

United States Department of the Interior
National Park Service



NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

NATIONAL
REGISTER

1. Name of Property

historic name: Owings House

other name/site number: PU 0087

2. Location

street & number: 563 Skyline Drive

not for publication: N/A

city/town: North Little Rock

vicinity: N/A

state: AR

county: Pulaski

code: AR 119

zip code: 72116

3. Classification

Ownership of Property: Private

Category of Property: Building

Number of Resources within Property:

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

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

Name of related multiple property listing: Pre-Depression Houses and Outbuildings of "Edgemont in Park Hill"

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4. State/Federal Agency Certification

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

Cathryn A. Byrd
Signature of certifying official

4-2-92
Date

Arkansas Historic Preservation Program
State or Federal agency and bureau

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

Signature of commenting or other official

Date

State or Federal agency and bureau

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5. National Park Service Certification

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I, hereby certify that this property is:

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

Patrick Andrews

6/1/92

for Signature of Keeper

Date
of Action

=====

6. Function or Use

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Historic: Domestic
Domestic

Sub: Single Dwelling
Secondary Structure

Current : Domestic
Domestic

Sub: Single Dwelling
Secondary Structure

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7. Description

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Architectural Classification:

Late 19th and 20 Century Revivals/
Spanish Colonial Revival

Other Description: _____

Materials: foundation Brick _____ roof Other/Tile _____
walls Brick _____ other Metal/Iron _____

Describe present and historic physical appearance. X See continuation sheet.

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8. Statement of Significance

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

Applicable National Register Criteria: A,C

Criteria Considerations (Exceptions): N/A

Areas of Significance: Architecture
Community Planning and Development

Period(s) of Significance: 1927-28 _____

Significant Dates: 1927-28

Significant Person(s): N/A

Cultural Affiliation: N/A

Architect/Builder: Designed by Frank Carmean/
Built by the Justin Matthews Company

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

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Summary

Virtually unchanged since its construction in 1927-28, the Owings House falls into the Spanish Colonial Revival style category, although its brick veneer makes it an atypical example of that style. The design of the house does include, however, such common Spanish Colonial Revival-style features as a tile roof, arched openings, and iron grillework. Behind the house, the original frame garage and maid's quarters still exists but has been altered with the addition of a second story.

Elaboration

Facing east on a spacious site originally comprised of two lots with 100 feet of frontage on Skyline Drive, the brick-veneered Owings House has a low-pitched gabled roof covered with green Mission tile. The main (east) facade is divided almost equally into two halves, a one-story wing containing the living room and a two-story section that encompasses the rest of the house.

The ground floor of the two-story section contains the recessed main entryway and a row of three casement windows which open into a small sunroom located adjacent to the entry hall. On the second floor, centered under the front-facing gable, is a recessed balcony defined by a pair of arched openings and a decorative iron railing. In the east facade of the one-story living room wing are two "balconets" consisting of fanlight-topped French doors with decorative iron railings. A broad chimney stack rises at the north end of the living room wing.

At the rear of the house, a patio is situated in the space between the living room wing and the main two-story section. Two sets of French doors open from the living room onto the patio. Except for the French windows and the sunroom's casement windows, all of the windows in the house have six-over-six, double-hung sashes.

Very little about the Owings House has changed since November of 1927, when it was described in a local newspaper as being "of Spanish design" and "built of face brick." The newspaper article also noted that "ornamental iron work is being used on the balcony and the front windows of the living room."

Behind the Owings House, the original frame two-car garage and maid's quarters was substantially altered, perhaps in the 1950's, with the construction of a second-story addition. The alteration is evident because the second floor's novelty siding does not match the original

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narrow weatherboard siding on the first floor.

The living room, with its beamed ceiling and stuccoed chimney breast, is the highlight of the Owings House's interior, which--like most Edgemont houses--features several arched doorways.

