

United States Department of the Interior
National Park Service

For NPS use only

received **AUG 2 1983**

date entered

**National Register of Historic Places
Inventory—Nomination Form**See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections**1. Name**historic Luster Urban Farmsteadand/or common Luster-Atchison House**2. Location**street & number 487 North Central AvenueN/A not for publicationcity, town BatesvilleN/A vicinity ofstate Arkansascode 05county Independencecode 63**3. Classification**

Category	Ownership	Status	Present Use	
<input checked="" type="checkbox"/> district	<input checked="" type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input 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 checked="" 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 type="checkbox"/> other:

4. Owner of Propertyname Mrs. Winnie Atchisonstreet & number 487 North Central Avenuecity, town BatesvilleN/A vicinity ofstate AR 72501**5. Location of Legal Description**courthouse, registry of deeds, etc. Independence County Courthousestreet & number 192 East Main Streetcity, town Batesvillestate AR**6. Representation in Existing Surveys**title N/A has this property been determined eligible? ☐ yes ☒ nodate ☐ federal ☐ state ☐ county ☐ local

depository 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

SUMMARY

The Luster Urban Farmstead is a 2-story frame I-house constructed for James Asher Luster in 1885 on the northeast corner of Broad and Charles Streets, now North Central Avenue and Charles. After Mr. Luster died in November 1922, his widow Emma Baker Luster continued to live there until her death in January 1954. Their daughter, who had lived there several years with the mother, inherited the house and still resides there. Changes to the house have made only a minor impact on its 19th century appearance. Other structures on the site include a smokehouse of local sandstone, a stone wall, a well, a large barn, and a semi-detached maid's room. This complex of structures on a full block preserves the appearance of a typical 19th century urban farmstead.

ELABORATION

Tax assessment records show that the Luster house was built in 1885. It is an L-shaped structure with a two-story main block and a one-story rear ell. On the front is a solid cut sandstone foundation, and sandstone piers and steps are found on the rest of the house. A well is located on the porch between the house and the maid's room, which is just beyond the kitchen door on the side of the ell toward the interior of the block. The appearance of this traditional I-house is quite plain, the only decorations being fishscale shingles on the first-story portion of the two-story, portico-like front porch, cornerboards, and decorative window surrounds. The main block and the ell have gable roofs, with a central cross gable on the front to accommodate the porch. The stone wall is of naturally-shaped fieldstone, while the smokehouse is of hand-picked sandstone blocks.

The interior of the house is similarly plain and unpretentious. A simple crown molding is found at the ceiling in all rooms, and wide baseboards, most with decorative lip molding, are at the floor. The four-panel doors are pegged together and are hung with cast iron cathedral hinges. Door and window frames are edged with a simple decorative molding. First floor windows are four over four while the second floor windows are two over two. The remaining fireplace has plain facings and a mantel supported by jigsaw scrollwork brackets. The handmade pine staircase, which has never been painted, rises from the front of the central hall and makes a full turn with two landings.

Although in most ways the house retains its 19th-century appearance, several alterations have been made. Those on the front facade include replacement of the front door with a glass-paned door, probably in the 1920s; installation of a small aluminum canopy on the front porch; and attachment of the original shutters to the siding. Changes on the street facade of the rear ell include construction of a small bathroom addition and a carport. An L-shaped porch facing the interior of the block has been partially enclosed for a bathroom and a bedroom. The most serious alteration was the removal of the rear eight or ten feet of the kitchen by Emma Luster after her husband's death. She felt the kitchen was too large for a woman living alone. Alterations to the interior of the house include walling up the family parlor's fireplace, installing a floor furnace, and sheetrocking some of the rooms (done after a fire damaged some of the interior walls).

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 checked="" type="checkbox"/> agriculture	<input 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 checked="" type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input checked="" 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 1885 to present **Builder/Architect** not known

Statement of Significance (in one paragraph)

SUMMARY

The Luster Urban Farmstead is the only surviving example in Batesville of a once-wide-spread phenomenon, the urban farmstead of a prosperous farmer and merchant. James Asher Luster was both. The farmstead he began in 1885 consists of a large two story house, a sandstone smokehouse, a well, barn, and semi-detached maid's room; all of which occupy an entire city block. Much of the land is in pasturage. While other urban farmsteads of this magnitude were common in Batesville, none have remained intact. The complex of buildings which comprise the Luster Urban Farmstead is truly remarkable.

ELABORATION

David W. Luster came to Arkansas about 1840 with several family members. He married an Arkansas girl about five years later. Apparently a tenant farmer, this illiterate Tennessean was the first in his family to purchase land in Independence County, buying 120 acres of farmland near Bethesda in 1859. His third child and first son, James Asher Luster, grew up as a farmboy. As David Luster prospered, he bought additional farmland, and son James became his partner by 1874. Even after James moved to town, he continued to ride or drive out to his farms, keeping an eye on the tenants, until his death in 1922, when his estate was valued in excess of \$60,000.

