

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Registration FormNR-LISTED  
2/9/90

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 Pruniski Houseother names/site number N/A

## 2. Location

street & number 345 Goshen Avenue☐ not for publication N/Acity, town North Little Rock☐ vicinity N/Astate Arkansascode ARcounty Pulaskicode AR 119zip code 72216

## 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       objects2 Total

none of related multiple property listing:

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

## 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.

Signature of certifying official

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 the Keeper

Date of Action

**6. Function or Use**

Historic Functions (enter categories from instructions)

Domestic/single dwellingDomestic/secondary structure

Current Functions (enter categories from instructions)

Domestic/single dwellingDomestic/secondary structure**7. Description**

Architectural Classification

(enter categories from instructions)

Late 19th and 20th Century Revivals/Other: Monterey

Materials (enter categories from instructions)

foundation Brickwalls Wood (board and batten)Brickroof Asbestos (shingles)other Stone (cut stone door surround; field-  
stone walls, patio, walks, outdoor  
fireplace)

Describe present and historic physical appearance.

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Summary

Built in 1937, the Pruniski House even today seems very "modern" in some respects, largely because its design includes many features that became standard components of house construction after World War II. Among the Pruniski House's up-to-date features are an attached, two-car garage; a basement "rumpus room" and bar; 8' ceilings; and a back-yard patio. Stylistically, the house falls in the period revival category. It is a very good example of the Monterey style, displaying all the major features that characterize that style.

Elaboration

From the street, the Pruniski House appears to have two stories, but the slope of the lot, assisted by some grading, allows for three levels in the rear (north) elevation. The basement level, which opens onto a fieldstone patio behind the house, contains a sunroom, "rumpus room" (as it is labeled on the original plans for the house), bar, servant's room, and utility areas.

The design of the Pruniski House incorporates all of the major features of the Monterey style: two stories, a low-pitched gabled roof, and a cantilevered second-story balcony covered by the main roof. As also is typical of the style, a portion of the second story of the house is clad in vertical board-and-batten siding, while the rest of the house, including the attached, two-car garage, is brick veneered.

Because the original plans for the Pruniski House--dated November 15, 1936, and April 16, 1937--still exist, it is known definitely that the house has undergone very few exterior changes. The garage originally had two separate overhead doors; these have been replaced by one double overhead door. Awnings have been added to some windows, and for reasons of energy efficiency and comfort, the original metal casement windows have been replaced by wooden casements. The replacements, however, were made without altering the size or shape of original openings. Otherwise, the exterior of the Pruniski House looks as it did when the house was built in 1937.

The distinctive second-story balcony spans a little more than half of the main (south) elevation of the house. Supported by heavy beams with shaped ends, the balcony is the dominant feature of that elevation.

The western end of the balcony shelters the main entrance, which retains its original architect-designed door. The door surround is stone and features a decorative frieze which also was designed by the architects of the house. The only other decorative embellishment on the main elevation is a cartouche which, according to the original plans, was ordered from the "Architectural Decorating Co." The cartouche is affixed

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to the wall of the west half of the main elevation, just below the eaves and between the stairway window and a bedroom window.

The roof of the Pruniski House still is covered by the original asbestos shingles, which are designed to look like slate. The house's windows have simple brick or wooden sills (depending on whether they are located where the house is brick veneered or where it has board-and-batten siding) and no other trim.

The focal point of the rear elevation is a projecting bay containing the sunroom at the basement level and a screened porch at the first-floor level. A broad chimney rises through the roof of the bay and on through the main roofline. An exterior stairway leads down to the fieldstone patio from the east end of the screened porch.

The interior of the Pruniski House remains largely as it was constructed in 1937, and many of the decorative features that were designed by the architects are still intact. Most notable are the main stairway, which curves up from the basement to the second floor and features an unusual balustrade with chamfered edges, and the living room's fireplace, for which the architects designed not only the mantel but a firescreen and andirons (the latter are not intact).

The Pruniski House's wide, low profile--particularly noticeable when viewing the main elevation--results from interior ceilings being just eight feet tall--the standard for post-war construction but not typical in the Little Rock/North Little Rock area during the 1930's (when ceiling heights of nine to ten feet were usual). The interior arrangement of the Pruniski House also has much in common with post-war residences. The kitchen, for example, is located at the front of the house, while the living and dining rooms overlook the back yard. The master bedroom and bath are on the first floor, secluded from the four bedrooms (and two baths) located upstairs. As already noted, the basement contains a rumpus room and bar.

With the exception of the balcony, which might be used for sitting, the Pruniski House is oriented to the back yard rather than to the street. The rear elevation's screened porch opens off the living room, providing access to the patio. Below the porch, the basement-level sunroom opens directly onto the patio.

The original drawings for the Pruniski House included a landscape plan which provided for the construction of the fieldstone walls and patio, a small pool, and a "fireplace & pit," all of which remain intact in the back yard. The architects even designed two wrought-iron gates that provide access into the back yard from the east and west, through the fieldstone walls.

