

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Registration FormRECEIVED  
MAY 09 1990NATIONAL  
REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

## 1. Name of Property

historic name Capps House

other names/site number

## 2. Location

street &amp; number County Road 48

☐ not for publication N/A

city, town Lawrenceville

☒ vicinity

state Arkansas code AR county Monroe code 095 zip code 71653

## 3. Classification

## Ownership of Property

- ☒ private  
☐ public-local  
☐ public-State  
☐ public-Federal

## Category of Property

- ☒ building(s)  
☐ district  
☐ site  
☐ structure  
☐ object

## Number of Resources within Property

Contributing	Noncontributing
1	buildings
1	sites
3	structures
	objects
5	0 Total

Name of related multiple property listing:

N/A

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

## 4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

Signature of certifying official

Date

Arkansas Historic Preservation Program

State or Federal agency and bureau

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

Signature of commenting or other official

Date

State or Federal agency and bureau

## 5. National Park Service Certification

I, hereby, certify that this property is:

- ☒ entered in the National Register.  
☐ See continuation sheet.  
☐ determined eligible for the National Register. ☐ See continuation sheet.  
☐ determined not eligible for the National Register.  
☐ removed from the National Register.  
☐ other, (explain:)

Signature of the Keeper

Date of Action

## 6. Function or Use

Historic Functions (enter categories from instructions)

DOMESTIC/ Single Dwelling

Current Functions (enter categories from instructions)

VACANT/ Not in Use

## 7. Description

Architectural Classification

(enter categories from instructions)

OTHER: Vernacular/ Single-Pile/Central  
Hall I-House

Materials (enter categories from instructions)

foundation Brick

walls Brick

roof Asphalt shingle

other

Describe present and historic physical appearance.

☒ See continuation sheet

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Continuation Sheet**Section number 7 Page 1

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**Summary**

The William T. Capps House is a gable roof I-house constructed of brick load-bearing walls supported upon a continuous brick foundation. Also included in the nomination are three later but associated outbuildings and the original family cemetery.

**Elaboration**

The William T. Capps House is a good example of a brick constructed single-pile with central hall I-house. It is located on the north side of County Road 48 and is less than two and one-half miles east of Lawrenceville.

Even though the William T. Capps House was built c. 1875 and is currently unoccupied, it remains in good condition. The entire structure is fenestrated with single, symmetrically-placed four-over-four double-hung wood sash windows. A two-story, single bay, wood frame porch was originally placed over the central bay of the five-bay south or front elevation and was accessed by a double-leaf entrance on both floors of the house; this porch has since collapsed. Interior end brick chimneys are located on both the east and west elevations of the two-story portion of the gable roof house. The roof of the house is covered with composition shingles. A single story, gable roof kitchen extends from the north elevation of the western pen of the main house and a corbelled brick chimney rises through the center of its gable peak. Dominating the northern elevation of the house is a one-story L-shaped screened in porch. The screen was obviously added later but the wooden chamfered posts and brick piers that support the shed roof of the porch are original. The only addition to the house is a small novelty-sided room that is located on the rear L porch where the building's central hall opens onto it.

Approximately thirty feet northeast of the house is a small frame structure that appears to have originally been a pump house. It is rectangular in shape, has a composition shingle clad gable roof and rests on a cast concrete foundation. A single door accesses the west elevation of the structure while the opposite gable end was originally relieved by a single window; this has since been covered up. The building is clad with weatherboard and was built c. 1920. It is no longer being used as a pump house but it is still in good condition.

Located approximately twenty five feet northwest of the pump house is a barn. Its original function is uncertain but it is now being used for storage. The building is rectangular in shape, one and one-half stories in height and of frame construction. Double doors access the south elevation of the main block of the building. The entire structure is clad with weatherboard and has a corrugated metal gable roof. Two small windows relieve the west elevation of the structure while the opposite side plays host to a large shed roof addition. A single

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asymmetrically-placed door accesses the south elevation of the addition. The original building which dates to c. 1920 is in good condition.

The general store building is located approximately forty yards northwest of the main house. The store is rectangular in shape and of box construction with battens placed over the cracks between the vertical boards. The entire building rests on cast-concrete piers. The main or south elevation of the structure is relieved by a single symmetrically placed door that is flanked by single four-over-four double-hung wood sash windows. These windows are protected by wooden shutters. A single door and window were symmetrically arranged on the north elevation of the building originally; the window, however, has since been removed. A small, gable roof animal shelter has been added to the east elevation of the store; this addition is accessed by a single door on its east side. The west elevation of the original building has had a large shed roof structure attached to it. This addition is designed to house farm equipment. The structure has a corrugated metal covered gable roof, is currently being used for storage and is in fair condition. It was constructed c. 1920.

