

United States Department of the Interior
National Park Service



1043

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 Prospect Terrace Apartments

other names/site number PU3317

2. Location

street & number 3603 Kavanaugh Boulevard

not for publication

city or town Little Rock

vicinity

state 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.)

Cathy Matthews

8/1/02

Signature of certifying official/Title

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 for additional comments.)

Signature of certifying official/Title

Date

State 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

Wilson H. Beall

Date of Action

9/12/02

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	
1		buildings
		sites
		structures
		objects
1		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

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC/multiple dwelling

Current Functions
(Enter categories from instructions)

DOMESTIC/multiple dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

MODERN MOVEMENT/International Style

Materials
(Enter categories from instructions)

foundation Concrete

walls Brick

roof Asphalt

other Concrete

Narrative Description

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

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National Register of Historic Places Continuation Sheet

Section number 7 Page 1

PROSPECT TERRACE APARTMENTS

Little Rock, Pulaski County

1947

SUMMARY

Located at 3603 Kavanaugh Boulevard in Little Rock, Arkansas, the Prospect Terrace Apartments is an excellent example of 1947 International Style architecture. Built and initially owned by locally renowned architect Edwin B. Cromwell, the structure is relatively unaltered from its original 1947 plan and maintains its historic integrity although currently in a state of disrepair. The three-story, nineteen unit, red brick veneered, concrete and terra cotta structure facing Kavanaugh Boulevard, sits at the edge of the Hillcrest Historic District and reflects its very "modern" International Style ethic with its flat roof, metal casement windows, smooth unadorned wall surfaces, and austere façade void of decorative detailing.

ELABORATION

Prospect Terrace Apartments is a brick veneered apartment building built of cast concrete and terra cotta bricks. It is a two story building, with a partial third floor basement as the site slopes to the rear or west. Featuring numerous banks of rolled steel casement windows, a concrete foundation, plain unadorned walls and a flat roof, it is situated in a "U" shape around a courtyard with a terraced main front entrance walkway opening out onto Kavanaugh Boulevard. The exterior of the building remains as it originally appeared in the late 1940's.

East Elevation

The front facade of the building faces east toward Kavanaugh Boulevard (originally Prospect Boulevard). The "U" shaped structure is symmetrical and envelops a courtyard that opens to its terraced entrance on Kavanaugh Boulevard. The concrete entry walk divides into two equal and symmetrical sets of walks and steps leading to the each side of the central rectangular courtyard. The entrance walks and stairways are edged with stepped down metal railings. At the courtyard, there are four single door entrances, one door to each section of the building's four parts. The very plain entrance doors are under cantilevered concrete roofs, the north (section A) and south (section D) roofs forming the floors for the second story hallway balconies that open out over the rectangular courtyard. The two east wings of the building project outward a few feet matching the depth of the balconies. The metal double doors of the balconies are multi-paned matching the windows. Simple bronze handles latch the doors together. The four entrances and groupings of rolled steel casement windows penetrate the simple smooth brick and box-like shape. The metal windows are found in 6 different combinations of fixed and operable sets of panes. The east facade fronting the courtyard contains a centrally located chimney serving the mechanical room in the basement.

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West Elevation

The rear of the building faces west and contains the parking area for the residents. A few concrete steps lead to a small landing with a back door, one each for the two back sections. These doors lead to the basement level of the building. Two balconies cantilever out from the second floor providing roofs for the two entrances. The two balconies are off the kitchens on the second floor. The window fenestration is the same for all floors.

North and South Elevations

The building is symmetrical, therefore each side of the building is identical. These elevations also contain an entrance into the basement with the balconies above serving as protection for the side entry. These doors are at ground level and lead to a stairway to the first level. Window fenestration is consistent for each of the three levels. Only one apartment, a three-bedroom unit located on the basement level, has its own exterior entrance door facing Evergreen Street.

The extensive use of concrete and metal in construction is significant. Important exterior features are the flat roof, the metal casement windows, the unadorned entrances, and the cantilevered concrete balconies.

Interior

The interiors are plain and unadorned. Stairways are poured concrete with concrete sides. Hallways and individual apartments have concrete walls and ceilings, including precast concrete window sills and wall bases. Doorframes are metal. Floor coverings are vinyl tile, except for white ceramic tile in the bathrooms. Fixtures are plain and functional. The kitchens featured Murphy Cabrinette brand fixtures with an under the counter refrigerator, sink, and gas stove all contained in a single white porcelain unit. Each of the four sections of the building had its own Kernator brand incinerator in the basement and all apartments have a direct trash chute to the incinerator.

