

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

For HCRS use only

received NOV 3 1980

date entered DEC 3 1980

See instructions in *How to Complete National Register Forms*

Type all entries—complete applicable sections

1. Name

historic The Albert Retan House

and/or common

2. Location

street & number 506 North Elm St. not for publicationcity, town Little Rock vicinity of congressional districtstate AR code 05 county Pulaski code 119

3. Classification

Category	Ownership	Status	Present Use
☐ district	☐ public	☒ occupied	☐ agriculture
☐ building(s)	☒ private	☐ unoccupied	☐ commercial
☒ structure	☐ both	☐ work in progress	☐ educational
☐ site	Public Acquisition	Accessible	☐ entertainment
☐ object	☐ in process	☒ yes: restricted	☐ government
	☐ being considered	☐ yes: unrestricted	☐ industrial
		☐ no	☐ military
			☐ museum
			☐ park
			☒ private residence
			☐ religious
			☐ scientific
			☐ transportation
			☐ other:

4. Owner of Property

name W. F. Rector, Jr. & Susan C. Rectorstreet & number 506 North Elmcity, town Little Rock vicinity of state AR

5. Location of Legal Description

courthouse, registry of deeds, etc. Pulaski County Courthousestreet & number Main and Markham Streetscity, town Little Rock state Arkansas

6. Representation in Existing Surveys

title has this property been determined eligible? yes nodate _____ _____ federal _____ state _____ county _____ localdepository for survey records _____city, town _____ state

7. Description

Condition

☒ excellent
☐ good
☐ fair

☐ deteriorated
☐ ruins
☐ unexposed

Check one

☐ unaltered
☒ altered

Check one

☒ original site
☐ moved date _____

Describe the present and original (if known) physical appearance

Picturesquely situated at the top of a gently sloping hill on a generously landscaped corner site, the Retan House captures the architectural ideals of suburban dwelling that were so important in the development of the ambient Pulaski Heights neighborhood. The two and one-half story wood frame structure faced with narrow weatherboard siding and capped with cross-hip roofs with cross gables was constructed in 1893, just one year after the first lots in Pulaski Heights were platted. Its slightly asymmetrical massing and projecting porches and porte-cochere complement the rambling, almost pastoral, grounds on which the house sits. The building exhibits the influence of a strong interest in the Queen Anne style, but subtler characteristics of Colonial Revival derivation vest the house with a truly transitional flavor.

Though the Retan House is most satisfactorily viewed as a composition "in-the-round" because of its harmonious relationship with its site, the principal (east) facade of the house clearly establishes the style, proportions and details that distinguish the building. A projecting gable-roofed bay located at the center of the elevation, not the principal entrance itself, dominates the east facade; all other elements of this elevation seem to radiate from it. The first floor elevation of this projecting bay features a large picture window (the one large light is probably not the original glass) with a two-light transom surrounded by simple, unembellished window mouldings. Two two-over-two light rectangular windows appear above it in the second floor elevation, but they are enriched by the series of decorative wood panels, large panels corresponding to the window lights and smaller panels corresponding to the window frames, that are placed between them. An additional narrow panel is set above each window, appearing almost like a transom. Corner boards, base moulding and cornice moulding, details that appear on all of the building's facades, serve to crisply articulate this projecting bay. The gable end is faced with stucco and penetrated by a round arched window. Again, a series of four decorative panels, in this case located below and extending beyond the window, enrich the character of the opening. A pronounced moulding further articulates the window motif.

The principal entrance to the building is located at the far north of the east elevation, set back at the terminus of a long, rectangular shaped porch. A range of wood stairs, the same width as the porch, affords access to the porch and the building which is raised above grade on a water-table constructed of rusticated stone blocks. The porch is enclosed by a gable roof of much shallower pitch than the gable of the projecting bay, but possessing a similarly detailed crown moulding. A statement of "entrance" is clearly made by the front porch elevation. Sturdy bracketed columns, composed of square, beveled posts at the top and bottom extremities of the column with a round turned section in between, frame the entry stair landing and support the porch and its cornice with very decorative frieze comprised of spindles of alternating design. The cornice is surmounted by the gable end which is stuccoed and faced with wood trim screeds giving a half-timbered appearance, loosely reminiscent of Tudor architecture. The woodwork of the porch balustrade, though of equally fine craftsmanship as the acutely turned columns and spindles, is somewhat simpler and rectilinear, giving the effect of a basketweave pattern. Double wood doors with four panels and one light each set under a great transom comprise the entranceway. A porte-cochere which radiates of the north elevation perpendicular to the entry porch is also visible from the principal elevation.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

