

United States Department of the Interior
National Park Service

For NPS use only

National Register of Historic Places
Inventory—Nomination Formreceived **NOV 3** 1983
date entered **DEC - 1** 1983See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections**1. Name**historic El Dorado Apartmentsand/or common Wilson Place**2. Location**street & number 420 Wilson PlaceN/A not for publicationcity, town El DoradoN/A vicinity ofstate Arkansascode 05county Unioncode 139**3. Classification**

Category	Ownership	Status	Present Use	
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
	<u>N/A</u>	<input type="checkbox"/> no	<input type="checkbox"/> military	<input checked="" type="checkbox"/> other: apartments

4. Owner of Propertyname Jo Ellen Callaway Hogg and Amy Callaway Kassosstreet & number 520 East Eighth Streetcity, town El DoradoN/A vicinity ofstate Arkansas**5. Location of Legal Description**courthouse, registry of deeds, etc. Union County Courthousestreet & number Union Square—corner of Washington and Main Streetcity, town El Doradostate Arkansas**6. Representation in Existing Surveys**title N/A has this property been determined eligible? ☐ yes ☐ no N/Adate N/A ☐ federal ☐ state ☐ county ☒ localdepository for survey records N/Acity, town N/Astate N/A

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

SUMMARY

Designed by Cheshire Peyton, the El Dorado Apartments is a rectangular two-story twenty-four unit efficiency apartment building, constructed in 1926 as a direct result of the El Dorado oil boom. Built of red brick with inlaid limestone detailing, the flat-roofed symmetrical building is embellished with an elaborate cornice.

ELABORATION

The El Dorado Apartments, built in 1926 by James Saye Smith, has a rectangular plan and symmetrical elevations. Constructed with a concrete foundation, the brick building has limestone sills and limestone squares inlaid with brick, creating a regular decorative pattern between fenestrations. Doors and windows are decorated with surrounds of stretchers with stone corner blocks. Throughout the building, windows are six-over-six double-hung. The two-story structure has a flat roof and a dentilled cornice with block modillions and paired brackets. The corona is detailed with a diamond pattern. The front elevation has a center entrance, balanced by a pair of windows on either side. The ten remaining fenestrations consist of three windows grouped together. A projecting flat-roofed canopy, that appears to be suspended by large iron chains from the mouths of two limestone lion heads, protects the entry. A plaque inscribed with the building's name is centered above. Glass wall-hung light fixtures flank the front door which is balanced by five-light sidelights. With the exception of the entrance details, the rear elevation is identical to the front. The rear entrance has a six-light transom, with a four-light moveable center sash. Side elevations have entrances identical to the rear, with a window configuration of single and paired windows.

The interior has a central corridor and two stairways on each floor. The second corridor is illuminated by a skylight. Each of the twenty-four apartments has two doors, one louvered and one solid paneled. Small two feet by three feet paneled doors in the hallways open into the rear upper chamber of built-in iceboxes in each apartment, thus allowing for the delivery of ice without disturbing the residents. Floors throughout are hardwood. Originally advertised as "ultra modern luxurious accommodations", each apartment consists of a large closet, kitchen with built-in cabinets, a living room with a Murphy bed and a bathroom.

8. Significance

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

Specific dates 1926 **Builder/Architect** James Saye Smith/Cheshir Peyton

Statement of Significance (in one paragraph)

