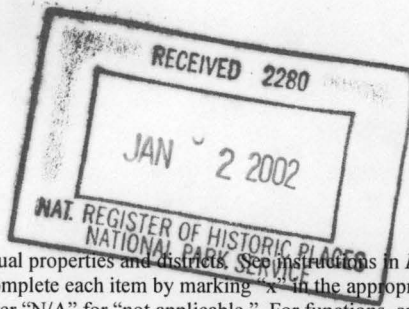


United States Department of the Interior
National Park Service

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 *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.



IRRADIATED

1. Name of Property

historic name Governor's Mansion Historic District, As Amended (Boundary Increase)

other names/site number _____

2. Location

street & number See attached map

☐ not for publication

city or town Little Rock

☐ vicinity

state Arkansas code AR county Pulaski code 119 zip code 72206

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.)

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:) _____

(for) Signature of the Keeper

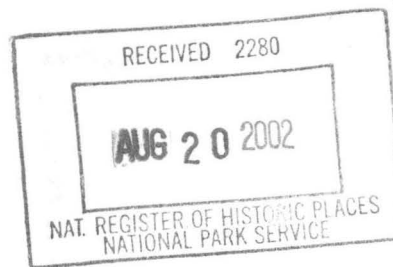
Date of Action

Annal D. Pope

2/15/02

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



Listed 2-15-02

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

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street & number See attached map

☐ not for publication

city or town Little Rock

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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

Date of Action

Entered in the
National Register

2-15-02

Name of Property

County and State

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	
12	7	buildings
		sites
		structures
		objects
12	7	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

0

6. Function or Use**Historic Functions**

(Enter categories from instructions)

DOMESTIC: single dwelling, multiple
dwelling**Current Functions**

(Enter categories from instructions)

DOMESTIC: single dwelling, multiple dwelling

7. Description**Architectural Classification**

(Enter categories from instructions)

LATE VICTORIAN: Queen Anne

LATE 19TH AND 20TH CENTURY

REVIVALS: Colonial Revival

LATE 19TH AND EARLY 20TH CENTURY

AMERICAN MOVEMENTS: Bungalow/

Craftsman

OTHER: minimal traditional

Materials

(Enter categories from instructions)

foundation BRICK, CONCRETE

walls WOOD, BRICK

roof ASBESTOS, SYNTHETICS

other

Narrative Description

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

See continuation sheets.

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Section number 7 Page 1

METHODOLOGY

Following a survey of the neighborhood surrounding the Arkansas Governor's Mansion, conducted in 1976-1977 by the Quapaw Quarter Association (Little Rock's local preservation organization), an area of twenty square blocks was listed in the National Register in 1978 as the Governor's Mansion Historic District (NR 9/13/78). Recognizing that a much larger area was eligible for the National Register, in 1987 the City of Little Rock used Certified Local Government grant funding to conduct a new survey of the Governor's Mansion neighborhood, resulting in an amendment that expanded the historic district to approximately sixty-five square blocks in size (NR 9/15/88). In 2001, after some property owners expressed interest in adding their houses to the National Register, the City of Little Rock used another Certified Local Government grant to re-survey two blocks—the 2300 and 2400 blocks of Louisiana Street—which are adjacent to the southern boundary of the Governor's Mansion Historic District, as amended. The new survey and associated research revealed that the two blocks erroneously had been omitted from the district in 1988. The proposed boundary expansion is a result of this recent work and its subsequent review by staff of the Arkansas Historic Preservation Program.

SUMMARY

Of the nineteen residential structures that comprise the 2300 and 2400 blocks of Louisiana Street, seventeen were built originally between 1890 and 1952. The two exceptions are ranch-style houses, one dating from the mid-1950s and the other from about 1960. Twelve of the seventeen historic structures retain sufficient historic integrity to be considered contributing, while four are noncontributing due to extensive alterations. Consequently, 63% of the total structures in the blocks—twelve of nineteen—are contributing. All of the contributing structures reflect styles that were seen widely in Little Rock from the late 19th through the mid-20th century, especially Queen Anne, Colonial Revival, Craftsman, and minimal traditional.

ELABORATION

The Governor's Mansion Historic District, as amended, lies just south of Little Rock's central business district and is the city's second-oldest surviving residential neighborhood (the oldest is the MacArthur Park Historic District, NR 7/25/77). Its streets are laid out in a grid pattern on terrain that is generally flat. At the southeastern corner of the historic district, however, the terrain changes rather abruptly, dropping about fifty feet in the space of two blocks or less.¹ On Center and Spring Streets, this drop begins at 23rd Street, but on

¹ The U.S. Geological Survey's Little Rock Quadrangle map indicates a drop in elevation from 350 to 300 feet above sea level.

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Section number 7 Page 2

Louisiana Street—the easternmost north-south street in the historic district—the drop in elevation is not noticeable until just above Roosevelt Road, formerly 25th Street.

Where this change in terrain occurs, there also is a change in the style of development. The middle- to upper-middle-class homes that characterize the Governor's Mansion Historic District, as amended, are situated on the higher ground north of the change in terrain. Homes that are much more modest in scale are found to the south, where the ground is lower.

The change in terrain and its effect on development were not noted when the amendment to the Governor's Mansion Historic District was prepared in 1987-88. West of Broadway (the major north-south thoroughfare through the district), the historic district extends south to Roosevelt Road. East of Broadway, the district's southern boundary is 23rd Street. In part, the southern boundary was drawn to exclude post-World War II commercial development located around the intersection of Broadway and Roosevelt Road, but another factor was the obvious change in housing stock that occurs at 23rd Street on Center and Spring Streets. However, drawing the boundary along 23rd Street east of Broadway ignored the fact that middle- to upper-middle-class housing continues farther south, almost to Roosevelt Road, on Louisiana Street.

For the most part, the houses and duplexes in the 2300 and 2400 blocks of Louisiana Street fall into the categories discussed in the 1988 amendment to the Governor's Mansion Historic District. Using those categories, one house is a "two-story, frame, Queen Anne"; three houses (one of them noncontributing) are "one-story houses, c. 1890-1900"; three are "two-story Colonial Revival houses"; two are "two-story Craftsman houses" (one of them noncontributing); four (one of them noncontributing) are "duplexes or apartment buildings"; and one falls into the "minimal traditional" category discussed in the amendment as "Depression-era houses," except it dates (in its present form) from the 1940s.

Four of the five structures that do not fit neatly into the categories from the 1988 amendment are noncontributing. They are a ranch-style home and office built c. 1960; a house that lost its second story to fire in the 1960s; and two extensively altered traditional cottages dating from the early 20th century. The fifth structure also is an early 20th century traditional cottage, but it has been rehabilitated and boasts a Colonial Revival-style porch that was reconstructed from historic photographs.