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.

Levels of Significance (local, state, national)

Local

Areas of Significance (Enter categories from instructions)

Architecture

Period of Significance

1947

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.

Significant Dates

1947

Significant Person (Complete if Criterion B is marked)

N/A

Cultural Affiliation (Complete if Criterion D is marked)

N/A

Architect/Builder

Edwin B. Cromwell, Architect

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:

United States Department of the Interior
National Park Service

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Section number 8 Page 1

STATEMENT OF SIGNIFICANCE

Summary

The Prospect Terrace Apartment building, located at 3603 Kavanaugh Boulevard in Little Rock, Arkansas, is being nominated to the National Register of Historic Places with local significance under "Criterion C" as being an excellent example of 1947 International Style architecture. Prospect Terrace Apartments has the distinctive characteristics – being rectangular, plain, and unadorned – of the International Style architecture that emphasized function and structure over ornamental decoration. The International Style still influences contemporary design and has profoundly affected urban landscapes during the last 70 years.

Elaboration

The International Style was born out of The Bauhaus design school (1919) in Germany. The Bauhaus has since influenced the course of twentieth-century architecture. The teaching staff at Bauhaus included Walter Gropius, Marcel Breuer, Wassily Kandinsky, Paul Klee, Ludwig Mies van der Rohe, and Laslo Moholy-Nagy. The school's revolutionary approach to design abandoned traditional methods that stressed the classical style and specialization, and adopted a unification of the arts with engineering and technology. Gropius and Van der Rohe fled to America bringing this early modern avant-garde ethic. Walter Gropius, who became head of architecture at Harvard, Ludwig Mies van der Rohe and Moholy-Nagy, who went to Chicago, and Swiss-French Le Corbusier were International Style's pioneers. Philip Johnson as director of the New York's Museum of Modern Art, along with Henry-Russell Hitchcock, hosted the 1932 International Exhibition of Modern Architecture (at the Museum of Modern Art in New York), which introduced and named this modern movement as a universal style which transcended national boundaries. The style embodied an aesthetic based on use. Buildings were flat, simple, rectangular, plain, and unadorned, using modern materials such as concrete, steel, and glass - presenting Le Corbusier's idea of a house as a "machine for living" while underlining Mies van der Rohe's famous quote that "Less is More." The International Style has impacted the arts - painting, architecture, and design - from that time forward and became the dominant style of mid-twentieth-century architecture.

In Little Rock when construction resumed after the war, style followed the national trend. Designs based on historical precedent gave way to the modern. Prospect Terrace Apartments reflect this and, typical of International style, Prospect Terrace has a flat roof; metal casement windows set flush with the outer wall; smooth unadorned wall surfaces; no decorative detailing at the windows and doors; and cantilevered balconies. It is functional rather than decorative, and as was the style, superfluous ornament was abandoned for efficiency.

In 1947, when the Prospect Terrace Apartments were constructed, Hillcrest had been developed for several decades. Although the community originated as a separate municipality from the City of Little Rock called Pulaski Heights (1905), it was incorporated into the City of Little Rock in 1916, and developed into Little

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Rock's oldest and one of the most desirable suburbs. Prospect Avenue, now known as Kavanaugh Boulevard, was the winding streetcar thoroughfare from downtown Little Rock west through Pulaski Heights to Forest Park. It was along Prospect Avenue that early Little Rock developed and grew as the city expanded westward.

In 1947, the year streetcars stopped running along Kavanaugh Boulevard, Edwin Boykin Cromwell, of Ginocchio & Cromwell Architects, designed and built, as a personal investment, the Prospect Terrace Apartments - a "modern" nineteen-unit apartment building at Kavanaugh Boulevard and "F" Street (Evergreen). Sitting across from the northern boundary of the Hillcrest National Register Historic District, the Prospect Terrace Apartment building adds an example of post war "modern" to the typical English Revival and Craftsman bungalow styles of the surrounding neighborhood. The building is an excellent example of the forthcoming, primarily architect-designed, modernistic, functional International Style of the mid-twentieth-century.

Mr. Cromwell (1909 - 2001), a Princeton educated architect born in the Philippines, came to Little Rock and in 1937 married Henrietta Thompson, daughter of well-known local architect Charles L. Thompson. The Prospect Terrace Apartment building is a rare example of Mr. Cromwell's early work. Mr. Cromwell, an AIA Fellow, contributed a vast amount of work to Arkansas's built environment.

