

United States Department of the Interior
National Park Service

NR 10/18/06

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 *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an 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. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Stift Station Historic Districtother names/site number PU3183

2. Location

street & number Bounded by W. Markham, W. 7th, Woodrow and Martin Streets ☐ not for publicationcity or town Little Rock ☐ vicinitystate Arkansas Code AR county Pulaski code 119 zip code 72205

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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 for in 36 CFR Part 60. In my opinion, the property ☒ meets ☐
does not meet the National Register criteria. I recommend that this property be considered significant
☐ nationally ☐ statewide ☒ locally. (See continuation sheet for additional comments.)

Cedric Marshall
Signature of certifying official/Title7/31/05
DateArkansas Historic Preservation ProgramState or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See Continuation sheet for additional
comments.)

Signature of certifying official/TitleDateState or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the 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

5. Classification**Ownership of Property**

(Check as many boxes as apply)

- ☒ private
☒ 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 count.)

Contributing

Noncontributing

236

57

buildings

sites

structures

objects

236

57

Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of Contributing resources previously listed in the National Register

2

6. Function or Use**Historic Functions**

(Enter categories from instructions)

Domestic/Single Dwelling

Domestic/Multiple Dwelling

Educational/School

Commerce/Trade/Specialty Store

Recreation & Culture/Sports Facility/Outdoor Recreation

Current Functions

(Enter categories from instructions)

Domestic/Single Dwelling

Domestic/Multiple Dwelling

Educational/School

Commerce/Trade/Restaurant/Specialty Store

Recreation & Culture/Sports Facility/Outdoor Recreation

7. Description**Architectural Classification**

(Enter categories from instructions)

Late 19th & 20th Century Revivals-Colonial Revival,
Tudor Revival, Mission/Spanish RevivalLate 19th & Early 20th Century American Movements-
Bungalow/Craftsman, 20th Century Standard CommercialModern Movement- Minimal Traditional, Ranch,
Contemporary**Materials**

(Enter categories from instructions)

foundation Brick, Cast Concrete

walls Wood, Brick, Stucco, Stone

roof Composition Shingle

other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

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.
- ☒ **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.)

Property is:

- ☐ **A** owned by a religious institution or used for religious purposes.
- ☐ **B** removed from its original location.
- ☐ **C** birthplace or grave of a historical figure of outstanding importance.
- ☐ **D** a cemetery.
- ☐ **E** a reconstructed building, object, or structure.
- ☐ **F** a commemorative property
- ☐ **G** less than 50 years of age or achieved significance within the past 50 years.

Levels of Significance (local, state, national)

Local

Areas of Significance (Enter categories from instructions)

Architecture

Community Planning & Development

Period of Significance

1906-1956

Significant Dates

1906-1956

Significant Person (Complete if Criterion B is marked)**Cultural Affiliation** (Complete if Criterion D is marked)**Architect/Builder**

Theodore Sanders

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References**Bibliography**

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

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

Name of repository:

Stift Station Historic District
Name of Property

Pulaski County, Arkansas
County and State

10. Geographical Data

Acreeage of Property Approximately 85 acres.

UTM References

(Place additional UTM references on a continuation sheet.)

1	<u>15</u>	<u>563589</u>	<u>3845647</u>
	Zone	Easting	Northing
2	<u>15</u>	<u>563075</u>	<u>3845660</u>

3	<u>15</u>	<u>563063</u>	<u>3845058</u>
	Zone	Easting	Northing
4	<u>15</u>	<u>563568</u>	<u>3845033</u>

☐ See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Anne W. Speed and Sandra Taylor Smith

organization City of Little Rock

date May 31, 2006

street & number 701 W. Markham Street

telephone (501)371-4789

city or town Little Rock

state Arkansas Zip code 72201

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items

(Check with the SHPO or FPO for any additional items.)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Multiple

street & number _____

telephone _____

city or town _____

state _____

zip code _____

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 listing. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*)

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 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 Chief, Administrative Services Division, National Park Service, P. O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reduction Projects (1024-0018), Washington, DC 20303.

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Summary

The Stift Station Historic District is located west of downtown Little Rock and contiguous to the western boundary of the Capitol View Historic District (listed in the National Register of Historic Places 03-31-01). The district's northern boundary is contiguous with the Hillcrest Historic District (NR 12-18-90; amended 10-08-92). The Stift Station neighborhood is 96% residential with one school and two public recreational facilities on its southern boundary and a row of ten commercial buildings on the northern boundary.

The area is situated in the wooded hills west of the Arkansas State Capitol. The district contains portions of eight additions to the city of Little Rock platted during the period from 1890 to 1926. Construction reached its peak during the 1920s. The buildings in the Stift Station Historic District reflect the varied popular tastes in architecture during the period 1900-1950 when 85% of the district's buildings were constructed; the district's architectural variety is characterized in its eclectic strain of Colonial Revival cottages, Craftsman, Period Revival and Minimal Traditional styles, all modestly expressed in the buildings comprising the district.

Of the 295 buildings located in the Stift Station Historic District, 238 (81%) contribute to the historic significance of the neighborhood while only 57 (19%) are considered non-contributing. The buildings in the district retain their overall massing and setback and as a group retain the historic character of the early twentieth century neighborhood built as Little Rock expanded westward in the early decades of the twentieth century.

Two of the total number of 238 contributing properties in the district are individually listed on the National Register of Historic Places:

1. Lamar Porter Athletic Field- W. 7th Street; NR listed 12-06-90
2. Vaughan House- 104 Rosetta; NR listed 02-19-99

Elaboration

The Stift Station Historic District contains 282 residential buildings, ten commercial buildings, one school, one ballpark, and one public recreational facility. The rectangular shaped district is located immediately west of the Capitol View Historic District (NR 03-31-01) and south of the Hillcrest Historic District (NR 12-18-90; amended 10-08-92). It is bounded by Woodrow Street on the east, Martin Street on the west, W. Markham Street on the north and W. 7th Street on the south. The district is characterized by a typical grid pattern of development imposed on wooded hilly terrain. The most distinguishing characteristic of the neighborhood is its concentrated stock of historic housing, presenting the streetscape as it appeared historically. The predominant architectural style found in the Stift Station Historic District is Craftsman and Craftsman Bungalow with 194 (66%) of its buildings reflecting this influence. The preponderance of the

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Craftsman style reflects the largest period of growth in the neighborhood, 1910-1930, during which time 155 (66%) of the buildings in the district were constructed.

Unlike most early twentieth century historic neighborhoods, there are no outstanding individual homes that stand apart from the general stock of housing in the area. The blocks of contiguous houses, similarly sized, with minor variations in style and detail mark the homogenous architectural significance of the Stift Station Historic District. The neighborhood, with only eight of its 295 buildings constructed after 1960, retains its historic appearance and continuity. Although the I-630 artery is located only two blocks south of the district and W. Markham Street on the northern boundary continues as a major traffic thoroughfare, the Stift Station Historic District remains intact and largely unaltered.

Homes in the Stift Station Historic District are all one or two-story with wood lap siding or brick veneer. A few houses have been covered in artificial siding ranging from early applications of asbestos or asphalt, wide aluminum, and narrow vinyl. Only one house in the district is faced in fieldstone, an easily available building material commonly seen in the adjacent historic districts. In addition to the row of ten standard twentieth century commercial buildings on W. Markham Street, the houses in the district display restrained interpretations of varying architectural influences popular throughout America during the early decades of the twentieth century.

Colonial Revival

The earliest extant houses in the Stift Station neighborhood were constructed 1905-1915. These houses are modest Colonial Revival cottages transitioning from the Queen Anne style with its irregular massing and featuring varying applications of Colonial Revival and Craftsman detailing. For example, the house at 120 Woodrow is a one-story transitional hipped roof cottage featuring a projecting front gable bay and a wrap-around porch supported by slender wood columns. Concentrations of Colonial Revival cottages are found along the 100 blocks of Woodrow, Booker and Johnson Streets and feature Craftsman characteristics such as porch columns on brick piers. Other Colonial Revival style cottages are scattered throughout the district. The Herman Chilles House at 100 Rosetta, in the western portion of the district, is a stuccoed version of the irregular shaped Colonial Revival cottage with projecting front gable bay. The house at 113 Brown is a c.1915 Colonial Revival style cottage with wrap around front porch and steep hipped roof. Three c.1915 Colonial Revival style houses on the west side of the 300 block of Johnson Street express characteristics of the style in their irregular shape with steep hipped roofs with variations on porch shape and supports.

American Foursquare

Although the American Foursquare was a popular style in almost every American community in the early twentieth century and plans were widely available through mail-order companies who described the style as simple, strong, and substantial, only two houses of this style are located in the Stift Station Historic District.

