

United States Department of the Interior
National Park Service

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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any 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.

1. Name of Property

Historic name: South Main Street Residential Historic District – Boundary Increase

Other names/site number: _____

Name of related multiple property listing: _____

N/A

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 2006-2008 & 2014 S. Scott Street and 114, 116, & 118 E. 21st Street

City or town: Little Rock State: Arkansas County: Pulaski

Not For Publication: ☐

Vicinity: ☐

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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. I recommend that this property be considered significant at the following level(s) of significance:

 national statewide X local

Applicable National Register Criteria:

X A B X C D

Carrie Matthews

7/23/12

Signature of certifying official/Title:

Date

Arkansas Historic Preservation Program

State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official:

Date

Title :

State or Federal agency/bureau
or Tribal Government

South Main Street Residential Historic District

Pulaski, Arkansas

Boundary Increase

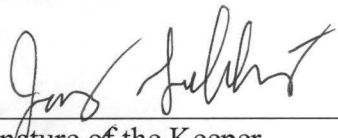
Name of Property

County and State

4. National Park Service Certification

I hereby certify that this property is:

- ☒ entered in the National Register
☐ determined eligible for the National Register
☐ determined not eligible for the National Register
☐ removed from the National Register
☐ other (explain:)


Signature of the Keeper

10/17/2012
Date of Action

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 ☐

South Main Street Residential Historic District
Boundary Increase
Name of Property

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>5</u>	<u> </u>	buildings
<u> </u>	<u>1</u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>5</u>	<u>1</u>	Total

Number of contributing resources previously listed in the National Register 0

The updated count for the previously listed district is as follows:

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>18</u>	<u>6</u>	buildings
<u> </u>	<u>8</u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>18</u>	<u>14</u>	Total

Number of contributing resources previously listed in the National Register 6

South Main Street Residential Historic District
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6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC/single dwelling
DOMESTIC/multiple dwelling

Current Functions

(Enter categories from instructions.)

DOMESTIC/single dwelling
DOMESTIC/multiple dwelling

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7. Description

Architectural Classification

(Enter categories from instructions.)

LATE VICTORIAN/Queen Anne
LATE 19TH AND EARLY 20TH CENTURY AMERICAN
MOVEMENTS/Bungalow/Craftsman
NO STYLE/Plain/Traditional

Materials: (enter categories from instructions.)

Principal exterior materials of the property: BRICK, WOOD/Weatherboard

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

This boundary increase adds five contributing buildings to the existing South Main Street Residential Historic District, as well as accounts for vacant lots throughout the district that were not considered in the original nomination. The five additional structures are contiguous to the current district on its eastern border and are located on 21st and Scott Streets. This would increase the total number of resources within the boundaries of this district to 36. Of these resources, 80 percent (29 resources total) maintain a high level of integrity and contribute to the district or are already listed. The boundary increase fits within the district's period of significance from 1880 to 1945 as the five contributing structures were built from 1893 to 1925. The boundary increase adds to the strong collection of late-nineteenth-and early-twentieth-century residential buildings in the district that are associated with the development of this suburb of Little Rock.

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Narrative Description

The Mitchell – Huckleberry House (2006-08 South Scott Street) is similar to a number of Queen Anne Victorian style properties in the South Main Street Residential Historic District such as 1900 South Main Street, 2101 South Main Street and 2324 South Main Street with their irregular roof lines and large front porches. These three houses feature square porch columns with decorative brackets. The Mitchell – Huckleberry House (circa 1893) differs slightly with a wrap-around front porch, turned posts and more high-style Victorian decorative detailing. It is a two story, frame construction Queen Anne Style Victorian with a hip and gable composition shingle roof. The floor plan is irregular with a rear L-shaped projection and a side projection. The house has a continuous brick foundation and double-hung windows. The siding is weatherboard with fish scale shingles and board and batten in the gables. The front porch wraps around the façade and has a hip roof over central bay projection. The porch features turned posts and a balustrade.

South of the Mitchell-Huckleberry House on Scott Street is the Lois Apartments. The Craftsman style Lois Apartments (2014 South Scott Street) is similar to the Holcomb Court Apartments at 2201 South Main Street and the Luxor Apartments at 1923 South Main Street both in the South Main Street Residential Historic District. The Lois Apartment building is different from these two apartment buildings in that it has a square floor plan, not an irregular floor plan, is smaller scale and does not have brick lintel features. The Lois Apartment building (circa 1925) is a two story craftsman style, frame construction building with a brick veneer. It is a rectangular floor plan with a hip, composition shingle roof. It has a continuous brick foundation, double-hung windows and two interior, brick chimneys.