The lone "two-story, frame, Queen Anne" is the Rosenbaum House at 2400 Louisiana Street. Like two houses in the existing Governor's Mansion Historic District (the Ragland House at 1617 Center Street, NR 6/17/77, and the Hemingway House at 1720 Arch Street, NR 12/22/82), the Rosenbaum House was designed in the early 1890s by the local architectural and engineering firm of Rickon and Thompson. Its original front porch was

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replaced by the existing Colonial Revival wraparound porch around the turn of the 20th century (sometime before 1902²).

All of the Rosenbaum House's contemporaries in the 2300 and 2400 blocks of Louisiana Street are "one-story houses, c. 1890-1900." Most notable is the Baldwin House at 2424 Louisiana, a nicely-detailed one-story, frame Queen Anne built in 1892. Its front porch was remodeled in the Colonial Revival style during the early 20th century, and the columns subsequently were replaced by wrought-iron. Original Queen Anne-style millwork, however, remains on a side porch.

Also dating from the 1890s are frame Queen Anne cottages at 2300 and 2311 Louisiana Street. The cottage at 2300 Louisiana is noncontributing due to alterations: not only have its porch columns been replaced by wrought-iron but all of its window and door trim has been covered by vinyl siding that was installed in the 1990s. At 2311 Louisiana, a cottage built in the mid-1890s retains its original decorative features, except that wooden front porch columns were replaced by brick, probably in the 1920s.

In the "two-story Colonial Revival" category are two frame foursquares with predominantly Colonial Revival details and a brick residence, now converted into a duplex, with a two-story portico. One of the foursquares, the Baldwin Rental House 2 at 2426 Louisiana Street, was built about 1913 and is known to have been designed by architect Theo Sanders. The other foursquare is the Pryor House, built about 1907 at 2311 Louisiana Street. Both houses are typical foursquares in having one-story porches and hipped roofs with centered dormers. The Pryor House's porch is the more of elaborate of the two; it wraps around one corner of the house, and its soffit is embellished with modillions. Some Craftsman influence is present in the design of both houses. This influence is seen especially in the exposed rafter ends of the Baldwin Rental House 2's hipped roof and in the glazing pattern of the Pryor House's dormer windows.

The brick Colonial Revival is the Booher House at 2428-30 Louisiana Street. Like the foursquares, it has a hipped roof with centered dormers. It is distinguished, however, by a two-story portico supported by three square brick columns. The Booher House now is a duplex with two front doors, but the original entrance (on the right when facing the house) is handsomely detailed with classical pilasters flanking the door, which is surrounded by sidelights and a transom.

The two "two-story Craftsman houses" are the Baldwin Rental House 1 and the Morrison House (noncontributing). The Baldwin Rental House 1 is located at 2422 Louisiana Street and dates from about 1913. It may have been designed by Theo Sanders, as was the other Baldwin rental property, discussed above. Its

² The Rosenbaum House, with its Colonial Revival-style porch, is pictured in "Souvenir Little Rock, 1902-03," a promotional booklet featuring views of the city's homes and businesses.

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broad, gabled roof has exposed rafter ends with knee braces at the corners, and its gable ends have false half-timbering. The two square wooden columns on brick piers that support the one-story front porch feature Prairie-style geometric detailing. At 2401 Louisiana Street, the Morrison House was built about 1911. A tall privet hedge now obscures most of the house, and due to lack of owner consent for access to the property for photographs and analysis, the property is noncontributing.

Three duplexes were added to the 2300-2400 blocks of Louisiana Street around 1950. Initially, two previously vacant lots—actually, the side yards of a Victorian house that stood at 2320 Louisiana Street—became the locations of 2316-18 Louisiana and 2324-26 Louisiana. These duplexes were in place by May of 1950, located on either side of the older house that still was standing at the time.³ Within a year or so, the house came down and was replaced by a third duplex, 2320-22 Louisiana Street.⁴ All three of these duplexes are one-story brick structures with one living unit in front and one in back. Their very modest detailing—mainly eight-over-eight, double-hung windows and small hip- or gable-roofed entry porches—might be considered Colonial Revival.

A fourth duplex—a frame, ranch-style structure—was built in the mid-1950s at 2409-09 ½ Louisiana Street. Because of its construction date, this duplex is noncontributing.

The “minimal traditional” category of buildings in the 2300 and 2400 blocks of Louisiana Street is represented by one house that was built in the early 1890s but underwent extensive remodeling in the 1940s. Known as the old Winfield Methodist Church Parsonage, the house at 2403 Louisiana Street originally was a two-story frame residence with a one-story wraparound porch.⁵ Following a fire, the house lost both its second story and its front porch and was remodeled in the minimal traditional style that was common from the late 1930s through the 1940s.

The final contributing structure is the Gunn House at 2411 Louisiana Street. Built about 1905, the house is a modest traditional cottage, originally comprised of just four rooms. It has an attractive full-width, Colonial Revival-style front porch that recently has been reconstructed based on historic photographs of the house.

Just south of the Gunn House are two more early 20th century traditional cottages, but extensive alterations make them noncontributing. The cottage at 2415 Louisiana (along with a third cottage that once stood at 2413 Louisiana) was built about the same time as the Gunn House and originally was similar in appearance. Its entrance, however, always has been on the north side, rather than in front, probably due to the steep drop-off in terrain that occurs just where the cottage is situated.

³ The 1939 Sanborn Insurance Map of Little Rock, updated in May of 1950, shows the duplexes at 2316-18 and 2324-26 Louisiana Street with the house standing between them.

⁴ The address 2320-22 Louisiana Street appears for the first time in the 1953 Little Rock city directory.

⁵ The original configuration of the house can be seen on the 1913 and 1939 Sanborn Insurance Maps of Little Rock.

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Down the steep hill toward Roosevelt Road, 2419 Louisiana Street is the other noncontributing traditional cottage and the last house in the 2400 block. It represents the change in style of development that accompanies the change in terrain. Originally, there were three dwellings at the end of this block: 2417, 2419, and 2421 Louisiana Street. All of them were shotgun houses. The existing house at 2419 Louisiana is thought to be an expanded shotgun. In fact, it may have been created by joining two shotgun houses together. (It is worth noting that, because of the rugged terrain, nothing ever was built across the street from the shotgun houses. To this day, the south end of the west side of the 2400 block of Louisiana Street remains a wooded hillside, sloping steeply down to property developed for commercial use facing Roosevelt Road.)

The last two noncontributing structures in the 2300 and 2400 blocks of Louisiana Street are the Dr. Tena Murphy House and Office at 113 W. 23rd/2301 Louisiana and a home at 2407 Louisiana. The doctor's home and office is a brick ranch-style residence that was built about 1960 at the southeast corner of 23rd and Louisiana Streets, replacing a two-story Victorian home. It is noncontributing because of its construction date. The Delony House at 2407 Louisiana, originally a two-story residence built about 1890, suffered a fire in the 1960s and lost its second story. The date of the alterations makes the house noncontributing.

Name of Property

County and State

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.)