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CONTINUATION SHEET

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On the south extreme of the principal elevation light, airy porches juxtaposed against the central projecting bay relieve its relatively massive quality. A side porch, whose entrance is located on the south elevation of the building, wraps around to distinguish the first floor of the east facade. Capped by a shed roof with prominent crown moulding, it exhibits the same finely crafted wood bracketed columns, spindled frieze and balustrade that embellish the entry porch. One window framed in heavy Classically-derived moulding pierces this section of the east elevation. Almost floor-to-ceiling in height, its transom contains the only original beveled, leaded glass surviving in the building. A small gable-roofed second floor balcony under a heavy crown moulding located immediately south of the center bay, also reiterates the design and details of the two first floor porches. Still another balcony, a rather eclectic cupola-like element, projects from the second floor balcony roof. Its curvilinear balustrade is covered with imbricated shingles and this curve is repeated in its over-hanging roof.

The primary interest of the Retan House's south elevation is created by the relationship between its projecting gable-roofed bay and its one-story wrap-around porch that so enriches the south-east corner of the building. The entrance to the porch, just east of the projecting bay and affording a secondary means of access to the house, is articulated in a manner consistent with that of the principal elevation porch, including a gable with half-timber wood trim on the stuccoed gable end. This east end of the south facade features a series of decorative wood panels set between the entry door and a window on the first floor and between two windows on the second floor. Details of the windows are consistent with those on the principal elevation. The hip roof of this section of the building is penetrated by a chimney, originally brick, but now covered with stucco. The gable-roofed bay is also articulated like the principal elevation's projecting bay, including the design of second floor windows flanking decorative panels, with one notable exception. Here, a Palladin window with heavily articulated moulding appears in the stuccoed gable end. The west end of the building is also evident on the south elevation. This part of the building, like the entire west elevation, does not exhibit the rich wood details visible on the principal facades and its hip roof is slightly lower than adjacent roofs and lacking the crown moulding that caps the rest of the building.

The north elevation of the Retan house is almost a mirror image of the south elevation. It too features a central projecting gable roofed bay with the less distinguished west side of the house visible on the western extreme and the side elevation of the principal facade's gable-roofed bay forming the east end of the north elevation. The decorative paneling, Palladian window, and stuccoed chimney of the south elevation are repeated on this side of the building. The side

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elevation of the principal entry porch extends along the north elevation, but here the spindled frieze is missing. A steep gable-roofed porte-cochere which projects from the center of the elevation is clearly its dominant feature. Supported on massive rusticated stone piers, the north gable end of the porte-cochere is faced with vertical boards and defined by decorative wood trim in imitation of half-timbers.

The original fabric of the interior of the Retan house has not been as well preserved as the exterior. A series of minor interior renovations, largely corresponding to changes in ownership (during World War II, the building functioned as a rooming house) have detracted from the nineteenth century flavor of the house with a loss of mouldings, wood trim and original mantels. However, one original parlor mantel, some baseboards and some original moulded door trim with corner blocks survive on the first floor.

The essential configuration of the original plan of the house is evident. The principal entrance to the house leads into a large foyer containing the main staircase. Downstairs, a series of living room, parlors and dining room radiate directly off the foyer. Service space -- including the kitchen and service stairs -- is situated in the rear, west end of the house. Upstairs, bedrooms, though not in their original plan configuration, are located around the well-lighted stair hall.

The fine craftsmanship of the house's exterior woodwork is reflected in the design and execution of the paneled central stair. Its balustrade combines spindles with rectilinear elements that reiterate the lines of the stairs' risers and treads. The newel posts have an unusual, perhaps Oriental influenced, character. Essentially box-like piers, they are decoarted with a series of panel-like indentations and topped with a series of torus-like elements where one might expect to find a urn. There is some speculation that these newel posts date to a 1912 renovation of the house.

A two-story carriage house is located on the far northwest corner of the property. This simple utilitarian building is a wood frame structure with the exception of its west wall which is composed entirely of stone.