Around the corner from the Lois Apartments are the three houses on 21st Street. All three of the 21st Street buildings, the Thomlinson House (114 East 21st Street), Kumpuris House (116 East 21st Street) and Dalhoff House (118 East 21st Street), are similar on the exterior. The Thomlinson (circa 1910) and Dolhoff (circa 1910) houses are identical where the Kumpuris House (circa 1910) only differs slightly in that the porch is a mirror of the other two houses and it has a gable roof verses a hip roof. The Kumpuris house also has a cross-hatch light pattern in the dormer windows where the Thomlinson and Dalhoff house have vent louvers.

The Thomlinson House and Dolhoff House both are traditional one-story houses with many American Four Square style influences including a square floor plan, a large almost full central front porch with a wide concrete central stair, and a hip roof with central dormer. The frame construction house has a continuous brick foundation and a rear “L” projection. The single story front porch has square brick columns and a low brick wall with concrete caps and a flat roof. The main structure’s roof is made of composition shingles and features two interior central brick chimneys. The original wall material was weatherboard and is now synthetic siding. The windows are double hung.

The Kumpuris House is similar to the Thomlinson House in the traditional style with American Four Square style influences. This one story, frame house has a square floor plan with a gable roof and a continuous brick foundation with stucco. The composition shingle roof has a central dormer

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with a stationary window featuring a diamond pattern and one interior central brick chimney. The single story front porch has square brick columns and a low brick wall with concrete caps and a flat roof. The original wall material was weatherboard and is now synthetic siding. The windows are double hung.

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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.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- ☐ A. Owned by a religious institution or used for religious purposes
- ☐ B. Removed from its original location
- ☐ C. A birthplace or grave
- ☐ D. A cemetery
- ☐ E. A reconstructed building, object, or structure
- ☐ F. A commemorative property
- ☐ G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

Architecture

Social History – Community Planning and Development

Period of Significance

1880- c. 1945

Significant Dates

N/A

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

N/A

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The South Main Street Residential Historic District is significant under Criterion A for its association with the historic development of Little Rock and under Criterion C for its assortment and quality of late-nineteenth- and early-twentieth-century residential architecture, including specifically the Queen Anne, Craftsman, and Colonial Revival styles. South Main Street Residential Historic District represents the development of the city through the 1940s. Its period of significance spans the years from 1880 to c.1945.

The South Main Street Residential Historic District Boundary Increase adds to Criterion C in the quality of late-nineteenth- and early-twentieth-century residential architecture in the district by annexing one Queen Anne, one Craftsman and three Traditional style residential buildings. Under Criterion A, all five structures being nominated in the boundary increase represent the same themes of Little Rock development present in the district. Additionally all five structures fall into the district's period of significance.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

The West side of the 2000 Block of South Scott Street in Little Rock is being nominated to be included in the South Main Street Residential Historic District as the properties included in this adjacent block meet the criterion for which the South Main Street Residential district was nominated. The development of Little Rock South Main Street Residential Historic District is represented in both the Mitchell – Huckleberry House (2006-08 South Scott Street) and in the Lois Apartments (2014 South Scott Street).

The Mitchell – Huckleberry House built in 1890 in the Queen Anne Style by an upper class individual is similar to the other residential houses built along South Main Street during the 1880s construction boom.¹ The Quapaw Quarter files indicate through property records that John A. Mitchell purchased the Mitchell – Huckleberry House lot in 1892 and built the property in 1893.² The Little Rock City Directories first list the property under Mitchell's name in 1895 as there is no directory for 1894. Mitchell's listed employment is with his own company, John A. Mitchell & Co. Mitchell occupied the home until 1899 when Charles M. Newton, the president of the George H. Meade Co. resided in the home. Four other occupants are listed as living in the

¹ Salo, Edward. "South Main Street Residential Historic District Nomination." National Register of Historic Places Registration Form. 11 January 2007. On file at Arkansas Historic Preservation Program, Little Rock, Arkansas.

² 2008 Scott Street. Quapaw Quarter Association Collection. Butler Center. Little Rock, Arkansas.

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home from 1903 to 1919. In 1922 Francis M. Huckleberry a claim agent with the Pacific Rail Road Company and his wife Cora E. took up residence in the home until 1935. In 1922 the property was converted into a duplex and the first resident in the 2006 side of the building was Roland F. Darnell a physician. Darnell lived in the building until 1925. From 1925 to 1975 seven different residents are listed as living in the 2006 apartment.³ The Mitchell – Huckleberry House is built in the Queen Anne architectural style, a prominent style within the district.

