

*Pulaski Co.
North Little Rock
Owings House*

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**

1. Name of Property

historic name: Owings House

other name/site number: PU 0087

2. Location

street & number: 563 Skyline Drive

not for publication: N/A

city/town: North Little Rock

vicinity: N/A

state: AR

county: Pulaski

code: AR 119

zip code: 72116

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: Pre-Depression Houses and Outbuildings of "Edgemont in Park Hill"

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. Byrd
Signature of certifying official

4-2-92
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: <u>Domestic</u>	Sub: <u>Single Dwelling</u>
<u>Domestic</u>	<u>Secondary Structure</u>
Current : <u>Domestic</u>	Sub: <u>Single Dwelling</u>
<u>Domestic</u>	<u>Secondary Structure</u>

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7. Description

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Architectural Classification:

late 19th and 20 Century Revivals/
Spanish Colonial Revival

Other Description: _____

Materials: foundation Brick roof Other/Tile
walls Brick other Metal/Iron

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

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8. Statement of Significance

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

Applicable National Register Criteria: A.C

Criteria Considerations (Exceptions): N/A

Areas of Significance: Architecture
Community Planning and Development

Period(s) of Significance: 1927-28 _____

Significant Dates: 1927-28 _____

Significant Person(s): N/A _____

Cultural Affiliation: N/A _____

Architect/Builder: Designed by Frank Carmean/
Built by the Justin Matthews Company

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.
X See continuation sheet.

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9. Major Bibliographical References

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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:

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

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10. Geographical Data

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Acreage of Property: Less than one

UTM References: Zone Easting Northing Zone Easting Northing

A	<u>15</u>	<u>568300</u>	<u>3848760</u>	B	___	___	___
C	___	___	___	D	___	___	___

___ See continuation sheet.

Verbal Boundary Description: ___ See continuation sheet.

Lots 10, 11, and 12, block 105, Park Hill Addition to the City of North Little Rock

Boundary Justification: ___ See continuation sheet.

This boundary includes all of the lots originally platted for the construction of this resource, plus one additional lot that has been added to the property since the construction of the house.

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11. Form Prepared By

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Name/Title: Cheryl G. Nichols/consultant/edited by AHPP staff

Organization: History, Inc. Date: 3/31/92

Street & Number: 1721 S. Gaines St. Telephone: (501) 375-2686

City or Town: Little Rock State: AR ZIP: 72206

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

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 1

Summary

Virtually unchanged since its construction in 1927-28, the Owings House falls into the Spanish Colonial Revival style category, although its brick veneer makes it an atypical example of that style. The design of the house does include, however, such common Spanish Colonial Revival-style features as a tile roof, arched openings, and iron grillework. Behind the house, the original frame garage and maid's quarters still exists but has been altered with the addition of a second story.

Elaboration

Facing east on a spacious site originally comprised of two lots with 100 feet of frontage on Skyline Drive, the brick-veneered Owings House has a low-pitched gabled roof covered with green Mission tile. The main (east) facade is divided almost equally into two halves, a one-story wing containing the living room and a two-story section that encompasses the rest of the house.

The ground floor of the two-story section contains the recessed main entryway and a row of three casement windows which open into a small sunroom located adjacent to the entry hall. On the second floor, centered under the front-facing gable, is a recessed balcony defined by a pair of arched openings and a decorative iron railing. In the east facade of the one-story living room wing are two "balconets" consisting of fanlight-topped French doors with decorative iron railings. A broad chimney stack rises at the north end of the living room wing.

At the rear of the house, a patio is situated in the space between the living room wing and the main two-story section. Two sets of French doors open from the living room onto the patio. Except for the French windows and the sunroom's casement windows, all of the windows in the house have six-over-six, double-hung sashes.

Very little about the Owings House has changed since November of 1927, when it was described in a local newspaper as being "of Spanish design" and "built of face brick." The newspaper article also noted that "ornamental iron work is being used on the balcony and the front windows of the living room."

