

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Registration FormNR-LISTED
5/1/89

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name The Parkview Apartments
other names/site number _____

2. Location

street & number 300 West 13th Avenue ☐ not for publication
city, town Pine Bluff ☐ vicinity
state Arkansas code AR county Jefferson code 069 zip code 71601

3. Classification

Ownership of Property

- ☒
- private
-
- ☐
- public-local
-
- ☐
- public-State
-
- ☐
- public-Federal

Category of Property

- ☒
- building(s)
-
- ☐
- district
-
- ☐
- site
-
- ☐
- structure
-
- ☐
- object

Number of Resources within Property

Contributing

2

Noncontributing

 buildings
 sites
 structures
 objects
2 Total

Name of related multiple property listing: _____

Number of contributing resources previously
listed in the National Register

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this
☐ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the
National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.
In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

Cathryn A. Boyd
Signature of certifying official
Arkansas Historic Preservation Program
State or Federal agency and bureau

3-22-89
Date

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

Signature of commenting or other official _____

Date _____

State or Federal agency and bureau _____

5. National Park Service Certification

I, hereby, certify that this property is:

- ☐ entered in the National Register.
☐ See continuation sheet.
- ☐ determined eligible for the National
Register. ☐ See continuation sheet.
- ☐ determined not eligible for the
National Register.
- ☐ removed from the National Register.
- ☐ other, (explain:) _____

Signature of the Keeper _____

Date of Action _____

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic/Multiple Dwelling

Current Functions (enter categories from instructions)

Domestic/Multiple Dwelling**7. Description**

Architectural Classification

(enter categories from instructions)

Late 19th and 20th Century Revivals/Collegiate GothicLate 19th and 20th Century Revivals/Italian RenaissanceModern Movement/Art Deco

Materials (enter categories from instructions)

foundation Concretewalls Brickroof Asphalt

other _____

Describe present and historic physical appearance.

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Continuation Sheet

Section number 7 Page 1

PARKVIEW APARTMENTS
Pine Bluff, Jefferson County
c. 1925

SUMMARY. The Parkview Apartments building, constructed in 1925, is a two-story buff-brick and concrete structure with a two-and-one-half-story projecting entrance bay located at the center of the U-shaped symmetrical plan. Stylistically, it is a hybrid of Classical Revival/Collegiate Gothic/Art Deco seldom found in Arkansas. Also included is the original garage/store/incinerator building to the rear (south) of the main building.

ELABORATION. The Parkview Apartments building is a two-story, buff brick and concrete multi-unit dwelling which sits upon a continuous concrete foundation and is covered by a hipped deck asphalt shingle roof with a projecting cornice except for the central projecting bay, which features a flat deck roof behind a crenellated parapet. Its U-shaped plan is divided into 36 separate apartment units of various sizes, with the resident manager's apartment located on the first floor of the central bay.

The northern elevation of the central connecting portion is symmetrically arranged around the two-and-one-half story crenellated entrance bay and features grouped eight-over-eight wood sash and casement windows on both floors, with the exception of the single square eight-over-eight sash windows placed above the flanking pedimented entrance porches. The central bay is entered through the gable-hooded porch on the north side, and through the single story balconied corner porches on the east and west sides. Its first and second story windows are eight-over-eight wood sash and sixteen-pane hinged awning windows. The top half-story is lighted with four-over-four wood sash windows.

The wings each terminate with projecting three-sided bays on their 'outside' elevations (the western elevation of the western wing and the eastern elevation of the eastern wing) and also feature identical three-sided bays on the northern end of their 'inside' elevations, terminating at the southern end in single story balconied corner porches similar to those adjoining the central bay. Though the wings' interior floor plans are not symmetrical, resulting in asymmetrical window configurations, each features nine bays between the projecting end bays and the connector wall on the courtyard elevations and fourteen bays between the projecting end bays on the exterior elevations. Eight-over-eight wood sash of two sizes and narrow eight-by-eight wood casement windows are spaced around three entrances on both floors of each

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Section number 7 Page 2

Parkview Apartments - Description (Part 7) -

of the eastern and western elevations of each wing, all of which are covered with gabled wood porch hoods supported on wood decorative brackets with the exception of the flat-roofed corner porches facing the interior courtyard. The northern elevations of each wing, including corner bays, are lighted with both grouped and single eight-by-eight wood casement windows, with eight-over-eight wood sash appearing in only the northeast corner bay of the eastern wing.

The southern or rear elevation is two stories in height with a continuous shed dormer providing ventilation to the attic, and is thirty bays long. It is relieved only by a six-bay, slightly projecting wall component at the western end, and a projecting two-bay component at the eastern end, both of which continue around the adjoining elevations to form the terminating three-sided bay for each of those walls. The windows on both floors of this elevation are of the same configurations as those seen on the other elevations, and the entrances are without porches of any kind.

Significant exterior details include the wood gabled porch hoods, the pedimented porches with full sidelights and transom, and concrete sills supporting the window openings throughout.

The interiors are simply detailed, with a recurring motif being the shallow, stripped down decorative wood pediment lintel over door and window openings. Other details include shallow telephone niches with projecting conical shelves and segmented arch door openings between apartment rooms. The interiors are also equipped with such amenities as tile baths, oak floors, Murphy beds and folding ironing boards and dining tables. Originally each apartment was also furnished with a new Frigidaire refrigerator, but these have long since been removed.

Also included is the contemporaneous garage/store/incinerator structure sited opposite the southern (rear) elevation of the main apartment building. This is also constructed of buff brick and supported on a continuous concrete foundation, but features a vaulted roof composed of an asphalt membrane adhered to a wood deck supported by a series of iron trusses. The original main facade faces east, and is composed of a twelve-pane entrance door with surmounting transom to the south, three grouped eight-over-eight wood sash windows to the north, and the automobile entrance

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Parkview Apartments - Description (Part 7) - 3

leading to another twelve-pane entrance with three-pane transom at the northern end. Inside are two rooms to either side of the automobile entrance, behind which is what remains of the original covered automobile parking area. The half-story incinerator is attached to the exterior of the southern elevation.

With the exception of the red-tile roof and some of the interior fixtures, the original apartment building structure is intact and unaltered. The garage/store/incinerator building to the south has suffered the removal of over half of the original covered parking area, but the end of the building which housed the greatest amount of significant activity is intact, as is some of the covered parking. The grounds largely retain their original plantings and landscaping, with the exception of a simple, small fountain which had been located near the center of the courtyard. This was removed within the last twenty years due to deterioration and excessive repair costs.

The apartment building and separate rear garage are the only buildings on the entire block.

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Section number 8 Page 1

PARKVIEW APARTMENTS
Pine Bluff, Jefferson County
c. 1925

SUMMARY. The Parkview Apartments building is significant on both local and statewide levels by virtue of its unique architectural qualities and its associations with both a local personage and a progressive real estate development movement of national significance.

ELABORATION. When this building was designed and erected, it was the largest apartment building in the State of Arkansas (in square feet). Its style was a combination of the Classical Revival Renaissance villa made popular in the later 19th and early 20th centuries through the work of such architects as Richard Morris Hunt and Charles Follen McKim (The Boston Public Library) and the rising Collegiate Gothic being employed by several east-coast architects in their educational commissions (e.g., Ralph Adams Cram's designs at Princeton and Yale, Charles Maginnis work at Boston College). Both styles were commonly used for large, public commissions, and hence were well-suited to an apartment building. Furthermore, the stylized Classical vocabulary employed on the interior, such as the shallow decorative wood lintels and spare arched wall openings between rooms, prefigures the arrival of the Art Deco style that would become popular within the next several years. As such, this building remains one of the finest and most intact examples of this stylistic hybrid in the entire state.