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Summary

Criteria A and C, local significance

The Owings House is architecturally significant as an unaltered example of the Spanish Colonial Revival style and also is significant in the area of community planning and development because it was the first house completed in "Edgemont in Park Hill," where it may have been one of Frank Carmean's first designs for the Justin Matthews Company. The house was built for Mr. and Mrs. Benjamin F. Owings, placing it in the minority of Edgemont houses that were built to suit specific buyers. The well-documented early history of the house, which was lost by Mr. and Mrs. Owings in 1935, also vividly illustrates the effect the Depression had on Edgemont.

Elaboration

The Arkansas Gazette of November 20, 1927, carried a pen and ink drawing of the Owings House with a caption that said the house would "soon be completed in Edgemont in Park Hill for Mr. B. F. Owings of the Keliher Construction Company." The same issue of the Gazette contained the announcement of Frank Carmean's employment by the Justin Matthews Company to serve as "superintendent of building operations." Consequently, the Owings House may have been one of Carmean's very first designs for the Justin Matthews Company. A photograph of the finished Owings House appeared in the 1928 promotional brochure for "Edgemont in Park Hill," which identified the house as the "Sky Line Drive home of Benjamin F. Owings. . . ."

In January of 1928, Owings and his wife, Mary, formally purchased the house for \$4,558.70 from Metropolitan Trust Company, where a file on the transaction--marked "Foreclosed"--still exists. The file indicates that Mr. and Mrs. Owings paid \$700 in cash and financed the balance of \$3,808.70, with monthly payments of \$47.50 due to Metropolitan. The record of their mortgage payments tells the story of how the effects of the Depression gradually took hold. The Owingses made all of their payments through 1928 and 1929, but only three payments were made in each of 1930 and 1931.

Correspondence in the Owings House file indicates that Metropolitan Trust Company went to considerable lengths trying to avoid foreclosure. Early in 1932, all past-due payments were waived, and Mr. Owings was to begin making half payments in March of that year. However, even the reduced payments were not forthcoming, and in June of 1932, Mr. Owings notified Justin Matthews, Jr. that he had moved to Dallas and the house was being rented to "a Mr. George." When Mr. George could not be located, Justin Matthews, Jr. took charge of renting the house and continued to correspond with Mr. Owings, still trying to avoid a foreclosure.

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Unfortunately, Matthews' efforts were unsuccessful, and Mr. and Mrs. Owings finally lost the house in January of 1935.

Like several of its neighbors in Edgemont, the Owings House was then rented to tenants for several years until finally being sold again, to Mr. and Mrs. Charles E. Elmer, in 1941. The Elmers remained until 1945, when the house was purchased by Mr. and Mrs. Alex O. Gorder. The present owners bought the house from the Gordons in 1957.

In addition to its significance as the first house completed in Edgemont, the Owings House is significant as a virtually unchanged example of the Spanish Colonial Revival style, and as a well-documented illustration of the toll taken by the Depression on Edgemont.

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9. Major Bibliographical References

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X See continuation sheet.

Previous documentation on file (NPS):

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

Primary Location of Additional Data:

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

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10. Geographical Data

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Acreage of Property: Less than one

UTM References: Zone Easting Northing Zone Easting Northing

A	<u>15</u>	<u>568300</u>	<u>3848760</u>	B	<u> </u>	<u> </u>	<u> </u>
C	<u> </u>	<u> </u>	<u> </u>	D	<u> </u>	<u> </u>	<u> </u>

 See continuation sheet.

Verbal Boundary Description: See continuation sheet.

Lots 10, 11, and 12, block 105, Park Hill Addition to the City of North Little Rock

Boundary Justification: See continuation sheet.

This boundary includes all of the lots originally platted for the construction of this resource, plus one additional lot that has been added to the property since the construction of the house.

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11. Form Prepared By

=====

Name/Title: Cheryl G. Nichols/consultant/edited by AHPP staff

Organization: History, Inc. Date: 3/31/92

Street & Number: 1721 S. Gaines St. Telephone: (501) 375-2686

City or Town: Little Rock State: AR ZIP: 72206

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Bibliography

Arkansas Gazette, November 20, 1927, Part II, p. 11.

"Edgemont in Park Hill" Brochure, 1928.

Little Rock-North Little Rock city directories for the year 1928 through 1958.