Behind the Owings House, the original frame two-car garage and maid's quarters was substantially altered, perhaps in the 1950's, with the construction of a second-story addition. The alteration is evident because the second floor's novelty siding does not match the original

United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet

Section number 7 Page 2

narrow weatherboard siding on the first floor.

The living room, with its beamed ceiling and stuccoed chimney breast, is the highlight of the Owings House's interior, which--like most Edgemont houses--features several arched doorways.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 1

Summary

Criteria A and C, local significance

The Owings House is architecturally significant as an unaltered example of the Spanish Colonial Revival style and also is significant in the area of community planning and development because it was the first house completed in "Edgemont in Park Hill," where it may have been one of Frank Carmean's first designs for the Justin Matthews Company. The house was built for Mr. and Mrs. Benjamin F. Owings, placing it in the minority of Edgemont houses that were built to suit specific buyers. The well-documented early history of the house, which was lost by Mr. and Mrs. Owings in 1935, also vividly illustrates the effect the Depression had on Edgemont.

Elaboration

The Arkansas Gazette of November 20, 1927, carried a pen and ink drawing of the Owings House with a caption that said the house would "soon be completed in Edgemont in Park Hill for Mr. B. F. Owings of the Keliher Construction Company." The same issue of the Gazette contained the announcement of Frank Carmean's employment by the Justin Matthews Company to serve as "superintendent of building operations." Consequently, the Owings House may have been one of Carmean's very first designs for the Justin Matthews Company. A photograph of the finished Owings House appeared in the 1928 promotional brochure for "Edgemont in Park Hill," which identified the house as the "Sky Line Drive home of Benjamin F. Owings. . . ."

In January of 1928, Owings and his wife, Mary, formally purchased the house for \$4,558.70 from Metropolitan Trust Company, where a file on the transaction--marked "Foreclosed"--still exists. The file indicates that Mr. and Mrs. Owings paid \$700 in cash and financed the balance of \$3,808.70, with monthly payments of \$47.50 due to Metropolitan. The record of their mortgage payments tells the story of how the effects of the Depression gradually took hold. The Owingses made all of their payments through 1928 and 1929, but only three payments were made in each of 1930 and 1931.

Correspondence in the Owings House file indicates that Metropolitan Trust Company went to considerable lengths trying to avoid foreclosure. Early in 1932, all past-due payments were waived, and Mr. Owings was to begin making half payments in March of that year. However, even the reduced payments were not forthcoming, and in June of 1932, Mr. Owings notified Justin Matthews, Jr. that he had moved to Dallas and the house was being rented to "a Mr. George." When Mr. George could not be located, Justin Matthews, Jr. took charge of renting the house and continued to correspond with Mr. Owings, still trying to avoid a foreclosure.

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

National Register of Historic Places Continuation Sheet

Section number 8 Page 2

Unfortunately, Matthews' efforts were unsuccessful, and Mr. and Mrs. Owings finally lost the house in January of 1935.

Like several of its neighbors in Edgemont, the Owings House was then rented to tenants for several years until finally being sold again, to Mr. and Mrs. Charles E. Elmer, in 1941. The Elmers remained until 1945, when the house was purchased by Mr. and Mrs. Alex O. Gorder. The present owners bought the house from the Gorders in 1957.

In addition to its significance as the first house completed in Edgemont, the Owings House is significant as a virtually unchanged example of the Spanish Colonial Revival style, and as a well-documented illustration of the toll taken by the Depression on Edgemont.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 9 Page 1

Bibliography

Arkansas Gazette, November 20, 1927, Part II, p. 11.

