NPS Form 10-900 OMB No. 1024-0018

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: Downs Historic District
Other names/site number: Site #PU11178-PU11190
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: 4206, 4208, 4210, 4212, 4214, 4216, & 4218 Fairview Road, 4201 South Lookout Road, and 4207, 4209, 4211, & 4213 Wait Street
City or town: Little Rock State: Arkansas County: Pulaski
Not For Publication: ☐ Vicinity: ☐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

10-22-19

Signature of certifying official/Title: **Date**

Arkansas Historic Preservation Program

State or Federal agency/bureau or Tribal Government

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: [X]

Public – Local [ ]

Public – State [ ]

Public – Federal [ ]

Category of Property
(Check only **one** box.)

Building(s)	☐
District	☒
Site	☐
Structure	☐
Object	☐

Number of Resources within Property
(Do not include previously listed resources in the count)

Contributing	Noncontributing	
17	1	buildings
		sites
2		structures
		objects
19	1	Total

Number of contributing resources previously listed in the National Register _____

6. Function or Use
Historic Functions
(Enter categories from instructions.)
DOMESTIC/single dwelling
RECREATION AND CULTURE/outdoor recreation

Current Functions
(Enter categories from instructions.)
DOMESTIC/single dwelling
RECREATION AND CULTURE/outdoor recreation

7. Description

Architectural Classification
(Enter categories from instructions.)
OTHER/Mid-Century Modern

Materials: (enter categories from instructions.)
Principal exterior materials of the property: _WOOD, BRICK, 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 Downs Historic District consists of the main Downs House, eleven small cottages and their associated carports, and a community swimming pool, all of which were built during the latter half of the 1960s and early 1970s in Little Rock's Hillcrest neighborhood. In addition, the district also encompasses some elements that were retained from the previous estate that stood on the property, including the driveway and stone retaining walls. The houses in the Downs Historic District are Mid-Century Modern homes of frame construction that have brick and board-and-batten walls as well as gable-on-hip roofs covered in asphalt shingles. Original fenestration consists of a combination of one-beside-one sliding-glass windows and sliding-glass doors. Although built over a period of about six years, the houses were all designed by architect

Lawrence Downs of Kansas City, Missouri, allowing the district to have a very cohesive character and design.

Narrative Description

The Downs Historic District is located in the Hillcrest Neighborhood in Little Rock, Pulaski County, Arkansas. Although the Hillcrest Historic District was listed on the National Register of Historic Places on December 18, 1990, with an amendment listed on October 8, 1992, the houses within the Downs Historic District were all considered non-contributing due to the fact that they fall outside the district's period of significance.

The Downs Historic District consists of the main Downs House on Fairview along with eleven small cottages that were built as rental cottages on South Lookout Road, Fairview Road, and Wait Street. The cottages on South Lookout and Fairview also have separate carports, while the cottages on Wait Street have carports underneath the houses. In addition, the historic district has a community swimming pool that was built utilizing the basement of the previous house that occupied the estate. Other features in the district were also retained from the previous estate that stood on the property, including the driveway, which now serves as the street in the center of the district, some of the trees, and the stone retaining walls.

The houses in the Downs Historic District are Mid-Century Modern homes of frame construction that have brick and board-and-batten walls as well as gable-on-hip roofs covered in asphalt shingles. The designs of the houses are almost identical with only slight variations in the plans and exterior details. Original fenestration consists of a combination of one-beside-one sliding-glass windows and sliding-glass doors. Although built over a period of about six years from c.1965 until 1971, the houses were all designed by architect Lawrence Downs of Kansas City, Missouri, brother of the property owner at the time, allowing the district to have a very cohesive character and design. Today, the district represents an excellent collection of Mid-Century Modern architecture in the Hillcrest area of Little Rock.

4201 South Lookout Road, PU11178 – Contributing; Carport – Contributing

The northwest and southeast façades of 4201 South Lookout are brick with the central entrance on the northwest façade being the only break in the façades. The northwest and southeast planes of the roof have the gable ends, which are sided in wood weatherboard siding. The northeast façade of the property, which has board-and-batten siding, has a double set of sliding-glass doors near the north end followed by a single set of sliding-glass doors in the center. A single one-by-one sliding-glass window is located near the south end of the façade. The southwest façade, which has board-and-batten siding, has a single one-by-one sliding-glass window near the south end and a sliding-glass door near the north end. The house also has a projection in the center of the façade. The property's carport mimics the design of the house with a gable-on-hip roof and vertical-board screening on the northeast, northwest, and southwest sides. A small storage area, sided in board-and-batten siding, is located on the northwest side of the carport.

4218 Fairview Road, PU11180 – Contributing; Carport – Contributing

The northwest and southeast façades of 4218 Fairview are brick with the central entrance on the southeast façade being the only break in the façades. The northeast and southwest planes of the roof have the gable ends, which are sided in wood weatherboard siding. The northeast façade of the property, which has board-and-batten siding, has a double set of sliding-glass doors near the south end followed by a single set of sliding-glass doors in the center. A single one-by-one sliding-glass window is located near the north end of the façade. The southwest façade, which has board-and-batten siding, has a single one-by-one sliding-glass window near the north end and a sliding-glass door near the south end. The house also has a projection in the center of the façade. The property's carport mimics the design of the house with a gable-on-hip roof and vertical-board screening on the northeast, southeast, and southwest sides. A small storage area, sided in board-and-batten siding, is located on the southeast side of the carport.

4216 Fairview Road, PU11179 – Contributing; Carport – Contributing

The northwest and southeast façades of 4216 Fairview are brick with the central entrance on the northwest façade being the only break in the façades. The northwest and southeast planes of the roof have the gable ends, which are sided in wood weatherboard siding. The northeast façade of the property, which has board-and-batten siding, has a double set of sliding-glass doors near the north end followed by a single set of sliding-glass doors in the center. A single one-by-one sliding-glass window is located near the south end of the façade. The southwest façade, which has board-and-batten siding, has a single one-by-one sliding-glass window near the south end and a sliding-glass door near the north end. The house also has a projection in the center of the façade. The property's carport mimics the design of the house with a gable-on-hip roof and vertical-board screening on the northwest, and southwest sides. The northeast side is open. A small storage area, sided in board-and-batten siding, is located on the northwest side of the carport.

4214 Fairview Road, PU11181 – Non-Contributing

The northwest and southeast façades of 4214 Fairview are brick with the central entrance on the southeast façade being the only break in the façades. The northeast and southwest planes of the roof have the gable ends, which are sided in wood weatherboard siding. The northeast façade of the property, which has board-and-batten siding, has a double set of sliding-glass doors near the south end followed by a single set of sliding-glass doors in the center. A single one-by-one sliding-glass window is located near the north end of the façade. The southwest façade, which has board-and-batten siding, has a single one-by-one sliding-glass window near the north end with a projection in the center of the façade.

The south end of the façade connects to the property's new addition, which is a two-story cross-shaped addition with a gable on hip roof. The southeast part of the addition has a door on the short arm of the cross on the first floor and the second floor has four single-pane windows on the second floor. The southwest section of the façade has two one-over-one windows on each floor. The southwest façade of the addition has three one-over-one windows on the second floor on the projecting part of the façade and two single-pane windows on the northern part of the façade's second floor. An entrance is located on the first floor of this part of the façade. The northwest façade of the addition is dominated by the garage door on the first floor and there are two pairs

of single-pane windows above the garage on the second floor. The façade section to the right has a pair of one-over-one windows on the second floor. The façade section to the left has a strong of four single-pane windows on the second floor and a single-pane window on the first floor.

4212 Fairview Road, PU11182 – Contributing; Carport – Contributing

The northwest and southeast façades of 4212 Fairview are brick with the central entrance on the northwest façade being the only break in the façades. The northeast and southwest planes of the roof have the gable ends, which are sided in wood weatherboard siding. The northeast façade of the property, which has board-and-batten siding, has a double set of sliding-glass doors near the north end followed by a single set of sliding-glass doors in the center. A single one-by-one sliding-glass window is located near the south end of the façade. The southwest façade, which has board-and-batten siding, has a single one-by-one sliding-glass window near the south end and a sliding-glass door near the north end. The house also has a projection in the center of the façade. The property's carport mimics the design of the house with a gable-on-hip roof and vertical-board screening on the northeast and northwest sides. The southeast side is open. A small storage area, sided in board-and-batten siding, is located on the northeast side of the carport.

4210 Fairview Road, PU11183 – Contributing; Carport – Contributing

The northwest and southeast façades of 4210 Fairview are brick with the central entrance on the northwest façade being the only break in the façades. The northwest and southeast planes of the roof have the gable ends, which are sided in wood weatherboard siding. The northeast façade of the property, which has board-and-batten siding, has a double set of sliding-glass doors near the south end followed by a single set of sliding-glass doors in the center. A single one-by-one sliding-glass window is located near the north end of the façade. The southwest façade, which has board-and-batten siding, has a single one-by-one sliding-glass window near the north end and a sliding-glass door near the south end. The house also has a projection in the center of the façade. The property's carport mimics the design of the house with a gable-on-hip roof and vertical-board screening on the northwest, northeast, and southeast sides. A small storage area, sided in board-and-batten siding, is located on the southeast side of the carport.