Around the turn of the century he had also become a Main Street businessman, purchasing a store building in 1899, a saloon in 1902, and a hotel in 1904. The three-story Arlington Hotel had partially burned in 1903, and Luster rebuilt the damaged parts and leased the hotel to a manager. Although he purchased the saloon building in 1902, apparently he had already been in business there for awhile, for he was listed as proprietor of a saloon and billiard parlor in the 1898-99 business directory. The 1901 Sanborn map indicates a saloon, billiard parlor, and lunchroom in the building. Some memory of this establishment, now razed, remains with older residents. All of Luster's long-term business interests were within three blocks of his home on the west side of Poke Bayou. Well-known in his day as a prosperous planter and businessman, James Luster made his most lasting contribution to the town in the urban farmstead which he built in 1885.

When he purchased Block 3 of the Charleston Addition in 1884, James Luster was the father of two children by his wife Fannie, whom he married in 1874. After her death, he continued to live there with the children. In 1891 he married 22-year-old Emma Baker. She bore him six children, one of whom, Winnie Davis Luster Atchison, still lives in the home.

9. Major Bibliographical References

See continuation sheet.

10. Geographical Data

Acreage of nominated property app. 1
Quadrangle name Batesville, Ark.

Quadrangle scale 1:24000

UTM References

A

1	5
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6	2	1	3	4	5
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3	9	5	9	3	2	0
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Zone Easting Northing

B

1	5
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6	2	1	4	3	5
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3	9	5	9	3	8	0
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Zone Easting Northing

C

1	5
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6	2	1	4	8	5
---	---	---	---	---	---

3	9	5	9	3	1	0
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D

1	5
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6	2	1	3	9	5
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3	9	5	9	2	5	0
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E

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F

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H

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Verbal boundary description and justification

Block 3 of the Charleston Addition to Batesville

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

state	N/A	code	county	code
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state	code	county	code
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11. Form Prepared By

name/title Diane Tebbetts, ed. by AHPP staff

organization Batesville Preservation Assn.

date November 27, 1982

street & number 948 College Avenue

telephone (501) 793-2266

city or town Batesville

state AR 72501

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

title SHPO

date 7-29-83

For NPS use only

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

Patrick Andrews

date 9/16/83

for 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

8

Page

1

It is noteworthy that unlike many other wealthy Independence Countians, James Luster did not move into a stylish new Main Street home as soon as he could afford to. Instead he stayed in his already old-fashioned I-house on his somewhat outmoded urban farmstead in Charleston, now West Side. There he continued to keep the usual farm animals and smoke his own meat in his new stone smokehouse, built between 1901 and 1908. Although the semi-detached room at the back of the house has been called a summer kitchen, it was never used in that way, instead serving as the living quarters for the children's maid, Aunt Ellen, who lived there until her death.

Luster's wife and daughter continued his conservative tradition, making only relatively minor alterations to the house and other buildings. When fire destroyed the original barn about 1940, Mrs. Atchison replaced it with another "just like it" and in the same location. Although in places the stone wall is tumbling down and although the function of the smokehouse and the maid's room has changed to storage, this significant collection of traditional building forms still preserves an almost forgotten part of the cultural landscape, the abbreviated farmstead of a basically rural family, retaining a rural economy within the confines of a town. Outmoded in Batesville by around 1900, the Luster urban farmstead survives in 1982 as a significant reminder of the past.

United States Department of the Interior
National Park Service

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

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received

date entered

Continuation sheet

Item number 9

Page 1

Atchison, Winnie. Batesville, Arkansas. Interview, 27 October and 9 November, 1982.

Boyd, Hugh French. "Recollections of Batesville in 1900." Independence County Chronicle vol. 4 no. 1 (October 1962).

Independence County, Arkansas, Circuit Court Records, Deed Books, Marriage Records, Records of Wills and Inventories, and Real Estate Tax Books. Independence County Courthouse. Batesville, Arkansas

Morrow, John P. "Batesville's Arlington Hotel." Independence County Chronicle vol. 7 no. 4 (July 1966).

McGinnis, A. C. "Business, Profession and Trade Directory of 1898-99." Independence County Chronicle vol. 10 no. 2 (January 1969).

Powell, Wilson. "Independence Lodge No. 4 and the I. O. O. F. Home." Independence County Chronicle vol. 8 no. 3 (April 1967).

Sanborn Map Company. Fire Insurance Maps of Batesville, Arkansas. Pelham, N. Y. Maps for 1901, 1908, 1914, and 1923.