The builder of this complex, O.C. Hauber, was a local resident and entrepreneur of great impact in the city of Pine Bluff. A self-made, successful businessman who began his professional involvement with motion picture theaters in his native Cleveland, Ohio, Hauber relocated to Pine Bluff in 1910 at the age of twenty-four and started a chain of movie houses from which he obtained his capital to invest in real estate. He first opened the A-Muse-U Theater in that year on W. 2nd Avenue, and showed such promise in promotion and advertising that he was able to open the Gem Theater in 1912, and a movie and vaudeville theater in 1915 called The Hauber. Though he sold the Pine Bluff theaters in 1920, he continued to operate movie houses in Camden and England, Arkansas, as well as Pineville, Louisiana. He remained very active in Pine Bluff, helping to construct such local public amenities as Geisreiter Park, the Community Chest Memorial Park, and the Pine Bluff Natatorium.

He bought and sold a variety of properties in the area until he bought the site for this structure in 1924. Hauber became interested in progressive innovations in

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Parkview Apartments - Significance (Part 8) - 1

apartment living after he sold his Pine Bluff theaters, largely as an outgrowth of his interest in real estate generally. He became so intrigued with the idea of community apartment buildings that he spent two years researching various plans and designs before he settled on an architect and a site, even attending the convention of the National Association of Real Estate Boards in Detroit in 1925 to solicit ideas and advice. He hired Mitchell Seligman, a local architect, to design the building, though he incorporated some of his own ideas, many of them drawn from apartment buildings he had seen in other cities in the northeast. The U-shaped plan, for example, allowed a large concentration of apartment units while providing sunlight to each one. Hauber was intimately associated with this building, as he served not only as general contractor throughout the construction, but also as resident superintendent of the building after it was finished, as he and his wife occupied one of the units. He and his wife continued to live here at the Parkview Apartments and he remained active in commercial and civic affairs. He donated the building to a charity organization he founded in 1959.

It was also Hauber's idea to offer two leasing alternatives to his tenants. A copy of the original tenant/purchaser contract survives, containing language allowing residents to rent at a monthly rate as was common, or to sign-on for a payment plan that would result in ownership over a period of 108 months. This early form of apartment ownership (which is commonly known today as the condominium) was unusual if not rare in 1925. The tenants were also made part of a cooperative rental and maintenance arrangement, whereby they would have a voice in property improvements and maintenance, and in new tenant selection, so that they had a far greater voice in the running of their complex than most other tenants in Arkansas. Hauber installed such other "progressive" features as the Frigidaire refrigerator, Murphy beds, folding ironing boards and dining tables, and a combination covered garage/store/trash incinerator in the rear, a separate single-story rectangular structure with a steel-truss vaulted roof atop buff-brick walls. The Parkview's tenants were provided not only with covered parking but also with trash pick-up and disposal, something the city of Pine Bluff did not provide at the time. In the eastern end of the same building Hauber later installed both a grocery store/cafeteria/delicatessen and an automobile service station, thereby further providing for the convenience of his tenants and for the overall self-sufficiency of the apartment complex. Only the eastern half of this garage/incinerator structure survives, which includes the store/service station section and some parking space.

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Parkview Apartments - Significance (Part 8) - 3

The Parkview Apartments buildings survive to bear mute testimony to the progressive vision of O.C. Hauber as a residential developer, and to his dream of attractive multi-unit housing that would provide a full range of resident services - modern and convenient - that would be the envy of many developers today.

8. Statement of Significance

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

☐ nationally ☒ statewide ☐ locally

Applicable National Register Criteria ☒ A ☒ B ☒ C ☐ D

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

Areas of Significance (enter categories from instructions)

Architecture

Community Planning and Development

Significant Person

O. C. Hauber

Period of Significance

1925

Significant Dates

Cultural Affiliation

Architect/Builder

Mitchell Seligman

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

9. Major Bibliographical References

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 # _____

☒ See continuation sheet

Primary location of additional data:

- ☒ State historic preservation office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Specify repository: _____

10. Geographical Data

Acreage of property Less than 1

UTM References

A 1 5 5 9 1 6 0 0 3 7 8 6 3 6 0

Zone Easting Northing

C _____

B _____

Zone Easting Northing

D _____

☐ See continuation sheet

Verbal Boundary Description

All of block 44, except the south 64 feet thereof, in Dexter Harding's addition to the city of Pine Bluff, Arkansas.

☐ See continuation sheet

Boundary Justification

This boundary includes all the property historically associated with this resource.

