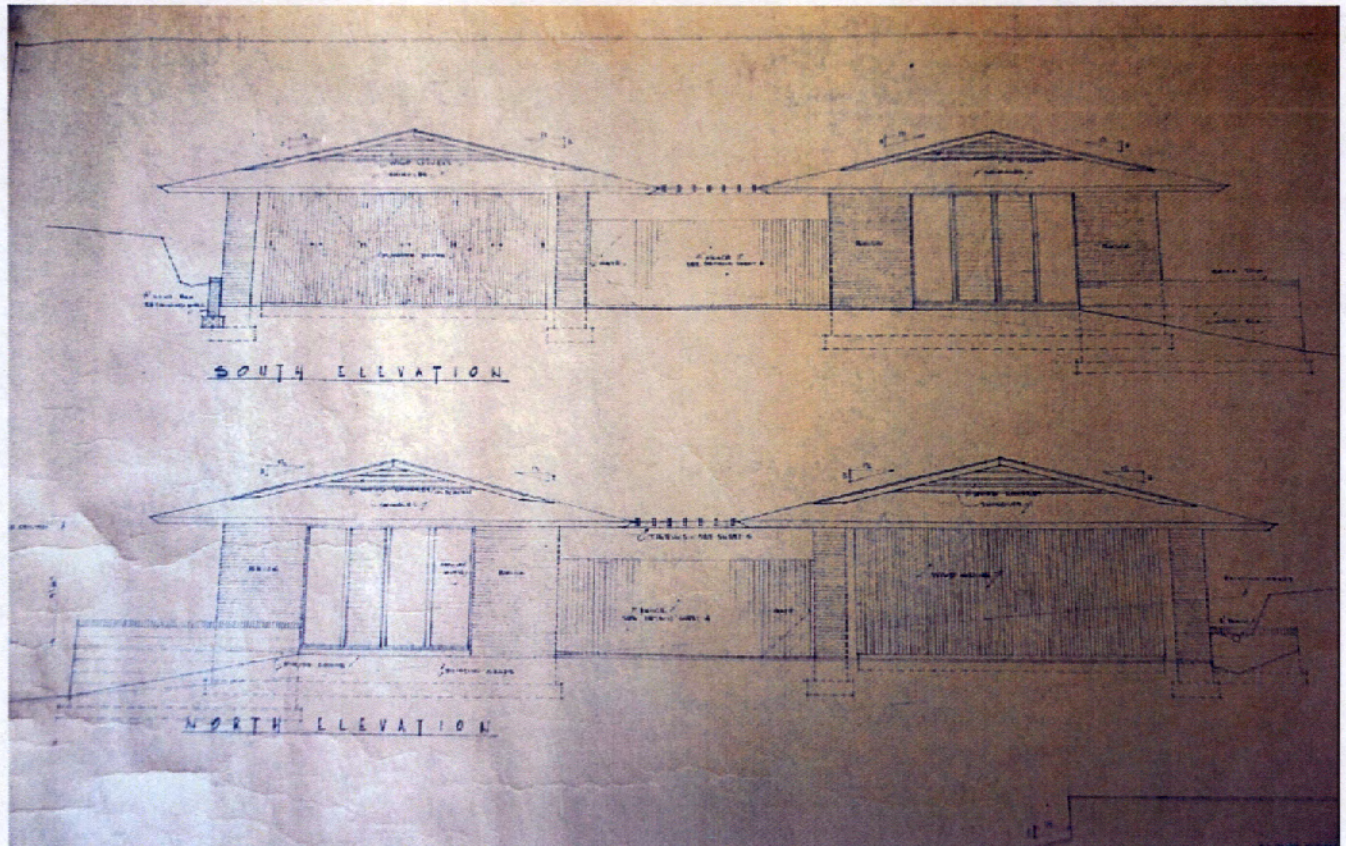


**Figure 9:** Detail of the west elevation drawing of the Cole House. Courtesy of the current owner.



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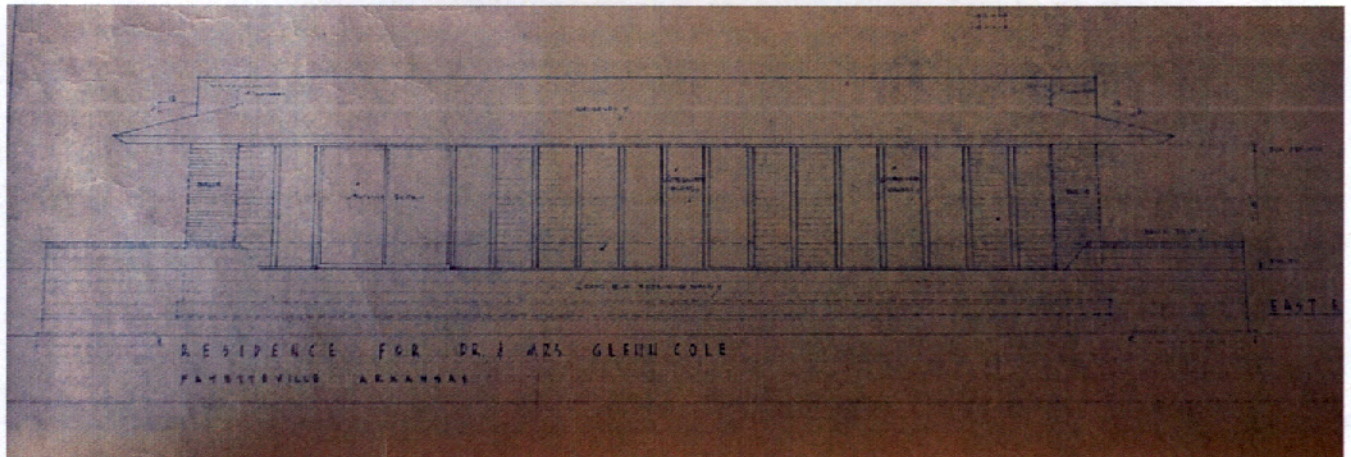