Significance

The Prospect Terrace Apartment building, located at 3603 Kavanaugh Boulevard in Little Rock, Arkansas, is being nominated to the National Register of Historic Places with local significance under "Criterion C" as being an excellent example of 1947 International Style architecture. Prospect Terrace Apartments has the distinctive characteristics – being rectangular, plain, and unadorned – of the International Style architecture that emphasized function and structure over ornamental decoration. The International Style still influences contemporary design and has profoundly affected urban landscapes during the last 70 years.

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National Park Service

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Bibliography

Abstract of Deed, Standard Abstract Company. Little Rock, Arkansas, 2001.

Architectural Plan Drawings of Prospect Terrace Apartments - Ginocchio & Cromwell Architects, June 24, 1947.

Interview - Rebecca Catlett Cate by M. Satterfield. May 2001.

Interview - Ed Cromwell Levy by M. Satterfield. June 2001.

Hitchcock, Henry Russell and Philip Johnson. The International Style. Boston: MIT Press, re-issue 1995.

McAlester, Virginia & Lee. A Field Guide to American Houses. New York: Alfred A. Knopf, 1997.

Prospect Terrace Apartments
Name of Property

Pulaski County, Arkansas
County and State

10. Geographical Data

Acreage of Property Less than one.

UTM References

(Place additional UTM references on a continuation sheet.)

1 15 561188 3846652
Zone Easting Northing
2 _____

3 _____
Zone Easting Northing
4 _____

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 Ralph S. Wilcox, National Register & Survey Coordinator
organization Arkansas Historic Preservation Program date August 1, 2002
street & number 1500 Tower Building, 323 Center Street telephone (501) 324-9787
city or town Little Rock state AR 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 Prospect Terrace Limited Liability Corporation
street & number 3603 Kavanaugh Boulevard telephone (501)225-0225
city or town Little Rock state AR zip code 72205

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 Reductions Projects (1024-0018), Washington, DC 20303.

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Verbal Boundary Description

Lots 3, 4, and 5, Block 51, Pulaski Heights Addition to the City of Little Rock, Pulaski County, Arkansas.

Boundary Justification

The boundary includes all land historically associated with the building.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Prospect Terrace Apartments

MULTIPLE NAME:

STATE & COUNTY: ARKANSAS, Pulaski

DATE RECEIVED: 8/06/02 DATE OF PENDING LIST: 8/20/02
DATE OF 16TH DAY: 9/05/02 DATE OF 45TH DAY: 9/20/02
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 02001043

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 9/12/02 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in the
National Register