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The Harry B. Vaughan House at 102 Rosetta was constructed c.1907. An early version of the American Foursquare, the Vaughan House emphasizes the vertical emphasis with hipped roof characteristic of the style. The second American Foursquare style house in the district is located at 114 Johnson Street. Constructed in 1912, this house has typical Foursquare elements of square shape with hipped roof and hipped roof dormer and wide, flat eaves with modillions. This house also features a full front porch with flat roof supported by square brick columns. Wood lap siding on the second story is narrower than the siding below a wood belt wrapping the house between the floors.

Craftsman

Construction in the Stift Station neighborhood accelerated in the period 1910-1930 with construction of the majority of the fabric of the district. The Colonial Revival style cottage was still a prevalent design, but popular new house designs began to appear in the neighborhood during this time. Of the 295 buildings in the Stift Station Historic District, 33% were constructed during the prosperous decade of the 1920s. The Craftsman style dominates the architecture of this period. Features such as low pitched, gable roofs accentuated by wide, unenclosed eave overhangs and exposed roof rafters, as well as tapered square columns on pedestal porch supports are frequently seen on the houses in the district.

Early two-story Craftsman style houses in the 100 block of Johnson represent one of the most significant streetscapes in the Stift Station Historic District. Houses on both sides of the block are two-story versions of the Craftsman style. The A. R. Koonce House at 111 Johnson is a Craftsman detailed two-story house with a distinctive gambrel roof and dormers. The house at 116 Johnson is a two-story frame Craftsman style with front-facing gable roof and pronounced rafter tails, while the house next door at 118 Johnson is a side-gabled two-story frame Craftsman style with stucco in gable ends, shed roof dormer and porch and diamond-shaped pattern in upper lights on windows. Other two-story early Craftsman style houses constructed c.1912 in the 100 block of Johnson street utilized Craftsman style triangular knee braces under wide eaves as a decorative element such as seen in the house at 115 Johnson. The Vaughan House at 104 Rosetta is a one-and-one-half story Craftsman style with side gable roof. Exposed rafter ends and decorative knee brackets distinguish the steeply pitched roof.

Craftsman Bungalow

The most common Craftsman form seen in the Stift Station neighborhood is the Bungalow. These are one or one-and-one-half story houses clustered throughout the neighborhood. The American Craftsman Bungalow became the "cottage" of the early twentieth century. It began as a small Craftsman house but acquired a wide diversity of stylistic influences, specific examples showing links with many popular American architectural styles. The American Craftsman Bungalow adapted itself to widely divergent environmental and climatic conditions, made use of numerous kinds of local building materials and ranged in size from spacious versions to small residences constructed specifically to meet the need for small affordable

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housing. The Craftsman Bungalow, as an architectural archetype, is set low to the ground, nestling into and becoming part of its environment. The use of rustic materials on the exteriors of Bungalows was common. Low-pitched roofs with wide eaves also characterize these houses. Living space was often extended to the outside with the use of the spacious porches on bungalows. The bungalow porch as a key factor in the livability of these small homes as they were geared to the outdoors and perfectly suited for the southern climate of Little Rock. The Craftsman Bungalow is represented by 126 houses in the district.

Early Craftsman Bungalows in the Stift Station neighborhood express verticality such as the steep, front facing gable roof bungalows seen at 313 and 321 Booker Street. These houses, both constructed c. 1912 have deep front porches recessed under the main gable roof with solid wood balustrades. A set of three small windows is located in the center of the prominent front facing gable ends of the houses. Another early Bungalow in the district also dating from around 1912 is the Bailey House located at 317 Booker. This one-story house features a hipped roof with broad flat eaves, hipped roof dormers and a deep recessed ½ front porch with solid wood balustrade. The frame bungalow at 121 Johnson features narrow wood lap siding on the body of the house with scalloped shingles in the ends of the cross gable roof. The commonality among the early Bungalows in the district is their verticality.

Bungalows built in the 1920s in the Stift Station neighborhood feature various degrees of details. The house at 100 Brown is an example of a few Bungalows in the district that feature two sizes of narrow wood lap siding separated by a wood belt course below windows. The house at 126 Johnson is detailed with pseudo half-timbering in the front facing gable end porch roof, supported by tapered square wood columns on square brick piers. The house at 118 Brown also features half-timbering. Another common bungalow form is the side-gable main roof with front facing porch gable roof, as seen on the house at 110 Rosetta. The house at 224 Rosetta features a side clipped gable roof with front facing gable porch roof supported by square brick piers with solid brick balustrade with concrete capping. Sets of narrow casement windows are also found on this bungalow.

The "California Bungalow", characterized by a one-room second story perched on the roof and low-pitched gable roofline with broad eaves is not uncommon in the district. Often referred to as "airplane bungalow" because airplanes could be seen from the second story room, examples are seen in the houses at 120 Brown, 214 Johnson, 216 Johnson, 224 Johnson, and 222 Rosetta. These houses vary in detailing, but all have the second story room with bands of casement or double-hung windows affording a view.

English Revival

Twenty houses in the Stift Station Historic District are considered to have English Revival style influence. All of the houses in the neighborhood with English Revival elements have stucco or brick exterior walls. One of the largest examples of this style is the house located at 223 Martin. Constructed c.1928 this two-story

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brick house incorporates English Revival style elements in its steep gables faced with stucco and half-timbering. The two-story house at 111 Martin also features prominent steep gables in its vertical emphasis and is covered in rough stucco. Modest English Revival detail is seen on the house at 3317 W. Markham with a steep gable entrance with round-arched opening and diamond-shaped windowpanes. Similarly, modest English Revival details are found on several one-story houses in the 100 block of Martin Street. The house at 117 Martin features a sweeping front gable porch with round-arched openings while the houses at 109 and 115 Martin have steep vertical gable roofs denoting entrances. English Revival influence is seen in the design elements of the house at 208 Brown where a steep gable marks the entrance on an uncovered terrace. The house at 200 Brown features a round arched opening noted by gable roof projection on an uncovered terrace. This house also is decorated by a shed roof dormer set over three double-hung windows overlooking the terrace.

Minimal Traditional

Although the neighborhood was densely occupied and construction was largely complete by the economically depressed years of the 1930s and war years of the 1940s, forty-one buildings were constructed in the neighborhood during these two decades. Increased demand for housing after 1945 brought a small rush of new construction on the few remaining vacant lots in the Stift Station neighborhood. Most of this construction was in the southern portion of the area and reflect the commonly seen Minimal Traditional style. This style house, usually small, reflects the conservative attitude of the economy in lack of ornamentation, close rake eaves and simple box-like appearance.

The Minimal Traditional style house in the Stift Station Historic District began to be constructed immediately following the end of World War II. Houses at 603 Martin and 609 Martin are good examples of the close rake eaves, lack of ornamentation and broad eight-over-eight double-hung windows seen on this type of house. A house of this minimal form located at 310 Rosetta features brick veneer walls, but most Minimal Traditional style houses in the neighborhood were covered in wide novelty or lap siding. This same small form house with lack of ornamentation continued in popularity, likely due to their affordability, into the 1950s. The house at 413 Martin, constructed in 1952 is a simple rectangular shaped house whose only ornamentation are the awnings over wide eight-over-eight double-hung windows. Slightly more decorative with front facing gable ends, the house at 216 Rosetta was also built in 1952. Another variation of the Minimal Traditional style house in the neighborhood is the house at 522 Brown, which features a full front shed roof porch supported by simple square posts. The house at 617 Booker features a projecting front gable room and front bay window. This stylish Minimal Traditional form is covered in permastone, the only use of this material in the district.

Houses located at 2900 and 2912 W. 7th Street begin to transition the gap from Minimal Traditional to the more modern Ranch style home. These houses are a slightly larger rectangle giving them horizontal

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emphasis. The wood of the side-facing gable ends often is vertical board and batten with decorative scalloped ends. These pre-Ranch style houses feature two-over-two double-hung windows and a large multi-pane stationary window, the forerunner to the Ranch style "picture window". Another early Ranch form is seen in the house at 3308 W. 7th Street where the same beginnings of the low horizontal emphasis of the Ranch style is seen, but walls are sheathed in novelty siding, expressing an example of the type of small house construction popular in 1955.

Ranch

The district's only version of the popular brick Ranch style house built in the 1950s and 1960s are the duplexes at 300-302 Rosetta and 304-306 Rosetta, both built in 1958. Although the horizontal emphasis of the Ranch style is oriented sideways to accommodate narrow lots, these houses feature the low hipped roof with wide over-hanging eaves typical of the suburban Ranch style house.

