

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

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1. Name of Property

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historic name: Amendment to the Hillcrest Historic District (Boundary Increase)

other name/site number: N/A

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2. Location

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street & number: Roughly bounded by Evergreen, Harrison, Lee and Jackson Streets

not for publication: N/A

city/town: Little Rock

vicinity: N/A

state: AR county: Pulaski code: AR 119 zip code: 72205

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3. Classification

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Ownership of Property: Private

Category of Property: Building

Number of Resources within Property:

Contributing	Noncontributing	
<u>65</u>	<u>56</u>	buildings
<u> </u>	<u>5</u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>65</u>	<u>61</u>	Total

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

Name of related multiple property listing: N/A

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4. State/Federal Agency Certification

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I, as the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X nomination _____ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets _____ does not meet the National Register Criteria. _____ See continuation sheet.

Cathryn H. Byrd
Signature of certifying official

9-8-92
Date

Arkansas Historic Preservation Program
State or Federal agency and bureau

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

Signature of commenting or other official

Date

State or Federal agency and bureau

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5. National Park Service Certification

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I, hereby certify that this property is:

_____ entered in the National Register
_____ See continuation sheet.

_____ determined eligible for the
National Register

_____ See continuation sheet.

_____ determined not eligible for the
National Register

_____ removed from the National Register

_____ other (explain): _____

Signature of Keeper

Date
of Action

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6. Function or Use

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Historic: DOMESTIC

Sub: Single dwelling

Current: DOMESTIC

Sub: Single dwelling

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7. Description

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Architectural Classification:

Craftsman

English Revival

Colonial Revival

Folk Victorian

Spanish Mission

Other

Other Description: American Foursquare

Materials: foundation Brick roof Asphalt
walls WOOD/Weatherboard other Wood and brick columns and piers
Brick

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

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8. Statement of Significance

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

Applicable National Register Criteria: A, C

Criteria Considerations (Exceptions): N/A

Areas of Significance: COMMUNITY PLANNING AND DEVELOPMENT
ARCHITECTURE

Period(s) of Significance: c. 1920-1940

Significant Dates: N/A

Significant Person(s): N/A

Cultural Affiliation: N/A

Architect/Builder: Unknown

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

X See continuation sheet.

9. Major Bibliographical References

See National Register nomination for *Hillcrest Historic District*, Section 9.

See continuation sheet.

Previous documentation on file (NPS):

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

Primary Location of Additional Data:

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

10. Geographical Data

Acreage of Property: Approximately 42

UTM References: Zone Easting Northing Zone Easting Northing

A	<u>15</u>	<u>561240</u>	<u>3846580</u>	B	<u>15</u>	<u>561440</u>	<u>3846370</u>
C	<u>15</u>	<u>561430</u>	<u>3845940</u>	D	<u>15</u>	<u>561140</u>	<u>3845940</u>
E	<u>15</u>	<u>561140</u>	<u>3846580</u>				

See continuation sheet.

Verbal Boundary Description: See continuation sheet.

Beginning at a point formed by the intersection of the southern edge of the unnamed alley located directly south of Evergreen Street and running parallel thereto with the western edge of Kavanaugh Boulevard, proceed southerly and then southeasterly along said edge for a distance of approximately 930 feet to its intersection with a perpendicular line running along the western edge of the unnamed alley located directly to the east of Van Buren Street and running parallel thereto; thence proceed southerly along said edge for a distance of approximately 700 feet to its intersection with the southern edge of "F" Street; thence proceed easterly along said edge for a distance of approximately 160 feet to its intersection with a perpendicular line running along the western edge of Jackson Street; thence proceed southerly along said edge for a distance of approximately 265 feet to its intersection with the northern edge of Woodlawn Street; thence proceed westerly along said edge for a distance of approximately 320 feet to its intersection with a perpendicular line running along the western edge of Van Buren Street; thence proceed southerly along said edge for a distance of approximately 360 feet to its intersection with the northern edge of Lee Avenue; thence proceed westerly

along said edge for a distance of approximately 560 feet to its intersection with a perpendicular line running along the eastern edge of Harrison Street; thence proceed northerly along said edge for a distance of approximately 2,120 feet to its intersection with the southern edge of the unnamed alley located directly south of Evergreen Street and running parallel thereto; thence proceed easterly along said edge for a distance of approximately 240 feet to the point of beginning.

Boundary Justification: See continuation sheet.

This boundary includes the remainder of the property historically platted as part of the historic Hillcrest neighborhood that retains its integrity.

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11. Form Prepared By

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Name/Title: Kenneth Story, Architectural Historian

Organization: Arkansas Historic Preservation Program Date: August 10, 1992

Street & Number: 225 E. Markham, Suite 300 Telephone: (501) 324-9346

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

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 1

Summary

The amendment to the existing Hillcrest Historic District seeks to add an area adjoining the western end of the existing district that adds 126 total properties to that district, 65 of which are contributing. The contributing structures are largely of the same early twentieth century architectural styles that were represented in the original district, including the English Revival, Spanish Mission, Craftsman and Craftsman Bungalow, Foursquare, and Colonial Revival. However, a smaller scale characterizes the historic construction within the amendment, as the clear majority of the residences are but one to one-and-a-half stories in height.

Elaboration

The thirteen total blocks included in the proposed amendment to the Hillcrest Historic District are part of the original 1892 and 1904 plat for Pulaski Heights (which later became part of the City of Little Rock); in fact, with the addition of this amendment, all of the property historically platted in this neighborhood that has retained sufficient historic integrity will be included within the district's boundaries. Of the 126 total properties, 65 are contributing and 61 are non-contributing. The contributing structures are largely of the same early twentieth century architectural styles that were represented in the original district, including the English Revival, Craftsman, Foursquare, and Colonial Revival. However, a smaller scale characterizes the historic construction within the amendment, as the clear majority of the residences are but one to one-and-a-half stories in height. The non-contributing structures within the amendment also reflect the same construction tendencies found in the original district, with non-historic construction and artificial siding predominating, though here also the one- to two-story, residential character of the overall district is largely maintained.

Of the historic styles discussed in the original nomination, the stylistic breakdown of the contributing structures (all of which are residences) is as follows: thirty-five are Craftsman Bungalows (for example, #'s 9, 10, 22, 30, 34, 55, and 135), eighteen are English Revival-style houses (e.g., #'s 89, 105, 125, and 128), six are general Craftsman-style houses (e.g., #'s 18, 40, 67 and 83), two are American Foursquares (#'s 17 and 50), two are Colonial Revival-style houses (#'s 109 and 110), one is a Folk Victorian house (#32) and one is a Spanish Mission-style house (#61). The non-contributing properties consist of thirty-seven buildings sheathed with historically-incompatible artificial siding, nineteen new or substantially-altered structures, and five vacant lots.

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[Due to the high percentage of non-contributing properties near the margins of the survey area, the amendment boundary included surveyed properties from survey #7-91 and #102-137.]

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National Register of Historic Places
Continuation Sheet

Section number 8 Page 1

Summary

Criteria A and C, local significance

The amendment to the existing Hillcrest Historic District seeks to add a significant number of historic structures that partake of the same historic community planning associations as the residences within the original district (being as they are also within the westernmost of the historic subdivisions that resulted in the Hillcrest neighborhood, Little Rock's first suburb) and the same variety of architectural styles that were popular for such residential construction during the period of significance.

Elaboration

The plat for Pulaski Heights, as it was expanded to its final form in 1904, extended as far west as the centerline of Harrison Street, between "L" Street to the north and Lee Street to the south. This line continues to mark the western extent of the concentration of historic architecture that was constructed as part of the growth and development of the neighborhood that became known as Hillcrest, Little Rock's first streetcar suburb. In recent years, however, Van Buren Street has evolved into a small commercial "strip" connecting Kavanaugh Boulevard and Lee Street, two of the principle thoroughfares through the Hillcrest neighborhood, resulting in certain incompatible intrusions and historically-insensitive alterations to several of the structures along this street. It was largely for this reason -- and because of the lack of funds -- that the original architectural survey undertaken by the city of Little Rock in 1987 and 1988 did not include the strip of the historic neighborhood between Van Buren and Harrison Streets on the east and west, respectively, and between "L" Street and Lee Street on the north and south, respectively.

