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United States Department of the Interior
National Park Service

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APR 17 1992

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

NATIONAL
REGISTER

1. Name of Property

historic name: Kleiber House

other name/site number: PU 0089

2. Location

street & number: 637 Skyline Drive

not for publication: N/A

city/town: North Little Rock

vicinity: N/A

state: AR county: Pulaski code: AR 119 zip code: 72116

3. Classification

Ownership of Property: Private

Category of Property: Building

Number of Resources within Property:

| Contributing | Noncontributing |
|---------------|--------------------------|
| <u>1</u> | <u> </u> buildings |
| <u> </u> | <u> </u> sites |
| <u> </u> | <u> </u> structures |
| <u> </u> | <u> </u> objects |
| <u>1</u> | <u>0</u> Total |

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

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

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4. State/Federal Agency Certification

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

Cathryn A. Byrd
Signature of certifying official

4-2-92
Date

Arkansas Historic Preservation Program
State or Federal agency and bureau

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

Signature of commenting or other official

Date

State or Federal agency and bureau

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5. National Park Service Certification

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I, hereby certify that this property is:

- ☒ entered in the National Register
_____ See continuation sheet.
☐ determined eligible for the
National Register
_____ See continuation sheet.
☐ determined not eligible for the
National Register
☐ removed from the National Register

other (explain): _____

Adams Byrd
Signature of Keeper

Entered in the
National Register

6/1/92
Date of Action

Signature of Keeper

Date
of Action

=====

6. Function or Use

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Historic: Domestic

Sub: Single Dwelling

Current : Domestic

Sub: Single Dwelling

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7. Description

=====

Architectural Classification:

Late 19th and 20 Century Revivals/
Monterey

Other Description: _____

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

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

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8. Statement of Significance

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

Applicable National Register Criteria: A,C

Criteria Considerations (Exceptions): N/A

Areas of Significance: Architecture
Community Planning and Development

Period(s) of Significance: 1929-1942 _____

Significant Dates: 1929-1942 _____

Significant Person(s): N/A _____

Cultural Affiliation: N/A _____

Architect/Builder: Original House Designed by Frank Carmean/
Built by the Justin Matthews Company
Addition designed by Swaim & Allen

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

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 1

Summary

With perhaps the most unusual design of all the Edgemont houses, the Kleiber House can be placed in the Monterey style category mainly because of the second-story balcony that spans a little more than half of its main facade. Little else about the house is "typical," however, either of the Monterey style or of any other style. A large, architect-designed addition doubled the size of the house in the early 1950's but did not alter the appearance of the original front and side facades.

Elaboration

The brick-veneered Kleiber House is oriented to the north on a site that originally consisted of just one lot. With the exception of a one-story ell that projects northward at right angles from the main (north) facade, the house has two floors contained beneath a low-pitched gabled roof. The roofline reinforces the house's designation as Monterey in style, but that designation rests primarily on the second-balcony.

Covered by the main roof, the balcony spans a little more than half of the main facade of the Kleiber House, beginning at the end of the facade and continuing to the juncture of the two-story section of the house and the one-story ell. The balcony's decorative iron posts and railing are unusual for a Monterey-style house built in the 1920's, when wooden columns and balustrades more typically were used.

The balcony's iron railings are echoed on the ground level of the house, where railings of the same design encircle an open entry terrace. Below the west end of the balcony, the main entrance to the house is situated at an angle in a section of wall that runs diagonally between the one-story ell and the first floor of the two-story section of the house. A second door, sheltered by an extension of the roof of the one-story ell, opens from the entry terrace into the living room that is contained in the ell.

A multi-paned casement window topped by a fanlight is the focal point of the north end of the living room ell. Other windows in the original portion of the house are either multi-paned casements or have six-over-six, double-hung sashes. Decorative vents are located in the gable ends of both the ell and the original two-story section of the house.

The early 1950's addition to the house, designed by the Little Rock architectural firm of Swaim

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

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 2

and Allen (now Wellborn Henderson Associates), consists of a two-story wing attached to the rear (south) facade of the original house. This wing duplicates the roofline of the original house and is sheathed in the same buff-colored brick, allowing it to blend unobtrusively with the house's original design. The only really obvious addition to the house is the carport which projects for the east side of the 1950's wing (originally, a frame garage structure was situated behind the house).

Notable original interior features of the Kleiber House include very heavily textured plaster walls, and a curving stairway with iron railing that leads from the entry hall to the second floor. The living room features a beamed ceiling, as well as decorative grillework over the arched window centered in the north wall and over arched niches that flank the window.

The entry hall and living room are the only major public spaces that survive in their original form; construction of the 1950's addition also reconfigured the other first-floor rooms, turning the original kitchen into the dining room and the original dining room into an "extra" room that has been put to various uses. The first floor addition contains the kitchen, den and utility room. On the second floor of the house are four bedrooms and two baths, half in the original house and half in the addition.

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

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 1

Summary

Criteria A and C, local significance

One of five Edgemont homes completed during 1929, the Kleiber House apparently was built speculatively by the Justin Matthews Company but was purchased soon after construction by Mr. and Mrs. Victor A. Kleiber. Its unusual design is the primary factor in its architectural significance, while the history of its ownership illustrates the Depression's impact on Edgemont's development.

