

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic/single dwelling

Domestic/secondary structure

Current Functions (enter categories from instructions)

Domestic/single dwelling

Domestic/secondary structure

7. Description

Architectural Classification

(enter categories from instructions)

Late 19th and 20th Century Revivals/
Other: Monterey

Materials (enter categories from instructions)

foundation Brick

walls Wood (board and batten)

Brick

roof Asbestos (shingles)

other Stone (cut stone door surround; field-
stone walls, patio, walks, outdoor
fireplace)

Describe present and historic physical appearance.

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Summary

Built in 1937, the Pruniski House even today seems very "modern" in some respects, largely because its design includes many features that became standard components of house construction after World War II. Among the Pruniski House's up-to-date features are an attached, two-car garage; a basement "rumpus room" and bar; 8' ceilings; and a back-yard patio. Stylistically, the house falls in the period revival category. It is a very good example of the Monterey style, displaying all the major features that characterize that style.

Elaboration

From the street, the Pruniski House appears to have two stories, but the slope of the lot, assisted by some grading, allows for three levels in the rear (north) elevation. The basement level, which opens onto a fieldstone patio behind the house, contains a sunroom, "rumpus room" (as it is labeled on the original plans for the house), bar, servant's room, and utility areas.

The design of the Pruniski House incorporates all of the major features of the Monterey style: two stories, a low-pitched gabled roof, and a cantilevered second-story balcony covered by the main roof. As also is typical of the style, a portion of the second story of the house is clad in vertical board-and-batten siding, while the rest of the house, including the attached, two-car garage, is brick veneered.

Because the original plans for the Pruniski House--dated November 15, 1936, and April 16, 1937--still exist, it is known definitely that the house has undergone very few exterior changes. The garage originally had two separate overhead doors; these have been replaced by one double overhead door. Awnings have been added to some windows, and for reasons of energy efficiency and comfort, the original metal casement windows have been replaced by wooden casements. The replacements, however, were made without altering the size or shape of original openings. Otherwise, the exterior of the Pruniski House looks as it did when the house was built in 1937.

The distinctive second-story balcony spans a little more than half of the main (south) elevation of the house. Supported by heavy beams with shaped ends, the balcony is the dominant feature of that elevation.

The western end of the balcony shelters the main entrance, which retains its original architect-designed door. The door surround is stone and features a decorative frieze which also was designed by the architects of the house. The only other decorative embellishment on the main elevation is a cartouche which, according to the original plans, was ordered from the "Architectural Decorating Co." The cartouche is affixed

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to the wall of the west half of the main elevation, just below the eaves and between the stairway window and a bedroom window.

The roof of the Pruniski House still is covered by the original asbestos shingles, which are designed to look like slate. The house's windows have simple brick or wooden sills (depending on whether they are located where the house is brick veneered or where it has board-and-batten siding) and no other trim.

The focal point of the rear elevation is a projecting bay containing the sunroom at the basement level and a screened porch at the first-floor level. A broad chimney rises through the roof of the bay and on through the main roofline. An exterior stairway leads down to the fieldstone patio from the east end of the screened porch.

The interior of the Pruniski House remains largely as it was constructed in 1937, and many of the decorative features that were designed by the architects are still intact. Most notable are the main stairway, which curves up from the basement to the second floor and features an unusual balustrade with chamfered edges, and the living room's fireplace, for which the architects designed not only the mantel but a firescreen and andirons (the latter are not intact).

The Pruniski House's wide, low profile--particularly noticeable when viewing the main elevation--results from interior ceilings being just eight feet tall--the standard for post-war construction but not typical in the Little Rock/North Little Rock area during the 1930's (when ceiling heights of nine to ten feet were usual). The interior arrangement of the Pruniski House also has much in common with post-war residences. The kitchen, for example, is located at the front of the house, while the living and dining rooms overlook the back yard. The master bedroom and bath are on the first floor, secluded from the four bedrooms (and two baths) located upstairs. As already noted, the basement contains a rumpus room and bar.