Constructed in 1926 by James Saye Smith, the El Dorado Apartments building is a distinct reflection of the various support structures which appeared in this small southern Arkansas town following the discovery of oil in 1921. Early housing during the boom was makeshift at best consisting of shotgun houses, tents and rapidly thrown together boarding houses. However, by 1926, the oil business had stabilized and the city was beginning to take on the characteristics of a wealthy town. The streets were paved, there was a country club and entertainment center. Recognizing that many of those who had made their wealth in oil were somewhat transient in nature (moving from town to town and state to state to check on their various interests), Smith's firm, the Smith Real Estate Company, decided to construct an apartment building which would provide the luxurious accommodations these businessmen could well afford. Smith had been in the construction business in Dallas, Texas, and Shreveport, Louisiana, before coming to El Dorado. During that time he had become acquainted with the work of Cheshire Peyton, an architect from Louisiana. Peyton's work includes Rotary Hall at Centenary College in Shreveport as well as other buildings scattered throughout small towns in Louisiana and Texas. For Smith, Peyton designed a two-story, red brick, rectangular building with inlaid limestone detailing and consisting of twenty-four efficiency apartments. When it opened in 1926, it was hailed by the El Dorado Daily News as providing "ultra-modern luxurious accommodations" which included daily maid service, two janitors, and ice delivered twice daily. The first tenants in the El Dorado Apartments building were Smith and his wife Hazel. Smith also used one of the apartments as an office for his construction business. Most of the early tenants were involved in various aspects of the oil business. They included geologists, oil lease brokers, petroleum engineers, and oil field construction contractors. James G. Hunt of the influential H. L. Hunt family was also a tenant. Smith was forced to mortgage the apartments in 1928 at which time Jesse Henry Callaway acquired it. Callaway had left his grocery business in El Dorado in 1921 after learning of the discovery of oil at the Bussey #1 site. By buying, selling, and trading land, minerals and royalties, he was able to become quite successful. His business interests, including the El Dorado Apartments, are still held by members of his family. The El Dorado Apartments building is a solid, substantial structure which was built to respond to the needs of a group of citizens who were eager for such quality and permanence in their lives.

9. Major Bibliographical References

See continuation sheet

10. Geographical Data

Acreeage of nominated property less than 1 acre

Quadrangle name El Dorado West, AR

Quadrangle scale 1:24000

UTM References

A

1	5
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5	3	1	6	7	0
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3	6	7	4	0	0	0
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Zone Easting Northing

B

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Zone Easting Northing

C

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H

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Verbal boundary description and justification

Lot 3 of block 63 and Lot 4 of block 61 of Wilson Place of the city of El Dorado, Union County, Arkansas

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

state	code	county	code
N/A			

state	code	county	code
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11. Form Prepared By

name/title Jo Callaway Hogg (owner) and Wayne Trull (Architect) Edited by staff of the Arkansas Historic Preservation Program

organization N/A date November 4, 1983

street & number 520 East 8th Street telephone (501) 862-2530

city or town El Dorado state Arkansas

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 National Park Service.

State Historic Preservation Officer signature

Wilson Stiles

title State Historic Preservation Officer

date November 4, 1983

For NPS use only

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

Carol Mink

date 12/1/83

Keeper of the National Register

Attest:

date

Chief of Registration

**United States Department of the Interior
National Park Service**

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

For NPS use only

received

date entered

Continuation sheet

Item number 9

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BIBLIOGRAPHY

NEWS PAPERS

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The Arkansas Gazette; Sunday, May 13, 1926
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INTERVIEWS

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Babb, Inez. El Dorado, September 8, 1981
Bailey, Marjorie. El Dorado, October 13, 1981
Callaway, F. Henry. El Dorado, June 19, 1981
Campbell, Lucius T. Longview, TX (telephone), September 28, 1981
Carter, Bessie Cheshire. Minden, LA, October 3, 1981
Connolly, Paul D. El Dorado, August 13 & 14, 1981
Cowger, Betty. El Dorado, August 9, 1981
Fullilove, Elizabeth Powel. Houston, TX (telephone), September 12, 1981
Garison, Patty. El Dorado, October 16, 1981
Gilbert, Zula. El Dorado, October 15, 1981
Giller, Violet. El Dorado, September 10, 1981
Goode, Lillian. El Dorado, July 7, 1981
Kolben, E. M. El Dorado, August 11, 1981
Lofton, Betty. Chicago, IL (telephone), September 12, 1981
Manasco, M. C., Jr. Shreveport, LA (telephone), August 1, 1981
McWilliams, Birdie Lee. El Dorado, July 29, 1981
Perryman, Nevella. Shreveport, LA, October 2, 1981
Peyton, Rupert. Shreveport, LA, October 2, 1981
Portier, Ada Viola (Shorty). Tyler, TX (telephone), September 30, 1981
Shelmire, Suzette Dayson. Dallas, TX (telephone), September 30, 1981
Shepperson, Lena. El Dorado, July 5, 1981
Smith, Jasper N., Jr. San Louis Obispo, CA (telephone), September 28, 1981
Williams, Francis T. El Dorado, August 21, 1981
Wilson, Alva. El Dorado, September 6, 1981
Zeppa, Keating. Tyler, TX (telephone), September 30, 1981

ARTICLES

Beazley, Deanie, "El Dorado - Boomtown, 1921 and 1971" Petroleum Independent (May-June 1971), 28-30 ff.

