

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

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1. Name of Property

historical name: South Main Street Apartments Historic District

other name/site number: N/A

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2. Location

street & number: 2209-2213 Main Street

not for publication: N/A

city/town: Little Rock

vicinity: N/A

state: AR county: Pulaski code: AR 119 zip code: 72202

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3. Classification

Ownership of Property: Private

Category of Property: District

Number of Resources within Property:

Contributing	Noncontributing	
<u>2</u>	<u> </u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>2</u>	<u>0</u>	Total

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

Name of related multiple property listing: Little Rock Apartment Buildings, 1900-1945

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

Cathryn A. Slaton _____ 2-22-95
Signature of certifying official Date

Arkansas Historic Preservation Program
State or Federal agency and bureau

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

Signature of commenting or other official Date

State or Federal agency and bureau

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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: Multiple dwelling

Current: VACANT/NOT IN USE Sub: _____

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7. Description
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Architectural Classification:

Colonial Revival

Other Description: N/A

Materials: foundation Concrete/brick roof Asphalt
 walls Brick other Brick chimney

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: C

Criteria Considerations (Exceptions): N/A

Areas of Significance: ARCHITECTURE

Period(s) of Significance: 1941 _____

Significant Dates: 1941 _____

Significant Person(s): N/A

Cultural Affiliation: N/A _____

Architect/Builder: Bruggeman, Swaim & Allen/
 Witherspoon, Lawrence

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

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9. Major Bibliographical References
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See "Little Rock Apartment Buildings, 1900-1945," Section H.

X See continuation sheet.

Previous documentation on file (NPS):

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

Primary Location of Additional Data:

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

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10. Geographical Data
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Acreage of Property: One

Table with 6 columns: UTM References, Zone, Easting, Northing, Zone, Easting, Northing. Rows include A, B, C, D with numerical values and blank lines.

See continuation sheet.

Verbal Boundary Description: See continuation sheet.

Lots 3-5, Block 420, DuVall's Addition to the Original City of Little Rock, Arkansas.

Boundary Justification: See continuation sheet.

This boundary includes all the property historically-associated with this resource.

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11. Form Prepared By
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Name/Title: Kenneth Story, Architectural Historian
Organization: Arkansas Historic Preservation Program Date: 02/16/95
Street & Number: 323 Center Street, Suite 1500 Telephone: (501) 324-9880
City or Town: Little Rock State: AR Zip: 72201

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Summary

The South Main Street Apartments Historic District is composed of two identical buildings constructed on adjoining lots at 2209 and 2213 S. Main Street. Erected in 1941, the buildings contain four units each. A hipped roof with hipped-roof dormers tops each of the two-story brick veneered buildings. Colonial Revival detailing, typical of many buildings constructed in the post-depression years, is concentrated on the front (west) and include symmetrical bay arrangement, an elaborate limestone entry surround, limestone window surrounds with keystones and limestone quoins on the outer corners of the facade.

Elaboration

The South Main Street Apartments Historic District is composed of two separate buildings identical in plan and appearance. Both were constructed in 1941 and were designed by the Little Rock architectural firm Bruggeman, Swaim and Allen, who also designed Malco Theaters throughout the country in the 1930s.

The buildings, located at 2209 and 2213 S. Main are two-story brick structures with hipped roof containing four apartments each. Their most distinctive characteristic is the Colonial Revival style influence of their design. The buildings are actually typical of Colonial Revival design seen in the post-depression years and throughout the 1940s. Although a basic rectangular shape, the detailing is what lends distinction to the buildings.

Colonial Revival details seen in the buildings are concentrated on the facades (west) and include symmetrically balanced window and center door arrangement, limestone quoins on the outer corners, and a decorative limestone entry surround. A dentiled cornice and window surrounds of limestone with keystones are featured on all elevations of the buildings.

Both buildings are capped by hipped roofs and feature hipped-roof dormers. Three dormers are located on the facade (west) of each building. The roof of north and south elevations contain one dormer each. A tall brick chimney is found on the rear (east) elevations.