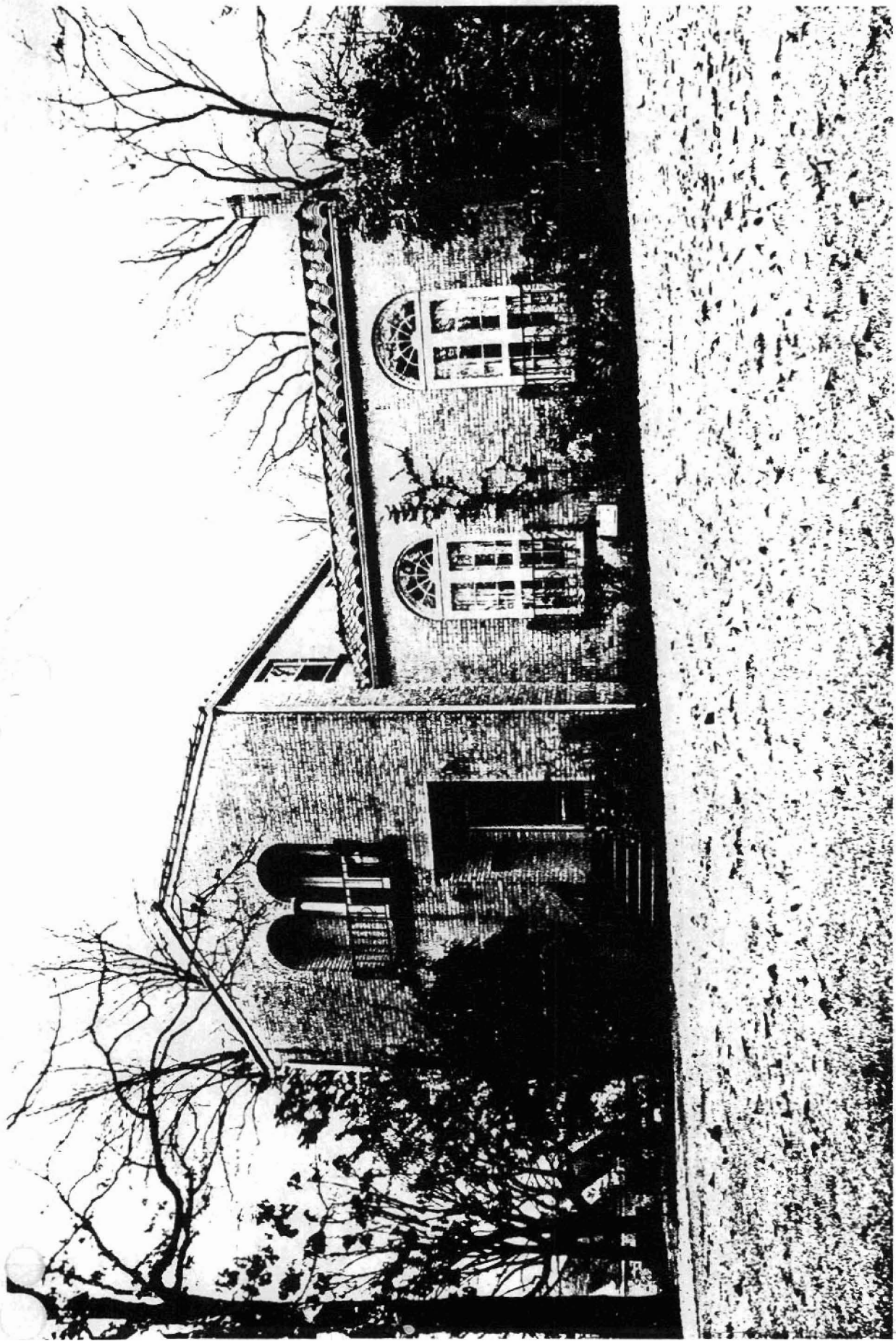
"Edgemont in Park Hill" Brochure, 1928.

Little Rock-North Little Rock city directories for the year 1928 through 1958.

"Lots 11 & 12, Block 105, Park Hill," file at Metropolitan Trust Company, North Little Rock, Arkansas.

Pulaski County Deed Records: Book 192, p. 498; Book 275, p. 276; Book 326, p. 518.