**United States Department of the Interior
National Park Service**

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

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Continuation sheet

Item number

9

Page

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BOOKS

Owen, Edger Wesley, Trek of the Oil Finders: A History of Exploration for Petroleum,
Tulsa, Oklahoma: The American Association of Petroleum Geologist, 1975

Presley, James, A Saga of Wealth: The Rise of the Texas Oilman, New York: G. P.
Putnam's Son, 1978

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Substantive Review

El Dorado Apartments
Union County
ARKANSAS

Working No. NOV 3 1983

Fed. Reg. Date: _____

Date Due: 12/1/83 - 12/18/83

Action: ACCEPT 12/1/83

RETURN

REJECT

Federal Agency: _____

- ☐ resubmission
☐ nomination by person or local government
☐ owner objection
☐ appeal

Substantive Review: ☒ sample ☐ request ☐ appeal ☐ NR decision

Reviewer's comments: High quality apartment building constructed during
economic (oil) boom period - also
a nice example of this style/type of
architecture, unnamed I believe.

Recom./Criteria ACCEPT A, C
Reviewer DUBIE
Discipline HIST
Date 12/1/83
_____ see continuation sheet

Nomination returned for: _____ technical corrections cited below
_____ substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible? ☐ yes ☐ no

7. Description

Condition	Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed	<input type="checkbox"/> original site
		<input type="checkbox"/> moved date _____

Describe the present and original (if known) physical appearance

- ☐ summary paragraph
☐ completeness
☐ clarity
☐ alterations/integrity
☐ dates
☐ boundary selection

8. 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

8891 S VOH

A + C - maybe B

The #8 has some of the character of a history rather than a statement of significance but one can piece out that it was built by important people for important people + associated with important period of community development. No real architectural interest in terms of discussion of type and other local examples -

9. Major Bibliographical References

10. Geographical Data

Acreage of nominated property _____

Quadrangle name _____

UTM References _____

Verbal boundary description and justification _____

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

____ national ____ state ____ local

State Historic Preservation Officer signature _____

title _____

date _____

13. Other

- ☐ Maps
- ☐ Photographs
- ☐ Other

Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: _____



El Dorado Apartments
El Dorado, Union County
Alice Jones, photographer
April, 1983
Negative filed at AHPP
Viewed from the South



El Dorado Apartments
El Dorado, Union County
Alice Jones, photographer
April, 1983
Negative filed at AHPP
Viewed from the Southwest



El Dorado Apartments
El Dorado, Union County
Alice Jones, photographer
April, 1983
Negative filed at AHPP
Viewed from the North