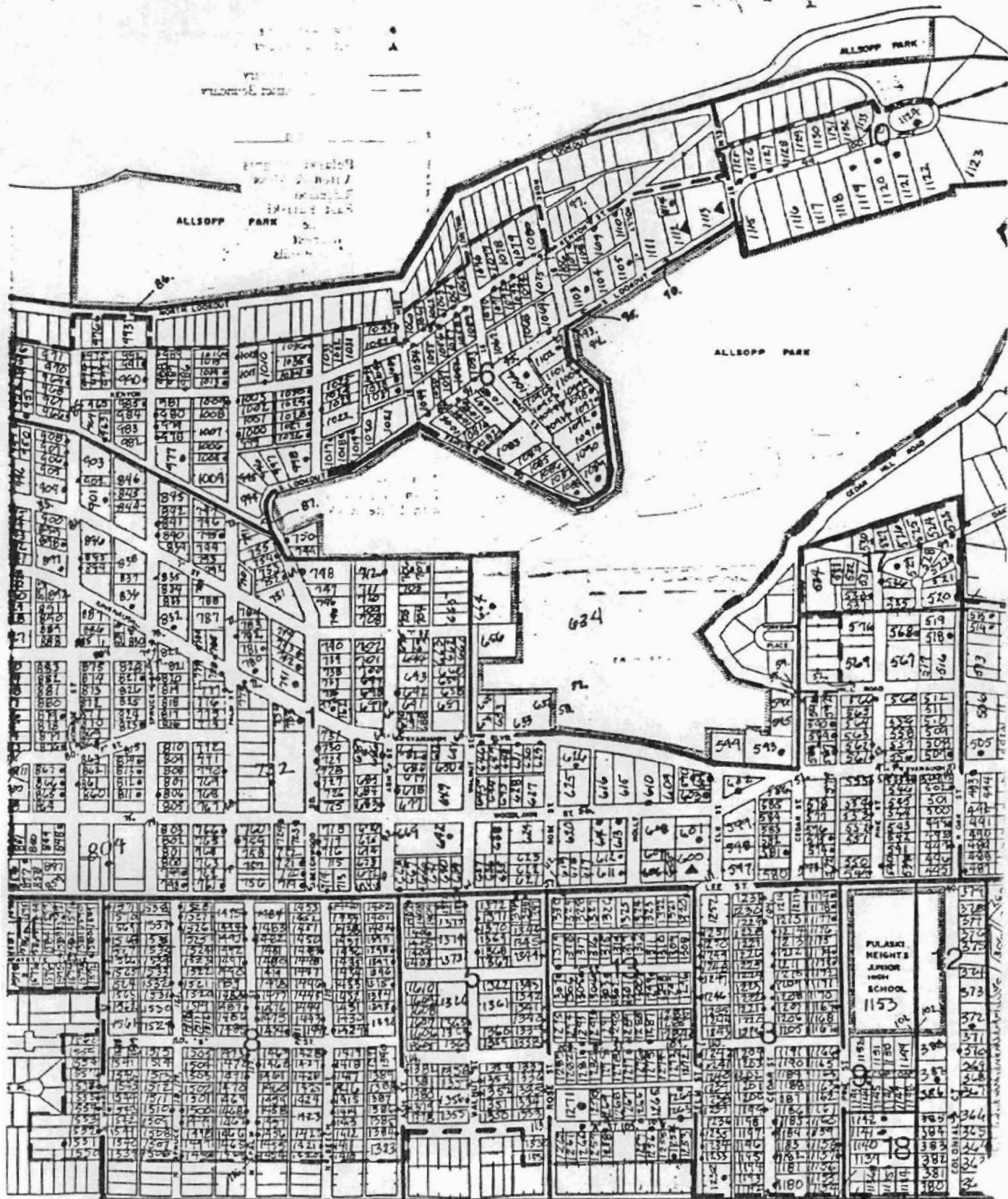
However, the subsequent survey conducted by the AHPP staff (which, for reasons of cost and expedience, focused exclusively upon the principal structures on each lot and did not include outbuildings; hence they are not counted) revealed that a sufficient concentration of contributing historic properties remained within this portion of the original Pulaski Heights plat to warrant an amendment to the existing historic district. The historic structures included within this amendment, though tending to be relatively small in scale, reflect the same stylistic influences that influenced much of the architectural design within the existing Hillcrest district. Craftsman-style bungalows predominate, though the English Revival, American Foursquare, Colonial Revival, Spanish Mission, and Folk Victorian styles are also represented. Thus, due to both the direct associations of the property to be included within the amendment with the original planning scheme that created this neighborhood, and to the abundance of traditional architectural styles that the amendment shares in common with the existing district, the amendment to the

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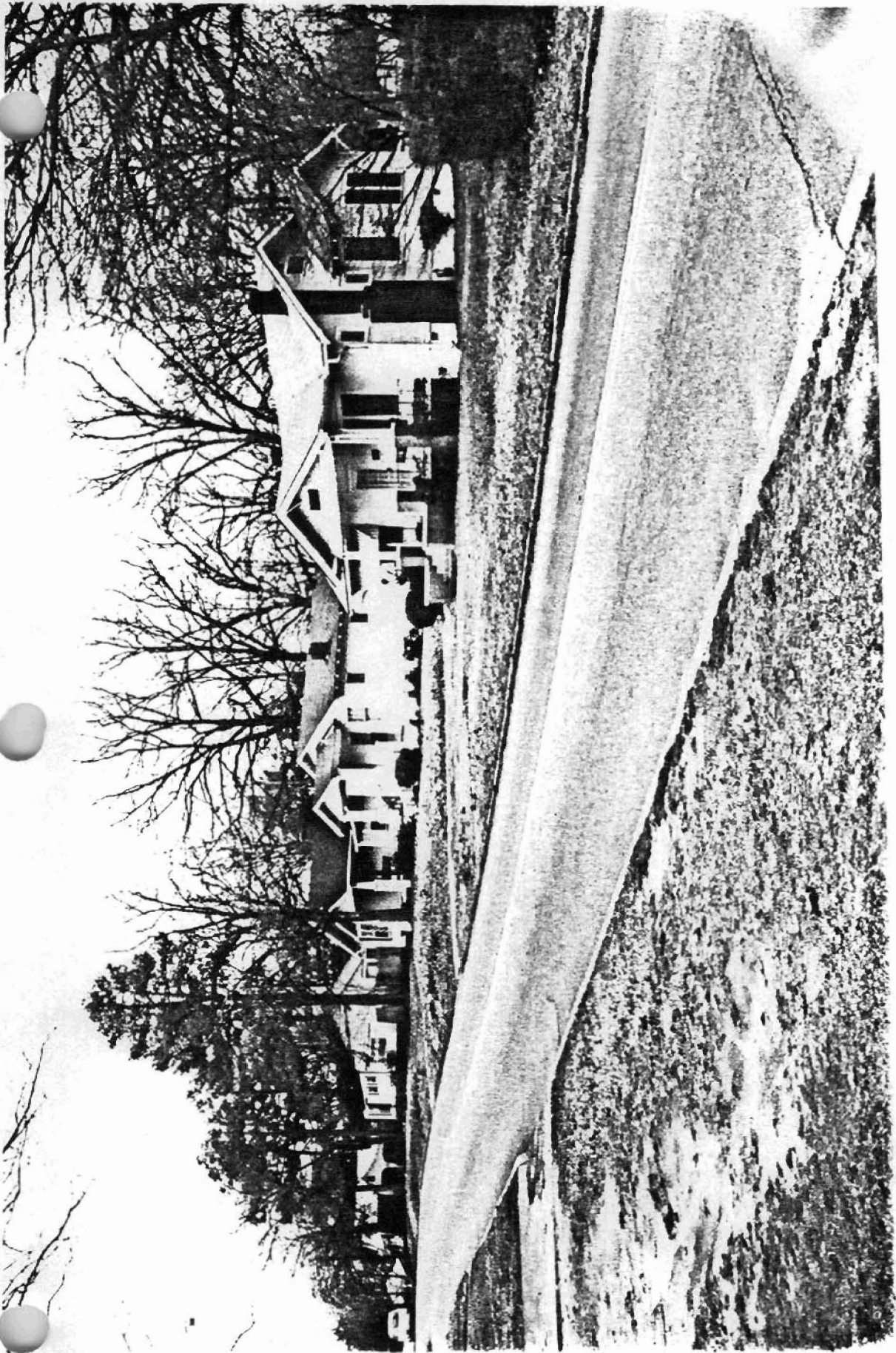
**National Register of Historic Places
Continuation Sheet**