**Figure 10:** Detail of the north and south elevation drawings of the Cole House. Courtesy of the current owner.



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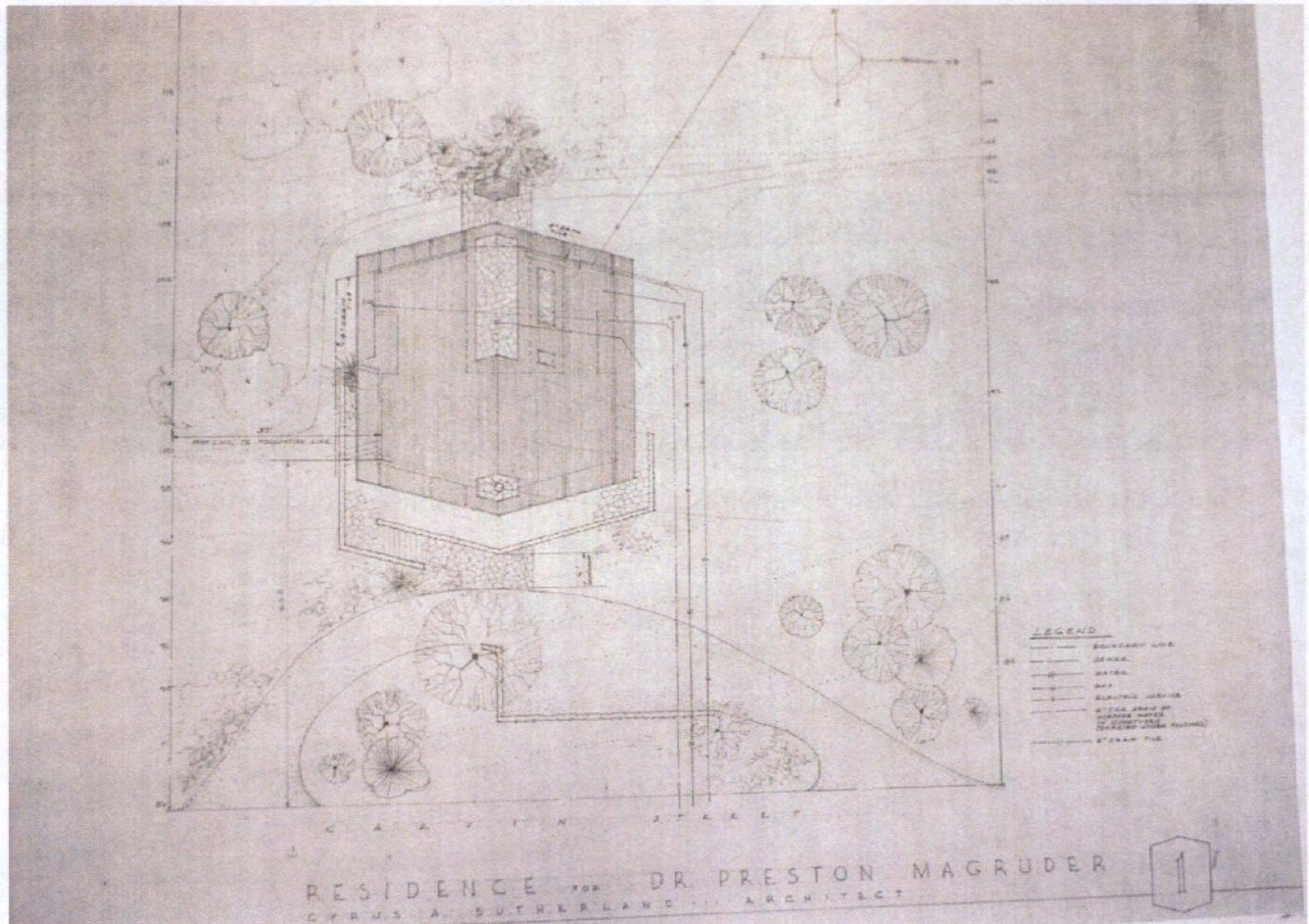