Approximately two hundred and fifty feet southwest of the house is the Capps family cemetery, in which William T., his wife Amanda, and three of their children are buried. Other landscape features which are also included in the nomination are the original dirt road into the farmstead, a filled well just to the west of the barn and the remnants of a historic wooden rail fence across the front of the property (to the south of the house and running along County Road 48.

## 8. Statement of Significance

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

☐ nationally ☐ statewide ☒ locally

Applicable National Register Criteria ☐ A ☐ B ☒ C ☒ D

Criteria Considerations (Exceptions) ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Areas of Significance (enter categories from instructions)

ARCHITECTURE

ARCHAEOLOGY/ Historic-Non-Aboriginal

AGRICULTURE

Period of Significance

c. 1875

c. 1875-1940

c. 1875-1940

Significant Dates

N/A

N/A

N/A

Cultural Affiliation

European

Significant Person

N/A

Architect/Builder

unknown

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

☒ See continuation sheet

## 9. Major Bibliographical References

### 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 # \_\_\_\_\_

☒ See continuation sheet

### Primary location of additional data:

- ☐ State historic preservation office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Specify repository: \_\_\_\_\_

## 10. Geographical Data

Acreage of property Less than three acres

### UTM References

A 15 671410 3819110  
Zone Easting Northing

C                              

B                                
Zone Easting Northing

D                              

☐ See continuation sheet

### Verbal Boundary Description

☒ See continuation sheet

### Boundary Justification

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

☐ See continuation sheet

## 11. Form Prepared By

name/title Joe De Rose, Survey Coordinator

organization Arkansas Historic Preservation Program date 4 May, 1990

street & number 225 E Markham, Suite 300 telephone (501) 371-2763

city or town Little Rock state Arkansas zip code 72201

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## Summary

Criterion C, local significance

The William T. Capps House survives as one of the best, if not *the* best example of a single pile/central hall I-house in this part of rural Monroe County. Its intact floor plan, minimal alterations and relatively good state of repair distinguish it as an excellent example of brick I-house construction in the period after Reconstruction, when many rural Arkansans were attempting to re-establish their commitment to successful and profitable farming.

## Elaboration

The William T. Capps House is being nominated under Criterion C with local significance due to the rarity of extant late nineteenth century brick I-houses in this part of Monroe County. As of the turn of the century, many of these structures were extant because farmers continued to work their relatively small farms and the contemporaneous local farm economy supported them. More recent changes in that economy have forced the families that once lived in them to move into nearby towns, resulting in the disappearance of many such rural nineteenth century houses. Given the fact that the buildings themselves are now typically unoccupied and located on very fertile farmland, they are often considered to be useless obstacles, and therefore expendable.

Monroe County was organized under an act of the legislature of Arkansas Territory, approved on November 2, 1829. In addition to stipulating the boundaries, the act mandated that the temporary courthouse be established at the home of the widow of Thomas Maddox - the future site of Lawrenceville - until otherwise provided by law. During the mid- to late-nineteenth century the town of Lawrenceville was a small though thriving port on the White River. Sited on the eastern bank of Maddox Bay (now a horseshoe lake lying approximately two miles east of the current White River channel), Lawrenceville served as the first county seat of Monroe County, and a small frame courthouse and log jail were constructed to shelter the county's civic business. Though the county seat was relocated to Clarendon in 1857 - where it has remained ever since - Lawrenceville continued to function as a the principal shipping port for cotton grown on the fertile farmland of southern Monroe County to the east of the river. From Lawrenceville the cotton was shipped to Memphis and St. Louis when water levels in the river were high enough to facilitate steamboat traffic. By 1890, however, Lawrenceville had all but disappeared: the introduction into the county of several hundred miles of railroad track, all of which bypassed Lawrenceville, rendered it obsolete as a port, with virtually all of the shipping business going to the railroad centers of Clarendon (also on the White River) and Brinkley.