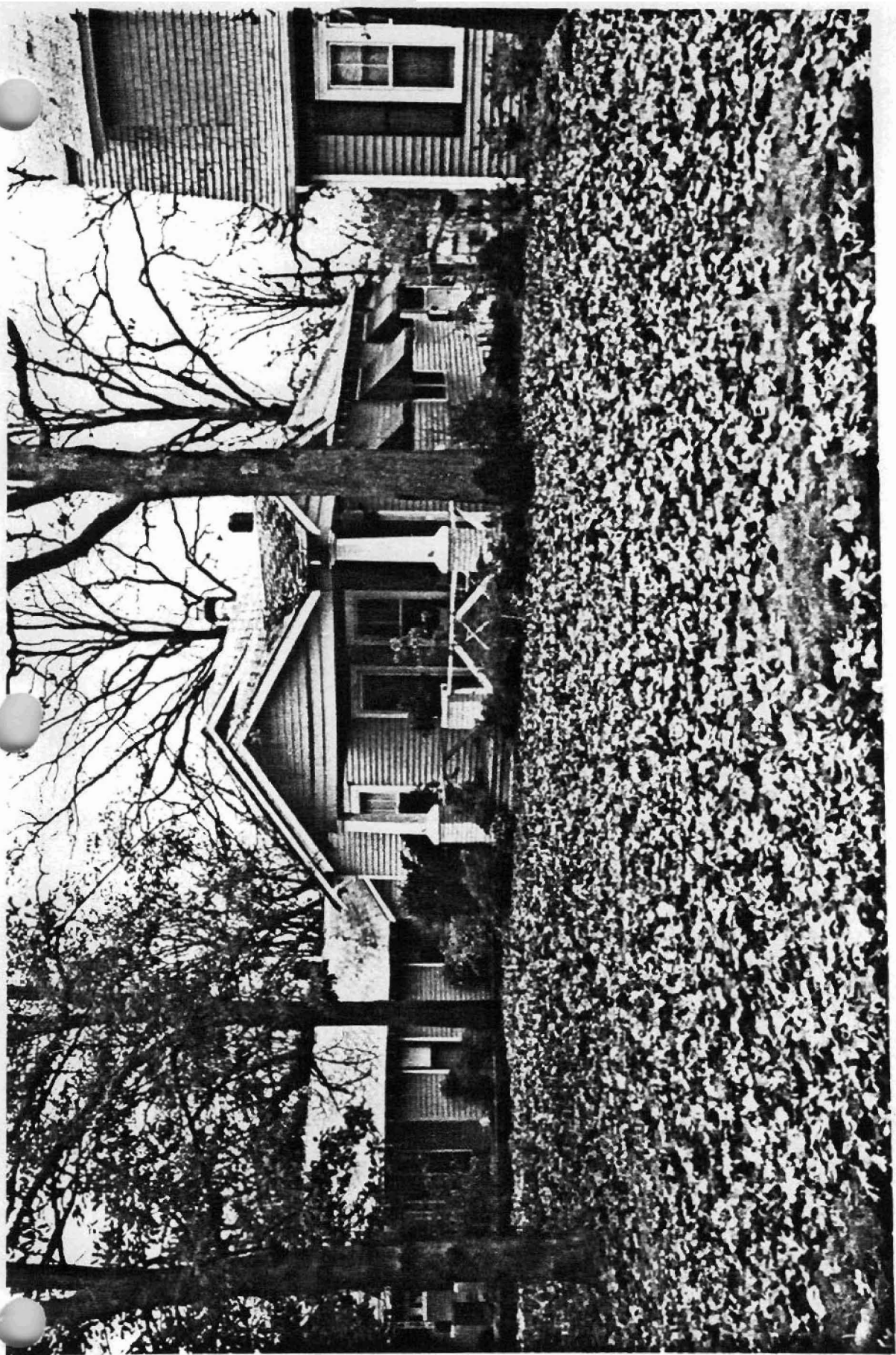
Section number 8 Page 2

Hillcrest Historic District is eligible under both Criteria A and C.