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

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



Prospect Terrace Apartments

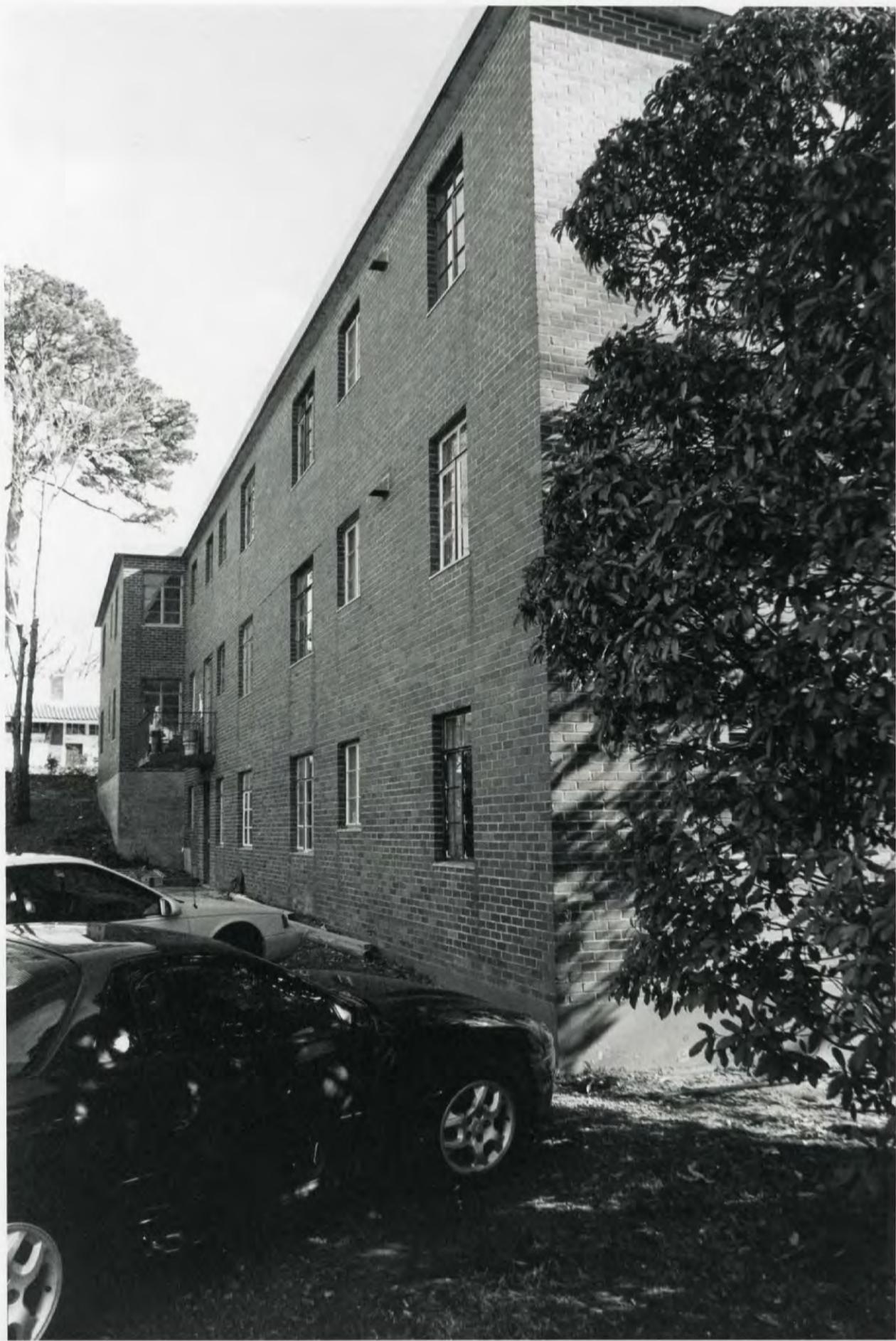
Pulaski County, AR

Zac Cothren

January 2002

AHPP

View of west elevation and small portions
of south elevation, looking Northeast