Seventh, Eighth, and Ninth Censuses of the United States. Manuscript on microfilm. Arkansas College Library, Batesville, Arkansas.

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Luster Urban Farmstead
Independence County
ARKANSAS

Substantive Review

Working No. AUG 2 1983
Fed. Reg. Date: 2-7-84
Date Due: 9/1/83 9/16/83
Action: ☒ ACCEPT 9/16/83
☐ RETURN
☐ REJECT
Federal Agency: _____

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

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

Reviewer's comments:

*significant for architecture & commerce - a rare
surviving example in the town of an urban farm*

Recom./Criteria accept A & C
Reviewer Patrick Andrus
Discipline Historian
Date 9/16/83
_____ 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

- ☒ 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 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

area of "commerce" is not justified - Luster owned businesses in town, but this building is his home.

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: _____

Comments for any item may be continued on an attached sheet



Luster Urban Farmstead
Batesville, Arkansas
Sarah Brown, photographer
November, 1982
Negative on file at AHPP

Viewed from the South



Luster Urban Farmstead
Batesville, Arkansas
Sarah Brown, photographer
November, 1982
Negative on file at AHPP

Viewed from the Northeast



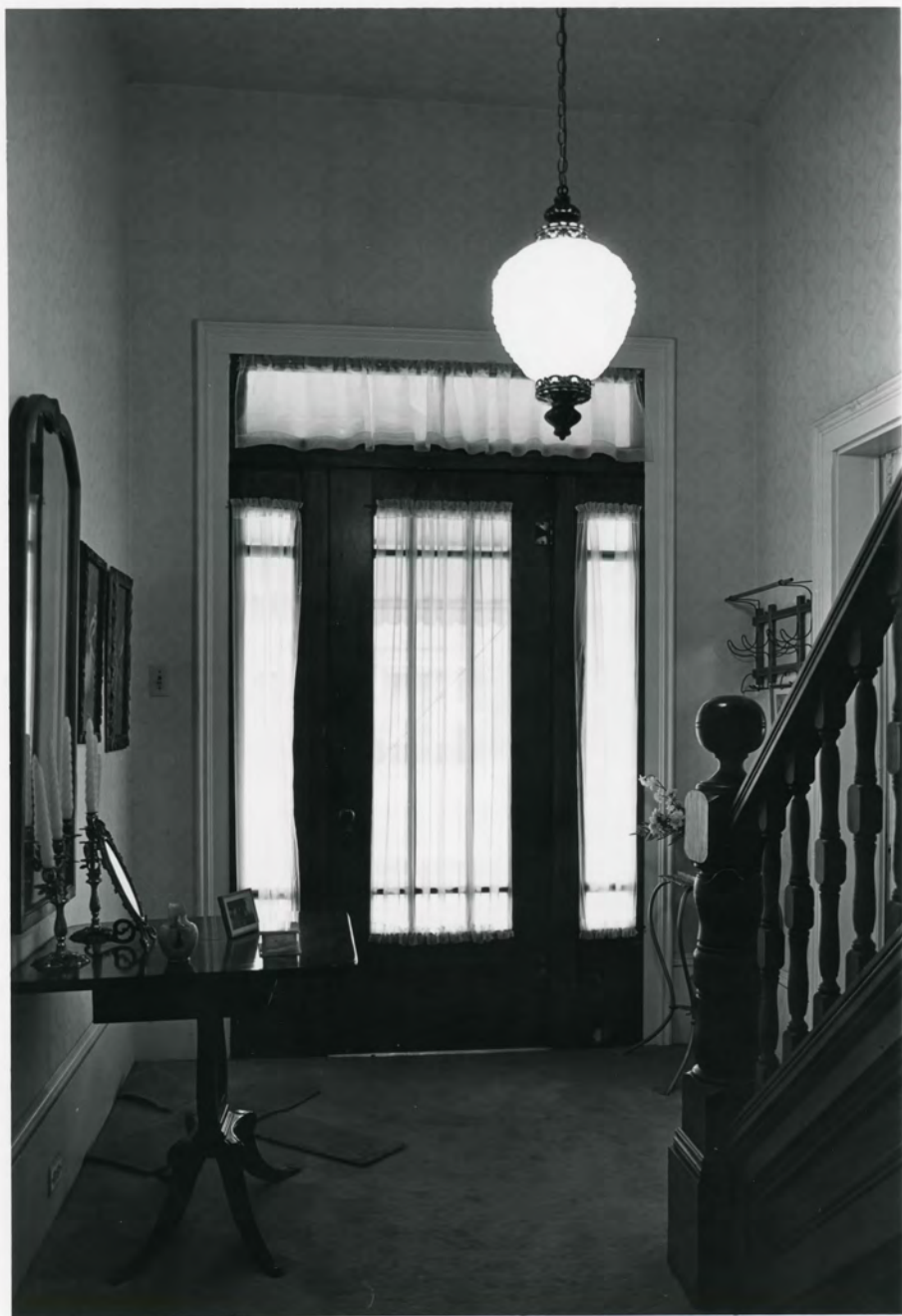
Luster Urban Farmstead
Batesville, Arkansas
Sarah Brown, photographer
November, 1982
Negative on file at AHPP

