

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

1. Name of Property

historic name: Charles J. Neif House

other name/site number: N/A

2. Location

street & number: 1410 Pecan Street

not for publication: N/A

city/town: Texarkana

vicinity: N/A

state: AR county: Miller code: AR 091 zip code: 75502

3. Classification

Ownership of Property: Private

Category of Property: Building

Number of Resources within Property:

Contributing	Noncontributing	
<u>1</u>	<u>1</u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>1</u>	<u>1</u>	Total

Number of contributing resources previously listed in the National Register: N/A

Name of related multiple property listing: N/A

=====

4. State/Federal Agency Certification

=====

As the designated authority under the National Historic Preservation Act of 1986, 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. _____ See continuation sheet

Cathryn A. Slater
Signature of certifying official

6-21-94
Date

Arkansas Historic Preservation Program
State or Federal agency and bureau

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

Signature of commenting or other official

Date

State or Federal agency and bureau

=====

5. National Park Service Certification

=====

I, hereby certify that this property is:

_____ entered in the National Register _____

_____ See continuation sheet.

_____ determined eligible for the
National Register _____

_____ See continuation sheet.

_____ determined not eligible for the
National Register _____

_____ removed from the National Register _____

_____ other (explain): _____

Signature of Keeper

Date
of Action

=====

6. Function or Use

=====

Historic: DOMESTIC

Sub: Single dwelling

Current: DOMESTIC

Sub: Single dwelling

=====

7. Description

=====

Architectural Classification:

Craftsman

Other Description: N/A

Materials:	foundation	<u>Brick/stucco</u>	roof	<u>Asphalt</u>
	walls	<u>WOOD/Weatherboard</u>	other	<u>Wood porch</u>
				<u>columns</u>

Describe present and historic physical appearance. X See continuation sheet.

=====

8. Statement of Significance

=====

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

Applicable National Register Criteria: C

Criteria Considerations (Exceptions): N/A

Areas of Significance: ARCHITECTURE

Period(s) of Significance: c. 1914

Significant Dates: c. 1914

Significant Person(s): N/A

Cultural Affiliation: N/A

Architect/Builder: Unknown

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

X See continuation sheet.

=====

9. Major Bibliographical References

=====

X See continuation sheet.

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary Location of Additional Data:

- X State historic preservation office
- Other state agency
- Federal agency
- Local government
- University
- Other -- Specify Repository: _____

=====

10. Geographical Data

=====

Acreage of Property: Less than one

UTM References:	Zone	Easting	Northing	Zone	Easting	Northing
A	<u>15</u>	<u>403620</u>	<u>3699980</u>	B	<u>15</u>	_____
C	<u>15</u>	_____	_____	D	<u>15</u>	_____

____ See continuation sheet.

Verbal Boundary Description: ____ See continuation sheet.

All of Lots 9 and 10, and the north half of Lot 8, Block 14, Deutschman's Third Addition to the City of Texarkana, Miller County, Arkansas

Boundary Justification: ____ See continuation sheet.

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

=====

11. Form Prepared By

=====

Name/Title: Kenneth Story, Architectural Historian

Organization: Arkansas Historic Preservation Program Date: 06/09/94

Street & Number: 323 Center Street, Suite 1500 Telephone: (501) 324-9880

City or Town: Little Rock State: AR Zip: 72201

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

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 1

Summary

The Charles J. Neif House is a one-and-one-half story Craftsman style bungalow which includes such characteristic features as exposed rafters, a wrap-around porch, and box columns. It has a square floor plan and is covered by a hipped roof.

Elaboration

The Charles J. Neif House is a one-and-one-half story Craftsman style bungalow with a rectangular plan covered by a hipped roof. The composition shingle-covered roof features Craftsman style exposed rafters and four dormers. The hipped roofs of the dormers are also decorated with Craftsman style exposed rafters. The dormers opening over the north, south and eastern elevations each contain two windows. The front or western dormer has one window opening. The wooden frame walls of this house rest on a continuous brick foundation which is covered with a stucco finish. The walls are sheathed with novelty siding.

The front or western elevation features a recessed front porch which partially wraps around to the southern side of the structure. Eight wood box columns with simplified classical capitals support the roof over the porch; four on the western elevation, four on the southern. Two brick steps lead up to the main porch level, the floor of which is poured concrete. The western wall of the recessed porch features a single-leaf door with a single pane light transom. The wall north of the door is lighted by three double-hung one-over-one windows with decorative crown molding.

The northern elevation features two sets of paired double-hung one-over-one windows (which are slightly taller than the western windows and have no crown molding), and a smaller single one-over-one window. The northeast corner of the structure is dominated by a sleeping porch enclosed with glass windows. The north side of this porch extends approximately three feet from the primary northern elevation and is comprised of three single pane stationary windows.