Elaboration

Victor A. Kleiber and his wife, Grace, purchased the house at 637 Skyline Drive from the Metropolitan Trust Company in May of 1929, paying just \$50.00 in cash and financing a balance of \$3,3550. Monthly payments of \$72.50 were due beginning June 1, 1929. Kleiber, the chief clerk for the State Highway Department, was able to make the monthly payments until April of 1931, when he began skipping payments, gradually falling farther and farther behind. Kleiber's last six payments, made between September of 1931 and May of 1932, were of various amounts ranging from \$13.84 to \$104.00, apparently depending on how much money he could afford to allocated to the mortgage payment. The mortgage was foreclosed sometime during 1932 or 1933.

The Kleiber House then joined several of its Edgemont neighbors in being rented to tenants during the remainder of the 1930's and into the early 1940's. It was sold in the fall of 1942 but changed hands again just a few months later, when it was purchased in February of 1943 by Benjamin Bidwell, an engineer for the Missouri Pacific Railroad. Bidwell sold the house in 1946 to Frank H. Kaiser, who in turn sold it in January of 1949 to the present owner and her late husband. The addition to the house, constructed about 1952, was made to accommodate the present owner's large family, which eventually included ten children.

The Kleiber House's unique Monterey-influenced design sets it apart from all the other pre-Depression Edgemont houses, but it shares with many of those houses a history that makes obvious the detrimental impact the Depression had not only on the development of Edgemont but also on the lives of many of the area's first residents.

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9. Major Bibliographical References

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X See continuation sheet.

Previous documentation on file (NPS):

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

Primary Location of Additional Data:

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

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10. Geographical Data

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Acreage of Property: Less than one

UTM References: Zone Easting Northing Zone Easting Northing

| | | | | | | | |
|---|-----------|---------------|----------------|---|-----------|-----------|-----------|
| A | <u>15</u> | <u>568220</u> | <u>3848920</u> | B | <u> </u> | <u> </u> | <u> </u> |
| C | <u> </u> | <u> </u> | <u> </u> | D | <u> </u> | <u> </u> | <u> </u> |

 See continuation sheet.

Verbal Boundary Description: See continuation sheet.

Lots 5, 6, and 7 of block 104, Park Hill Addition to the City of North Little Rock

Boundary Justification: See continuation sheet.

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

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11. Form Prepared By

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

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

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

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

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

**National Register of Historic Places
Continuation Sheet**

Section number 9 Page 1

Bibliography

"Lot 5, Block 104, Park Hill," file at Metropolitan Trust Company, North Little Rock, Arkansas.

Little Rock-North Little Rock city directories for the years 1928 through 1949.

Pulaski County Deed Records: Book 204, p. 81; Book 292, p. 18; Book 292, p. 292; Book 326, p. 65; Book 394, p. 569; Book 413, pp. 471-473.

Pulaski County Assessment Records for the years 1928 and 1929.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation Sheet

Section number _____ Page _____

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

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

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Kleiber House

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

STATE & COUNTY: ARKANSAS, Pulaski

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

REFERENCE NUMBER: 92000561

NOMINATOR: STATE

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

☒ ACCEPT ☐ RETURN ☐ REJECT 6/1/92 DATE

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA
REVIEWER
DISCIPLINE
DATE

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

Entered in the
National Register

CLASSIFICATION

___count ___resource type

STATE/FEDERAL AGENCY CERTIFICATION

FUNCTION

___historic ___current

DESCRIPTION

___architectural classification
___materials
___descriptive text

SIGNIFICANCE

Period Areas of Significance--Check and justify below

Specific dates Builder/Architect
Statement of Significance (in one paragraph)

___summary paragraph
___completeness
___clarity
___applicable criteria
___justification of areas checked
___relating significance to the resource
___context
___relationship of integrity to significance
___justification of exception
___other

BIBLIOGRAPHY

GEOGRAPHICAL DATA

___acreage ___verbal boundary description
___UTMs ___boundary justification

ACCOMPANYING DOCUMENTATION/PRESENTATION

___sketch maps ___USGS maps ___photographs ___presentation

OTHER COMMENTS

Questions concerning this nomination may be directed to

_____ Phone _____

Signed _____ Date _____



Kleiber House, 637 Skyline Dr. (PU 0089)
North Little Rock, AR

Cheryl Nichols

Jan. 18, 1991

Main facade, looking southwest

NEGATIVE ON FILE AT ANPP



Kleiber House, 637 Skyline Dr. (PU 0089)
North Little Rock, AR

Cheryl Nichols

Jan. 18, 1991

View looking southeast

NEGATIVE ON FILE AT AHPP



Kleiber House, 437 Skyline Dr. (PU 0089)
North Little Rock, AR
Cheryl Nichols
Jan. 18, 1991
View looking west
NEGATIVE ON FILE AT ANAP



Kleiber House, 637 Skyline Dr. (PU 0089)
North Little Rock, AR

Cheryl Nichols

Nov. 20, 1990

Entry hall, looking south

NEGATIVE ON FILE AT AHPP



Kleiber House, 637 Skyline Dr. (PU 0089)
North Little Rock, AR

Cheryl Nichols

Nov. 20, 1990

Living room, looking north

NEGATIVE ON FILE AT AHPP

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

Multiple Property Cover Sheet Reference Number: 64500027