Contemporary

The house at 223 Brown is the Stift Station Historic District's only example of the Contemporary style house. Constructed c. 1972, this house features multiple steep shed roofs, is clad in vertical siding and has a variety of window sizes with placement both high and low in the wall. The house is located on a corner lot, which affords visibility of the multiple roofline arrangement. Although quite a derivation from the usual Colonial Revival and Craftsman style influence concentrated in the Stift Station neighborhood, the house at 223 Brown compliments the neighborhood in its setback, scale and materials.

Multi-family

There are only two historic multi-family buildings in the Stift Station neighborhood. The duplex located at 519-523 Johnson is the earliest multi-family residence in the district. Constructed c.1925, this Craftsman style duplex is two-stories, but features two one-story gable roof porches on the front, lowering the scale of the building from the street. The Rosalyn Apartments at 423 Johnson is a two-story brick building with some English Revival details as seen in modest use of pseudo half-timbering on the second story level. Constructed c.1938, the Rosalyn Apartments is a much larger building than the adjacent single-family homes, but blends into the neighborhood well on its corner lot at Johnson and W. Capitol.

Other multi-family housing was constructed minimally in the district after 1950. The Noak Apartment Building at 111 Booker was constructed in 1951 and is a two-story buff brick building with a two-story center front shed roof porch supported by four two-story square columns. Two Ranch style brick duplexes were built in the 300 block of Rosetta c.1958. As the neighborhood maintained its popularity, multifamily buildings were built at 422 Brown and 224 Johnson in the 1970s.

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Commercial

There are ten commercial buildings in the Stift Station Historic District. These are all located along W. Markham Street, the district's northern boundary and a major east/west artery in Little Rock. Of the ten commercial buildings, only one is non-historic and is a free standing gas station west of the two blocks of historic commercial buildings in the 2900 and 3000 blocks of W. Markham Street. The district's only example of the influence of the Spanish Revival style is found in the building at 2901 W. Markham. Built c. 1925 for the Pierce Petroleum Company, this small rectangular shaped structure features ceramic tile parapets above stuccoed walls.

Adjacent to the Pierce Gas Station building is a free standing simple c.1928 frame commercial building. The remainder of the south side of the 2900 block of W. Markham contains two brick commercial buildings, also constructed in the late 1920s.

A row of five connected buildings on the south side of the 3000 block of W. Markham retain much of their original character, derived from the 1920s and early 1930s. They are one and one-and-one-half story brick veneered buildings with flat roofs and ornamentation provided by decorative cast concrete insets and banding.

Although no longer used for commercial purposes, there was a small neighborhood grocery attached to the front of the house at 524 Booker serving the southern areas of the neighborhood during the 1940s.

Educational

The only school in the Stift Station Historic District is located on the southern edge of the area at 3010 W. 7th Street. Woodruff School is an imposing two-story brick building that was built in 1911, designed by prominent Arkansas architect Theodore Sanders. The building features a three bay massing with a central entrance topped by a bank of diamond pane windows and panels of decorative brickwork. Twin towers frame the central portion of the building. An addition to the building in 1925 by architect John Parks Almand expanded the building and another addition was necessitated by continued growth in the school in 1950. A compatible cafeteria building was constructed in 1991, on the east portion of the grounds.

Recreational Facilities

The Lamar Porter Athletic Field (NR 12-06-90) was constructed by the Works Progress Administration in 1936. It occupies the southwestern portion of the Stift Station Historic District. The Billy Mitchell Boy's Club was constructed in the late 1970s, designed by the Cromwell Architectural Firm. The large one-story concrete building is largely devoid of stylistic detail.

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Integrity

The Stift Station Historic District is a cohesive neighborhood composed of early to mid-twentieth century houses. The district's 282 residential buildings, one school, one ballfield, one recreational institution, and ten commercial buildings retain their integrity of location and setting. The buildings in the Stift Station neighborhood significantly display the architectural influences, largely Colonial Revival, Craftsman, and English Revival that were popular throughout the country in the period of the neighborhood's development in the first five decades of the twentieth century. The buildings and houses in the district continue to maintain their integrity of association as they have continued to serve in their original purpose.

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Summary

The Stift Station Historic District is being nominated to the National Register of Historic Places under **Criteria A and C** with **local significance**. This district is contained within Section 5 Township 1 North Range 12 West of Little Rock, Arkansas. The district is rectangular in configuration and is bounded by an historically significant traffic artery, Markham Street, on the north, Woodrow [formerly May] on its eastern edge, 7th Street along its southern perimeter and Martin forming the western boundary. The neighborhood remains one of mixed use, though primarily residential in character, and includes a commercial band along Markham distinguished by storefronts and freestanding commercial structures. The commercial development along the Northern edge of the district is complemented by additional non-residential development along the Southern boundary. Specifically, the Little Rock School District's Woodruff School, designed in 1911 by Theo M. Sanders, sits in the Southeast corner of the district while the Billy Mitchell Boys Club is its neighbor to the North and the Lamar Porter Field (NR 12-06-90) is positioned to its immediate west.

One surmises that the name of Stift Station was derived from the development of the Stift Addition and the active participation of the prominent local businessman and civic booster Charles Stift in the growth of this portion of Little Rock's streetcar suburbs. It appears on the 1929 map of the "Street Railways of Little Rock" at the intersection of Markham and Prospect Avenue, now Kavanaugh, where a trolley stop was located on the Pulaski Heights Line. Additionally, the city directory that same year records the operation of two neighborhood businesses which included "Stift Station" in their names - one a grocery store and the other a barber shop—which underscores the adoption of the name generally. Because the area retains this name and identity, it is the obvious choice for the district's appellation.

Elaboration

There are 295 structures included in the Stift Station district, 238 are contributing while another 57 are considered non-contributing, principally because of condition rather than

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date of construction and two are already included individually on the National Register of Historic Places. Consequently, the district can boast of an extraordinary 81% of contributing to non-contributing structures. The district sits alongside the southern portion of the Capitol View Historic District, notably sharing a boundary along Woodrow with the Young's Park and Ferndale Additions as well as roots as a primarily early-twentieth century working and middle class neighborhood.

The architecture of the neighborhood is predominantly Craftsman bungalows with modest Tudor or Colonial Revival detailing. Again, the dominance of these styles in the Stift Station Historic District is like its neighbor the Capitol View Historic District and reflects its principal growth period of 1920 to 1929 with nearly 33% of the building stock constructed within this decade. Building scale and decorative detailing is generally homogeneous and underscores the similarly homogeneous residential character of an enclave of modest homes for working class individuals with a sprinkling of somewhat larger middle class houses concentrated along the 100 block of Johnson.

The additions or portions of additions within the Stift Station Historic District, listed chronologically according to the dates when they were first platted are: C.O. Kimball and Bodemann Addition (1890), Beach Addition (1893), C.H. Taylor Addition (1895), Boone's Addition (1896), Stift's Addition (1898), Feild's Addition (1911), Hick's Subdivision of Block 4 of Boone's Addition (1912), E.F. Feild Addition (1926).

Blocks 1 and 4 of the Kimball and Bodemann Addition form the southwest corner of the district. Platted on May 26, 1890 by Bruno Bodemann, Jacob Erion, C.O. Kimball, P.K. Roots and E.M. Bodemann, the addition consisted of twelve blocks in an area defined by Erion (now Brown) Street on the east, 9th Street on the south, Mt. Ida (now Maple) to the west and 5th Street as the northern boundary. Within the addition, two substantial tracts, called "Shrader" and "Valentine" remained unplatted for no apparent reason. An amended plat was submitted in May 1893 with modifications to alleys and streets in blocks not included in this nomination. [Standard Abstract, AB-285]

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Block 1 is comprised of 12 lots with lots 1-6 forming the east side and lots 7-12 forming the west. All of the lots are 140' deep with minor variations in lot width; specifically, lots 1-5 and 8-12 are 40' wide while lots 6 and 7 on the lower or southern end of the block bordering 6th Street are ten feet wider. Block 4 which is bounded by 6th Street on the north and 7th Street on the south has lots with similar dimensions. Lots 1 and 12 of Block 4 are 140' deep and 40' wide and lots 2-6 on the east side of the block and 7-11 on the west are the same depth, but 50' wide.

It is interesting to note that despite its platting in the late 19th century, according to city directory listings and Sanborn maps, the first houses were not built on these lots until after 1910 when Benjamin Robinson's house at 522 Martin and Lena Conway's at 600 Martin are recorded. (City Directory, 1914). Within three years, two more houses are found in the 500 block, 500 and 510 Martin, while new listings appear at 604 and 622 as well. Again, in 1922, a few additional houses along these blocks of Martin are noted in the city directory—508 and 616. All of these residences, however, are on the west side of Martin and not within the bounds of this district and their presence is pertinent to the district's context rather than its content. Clearly, despite the developer's 1890 vision for this area's growth, city residents had an ample supply of existing additions in which to build or buy and had little impetus to move to these blocks until decades after they were first available.