4208 Fairview Road, PU11184 – Contributing; Carport – Contributing

The northwest and southeast façades of 4208 Fairview are brick with the central entrance on the northwest façade being the only break in the façades. The northeast and southwest planes of the roof have the gable ends, which are sided in wood weatherboard siding. The northeast façade of the property, which has board-and-batten siding, has a double set of sliding-glass doors near the north end followed by a single set of sliding-glass doors in the center. A single one-by-one sliding-glass window is located near the south end of the façade. The southwest façade, which has board-and-batten siding, has a single one-by-one sliding-glass window near the south end and a sliding-glass door near the north end. The house also has a projection in the center of the façade. The property's carport mimics the design of the house with a gable-on-hip roof and vertical-board screening on the northeast and southeast sides. The southwest side is open. A small storage area, sided in board-and-batten siding, is located on the southwest side of the carport.

4206 Fairview Road, PU11186 – Contributing

The house at 4206 Fairview Road is the largest house in the district, and was built as the Downs' own house. However, even though it is much larger, it does take design cues from the smaller cottages around it. The northwest façade of the original house has a brick façade and a central recessed entrance with a wood door. The gable end of the roof is covered in wood weatherboard siding. The northwest façade of the house's addition is sided in board-and-batten siding and has a pair of one-over-one double-hung windows near the southwest end and a sliding-glass door near the northeast end.

The northeast façade of the house, which is sided in board-and-batten siding, is the most prominent façade of the property due to the fact that the slope of the site makes it two full stories tall. The upper floor of the façade, which is the main floor is fenestrated at the southeast end by two full sliding-glass doors while the center of the façade is fenestrated by a set of sliding-glass doors. Finally, northwest end is fenestrated by a three-panel sliding-glass door. The lower floor is fenestrated at the southeast end by a three-pane window while the rest of the façade is a three-car garage with solid panel garage doors. The façade is spanned by a stepped deck with wire-fence railing.

The southeast façade of the original part of the house has a single-pane stationary window on the lower level and to the left of the window is a recessed entry with a solid door. The upper level has a one-over-one window and to its left, over the bottom floor's entrance, is a one-by-one sliding-glass window. In between the two floors is a decorative detail or slightly-projecting evenly-spaced soldier bricks. In between the original part of the house and the addition is a recessed part of the façade, sided in board-and-batten siding that is devoid of fenestration. The southeast façade of the addition, which is sided in board-and-batten siding, is devoid of fenestration.

The southwest façade of the original house is sided with board-and-batten siding and has sliding-glass doors near the north end. To the south of the doors, the façade has a small projecting section before it recesses again. The second recessed section is fenestrated by a set of sliding-glass doors on the left and a pair of one-over-one windows to the right. The southwest façade of the addition is sided with board-and-batten siding, except in the gable peak, which has wood weatherboard siding. The façade is fenestrated by two pairs of one-over-one windows.

4207 Wait Street, PU11187 – Contributing

The northwest and southeast façades of 4207 Wait are brick with the central entrance on the northwest façade being the only break in the façades. The northeast and southwest planes of the roof have the gable ends, which are sided in wood weatherboard siding. The northeast façade of the property, which has board-and-batten siding, has a double set of sliding-glass doors near the north end followed by a single set of sliding-glass doors in the center. A single one-by-one sliding-glass window is located near the south end of the façade. The southwest façade, which has board-and-batten siding, has a single one-by-one sliding-glass window near each end of the main floor. The lower level of the southwest façade is mainly comprised of the open carport, although the southern end has an enclosed storage room with board-and-batten siding.

4209 Wait Street, PU11188 – Contributing

The northwest and southeast façades of 4209 Wait are brick with the central entrance on the southeast façade being the only break in the façades. The northeast and southwest planes of the roof have the gable ends, which are sided in wood weatherboard siding. The northeast façade of the property, which has board-and-batten siding, has a double set of sliding-glass doors near the south end followed by a single set of sliding-glass doors in the center. A wood deck spans this part of the façade to access the sliding-glass doors. A single one-by-one sliding-glass window is located near the north end of the façade. The southwest façade, which has board-and-batten siding, has a single one-by-one sliding-glass window near each end of the main floor. The lower level of the southwest façade is mainly comprised of the open carport, although the northern end has an enclosed storage room with board-and-batten siding.

4211 Wait Street, PU11189 – Contributing

The house at 4211 Wait consists of a frame upper level with board-and-batten siding and a brick lower level. The northeast façade has the entrance at the northern end with a door with a plate-glass window with a plate-glass sidelight to the right. To the south of the entrance are a pair of sliding-glass doors followed by a single sliding-glass door near the southern end of the façade. A wood deck spans the façade in front of the sliding-glass doors. The southeast façade is fenestrated by a single central one-by-one sliding-glass window. The northeast and southwest planes of the roof have the gable ends, which are sided in wood weatherboard siding. The upper level of the southwest façade is fenestrated by two three-pane windows, one near each end of the façade. The windows have a large central pane flanked on each side by a narrow pane. The lower level of the façade is comprised of a two-car carport at the southern end and a three-pane window in the room at the northern end. The northwest façade is devoid of fenestration.

4213 Wait Street, PU11190 – Contributing

The house at 4213 Wait consists of a frame upper level with board-and-batten siding and a brick lower level. The northeast façade has a stationary plate-glass door panel and a plate-glass door at the northern end while the center of the façade has two plate-glass doors flanked on each side by a stationary plate-glass door panel. A wood deck spans the façade in front of the plate-glass doors. The southeast façade has the entrance which has a plate-glass door. The rest of the façade is devoid of fenestration. The northeast and southwest planes of the roof have the gable ends, which are sided in wood weatherboard siding. The upper level of the southwest façade is fenestrated by two pairs of one-over-one windows, one near each end of the façade. The lower level of the façade is comprised of a two-car garage (originally a carport) at the northern end and a sliding-glass door in the room at the southern end. The northwest façade is fenestrated on the upper level by a single one-over-one double-hung window and the lower level, near the west end, has a solid wood door with a one-by-one sliding-glass window to its right.

Pool, PU11185 – Contributing

The historic district's swimming pool is relatively rectangular in shape with a projecting area at the northeast corner that has the steps into the pool. It was constructed out of the basement of the former Allsopp House. The shallow end of the pool is the northeast part and the deep end of the pool is at the southwest end. A ladder is located about half way down the northwest side and the diving board is located in the center of the southwest side. To the north of the pool is a small

shed with board-and-batten siding and a shed roof that houses the pool equipment. A chain-link fence and brick wall surrounds the pool.

Stone Walls/Driveway – Contributing

The driveway in the district begins at the north end at South Lookout Road and proceeds southeasterly through the district until it makes a 90-degree turn to the northeast near the southern end of the district before intersecting with Fairview Road on the east edge of the district. The driveway is constructed out of poured concrete, and was utilized from the Allsopp Estate which formerly stood on the property. The stone walls are located along South Lookout Road at the northeast corner of the district as well as along Fairview near its intersection with the estate's driveway. The walls are constructed out of fieldstone and square entrance pillars are also located at the driveway's entrance on Fairview.

Integrity

Overall, the Downs Historic District retains excellent integrity from the time of its construction in c.1965-1971. The houses in the district, for the most part, retain their original materials and design from the 1960s. Although there has been limited window and door replacement on some of the houses, the windows that have been installed either approximate or copy the original windows. Two properties have had additions constructed. The Downs House at 4206 Fairview has had a small addition constructed on the rear to accommodate a new master bedroom, but it is small in scale and mimics the materials of the original house. The house at 4214 Fairview has had a substantial two-story addition constructed that is out of scale with the original house and the rest of the district. The setting of the district also reflects the setting when the houses were built. The district retains its landscaping and site features from the previous estate. As a result, the Downs Historic District still easily conveys those qualities that make it significant.

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.
- [x] 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.

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.1965-1971

Significant Dates
c.1965-1971

Significant Person
(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder
Lawrence Downs, Architect
Paul Hughes, Contractor

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 Downs Historic District is being nominated to the National Register of Historic Places with **local significance** under **Criterion C** for its good and cohesive collection of Mid-Century Modern architecture. The fact that the houses in the district were all planned at the same time, although not built at the same time, and designed by the same architect, Lawrence Downs, allowed for the district to have an exceptional cohesiveness. The design of the district was also carried out in a way that it preserved features from the previous estate, including the driveway, stone walls, and house's basement, which was modified into the community's pool, as well as the trees from the previous estate. The design of the houses employed characteristics of Mid-

Century Modern design, including wide overhangs on the roofs, contrasting wall materials and textures, and the use of several sliding-glass doors, which allowed residents to integrate the indoors with the outdoors. In addition, the design of the houses, and the layout of the district, also allowed residents to enjoy privacy, even with the houses being constructed in such close proximity to each other.