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Owings House 503 Skyline Dr. (1900-1917)

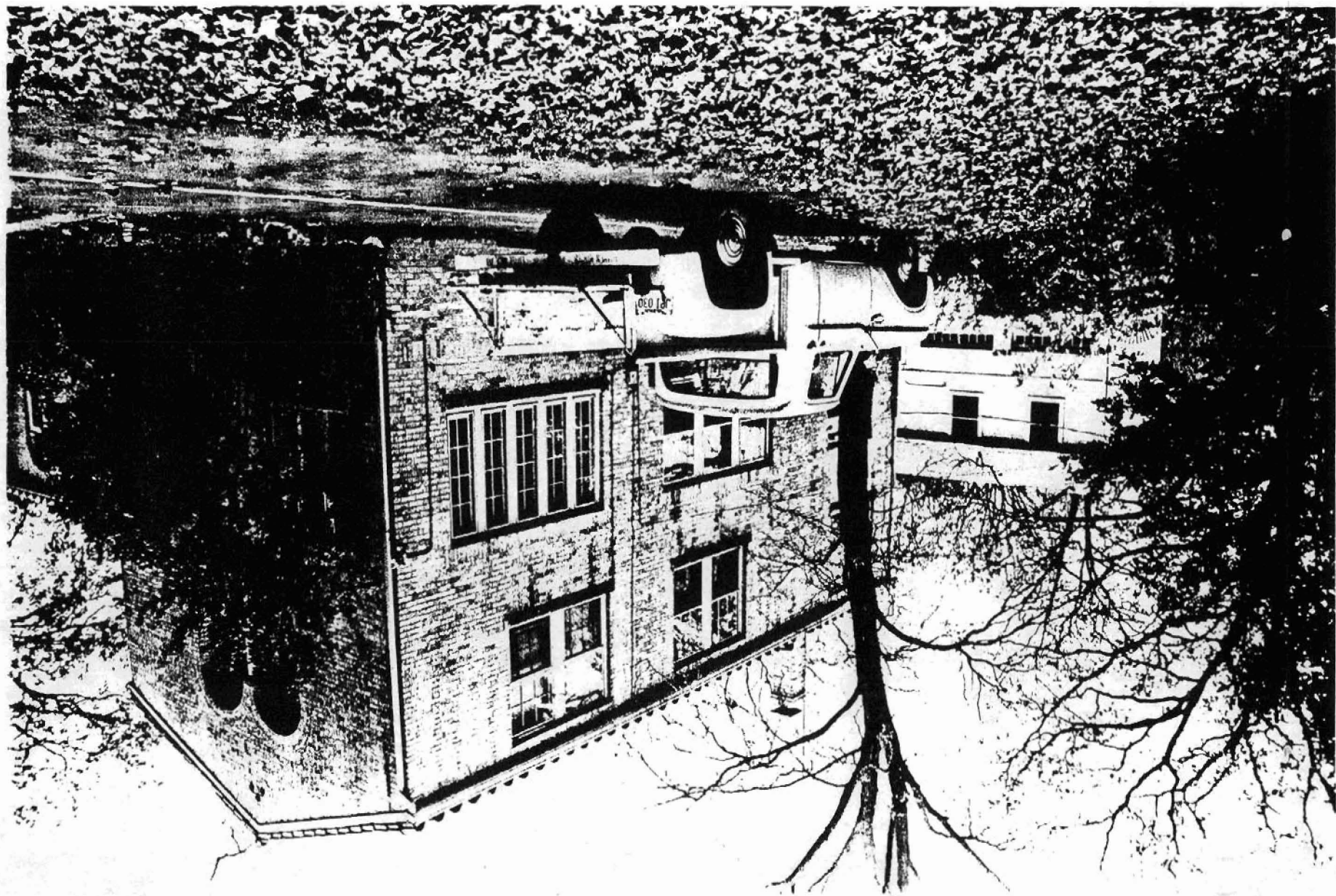
North Little Rock, A.R.