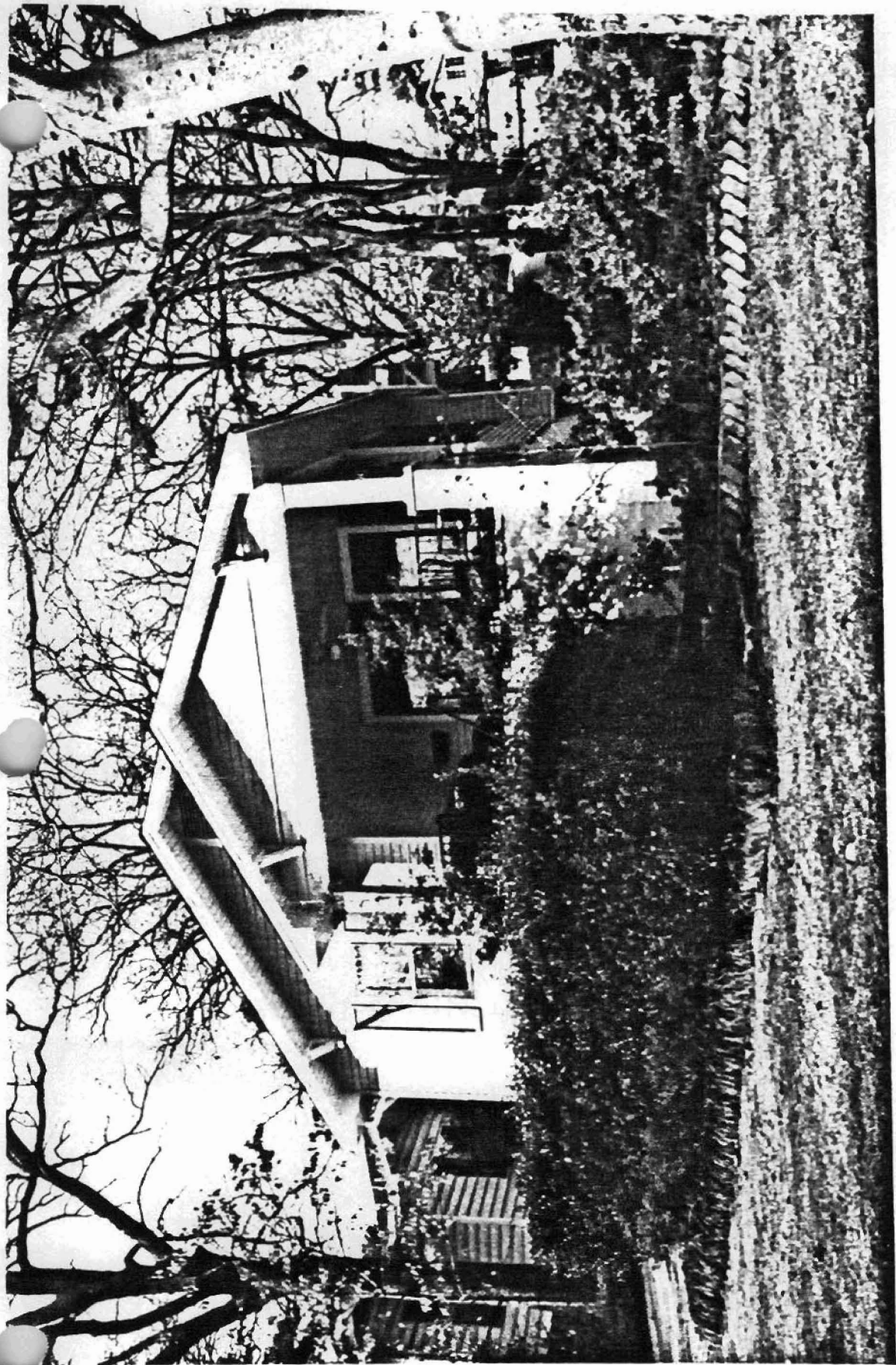


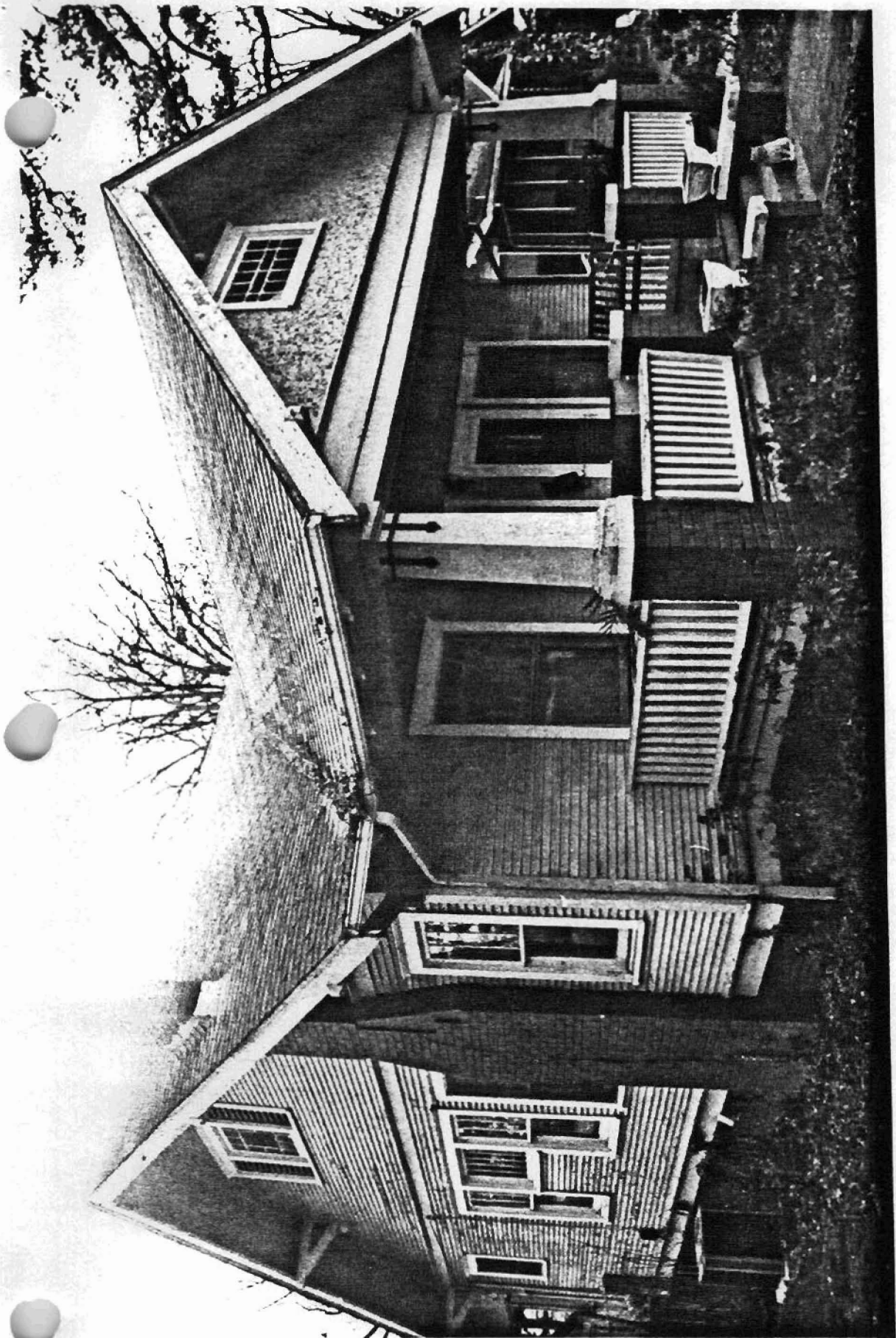


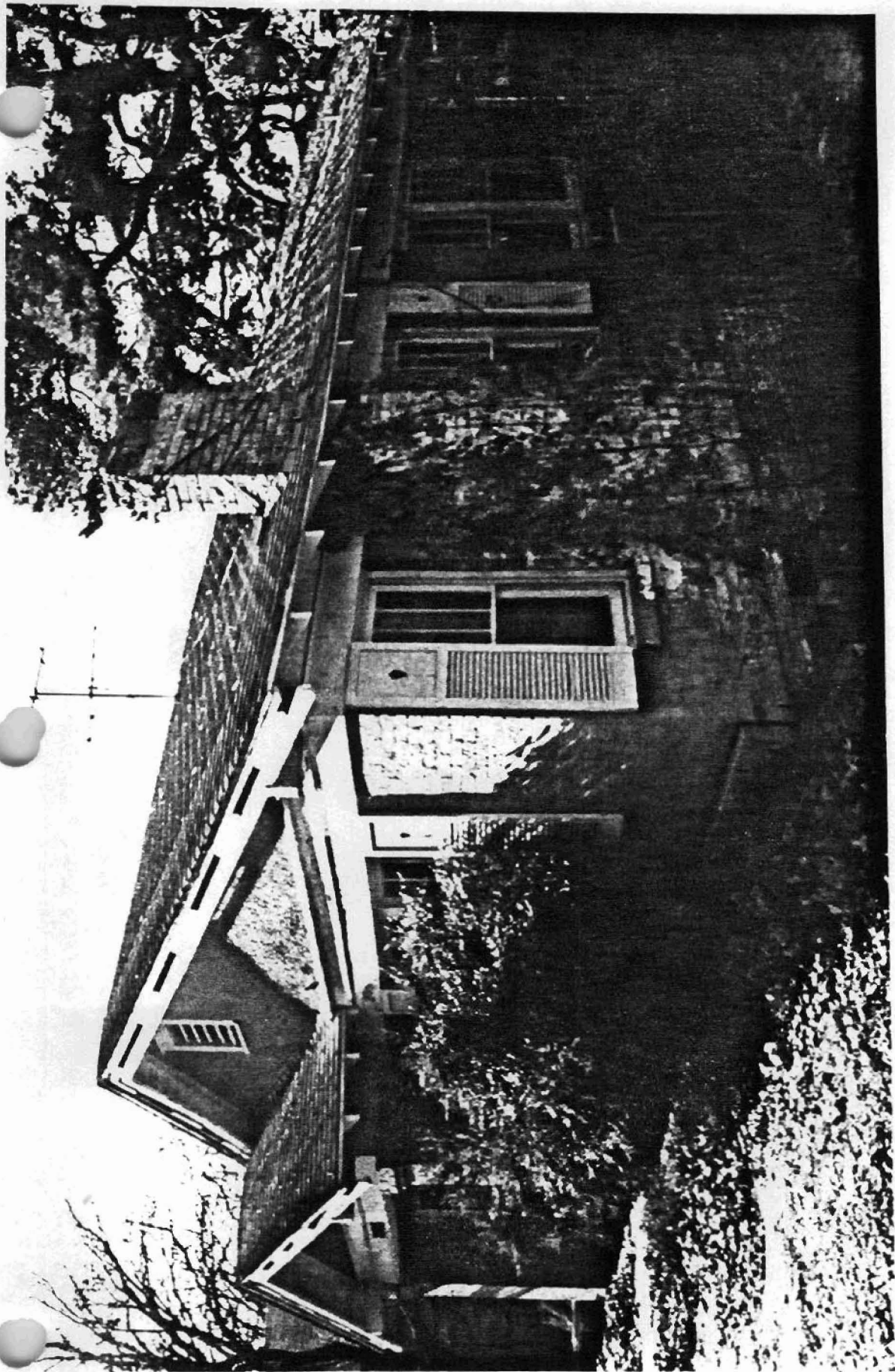


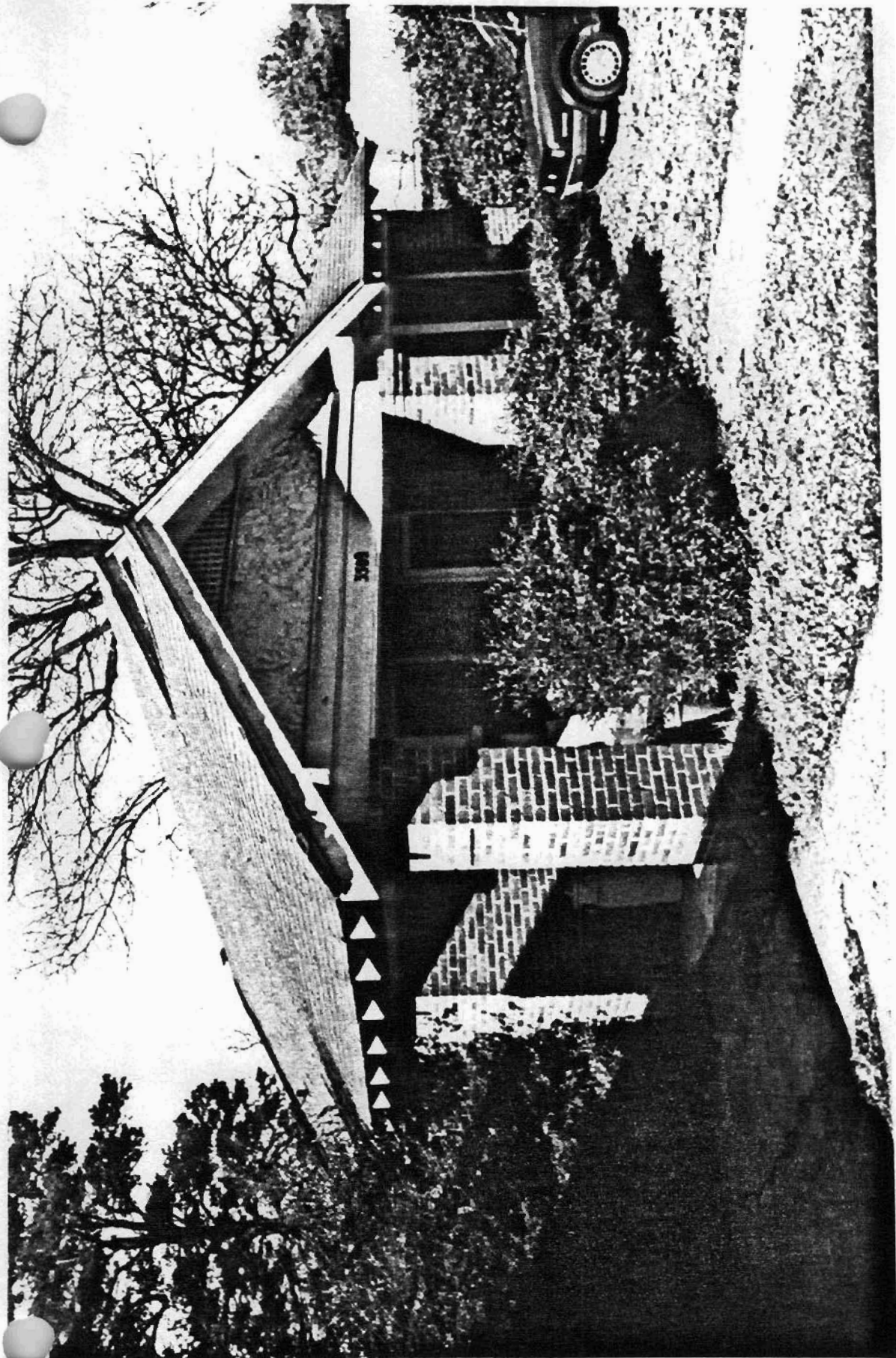




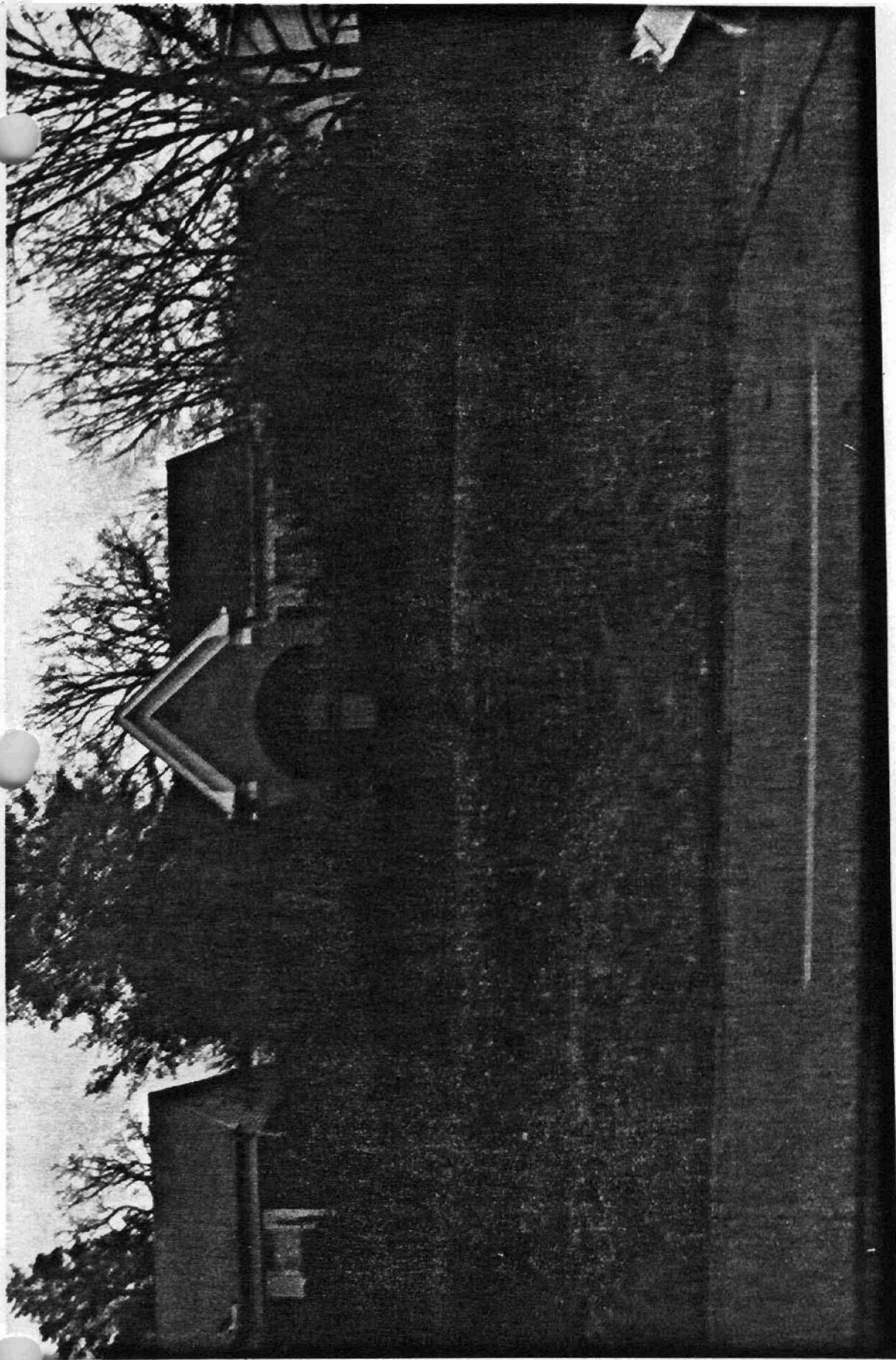




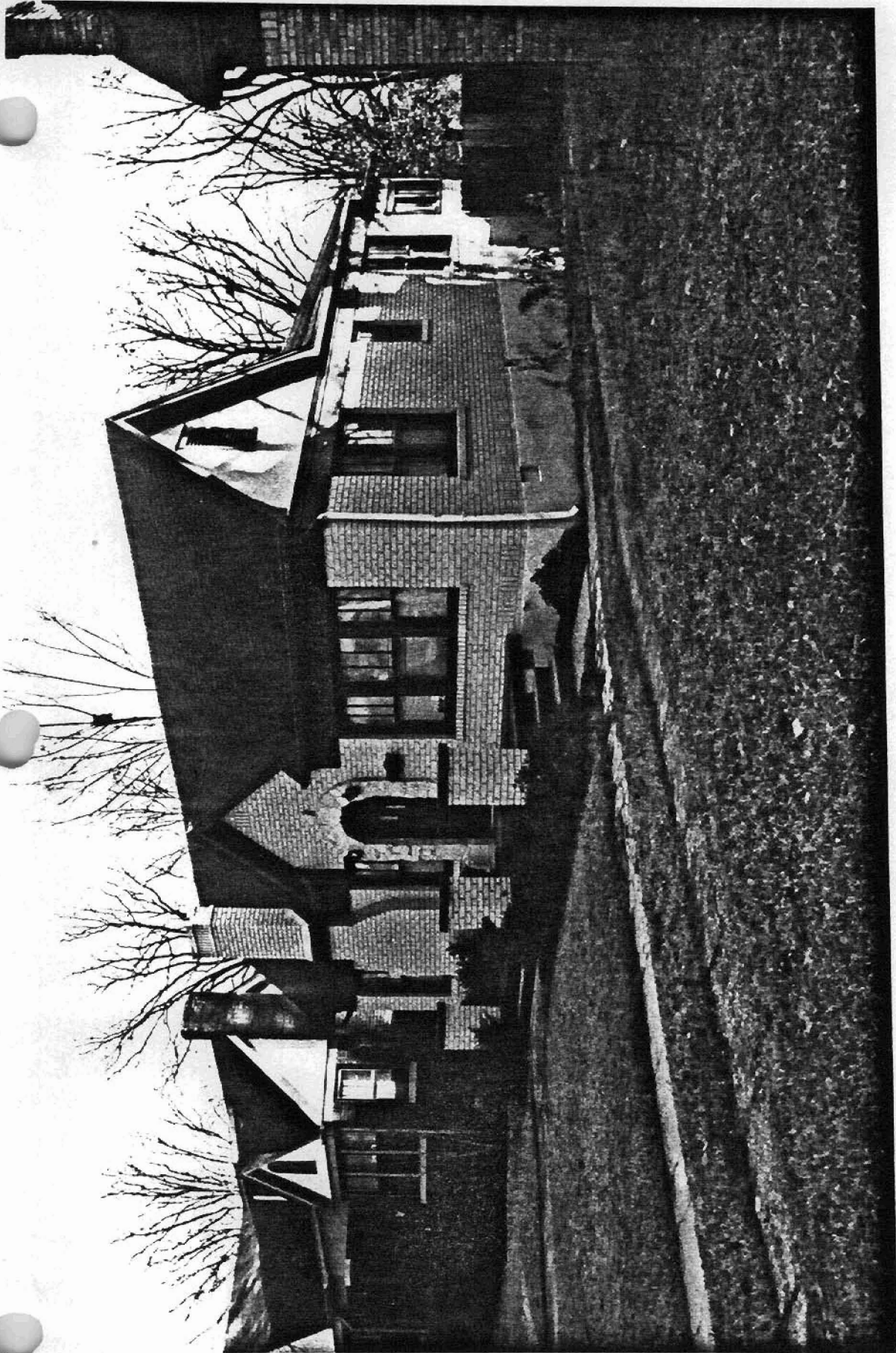


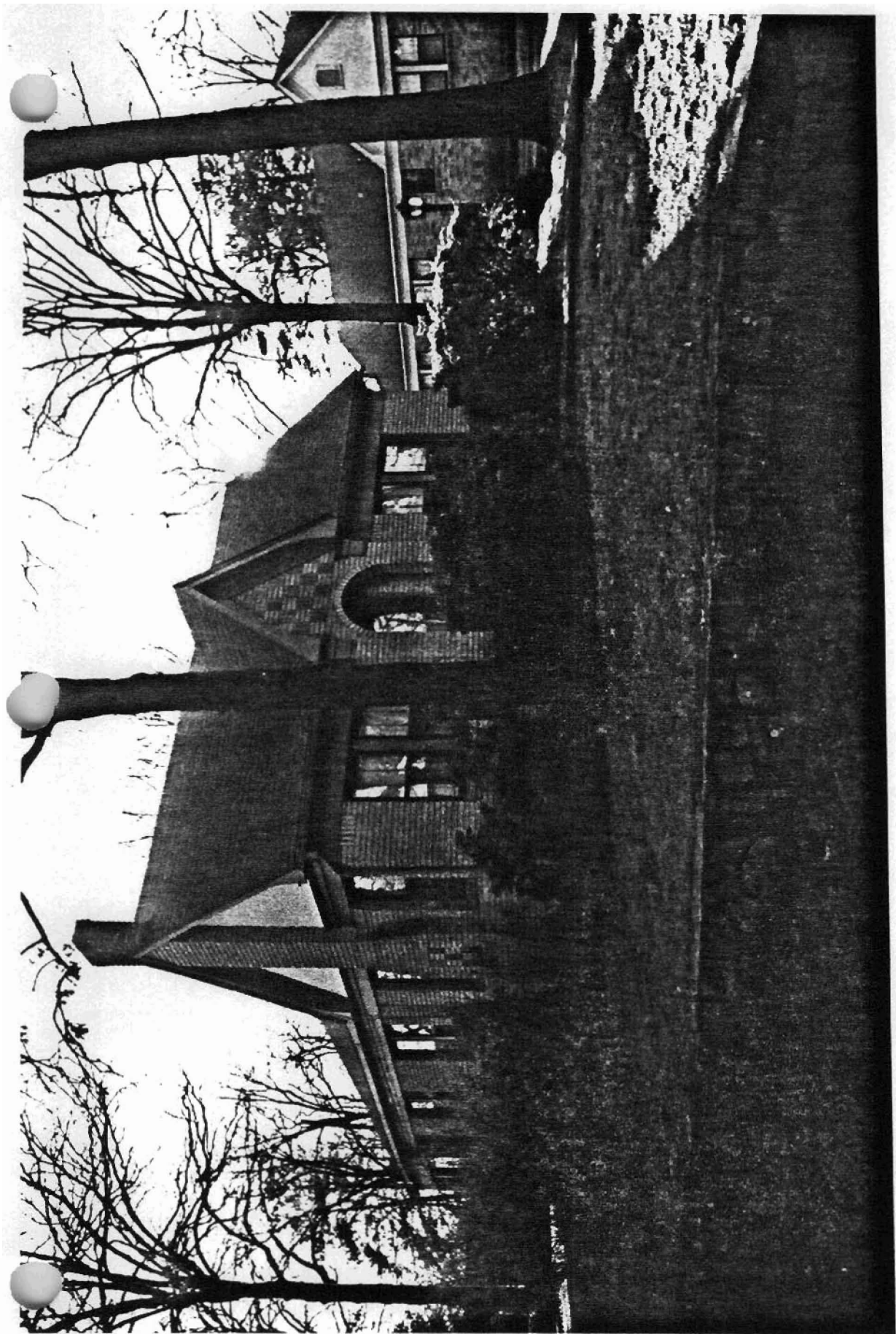


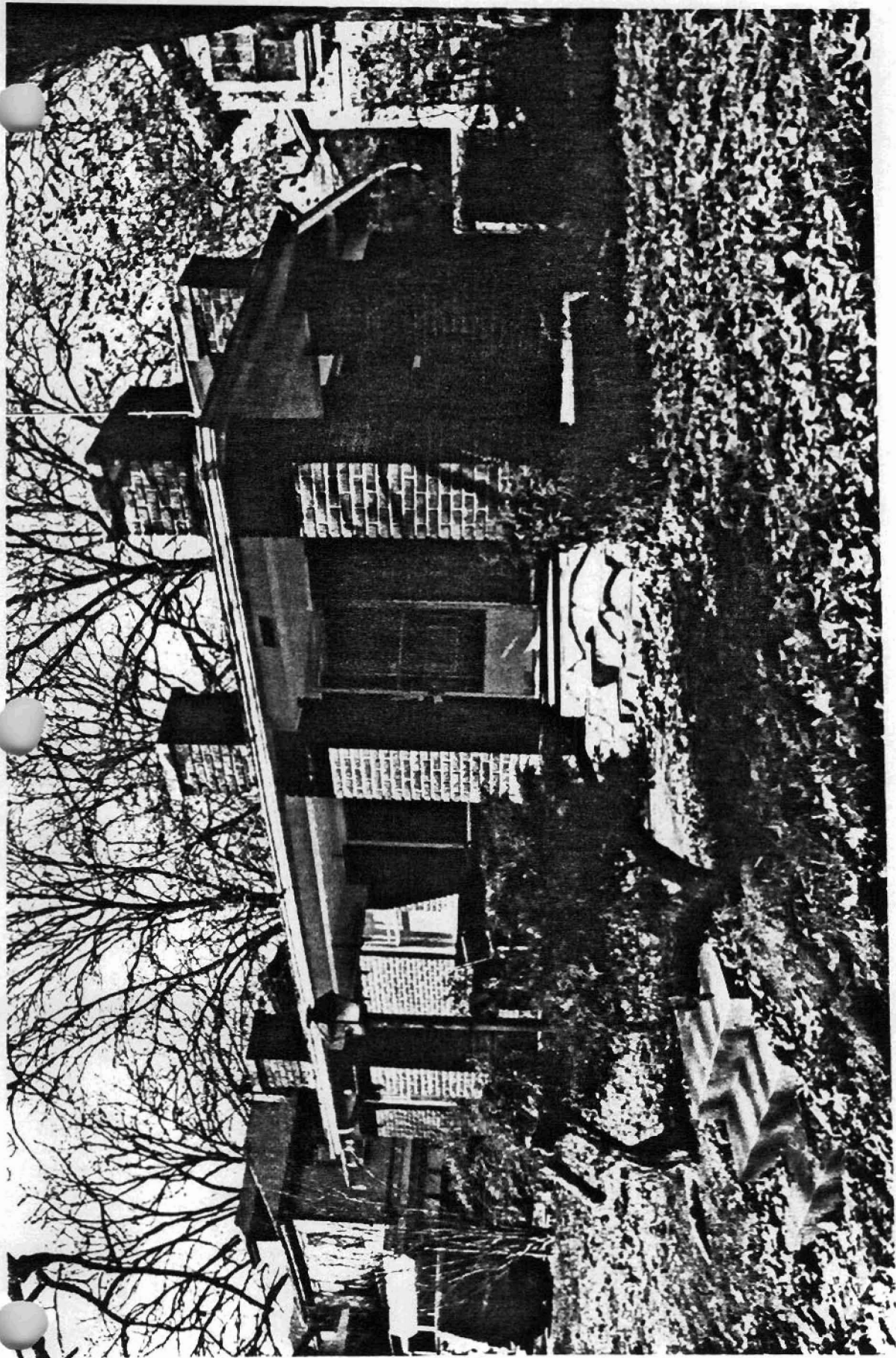






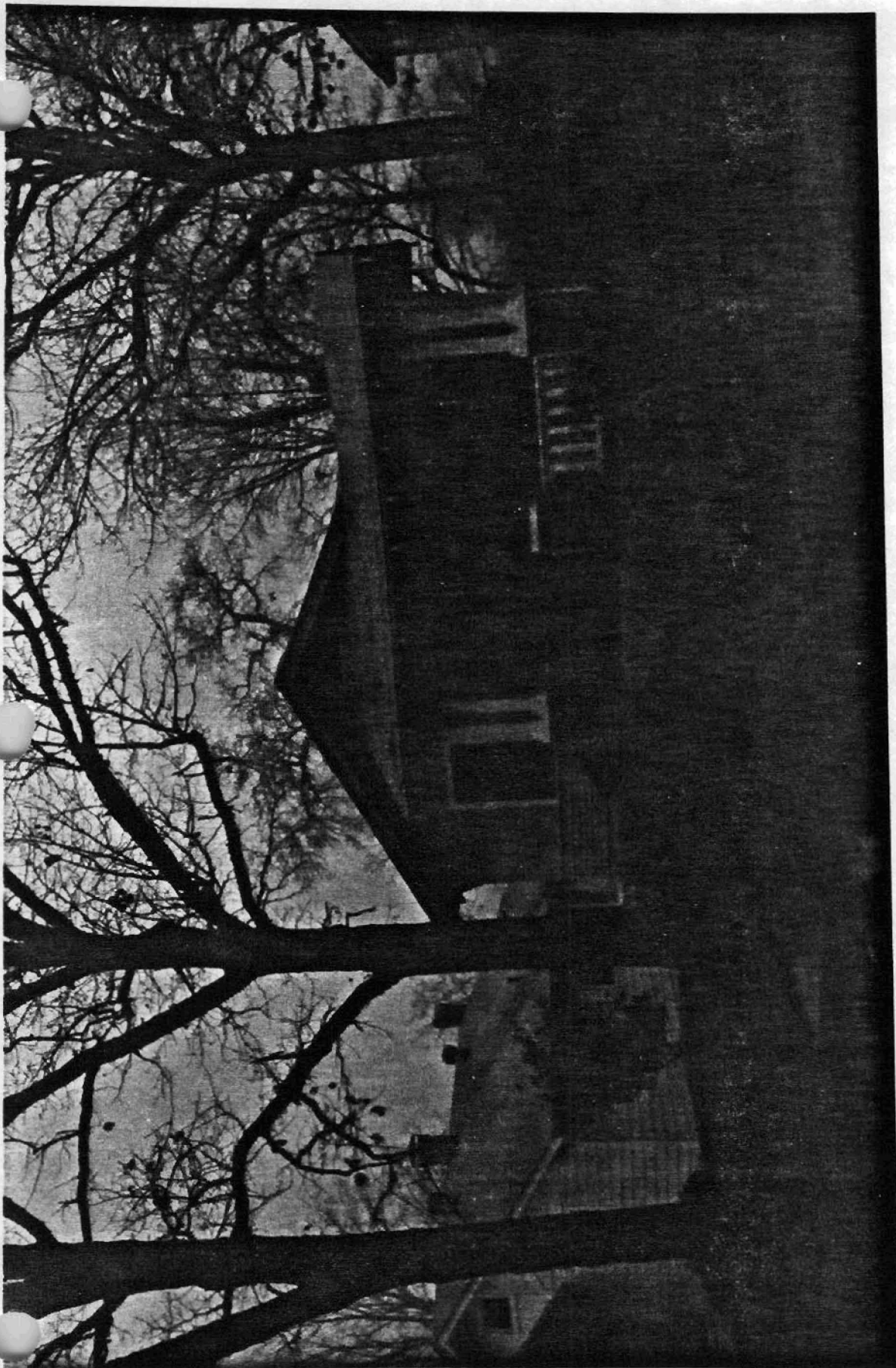