Although the district is located within the National Register-listed Hillcrest Historic District, the buildings in the district are all non-contributing in the Hillcrest Historic District since they were built outside the Hillcrest Historic District's period of significance. The period of significance for the Downs Historic District is c.1965-1971, which covers the period of the planning and construction of the first houses up through the completion of the last houses.

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

HISTORY OF THE PROPERTY

Settlement in the Little Rock area began shortly after the turn of the nineteenth century. Although surveying land and offering it for sale did not begin until 1815, a few settlers were in the area prior to then. Edmund Hogan, for example, who was originally from Georgia and came to Arkansas via Missouri, was living on the north bank of the Arkansas River opposite Little Rock where he operated a ferry by 1812. Another distinguished early settler was Wright Daniel who settled at the base of Big Rock Mountain prior to 1814 and opened a gristmill in 1815. When the Arkansas Territory was created in 1819, the state's first capital was at Arkansas Post. However, it was not the best location since it often flooded and was far away from the majority of the territory's population. In 1820, a new centrally-located site for the capital was chosen on the south bank of the Arkansas River at Little Rock.[1]

Initial settlement and development in Little Rock was focused on the river. The original plat of Little Rock consisted of 88 square blocks stretching south from the river to what is now Eleventh Street. By the 1860s, however, the city began to expand beyond the original plat, notably with the platting of the Woodruff's and Masonic additions on the city's east side, the Wright's Addition on the south side, and the Capitol Hill Addition on the west side. Apparently, building sites on the city's west side were popular. An announcement in the November 21, 1872, issue of the *Arkansas Gazette* stated that "This property consists of twenty-seven full and fractional blocks, overlooking the Cairo and Fulton railroad as it leaves the city. ...This is a fine property, and from its geographical position, will soon become a portion of the city. Upward of one hundred lots in the addition have already been disposed of, and are at this time being improved."[2]

By the first part of the twentieth century as new development opened up west of the historic core of Little Rock, the new neighborhoods were platted using the latest principles in urban design.

[1] Roy, F. Hampton, Sr., and Charles Witsell, Jr., with Cheryl Griffith Nichols. *How We Lived: Little Rock as an American City*. Little Rock: August House, 1984, pp. 12-14.
[2] *Ibid*, pp. 19, 104.

Throughout the nineteenth century, the grid was the pattern of choice for development. Although efficient, by the turn of the twentieth century it was beginning to be considered monotonous and dreary. As a result, neighborhoods and developments with curvilinear streets that followed the natural terrain became fashionable in the early 1900s. Moreover, having neighborhoods with curvilinear streets and larger lots, which created a more rural quality, was also a reaction to the conditions in big city slums.[3]

Although curvilinear streets created a more attractive neighborhood, by the 1920s they were also useful in slowing down automobiles. The popularity of the automobile increased dramatically by the 1920s making them more prevalent in residential areas. The use of curvilinear streets forced drivers to slow down and be more cautious in residential neighborhoods.[4]

The first neighborhood in Little Rock to use the idea of curvilinear streets in its design was Midland Hills, located on either side of Kavanaugh Boulevard where it branches off of Markham Street. The eastern portion of the neighborhood was platted in 1908 and the western portion was platted in 1911, and the whole area was developed by the Union Trust Company. Advertisements for the area made it clear that the neighborhood was special because of its design, stating:

> Midland Hills is not laid out in the regulation way with the usual square blocks, but has been carefully platted with regard to the topography of the land. Its winding driveways follow the foothills and the hillcrests, giving this property a distinctive and most attractive appearance.
>
> To plat in this irregular, attractive way demanded the sacrifice of many a lot to sell, but it has given Midland Hills the distinctive beauty for which such districts as University City in St. Louis, and Brookline, Mass., the richest city in the world, are famous.[5]

Although Midland Hills was a successful development, it was not until the 1920s that this type of development became common in Little Rock. The Pulaski Heights area of the city was home to the majority of these types of "residential park" developments in the 1920s, including Fairfax Terrace, Prospect Terrace, Cliffewood, Edgehill, and Shadowlawn in the current Heights area of Little Rock along with the Hillcrest Addition, among others, in Little Rock's current Hillcrest area.[6]

The development of Pulaski Heights began in the 1890s with the vision of Henry Franklin Auten and Edgar Eugene Moss, two attorneys from St. John's, Michigan. In March 1891, Auten and Moss acquired 800 wooded acres just west of Little Rock with the hopes of developing it. However, Pulaski Heights grew very slowly during the 1890s – only eight families settled there –

[3] *Ibid*, pp. 192-193.
[4] *Ibid.*
[5] *Ibid.*
[6] *Ibid.*

because of a lack of good transportation from downtown Little Rock. Although it meant that Pulaski Heights was a close-knit community, it did not do much for the area's profitability for the Pulaski Heights Land Company.[7]

The key to successful development in Pulaski Heights was going to be the establishment of a streetcar line to the area, and when the Little Rock Traction and Electric Railway Company was given a franchise on September 27, 1901, they were required to build a line to the Heights if they were first given "a graded roadway, a free right-of-way and certain 'other aid.'" Although various problems were encountered in completing the line, most notably completing a viaduct over the railroad line, the streetcar finally traveled to Pulaski Heights on Thanksgiving Day 1903 even though the line was not completely finished until the spring of 1904.[8]

Once the streetcar line reached Hillcrest and the Heights, development occurred much more quickly with the Auten and Moss Addition being platted in 1903 and the Pulaski Heights (partial), Hollenberg, East Pulaski Heights, and Mountain Park additions being platted in 1904. By early 1905, the Height's population was between 300 and 400 people, and on June 27, 1905, a petition was presented to incorporate the community. With one small adjustment to the proposed town's boundaries, the petition was granted and Pulaski Heights was incorporated on August 1, 1905.[9]

The reason for seeking incorporation for Pulaski Heights was to aid in providing public improvements, specifically paving streets and providing sidewalks. Although incorporation had been a popular idea in Pulaski Heights, by 1915 there was talk of consolidating Pulaski Heights with Little Rock. During the initial discussions on consolidation, Little Rock promised that they would build a fire station in the Heights, something that the community had wanted to do but had not accomplished. Little Rock also promised twenty-five fire hydrants and twenty-five streetlights. The Heights would also be given access to the services of all of Little Rock's city departments. The campaign to consolidate was a success and on January 13, 1916, Pulaski Heights became the Ninth Ward of Little Rock.[10]

Little Rock carried out its promises to the Heights – a fire station opened November 1, 1916, and the fire hydrants were being installed and the street lights were on hand awaiting installation. In the first few years after consolidation, only two small additions were platted in the Heights, Doyle Place in 1918 and the McGehee Addition in 1921. However, the boom of the 1920s brought intense development to the area and the establishment of eight new additions, including Fairfax Terrace, Prospect Terrace, and Cliffewood in 1924, Edge Hill and Oakwood Place in 1926, Shadowlawn in 1928, Pine View in 1929, and Normandy in 1930.[11]

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[7] Nichols, Cheryl Griffith. "Pulaski Heights: Early Suburban Development in Little Rock, Arkansas." Master's Thesis. The George Washington University, 1981, pp. 14 and 16.
[8] *Ibid*, pp. 19-20.
[9] *Ibid*, pp. 23 and 28.
[10] *Ibid*, pp. 28 and 32-33.
[11] *Ibid*, p. 34.

One of the new additions to the City of Little Rock that was platted to work around the geography of its area was the Hillcrest Addition, which was platted in 1913 and recorded in 1915. Platted along a promontory that jutted to the northeast from the area that was the commercial center of Hillcrest, its east-west streets followed the promontory's ridge while its north-south streets ran at various angles and connected the east-west streets as they followed the ridge. The Hillcrest Addition's 24 blocks contained a varying amount of lots, depending on each particular block's topography.[12]

According to the 1939 Sanborn map for Little Rock, which was the first map completed that showed the Hillcrest Addition in detail, there were still many vacant lots in the neighborhood. Surprisingly, even in 1950, several lots in the Hillcrest Addition had yet to be developed. However, as the area developed, some lots did get combined for larger parcels. Notably, Lots #1-11 of Block 23 and Lots #1-2 of Block 24 would become one estate that was the home of the Woods and Allsopp families before it was purchased by the Downs family.[13]

Fred W. Allsopp and his wife Mary moved from 600 Gaines Street into the property at 4206 Fairview Road in 1926. Allsopp was born on June 25, 1867, at Tettenhall, England, to William and Harriet Allsopp. When he was a year-and-a-half old, he moved with his parents to Toronto, Ontario, Canada, before moving to Prescott, Arkansas, in 1880. On September 7, 1892, he married Mary F. Chapple, a Little Rock native, in Little Rock. They would have three children: William Chapple, Frederick Reed, and James Edward.[14]

Allsopp came to Little Rock in 1884 and began working for the *Arkansas Gazette*. He worked in several positions with the paper, including mailing clerk, stenographer, bookkeeper, reporter, and advertising manager, before becoming business manager and one of the newspaper's owners in the mid-1890s. In addition to his work with the *Gazette*, Allsopp was involved in a large number of other civic and community groups. His listing in *Who's Who in Little Rock* noted that he was also:

> Secretary City Market & Arcade Co.; Director Union & Mercantile Trust Co.; one of the Commissioners of the Broadway-Main St. Bridge District; stockholder in many local institutions. Founder and one of the owners of the Allsopp & Chapple Book and Stationery Store for 21 years. Owner of the Freiderica Hotel, Allsopp Apartments, and other real estate. Author: "Twenty years in a Newspaper Office," "Life Story of Albert Pike," and some verses. Member of the Elks, A. O. U. W., Country Club, Lakeside Club, Arkansas Press Association, National Editorial Association, L. R. Advertising Club, Little Rock Board of Commerce. Democrat. [15]

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[12] Plat map for the Hillcrest Addition to the City of Little Rock. Found at: http://www.pagis.org/WebDocuments/ScannedPlats/234.PDF.
[13] Sanborn Fire Insurance Maps for Little Rock, Pulaski County, Arkansas. 1939 and 1950.
[14] *Who's Who in Little Rock, 1921*. Little Rock: The New Era Press, 1921, p. 19.
[15] *Who's Who in Little Rock, 1921*. Little Rock: The New Era Press, 1921, p. 19.