With the exception of the balcony, which might be used for sitting, the Pruniski House is oriented to the back yard rather than to the street. The rear elevation's screened porch opens off the living room, providing access to the patio. Below the porch, the basement-level sunroom opens directly onto the patio.

The original drawings for the Pruniski House included a landscape plan which provided for the construction of the fieldstone walls and patio, a small pool, and a "fireplace & pit," all of which remain intact in the back yard. The architects even designed two wrought-iron gates that provide access into the back yard from the east and west, through the fieldstone walls.

A small board-and-batten outbuilding, located on the eastern edge of the back yard,

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also was architect-designed. Originally used as the laundry, this building has a gabled roof and a six-over-six, double-hung window in its south elevation. The door to the original section of the building is centered below the gable in the east elevation; two other doors open into a wing added to the north side of the original building.

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

Period of Significance

1936-37

Significant Dates

1937

Significant Person

N/A

Architect/Builder

Brueggeman, Swaim & Allen (Edward F. Brueggeman, Guy Swaim, William S. Allen -- it is not known which principal was the lead architect on the project)

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

See continuation sheet

9. Major Bibliographical References

Arkansas Gazette, April 10, 1938, Special Features, P. 12 and November 19, 1963, p. 9B.

Blake, Betty Pruniski. Telephone interview from her home in Benton, Arkansas, on July 11, 1988.

"Brueggeman, Swaim & Allen Jobs 1 through 1000." Index located in office of Wellborn Henderson Associates, Little Rock, Arkansas.

Little Rock City Directories for the years 1930 through 1964.

Morrissey, Marie Pruniski. Telephone interview from her home in Little Rock, Arkansas, on July 11, 1988.

"Residence for Mr. Max J. Pruniski." File #145 containing plans dated November 15, 1936, and April 16, 1937, located in storage warehouse of Wellborn Henderson Associates, Little Rock, Arkansas.

Sanborn Insurance Map of Little Rock and North Little Rock, 1939.

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 Less than one

UTM References

A 1 5 5 6 8 3 2 0 3 8 4 9 3 0 0
Zone Easting Northing
C

B
Zone Easting Northing
D

See continuation sheet

Verbal Boundary Description

Lot A of Morrissey Replat of lot 22, block 2, Park Hill Addition to the City of North Little Rock and the West 30 feet of lot 24, block 2, Park Hill Addition to the City of North Little Rock.

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 Cheryl Griffith Nichols

organization History, Inc.

street & number 1721 S. Gaines St.

city or town Little Rock

date January 31, 1989

telephone (501) 375-2686

state Arkansas zip code 72206

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National Park Service**

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Continuation Sheet**

Section number 8 Page 1

Summary

The Pruniski House is one of only two known examples of the Monterey style in the Little Rock/North Little Rock area, and it is the only known example dating from before World War II. The architectural significance of the house is enhanced by the presence in its design of many "modern" features that did not become common until after the Second World War. The Pruniski House also is a scarce representative of the 1930's in Park Hill, a North Little Rock neighborhood where development began in the 1920's, came to a virtual standstill during the Depression, and resumed on a more modest scale following World War II.

Elaboration

When its design was commissioned in the fall of 1936, the Pruniski House became project #145 for the Little Rock architectural firm of Brueggeman, Swaim, and Allen (predecessor of the firm known today as Wellborn Henderson Associates). Max J. Pruniski, the widower for whom the house was designed and built, already was well-acquainted with the principals of the firm: Edward F. Brueggeman, who was a personal friend; Guy Swaim; and William S. Allen. They had designed alterations for Pruniski's previous residence, and they were involved in the design or remodeling of several movie theaters operated by the business in which Pruniski was a partner, Malco Theatres, Inc.