The eastern elevation is comprised entirely of the enclosed sleeping porch. It consists of seven single pane stationary windows of varying sizes. The main roof extends over this area creating a rear shed. The sleeping porch is supported over the exterior wall of the partial cellar by five brick piers. A single-leaf door on the lower eastern elevation is an entrance to the cellar.

The southern elevation is composed on its eastern end by the southern extension of the sleeping

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

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 2

porch. This is comprised of three single pane stationary windows and extends for approximately three feet. Creating a ninety degree angle to this is the eastern wall of a projecting sun room that is fenestrated with two pairs of eight pane casement windows. The southern wall of the sun room consists of five pairs of these eight pane casement windows. The projection is returned to the primary wall of the southern elevation with a solid wall of approximately three feet. The remaining southern elevation is composed of the recessed wrap around porch. It is lighted by one pair of double-hung one-over-one windows and one single double-hung one-over-one window which are the same size and feature the same decorative crown molding as those windows on the front or western elevation.

Interior features of the Charles J. Neif House include a quarter-turn staircase with turned wood decoration on the top of its newel post, and decorative columns atop paneled wood pedestals separating the entrance hall from the front room, with the soffits above also being adorned with recessed panels.

Alterations to the historic structure include some interior refinishing and the enclosure of the rear sleeping porch with glass windows.

One outbuilding exists on the property, a carport with wood lattice decoration which was constructed approximately six years ago and is therefore non-contributing.

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

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 1

Summary

Criterion C, local significance

The Charles J. Neif House, constructed by 1914 and possibly even earlier, is locally significant under Criterion C as the best and most intact example of a Craftsman bungalow in a neighborhood better known for larger and more elaborate residences. Originally one of the first residences constructed in this area -- and designed as the residence building for a small urban farmstead -- it is now surrounded by later residential housing stock.

Elaboration

The city of Texarkana, Arkansas was founded in 1873. The tracks of the Texas and Pacific Railroad and the St. Louis, Iron Mountain and Southern Railway met at the Arkansas-Texas state line and prompted the creation of the city at this location. The first lots on the Texas side of town were sold on December 8, 1873. Texarkana, Arkansas was incorporated as a town on November 12, 1880 and the plat of the original town was recorded December 13, 1880. The residential neighborhood that would include the portion of Pecan Street on which the Charles J. Neif House is situated was first platted as such in 1894, when a J. Deutschman subdivided his land into lots and blocks on March 10 of that year. At this time he gave to the city all rights to establish streets and alleys in what would become the Deutschman's Third Addition to the City of Texarkana, Arkansas.

Charles J. Neif and his wife Cordelia bought this property from Deutschman for the total sum of \$225 (which included most of the land currently associated with the property; another half-lot was added later). The deed records indicate that the Neif family constructed the first residence on this site, as by 1905 they sold "the land and homestead" to a Mrs. L.R. Bedell. The property passed through several hands until 1910, when it was purchased by Mrs. Elnora O'Neill, wife of Albert T. O'Neill, a timber buyer for the Gulf Cooperage Company. The O'Neills remained here only about four years, selling the house to a W.W. Harding in 1914. The house was sold again in 1915 to a Philip G. Alston, an agent for the Texarkana Cotton Oil and Fuel Company, who remained here until 1922, when J.T. Lewis, the owner of Lakeside Dairy Farms, purchased the property.

It is thought that the house attained its Craftsman-style appearance sometime between the time it was purchased by the O'Neills and the time it was sold by Mr. Alston. Given the fact that the Craftsman style was gaining widespread national popularity at the end of the first decade of the twentieth century, becoming virtually the style of choice by the second decade -- and particularly

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

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 2

in railroad towns such as Texarkana, where the latest fashions and trends would have arrived much earlier than elsewhere — and the fact that Mr. O'Neill worked in the timber industry, it is even more likely that he modified an earlier residence prior to his sale of the house in 1914. The appearance of the one-over-one windows throughout most of the structure -- clearly a turn-of-the-century window form -- reveals the presence of an earlier core within the current walls; however, the residence probably achieved its current appearance by 1914, when the Craftsman style roof, columns and windows were added to "improve" the earlier building.

The Charles J. Neif House remains the best example of a Craftsman bungalow in its particular residential neighborhood of Texarkana. Such features as the low, spreading hipped roof with its broad overhangs and exposed rafters; the tapered wood box columns that support the roof above the recessed, wrap-around porch; the casement windows on the house's southeastern and eastern sections; and the hipped dormers on all four elevations reflect the direct influence of the Craftsman bungalow style of architecture that became popular throughout the United States in the early twentieth century. For these reasons the Charles J. Neif House is locally significant under Criterion C.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 9 Page 1

Bibliography

Deed Records, on file at Miller County Courthouse, Texarkana, Arkansas, Vol. Q, p. 160; Book LL, p. 120.

Texarkana City Directories, 1910-1937.

Workers of the Writer's Program. *The WPA Guide to 1930's Arkansas*, with a new introduction by Elliot West. Lawrence, Kansas: University Press of Kansas, 1987 (original copyright 1941).



