William T. Capps was born in North Carolina in 1835. The earliest known record of him in Monroe County, Arkansas occurs in 1869. On February 25 of that year he married Amanda C. Kinsey (also spelled Kinzie) of Jackson Township who was twelve years his junior and

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born in Kentucky. The marriage was performed by Justice of the Peace John Walker. Capps had married into one of the more well-known families of Monroe County. The Kinsey family had been in Jackson Township since at least 1840. Amanda's father, Elijah A., was a farmer who had been born in 1800 in South Carolina and was one of the first settlers of Lawrenceville.

The Capps family was like many other white Monroe County families of the time. William T. was an educated farmer while his wife, like many women of the time, was a homemaker. Their first child, Laura, was born in January, 1870. She was followed by Willie Andrew in 1871 and James in 1876. Daughters were also born in 1874 and 1878 but their names have not been documented. Even though Amanda herself could not write, her children were attending school by 1880.

Though the original planting practices of the Capps farm have not been documented, there is little doubt that cotton was the chief crop planted at the farm and that Capps, like most of his neighbors, was a cotton farmer. Cotton was the chief crop of the period (1875-1890) in Monroe County: production figures from 1880 reveal that the county produced 14,106 bales of cotton and 208,667 bushels of Indian corn; however, as noted in Goodspeeds, "Cotton is the king which demands and receives the principal attention of the farmers and business men." Though corn did well, rice was yet to be introduced to any great degree, and the farmers of Monroe County had yet to diversify into new, unfamiliar crops.

Located approximately two miles east of the old center of Lawrenceville, it is believed that the brick I-house was built c. 1875, because by the 1880 census a number of people were listed as living at the William T. Capps household. They included Lucy Kinsey, William's sister-in-law, who at the time was 14 and had a five-month old son named Claudie, one black female farm laborer, two white male farm laborers, and one white male engineer. With the exception of the removed, central front portico, the house appears exactly as it did when it was constructed c. 1875. Original details of note are the interior end chimneys with fireboxes on each floor, the handsome interior stairwell with its original balustrade and decorative trim, the kitchen chimney with two fireboxes which open into the two pens of the kitchen and the segmental window arches, the thinness and elegance of which give the entire design an almost Federal-style appearance. It is one of the last historic brick rural residences of any form in the county and virtually the last brick I-house in the entire surrounding rural area.

The Capps House is also being nominated under Criterion D by virtue of the intact and relatively undisturbed farmstead site and associated agricultural outbuildings and landscape features which surround it. The three outbuildings, including the barn, the pumphouse and the general store, all date from the period when this farmstead served as the center of a prosperous if relatively small cotton-growing tenant farm. The road, well and fences also survive from the historic period of the greatest activity of the farmstead. The site has the

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potential to reveal further information about the daily farming and commercial activities of both the inhabitants of the main house and the tenants who both worked the land around the farm and came to the buildings surrounding the main house to purchase groceries, seed, farming implements and other necessities for living and working on a rural tenant farm. Few farmstead "centers" of this quality and overall integrity survive in the portion of the Mississippi River Delta which lies in the state of Arkansas, not to mention rural Monroe County; by virtue of both the extant structures, the cemetery and the variety of associated landscape features, the Capps House and its site are likely to reveal further archeological information which will provide valuable insights into the commercial, agricultural, and domestic choices made by the inhabitants and workers of a late nineteenth/early twentieth century rural Arkansas Delta cotton tenant farm.

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**Bibliography**

*Arkansas Census Reports: 1860, 1870 and 1880.* On file at the Arkansas History Commission, Little Rock, Arkansas.

*Arkansas Democrat*, Little Rock, magazine section, Sunday, 10/30/1938, p. 3.

*Goodspeeds' History of Eastern Arkansas*, 1890, pp. 509-512, passim.

*Marriage Records for Monroe County, 1860-1877.* Book D. Published and compiled by Jo Claire English, Clarendon, Arkansas.

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Verbal Boundary Description

Beginning at a point formed by the intersection of the northern edge of County Road #40 with a perpendicular line running along the eastern elevation of the pumphouse, proceed northerly along said line to a point formed by its intersection with a perpendicular line running along the northern elevation of the barn; thence proceed westerly along said line to a point formed by its intersection with a perpendicular line which intersects County Road #40 at the western edge of the driveway, opposite the cemetery; thence proceed southerly along said line to the point formed by its intersection with the northern edge of County Road #40; thence proceed easterly along said line to point of beginning, comprising in all less than three acres.