Cheryl Nichols

Jan. 18, 1991

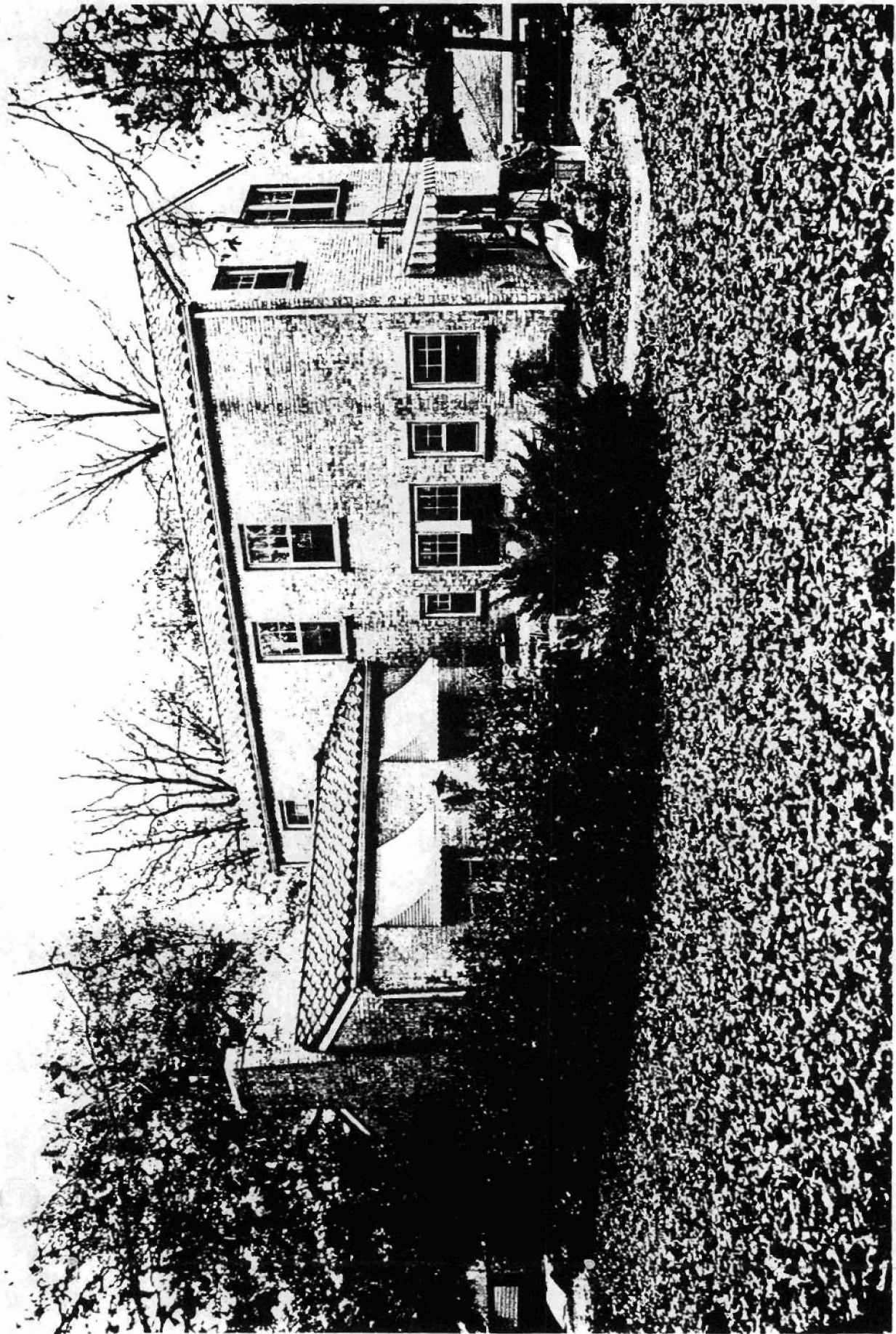
Main facade, looking west

NE corner on Fire St. 1/19/91



in Mrs House 503 Skyline Dr.
North Little Rock, AR
Cheryl Nichols
Nov. 20, 1990
Views looking northwest
NEGATIVE ONLY

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Dwight's House, 563 Skyline Dr. (FD 2087)