Property is:

☐ **A** owned by a religious institution or used for religious purposes.

☐ **B** removed from its original location.

☐ **C** moved from its original location.

☐ **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.

Levels of Significance (local, state, national)

Local

Areas of Significance (Enter categories from instructions)

Architecture

Period of Significance

1880-1952

Significant Dates

N/A

Significant Person (Complete if Criterion B is marked)

N/A

Cultural Affiliation (Complete if Criterion D is marked)

N/A

Architect/Builder

Thompson, Charles L.

Sanders, Theodore M.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

See continuation sheets.

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Section number 8 Page 1

SUMMARY

Located immediately adjacent to the southern boundary of the Governor's Mansion Historic District, as amended, the 2300 and 2400 blocks of Louisiana Street encompass nineteen residential structures, seventeen of which originally were built between 1890 and 1952. An oversight left these blocks out of the historic district, as it was amended in 1988, and a boundary increase now is proposed to correct that omission because the 2300 and 2400 blocks of Louisiana share the district's period and style of development and retain a similar level of historic integrity. Increasing the historic district's period of significance from 1880-1949 to 1880-1952 also is proposed because resources dating from the early 1950s now are fifty years old and represent a distinct period in the historic district's development. Like the existing district, the 2300 and 2400 blocks of Louisiana Street are eligible under Criterion C because a majority of the houses in the blocks embody the distinctive characteristics of the architectural styles that were popular in Little Rock from the late-19th through the mid-20th century—including an early example of the work of Charles L. Thompson, a noted Arkansas architect (Charles L. Thompson Thematic Group, NR 12/22/82) whose designs are found throughout the Governor's Mansion Historic District, as amended.

ELABORATION

The existing Governor's Mansion Historic District straddles the southern boundary of the Original City of Little Rock. The northern half of the district lies within the Original City while the southern half falls into several additions—primarily Wright's, Fulton's, and DuVall's—that were platted just after the Civil War to accommodate Little Rock's growing population.

DuVall's Addition, at the southeastern corner of the historic district, was the largest of several subdivisions of the Rapley Estate platted after the death in 1866 of Charles Rapley, a wealthy businessman who had owned the property since 1837.⁶ The 2300 and 2400 blocks of Louisiana are just south of DuVall's Addition, in smaller subdivisions of the Rapley Estate.

In 1987-88, when a large amendment to the Governor's Mansion Historic District was prepared and submitted for listing in the National Register (NR 9/15/88), a pattern of development that relates to the southern boundary of the historic district went unnoticed. In an east-west corridor between 23rd Street and what now is Roosevelt Road (formerly 25th Street), the natural terrain changes abruptly, with the land sloping steeply downward toward the south. During the late 19th and early 20th centuries, homes for middle- and upper-middle-income

⁶ Wilson S. Dornblaser, "How Little Rock Grew," *Arkansas Gazette*, 7 November 1931, Part IV, p. 2.

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Section number 8 Page 2

homeowners—predominantly white, though very occasionally black⁷—were built on the high ground north of this change in terrain. The low-lying lots to the south were relegated to modest dwellings, which often were rental houses for black tenants.⁸ (This pattern of building substantial houses for white residents on high ground and modest ones for black residents on low ground is described in the multiple property nomination Historically Black Properties in Little Rock's Dunbar School Neighborhood, NR 5/28/99.)

On the two north-south streets just west of Louisiana—Center and Spring Streets—the change in terrain begins at 23rd Street. On Louisiana Street, however, high ground continues farther south, with the drop occurring just above Roosevelt Road (25th Street). Consequently, on Louisiana Street, middle- and upper-middle-class houses are found farther south—in the 2300 and 2400 blocks—than is the case on Center and Spring Streets, a fact that was overlooked in the 1988 amendment to the Governor's Mansion Historic District.

Like the approximately 65 square blocks that presently comprise the Governor's Mansion Historic District, as amended, the 2300 and 2400 blocks of Louisiana Street developed in response to Little Rock's population growth following the Civil War. At the close of the war, Little Rock had roughly 4,000 residents. Five years later, the 1870 census counted more than 12,000, and by the turn of the 20th century, Little Rock was a small city of 40,000.

The oldest houses in the existing Governor's Mansion Historic District date from the early 1880s. A majority of these early houses are modest frame cottages, though the district does contain a handful of larger and more stylish frame residences from the early '80s. The mid-1880s saw construction of the first large brick, architect-designed home in the neighborhood (the Turner-Back House at 1722 Center Street), and substantial middle- to upper-middle-class residences soon became the norm.

The vast majority of the existing historic district's housing stock (80%, according to the 1988 amendment) was built between 1890 and 1930, with a handful of large and/or architect-designed homes dating from the 1930s. During the Depression and World War II years, however, the neighborhood's large residences began being divided into apartments or converted to rooming houses. The trend toward multi-family housing continued after the war, when most new construction in the neighborhood took the form of duplexes and apartment buildings.

⁷ During the late 19th century, two prominent African-American professionals lived on Broadway in what now is the Governor's Mansion Historic District. They were Mifflin W. Gibbs, an attorney and political figure who lived at 1722 Broadway, and Dr. J. H. Smith, a dentist whose home was at 2100 Broadway. Little Rock city directories also show a scattering of black residents elsewhere in the historic district, particularly before the turn of the 20th century and the hardening of Jim Crow laws.

⁸ In the criss-cross sections of Little Rock city directories of the late 19th and early 20th centuries, black residents are indicated by a "c", making it fairly easy to see where the concentrations of African-Americans were located.

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The history of the development of the 2300 and 2400 blocks of Louisiana echoes that of the existing historic district. Though none of the nineteen structures now standing in those blocks were built in the 1880s, the decade of the 1890s is well-represented. Six houses were built during that decade, though two of them were substantially altered following fires in the mid-20th century. Most notable is the Rosenbaum House at 2400 Louisiana Street, constructed in the early 1890s for Charles E. Rosenbaum, president of C. E. Rosenbaum Machinery Company. The house was designed by a young Charles L. Thompson during the time he was in partnership with engineer Fred J. H. Rickon.⁹ (Thompson was just twenty-two when the firm of Rickon & Thompson, Architects and Civil Engineers, was formed in January of 1891.¹⁰)

Thompson lived in what now is the Governor's Mansion Historic District, as amended, and examples of nearly every phase of his career—from the time he formed his first partnership in 1891 until his retirement in 1938—are found in the district. With the presence of the Rosenbaum House, adding the 2300 and 2400 blocks of Louisiana Street to the historic district will further strengthen the district's association with Thompson.