All windows are double hung. Larger windows are eight-over-eight light; smaller windows are three-over-one light. The window above the facade main entry is slightly narrower than other windows and is four-over-four light.

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The rear (east) elevations of the buildings have four garages, located at basement level. Centered on the rear (east) elevations are three-story flat roof porches, screened on the upper two levels (rear doors of apartments). The ground level of the porch structures is open on both buildings and contains a stairway to the upper levels. The apartment floor levels on the 2209 Main building are screened and an attempt has been made to enclose with use of various materials.

Interiors are simple in design and devoid of detail. Original hardwood floors, plaster walls, windows and doors are in fair condition. Wood mantels in the living rooms of the units remain intact. In general, the interiors remain original.

Despite being closed and boarded, the original historic appearance of these buildings remains unaltered.

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Summary

Criterion C, local significance

The South Main Street Apartments Historic District, located at 2209 and 2213 S. Main Street, consists of two identical structures constructed in 1941. Each building contains four apartment units. Colonial Revival detailing lends architectural distinction to the buildings. They are located in an area south of Little Rock's central business district where several apartment buildings were constructed in the 1920s. The Main Apartment buildings were constructed through assistance from the Federal Housing Administration and represent some of the first buildings in Little Rock erected through this governmental program.

Elaboration

The South Main Street Apartments Historic District are two identical structures on adjacent lots at 2209 and 2213 S. Main Street. Constructed in 1941, each building contains four apartments. Located some twenty blocks south of Little Rock's central business district, the two-story brick veneered buildings add character to the streetscape with their Colonial Revival architectural details.

Following a nationwide trend, a flurry of construction activity marked the years between 1920 and 1930 in Little Rock. Increasing population and increasing urbanization of the city created a great demand for affordable housing. The construction boom came to an abrupt halt in the early 1930s with the Great Depression. This national construction downturn prompted dramatic federal housing programs. As a part of Franklin D. Roosevelt's New Deal, the Federal Housing Administration (FHA) was organized in 1934. The FHA insured residential loans and thus encouraged lenders to offer long-term, fixed-rate mortgages. In 1938 FHA housing activity received further support when the Federal National Mortgage Association (FNMA) was created. The FNMA, in effect, purchased FHA-insured loans, establishing a market for local savings and loan associations to become involved with FHA projects. In the 1930s a public housing program was also created and implemented by local housing authorities, who received financial assistance. The public assistance stimulated housing construction in the late 1930s which continued to the advent of World War II.

Construction of these buildings was financed and supervised by the FHA. The buildings were among several in Little Rock which utilized the FHA. Construction of the Main Apartment buildings represents some of the first activity in housing construction as the country began to recover from the Great Depression. There are several apartment buildings scattered around the

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Little Rock/North Little Rock area with similar Colonial Revival design, however most have been significantly altered from their original appearance.

The builder was Lawrence Witherspoon, a local building contractor who had begun constructing small apartment buildings in the 1920s. The architect was the local firm of Bruggeman, Swaim and Allen, who in addition to the many local buildings designed in the late 1930s and early 1940s was project architect for the nationwide Malco Theater chain.

The southern section of Little Rock's Main Street, where the South Main Street Apartments Historic District is located, contains a mixture of historic and non-historic buildings. Single family residences are mostly historic Victorian and Colonial Revival styles. Some historic commercial buildings, small in scale and oriented to neighborhood service, remain in the area. A few non-historic commercial building are also scattered along this section of Main Street.

The two buildings that comprise the South Main Street Apartments Historic District were constructed at a time when the economy was beginning to recover from the economic crisis of the 1930s. Their FHA financing is significant in their representation of those buildings whose construction was aided by the federal government. Completed just before the United States entered World War II, these buildings are fairly intact examples on only a few apartment buildings constructed in the Little Rock area during this time period. The formal appearance of these two buildings with their Colonial Revival-inspired architectural detailing lends them a unique architectural significance in the S. Main Street area of Little Rock. Therefore these buildings are eligible under Criterion C as the best examples of the type of federally-assisted apartment buildings constructed in Little Rock prior to World War II.