☐ See continuation sheet

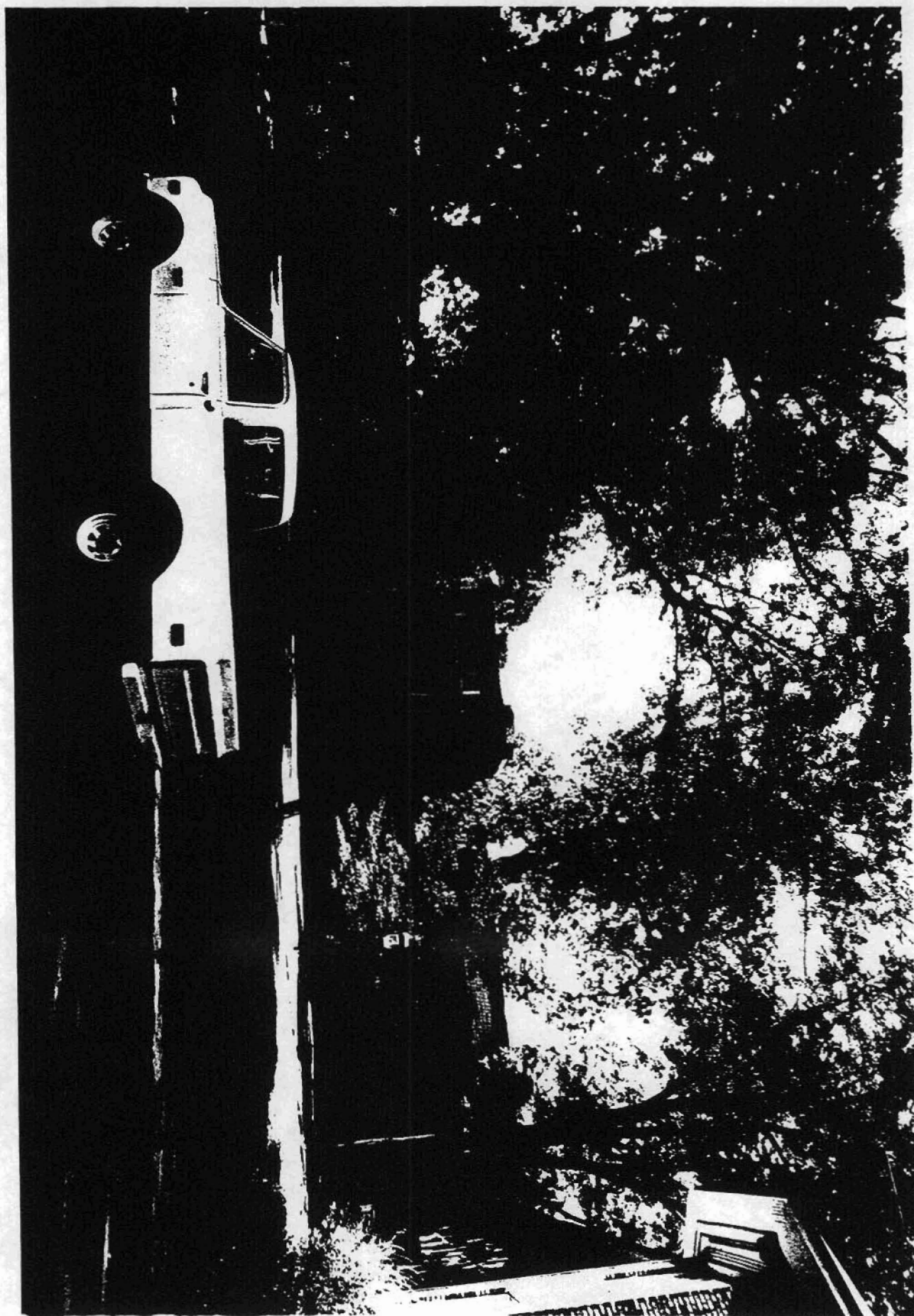
11. Form Prepared By

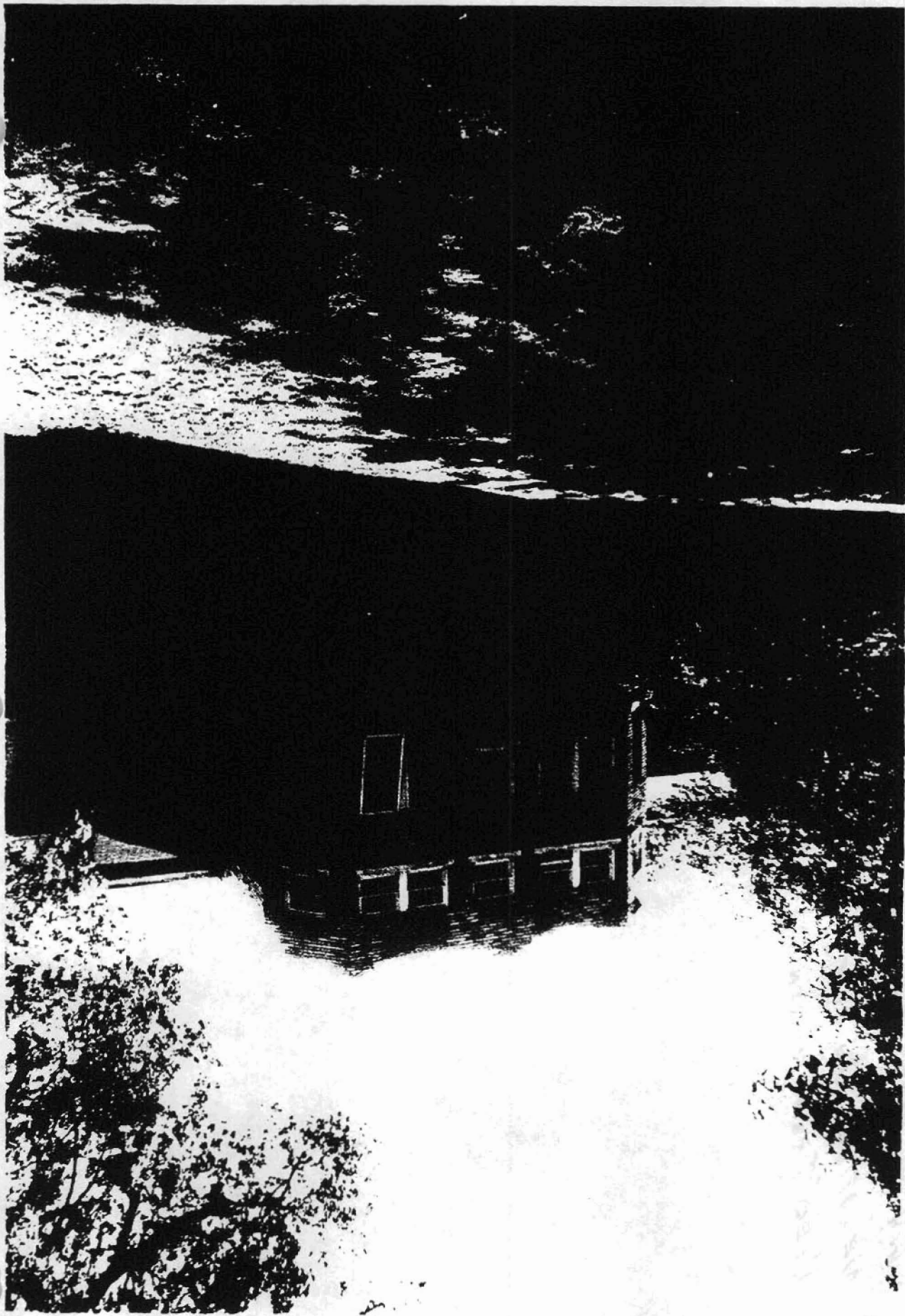
name/title Kenneth Story, Architectural Historian

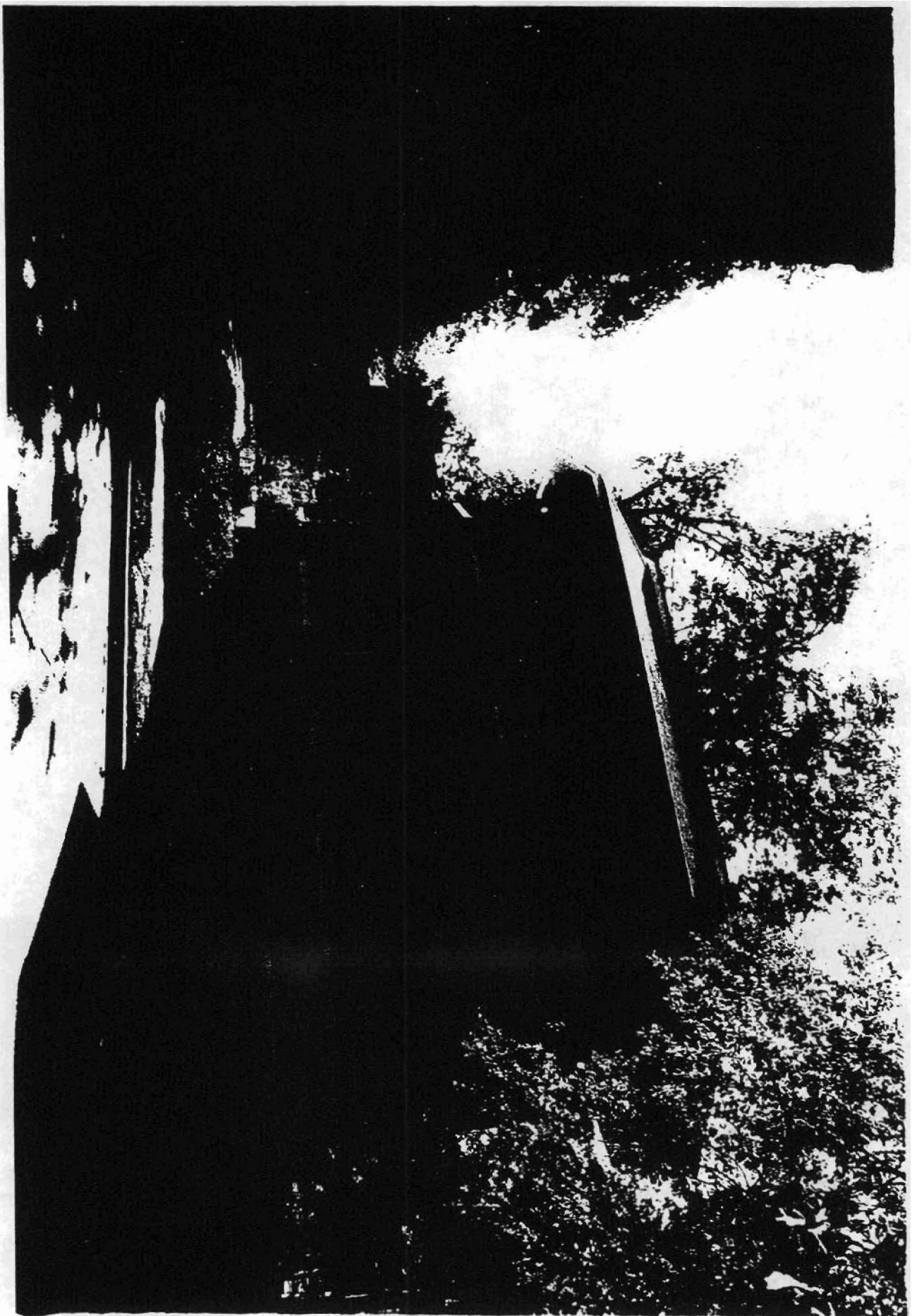
organization Arkansas Historic Preservation Program date February 15, 1989