C. E. Rosenbaum's status as president of his own business illustrates that from the beginning, the 2300 and 2400 blocks of Louisiana Street were populated by the same sorts of people described in the 1988 amendment to the Governor's Mansion Historic District as being responsible for building most of the homes in the neighborhood. The amendment states: "The homes of bankers, lawyers, real estate developers, government officials, and assorted businessmen line the streets of the district. . . ." Immediately south of the Rosenbaum House during the 1890s was the family of Warren Baldwin, a conductor for the Iron Mountain Railway whose one-story, Queen Anne-style home is at 2424 Louisiana Street. Another nearby resident was J. R. Van Frank, a civil engineer at 2301 Louisiana Street (a house that was demolished *circa* 1960). Living in the two 1890s houses that later were rebuilt due to fire damage were Arthur F. Adams, the general superintendent of Southwestern Telegraph and Telephone Company, whose home was 2403 Louisiana Street; and Dr. J. M. Park, a physician at 2407 Louisiana Street.

The change in terrain that occurs a little more than halfway down the 2400 block of Louisiana Street came into play during the first decade of the 20th century, when five of the houses now standing in the 2300 and 2400 blocks were constructed. Two of them—the *circa* 1907 Pryor House at 2307 Louisiana and the Booher House, built about 1909 at 2428-30 Louisiana—were constructed for middle-class residents: James F. Pryor was a train

⁹ The Rosenbaum House is not a Rickon and Thompson design for which the plans are known to survive. However, in an 1895 advertising pamphlet, Rickon and Thompson listed a residence for C. E. Rosenbaum as being "among our recent work." Rickon & Thompson, "A New Year's Greeting," 1895, Quapaw Quarter Association, Little Rock, Arkansas.

¹⁰ F. Hampton Roy, *Charles L. Thompson and Associates, Arkansas Architects: 1885-1938* (Little Rock, Arkansas: August House, 1982), p. 23.

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conductor, and Claude Booher was a businessman. (In 1914 and 1915, the Booher House served as the Little Rock residence of Joseph P. Eagle, a planter from Lonoke who was the nephew of Arkansas Governor James P. Eagle.¹¹)

The other three houses built between 1900 and 1910, however, were located right at or just below the point where the terrain drops abruptly, and these houses—traditional cottages at 2411, 2415, and 2419 Louisiana Street—were built for people of more modest means. The cottages at 2411 and 2415 Louisiana (as well as a third cottage that used to stand at 2413 Louisiana) were built speculatively or for rental about 1905 by George A. Leiper, a prosperous businessman whose own two-story, brick, Queen Anne-style residence stands at 1600 Broadway in the Governor's Mansion Historic District, as amended. In 1906, the cottage at 2411 Louisiana became owner-occupied when it was purchased by Henry Y. Gunn, a traveling salesman whose family owned it until the early 1930s. The cottage at 2415 Louisiana, however, was—and is—rented to tenants (and has suffered numerous alterations over the years). At 2419 Louisiana Street, what is thought to be an expanded shotgun house originally was built about 1902, when its tenants were African-American. For a period of time after a 1920s remodeling, however, white tenants lived at 2419 Louisiana—helping to illustrate the “dividing line” nature of this area where the ground suddenly drops some fifty feet. (According to city directory listings, all three of the shotgun houses most frequently had black tenants, but sometimes they were rented to white families.)

The second decade of the 20th century is represented by three substantial two-story residences: 2401, 2422, and 2426 Louisiana Street. The Morrison House at 2401 Louisiana was built about 1911 for Beauregard Morrison, sales manager (and later vice-president) of Fones Brothers Hardware Company. The *circa* 1913 Baldwin Rental Houses at 2422 and 2426 Louisiana were built by Mrs. Warren Baldwin, who is known to have hired architect Theo Sanders to design at least one—and very likely both—of them.¹² Sanders lived in the neighborhood that now is the Governor's Mansion Historic District, as amended, and designed one of the neighborhood's most lavish homes, the Cornish House (*circa* 1916) at 1800 Arch Street.

With the construction of these homes during the 1910s, most of the building lots in the 2300 and 2400 blocks of Louisiana Street were filled, and there was no more new construction until the 1950s—except for the rebuilding of the Winfield Methodist Church Parsonage at 2403 Louisiana following a fire in the 1940s. Another indication of the status of these blocks being similar to that of the existing Governor's Mansion Historic District, the residence at 2403 Louisiana—built originally in the early 1890s—began serving as the parsonage

¹¹ 1914 and 1915 Little Rock City Directories and *Arkansas Gazette*, 4 September 1935.

¹² Mrs. Warren Baldwin is listed as a client in the “Catalogue To Buildings By Charles L. Thompson and Associates” in the book *Charles L. Thompson and Associates, Arkansas Architects: 1885-1938*. She is listed as having hired Theo Sanders to design a new residence at 2426 Louisiana Street. It seems likely that Sanders also would have designed Mrs. Baldwin's other rental house, particularly since the two houses were built at about the same time.

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Section number 8 Page 5

of Winfield Methodist Church around 1920 and continued in that capacity (despite the fire) until the late 1950s. Winfield was a long-established church in what now is the historic district, where it is represented by two buildings: the original 1888 church and its replacement, erected in 1920-25 on Louisiana Street about eight blocks north of the parsonage.

Economic circumstances during the Depression, followed by the post-World War II housing shortage, caused many houses in the existing historic district to be converted to multi-family use. When construction resumed after the war, it most typically took the form of duplexes and apartment buildings. This trend is illustrated in the 2300 and 2400 blocks of Louisiana, where the decade of the 1950s began with construction of new duplexes on vacant property at 2316-18 and 2324-26 Louisiana. A year or two later, a third duplex at 2320-22 Louisiana replaced a Victorian home. In the mid-1950s, a fourth and final duplex was constructed at 2409-09 ½ Louisiana Street, occupying a lot that previously had been included in the grounds of the house at 2407 Louisiana.

By increasing the Governor's Mansion Historic District's period of significance from 1880-1949 to 1880-1952, more post-war buildings will join the list of contributing structures. Recognizing these buildings as historic resources brings into focus another distinct period in the neighborhood's development, when the Arkansas Governor's Mansion itself was constructed (1947-50) and multi-family housing served the needs of returning GI's and their families.

The last building to be constructed in the 2300 and 2400 blocks of Louisiana Street was built about 1960, when Dr. Tena Murphy demolished a Victorian house (which had been divided into as many as ten living units) to make way for a ranch-style home and office at 113 W. 23rd Street/2301 Louisiana Street.

Like the existing Governor's Mansion Historic District, the great majority of structures in the 2300 and 2400 blocks of Louisiana Street—fourteen of nineteen or 73%—were built between 1890 and 1930, although two of the 1890s houses later burned and were remodeled. Even more—seventeen of nineteen or 89%—had been built by 1952. Also like the existing district, most post-World War II construction in the blocks was multi-family housing.

The decline of these blocks during the 1960s and 1970s also was similar to that experienced by the existing historic district, as has been the blocks' resurgence over the past twenty years. In fact, these two blocks have seen a greater percentage of buildings undergoing rehabilitation—about 50%—than is the case in the existing district. (In some sections of the district, nearly all houses are rehabilitated, while in other areas little rehab has occurred.)