8. Significance

Period	Areas of Significance—Check and justify below			
☐ prehistoric	☐ archeology-prehistoric	☒ community planning	☐ landscape architecture	☐ religion
☐ 1400–1499	☐ archeology-historic	☐ conservation	☐ law	☐ science
☐ 1500–1599	☐ agriculture	☐ economics	☐ literature	☐ sculpture
☐ 1600–1699	☒ architecture	☐ education	☐ military	☐ social/
☐ 1700–1799	☐ art	☐ engineering	☐ music	☐ humanitarian
☒ 1800–1899	☐ commerce	☐ exploration/settlement	☐ philosophy	☐ theater
☐ 1900–	☐ communications	☐ industry	☐ politics/government	☐ transportation
		☐ invention		☐ other (specify)

Specific dates 1893

Builder/Architect

Statement of Significance (in one paragraph)

At the turn of the century, Little Rock's physical growth was restricted to the north by the Arkansas River and to the east and south by the flood plains of the river. For real estate developers, the land west of Little Rock stood as the only logical direction for the city to expand. A group of Michigan investors saw the potential of this area of rolling hills and pine forests as sound investment property and conceived the development of Pulaski Heights, Little Rock's first planned suburb. In 1891 this investment syndicate organized the Pulaski Heights Land Company and proceeded to purchase 800 acres located three miles west of Little Rock. Eight of the investors, including Albert Retan, brought their families to Arkansas to settle in the new suburb. Retan build his house in 1893 and it remains an important symbol of the founding, growth and success of the Pulaski Heights community. Architecturally, the structure represents a transitional style incorporating the fluent decorative woodwork of the Queen Anne in its sweeping porch with spindle frieze and the stately lines of the Colonial Revival mode in its hip roofs with projecting cross gables and its Palladian windows. The suburb attracted professionals and businessmen who desired an alternative to living in the central area of the city without forfeiting convenient access to their places of business in downtown Little Rock. Once established as a popular neighborhood, Pulaski Heights grew steadily. As a result, it was incorporated as a town in 1905 and soon after, in 1916 the "Heights" was annexed to the city of Little Rock. Never having suffered the decay that has threated many of Little Rock's other older neighborhoods, Pulaski Heights remains a prominent residential area in Little Rock's with the Albert Retan House surviving as an important reminder of the origins and history of the city's first planned suburb.

9. Major Bibliographical References

"Pulaski Heights Crew From Realtors' Dream", Arkansas Democrat, July 23, 1950

"Pulaski Heights Pioneers", Arkansas Gazette, Feb. 5, 1933

"The History of Pulaski Heights", The Heights-Land Weekly Vistor, April 10, 1958 - July 17, 1958.

10. Geographical Data

ACREAGE NOT VERIFIED

Acreeage of nominated property Less than 1 acre

Quadrangle name NLR

UTM NOT VERIFIED

Quadrangle scale 1: 24,000

UMT References

A

1	5	5	62	37	0	3	8	4	5	9	0	0
Zone			Easting				Northing					

B

Zone			Easting				Northing					

C

Zone			Easting				Northing					

D

Zone			Easting				Northing					

E

Zone			Easting				Northing					

F

Zone			Easting				Northing					

G

Zone			Easting				Northing					

H

Zone			Easting				Northing					

Verbal boundary description and justification

Block 4, lots 4,5&6, Pulaski Heights Addition to the city of Little Rock, AR

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
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state	code	county	code
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11. Form Prepared By

name/title Ethel Goodstein, Architectural Historian & Don Brown, Historian,

organization Arkansas Historic Preservation Program date September, 1980

street & number 500 Continental Building telephone (501) 371-2763

city or town Little Rock state AR

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

☐ national ☐ state ☒ local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature Joan Williams Baldridge

title State Historic Preservation Officer date October 6, 1980

For HCRS use only

I hereby certify that this property is included in the National Register

date 12/3/80

Keeper of the National Register

date DEC 3 1980

Attest:

Chief of Registration

Property Retan, Albert, House

State AR, Pulaski Working Number 11.3.80.2697

DEC
1/3/80
80000784

TECHNICAL

Photos 8

Maps 1

CONTROL

architecturally significant transitional house
combining classical Revival massing & elements
with Queen Anne porch. Also significant as
home of developer of one of area's first subdivisions

