

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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any 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.



1. Name of Property

Historic name: Buffalo, Cecil M., Jr., House

Other names/site number: Site #PU8972

Name of related multiple property listing:
N/A

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 16324 Arch Street Pike

City or town: Little Rock State: AR County: Pulaski

Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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. I recommend that this property be considered significant at the following level(s) of significance:

 national statewide X local

Applicable National Register Criteria:

 A B X C D

	7-13-18
Signature of certifying official/Title:	Date
<u>Arkansas Historic Preservation Program</u>	
State or Federal agency/bureau or Tribal Government	

In my opinion, the property <u> </u> meets <u> </u> does not meet the National Register criteria.	
Signature of commenting official:	Date
Title :	State or Federal agency/bureau or Tribal Government

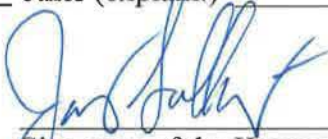
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4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:)


Signature of the Keeper

9-17-2018

Date of Action

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

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Number of Resources within Property

(Do not include previously listed resources in the count)

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> </u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC/single dwelling

Current Functions

(Enter categories from instructions.)

DOMESTIC/single dwelling

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7. Description

Architectural Classification

(Enter categories from instructions.)

OTHER/Mid-Century Modern

Materials: (enter categories from instructions.)

Principal exterior materials of the property: STONE, GLASS, WOOD, TAR

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Cecil M. Buffalo, Jr., House is located at 16324 Arch Street Pike in the Landmark Community in the Little Rock vicinity, Pulaski County, Arkansas. Although the house's address is Arch Street Pike, the driveway approaches the house from the south off of North Landmark Circle. The Buffalo House sits on four lots totaling approximately two acres in the Buffalo Subdivision.

The Buffalo House is an example of the "Baysweep" design of Oklahoma architect Dean Bryant Vollendorf. The mainly semi-circular house rests on a cast-concrete foundation and features walls constructed out of fieldstone and board-and-batten siding. The inside of the semi-circle also features walls of glass while the outside of the semi-circle features several sets of sliding-glass doors. The house is topped by a flat roof. A carport is located at the north end of the house and an in-ground swimming pool is located to the south of the house.

Narrative Description

The Cecil M. Buffalo, Jr., House is located at 16324 Arch Street Pike in the Landmark Community in the Little Rock vicinity, Pulaski County, Arkansas. The house is located approximately 10 miles south of downtown Little Rock. Although the house's address is Arch Street Pike, the driveway approaches the house from the south off of North Landmark Circle. The Buffalo House sits on four lots totaling approximately two acres in the Buffalo Subdivision.

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The area around the house has other residential areas along with a few commercial buildings to the north and south along Arch Street Pike.

The Buffalo House is an example of the “Baysweep” design of Oklahoma architect Dean Bryant Vollendorf, and was built in 1968. The mainly semi-circular house rests on a cast-concrete foundation and features walls constructed out of fieldstone and board-and-batten siding. The inside of the semi-circle faces west and also features walls of glass that overlook Landmark Lake and other parts of the Buffalo Subdivision to the west. The outside of the semi-circle faces east towards Arch Street Pike and features several sets of sliding-glass doors that provide exterior access from the house’s bedrooms. The house is topped by a flat roof, although a flat-topped cupola is located over the current entryway allowing additional light into the space. In addition a skylight is located in the master bathroom. A carport is located at the north end of the house and an in-ground swimming pool is located to the south of the house.

Outside of the Semi-Circle

The outside of the semi-circle faces Arch Street Pike to the east. Beginning at the south end of the semi-circle, the wall surface is board-and-batten siding and this section is fenestrated by a single set of sliding-glass doors. At the north end of this section of the façade is the fieldstone chimney, which is followed by another section of board-and-batten sided wall. This section of wall has a single, wood-panel door that accesses an outside closet. Just beyond the door, the façade recesses, but continues with the board-and-batten siding. This part of the façade, along with the north-facing section of the façade, is devoid of fenestration. After this part of the façade, the façade recesses once again to a section of façade that is covered with fieldstone. The north-facing part of the recess is covered in board-and-batten siding and has one double-hung window.