The 2300 and 2400 blocks of Louisiana Street clearly are part of the neighborhood that is encompassed by the Governor's Mansion Historic District, as amended. The two blocks developed during the same time period, for

United States Department of the Interior

National Park Service

National Register of Historic Places Continuation Sheet

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the same reason, and in the same style as the existing historic district. Although the blocks do not contain any of the neighborhood's, or Little Rock's, premier works of architecture, the twelve contributing structures are representative examples of the architectural styles popular in Little Rock from the late-19th to the mid-20th century.

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National Park Service

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Section number _____ Page _____

Property/ Construction Date	Contributing/ Noncontributing	Owner
2300 Louisiana Street c. 1890	NC	Matthew Franklin & G. Wilson 2300 Louisiana St. Little Rock, AR 72206
2316-18 Louisiana Street c. 1950	C	Nelson Laing 17 Lorine Circle Little Rock, AR 72205
2320-22 Louisiana Street c. 1951	C	
2324-26 Louisiana Street c. 1950	C	
2400 Louisiana Street c. 1890	C	Greg Tolliver 2400 Louisiana St. Little Rock, AR 72206
2422 Louisiana Street c. 1913	C	Scott Holladay & Diane Thomas-Holladay 2422 Louisiana St. Little Rock, AR 72206
2424 Louisiana Street 1892	C	Linda & David Baker 2424 Louisiana St. Little Rock, AR 72206
2426 Louisiana Street c. 1913	C	Mary McBride 2426 Louisiana St. Little Rock, AR 72206
2428-30 Louisiana Street c. 1909	C	Nelson Laing 17 Lorine Circle Little Rock, AR 72205
113 West 23 rd Street/ 2301 Louisiana Street c. 1960	NC	Larry & Wanda Colclough 113 W. 23 rd St. Little Rock, AR 72206

United States Department of the Interior
National Park Service

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Section number _____ Page _____

2307 Louisiana Street c. 1907	C	Timothy & Tammy Cremeens 2307 Louisiana St. Little Rock, AR 72206
2311 Louisiana Street c. 1895	C	Robert Johns 2311 Louisiana St. Little Rock, AR 72205
2401 Louisiana Street c. 1911	NC	Robert Roberts 2401 Louisiana St. Little Rock, AR 72206
2403 Louisiana Street c. 1890 + 1940s	C	Barbara Wise 2403 Louisiana St. Little Rock, AR 72206
2407 Louisiana Street c. 1890 + 1960s	NC	Lee and Mary Gillespie 2407 Louisiana St. Little Rock, AR 72206
2409-09½ Louisiana Street mid-1950s	NC	Joel and Eunice Gardner 2409 Louisiana St. Little Rock, AR 72206
2411 Louisiana Street c. 1905	C	Scott Holladay & Diane Thomas-Holladay 2422 Louisiana St. Little Rock, AR 72206
2415 Louisiana Street c. 1905	NC	Nelson Laing 17 Lorine Circle Little Rock, AR 72205
2419 Louisiana Street c. 1902 + 1920s 1990s alterations	NC	Jay Raynor 2220 S. Monroe St. Little Rock, AR 72204

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Arkansas Gazette, 7 November 1931; 4 September 1935.

Little Rock, Arkansas. Arkansas Historic Preservation Program. National Register Nomination. "Amendment to the Governor's Mansion Historic District," 1988.

Little Rock, Arkansas. Quapaw Quarter Association. "Souvenir Little Rock, 1902-03."

Little Rock, Arkansas. Quapaw Quarter Association. Rickon & Thompson, "A New Year's Greeting," 1895.

Little Rock City Directories, 1890-1965.

Roy, F. Hampton. *Charles L. Thompson and Associates, Arkansas Architects: 1885-1938*. Little Rock, Arkansas: August House, 1982.

_____ and Charles Witsell, Jr., with Cheryl Griffith Nichols. *How We Lived: Little Rock As An American City*. Little Rock, Arkansas: August House, 1984.

Sanborn Insurance Maps of Little Rock: 1913, 1939, 1950 update, 1963 update.

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: _____

10. Geographical Data

Acreage of Property 4.8 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1	<u>15</u>	<u>566323</u>	<u>3842741</u>	3	<u>15</u>	<u>566450</u>	<u>3842427</u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>15</u>	<u>566440</u>	<u>3842741</u>	4	<u>15</u>	<u>566349</u>	<u>3842517</u>

☐ See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

The proposed boundary increase to the Governor's Mansion Historic District, As Amended, is defined as follows:

Beginning at the western property line of lots located on the west side of the 2300 block of Louisiana Street, the boundary runs east 337 feet along the center line of West 23rd Street to the eastern property line of lots on the east side of the 2300 block of Louisiana Street. The boundary then turns south and runs 265 feet, then turns east for 11 feet. It turns south again for 421 feet, then west for 100 feet before continuing south for 75 feet. At this point, the boundary turns west and runs 125 feet, then turns north for 125 feet before turning west again for 143 feet. The boundary then turns north and runs back to its point of origin.

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

The 2300 and 2400 blocks of Louisiana Street were surveyed during the summer of 2001 and subsequently reviewed by staff of the Arkansas Historic Preservation Program for determination of eligibility. The blocks are immediately adjacent to the southern boundary of the Governor's Mansion Historic District, as amended, and they contain nineteen properties, twelve of which (63%)

were determined eligible. Expanding the boundary of the historic district to include these blocks is appropriate because the 2300 and 2400 blocks of Louisiana developed during the same period of time as the existing district and contain the same types of architecturally significant resources. (The same is not true for other blocks omitted from the southern boundary of the district, such as the 2300 and 2400 blocks of Center and Spring Streets, where the housing stock clearly is different.)

11. Form Prepared By

name/title	Cheryl Griffith Nichols, Consultant to the City of Little Rock				
organization		date	September 14, 2001		
street & number	1721 South Gaines Street	telephone	501-375-2686		
city or town	Little Rock	state	AR	zip code	72206