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SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 90000877

Date Listed: 6/21/90

Capps House  
Property Name

Monroe  
County

AR  
State

N/A

Multiple Name

-----  
This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

Amy Federman  
Signature of the Keeper

6/21/90  
Date of Action

=====

Amended Items in Nomination:

The acreage should read "3."

Discussed and concurred in by the Arkansas SHPO on June 21, 1990.

-----  
DISTRIBUTION:

National Register property file  
Nominating Authority (without nomination attachment)

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Capps House  
NAME:

MULTIPLE  
NAME:

STATE & COUNTY: ARKANSAS, Monroe

DATE RECEIVED: 5/09/90 DATE OF PENDING LIST: 5/22/90  
DATE OF 16TH DAY: 6/07/90 DATE OF 45TH DAY: 6/23/90  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 90000877

NOMINATOR: STATE

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N  
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N  
REQUEST: N SAMPLE: N SLR DRAFT: Y NATIONAL: N

COMMENT WAIVER: N

☒ ACCEPT ☐ RETURN ☐ REJECT 6/21/90 DATE

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA Accept C, D  
REVIEWER Amey P. Federman  
DISCIPLINE Arch History  
DATE 6/21/90

DOCUMENTATION see attached comments Y/N see attached (SLR Y/N)

---

CLASSIFICATION

\_\_\_count      \_\_\_resource type

---

STATE/FEDERAL AGENCY CERTIFICATION

---

FUNCTION

\_\_\_historic      \_\_\_current

---

DESCRIPTION

\_\_\_architectural classification  
\_\_\_materials  
\_\_\_descriptive text

---

SIGNIFICANCE

Period      Areas of Significance--Check and justify below

Specific dates      Builder/Architect  
Statement of Significance (in one paragraph)

\_\_\_summary paragraph  
\_\_\_completeness  
\_\_\_clarity  
\_\_\_applicable criteria  
\_\_\_justification of areas checked  
\_\_\_relating significance to the resource  
\_\_\_context  
\_\_\_relationship of integrity to significance  
\_\_\_justification of exception  
\_\_\_other

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BIBLIOGRAPHY

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GEOGRAPHICAL DATA

\_\_\_acreage      \_\_\_verbal boundary description  
\_\_\_UTMs      \_\_\_boundary justification

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ACCOMPANYING DOCUMENTATION/PRESENTATION

\_\_\_sketch maps    \_\_\_USGS maps    \_\_\_photographs    \_\_\_presentation

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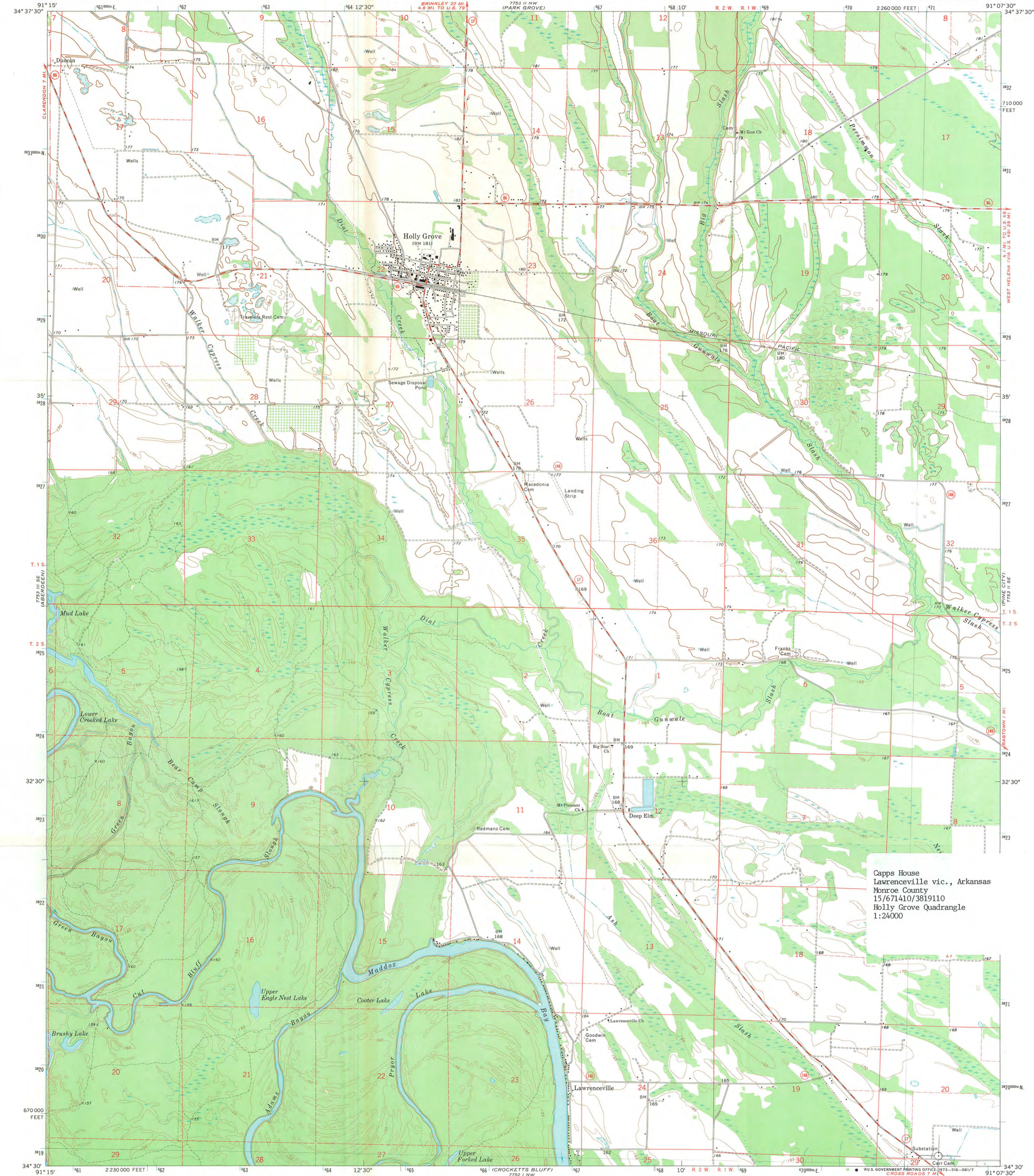
OTHER COMMENTS