A small board-and-batten outbuilding, located on the eastern edge of the back yard,

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also was architect-designed. Originally used as the laundry, this building has a gabled roof and a six-over-six, double-hung window in its south elevation. The door to the original section of the building is centered below the gable in the east elevation; two other doors open into a wing added to the north side of the original building.

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Summary

The Pruniski House is one of only two known examples of the Monterey style in the Little Rock/North Little Rock area, and it is the only known example dating from before World War II. The architectural significance of the house is enhanced by the presence in its design of many "modern" features that did not become common until after the Second World War. The Pruniski House also is a scarce representative of the 1930's in Park Hill, a North Little Rock neighborhood where development began in the 1920's, came to a virtual standstill during the Depression, and resumed on a more modest scale following World War II.

Elaboration

When its design was commissioned in the fall of 1936, the Pruniski House became project #145 for the Little Rock architectural firm of Brueggeman, Swaim, and Allen (predecessor of the firm known today as Wellborn Henderson Associates). Max J. Pruniski, the widower for whom the house was designed and built, already was well-acquainted with the principals of the firm: Edward F. Brueggeman, who was a personal friend; Guy Swaim; and William S. Allen. They had designed alterations for Pruniski's previous residence, and they were involved in the design or remodeling of several movie theaters operated by the business in which Pruniski was a partner, Malco Theatres, Inc.

Max Pruniski's business almost certainly was the key to his ability to build a large (approximately 3,500 square feet), architect-designed house in 1937, when most Arkansans still were suffering the effects of the Depression. It surely is no coincidence that Brueggeman, Swaim, and Allen designed houses in rapid succession for both Pruniski and his Little Rock partner in Malco Theatres, M. S. McCord (a third partner lived in Memphis, Tennessee). Malco Theatres' business evidently flourished during the Depression as people flocked to the movies.

Development of North Little Rock's Park Hill neighborhood, location of both the Pruniski and McCord Houses, had begun in the 1920's with the construction of a variety of period revival houses ranging in size from about 1,500 square feet to as much as 6,000 square feet. The majority of these houses were patterned after English architecture, but a few Colonial Revival and Spanish Revival houses also were built.

The Depression brought construction in Park Hill to a virtual standstill--with the notable exceptions of the Pruniski and McCord Houses. The McCord House was designed in the Spanish Revival style, but the Pruniski House evidently introduced a new revival--the Monterey style--to the Little Rock/North Little Rock area.

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Windshield surveys of Park Hill and the Heights, the neighborhood in Little Rock similar in age to Park Hill, located just one other example of the Monterey style. This example, the Ketcher House in Park Hill, was built about 1950, leaving the Pruniski House as the earliest example of what apparently is a very rare style in central Arkansas.

Unfortunately, the reason for Pruniski's--or his architect's--choice of the Monterey style is not known. When he built the house, Max Pruniski had three grown daughters, all of whom lived with their father in the house for a few years. Two of the daughters are still alive, but neither of them remembers her father having had many definite ideas about the design of the house beyond such basic considerations as the number of bedrooms. They assume the architects chose the style of the house, and their father simply agreed to it.

It also is not known specifically why the Pruniski House incorporated such "modern" features as the attached, two-car garage; the rumpus room; and the patio. Presumably, however, these were the coming things in house design, and Pruniski's construction budget enabled his architects to include them, as well as many other high-quality features. Whatever the reasons for their presence, today these features allow the Pruniski House to serve as an illustration of changes in house design and construction that were underway in the 1930's but did not become standard until after World War II.

A final noteworthy point has to do with the Pruniski House's place in the overall development of Park Hill, where it bridges the gap between the first wave of construction in the 1920's and the post-war construction that eventually completed the neighborhood's development. The Pruniski House is like many of Park Hill's 1920's-vintage houses in being an architect-designed, period revival residence. However, because many of its features foreshadowed post-war construction, it also has much in common with some of the larger houses built in Park Hill after World War II.

## 9. Major Bibliographical References

Arkansas Gazette, April 10, 1938, Special Features, P. 12 and November 19, 1963, p. 9B.

Blake, Betty Pruniski. Telephone interview from her home in Benton, Arkansas, on July 11, 1988.

"Brueggeman, Swaim & Allen Jobs 1 through 1000." Index located in office of Wellborn Henderson Associates, Little Rock, Arkansas.

Little Rock City Directories for the years 1930 through 1964.

Morrissey, Marie Pruniski. Telephone interview from her home in Little Rock, Arkansas, on July 11, 1988.

"Residence for Mr. Max J. Pruniski." File #145 containing plans dated November 15, 1936, and April 16, 1937, located in storage warehouse of Wellborn Henderson Associates, Little Rock, Arkansas.

Sanborn Insurance Map of Little Rock and North Little Rock, 1939.