Prospect Terrace Apartments

Pulaski County, AR

Zac Cothren

January 2002

AHPP

View of north elevation looking southeast



Prospect Terrace Apartments

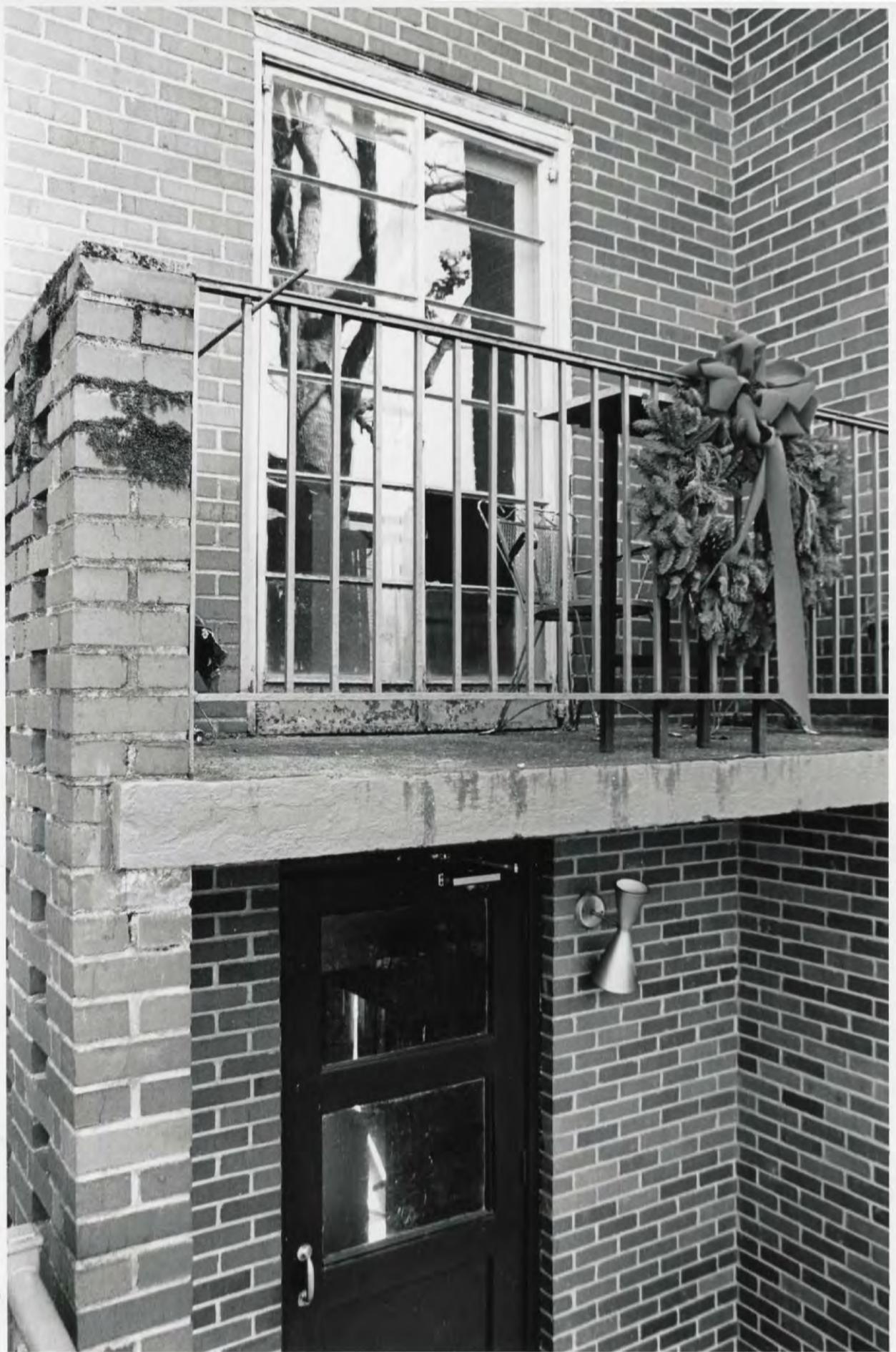
Pulaski County, AR

Zac Cothren

January 2002

AHPP

View of courtyard looking west
toward east elevation.