Max Pruniski's business almost certainly was the key to his ability to build a large (approximately 3,500 square feet), architect-designed house in 1937, when most Arkansans still were suffering the effects of the Depression. It surely is no coincidence that Brueggeman, Swaim, and Allen designed houses in rapid succession for both Pruniski and his Little Rock partner in Malco Theatres, M. S. McCord (a third partner lived in Memphis, Tennessee). Malco Theatres' business evidently flourished during the Depression as people flocked to the movies.

Development of North Little Rock's Park Hill neighborhood, location of both the Pruniski and McCord Houses, had begun in the 1920's with the construction of a variety of period revival houses ranging in size from about 1,500 square feet to as much as 6,000 square feet. The majority of these houses were patterned after English architecture, but a few Colonial Revival and Spanish Revival houses also were built.

The Depression brought construction in Park Hill to a virtual standstill--with the notable exceptions of the Pruniski and McCord Houses. The McCord House was designed in the Spanish Revival style, but the Pruniski House evidently introduced a new revival--the Monterey style--to the Little Rock/North Little Rock area.

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Windshield surveys of Park Hill and the Heights, the neighborhood in Little Rock similar in age to Park Hill, located just one other example of the Monterey style. This example, the Ketcher House in Park Hill, was built about 1950, leaving the Pruniski House as the earliest example of what apparently is a very rare style in central Arkansas.

Unfortunately, the reason for Pruniski's--or his architect's--choice of the Monterey style is not known. When he built the house, Max Pruniski had three grown daughters, all of whom lived with their father in the house for a few years. Two of the daughters are still alive, but neither of them remembers her father having had many definite ideas about the design of the house beyond such basic considerations as the number of bedrooms. They assume the architects chose the style of the house, and their father simply agreed to it.

It also is not known specifically why the Pruniski House incorporated such "modern" features as the attached, two-car garage; the rumpus room; and the patio. Presumably, however, these were the coming things in house design, and Pruniski's construction budget enabled his architects to include them, as well as many other high-quality features. Whatever the reasons for their presence, today these features allow the Pruniski House to serve as an illustration of changes in house design and construction that were underway in the 1930's but did not become standard until after World War II.

A final noteworthy point has to do with the Pruniski House's place in the overall development of Park Hill, where it bridges the gap between the first wave of construction in the 1920's and the post-war construction that eventually completed the neighborhood's development. The Pruniski House is like many of Park Hill's 1920's-vintage houses in being an architect-designed, period revival residence. However, because many of its features foreshadowed post-war construction, it also has much in common with some of the larger houses built in Park Hill after World War II.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Pruniski House
NAME:

MULTIPLE
NAME:

STATE & COUNTY: ARKANSAS, Pulaski

DATE RECEIVED: 1/12/90 DATE OF PENDING LIST: 1/24/90
DATE OF 16TH DAY: 2/09/90 DATE OF 45TH DAY: 2/26/90
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 90000116

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: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 2/9/90 DATE

Entered in the
National Register

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA _____
REVIEWER _____
DISCIPLINE _____
DATE _____

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

BIBLIOGRAPHY

GEOGRAPHICAL DATA

acreage verbal boundary description
 UTM's boundary justification

ACCOMPANYING DOCUMENTATION/PRESENTATION

sketch maps USGS maps photographs presentation

OTHER COMMENTS

Questions concerning this nomination may be directed to

Phone _____

Signed _____

Date _____



PRUENSKI HOUSE
NORTH LITTLE ROCK, AR
PULASKI COUNTY
PHOTO BY M. ANDERSON
JANUARY, 1989
NEGATIVE ON FILE AT AHPP
SOUTH ELEVATION