The Lois Apartments built in 1925 also tie into the development of the South Main Street Residential Historic District. The following is taken from the South Main Street Residential Historic District Nomination: “As the need for workers in the city grew in the 1920s, developers constructed several apartment complexes on South Main Street. During this time, young couples and single working people were coming into Little Rock as part of the rapid urbanization of the early twentieth century.”⁴ The Lois Apartments first were listed in the Little Rock City Directories in 1925 under the name Lois Apartments. The building was listed with four units. Early residents included white collar workers for local insurance and manufacturing companies.⁵ The Lois Apartments are built in the Craftsman architectural style, which is also prominent in the district.

The three small residential buildings on 21st Street are very similar to each other in exterior appearance and were built in 1910 in the Traditional style. The Kumpuris House (116 East 21st Street) was likely a rental property until 1920 when Gus Kumpuris, a Greek immigrant purchased the property and lived there until his death in 1953. His wife Katherine continued to live in the home until her death in 1991. Gus Kumpuris was a businessman who in 1920s owned a confectioner at 100 Main Street with his partner Frank Biniore. This candy kitchen was called Kumpuris & Biniore. Around 1945 the shop was changed into a restaurant called the Maxwell House Restaurant.⁶

Kumpuris would later purchase both 114 East 21st Street and 118 East 21st Street as rental properties. Their children inherited the properties after their mother’s death.⁷ The Dalhoff House (118 East 21st Street) was likely a rental except from 1926-1933 when Mrs. Mary Dalhoff, a dressmaker, was listed as living in the home. The Thomlinson House (114 East 21st Street) was

³ *Little Rock City Directories*. 1895-1975. Butler Center. Little Rock, Arkansas.

⁴ Salo, Edward. “South Main Street Residential Historic District Nomination.” National Register of Historic Places Registration Form. 11 January 2007. On file at Arkansas Historic Preservation Program, Little Rock, Arkansas.

⁵ *Little Rock City Directories*. 1925-1926. Butler Center. Little Rock, Arkansas.

⁶ *Interview of Jeanne Kumpuris Spencer*. Relative of Gus Kumpuris. January 16, 2012.

⁷ *Little Rock City Directories*. 1910-1959. Butler Center. Little Rock, Arkansas; *Interview of Jeanne Kumpuris Spencer*. Relative of Gus Kumpuris. January 16, 2012.

South Main Street Residential Historic District
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likely a rental building except from 1919-1939 when Mary Thomlinson, an elderly woman, lived in the home with her widowed sister.⁸

⁸ *Little Rock City Directories*. 1910-1959. Butler Center. Little Rock, Arkansas; *1920 and 1930 Arkansas Census*. Accessed through Ancestry.com on Jan 13, 2012.

South Main Street Residential Historic District
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9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

1920 and 1930 Arkansas Census. Accessed through Ancestry.com on January 13, 2012.

Interview of Jeanne Kumpuris Spencer. Relative of Gus Kumpuris. January 16, 2012.

Little Rock City Directories. Butler Center. Little Rock, Arkansas.

Pulaski County Tax Records and maps. Accessed through <http://www.pulaskicountyassessor.net>.
January 4, 2012.

Salo, Edward. "South Main Street Residential Historic District Nomination." National Register of Historic Places Registration Form. 11 January 2007. On file at Arkansas Historic Preservation Program, Little Rock, Arkansas.

Sanborn Insurance Maps. Accessed through www.butlercenter.org.

2008 Scott Street. Quapaw Quarter Association Collection. Butler Center. Little Rock, Arkansas.

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 # _____
- ☐ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- ☐ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other
- ☐ Name of repository: _____

Historic Resources Survey Number (if assigned): PU9913, PU9914, PU9915, PU9916, PU9917

South Main Street Residential Historic District
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10. Geographical Data

Acreeage of Property Less than 1 acre

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

- | | |
|-------------------------|------------------------|
| 1. Latitude: 34.729067° | Longitude: -92.272787° |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

Or

UTM References

Datum (indicated on USGS map):

☐ NAD 1927 or ☐ NAD 1983

- | | | |
|----------|-----------|-----------|
| 1. Zone: | Easting: | Northing: |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting : | Northing: |

South Main Street Residential Historic District
Boundary Increase

Pulaski, Arkansas

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Verbal Boundary Description (Describe the boundaries of the property.)

The boundary increase of the South Main Street Residential Historic District includes the following parcels:

2006-08 South Scott Street – Parcel #34L2060022600,
2014 South Scott Street – Parcel #34L2060022500,
114 East 21st Street – Parcel #34L2060022400,
116 East 21st Street – Parcel #34L2060022300, and
118 East 21st Street – Parcel #34L2060022200.