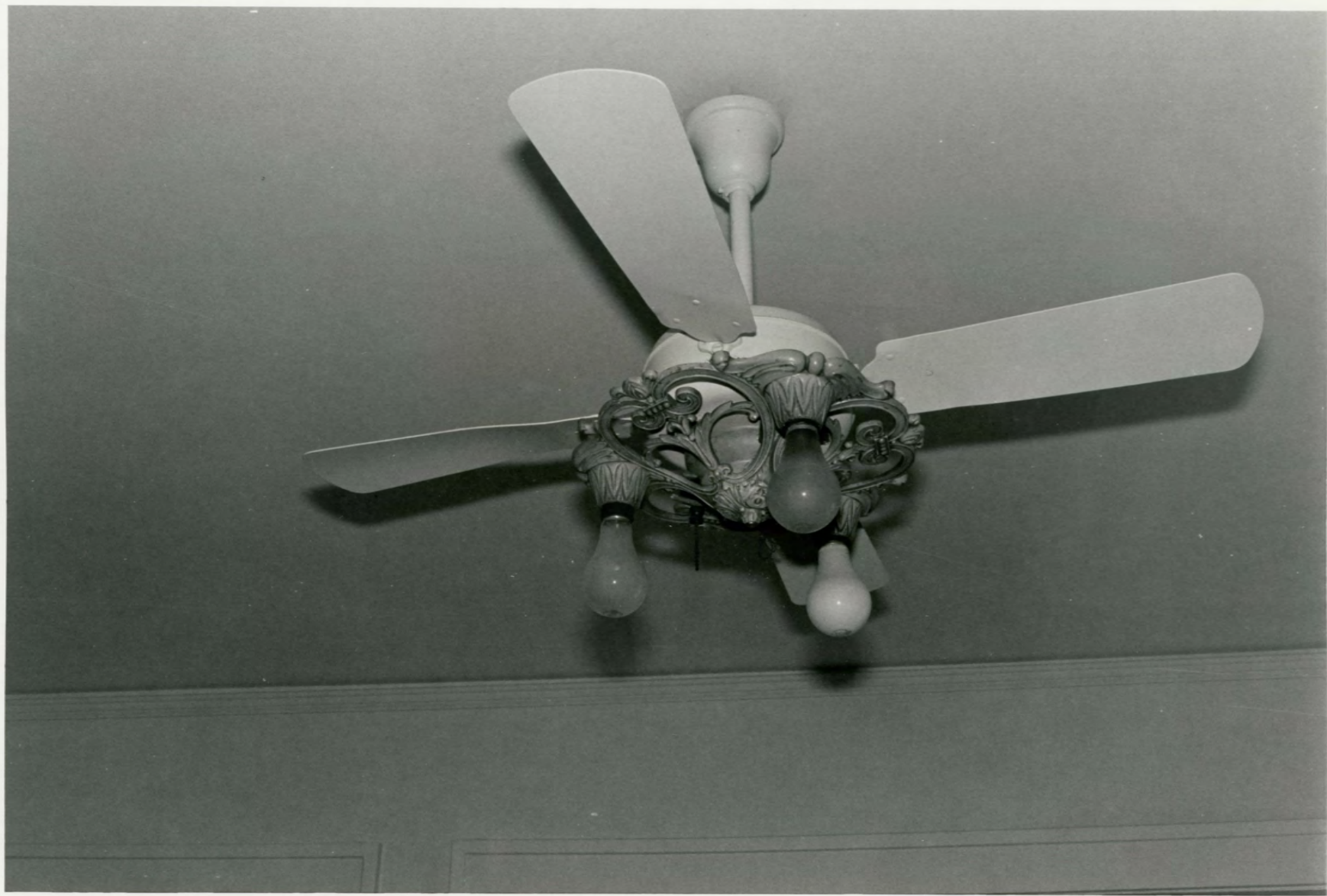
El Dorado Apartments
El Dorado, Union County
Alice Jones, photographer
April, 1983
Negative filed at AHPP
Interior



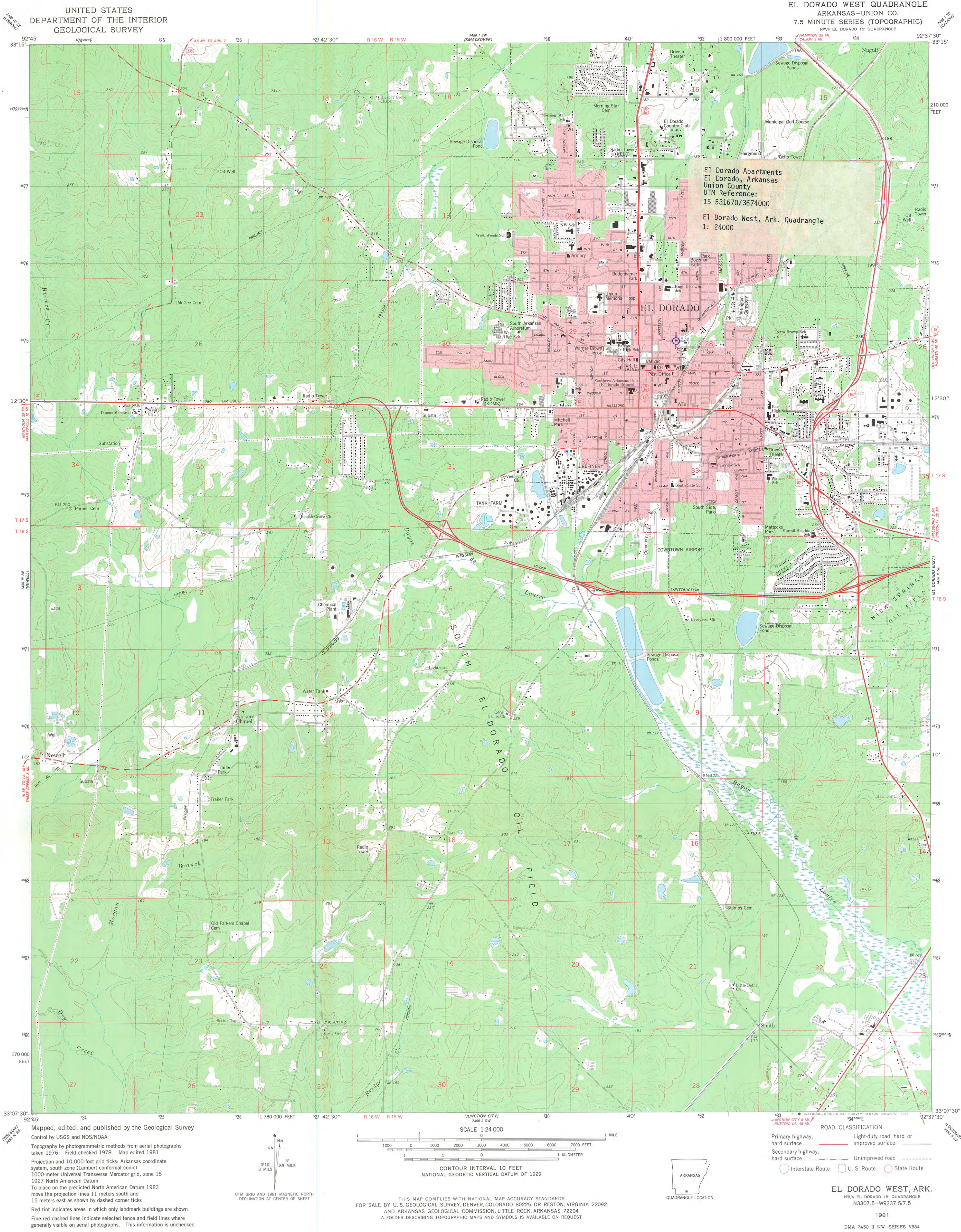
El Dorado Apartments
El Dorado, Union County
Alice Jones, photographer
April, 1983
Negative filed at AHPP
Interior