PRUNISKI HOUSE

NORTH LITTLE ROCK, AR

PUNASKI COUNTY

PHOTO BY M. ANDERSON

JANUARY 1989

NEGATIVE ON FILE AT NHPP

SOUTH ELEVATION CLOSE-UP OF BALCONY AND FRONT DOOR



PRUNISKI HOUSE

NORTH LITTLE ROCK, AR

PULASKI COUNTY

PHOTO BY M. ANDERSON

JANUARY 1989

NEGATIVE ON FILE AT AHPP

NORTH ELEVATION



PRUNISKI HOUSE
NORTH LITTLE ROCK, AR
PULASKI COUNTY
PHOTO BY M. ANDERSON

JANUARY 1989

NEGATIVE ON FILE AT NHPP

NORTH-EAST ELEVATION



PRUNISKI HOUSE

NORTH LITTLE ROCK, AR

PULASKI COUNTY

PHOTO BY M. ANDERSON

JANUARY 1989

NEGATIVE ON FILE AT AHPP

NORTH-EAST ELEVATION



PRUNISKI HOUSE
NORTH LITTLE ROCK, AR
PULASKI COUNTY
PHOTO BY M. ANDERSON
JANUARY, 1989
NEGATIVE ON FILE AT AHPP
NORTH-WEST ELEVATION



PRUNISKI HOUSE

NORTH LITTLE ROCK, AR

PULASKI COUNTY

PHOTO BY M. ANDERSON

JANUARY 1989

NEGATIVE ON FILE AT AHPP

NORTH ELEVATION CLOSE-UP OF SUN-PORCH



SHED / OUT BUILDING
PRUNIGER HOUSE PROPERTY
NORTH LITTLE ROCK, AR
PULASKI COUNTY
PHOTO BY M. ANDERSON
JANUARY 1989
NEGATIVE ON FILE AT AHPP

SOUTH-EAST ELEVATION



TERRACE - SHOWING FOUNTAIN / POOL & CURVED STONE
BENCH

PRUNISIKI HOUSE

NORTH LITTLE ROCK, AR

PULASKI COUNTY

PHOTO BY M. ANDERSON

JANUARY 1989

NEGATIVE ON FILE AT AHPP

LOOKING NORTH FROM REAR OF HOUSE



TERRACE WALL
PRUNISKI HOUSE
NORTH LITTLE ROCK, AR
PARKER COUNTY
PHOTO BY M. ANDERSON
JANUARY 1989
NEGATIVE ON FILE AT NCHPP

TERRACE WALL



TERRACE
PRUNISKI HOUSE
NORTH LITTLE ROCK, AR
PULASKI COUNTY
PHOTO BY M. ANDERSON
JANUARY 1989
NEGATIVE ON FILE AT AHP
NORTH - EAST VIEW OF TERRACE



STAIR CASE

PULASKI House

NORTH LITTLE ROCK, AR

PULASKI County

PHOTO BY M. ANDERSON

JANUARY 1989

NEGATIVE ON FILE AT NHPP

INTERIOR SHOT



STAIRCASE

PRUNISKI HOUSE

NORTH LITTLE ROCK, AR

PULASKI COUNTY

PHOTO BY M. ANDERSON

JANUARY 1989

NEGATIVE ON FILE AT AHPP

INTERIOR SHOT



FIRE PLACE

PRUNISKI HOUSE

NORTH LITTLE ROCK, AR

PULASKI COUNTY

PHOTO BY M. ANDERSON

JANUARY 1989

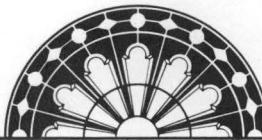
NEGATIVE ON FILE AT ACHPP

INTERIOR SHOT

RECEIVED

JAN 10 1989

APP



JAN 12 1990

ARKANSAS
HISTORIC
PRESERVATION
PROGRAM

December 27, 1989

Carol D. Shull
Chief of Registration
United States Department of the Interior
National Register of Historic Places
National Park Service
1100 'L' Street, N.W.
Washington, D.C. 20240

RE: Pruniski House
Little Rock - Pulaski County

Dear Carol:

We are enclosing for your review the nomination for the Pruniski House. 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/KS/lss

Enclosures