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

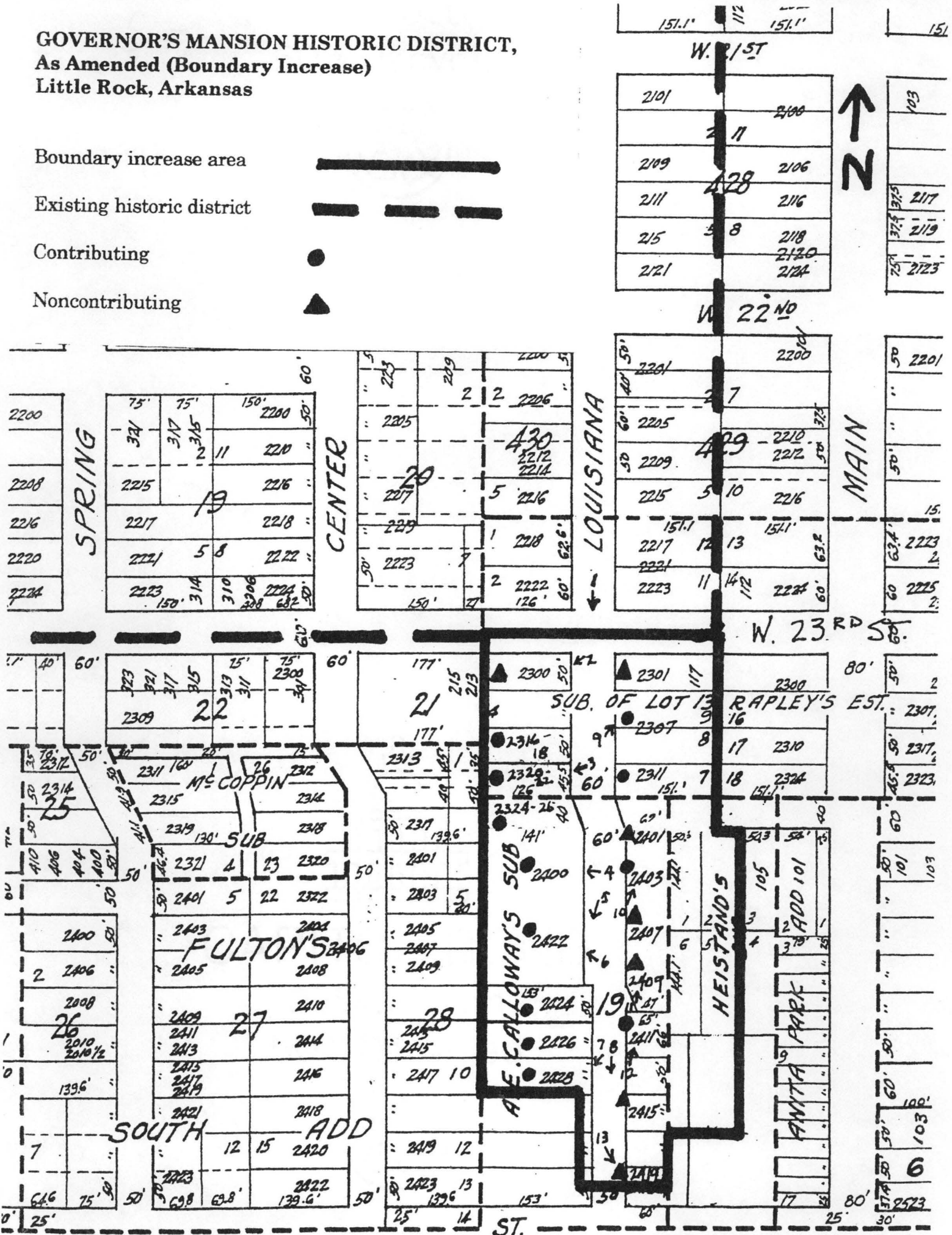
(Complete this item at the request of SHPO or FPO.)

name					
street & number		telephone			
city or town		state		zip code	

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 Reduction Projects (1024-0018), Washington, DC 2030.

Noncontributing

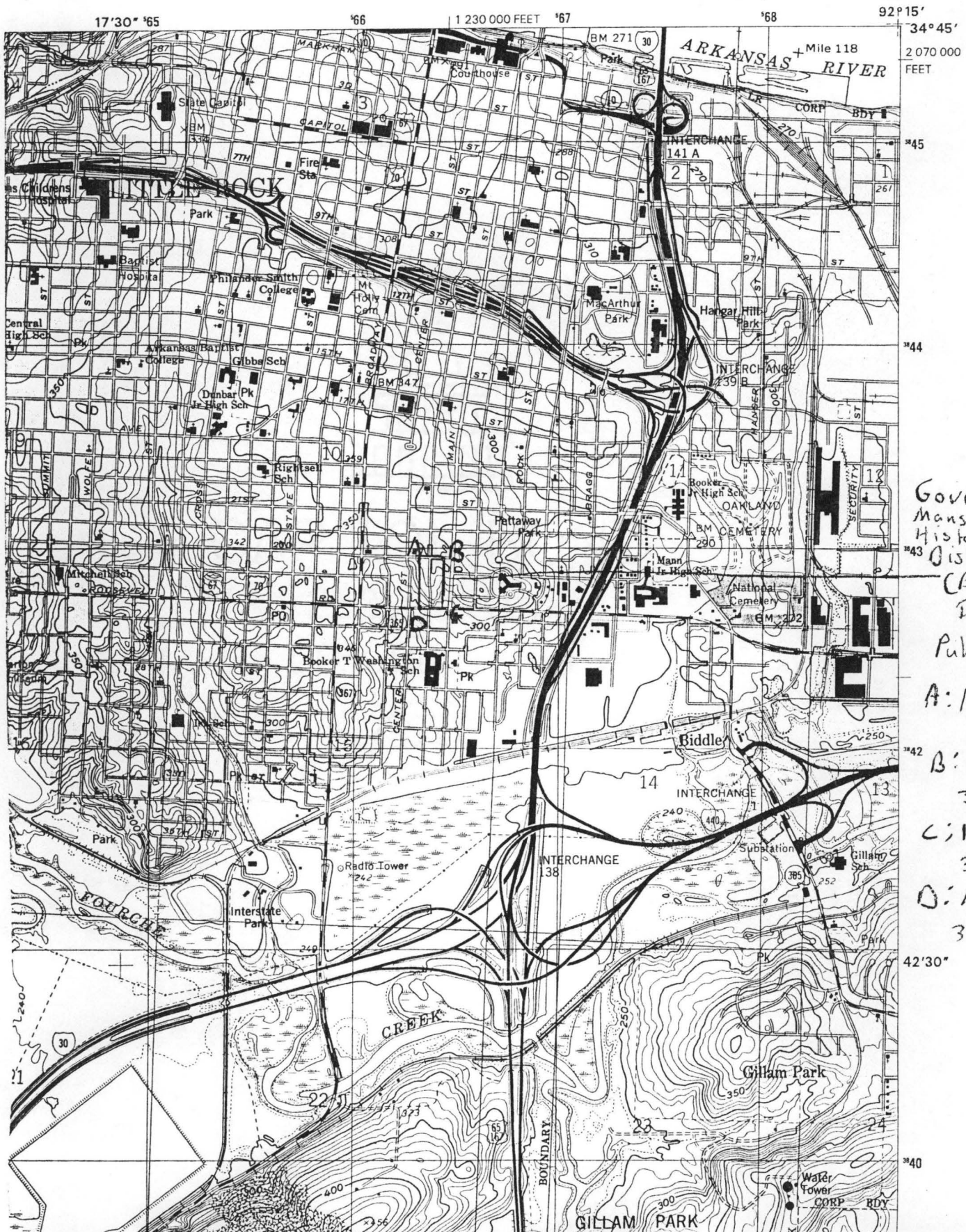


Governor's Mansion Historic District, As Amended (Boundary Increase)