HISTORIAN

Accept
W. R. Rine
12/3/80

ARCHITECTURAL HISTORIAN

ARCHEOLOGIST

OTHER

HAER

Inventory _____

Review _____

REVIEW UNIT CHIEF

BRANCH CHIEF

KEEPER

National Register Write-up _____

Send-back _____

Entered DEC 3/1980

Federal Register Entry 2-2-82

Re-submit _____



Albert Retan House

506 N. Elm

Little Rock, Pulaski County, Arkansas

Robert Dunn, August, 1980

Negative Location: AHPP

NOV 3 1980

South and east elevations from south
1 of 8



Albert, Retan, House

506 N. Elm
Little Rock, Pulaski County, Arkansas

Robert Dunn, August, 1980
Negative Location: AHPP

East elevation from southeast
2 of 8

NOV 3

1980

DEC

3 1980



Albert Retan House

506 N. Elm
Little Rock, Pulaski County, Arkansas

Robert Dunn, August, 1980
Negative Location: AHPP

East elevation from northeast
3 of 8

NOV 3 1980

DEC 3 1980



Albert, Retan, House

506 N. Elm
Little Rock, Pulaski County, Arkansas

Robert Dunn, August, 1980
Negative Location: AHPP

NOV 3 1980

North elevation from northeast
4 of 8

DEC 3 1980



Albert, Retan, House

506 N. Elm
Little Rock, Pulaski County, Arkansas

Robert Dunn, August, 1980
Negative Location: AHPP

South elevation from southwest
5 of 8

NOV 3 1980

DEC 3 1980



Albert Retan House

506 N. Elm
Little Rock, Pulaski County, Arkansas

Robert Dunn, August, 1980
Negative Location: AHPP

Interior staircase from southeast
6 of 8

NOV 3 1980

DEC 3 1980



Albert Retan House

DEC 3 1980

506 N. Elm
Little Rock, Pulaski County, Arkansas

Robert Dunn, August, 1980

Negative Location: AHPP

NOV 3 1980

Interior reception area from north
7 of 8



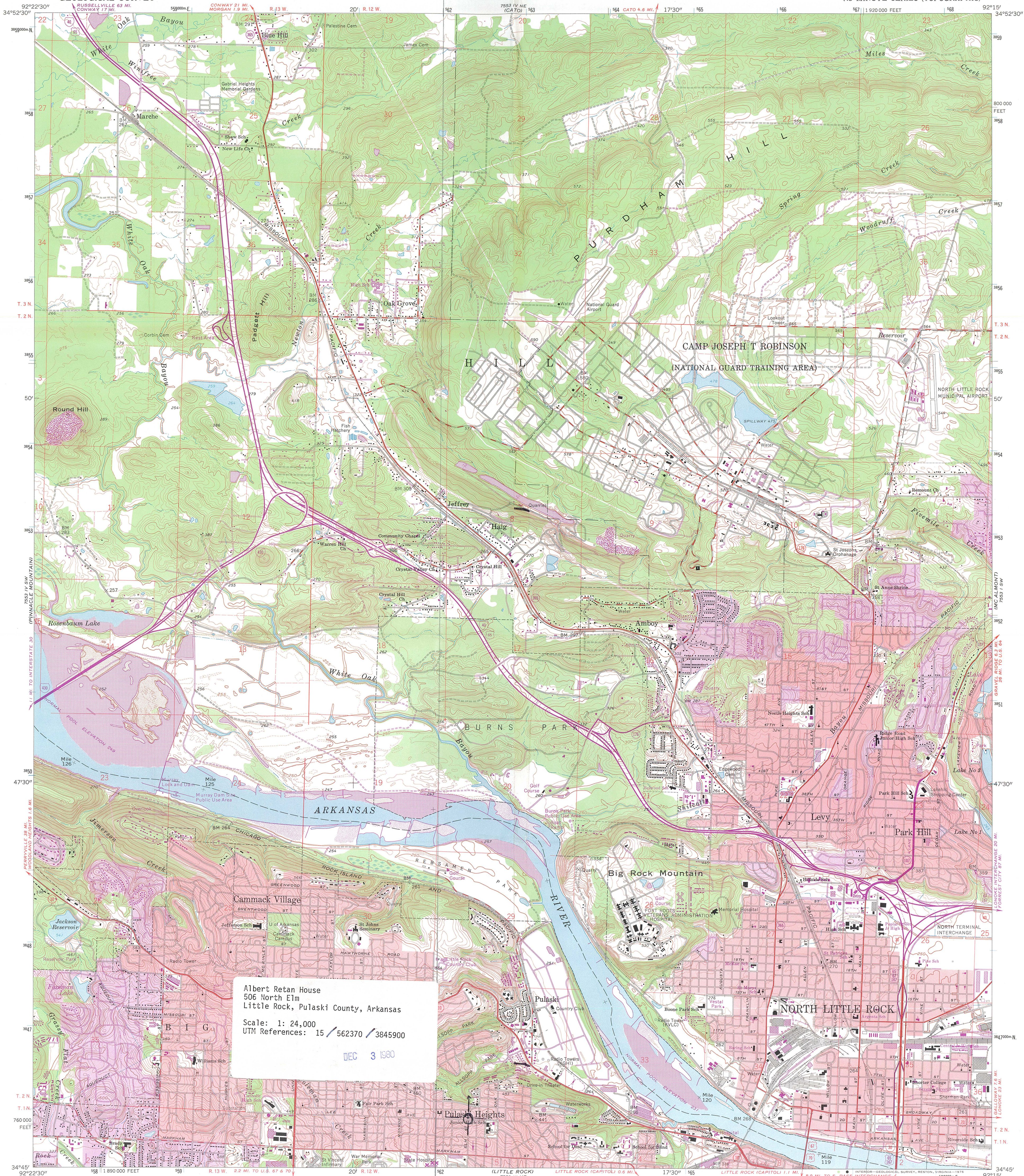
Albert Retan, House

506 N. Elm
Little Rock, Pulaski County, Arkansas

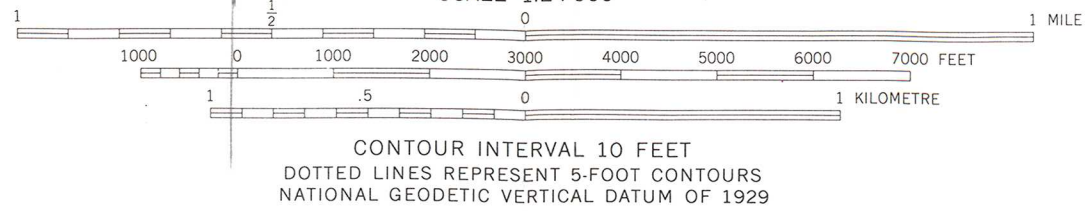
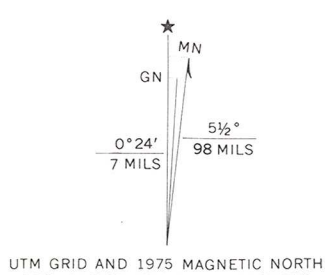
Robert Dunn, August, 1980