Several of the developers of the addition were familiar figures in the world of Little Rock real estate development and speculation at the time of the initial plat. Perhaps the others had less ambitious ideas and were simply enterprising on a smaller scale; in short, smaller investors' focus was far narrower, their investment was more conservative and their risk more modest. One surmises and abstract records confirm that Charles Kimball and Bruno Bodemann, as the individuals after whom the addition were named, were the most invested in its development, at least initially. Bruno Bodemann was the better known of the pair. According to his obituary in the Arkansas Gazette (2-14-1948), he was one of the organizers of the People's Savings Bank, serving for many years as its vice-president. An advertisement which appeared in the 1906 city directory noted that the bank had an authorized capital of \$100,000 and "...buys real estate, makes loans on real estate,

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accounts solicited and liberal treatment to all." Fellow officers at the bank at this time included A.J. Mercer as cashier, De Emmett Bradshaw, secretary, Howard Adams, treasurer with Bodemann listed as "real estate officer". Mercer and Bradshaw's names appear repeatedly in transactions in many of the blocks this addition.

Bodemann also held the position of vice-president of the Arkansas Abstract and Guaranty Company (Who's Who, 1921, p. 14), "...engage(ing) in real estate and banking until his retirement in 1938." (Ibid, GAZ.) At Arkansas Abstract, which incidentally shared office space at 122-124 W. 2nd Street in downtown Little Rock with People's Savings Bank, he was joined again by Bradshaw who served as president of the bank as well as being a partner in the law firm of Bradshaw, Rhoton and Helm; by Howard Adams, founder of the West End Land and Improvement Company and responsible for Adams Addition in Section 9 to the southwest of Centennial Addition, as vice-president; by J.E. England, another developer who served as treasurer and a principal in Cornish and England Bank; by Warren E. Lenon, mayor of Little Rock and secretary of the abstract company and finally, by the now familiar A.J. Mercer, assistant secretary and who lived at 1500 Battery.

Bodemann lived within a few blocks of the addition at 424 Denison (PU5835-NC) one of the earliest dwellings built in the nearby Capitol View Addition. In a familiar pattern, ones sees individuals like Bodemann, Adams, Mercer, Bradshaw and England engaging in real estate speculation because their professions were allied with real estate development and, consequently, their skills readily "dovetailed" with these speculative ventures.

Less information could be found about Charles Kimball other than his operation of a successful harness and saddlery enterprise at 324 Main Street and a residence at 415 Center. (City Directory, 1895) His primary profession and personal life appears focused in downtown Little Rock. In contrast, another of the developers of Kimball and Bodemann Addition, Jacob Erion operated a grocery nearby at 2201 W. 7th and lived within a couple of blocks at 8th and Martin. (Ibid.) The proximity of his home and livelihood to this addition suggests his incentive for this speculative real estate

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investment. In striking contrast to the low profile of Kimball and Orion, Philander K. Roots, the last individual listed on the plat of the addition was known and well regarded as a preeminent citizen who "...has ever been on the alert to forward all measures and enterprises projected for the general welfare of the state of Arkansas." (History of Arkansas, p. 1429). Roots had his hand in many, varied and profitable projects and one surmises that Kimball and Bodemann Addition may have boasted more of his monetary interest than his active participation. Having come to the state in 1869, he enjoyed tremendous and noteworthy success as a civil engineer and later as the cashier of First National Bank in Little Rock. After his retirement from the bank, he "...devoted his time to his individual, financial and property interests, which are broad of scope and importance." (p. 1430)

Other individuals who owned significant portions of this addition in the years immediately following its platting, though not in the two blocks contained within the boundaries of this district, included Winfield S. Holt, president of the Arkansas Abstract and Loan Company who "...engaged in the abstract and farm loan real estate business until his death" (GAZ. 10-26-1930) and was regarded as "...one of the most progressive and enterprising business men of Little Rock." (Centennial History, p. 275). According to his obituary, he also served as postmaster for the city for twelve years from 1897 until 1909. Another notable property owner in the addition was Pauline Fletcher, the second wife and widow of R.W. Lindsey, a prominent physician and surgeon noted for his medical library, his association with the American Medical Association and as a staunch Democrat. (Hempstead, vol. 2, p. 677-679)

Three years later, on May 12, 1893, the plat of the Beach Addition was signed into public record by Maxwell Coffin. Only three half blocks of the addition's seven blocks are included in this district. Specifically, blocks 1, 5 and 6 which run north/south alongside Brown from 2nd (or Markham) to 5th Street. Blocks 1 and 5 are comprised of 9 lots measuring 47, 48 or 50 feet wide and all noted as 135 feet deep. In contrast, Block 6 is an abbreviated block with only 6 lots with uniform width of 49 feet.

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Maxwell Coffin's credentials are impressive and impeccable in Little Rock business and civic circles. He moved to Little Rock from Tennessee in the early 1890's and had formed the real estate partnership of Coffin and Ragland with W.H. Ragland. (GAZ, 5-14-1909). As noted in his obituary, while affiliated with this real estate firm, Coffin promoted the Commercial League whose objective was to expand the city's industrial growth "to businesses other than oil mills. (Ibid. The Commercial League later merged with the aforementioned Board of Trade). In 1895, three years prior to the creation of the Stift Addition, the firm of Coffin and Ragland dissolved and Coffin became president of the Bank of Little Rock and the Little Rock Trust Company. Coffin later retired from banking entirely and dedicated himself to his real estate pursuits. With H.F. Auten and E.E. Moss, he is credited as having been "most active in the formation of the new town" of Pulaski Heights. (GAZ., 8-2-1905, p. 6) Coffin was so well known and his identity was so intertwined with Pulaski Heights that his home at 3820 Prospect (later 2120 Kavanaugh Blvd.) was used as a reference point in describing a property's location in a classified advertisement which appeared in the Arkansas Gazette on May 8, 1905: "Pulaski Heights-the same party has four lots in the popular Heights, and wants to sell...one and one half blocks of Oak Street Station and two blocks east of Maxwell Coffin's house, and one block from school house."

C.H. Taylor who platted an addition, naming it after himself, in 1895 is recorded as owner of lots 3 and 4 of Block 9 of Kimball and Bodemann Addition (Standard Abstract, Book #31), according to an entry recorded on September 27, 1895. Taylor ran his business, C.H. Taylor and Company from headquarters at 215 W. 2nd Street; interestingly, the same address noted for Bruno Bodemann's real estate brokering enterprise. (City Directory, 1895) It comes as no surprise therefore when abstract records record that Bodemann owned significant tracts in Taylor's Addition. (Standard Abstract, Book 48, p.199. Book 49, p.81) Little other biographical information, however, could be found about Taylor, other than his home address at 1412 Center. Whether he was related to the enterprising Charles E. Taylor, who commenced his first of four terms as mayor of Little Rock in 1911, could not be determined. (Who's Who, p. 127) Another notable property owners in the C.H. Taylor Addition was the familiar J.E. England, the elder son of the "early day Arkansas banker", J.E. England, who was educated at Christian

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Brothers, Exeter and Yale, returning to Little Rock to join Edward Cornish in Cornish and England and later serving as president of England National Bank and residing at 1023 Louisiana. (GAZ., 5-1-1937, p. 7)

The addition contains 6 blocks; three full blocks, 1, 4 and 5 and 3 partial or half blocks, 2, 3 and 6. Block 1 contains 18 lots. Each are 136 ½' deep, lots 1, 2, 17 and 18 are 47' wide while lots 3-9 and 10-16 are a foot wider. Block 2 is a ½ block running north to south with all lots 137 feet deep with lots 1 and 2 measuring 5 feet narrower than the other 7 in this half block. Block 3, consisting of 9 50' x 137' lots, and Block 6, comprised of 5, 50' x 137', and 1, 45' x 137', lots are also half blocks and sit directly south of Block 2. Block 4 is directly to the east of Block 3, a ½ block, and has 18 lots, each measuring 50' x 136 ½'. Block 5 below has only 12 lots. Lots 1 and 12 are 45' x 136 ½' while 2-11 are consistently 50' x 136 ½'. These minor variations in lot dimensions are not uncommon in additions throughout the city. What is unusual is the presence of ½ blocks. The combination of C.H. Taylor's Blocks 2, 3 and 6 with Beach's Addition's #'s 1, 5 and 6, of course, creates a full block rather than a partial one, but this configuration is exceptional if not unprecedented. The explanation is elusive. No definitive answer is provided in either plat or abstract record though the now familiar Bruno Bodemann's name appears repeatedly in the real estate transactions in both halves of these lots.