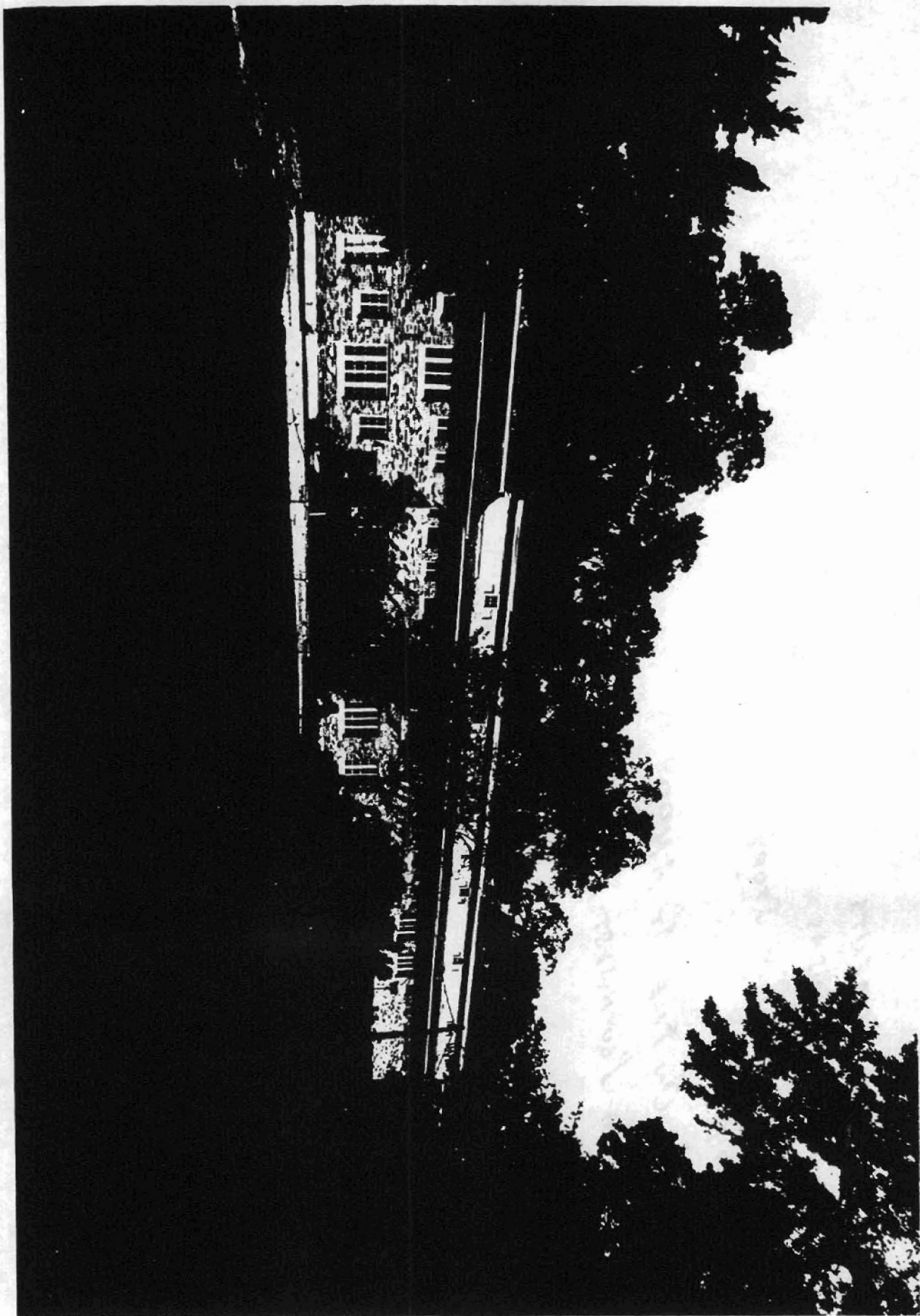
street & number 225 E. Markham telephone (501) 371-2763

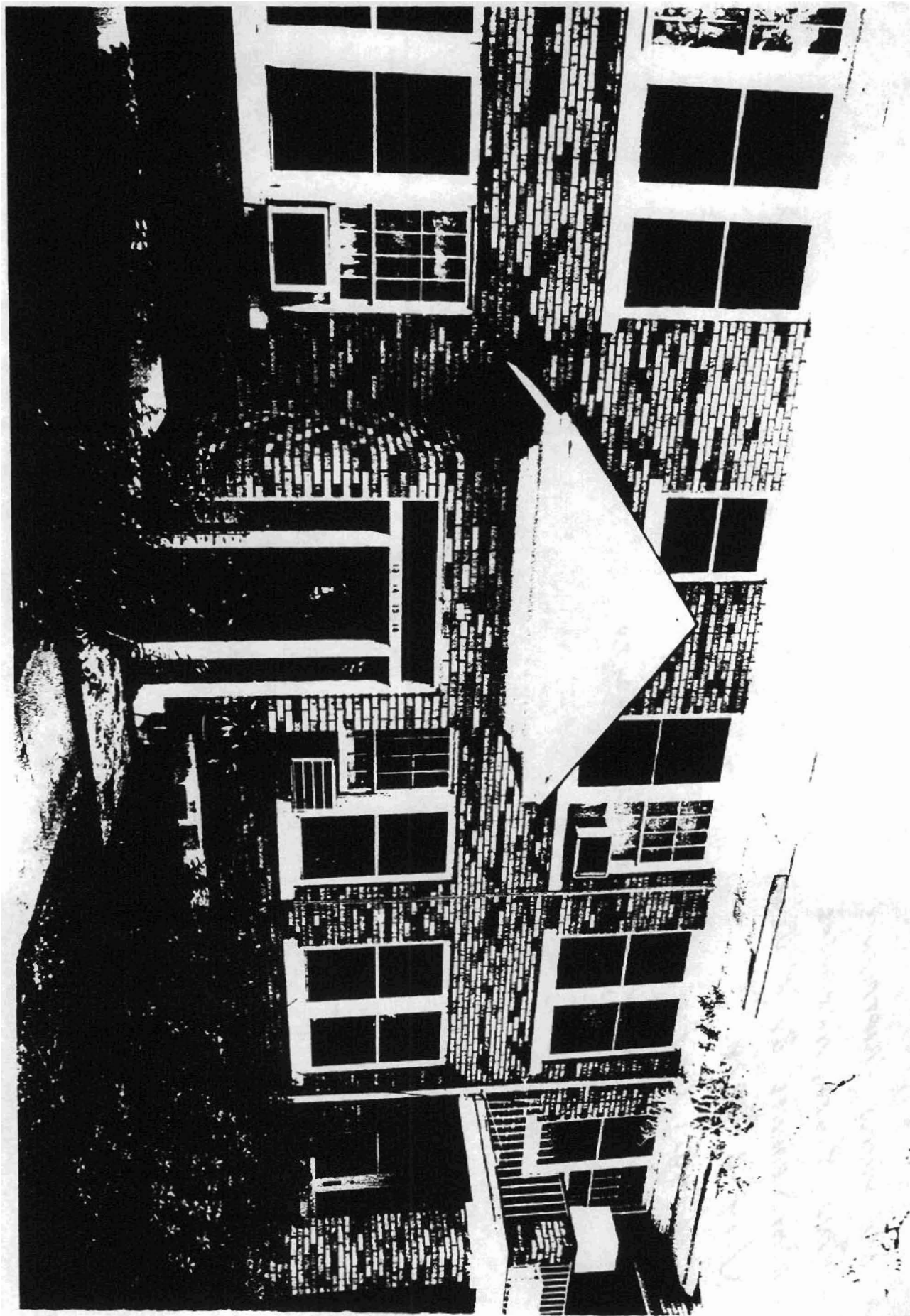
city or town Little Rock state Arkansas zip code 72201