The fieldstone-faced section of the façade is slightly taller than the rest of the façade, and it also lacks the wide eave and projecting cornice that spans much of the rest of the façade. Continuing north along the semi-circle, the façade recesses once again, and the north-facing recess, which is also covered in fieldstone, is fenestrated with a single double-hung window. This recessed portion of the façade, which includes most of the bedroom section of the house, is sided in board-and-batten siding and is fenestrated by three sets of sliding-glass doors. This section of the façade has a wide projecting eave (with a notch near the master bedroom, likely to accommodate a tree that has since been removed) and also has a concrete walk along the façade. There is also a concrete patio at the northern end of the walk outside of the master bedroom.

At the northern end of the façade, the façade projects out with a section covered in fieldstone. Like the other part of the façade that is covered in fieldstone, this section of façade is slightly taller than the rest and is also lacking the wide eave found on other parts of the façade. Adjacent to this part of façade to the northwest is a pentagonal-shaped carport with space for two cars. At the west end of the carport is a fieldstone knee wall and at the south end of the carport is a fieldstone-sided storage room with a pair of four-panel doors opening into the carport.

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Inside of the Semi-Circle

At the north end of the semi-circle is the fieldstone-sided storage area in the carport followed by a stone knee wall that spans the carport and a large portion of the façade. A concrete ramp, located in between the knee wall and the façade provides access from the carport to the entrance. Above the concrete ramp, a wide projecting eave provides shelter for the ramp.

To the south of the carport, the façade of the main house has a short section of fieldstone wall followed by a slightly recessed section of wall with board-and-batten siding. To the south of the wall with the board-and-batten siding is a series of nine stationary plate-glass windows that are floor to ceiling windows. To the right of the nine windows is the main entrance, which consists of a pair of wood doors with plate-glass windows in them. The entrance is flanked on each side by a narrow rectangular sidelight. Continuing south along the façade, the house is fenestrated by another group of four plate-glass windows at the southern end.

In the area formed by the semi-circle is the house's courtyard. At the southwest corner of the courtyard is a triangular koi pond to the right of the main entrance. The rest of the courtyard has a concrete patio and sidewalk and planters that are bordered by a fieldstone knee wall. The planters and the patio and sidewalk are designed to form a golden section. The concrete in the sidewalk is also marked "CMB III / Oct. 1968" and is accompanied by what appear to be faint footprints.

Ends of the Semi-Circle

The north end of the semi-circle consists of the fieldstone knee wall and the fieldstone end of the carport's storage room. The south end of the semi-circle consists of the end of the living room. The north end of this section of the façade consists of an extension of the house's façade that is a tapering fieldstone wall at the west end of the koi pond. The north half of this section of the façade is covered in fieldstone while the south half of the section of façade is sided in board-and-batten siding. However, most of the section of the façade sided with board-and-batten siding is fenestrated by a large plate-glass window approximating the shape of a parallelogram.

Interior

Although much of the interior of the Buffalo House has been updated cosmetically, the house still reflects Vollendorf's original floor plan. The south end of the semi-circle has the main living room and the space that is currently used as a foyer. The living room, which was added c.1977, has a large fieldstone fireplace and some of the room's walls are also fieldstone. A large curved portion of the room's ceiling is dropped, which is similar in style and design to the exterior eaves. The west wall of the living room is dominated by the large parallelogram plate-glass window and a set of sliding-glass doors on the south wall provide access to the in-ground swimming pool.

The space currently used as a foyer also has some fieldstone walls, and a raised fieldstone platform, which was originally the location of a free-standing fireplace. The west wall is dominated by the plate-glass windows that line the interior of the semi-circle. The north end of this space also has the house's cupola, which is surrounded on its perimeter by double-hung two-over-two windows.