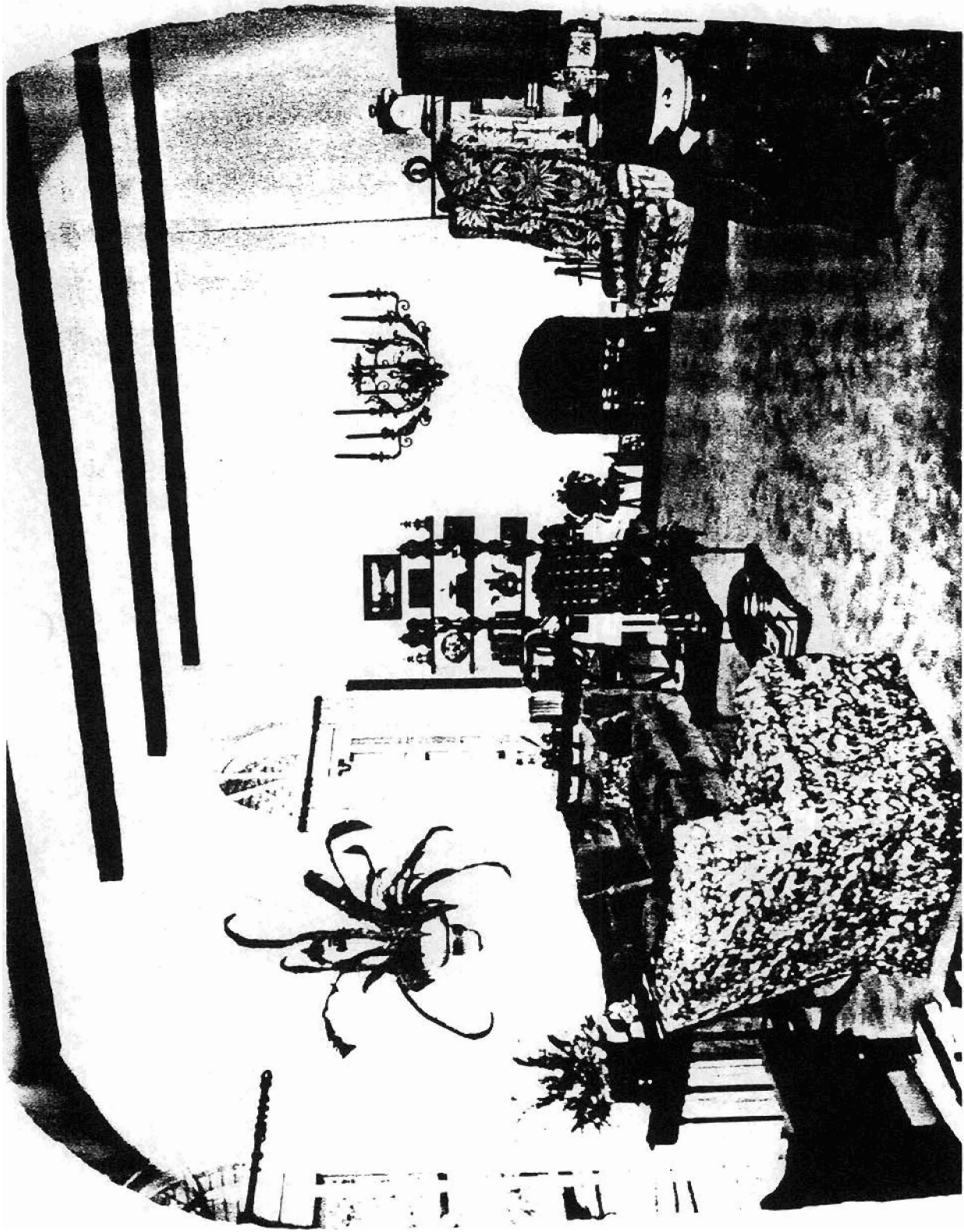
North Little Rock, AR

Cheryl Nichols

Nov. 20, 1990

View looking southeast

Near the DW House AR 11199



Dwight's House 563 Skyline Dr.