W.H. Boone and his wife, Addie L., signed a plat for "Boone's Addition to City of Little Rock" into the Pulaski County records on February 15th, 1896. Included in Book AB, p.277, the terms included the familiar caveat that all streets and alleys were to remain open and that the Boones retained the right to grant a right of way to the "street railways". Little information could be found about the Boones except two notations in a 1904 publication in the Retail Grocer's Association Rating Book; one W.H. Boone was recorded as a well digger living at 4th and May, within the platted area, and the other Will Boone was a bank clerk with no home address noted. (p. 15) City directories refute this however, providing no listings at this time at this address). The former seems the most likely candidate, but his occupation suggests an individual of particularly modest means and therefore an atypical real estate speculator. Any relationship between the W.H.

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Boone and Charles N. Boone, an alderman in the 5th Ward and Chairman of the city's Sanitation Committee could not be determined.

The boundaries of the addition were May (now Woodrow) on the east, 5th on the south, Plunkett (now Johnson) on the west with 3rd completing the square-shaped tract on the north. Featuring quadrants bisected by 4th (40 feet wide), running east to west and Booker (also 40' wide) running north to south, the addition also included alleys, measuring 9' 8 1/2", which evenly divided each of the quarters. All lot dimensions were 50' x 150', 12 lots per block. In a striking coincidence, the plat was amended exactly eight years later on February 15, 1904. The alleys specified in the 1896 plat had been eliminated in the Blocks 1 and 2 in the northern half of the addition. Changes to the lot dimensions included the reduction of depth by 10' to 140' while the width of lots 6 and 7 (on the west end of their respective blocks), in all blocks is 8 feet narrower than the 50' wide lot typical of this tract. Alleys, suitable for utility access, remain in place in Blocks 3 and 4 but now measure 10' wide, an increase of 3 1/2". Street widths remain 40' wide.

On August 11, 1911, John T. Hicks, having purchased this tract "...and desirous of correcting certain errors of measurement appearing from the record of said plat [2-15-1896] and changing the frontage of the lots therein described from North to South to East and West thus conforming, logically, to the contour and topography of said land and to the changed conditions of that locality...", filed a revised plat of the tract known as Boone's Addition, now called "Hick's Subdivision of Block 1 and 2 and the North 1/2 of Block 3 and the Northwest corner of Block 4." Despite this legal description, noting that only a portion rather than the entirety of Blocks 3 and 4 were included in the revised plat, the plat map and the measurements noted suggest otherwise and indicate the inclusion of all land within the original boundaries of the Boone Addition. Apparently, by the time of Hicks' revised plat, more individuals were now prepared to move into this neighborhood because the 1913 Sanborn map shows houses at 301, 303, 305, 313, 317 and 321 Booker as well as two others, 305 and 309 Johnson. All are depicted as modest frame residences.

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All of the Blocks 1 and 2 and the northern portions of Blocks 3 and 4 were reoriented to run north to south with frontage on the respective streets in that direction, notably Block 1, lots 1-6 to face Woodrow, lots 7-12 to face Booker. With Block 2, lots 1-6 also face Booker while lots 7-12 have their front toward Johnson. With both Blocks 3 and 4, their respective lots 7-12, retain the original east-west orientation and their addresses are 5th or Capitol while the northern portions of these blocks duplicate the revised north-south orientation seen in Blocks 1 and 2. These portions include lots 1-6 of Block 3 and 4. (Standard Abstract, Book 1, sheet #162)

One assumes that the John T. Hicks who replatted Boone's Addition in 1911 is the same John T. Hicks recorded in the 1903 Little Rock City Directory as a lawyer practicing at a firm located in the Moore and Turner Building. His home address is noted as 315 E. 6th. At the time of the platting, directories include a listing for another lawyer John Hicks (no middle initial provided but presumably the same one) who was the assistant attorney for the Cairo and Fulton Railroad Corporation and now lived at 600 Rock. The combination of a law practice and real estate speculation is a common one.

The C.S. Stift Addition was initially platted on November 19, 1898 by Charles S. Stift, his wife Rebecca, Robert E. Wait and his second wife Isabella as well as Maxwell Coffman and his spouse Annie. Charles would later be joined by family members Sidney and Perry as investors in this neighborhood. (Standard Abstract.) These three pairs were all well regarded, well established and well connected. As described in The Book of Arkansas, the addition's namesake, an Ohio native, was known as an "...owner of one of the largest jewelry establishments in the entire South." as well as a tireless booster of the city in his capacity as president of the Board of Trade. Other professional responsibilities included presidency of the Capital Building and Loan Association, vice-president of the American Building and Loan Association, director of the Mercantile Trust Company, vice-president of the Arkansas Diamond Mining Company and finally as well as appropriately, the president of the C.S. Stift Realty Company. (p. 25) [It is noteworthy that another well known figure who worked with Stift on the diamond mining venture is Sam Reyburn, a prominent figure on the Little Rock real estate scene, having played significant roles in the development of Ferndale, Capitol View and Union Depot

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Additions, all now part of the contiguous Capitol View Historic District.] It is quite an impressive, though hardly unusual resume for the real estate "dealer" of that time.

Like his cohorts, Stift and Coffin, Robert E. Wait also hailed from another state. Though born in Pittsburgh, Wait was educated in the Little Rock public schools. Having practiced law at the start of his illustrious career, Wait served as president of the Citizen's Investment Security Company, president of the Little Board of Trade like Charles Stift and, for many years, was the secretary of the Arkansas Bankers Association. (Who's Who, p. 134-135) The Y.M.C.A. and Christ Episcopal Church were also beneficiaries of his interest and dedication. He lived at 1519 Spring St. not far from Charles Stift who resided at 1302 Scott Street.

Another noteworthy occurrence in the development of Stift Addition was the pairing of two real estate operations on the same project; one focusing on the sale of the lots to individual homeowners while the other coordinated the financing. In this instance, Charles Stift and partners had a vision and, in turn, purchased the land, platted the subdivision while the mortgage was underwritten by another group of real estate entrepreneurs, Parker Ewing and Company. This second group held the deed of trust for all of the lots in all of the blocks of Stift Addition until the mortgage was "satisfied in full" on August 3, 1904. (Standard Abstract, Book 44)

Stift Addition creates three quarters of a square with Hick's Subdivision of the original Boone's Addition completing the southeast corner of the square. Comprised of six blocks bounded by May (now Woodrow) on the east, Markham on the north, Erion (now Brown) on the west, south to 5th, east two blocks to Johnson, north one block to 4th, east another two blocks along 4th, returning to Woodrow. Very regular and orderly in its layout, the plat specified that each of the 6 blocks consisted of 18 equal sized lots, 9 on each east/west side and measuring 140' deep by 66.8' wide. (Standard Abstract AB, p. 288). On July 24, 1900, the developers recorded an amendment to the 1898 plat, making minor adjustments to the lot sizes. (Standard Abstract, Book 62, p. 303)

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Unlike many of the additions within the bounds of the district, Stift Addition realized some of the earliest and most complete growth, no doubt, a reflection of its proximity to the Markham Street traffic artery. The 1913 Sanborn map shows dwellings along most of the addition's blocks of Woodrow, as well as both blocks on both sides of Booker. Both east and west sides of the 100 block of Johnson were also nearly full of residences at this time. Twelve other homes were scattered in the remaining portions of the addition.

A convenient commercial district allowed some fortunate residents to live within walking distance of their employment. Consider, for example, Wilson Thompson, the manager of the Stift Station Garage which operated from 2903 W. Markham, who lived at 116 Brown and, somewhat ironically, did not require a car or the streetcar to get to his job. (City Directory, 1929) Another illustration, is Herbert Petty, a barber at the Stift Station Barber, who lived on W. 6th. One guesses that other examples abound.

The plat and Bill of Assurance for the Feild Addition was signed into the public record on April 17, 1911. (Standard Abstract, Book 1, p.147) On land originally patented to James Sevier Conway, the 1st U.S. Surveyor General of Public Lands for Arkansas and later governor (Goodspeed, p. 810), a trio of Feilds, William P. (wife Florence), Earnest J. (wife Eloise), and Joseph H., signed the paperwork for this four block addition. Three of the four blocks were intended for residential development while the fourth, Block 7 in its entirety, was transferred to the School District of Little Rock on April 6, 1911, for the Woodruff School. (Standard Abstract, Book 104, p. 455) The construction of a school building was a telling barometer of the progress of a neighborhood's development and as Sanborn maps have shown, by the start of the second decade of the new century, growth was at last beginning to gain momentum in Section 5 of Little Rock. The school provided an institutional anchor for the expansion of this western portion of Little Rock. In hindsight, the placement of the school seems to have anticipated the comments of the landscape architect John Nolen included in his Report on a Park System for Little Rock, Arkansas. In that study, he wrote that the "...satisfactory development for play purposes can usually be secured by locating the school building otherwise than in the center of the block." (p. 13) Designed by one of the capitol city's most prominent architects, the building is distinguished by its three bay massing with a central entrance topped by a

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bank of diamond pane windows and adorned with handsome panels of decorative brickwork. Twin towers in the fashion of a Italian campanile frame the central portion. Clearly, growth in the neighborhood dictated expansion in 1925 when John P. Almand was hired to design an addition with more classrooms, a principal's office and a restroom. More growth in the district necessitated another addition in 1950. Morris Smith was charged with the task of adding two more classrooms, one on each floor, as well as lockers for teachers and students. A more recent and therefore non-historic though stylistically compatible cafeteria was completed in 1991 eighty years after the original design was fashioned. The original drawings indicate that the name for the school had not been determined when the design process began. The plaque above the entrance reads simply "Name of School". (All information pertaining to the building and its design was provided by working drawings stored at the LRSD Maintenance Office.) It is also interesting to note that a number of the teachers at Woodruff as well as those teaching at other Little Rock schools lived in this district as revealed in a listing of teachers and their home addresses included in the Directory of the Little Rock Public Schools, 1930-31.