Viewed from the North



Luster Urban Farmstead
Batesville, Arkansas
Sarah Brown, photographer
November, 1982
Negative on file at AHPP

Viewed from the West



Luster Urban Farmstead
Batesville, Arkansas
Sarah Brown, photographer
November, 1982
Negative on file at AHPP
Central Hallway Entrance



Luster Urban Farmstead
Batesville, Arkansas
Sarah Brown, photographer
November, 1982
Negative on file at AHPP
Stairway in Central Hall

Stairway in
central Hall



Luster Urban Farmstead
Batesville, Arkansas
Sarah Brown, photographer
November, 1982
Negative on file at AHPP
Fireplace in Rear Ell



Luster Urban Farmstead
Batesville, Arkansas
Sarah Brown, photographer
November, 1982
Negative on file at AHPP
Doorway to Kitchen in Rear E11

downway to
pitcher in rear
all



Luster Urban Farmstead
Batesville, Arkansas
Sarah Brown, photographer
November, 1982
Negative on file at AHPP
Barn

Viewed from the Southwest

sw.

Sam



Luster Urban Farmstead
Batesville, Arkansas
Sarah Brown, photographer
November, 1982
Negative on file at AHPP
Smokehouse
Viewed from the South

5

Smokehouse



Luster Urban Farmstead
Batesville, Arkansas
Sarah Brown, photographer
November, 1982
Negative on file at AHPP
Well

Viewed from the North

N
well



Luster Urban Farmstead
Batesville, Arkansas
Sarah Brown, photographer
November, 1982
Negative on file at AHPP

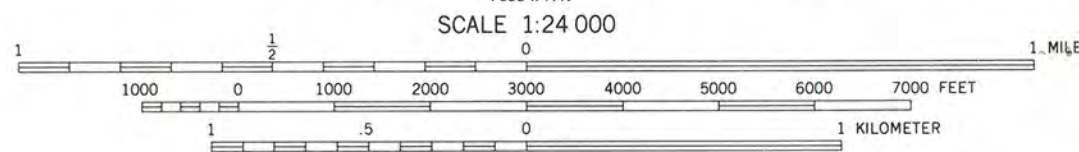
Viewed from the Southeast



Mapped, edited, and published by the Geological Survey
Planimetry by photogrammetric methods and topography by
planetable survey 1942

Polyconic projection. 1927 North American datum
5,000 yard grid based on U. S. zone system, C
10,000-foot grid based on Arkansas (North)
rectangular coordinate system
1000-meter Universal Transverse Mercator grid ticks,
zone 15, shown in blue
To place on the predicted North American Datum 1983
move the projection lines 5 meters south and
13 meters east as shown by dashed corner ticks

Revisions shown in purple compiled from aerial photographs taken
1975 and 1980. Map edited 1981. This information not field checked
Purple tint indicates extension of urban area



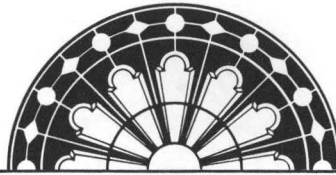
CONTOUR INTERVAL 20 FEET
DASHED LINES REPRESENT 10-FOOT CONTOURS
NATIONAL GEODETIC VERTICAL DATUM OF 1929
FOR SALE BY U. S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
AND ARKANSAS GEOLOGICAL COMMISSION, LITTLE ROCK, ARKANSAS 72204
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



ROAD CLASSIFICATION
Primary highway, all weather, hard surface
Secondary highway, all weather, hard surface
Light-duty road, all weather, improved surface
Unimproved road, fair or dry weather
Interstate Route
U. S. Route
State Route

BATESVILLE, ARK.
N3545-W9137.5/7.5

1943
PHOTOGRAPHED 1981
DMA 7655 1 SW-SERIES V884



ARKANSAS
HISTORIC
PRESERVATION
PROGRAM

July 29, 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: Luster Urban Farmstead
Batesville
Independence County

Dear Carol:

We are enclosing for your review the nomination for the Luster Urban Farmstead in Independence County. 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,

Wilson Stiles
State Historic Preservation Officer

WS/AJ/sg

Enclosure/s