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To the north of the foyer, behind the fieldstone wall is the kitchen, which is followed to the north by the house's three bedrooms. A hallway, which spans the interior of the semi-circle along the plate-glass windows, provides access to the house's bedrooms. All of the bedrooms have sliding-glass doors that provide access to the concrete walkway along the outside of the semi-circle. One original bathtub exists in a guest bathroom, and the master bathroom has an original skylight. However, the master bedroom's rotating round bed and the heart-shaped bathtub in the master bathroom have been removed.¹

Integrity

The Cecil M. Buffalo, Jr., House has good integrity from the time of its construction. Although the house and its plan do not match exactly Vollendorf's plan in the *New Homes Guide*, the plan was likely modified slightly by the Buffalo family prior to the house's construction. The largest change to the house was the addition of the current living room, which was done c.1977.² However, even with the addition of the living room, the house clearly reflects Vollendorf's "Baysweep" design. With respect to the interior of the house, although the finishes have been altered and updated since the house was constructed in 1968, the "Baysweep" plan designed by Vollendorf is very much apparent. The setting around the Buffalo House also reflects its historic appearance. The area around the house reflects the mixed use that would have existed in the Landmark community in the late 1960s. The residential area to the west of the house and Landmark Lake is a continuation of the Buffalo Subdivision (Sections B and C) and was platted in the 1960s. In addition, the area along Arch Street Pike retains its setting of scattered residences and businesses. The area around the Buffalo House would be recognized by Cecil M. Buffalo, Jr., and Vollendorf would definitely recognize his "Baysweep" plan.

¹ Buffalo, Bobby Dan. Telephone conversation with the author. January 2018. Shawn Buffalo indicated that his father thought a lot of Hugh Hefner and that the bed rotated and had a disco ball hanging above it. He also indicated that the heart-shaped bathtub was approximately 4' x 6' and was sunken below the floor level. It had glass on two sides to maintain an open feel. Buffalo, Shawn. Conversation with the author. 13 March 2018.

² Buffalo, Shawn. Conversation with the author. 13 March 2018.

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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.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

Period of Significance

c.1968

Significant Dates

c.1968

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Dean Bryant Vollendorf, architect

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Cecil M. Buffalo, Jr., House, located at 16324 Arch Street Pike in the Landmark community in the Little Rock vicinity, Pulaski County, Arkansas, is being nominated to the National Register of Historic Places under **Criterion C** with **local significance** for its importance as an example of the Mid-Century Modern style of architecture and as an example of the “Baysweep” design by noted architect Dean Bryant Vollendorf. Built c.1968, the Cecil M. Buffalo, Jr., House illustrates many characteristics of the Mid-Century Modern style. Referred to as the Contemporary style in McAlester’s *A Field Guide to American Houses* the Cecil M. Buffalo, Jr. House exhibits many of the characteristics of the style, including wide overhangs, contrasting wall materials and textures, and unusual window shapes and placements.

Vollendorf was known for his organic architecture and the Buffalo House also illustrates many characteristics of the organic style of architecture. Some of the characteristics of organic architecture that it exhibits include a design that seems “to grow easily from its site and be shaped to harmonize with its surroundings,” and a design that “bring[s] out the nature of the materials [and] let[s] their nature intimately” into the design. The Buffalo House’s location on the edge of a hill overlooking Landmark Lake allows it to nestle into the side of the hill and not dominate its site. Furthermore, Vollendorf used natural materials such as fieldstone and wood, often in a rough and unfinished nature, so that the nature of the materials could easily be seen in the design for the property.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