Before their involvement with this addition, Earnest and Joseph were recorded in the 1895 city directory as farmers who lived at 811 Scott, "an historic old homestead...considered by many one of the landmarks of the capitol city" and which had originally been "on the outskirts of the small village of Little Rock and was located in the midst of large and well kept grounds, comprising what is now a city block." (History of Arkansas, vol. 2, p. 735). In 1904, a publication noted that E.J., listed as a "planter", and William, a clerk with the U.S. Court, still lived at the same address on Scott. Sadly, in 1932, many years later and well after the neighborhood he platted had filled with new homes, "melanchol(ic) and despondent", William committed suicide at his home, 321 Colonial Court, after a diagnosis of failing health after a long and successful career with the U.S. District Court, a complement to his real estate ventures. (GAZ. 2-2-1932.)

The Feilds stipulated a few additional "reservations" in their plat in addition to the usual practice of retaining the right to prepare a roadway for use by the street railway. Notably, they added "the right to use any dirt, timber, stone or gravel from any of the streets or alleys of said addition for filling, leveling or otherwise improving any of the lots...further

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reserving all privileges of whatever character for the use of said streets and alleys for any other purpose than for use or as a highway for footmen and vehicles." With that exception, the addition is straightforward and regular in its layout. As noted, it was comprised of three residential blocks with 12 blocks each. All 48' frontages are to the east and west and all lots are of the same dimensions. The boundaries of the addition are May (now Woodrow) on the east, 7th to the south, Johnson to the west and 5th on the north. (Standard Abstract, Plat Book #1)

Earnest and Eloise Feild Weir "in her own right" platted another addition, the E.J. Feild Addition, which was recorded into the public record on May 15, 1926, in Deed Record 186, page 50. The layout of two equal sized blocks of 26 lots measuring either 50' x 140' or 40' x 140' was never realized because as mentioned earlier, in a petition of "revocation" nine years later and prior to any development of the site, the Feilds asked that the addition be "reduced to acreage" and "that the street as shown [Rosetta] on said plat shall be and the same is hereby vacated" in anticipation of the dedication of this property as the Lamar Porter Baseball Field. (Standard Abstract, letter with plat, April 11, 1935) As described in its National Register nomination form, the construction of the ball field was "one of the bell weather events of the early years of the Little Rock Boys' Club." (nomination, p. 60) When it was built, the ten acre site was in what was then regarded as "west" Little Rock in an area identified as desirable for park and playing field development by John Nolen, a nationally renowned city planner and landscape architect who was dismayed by the lack of recreational facilities in Little Rock. In fact, Nolen was invited to the city by the Little Rock Parkways Association in order to make a "preliminary survey of the city" and to offer a free lecture "with lantern slides" to the public hosted by the Chamber of Commerce. (GAZ. Dec. 1, 1912) In his aforementioned treatise on Little Rock's parks written a year later, Nolen observed that although school grounds offered the "...opportunity for the sand boxes and apparatus used by small children, there remained a demonstrable need for two classes of playgrounds where boys between ten and sixteen and from sixteen upwards can have the opportunity for ...more seriously organized games ." (Report on a Park System for Little Rock, AR., p. 13-14) Construction of just such a field for "seriously organized games" began in the Fall of 1934 by workmen with the federal Works Progress Administration who needed 18

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months to complete the project on the previously wooded site. Tennis courts, playgrounds and other recreational spaces complement the ball field. The Billy Mitchell Boys' Club was constructed in 1978 at 3107 W. Capitol to the north of the ball field and continues to serve the children of this neighborhood. (Ibid.)

Advertisements in the local paper provide a colorful picture of these neighborhoods as seen through the eyes of the individuals promoting them—the real estate salesmen. Moreover, these ads reveal what amenities were available and attractive to those considering buying, renting or building in these subdivisions. Consider a classified ad from September 3, 1911, in which the Holman Real Estate Company offered “a lot 3 ½ blocks south of new school being built on Johnson, offers a good opportunity for small investment. It has sewer, gas, water, electricity and only two blocks from car lines...price only \$500. Its location (is) between downtown and the growing Pulaski Heights with its finest automobile drives in the state and over 3 ½ miles of granolithic sidewalks.” (GAZ, 9-3-1911, p. 3) Later that same month, another company suggested that the reader “see this modern 5 room cottage with hall, large Colonial porch and lot and half; fronts east in Stift Addition. Sewer paid out. Price \$2,850.” (GAZ., 9-12-1911, p. 6) Still more was available from the Citizens' Investment and Security Company including a “beautiful lot on Booker in Stift's Addition. Sewer and city water, only one block from car line. Price \$800.” (Ibid.) Another house in the neighborhood was described as a “modern, 5 room cottage in splendid locality. On terms of \$100 cash and \$25 per month.” While another one was available on Rosetta with this description: “a pretty 4-room cottage near Pulaski Heights car. Concrete walks and macadamized streets. Buyer may buy paper to suit.” (GAZ., 9-17, 1911, p. 2) Apparently, corner lots were particularly appealing to the buyer because special mention of such a siting, particularly with frontage on the east, is often found in these early 20th century advertisements. Some real estate brokers like A.M. Blankenship used humor to entice their potential buyer. His pitch included the comment that “your wife don't buy old hats neither will she buy an old house after seeing the bungalows I am building...” (GAZ. 5-14-1916) But generally the simple, straightforward approach worked for most sellers and buyers. Advertisements such as the following one for 303 Rosetta was the most typical: “A Cottage Home. 303 Rosetta is a first-class modern cottage home. It is well located

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on an improved street and near school and car line. The interior is beautiful and conveniently arranged. The servant's room, poultry yard, shade trees and terraced yard are all there." (GAZ, 11-11-1911, p.13)

A particularly appealing series of advertisements were placed in the local paper by the real estate company Bracy, Beauchamp and Neimeyer Realty Co. who called themselves "The Home Builders." On November 3, 1912, three homes, 115, 116 and 118 Johnson, were under construction and offered for sale. As described in the paper, 118, with its seven rooms and two stories, was of the "handsomest design" and had already been sold to H.B. LeFever. The house at 116 Johnson was still available and included hardwood floors, two stories and a basement, a warm air furnace, tiled bathroom and concrete porch to seduce the ready buyer. Slightly smaller with only 6 rooms, 115 Johnson was described in the real estate shorthand as a "bungalow, modern, close to Pulaski Heights car line" and available for \$4,600. On November 24, 115 Johnson was pictured in the real estate pages for an even more eye catching advertisement.

Like Bracy, Beauchamp and Neimeyer, Union Trust Company also had properties for sale in Stift's Addition. In a sizable advertisement that appeared in the November 10, 1912, paper, they enthused about the amenities available for purchasers of homes along Johnson including "sidewalks, guttering, curbing, macadamized street, city water and sewer completed and no charge to buyer for these improvements." They continued: "Public school and street car convenient and neighborhood built up, enabling purchaser to know NOW the character of surrounding homes NO WAIT, NO GUESS AS TO WHAT IS TO BE."

It seems that everything a buyer, even one with modest means, could hope for might be available in one of these additions. As demonstrated in the desirable terms offered and, indeed, emphasized, these were neighborhoods that the working man could afford. Hence, when one considers the respective valuation of property in this part of the city, as gleaned from a review provided in the Real Estate Property Survey and Low Income Housing Survey, one finds neighborhoods of nearly uniform value. The six categories provided range from under \$1,000 at the low end to over \$20,000, exemplified by the

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palatial residences of the Edgehill Subdivision in Pulaski Heights. According to this 1940 survey, the Stift Station Historic District is primarily in the low-middle value range of \$2,000 to \$3,900 for the typical house accented with 2 small pockets with a \$4,000 to \$7,999 price tag in the southeast corner of the Stift Addition and the north end of the C.H. Taylor Addition.