El Dorado Apartments
El Dorado, Union County
Alice Jones, photographer
April, 1983
Negative filed at AHPP
Interior



El Dorado Apartments
El Dorado, Union County
Alice Jones, photographer
April, 1983
Negative filed at AHPP
Interior



UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

EL DORADO WEST QUADRANGLE
ARKANSAS-UNION CO.
7.5 MINUTE SERIES (TOPOGRAPHIC)
NW 1/4 EL DORADO 15' QUADRANGLE

El Dorado Apartments
El Dorado, Arkansas
Union County
UTM Reference:
15 531670/3674000
El Dorado West, Ark. Quadrangle
1: 24000

Mapped, edited, and published by the Geological Survey
Control by USGS and NOS/NOAA
Topography by photogrammetric methods from aerial photographs
taken 1976. Field checked 1978. Map edited 1981
Projection and 10,000-foot grid ticks: Arkansas coordinate
system, south zone (Lambert conformal conic)
1000-meter Universal Transverse Mercator grid, zone 15
1927 North American Datum
To place on the predicted North American Datum 1983
move the projection lines 11 meters south and
15 meters east as shown by dashed corner ticks
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

UTM GRID AND 1981 MAGNETIC NORTH
DECLINATION AT CENTER OF SHEET

SCALE 1:24 000
1 000 000 FEET
1 KILOMETER
CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929

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
Primary highway, hard surface
Secondary highway, hard surface
Light-duty road, hard or improved surface
Unimproved road
Interstate Route
U. S. Route
State Route

EL DORADO WEST, ARK.
NW 1/4 EL DORADO 15' QUADRANGLE
N3307.5-W9237.5/7.5

1981

DMA 7450 II NW-SERIES V884



ARKANSAS
HISTORIC
PRESERVATION
PROGRAM

November 4, 1983

Carol D. Shull
Chief of Registration
United States Department of the Interior
National Register of Historic Places
National Park Service
1100 "L" Street, N. W.
Washington, D. C. 20240

Re: El Dorado Apartments
420 Wilson Place
El Dorado, AR
Union County

Dear Carol:

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

The El Dorado Apartments building has received preliminary certification of Significance and rehabilitation. Development of the project is slated to begin as soon as word is received concerning its listing in the National Register. To facilitate the project we are requesting that the 45-day commenting period be waived and that action be taken on the sixteenth day as outlined in the federal regulations. Your assistance in this matter will be greatly appreciated.

Thank you for your consideration in this matter.

Sincerely,

Wilson Stiles
State Historic Preservation Officer

WS/AJ/ss

Enclosure/s