HISTORY OF THE PROPERTY

Settlement in the Little Rock area began shortly after the turn of the nineteenth century. Although surveying land and offering it for sale did not begin until 1815, a few settlers were in the area prior to then. Edmund Hogan, for example, who was originally from Georgia and came to Arkansas via Missouri, was living on the north bank of the Arkansas River opposite Little Rock where he operated a ferry by 1812. Another distinguished early settler was Wright Daniel who settled at the base of Big Rock Mountain prior to 1814 and opened a gristmill in 1815. When the Arkansas Territory was created in 1819, the state’s first capital was at Arkansas Post. However, it was not the best location since it often flooded and was far away from the majority of the territory’s population. In 1820, a new centrally-located site for the capital was chosen on the south bank of the Arkansas River at Little Rock.³

³ Roy, F. Hampton, Sr., and Charles Witsell, Jr., with Cheryl Griffith Nichols. *How We Lived: Little Rock as an American City*. Little Rock: August House, 1984, pp. 12-14.

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Initial settlement and development in Little Rock was focused on the river. The original plat of Little Rock consisted of 88 square blocks stretching south from the river to what is now Eleventh Street. By the 1860s, however, the city began to expand beyond the original plat, notably with the platting of the Woodruff's and Masonic additions on the city's east side, the Wright's Addition on the south side, and the Capitol Hill Addition on the west side. Apparently, building sites on the city's west side were popular. An announcement in the November 21, 1872, issue of the *Arkansas Gazette* stated that "This property consists of twenty-seven full and fractional blocks, overlooking the Cairo and Fulton railroad as it leaves the city. ... This is a fine property, and from its geographical position, will soon become a portion of the city. Upward of one hundred lots in the addition have already been disposed of, and are at this time being improved."⁴

Although Little Rock was the main focus of settlement in Pulaski County, other areas of the county were experiencing settlement and growth during the nineteenth century, and one of these areas was the Landmark community to the south of Little Rock. Settlement in Union Township, where Landmark is located, began prior to the township's creation in 1859. When the township was created there were 400 residents in the area, although this included East End which was annexed to Saline County in 1873, and Enoch Davis was the owner of the land in the community's immediate area.⁵

In 1878, Robert Parker, who owned a store in the northern part of the township, applied for a post office with the name of Bermuda. Although the post office was granted, the name Bermuda was rejected and it was called Parkers instead. After the Parkers post office closed in 1906, the Parkers and Iron Springs area became rural postal routes operated out of Little Rock.⁶

The community was named Landmark after a Baptist church that was organized in the Union Township area in 1885. The church's congregants broke away from the Pine Grove Church in Sweet Home after a disagreement on whether they were able to share their building with the Methodists and Presbyterians. The new congregation was determined to hold true to the "old landmarks" of the Baptist teachings so they named their new church the Landmark Missionary Baptist Church.⁷

Throughout much of the early twentieth century, Landmark remained a relatively rural community, but that began to change in the 1950s when the Little Rock metropolitan area began to grow south in to the area. By 1987, Landmark had its own fire department, city utilities, and a shopping center, and by 2010 the community's population was 3,555.⁸

⁴ *Ibid*, pp. 19, 104.

⁵ Teske, Steven. "Landmark (Pulaski County)." *The Encyclopedia of Arkansas History and Culture*. <http://www.encyclopediaofarkansas.net/encyclopedia/entry-detail.aspx?search=1&entryID=7203>.

⁶ Teske, Steven. "Landmark (Pulaski County)." *The Encyclopedia of Arkansas History and Culture*. <http://www.encyclopediaofarkansas.net/encyclopedia/entry-detail.aspx?search=1&entryID=7203>.

⁷ Teske, Steven. "Landmark (Pulaski County)." *The Encyclopedia of Arkansas History and Culture*. <http://www.encyclopediaofarkansas.net/encyclopedia/entry-detail.aspx?search=1&entryID=7203>.

⁸ Teske, Steven. "Landmark (Pulaski County)." *The Encyclopedia of Arkansas History and Culture*. <http://www.encyclopediaofarkansas.net/encyclopedia/entry-detail.aspx?search=1&entryID=7203>.