Allsopp's wife, Mary, was also involved in civic and community groups, including the Musical Coterie Club, Corresponding Secretary of the Arkansas Pioneer Association, and president of the Presbyterial of Arkansas.[16] Allsopp headed the business end of the *Arkansas Gazette* for more than forty years before he died on April 9, 1946. Allsopp Park, which is located across Fairview Road from the Downs Historic District, was named for Allsopp.[17]

The thirteen lots that comprise the Downs Historic District were purchased in 1909 by Fred Allsopp, and the site included one of the best views of the valley and the Arkansas River beyond. In fact, the location at the intersection of Fairview Road and South Lookout was initially called Allsopp Point for many years before becoming known as The View. The site remained undeveloped until 1913 when a brick veneered Craftsman-style home with slate roof was built. Interestingly, the Allsopps didn't move into the house initially, but sold it to Arkansas Supreme Court Justice Carroll Woods and his family. The Woods family lived in the house until 1919 when it was sold to Thomas N. Doyle, Jr., an officer in the Doyle-Kidd Dry Goods business. (Doyle also re-platted the lots at the far eastern end of the Hillcrest Addition, known as Buzzard's Peak, where Point Circle is now.) Later in 1919, Doyle sold the property to W. C. Ribenach who sold it to Dr. and Mrs. Scarborough in 1921. The Allsopps purchased the estate back in the mid-1920s and moved in in 1926. It remained the residence of the Allsopp family – Fred until his death in 1946 and then William – until c.1965.[18]

It is reported that the grounds of the Allsopp's home had a koi pond, small vineyard, orchards, and large specimens of elm, walnut, hickory, oak, and pine trees. Supposedly, at one point the front yard also contained a small roller coaster. When the estate was redeveloped by the Downs family in the 1960s, the estate's trees were preserved and the new houses were sited on the lots in order to save the trees.[19]

Fern and Jack Downs bought the property in the mid-1960s and initially moved into the Allsopp's House. However, they soon had other plans for the property, developing the property into a small neighborhood with a larger home for themselves and eleven small rental cottages. The architect for the project was Jack Downs' brother, Lawrence, an architect in Kansas City, Missouri.[20]

Little is known about Lawrence Livingston Downs, the architect for the buildings in the Downs Historic District. However, what is known, is that Lawrence Livingston Downs attended Washington University in St. Louis, where he majored in Architecture. While there, Downs was involved in the Sigma Nu Fraternity, Scarab, the Inter-Fraternity Council, and he was also

[16] *Who's Who in Little Rock, 1921.* Little Rock: The New Era Press, 1921, p. 19.
[17] Schick, C. Dennis. "Fred Allsopp (1867-1946)." *The Encyclopedia of Arkansas History and Culture*. Found at: http://www.encyclopediaofarkansas.net/encyclopedia/entry-detail.aspx?search=1&entryID=2481.
[18] Information on Allsopp Park from https://imagineairyplaces.wordpress.com/chapter-2-allsopp-park/ and Little Rock City Directories.
[19] Information on Allsopp Park from https://imagineairyplaces.wordpress.com/chapter-2-allsopp-park/.
[20] Cross, Fern Downs. Interview with the author. 19 April 2019.

Secretary of the Freshman Class.[21] By 1960, Downs had his own architecture firm called Lawrence L. Downs and Associates with offices located at 119 Manufacturers Exchange Building in Kansas City, Missouri.[22] However, it was apparently a relatively short-lived practice since by 1963 he was an Assistant Professor of Architecture at the University of Kansas in Lawrence.[23] However, in late 1969, Downs joined a new firm called Architects & Planners, Collaborative, which was formed through the merger of several independent offices in the city. Downs, along with John A. Huffman and William H. Mitchell, were the registered architects in the organization.[24] It was during the time while Downs worked for the Architects & Planners, Cooperative, that he designed some of the cottages for the Allsopp property. However, they were apparently completed as a side project, since the Architects & Planners, Collaborative, name is not listed on the plans. The contractor for the building of the houses was Paul Hughes.

The redevelopment of the property occurred in stages beginning in c.1965. The first four houses built included the houses at 4214, 4216, 4218 Fairview Road and 4201 South Lookout, which were built to the north of the Allsopp House. Once the first four houses were built, the Downs demolished the Allsopp House and reused the house's brick in the construction of the houses at 4208, 4210, and 4212 Fairview in c.1969.[25] Some parts of the house were also used in the construction of the Downs' own house at 4206 Fairview, and the basement of the Allsopp House was reused in the construction of the neighborhood's swimming pool located in between 4210 and 4212 Fairview. The Allsopp House's driveway was also retained and reused as the central street of the neighborhood.[26]

Once the houses on Fairview were built, the Downs turned to developing the houses on Wait Street. The Downs began the development on Wait Street at the northern end with the construction of the houses at 4211 and 4213 Wait Street in 1969. Unlike the houses on Fairview, which had free-standing carports, the houses on Wait Street had lower-level carports, which could be accommodated with the site's steep slope to the southwest. The last two houses in the development at 4207 and 4209 Wait Street were built in 1971 and also had lower-level carports.

Although the houses in the Downs Historic District were built in at least three stages, the designs of the houses were very cohesive and used essentially the same plan. The differences in the properties were achieved through the rotation of the roofs' gables, reversing plans to create mirror images of the houses, or through varying the wall treatments. The houses on Wait Street, for example, only utilize board-and-batten siding on their main levels rather than the combination of brick and board-and-batten siding that was used on the houses on Fairview.

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[21] Yearbook from Washington University in St. Louis, Missouri, 1949, p. 59.
[22] Kansas City, Missouri, City Directory, 1960, p. 289.
[23] Polk's Lawrence, Kansas, City Directory, 1963, p. 62.
[24] "New Planning Firm Formed By Winholtz." *Independence Examiner*, 7 August 1969, p. 9.
[25] The Downs are first listed at 4206 Fairview in the 1969 Little Rock City Directory, and it presumably is referring to the current house. William C. Allsopp was last listed at 4206 Fairview in the 1964 City Directory, and the address is listed as Vacant in the 1966-1968 directories.
[26] Cross, Fern Downs. Interview with the author. 19 April 2019.

The design of the houses employed characteristics of Mid-Century Modern design, including wide overhangs on the roofs, contrasting wall materials and textures, and the use of several sliding-glass doors, which allowed residents to integrate the indoors with the outdoors. Interestingly, even though the houses are so close together, there is a surprising amount of privacy for the area's residents, especially with respect to the houses on Fairview, which was another characteristic of the Mid-Century Modern style. However, this is accomplished mainly through landscaping, which was also another important characteristic of the style. Houses were meant to be integrated into the landscaping unlike previous International-style houses, which were almost pieces of sculpture on the landscape. As is noted in *A Field Guide to American Houses*, which calls it the Contemporary style:

> This style was the favorite for architect-designed houses built during the period from about 1950 to 1970. It occurs in two distinctive subtypes based on roof shapes: flat or gabled. … Landscaping and integration into the landscape are also stressed…
>
> The gabled subtype is more strongly influenced by the earlier modernism of the Craftsman and Prairie styles. It features overhanging eaves, frequently with exposed roof beams. Heavy piers may support gables. As in the flat-roofed subtypes, various combinations of wood, brick and stone wall cladding are used and traditional detailing is absent. Both subtypes are most commonly one-story forms although two-story versions are not infrequent.[27]

The houses in the Downs Historic District remained rental houses owned by the Downs Family until 2007 when they were sold to The Wilson Company, a local real estate company. The Wilson Company then sold the houses off to individual owners in 2007 and 2008, and they remain in private ownership today.[28] Today the neighborhood still reflects its Mid-Century Modern characteristics and represents a rare and cohesive collection of the style in the Hillcrest area of Little Rock.