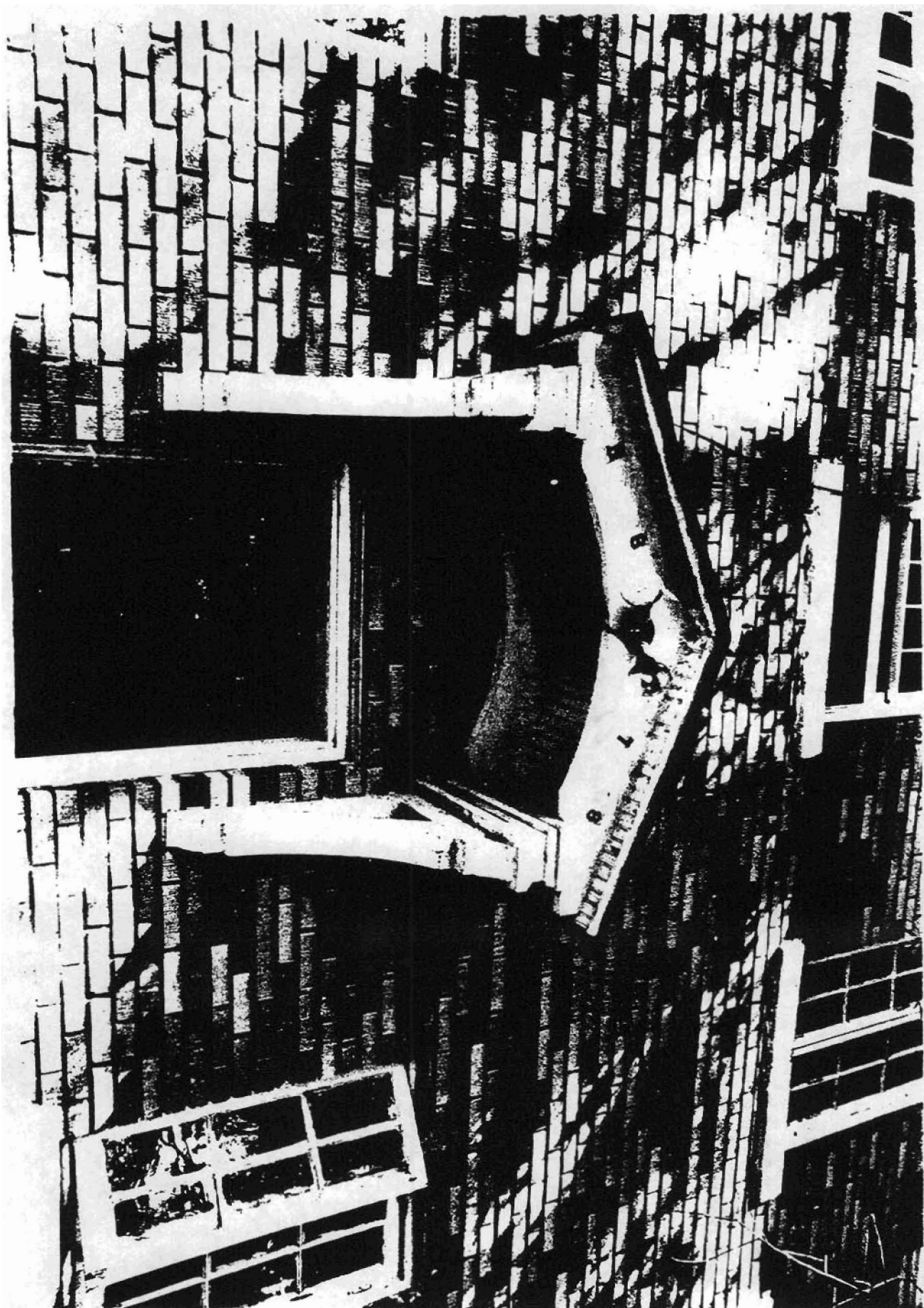


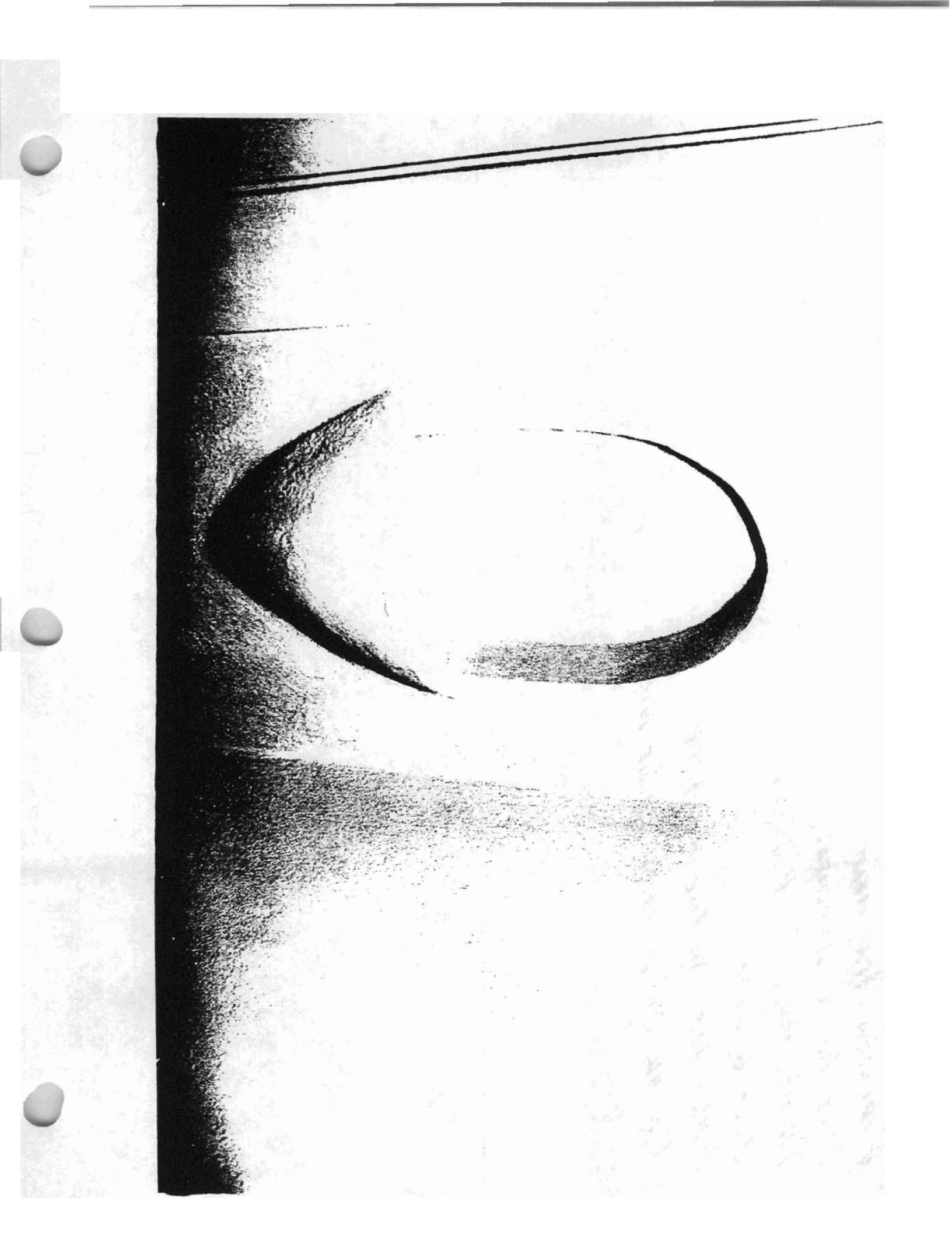


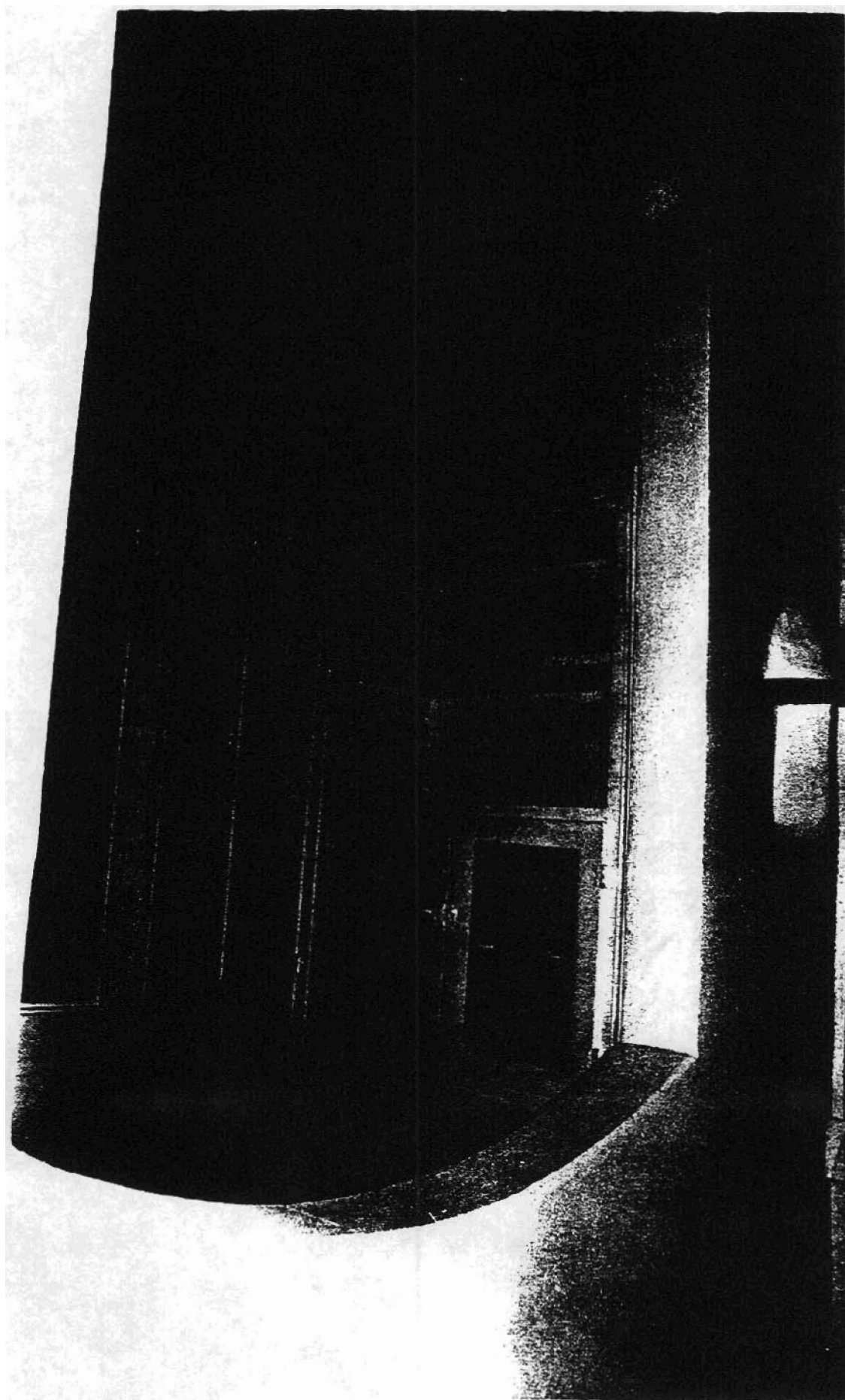