A review of the ordinances filed in Little Rock between the 1880s and 1940 reveals the development of the infrastructure of this wooded, hilly terrain in western Little Rock. These ordinances pertained to the securing of the essential city services including a safe and reliable source of drinking water, adequate street lighting, paved streets and sidewalks, electricity, fire protection, educational facilities and streetcar service and the advertisements cited attest to the critical importance of these services in luring new residents to the neighborhoods.

Safe drinking water is the single most important ingredient to the growth of any city and its outlying areas. Little Rock had struggled for years with limited success to provide its citizens with this commodity. As one writer reflected in 1936, the city had been using the Arkansas River water "...to the annoyance, inconvenience and discomfort of its patrons." (R.E. Overman, "Little Rock's Water Supply", First Annual Report of the Little Rock Municipal Water Works, p. 3) Efforts to obtain better water were championed by the Home Water Company which was formed in 1877. An ordinance recorded in 1880 and enacted in March 1881 noted that the company enjoyed "...the privilege of laying water mains and pipes in and under all the streets and alleys and public places..." of Little Rock. (Ordinances and Resolutions, 1904, "Sec. 2024: Waterworks Franchise-Grant to Home Water Co., p. 391.) The piping was laid as neighborhoods grew and as resources allowed.

A report written by Dr. J.P. Runyan, president of the Arkansas State Board of Health, was published in the Arkansas Gazette in 1908. (GAZ., Aug. 23, 1908) He credited the Home Water Company with providing water to Little Rock which was "...practically free from germs and microbes...". (Ibid.) The efforts of the Home Water Company were applauded in another 1908 article in the local paper for keeping pace with the rapid

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growth of the city and providing its residents with "...as pure water as may be secured in the South." (GAZ., March 1, 1908)

Water was taken from the Arkansas River about 2 miles north of the city to control the possibility of contamination, pumped into settling basins where sediment precipitated and "clean" water was secured. It was noted further that "...all parts of the city are covered by 85 miles of mains, water being furnished at low rates." (Ibid.) There was also mention that an adequate supply of water was also available to the fire department. (Ibid.)

Proper removal of sewage was second only to safe drinking water as a necessity for successful residential development. In his history of Central Arkansas, Hempstead congratulated the city for its efforts toward construction of a system for sewage. (Hempstead, History of Arkansas, p. 510) He mentioned that piping was being laid in streets throughout the city. (Ibid.) The issue of proper sewage facilities was not left only to historical commentators like Hempstead. Others like Colonel F.B.T. Hollenberg observed, in 1906, "...that a portion of people in Little Rock interested in the best good for the greatest number, awoke to the fact one day that Little Rock needs more than any one thing at present, a complete system of sewerage and improved streets." (Col. F.B.T. Hollenberg, "A Greater Little Rock", Little Rock Sketch Book, 1906, n.p.) He continued with a prediction of "...the greatest boom that ever struck this town...if these goals were realized." (Ibid.) He closed his essay with the battle cry, "Work for Sewer and Paving Districts." (Ibid.)

Paved streets translated into accessibility and desirability and were therefore one of the prime objectives of Little Rock leaders and, as we have seen, one of the features most often touted by real estate salesmen. A 1894 guidebook commented on the excellent condition of Little Rock's streets and the paving of many of its residential thoroughfares and, by 1916, in a pamphlet entitled "Vote for Charles E. Taylor for Mayor", the writer explains that 70% of the city indebtedness was attributable to street building with fire protection and the remaining city services constituting the balance. ("Vote for Charles E. Taylor", December 4, 1916, p. 9) Taylor was particularly proud of this expansion to the

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infrastructure, boasting that during his tenure as mayor, the city had seen the number of "DURABLE PAVED ROADS" increase from 44 miles to nearly 70 miles. (Ibid., p. 8)

As noted earlier, road improvements were often in response to the expansion of the electric street car line which necessitated these improved conditions and by 1917, Little Rock could claim nearly 40 miles of track operated by the Little Rock Railway and Electric Company. (National Education Association, An Invitation to Visit Arkansas, 1917, n.p.) Generally, street improvements were a partnership of government and private individuals with a portion of costs raised by millage taxes, property owners and the city government providing the balance. Ordinances specifying an "improvement district for the purpose of grading, draining, curbing, guttering and paving with tarvia macadam, asphalt, bitumated concrete, brick or wooden blocks" were commonplace as development accelerated. (Example of paving terms from Ordinance #1797, March 18, 1912, Book 6, p. 26) Tracts in new neighborhoods became part of "improvement districts", ordinances were passed and costs assessed, taxes levied and, in turn, improvements made. In some instances, street car companies contributed to improvements in roadways in which track was laid.

It is not surprising that sidewalk construction often accompanied street improvements. Indeed, a 1911 issue of The Booster notes that 25 sidewalk permits were granted covering 2,446 linear feet at a cost of \$41,467. ("Leads Last Year," The Booster, vol. 1, #6, August 4, 1911, p.3) When Ordinance #1349 required, in 1915, that the sidewalks in the Stift Addition be 4' wide, the neighbors were undoubtedly pleased because just such changes made the area more attractive to prospective buyers. (Harry C. Hale, Digest of the City of Little Rock, Arkansas, 1915, p. 250.)

The Stift Station Historic District like its neighbor, Capitol View Historic District, has no fire stations, either modern or historic, within its boundaries. One concludes that this area's fire protection needs were served by either Fire Station #3 which opened at 3515 W. 12th in 1911 or Fire Station #7 in operation by 1916 at Beechwood and Prospect Avenue (now Kavanaugh). Additionally, there was an increase in the number of fire hydrants from 442 in 1911 to 731 by 1916; an increase for which Mayor Taylor claimed

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credit and boasted that it gave "...to every section of the city the very best fire protection". (Ibid., p.10)

In 1888, electric lighting was becoming a reality for some downtown businesses. (Hempstead, p.510) That year, 72 electric street lights were installed, though gas lighting remained the primary means to illuminate residential neighborhoods at the time. An ordinance enacted some years later in 1912 (Ordinance #1887, October 7, 1912) noted the appropriation of \$10,000 for "...the purpose of purchasing, installing, equipping and putting in service 109 electric lights..." to be distributed among the wards. The city's goal was simple and straightforward: "...the immediate preservation of the public health and safety of the City of Little Rock. (Ordinance #1887, October 7, 1912) Companies like the Little Rock Railway and Electric Company were diligent in their efforts to make electricity a reality for both business and homeowners. By 1913, in fact, their Power House contained 8,250 horsepower capacity produced by "mammoth steam turbines, operated 24 hours a day." (Book of Arkansas, 1913, p. 111) According to sources at the time, the "uniform, constant and uninterrupted service" provided by these steam turbines "has been the means of encouraging the people of Little Rock to take advantage of every possible convenience connected with the use of electricity, and as a result, many homes are equipped with modern electrical appliances. (Ibid)

Significance

City directories, Sanborn maps, abstract records and other historical sources help to paint a picture of the neighborhood that is Stift Station Historic District. Within its boundaries, one finds a plentiful offering of largely unaltered working class cottages accompanied by a still robust commercial strip along West Markham as well as a bustling elementary school and the landmark Lamar Porter Field made famous by the local hero Brooks Robinson who grew up playing in its outfield. Even the modern and therefore non-contributing Billy Mitchell Boys' Club with its playground and open spaces harkens back to fields and woods where the children of Stift Station Historic District played as their neighborhood grew from a sprinkling of scattered houses in the first years of the 20th century to the fully realized and largely stable working and middle class neighborhood it remains today. Stift Station Historic District is a credit to its humble but handsome

Stift Station Historic District

Name of Property

Pulaski County, Arkansas

County and State

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housing stock, reasonable real estate prices, minimal intrusive or unsightly infill and, significantly, acknowledges the importance of an active neighborhood association.

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Verbal Boundary Description

The Stiff Station Historic District is located in Section 5, Township 1 North, Range 12 West in Little Rock, Pulaski County, Arkansas. The district is bounded by W. Markham Street on the north, W. 7th Street on the south, Woodrow Street on the east and Martin Street on the west.