☐ 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: \_\_\_\_\_

## 10. Geographical Data

Acreage of property Less than one

### UTM References

A 15 568320 3849300  
Zone Easting Northing

C         

B           
Zone Easting Northing

D         

☐ See continuation sheet

### Verbal Boundary Description

Lot A of Morrissey Replat of lot 22, block 2, Park Hill Addition to the City of North Little Rock and the West 30 feet of lot 24, block 2, Park Hill Addition to the City of North Little Rock.

☐ 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 Cheryl Griffith Nichols

organization History, Inc.

date January 31, 1989

street & number 1721 S. Gaines St.

telephone (501) 375-2686

city or town Little Rock

state Arkansas zip code 72206



## 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

Period of Significance

1936-37

Significant Dates

1937

Cultural Affiliation

N/A

Significant Person

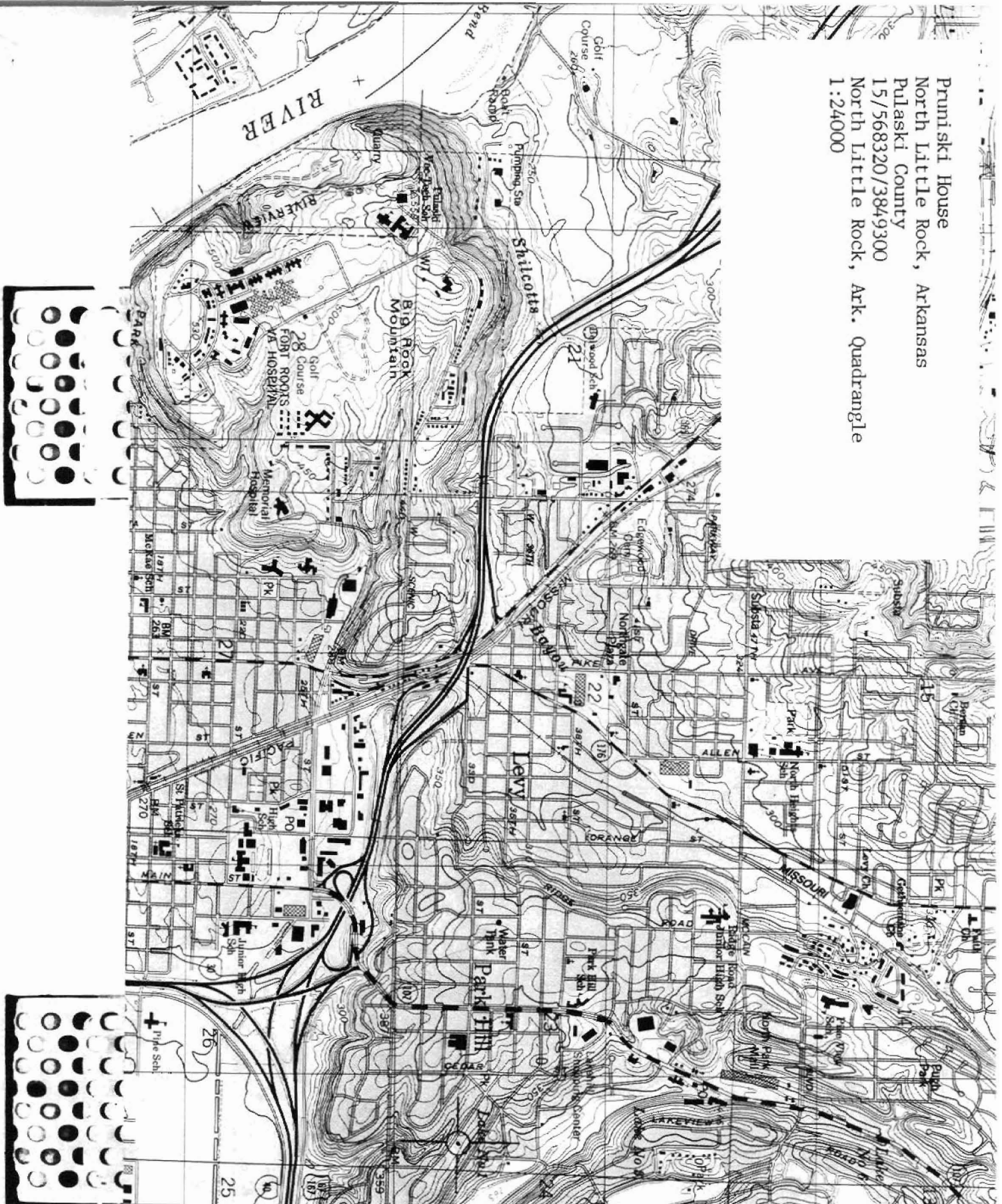
N/A

Architect/Builder

Brueggerman, Swaim & Allen (Edward F. Brueggerman, Guy Swaim, William S. Allen -- it is not known which principal was the lead architect on the project)

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

Prumiski House  
 North Little Rock, Arkansas  
 Pulaski County  
 15/568320/3849300  
 North Little Rock, Ark. Quadrangle  
 1:24000



GRAVEL RIDGE 6.3 MI.

47°30'

1.0 MI. TO INTERCHANGE 67 & 167  
 FORREST CITY 87 MI.

3848

