North Little Rock, AR

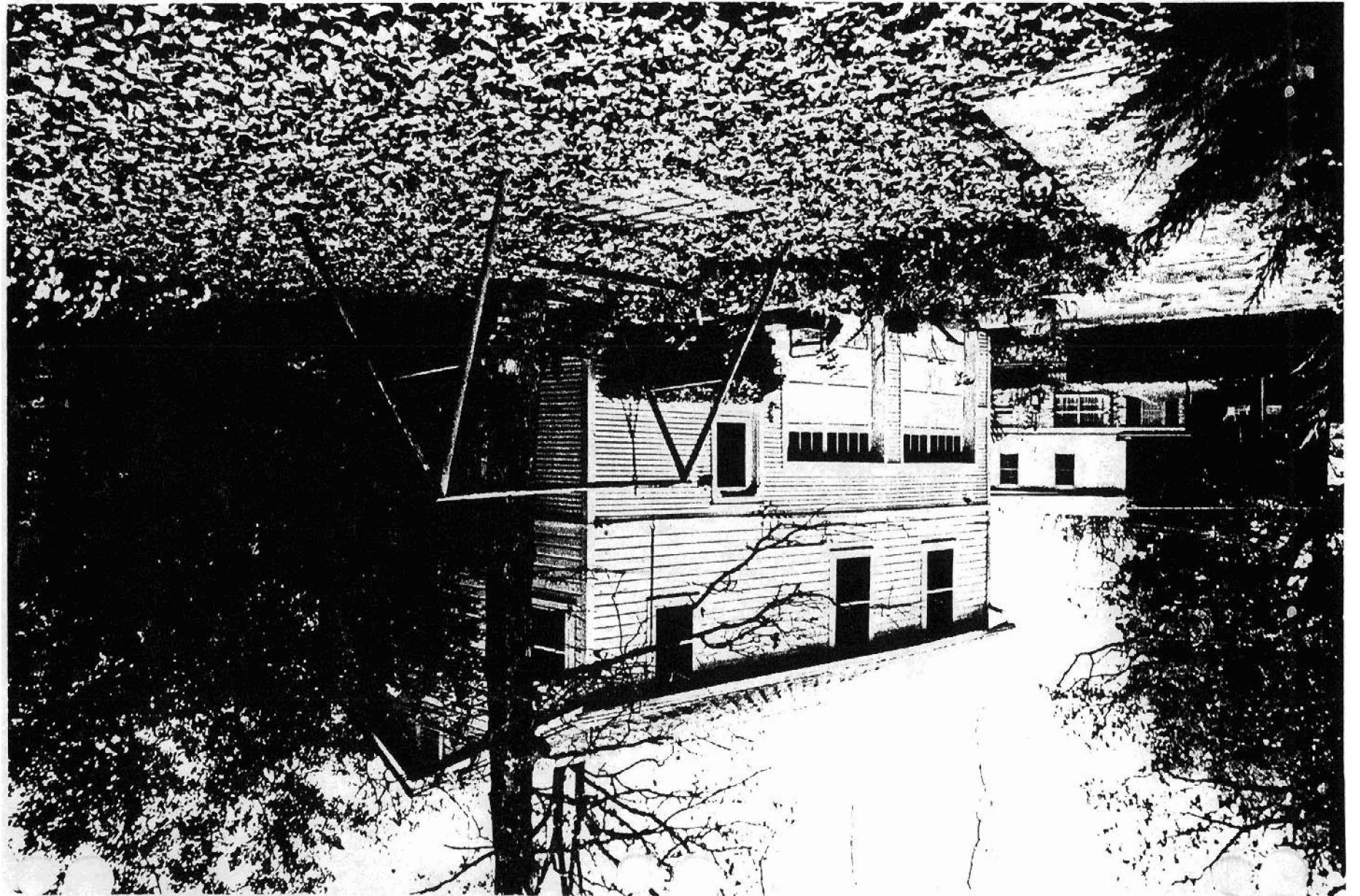
Cheryl Michels

Nov. 20, 1990

Living room, looking north

NE corner of the App

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Dwings House, 543 Skyline Dr.
North Little Rock, AR

Cheryl Nichols

Nov. 20, 1991

Grange, looking southwest

NEKARITE ON FIRE APP

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