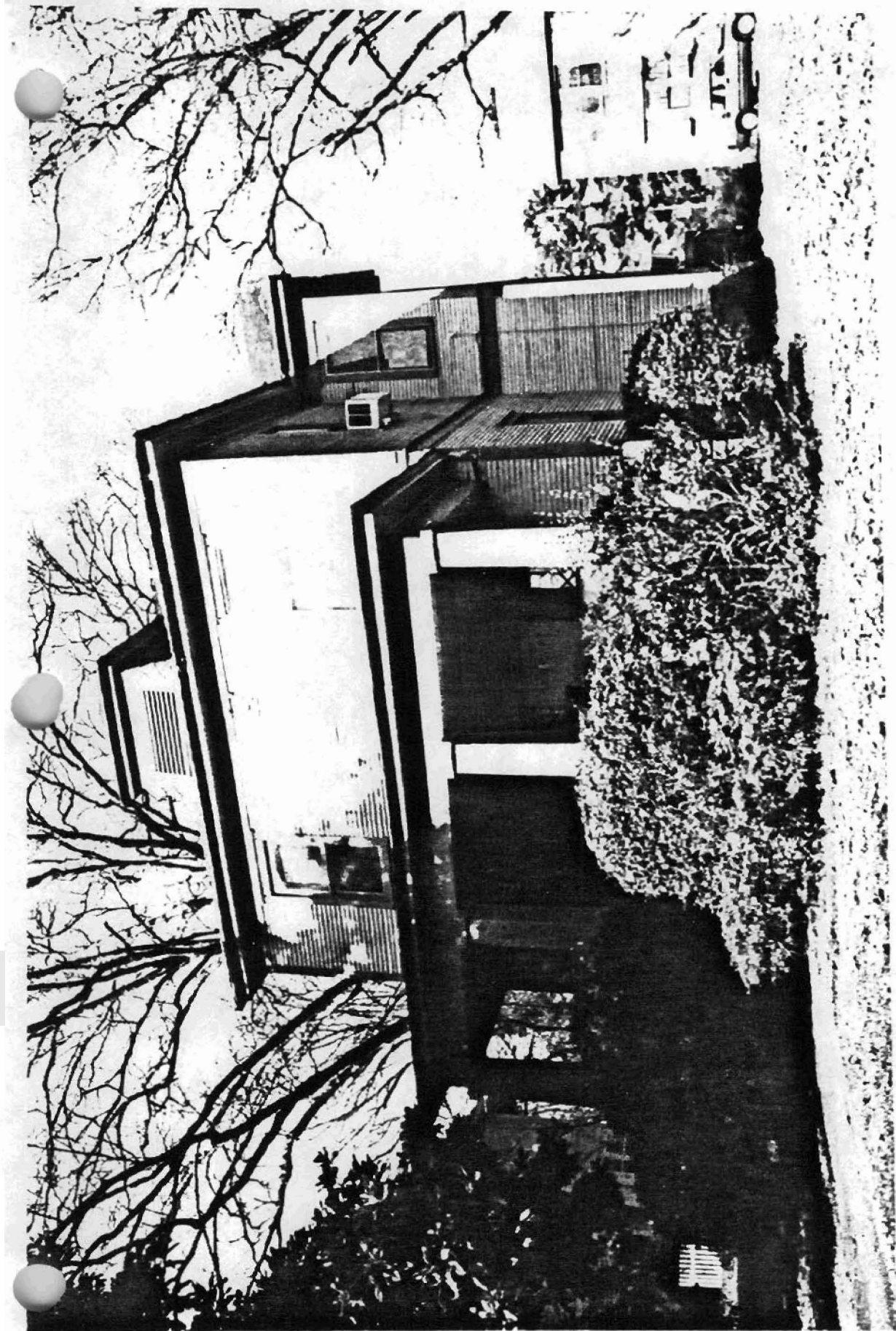


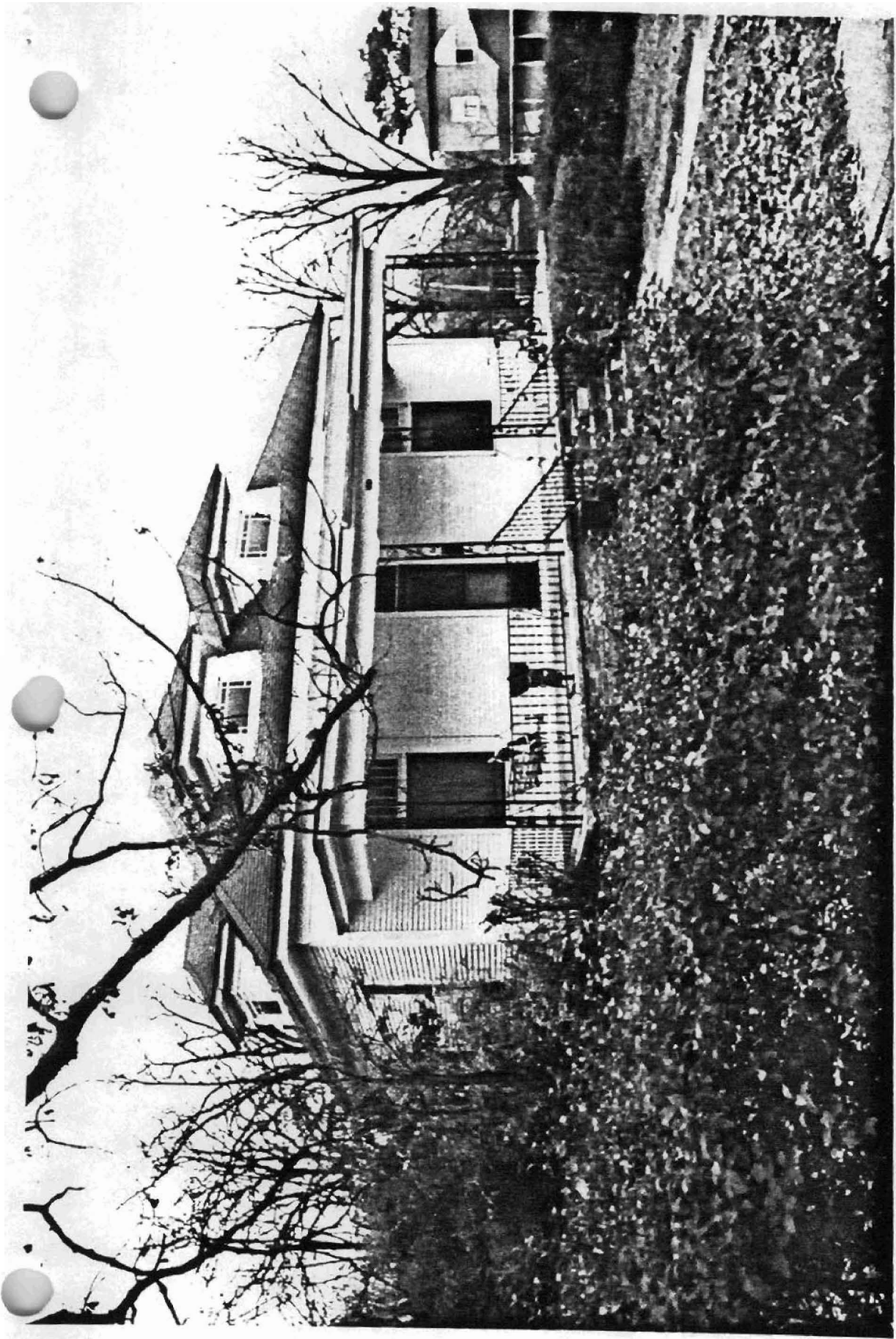




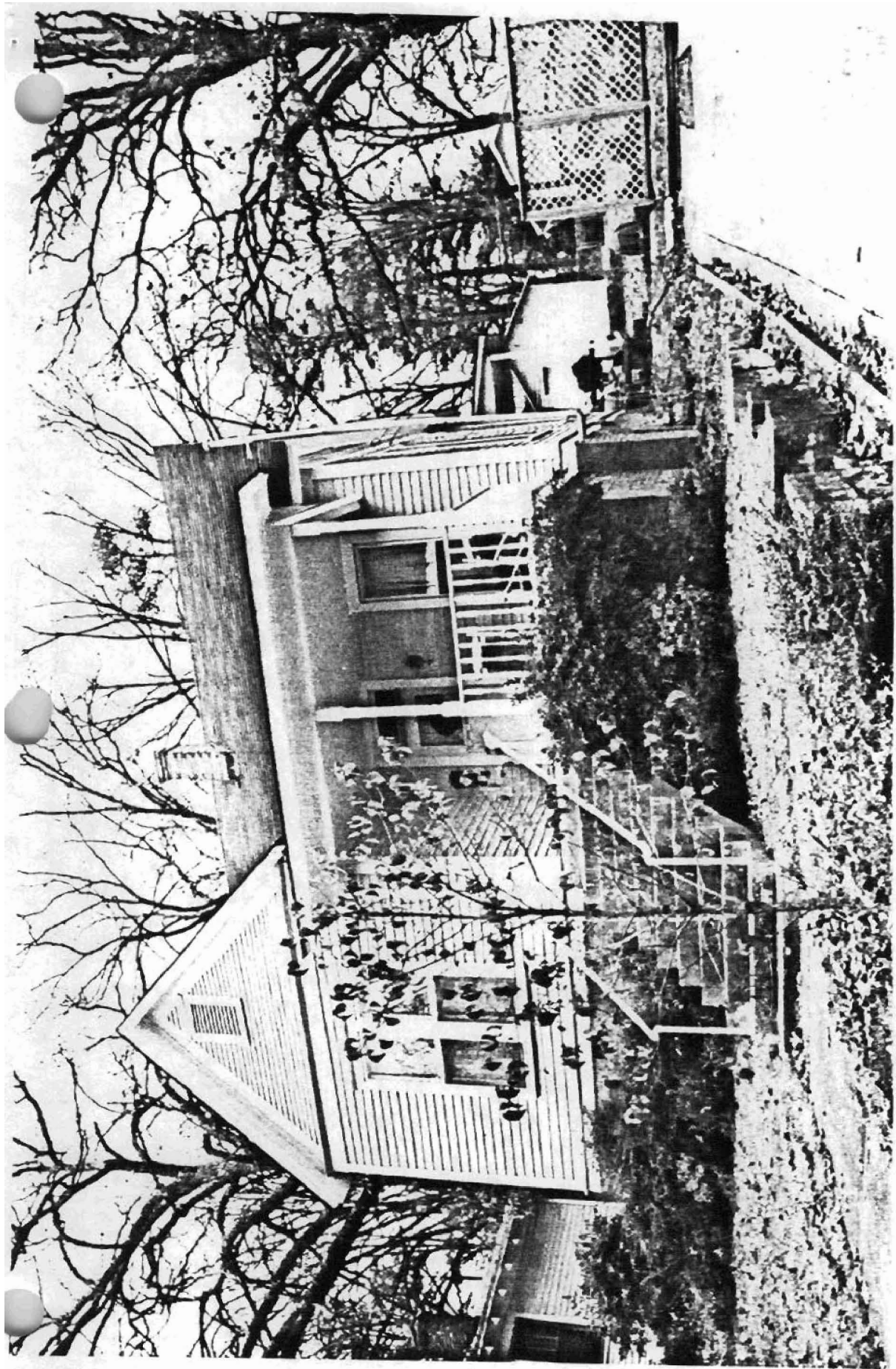




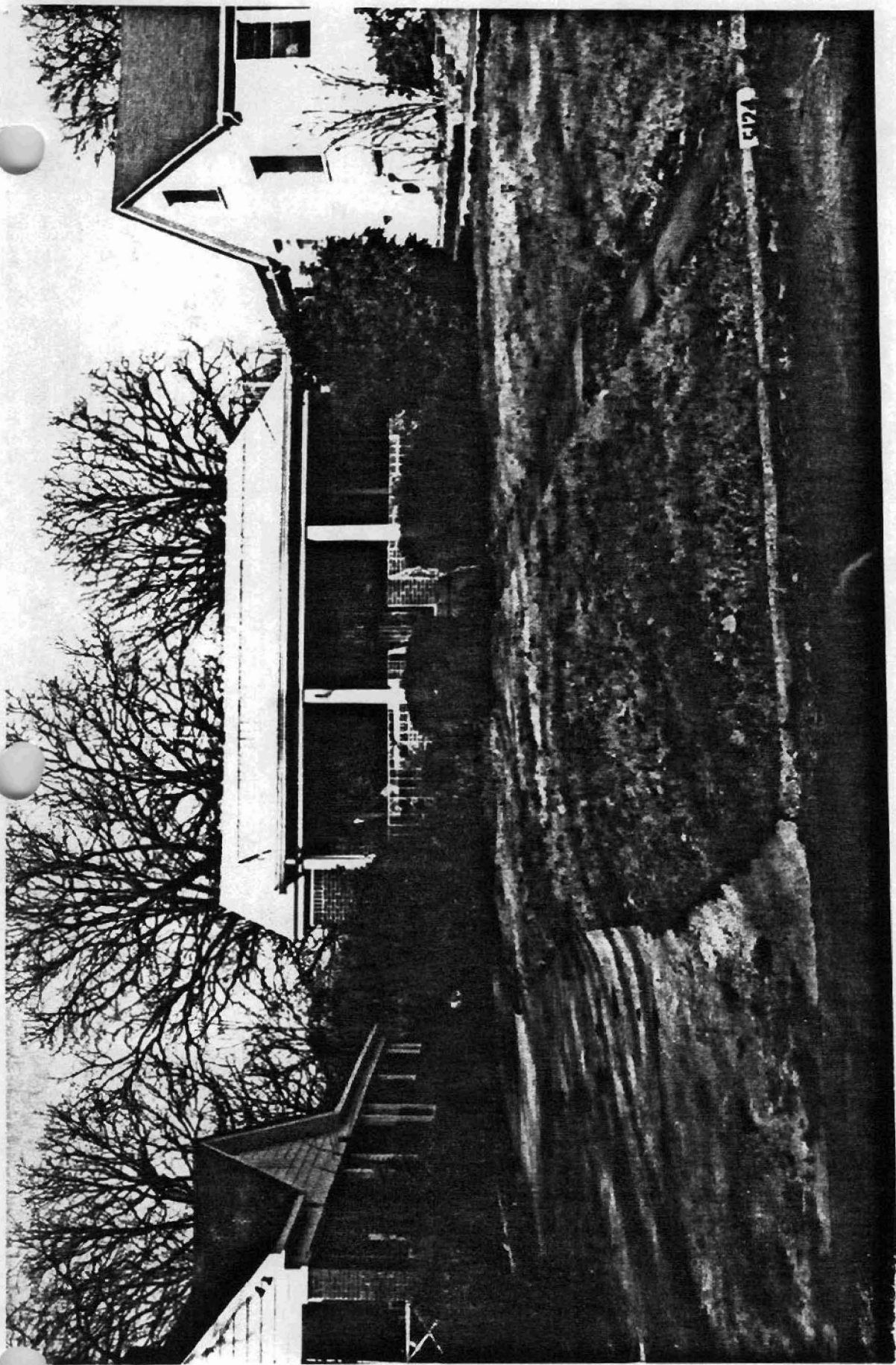










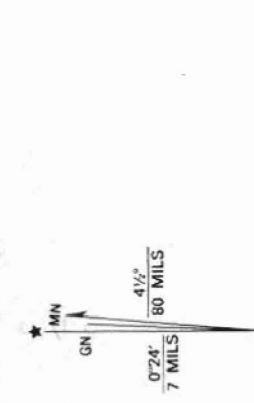
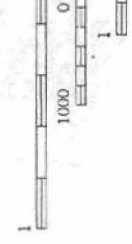




Mapped, edited, and published by the Geological Survey
Control by USGS and NOS/NOAA

Topography by photogrammetric methods from aerial photographs taken 1960. Revised from aerial photographs taken 1984