Prospect Terrace Apartments
Pulaski County, AR

Zac Cothren

January 2002

AHPP

View of balcony and entry facing
courtyard looking south



Prospect Terrace Apartments

Pulaski County, AR

Zac Cothren

January 2002

AHPP

View of south and east elevations
looking north west



Prospect Terrace Apartments

Pulaski County, AR

Zac Cothren

January 2002

AHPP

View of north wing of apt, looking
northwest



Prospect Terrace Apartments
Pulaski County, AR

Zac Cothren

January 2002

AHPP

View of west elevation looking
slightly southeast



Prospect Terrace Apartments

Pulaski County, AR

Zac Cothren

January 2002

AHPP

View of interior room looking
Southwest



Prospect Terrace Apartments

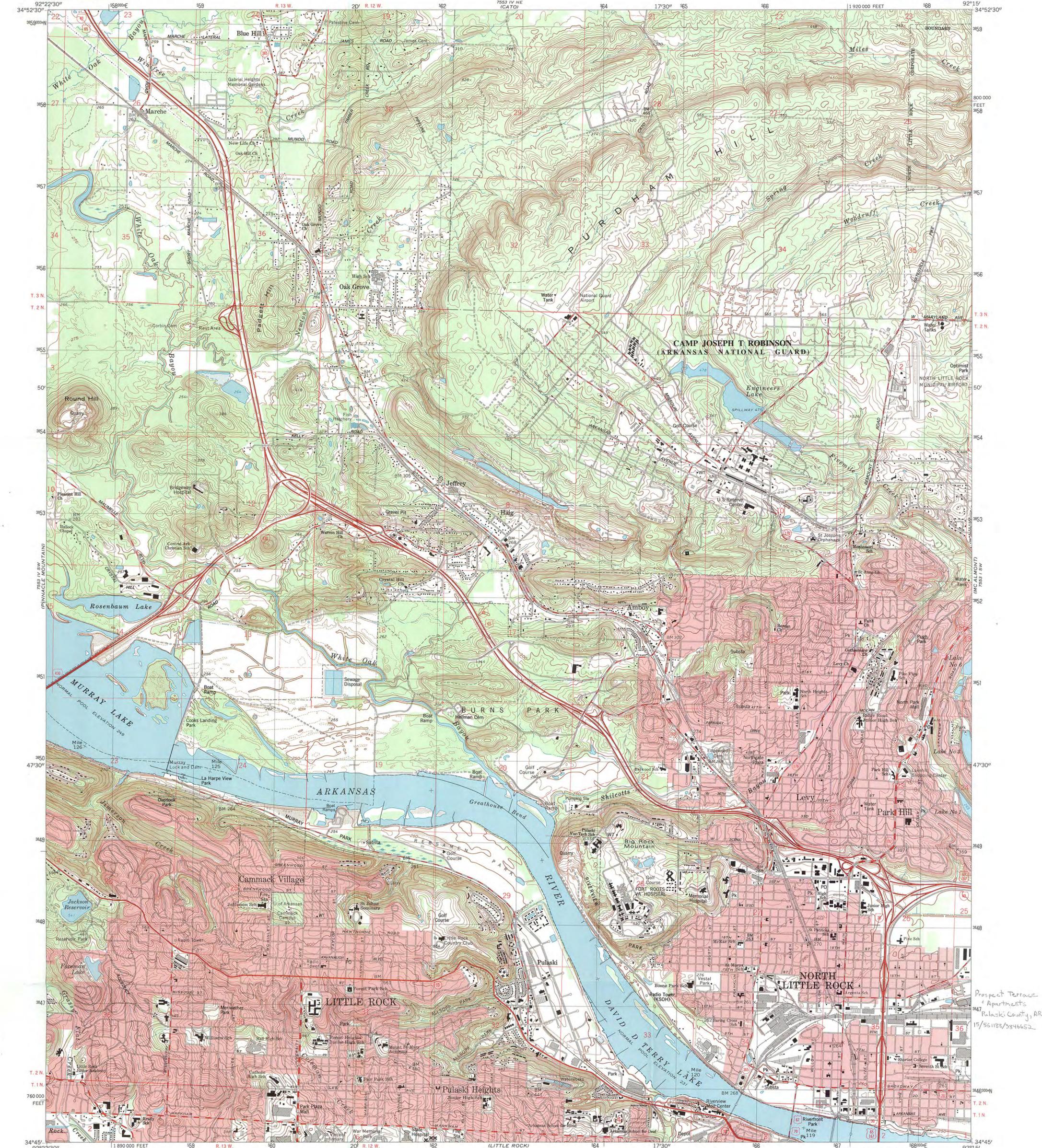
Pulaski County, AR

Zac Gothren

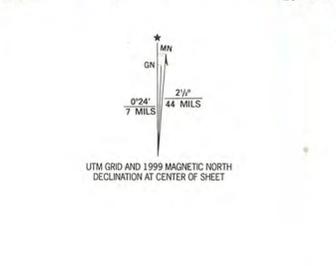
January 2002

AHPP

View of interior staircase



Produced by the United States Geological Survey... Derived from imagery taken 1984 and other sources... North American Datum of 1983 (NAD 83)...



SCALE 1:24 000... CONTOUR INTERVAL 10 FEET... DOTTED LINES REPRESENT 5-FOOT CONTOURS... NATIONAL GEODETIC VERTICAL DATUM OF 1929...

ROAD CLASSIFICATION legend with symbols for Interstate, U.S., and State routes. Includes a 'QUADRANGLE LOCATION' map of Arkansas and a barcode with the number 978060710636.

Prospect Terrace Apartments Pulaski County, AR 15/56118/3946652



The Department of
**Arkansas
Heritage**

Mike Huckabee
Governor

Cathie Matthews
Director

Arkansas
Arts Council

Arkansas Historic
Preservation Program

Arkansas
Natural Heritage
Commission

Arkansas
Territorial Restoration

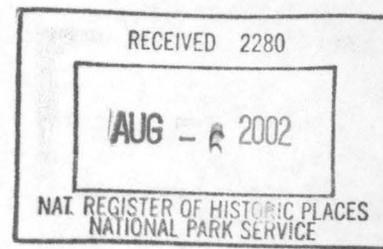
Delta Cultural Center

Old State House Museum



1500 Tower Building
323 Center Street
Little Rock, AR 72201
(501) 324-9150
fax: (501) 324-9154
tdd: (501) 324-9811

e-mail: Info@dah.state.ar.us
website: www.heritage.state.ar.us
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August 2, 2002

Carol D. Shull
Chief of Registration
United States Department of the Interior
National Register of Historic Places
National Park Service
Suite 400
800 North Capitol Street, NW
Washington, DC 20002

RE: Prospect Terrace Apartments – Little Rock, Pulaski
County

Dear Carol:

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

If you need further information, please call Ralph S. Wilcox of my staff at (501) 324-9787. Thank you for your consideration in this matter.

Sincerely,

Cathie Matthews
State Historic Preservation Officer

CM:rsw

Enclosure