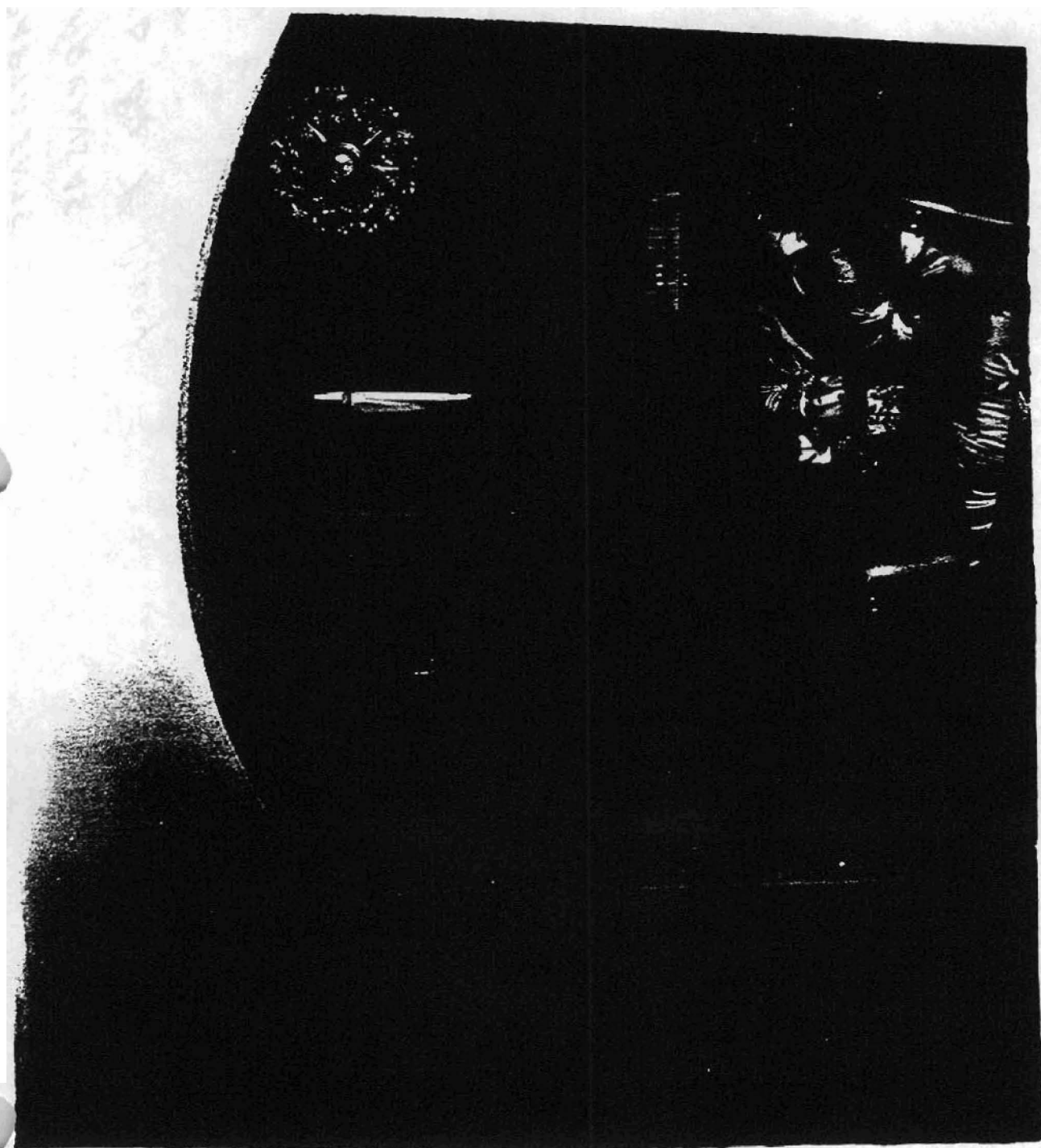
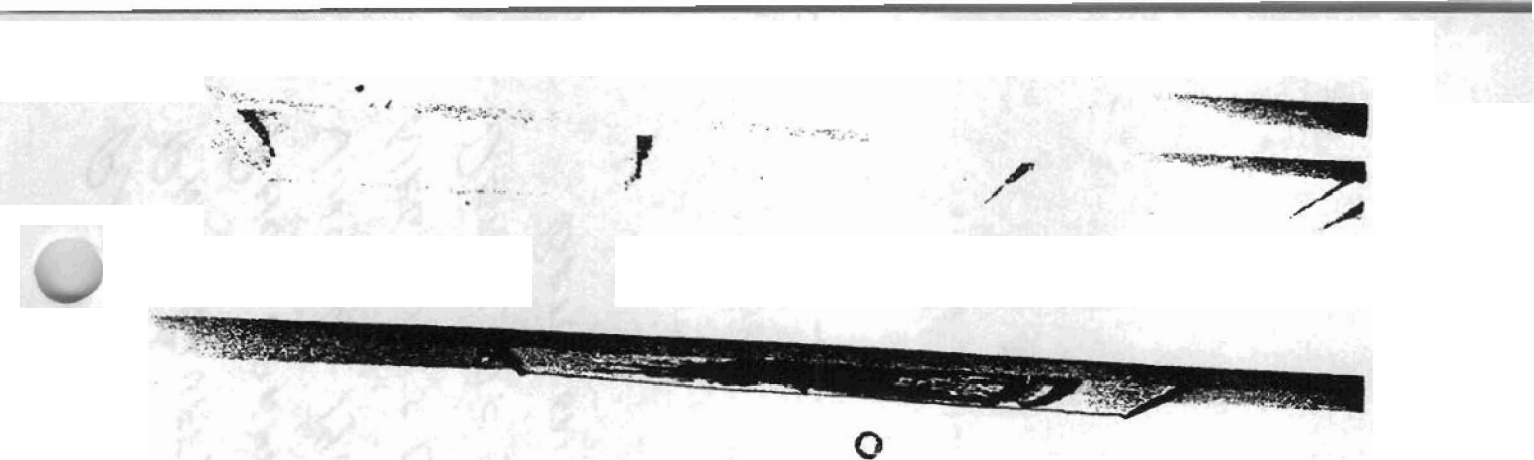