Boundary Justification (Explain why the boundaries were selected.)

The boundary increase is adjacent to the original boundary of the historic district. It is being expanded to meet the needs of a constituent, who is using state tax credits. That constituent was the driving force behind the nomination, and after looking at the properties on the block, it was evident that they would add to the historic architectural nature of the South Main Street Residential Historic District. The architectural nature of this district is comprised primarily of Victorian, Craftsman, and Colonial Revival styles, which were built as part of the rapid growth of Little Rock in the early twentieth century. The current expansion further enriches the district in these architectural styles. Due to the fact that the nomination was constituent-driven and limited in scope, further survey and documentation could lead to expansion of this district in the future.

11. Form Prepared By

name/title: Lakresha Diaz, edited by Ben Harvey
organization: AHPP
street & number: 1500 Tower Building, 323 Center St.
city or town: Little Rock state: AR zip code: 72201
e-mail: _____
telephone: _____
date: March 26, 2012

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A USGS map or equivalent (7.5 or 15 minute series) indicating the property's location.

South Main Street Residential Historic District
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Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: South Main Residential Historic District Boundary Increase

City or Vicinity: Little Rock

County: Pulaski

State: Arkansas

Photographer: Benjamin Harvey

Date Photographed: April 24, 2012

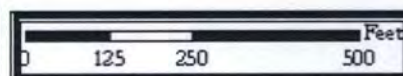
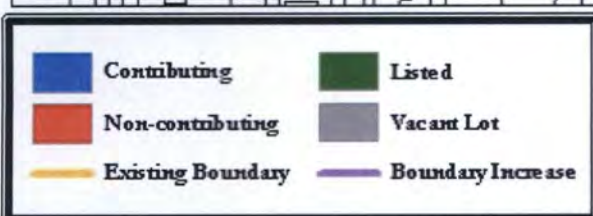
Description of Photograph(s) and number, include description of view indicating direction of camera:

- 1 of 7 – Mitchell-Huckleberry House, front, facing west.
- 2 of 7 – Mitchell-Huckleberry House, rear and north, facing southeast.
- 3 of 7 – Lois Apartments, front, facing west.
- 4 of 7 – Lois Apartments, rear and south, facing northeast.
- 5 of 7 – Thomlinson House, front, facing north.
- 6 of 7 – Kumpuris House, front, facing north.
- 7 of 7 – Dalhoff House, front, facing north.

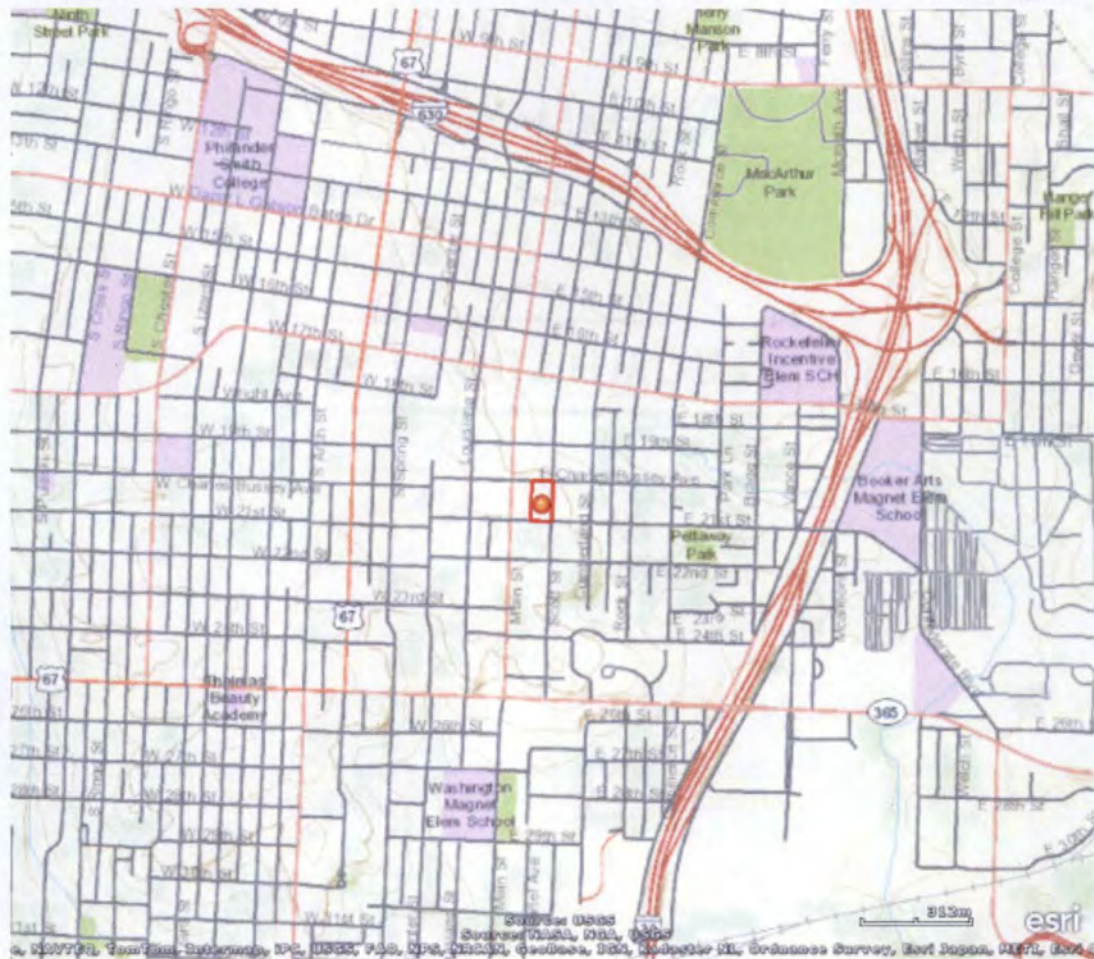
Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