Field checked 1985. Map edited 1986
Projection and 10,000-foot grid ticks: Arkansas coordinate system, south zone (Lambert conformal conic)
1000-meter Universal Transverse Mercator grid, zone 15
1927 North American Datum
To place on the predicted North American Datum 1983, move the projection lines 7 meters south and 14 meters east as shown by dashed corner ticks
There may be private inholdings within the boundaries of the National or State reservations shown on this map
Red tint indicates areas in which only landmark buildings are shown
Fine red dashed lines indicate selected fence and field lines where generally visible on aerial photographs. This information is unchecked

CONTOUR
DOTTED LINES
NATIONAL GEO



UTM GRID AND 1986 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

THIS MAP COMPLIES WITH
FOR SALE BY U. S. GEOLOGICAL SURVEY,
AND ARKANSAS GEOLOGICAL
A FOLDER DESCRIBING TOPOGRAPHY

AMENDMENT TO
HILLCREST HISTORIC
DISTRICT (BOUNDARY
INCREASE)

LITTLE ROCK,
PULASKI Co.,
ARKANSAS

- A) 15/561240/3846580 T. 2 N.
- B) 15/561440/3846370 T. 1 N.
- C) 15/56130/3845940
- D) 15/561140/3845440
- E) 15/561140/3846580

34°45' 92°22'30"
(ALEXANDER)
7553 III NW