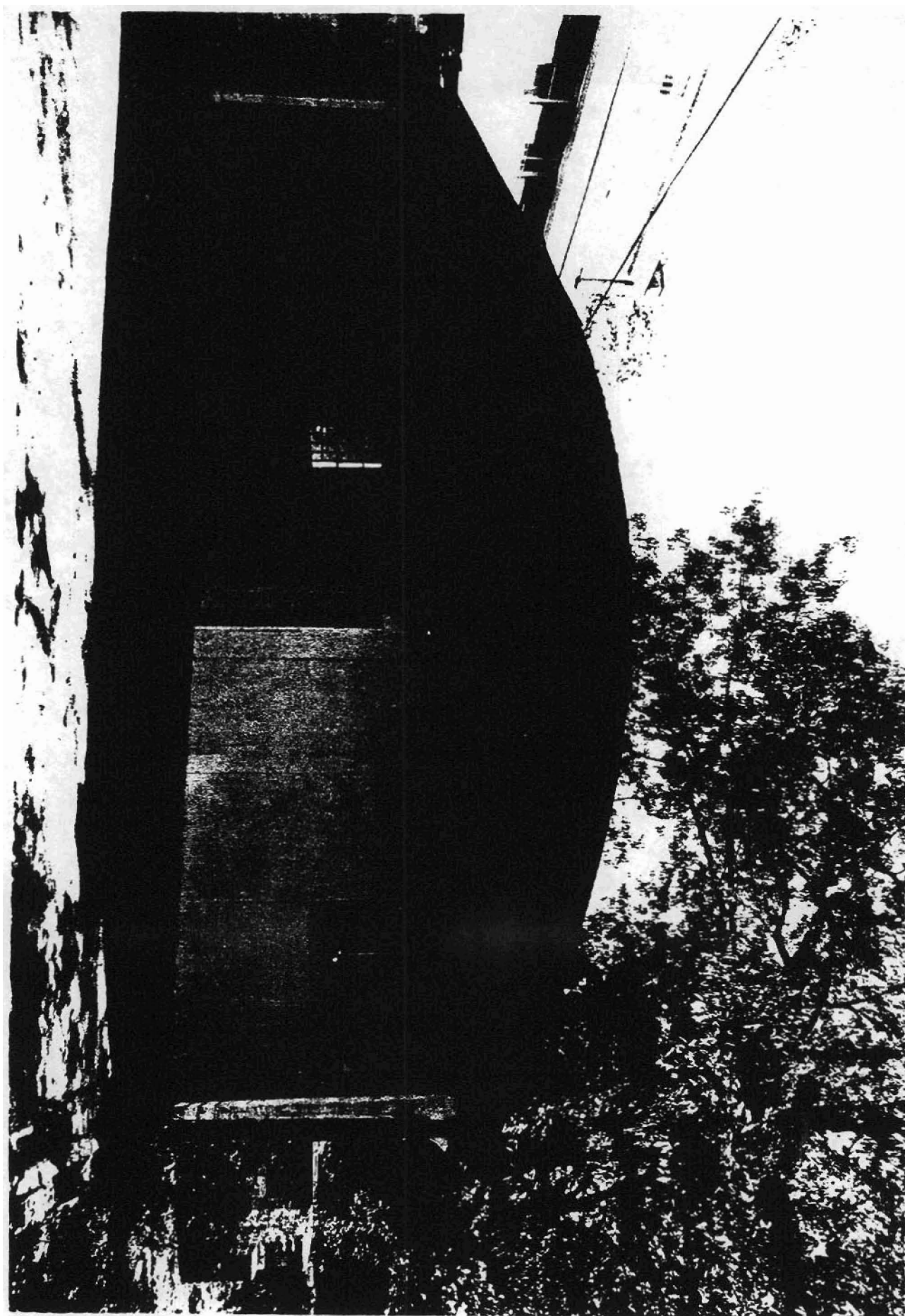


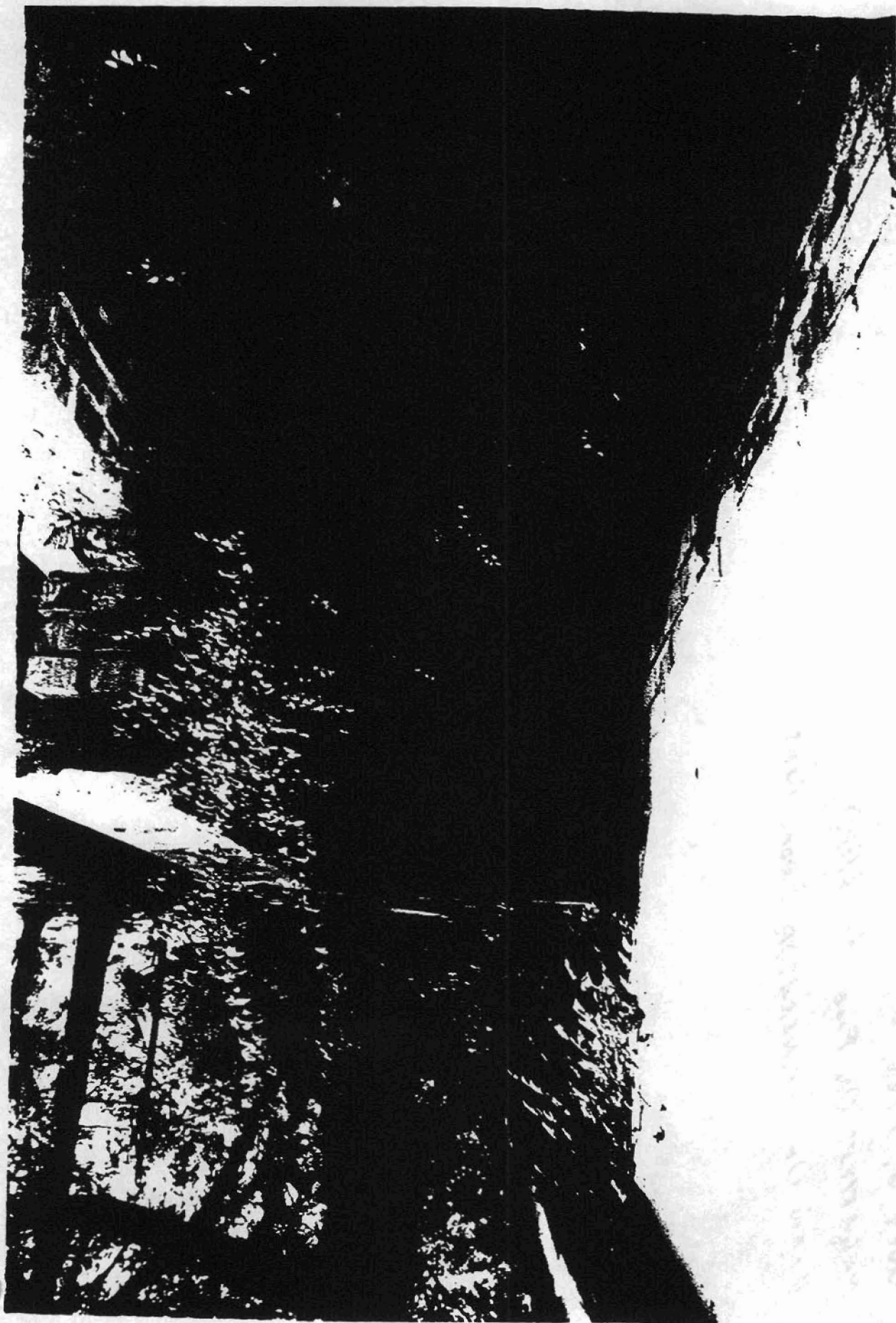










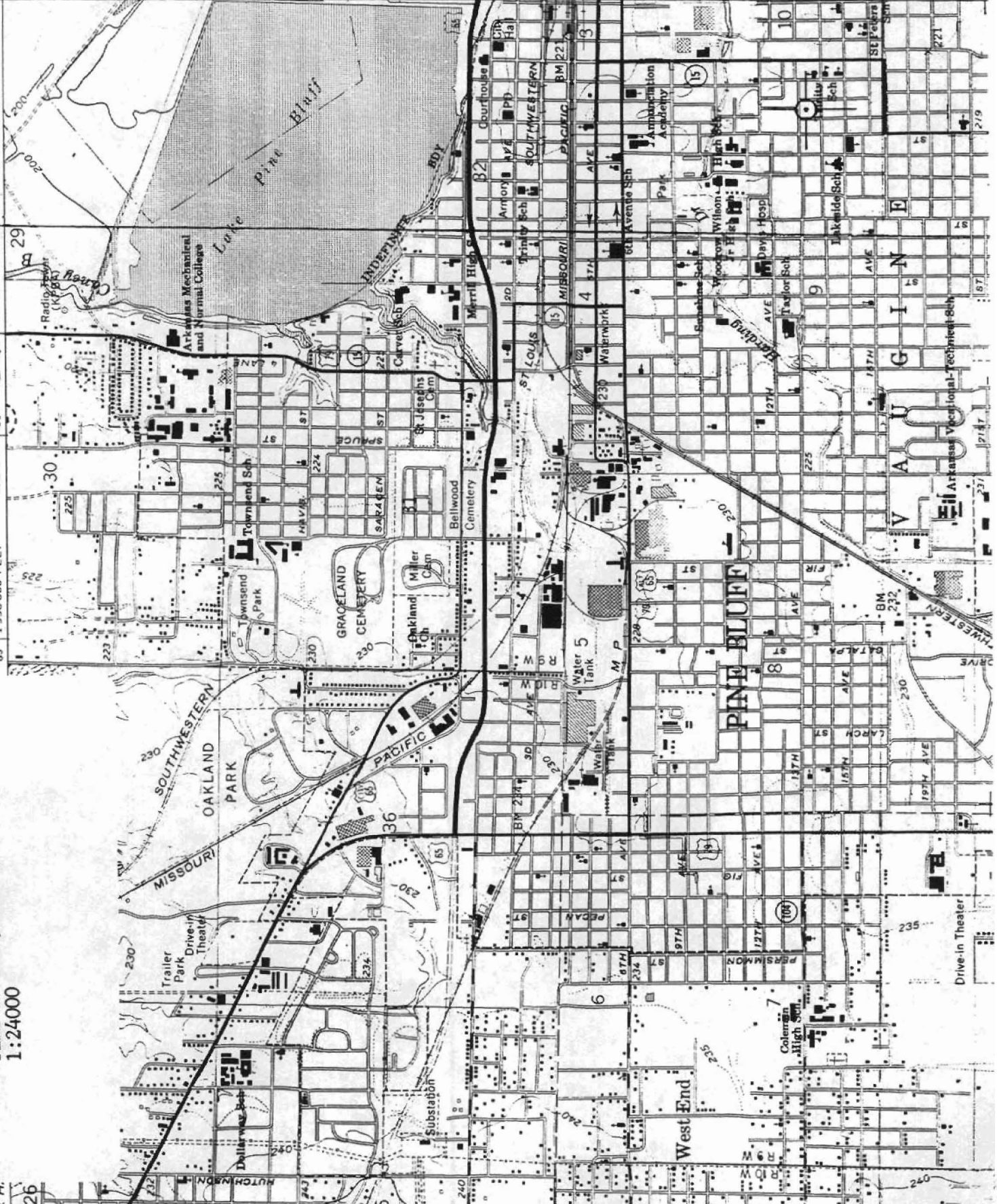


arkview Apartments
 ine Bluff, Arkansas
 15/591600/3786360
 Pine Bluff Quadrangle
 1:24000

PINE BLUFF QUADRANGLE
 ARKANSAS-JEFFERSON CO.
 7.5 MINUTE SERIES (TOPOGRAPHIC)

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