Black and white negatives

- 2 Dr. Tena Murphy House & Office, 113 W. 23rd St./2301 Louisiana St.
- 3 same
- 4 2300 Louisiana St.
- 5 view south from 2200 block of Louisiana St.
- 6 same
- 7 2300 Louisiana St.
- 8 2316-18, 2320-22, 2324-26 Louisiana St.
- 9 2316-18 Louisiana St.
- 10 2320-22 Louisiana St.
- 11 2324-26 Louisiana St.
- 12 Rosenbaum House, 2400 Louisiana St.
- 13 view south from Rosenbaum House
- 14 Rosenbaum House, 2400 Louisiana St.
- 15 same
- 16 2422, 2424, 2426 Louisiana St.
- 17 same
- 18 Baldwin Rental House 1, 2422 Louisiana St.
- 19 Baldwin House, 2424 Louisiana St.
- 20 Same
- 21 Baldwin Rental House 2, 2426 Louisiana St.
- 22 Same
- 23 Booher House, 2428-30 Louisiana St.
- 24 Same
- 25 Same
- 26 view south from street in front of Booher House
- 27 Winfield Methodist Church Parsonage, 2403 Louisiana St.
- 28 Delony House, 2407 Louisiana St.
- 29 Gunn House, 2411 Louisiana St.
- 30 2415 Louisiana St.
- 31 same
- 32 2419 Louisiana St.
- 33 2311 Louisiana St.
- 34 Pryor House, 2307 Louisiana St.
- 35 2409-091/2 Louisiana St.
- 36 Morrison House, 2401 Louisiana St.
- 37 Winfield Methodist Church Parsonage, 2403 Louisiana St.

LITTLE ROCK QUADRANGLE ARKANSAS 7.5-MINUTE SERIES (TOPOGRAPHIC)



Governor's
 Mansion
 Historic
 District
 (Boundary
 Increase)
 Pulaski Co., Ark.
 A: 15/56623/
 384274
 B: 15/5664
 384274
 C: 15/56645/
 3842427
 D: 15/5663/
 3842517

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Governor's Mansion Historic District (Boundary Increase)

MULTIPLE
NAME:

STATE & COUNTY: ARKANSAS, Pulaski

DATE RECEIVED: 1/02/02 DATE OF PENDING LIST: 1/29/02
DATE OF 16TH DAY: 2/14/02 DATE OF 45TH DAY: 2/17/02
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 02000010

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: Y PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: Y SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

☒ ACCEPT ☐ RETURN ☐ REJECT 2/15/02 DATE

ABSTRACT/SUMMARY COMMENTS:

This boundary increase limits the period of significance as 1880 to 1952 - to bring the period up to the 50 year cut-off. It should be noted that this Period of Significance is applicable to this particular Boundary Increase, and not to the rest of the previously-listed district. That part of the district has not yet been re-evaluated by applying the extended Period of Significance. This is strictly a Boundary Increase and not Additional Documentation for the whole district.

RECOM./CRITERIA C

REVIEWER Sarah Pope DISCIPLINE Historian

TELEPHONE 202/343-9534 DATE 2/15/02

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



1. Governor's Mansion Historic Dist. (Boundary Increase)
2. Pulaski Co., AR
3. Leslie Stalcup
4. July 2001
5. AHPP
6. 2300 Louisiana
7. #1



1. Governor's Mansion Historic District (Boundary Increase)
2. Pulaski Co., AR
3. Leslie Stalcup
4. July 2001
5. AHPP
6. 2400 Louisiana
7. #2



1. Governor's Mansion Historic Dist. (Boundary Increase)
2. Pulaski Co., AR
3. Leslie Stalcup
4. July 2001
5. AHPP
6. 24 ~~22~~ Louisiana
7. #3



1. Governor's Mansion Historic Dist. (Boundary Increase)
2. Pulaski Co., AR
3. Leslie Stalcup
4. July 2001
5. AHPP
6. 2428 Louisiana
7. #4



1. Governor's Mansion Historic Dist. (Boundary Increase)
2. Pulaski Co., AR
3. Leslie Stakup
4. July 2001
5. AHPP
6. 2301 Louisiana
7. # 5



1. Governor's Mansion Historic Dist. (Boundary Increase)
2. Pulaski Co., AR
3. Leslie Stalcup
4. July 2001
5. AHDP
6. 2409 Louisiana
7. # 6



1. Governors Mansion Historic Dist. (Boundary Increase)
2. Pulaski Co., AR
3. Leslie Stalcup
4. July 2001
5. AHPP
6. 2411 Louisiana
7. H-7



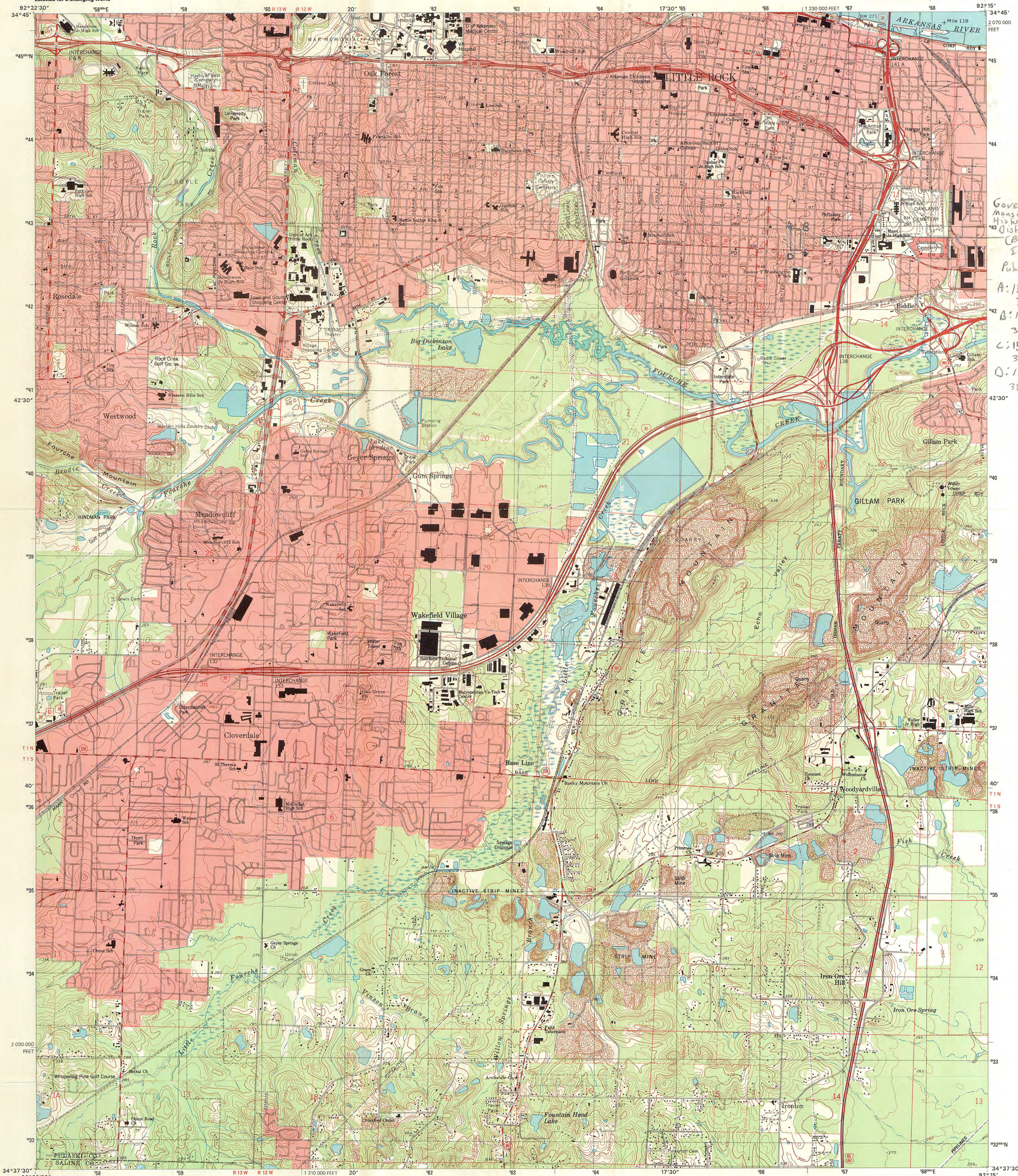
1. Governor's Mansion Historic Dist. (Boundary Increase)
2. Pulaski Co., AR
3. Leslie Stalcup
4. July 2001
5. AHPP
6. 2324 Louisiana
7. H 8