Negative Location: AHPP

Outbuilding from southeast
8 of 3

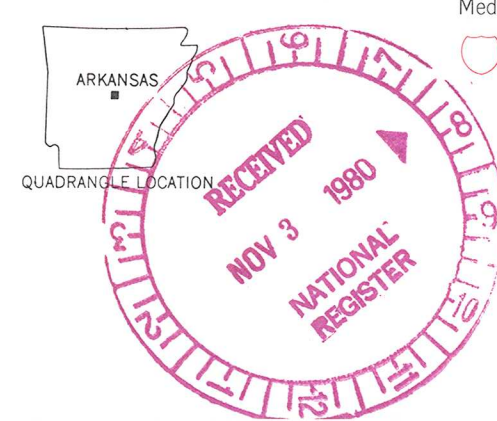
NOV 3 1980
DEC 3 1980



Mapped, edited, and published by the Geological Survey
Control by USGS, USC&GS, and USCE
Topography by photogrammetric methods from aerial
photographs taken 1960. Field checked 1961
Polyconic projection. 1927 North American datum
10,000-foot grid based on Arkansas coordinate system, south zone
1000-metre Universal Transverse Mercator grid ticks,
zone 15, shown in blue
Red tint indicates areas in which only landmark buildings are shown
Fine red dashed lines indicate selected fence and field lines where
generally visible on aerial photographs. This information is unchecked
Revisions shown in purple compiled from aerial photographs
taken 1970 and 1975. This information not field checked
Purple tint indicates extension of urban areas



THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
AND ARKANSAS GEOLOGICAL COMMISSION, LITTLE ROCK, ARKANSAS 72204
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



ROAD CLASSIFICATION
Heavy-duty ——— Light-duty ———
Medium-duty ——— Unimproved dirt ———
Interstate Route ——— U.S. Route ——— State Route ———

NORTH LITTLE ROCK, ARK.
N 3445—W 9215/7.5
1961
PHOTOREVISED 1970 AND 1975
AMS 7553 IV SE—SERIES V884

ENTRIES IN THE NATIONAL REGISTER

STATE ARKANSAS

Date Entered DEC 3 1980

Name

Location

Retan, Albert, House

Little Rock
Pulaski County

Also Notified

Honorable David H. Pryor

Honorable Dale Bumpers
Honorable Ed Bethune

State Historic Preservation Officer
Ms. Joan Baldrige
Director
Arkansas Historic Preservation Program
Suite 500, Continental Building
Markham and Main Streets
Little Rock, Arkansas 72201

NR

Byers/bjr/1/6/80

For further information, please call the National Register at (202)343-6401.