"Lots 11 & 12, Block 105, Park Hill," file at Metropolitan Trust Company, North Little Rock, Arkansas.

Pulaski County Deed Records: Book 192, p. 498; Book 275, p. 276; Book 326, p. 518.

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Pre-Depression Houses and Outbuildings of Edgemont in Park Hill MPS ARKANSAS

		Date Listed
COVER	Substantive Review	6/1/92
1. Cherry House	Substantive Review	6/1/92
2. England, Joseph E. Jr., House	Entered in the National Register	6/1/92
3. Jeffries House	Entered in the National Register	6/1/92
4. Kleiber House	Entered in the National Register	6/1/92
5. Matthews--Bradsham House	Entered in the National Register	6/1/92
6. Matthews--Bryan House	Entered in the National Register	6/1/92
7. Matthews--Dillon House	Entered in the National Register	6/1/92
8. Matthews--Godt House	Entered in the National Register	6/1/92
9. Matthews--MacFadyen House	Entered in the National Register	6/1/92
10. Owings House	Substantive Review	6/1/92
11. Young House	Entered in the National Register	6/1/92

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SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 92000564

Date Listed: 6/1/92

Owings House
Property NamePulaski
CountyARKANSAS
StatePre-Depression Housing and Outbuildings in Edgemont in Park Hill
MPS

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.

Patrick Andrews
Signature of the Keeper6/29/92
Date of Action

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Section No. 6

This nomination is amended to delete "Secondary Structure" as the historic function for the outbuilding, since it is classified as non-contributing. The current function remains unchanged.

This change was confirmed by phone with the Arkansas SHPO (6/29/92).

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 NAME: Owings House

MULTIPLE NAME: Pre-Depression Houses and Outbuildings of Edgemont in Park Hill MPS

STATE & COUNTY: ARKANSAS, Pulaski

DATE RECEIVED: 4/17/92 DATE OF PENDING LIST: 5/01/92
DATE OF 16TH DAY: 5/17/92 DATE OF 45TH DAY: 6/01/92
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 92000564

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 6/1/92 DATE

ABSTRACT/SUMMARY COMMENTS:

This Spanish-Colonial revival house is historically significant as one of the 1st homes built in this now-very successful suburban development before the coming of the Depression, one used in promotional materials and one lost to foreclosure in the 1930s. It is also architecturally significant as a good example of Spanish-Colonial style as the earliest recorded work of the Justin Mathews Company's designer.

RECOM./CRITERIA Accept/AAC
REVIEWER Harper
DISCIPLINE Historian
DATE 6/1/92

DOCUMENTATION see attached comments Y/N see attached SLR Y

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
___UTMs ___boundary justification

ACCOMPANYING DOCUMENTATION/PRESENTATION

___sketch maps ___USGS maps ___photographs ___presentation

OTHER COMMENTS

Questions concerning this nomination may be directed to

Phone

Signed

Date



Owings House, 563 Skyline Dr. (PU 0087)
North Little Rock, AR

Cheryl Nichols

Jan. 18, 1991

Main facade, looking west

NEGATIVE ON FILE AT ANPP



Dwings House, 563 Skyline Dr. (PU 0087)
North Little Rock, AR

Cheryl Nichols

Nov. 20, 1990

View looking northwest

NEGATIVE ON FILE AT AHPP



Owings House, 563 Skyline Dr. (PU 0087)
North Little Rock, AR

Cheryl Nichols

Nov. 20, 1990

View looking southeast

NEGATIVE ON FILE AT AHPP



Dwings House, 563 skyline Dr. (PU 0087)
North Little Rock, AR

Cheryl Nichols

Nov. 20, 1990

Living room, looking north

NEGATIVE ON FILE AT AHPP



Owings House, 563 Skyline Dr. (PU 0087)
North Little Rock, AR

Cheryl Nichols

Nov. 20, 1991

Garage, looking southwest

NEGATIVE ON FILE AT AHPP

Please refer to the map in the
Multiple Property Cover Sheet
for this property

Multiple Property Cover Sheet Reference Number: 64500027