**Figure 11:** Detail of the east elevation drawing of the Cole House. Courtesy of the current owner.



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**Figure 12:** Site plan drawing of the Preston Magruder House #1. Courtesy of the current owner.



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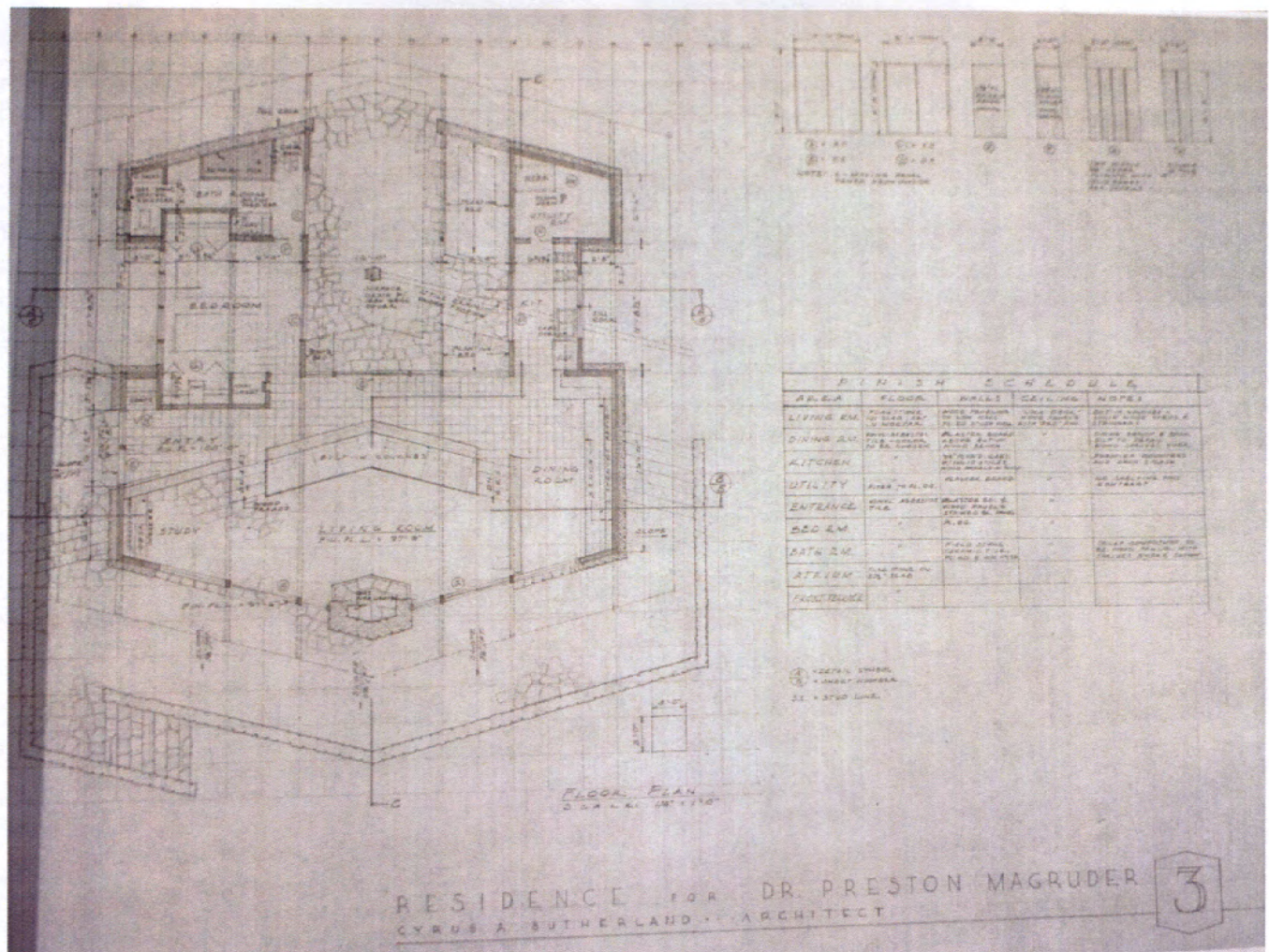
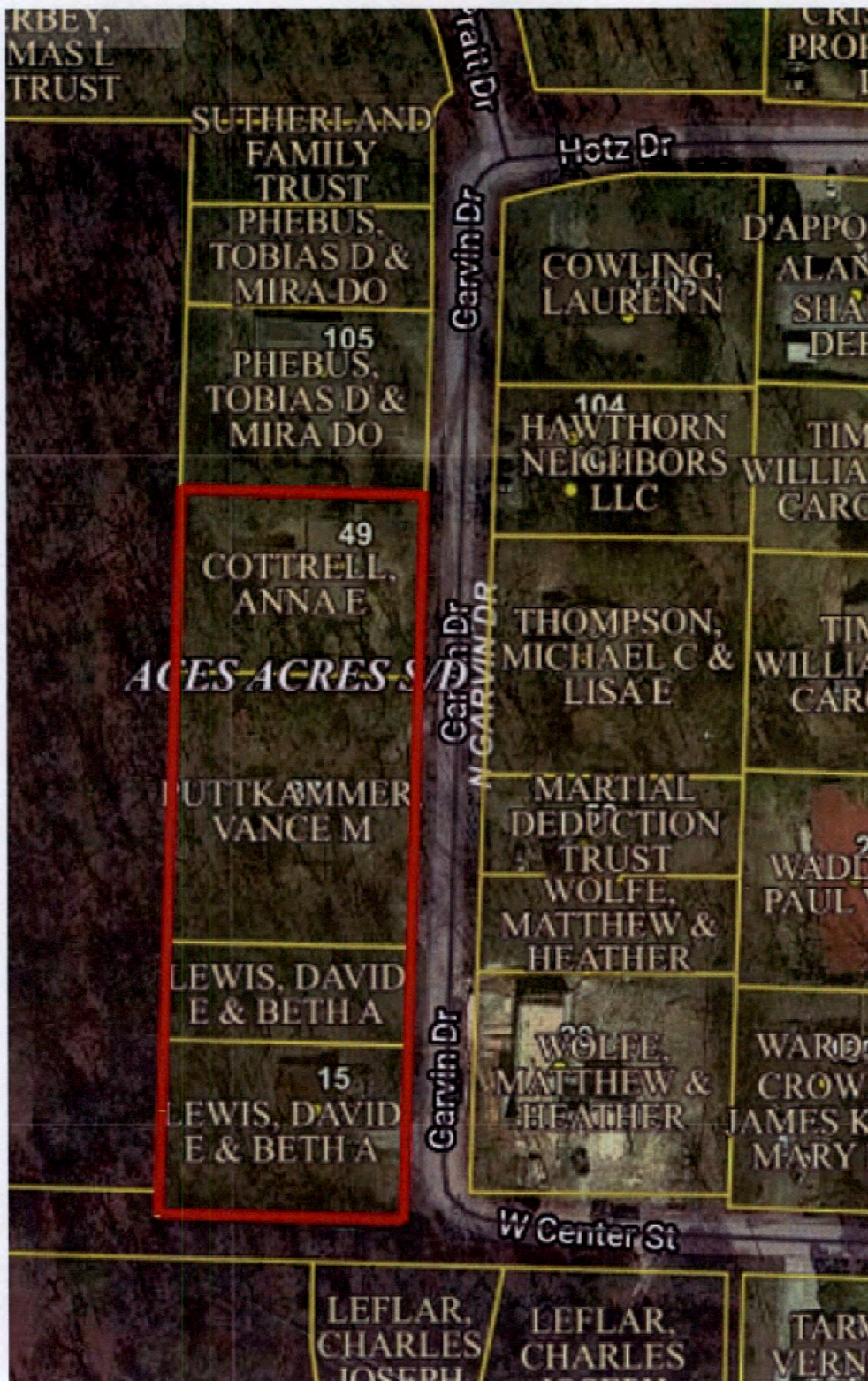


Figure 13: Site plan drawing of the Preston Magruder House #1. Courtesy of the current owner.



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**Figure 14:** National Register boundary map for the North Garvin Drive Historic District.



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**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. 460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 100 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.





|-----221 feet-----|

North Garvin Drive Historic District  
Fayetteville, Washington County, Arkansas

UTM: 15 393226E 3991711N

↑  
North





|-----1216 feet-----|

North Garvin Drive Historic District  
Fayetteville, Washington County, Arkansas

UTM: 15 393226E 3991711N



North





North Garvin Drive Historic District – C/NC Map  
Fayetteville, Washington County, Arkansas

↑  
North



























































































































