SIGNIFICANCE OF THE PROPERTY

The collection of Mid-Century Modern architecture that exists in the Downs Historic District is unique in the Hillcrest area of the City of Little Rock. Although scattered single examples of the Mid-Century Modern style are found in Hillcrest, especially on lots that remained undeveloped up into the 1950s and 1960s, the Downs Historic District is a unique cohesive collection of the style. However, estates in Hillcrest that were as large as the Allsopp Estate were extremely rare. The Downs Historic District represented a unique set of circumstances that allowed for the development of a cohesive and unified group of Mid-Century Modern homes.

The fact that the houses in the district were all designed by the same architect and planned at the same time, although not built at the same time, allowed for the district to have an exceptional cohesiveness. The design of the district was also carried out in a way so that it preserved

[27] McAlester, Virginia & Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, Inc., 1984, p. 482.
[28] Information on the buildings in the Downs Historic District at the Pulaski County Assessor's Office.

features from the previous estate, including the driveway, stone walls, trees, and house's basement, which was modified into the community's pool. The design of the houses employed characteristics of Mid-Century Modern design, including wide overhangs on the roofs, contrasting wall materials and textures, and the use of several sliding-glass doors, which allowed residents to integrate the indoors with the outdoors. Interestingly, even though the houses are so close together, there is a surprising amount of privacy for the area's residents, especially with respect to the houses on Fairview, which was another characteristic of the Mid-Century Modern style.

Although the district is located within the National Register-listed Hillcrest Historic District, the buildings in the district are all non-contributing in the Hillcrest Historic District since they were built outside the Hillcrest Historic District's period of significance. The period of significance for the Allsopp Estate Historic District is c.1965-1971, which covers the period of the planning and construction of the first houses up through the completion of the last houses.

Due to it having a good and cohesive collection of Mid-Century Modern architecture, the Downs Historic District is being nominated to the National Register of Historic Places with **local significance** under **Criterion C**.

9. Major Bibliographical References

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

Cross, Fern Downs. Interview with the author. 19 April 2019.

Information on Allsopp Park from https://imagineairyplaces.wordpress.com/chapter-2-allsopp-park/.

Information on the buildings in the Downs Historic District at the Pulaski County Assessor's Office.

Kansas City, Missouri, City Directory, 1960, p. 289.

Little Rock City Directories, 1914, 1919, 1922, 1925, 1926, 1944-1945, 1947, 1964, 1966, 1968, 1969, 1970, 1972, 1973, and 1974.

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

"New Planning Firm Formed By Winholtz." *Independence Examiner*, 7 August 1969, p. 9.

Nichols, Cheryl Griffith. "Pulaski Heights: Early Suburban Development in Little Rock, Arkansas." Master's Thesis. The George Washington University, 1981.

Plat map for the Hillcrest Addition to the City of Little Rock. Found at: http://www.pagis.org/WebDocuments/ScannedPlats/234.PDF.

Polk's Lawrence, Kansas, City Directory, 1963, p. 62.

Roy, F. Hampton, Sr., and Charles Witsell, Jr., with Cheryl Griffith Nichols. *How We Lived: Little Rock as an American City*. Little Rock: August House, 1984.

Sanborn Fire Insurance Maps for Little Rock, Pulaski County, Arkansas. 1939, 1950, and 1963.

Schick, C. Dennis. "Fred Allsopp (1867-1946)." *The Encyclopedia of Arkansas History and Culture*. Found at: http://www.encyclopediaofarkansas.net/encyclopedia/entry-detail.aspx?search=1&entryID=2481.

U.S. Geological Survey. North Little Rock (Map). 1:24000, 1935. Found at: http://historicalmaps.arcgis.com/usgs/.

Who's Who in Little Rock, 1921. Little Rock: The New Era Press, 1921.

Yearbook from Washington University in St. Louis, Missouri, 1949, p. 59.

Previous documentation on file (NPS):

____ preliminary determination of individual listing (36 CFR 67) has been requested
_X_ 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:

_X_ State Historic Preservation Office
____ Other State agency
____ Federal agency
____ Local government
____ University
____ Other
Name of repository: _____

Historic Resources Survey Number (if assigned): _Sites #PU11178-11190_

10. Geographical Data

Acreage of Property _Approximately 2.3 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:

Or
UTM References
Datum (indicated on USGS map):

[ ] NAD 1927 or [X] NAD 1983

1. Zone: 15	Easting: 562206	Northing: 3846790
2. Zone:	Easting:	Northing:
3. Zone:	Easting:	Northing:
4. Zone:	Easting :	Northing:

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

Lots #1-11 of Block #23 and Lots #1-2 of Block #24 of the Hillcrest Addition to the City of Little Rock.

Boundary Justification (Explain why the boundaries were selected.)

The boundary encompasses all of the land historically associated with the property.

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, 2019

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: Downs Historic District

City or Vicinity: Little Rock

County: Pulaski County State: Arkansas

Photographer: Mason Toms

Date Photographed: October 29, 2018, and April 19, 2019

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

1 of 51. Northwest façade of the house at 4201 South Lookout, looking southeast.

2 of 51. Northeast and southeast façades of the house at 4201 South Lookout, looking west.

3 of 51. Southeast and southwest façades of the house at 4201 South Lookout, looking northeast.

4 of 51. Carport of the house at 4201 South Lookout, looking north.

5 of 51. Northeast façade of the house at 4216 Fairview, looking southwest.

6 of 51. Southwest façade of the house at 4216 Fairview, looking northeast.

7 of 51. Northwest and southwest façades of the house at 4216 South Fairview, looking southeast.

8 of 51. Carport of the house at 4216 Fairview, looking northwest.

9 of 51. Northeast façade of the house at 4218 Fairview, looking west.

10 of 51. Southeast and southwest façades of the house at 4218 Fairview, looking north.

11 of 51. Carport of the house at 4218 Fairview, looking southeast.

12 of 51. Northeast façade of the house at 4214 Fairview, looking southwest.

13 of 51. Southeast façade of the house at 4214 Fairview, looking west.

14 of 51. Northwest and southwest façades of the house at 4214 Fairview, looking east.

15 of 51. Northeast façade of the house at 4212 Fairview, looking southwest.

16 of 51. Northwest and southwest façades of the house at 4212 Fairview, looking southeast.

17 of 51. Carport of the house at 4212 Fairview, looking northeast.

18 of 51. Northeast and southeast façades of the house at 4210 Fairview, looking west.

19 of 51. Southeast façade of the house at 4210 Fairview, looking northwest.

20 of 51. Carport of the house at 4210 Fairview, looking northeast.

21 of 51. Northeast façade of the house at 4208 Fairview, looking southwest.

22 of 51. Northwest façade of the house at 4208 Fairview, looking southwest.

23 of 51. Southwest façade of the house at 4208 Fairview, looking southeast.

24 of 51. Carport of the house at 4208 Fairview, looking southeast.

25 of 51. Swimming pool of the neighborhood, looking northeast.

26 of 51. Northwest and northeast façades of the Downs House at 4206 Fairview, looking southwest.

27 of 51. Southeast façade of the Downs House at 4206 Fairview, looking northwest.

28 of 51. Southeast and southwest façades of the Downs House at 4206 Fairview, looking northeast.

29 of 51. Northwest and southwest façades of the Downs House addition at 4206 Fairview, looking southeast.

30 of 51. Southwest façade of the original portion of the Downs House at 4206 Fairview, looking east.

31 of 51. Northwest façade of the original portion of the Downs House at 4206 Fairview, looking southeast.

32 of 51. Northeast façade of the house at 4207 Wait, looking west.

33 of 51. Northeast and northwest façades of the house at 4207 Wait, looking southwest.

34 of 51. Southwest and southeast façades of the house at 4207 Wait, looking northeast.

35 of 51. Northeast and southeast façades of the house at 4209 Wait, looking west.

36 of 51. Southwest façade of the house at 4209 Wait, looking northeast.

37 of 51. Northwest and southwest façades of the house at 4209 Wait, looking southeast.

38 of 51. Southwest façade of the house at 4211 Wait, looking northeast.

39 of 51. Northeast façade of the house at 4211 Wait, looking southwest.

40 of 51. Northeast and southeast façades of the house at 4213 Wait, looking west.

41 of 51. Southwest façade of the house at 4213 Wait, looking northeast.

42 of 51. View of the houses at 4218 and 4216 Fairview and the carport at 4201 South Lookout, looking southeast.

43 of 51. View of the houses at 4207 and 4209 Wait, looking northwest.

44 of 51. View of the original Allsopp Estate gates and the house at 4206 Fairview, looking southwest.

45 of 51. View of the houses at 4208 and 4210 Fairview, looking northwest.

46 of 51. View of the houses at 4212 and 4210 Fairview, looking southwest.

47 of 51. View of the houses at 4216 and 4218 Fairview and 4201 South Lookout, looking northwest.

48 of 51. View of the houses at 4201 South Lookout and 4218 and 4216 Fairview, looking southeast.

49 of 51. View of the houses at 4211, 4209, and 4207 Wait, looking southeast.

50 of 51. View of the houses at 4209 and 4207 Wait, looking southwest.

51 of 51. View of the house at 4209 Wait, looking northwest.