South Main Street Residential Historic District Boundary Increase, Little Rock, Pulaski County



South Main Street Residential HD - Boundary Increase, Pulaski County, AR



WGS 84

Latitude: 34.729067

Longitude: -92.272787

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: Nomination

PROPERTY South Main Street Residential Historic District (Boundary
Increase)
NAME:

MULTIPLE
NAME:

STATE & COUNTY: ARKANSAS, Pulaski

DATE RECEIVED: 8/31/12 DATE OF PENDING LIST: 10/11/2012
DATE OF 16TH DAY: 10/27/2012 DATE OF 45TH DAY: 10/17/12
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 12000857

DETAILED EVALUATION:

___ACCEPT ___RETURN ___REJECT___DATE

ABSTRACT/SUMMARY COMMENTS:

Nominally Acceptable - Requested New Boundary Justification 10/15/2012
District most likely will be increased again.

RECOM./CRITERIA Automatic Lushy

REVIEWER J. Gabbert DISCIPLINE _____

TELEPHONE _____ DATE _____

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

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the National Park Service.



AR_Pulaski County- South Main Residential Historic District Boundary Increase - 0001

0000508 PU9913-Front_019 19/23

Fuji <19> 07/27/12



AR - Polaski County - South Main Residential Historic District Boundary Increase - 0002

00000508 PU9914-Front-020 20/23

Fuji <20> 07/27/12



AR_Pulaski County- South main Street Residential Historic District Boundary Increase_0003

0000508 PU9915-Front_021 21/23

Fuji <21> 07/27/12



AR- Polaski County- South Main Street Residential Historic District Boundary Increase-0004

0000508 PU9916-Front-022 22/23

Fuji <22> 07/27/12



AR - Pulaski County - South Main Street Residential Historic District Boundary Increase - 0005

0000508 PU9917-Front_023 23/23

Fuji <23> 07/27/12

Missing Core Documentation

Property Name	County, State	Reference Number
South Main Street Residential Historic District (Boundary Increase)	Pulaski, Arkansas	12000857

The following Core Documentation is missing from this entry:

☐ Nomination Form

☒ Photographs (Photograph 6 and 7 missing)

☐ USGS Map



The Department of Arkansas Heritage

Mike Beebe
Governor

Cathie Matthews
Director

Arkansas Arts Council

*

Arkansas Natural Heritage
Commission

*

Delta Cultural Center

*

Historic Arkansas Museum

*

Mosaic Templars
Cultural Center

*

Old State House Museum



Arkansas Historic Preservation Program

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tdd: (501) 324-9811

e-mail:

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website:

www.arkansaspreservation.com

An Equal Opportunity Employer



July 24, 2012

Ms. Carol Shull
Chief of Registration
United States Department of the Interior
National Register of Historic Places
National Park Service
8th Floor
1201 Eye Street, NW
Washington, DC 20005

RE: South Main Street Residential Historic District – Boundary
Increase – Little Rock, Pulaski County, Arkansas

Dear Ms. Shull:

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 Benjamin A. Harvey of my
staff at (501) 324-9789. Thank you for your cooperation in this matter.

Sincerely,

Cathie Matthews
State Historic Preservation Officer

CM:bah

Enclosure