Questions concerning this nomination may be directed to

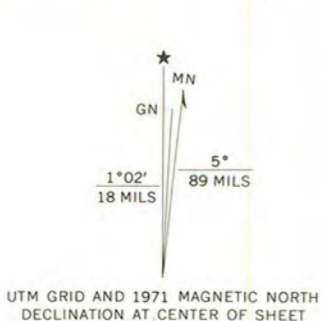
\_\_\_\_\_ Phone \_\_\_\_\_

Signed \_\_\_\_\_ Date \_\_\_\_\_

**INSERT  
PHOTOS**



Maped, edited, and published by the Geological Survey  
Control by USGS and USC&GS  
Topography by photogrammetric methods from aerial  
photographs taken 1970. Field checked 1971  
Polyconic projection. 1927 North American datum  
10,000-foot grid based on Arkansas coordinate system, south zone  
1000-meter Universal Transverse Mercator grid ticks,  
zone 15, shown in blue  
Fine red dashed lines indicate selected fence and field lines where  
generally visible on aerial photographs. This information is unchecked



THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS  
FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR WASHINGTON, D. C. 20242  
AND BY THE ARKANSAS GEOLOGICAL COMMISSION, LITTLE ROCK, ARKANSAS 72201  
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

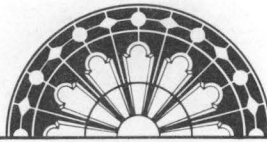


ROAD CLASSIFICATION  
Primary highway, hard surface — Light-duty road, hard or improved surface  
Secondary highway, hard surface — Unimproved road  
Interstate Route — U. S. Route — State Route

HOLLY GROVE, ARK.  
SW 1/4 HOLLY GROVE 15' QUADRANGLE  
N 3430—W 9107.5/7.5

1971

AMS 7753 II SW—SERIES V884



ARKANSAS  
HISTORIC  
PRESERVATION  
PROGRAM

RECEIVED  
MAY 09 1990

NATIONAL  
REGISTER

May 4, 1990

Carol D. Shull  
Chief of Registration  
United States Department of the Interior  
National Register of Historic Places  
National Park Service  
1100 "L" Street, NW  
Washington, DC 20240

RE: Capps House - Lawrenceville, Arkansas

Dear Carol:

We are enclosing for your review the nomination of the above referenced property. The Arkansas Historic Preservation Program has complied with all applicable nominating procedures and notification requirements in the nomination process.

Thank you for your consideration in this matter.

Sincerely,

Cathy Buford  
State Historic Preservation Officer

CB:dg

Enclosures