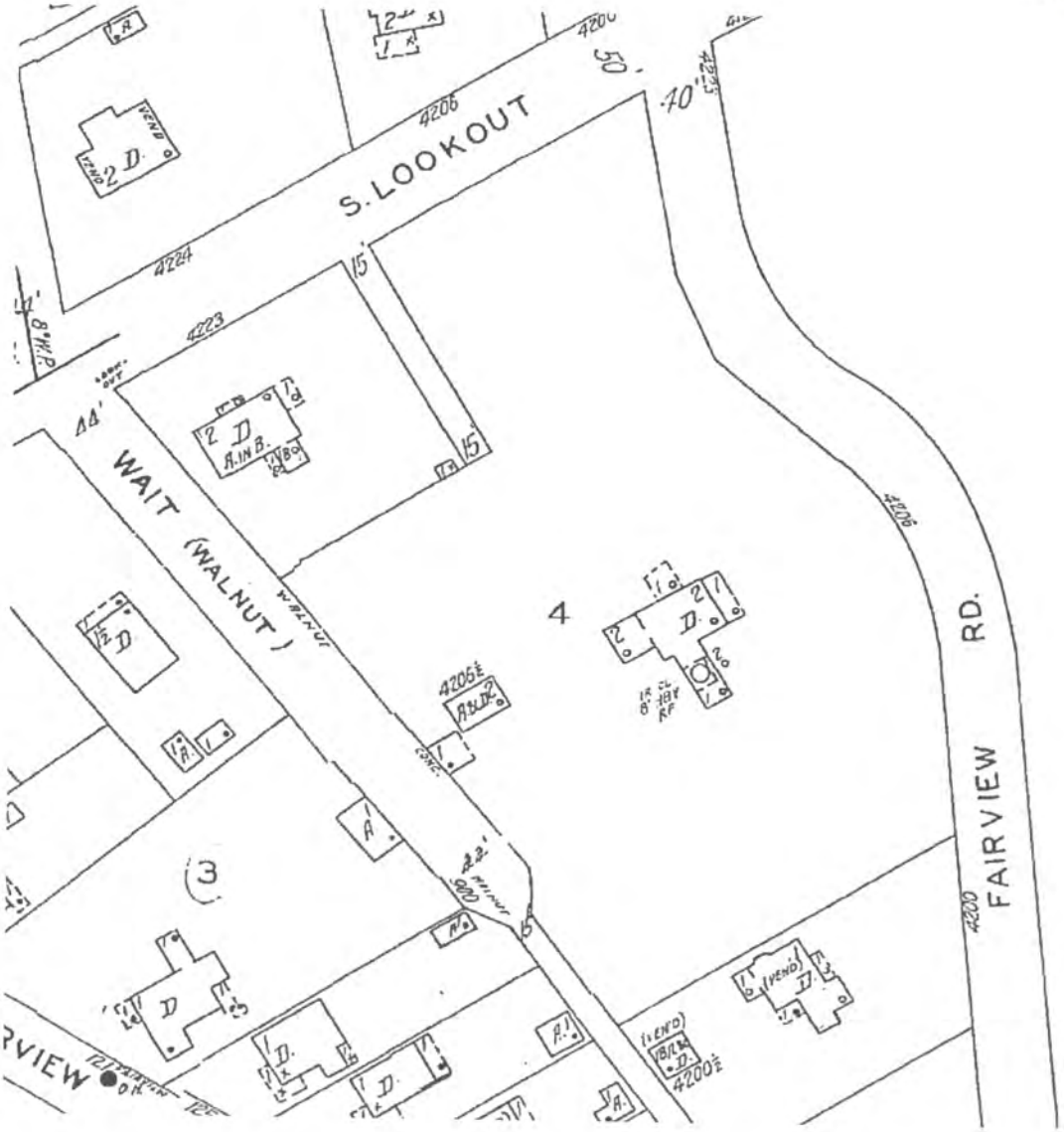


Figure 1: Sanborn Map of the Allsopp Estate, 1950.

Figure 2: Allsopp House that originally stood on the site of the Downs Historic District, c.1945. Photo from: https://imagineairyplaces.wordpress.com/chapter-2-allsopp-park/.

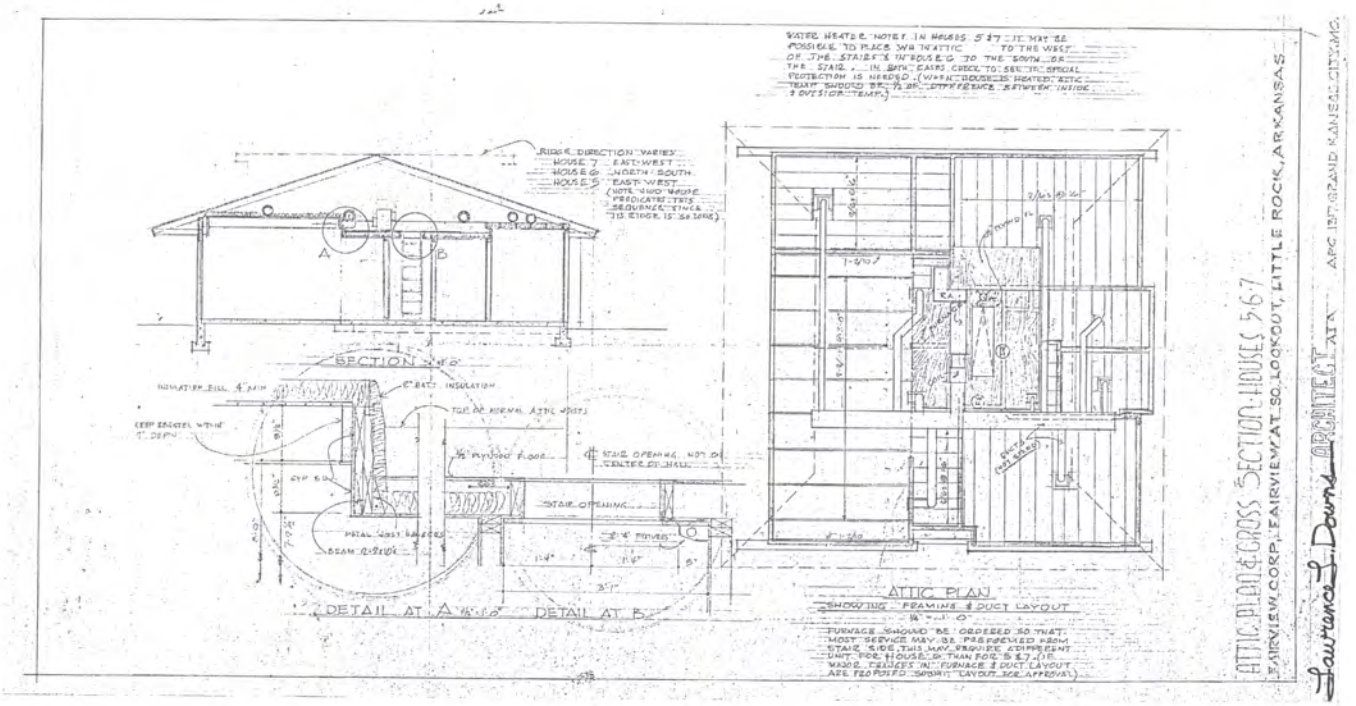


Figure 3: Attic and Cross Section Plan for Houses #5-7 (4208, 4210, and 4212 Fairview Road). In the possession of Fern Downs Cross of 4206 Fairview Road.