1. Governors Mansion Historic Dist. (Boundary Increase)
2. Pulaski Co., AR
3. Leslie Stalcup
4. July 2001
5. AHPP
6. 2300 Block of Louisiana
7. #9



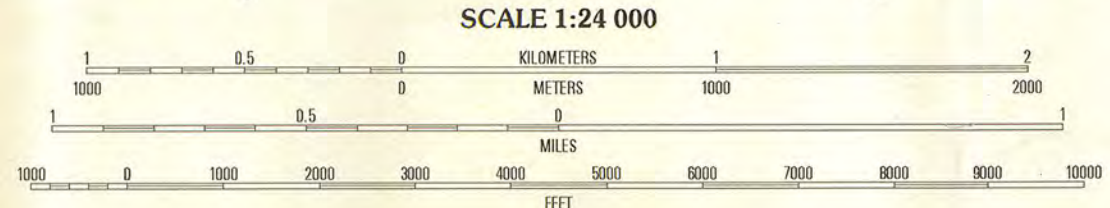
1. Governor's Mansion Historic Dist. (Boundary Increase)
2. Pulaski Co., AR
3. Leslie Stalcup
4. July 2001
5. AHPP
6. 2422 - 2428 Louisiana
7. #10



Governor's
Mansion
Historic
District
(Boundary
Increase)
Pulaski Co., AR
A: 15/56623/
3842741
B: 15/56640/
3842741
C: 15/56645/
3842742
D: 15/56674/
3842917

Produced by the United States Geological Survey
Topography compiled 1960. Planimetry derived from imagery
taken 1994 and other sources. Public Land Survey System and
survey control current as of 1985.
North American Datum of 1983 (NAD 83). Projection and
1000-meter grid: Universal Transverse Mercator, zone 15
10 000-foot ticks: Arkansas Coordinate System of 1983 (south zone)
North American Datum of 1927 (NAD 27) is shown by dashed
corner ticks. The values of the shift between NAD 83 and
NAD 27 for 7.5-minute intersections are obtainable from
National Geodetic Survey NADCON software
There may be private inholdings within the boundaries of the
National or State reservations shown on this map
Landmark buildings verified 1985

UTM GRID AND 2000 MAGNETIC NORTH
DECLINATION AT CENTER OF SHEET



CONTOUR INTERVAL 10 FEET
SUPPLEMENTARY CONTOUR INTERVAL 5 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929
TO CONVERT FROM FEET TO METERS, MULTIPLY BY 0.3048

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, P.O. BOX 25286, DENVER, COLORADO 80225
AND ARKANSAS GEOLOGICAL COMMISSION, LITTLE ROCK, ARKANSAS 72204
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



ROAD CLASSIFICATION
Primary highway
hard surface
Improved surface
Unimproved road
Light-duty road, hard or
Improved surface
Unimproved road
Interstate Route
U.S. Route
State Route

1	2	3
4	5	6
7	8	9

ADJOINING 7.5' QUADRANGLE NAMES

LITTLE ROCK, AR
1994

NIMA 7553 III NE-SERIES V884





The Department of
**Arkansas
Heritage**

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THE STORY.**

Mike Huckabee, Governor
Cathie Matthews, Director

Arkansas Arts Council

Arkansas Natural Heritage
Commission

Arkansas Territorial Restoration

Delta Cultural Center

Old State House Museum



**Arkansas Historic
Preservation Program**

1500 Tower Building
323 Center Street
Little Rock, AR 72201
(501)324-9880
fax: (501)324-9184
tdd: (501)324-9811

e-mail:
info@arkansaspreservation.org
website:
www.arkansaspreservation.org

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November 19, 2001

Carol D. Shull
Chief of Registration
United States Department of the Interior
National Register of Historic Places
National Park Service
1849 C St. NW
Washington, D.C. 20240

RE: Governor's Mansion Historic District (Boundary Increase)- Little
Rock, Pulaski County.

Dear Carol:

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

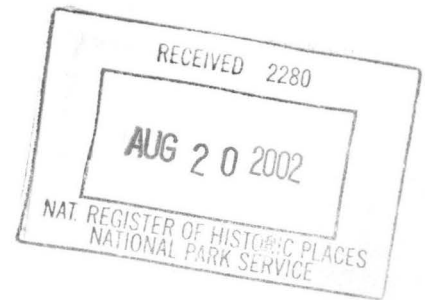
Thank you for your consideration in this matter.

Sincerely,

Cathie Matthews,
State Historic Preservation Officer

CM:zc

Enclosures

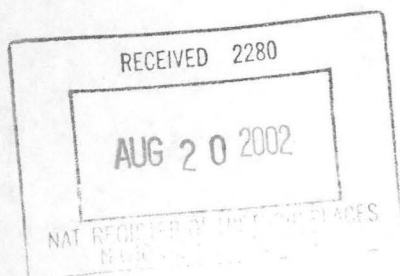


Sarah,

This is the information you had requested
for documentation that had been irradiated.
Sorry it took so long to get it to you.
If you need any additional information,
let me know.

Thanks

Zae Cothren



The Department of
Arkansas
Heritage