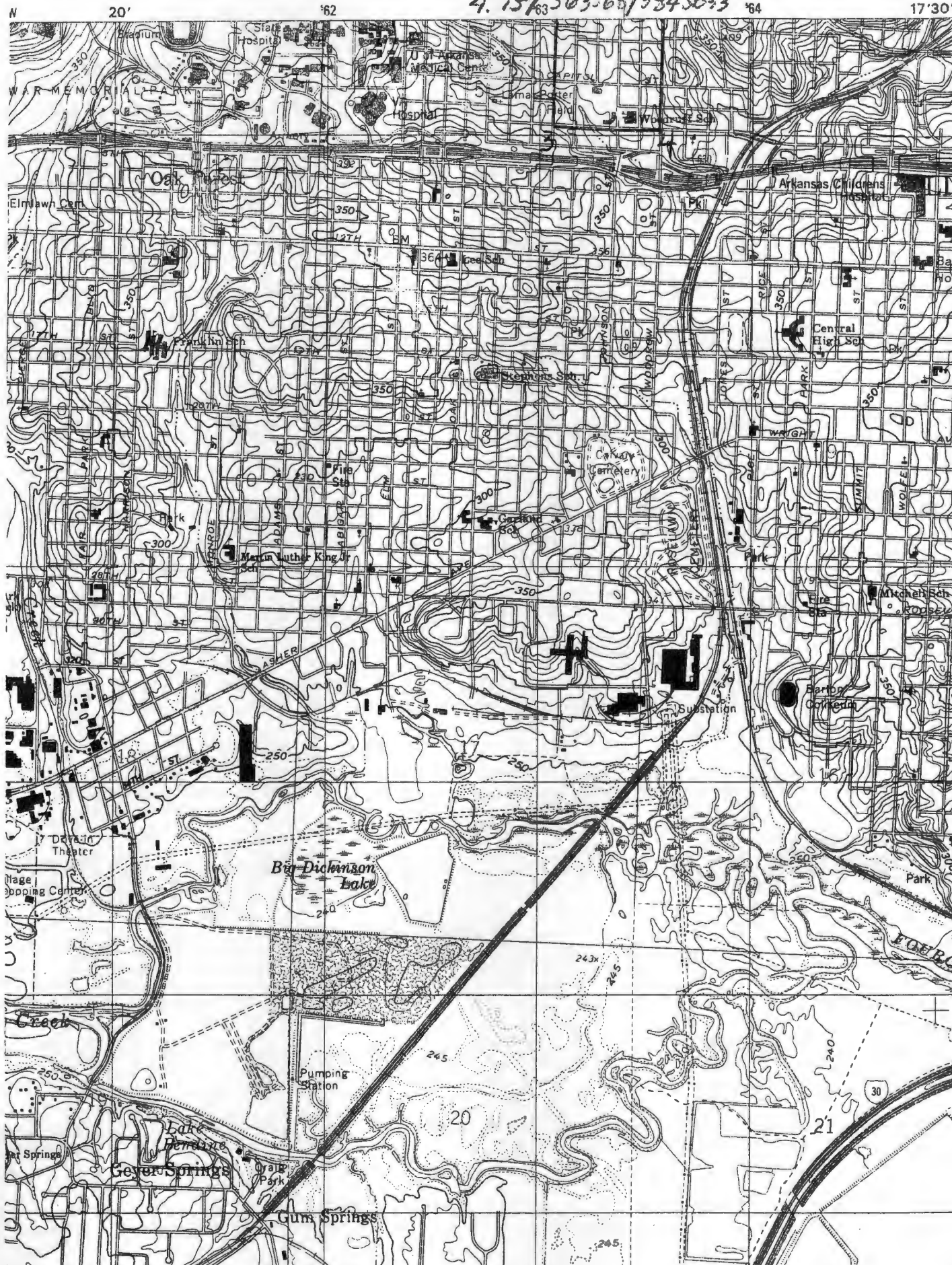
Boundary Justification

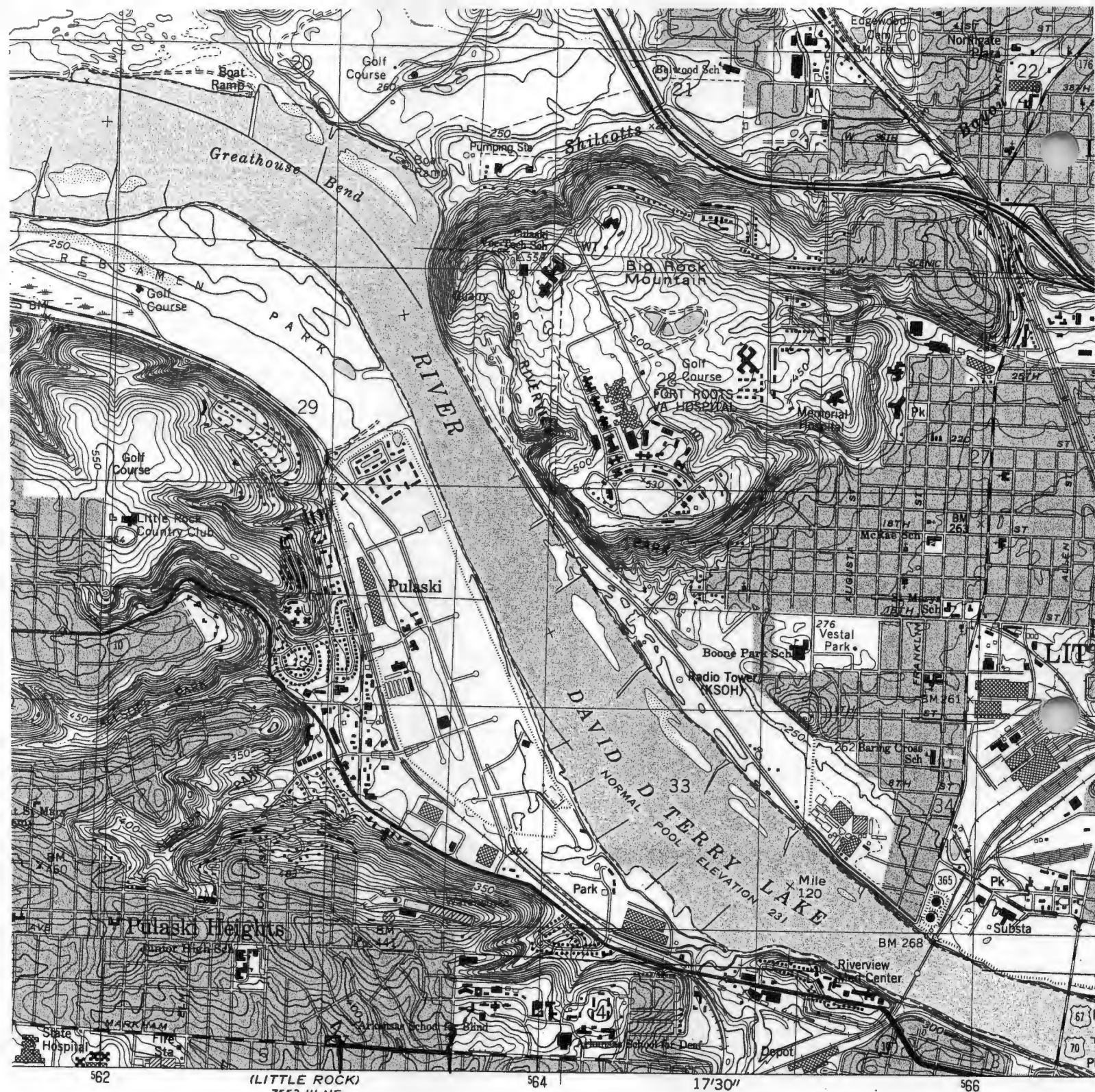
The boundaries of the Stiff Station Historic District contain the most concise and contiguous historic neighborhood west of the Capitol View Historic District and south of the Hillcrest Historic District. The western boundary of the district is defined by the lack of cohesiveness in blocks further west. The southern boundary is defined by W. 7th Street where south of the district begins to have loss of historic fabric due to the proximity of I-630 two blocks south of the boundary.

1. 15/563589/3845647
2. 15/563075/3845660
3. 15/563063/3845058
4. 15/563568/3845033

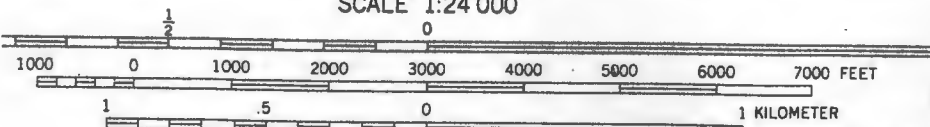
1. 15/563589/3845647
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4. 15/63 563568/3845093 '64





(LITTLE ROCK)
7553 III NE
SCALE 1:24 000



CONTOUR INTERVAL 10 FEET
DOTTED LINES REPRESENT 5-FOOT CONTOURS
NATIONAL GEODETIC VERTICAL DATUM OF 1929
TO CONVERT FROM FEET TO METERS, MULTIPLY BY 0.3048

*Stift Station Historic District
Little Rock, Pulaski Co., AR*
UTM Reference:

1. 15/563589/3845649
2. 15/563085/3845660
3. 15/563063/3845058
4. 15/563568/3845033



QUADRANGLE LOCATION

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
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