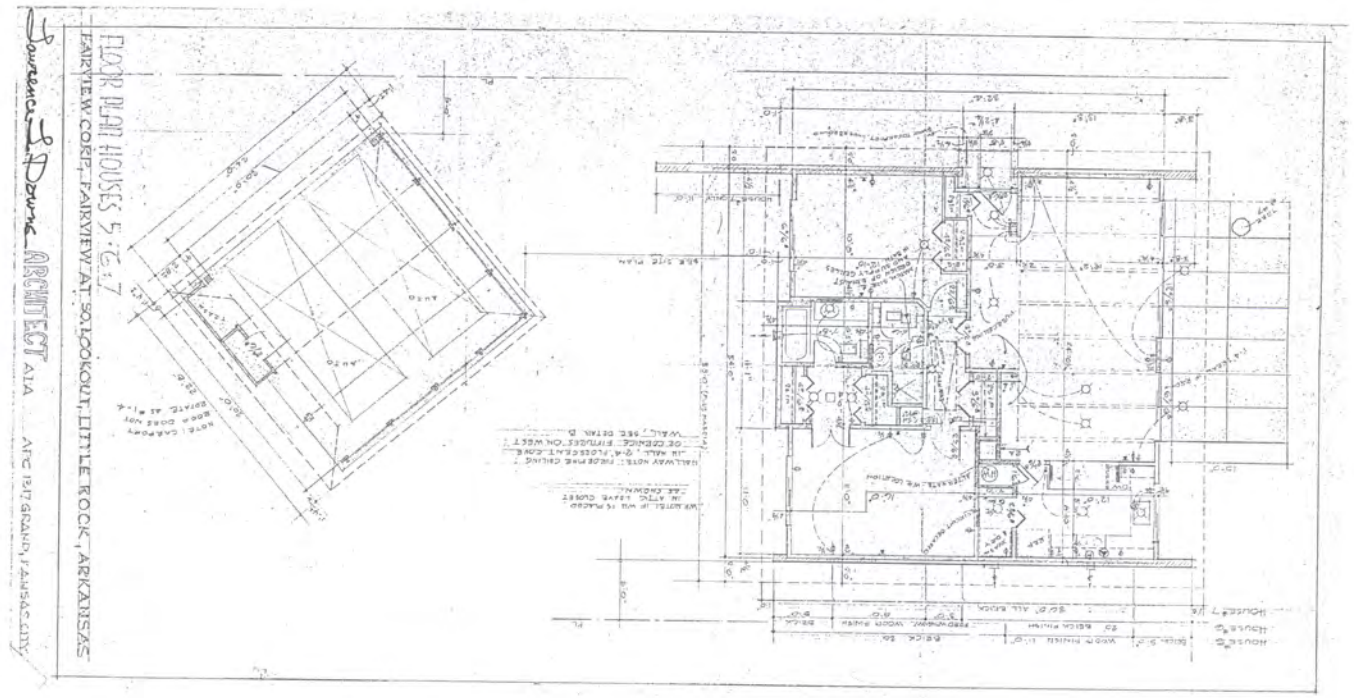


Figure 4: Floor Plan and Carport Plan for Houses #5-7 (4208, 4210, and 4212 Fairview Road). In the possession of Fern Downs Cross of 4206 Fairview Road.

Figure 5: Elevation Drawings for the Houses at 4211 and 4213 Wait Street. In the possession of Fern Downs Cross of 4206 Fairview Road.

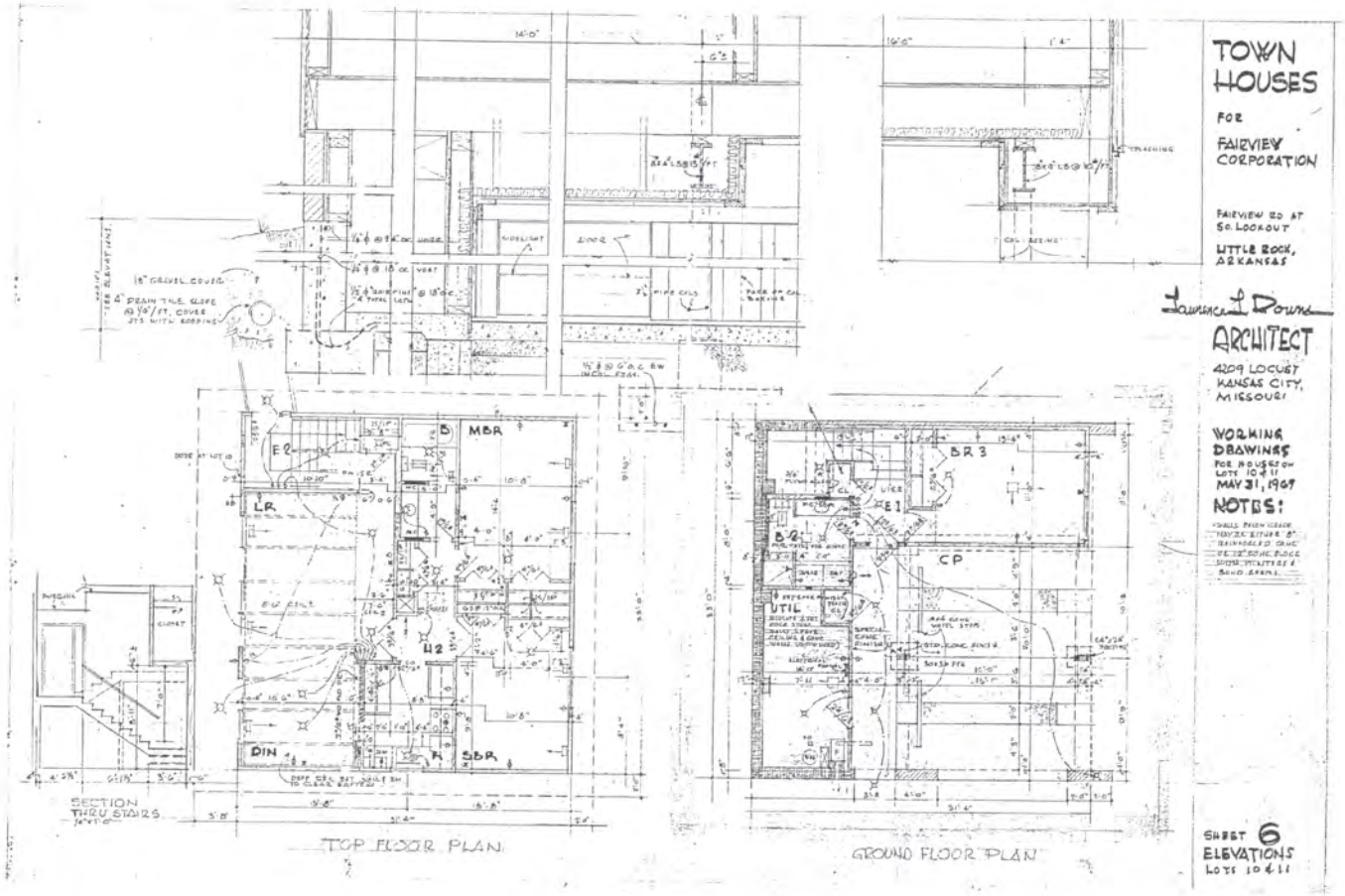


Figure 6: Floor Plans and Details for the Houses at 4211 and 4213 Wait Street. In the possession of Fern Downs Cross of 4206 Fairview Road.

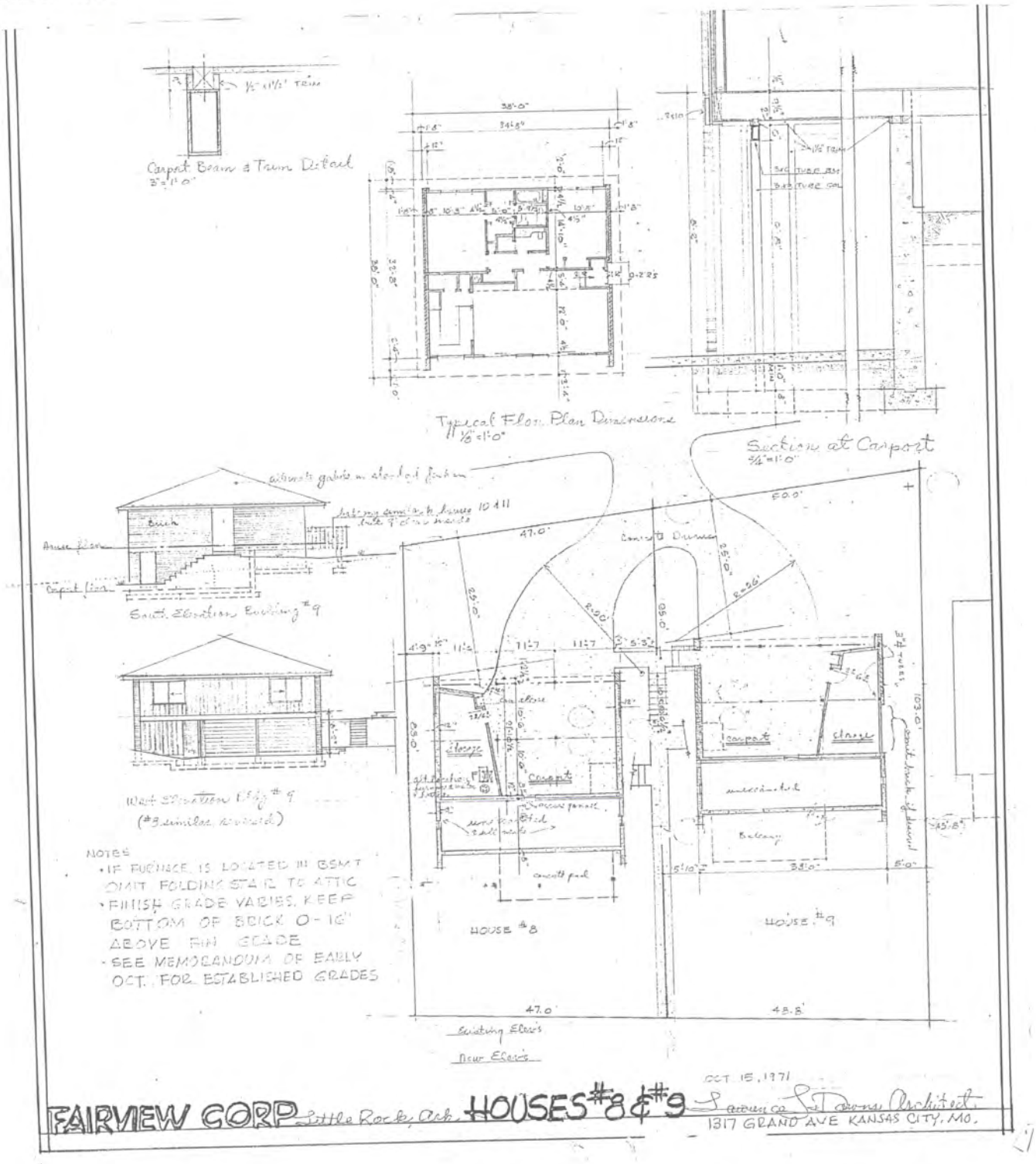
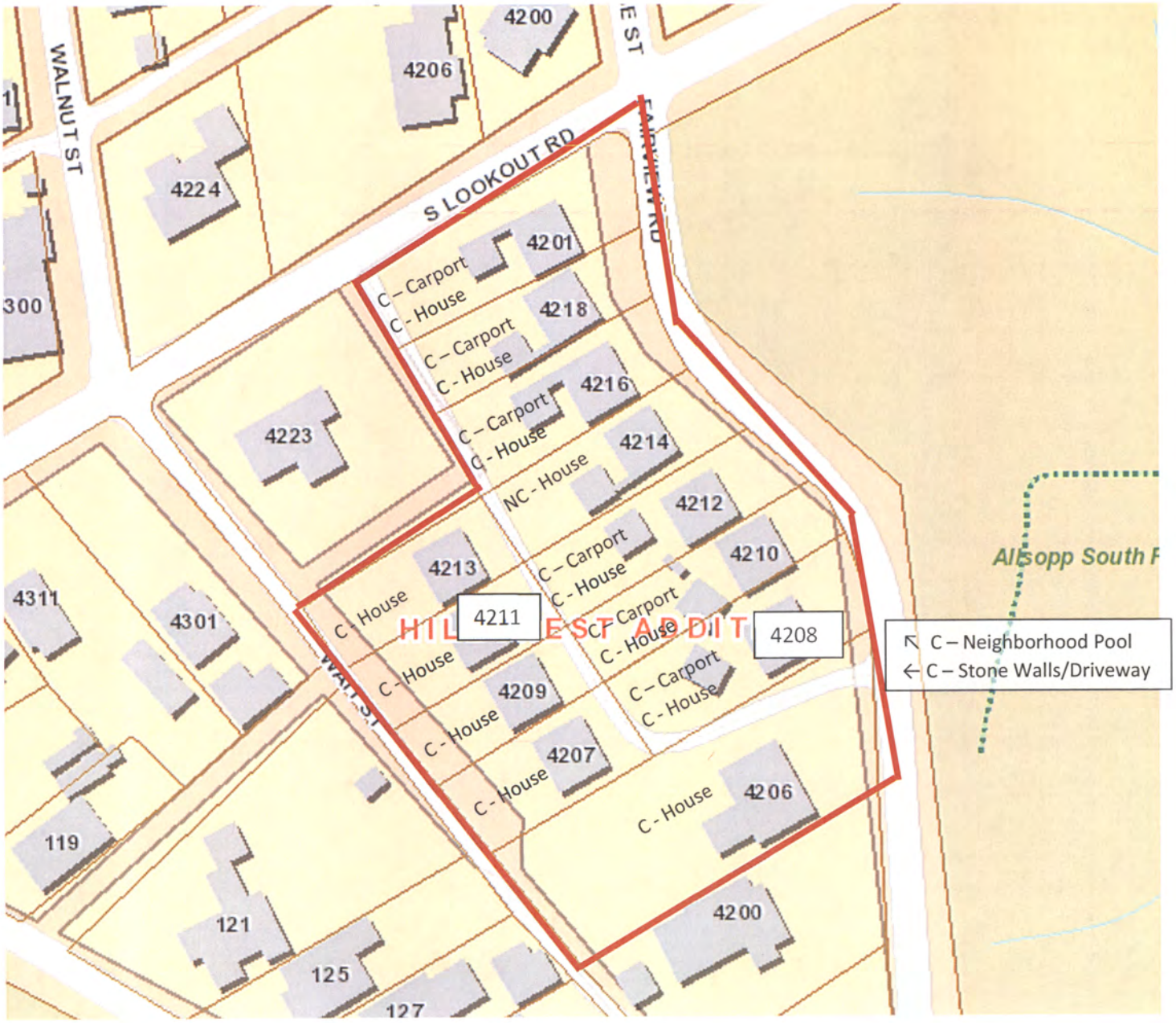


Figure 7: Floor Plans, Elevation Drawings, and Details for Houses #8-9 (4207 and 4209 Wait Street). In the possession of Fern Downs Cross of 4206 Fairview Road.

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.



Downs Historic District

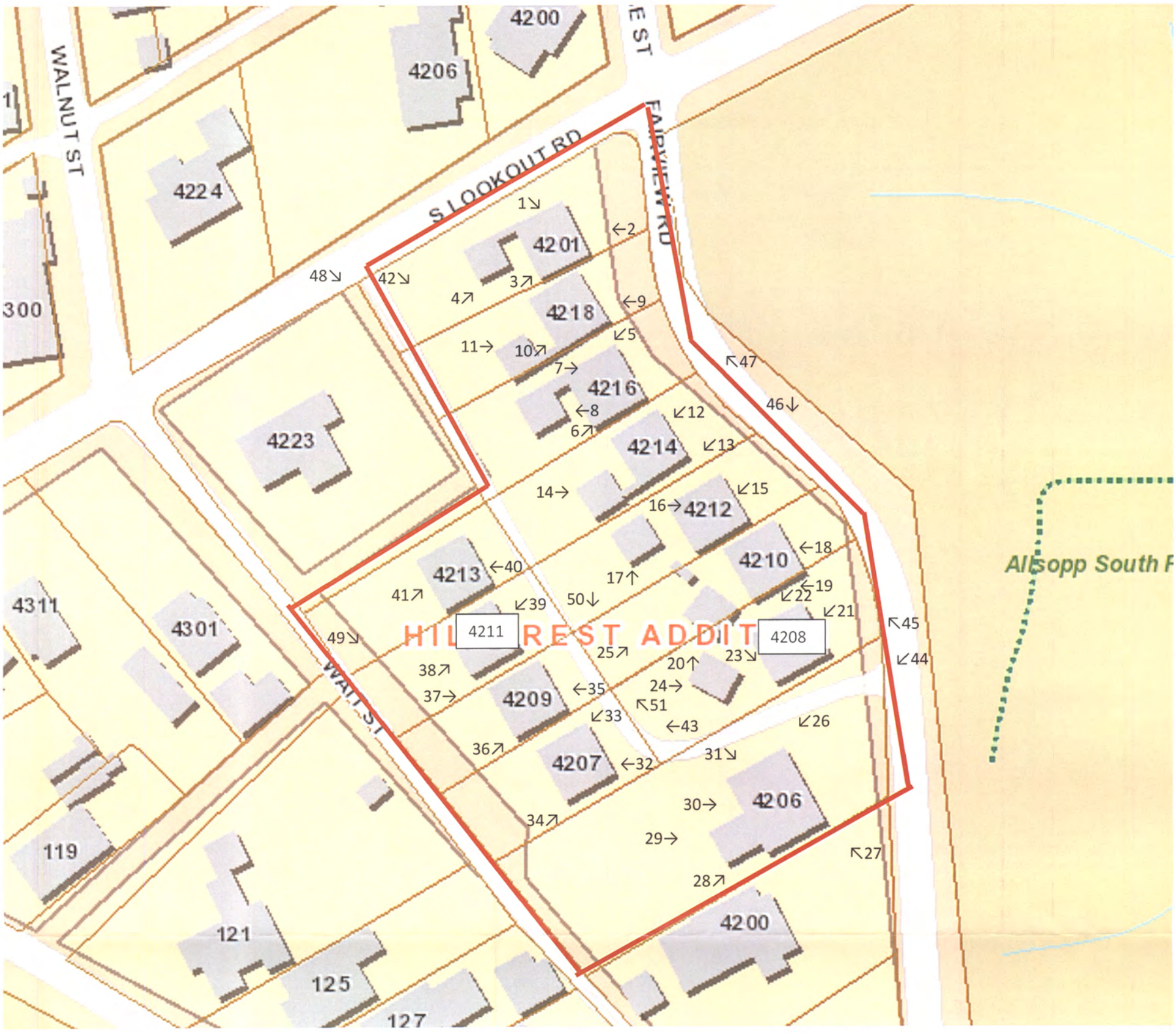
Little Rock, Pulaski County, Arkansas

= Historic District Boundary

C = Contributing

NC = Non-Contributing

↑
North



Downs Historic District

Little Rock, Pulaski County, Arkansas

= Historic District Boundary

1→ = Photo Location and Direction

↑
North

4201

4201

4216

4218
193 UIA

4212

4210

4210

4208

4208

4206

ADT

BROADVIEW

4209

4213
4213

4214

MARTIN

SPEED
LIMIT
25

TUCKER
U.S. CONGRESS

TUCKER