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After World War II, as the Landmark area grew, subdivisions began to be platted in the 1960s, and one of the first was the Buffalo Subdivision at the corner of Arch Street Pike and Landmark Circle Road. The subdivision was platted in the sections – A, B, and C – although it is not known when Section A was platted. Section B of the Buffalo Subdivision was platted and surveyed sometime during 1964, and the plat was recorded with Pulaski County on November 24, 1964. With respect to Section C, the land was owned by Cecil M. Buffalo by September of 1963 and the plat for the subdivision was preliminarily approved by February 9, 1965.⁹

Cecil M. Buffalo, Jr., was born on November 28, 1944, in Little Rock to Cecil Miles and Melba Buffalo, and married Helen “Shay” Hudson Poe. Buffalo received his Bachelor’s degree in Fine Arts from the University of Arkansas, and he was an avid painter and guitar player. Although he received a degree in Fine Arts, he followed in his father’s footsteps and worked for Conoco Oil Company, since the family owned many of the Conoco gas stations in the Little Rock area. The Buffalos had two children, Cecil Miles Buffalo, III, and Shawn Buffalo.¹⁰ The Buffalos divorced in the 1980s and the house was sold out of the family by 1989. Cecil M. Buffalo, Jr., died on August 17, 2010, in Hot Springs.¹¹

The Buffalo House is a modified version of the “Baysweep” design, designed by noted architect Dean Bryant Vollendorf, who was a proponent of Organic architecture. Vollendorf was born in Sheboygan, Wisconsin, in August 1929, and in 1956 he earned his Bachelor of Science degree in Architecture from the University of Cincinnati. His studies at the University of Cincinnati were interrupted by service in the United States military, where he served as a part of the Draftsman Corps of Engineers in Alaska.¹²

After Vollendorf graduated from the University of Cincinnati, he was employed by architecture firms in Wisconsin before going into private practice. After having a private practice for a few years, Vollendorf became a visiting professor of architecture at the University of Florida where he taught for two years before he went back to Wisconsin to go back into private practice. In 1961, Vollendorf was hired as a professor at the University of Oklahoma (OU), and he remained at OU for nine years before returning once again to private practice for a year. Vollendorf then returned to school at Clemson University where he eventually completed his Master’s degree before being hired as a professor at the University of North Carolina in Charlotte, a place he stayed at for many years. After he retired, Vollendorf continued his design work before his death in 2008.¹³

⁹ Plat Maps for Sections B and C of the Buffalo Subdivision, c.1965. In the files of the Arkansas Historic Preservation Program.

¹⁰ Information on Cecil Miles Buffalo, Jr. From www.ancestry.com, and Buffalo, Shawn. Telephone conversation with the author. 13 March 2018.

¹¹ Information on Cecil Miles Buffalo, Jr. From www.ancestry.com, and Buffalo, Shawn. Telephone conversation with the author. 13 March 2018.

¹² Montgomery, Catherine, and Kelli Gaston. “Park Etude, Norman, Cleveland County, Oklahoma.” National Register of Historic Places Registration Form. 2017. Found at: <http://nr2.shpo.okstate.edu/pdfs/SG100001864.pdf>.

¹³ Montgomery, Catherine, and Kelli Gaston. “Park Etude, Norman, Cleveland County, Oklahoma.” National Register of Historic Places Registration Form. 2017. Found at: <http://nr2.shpo.okstate.edu/pdfs/SG100001864.pdf>.

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It was during his time at OU in Norman that Vollendorf tried to popularize his Organic architecture, both through his teaching as well as marketing his home designs in several home publications. Vollendorf's designs were featured in several publications including *House and Garden*, *House Beautiful*, and the *New Home Guide*. Through the publication of his designs in periodicals such as the *New Home Guide* Vollendorf sold stock floorplans all across the country, and also received commissions, not only to modify his stock floorplans, but for custom homes as well.¹⁴

Like Bruce Goff, his counterpart at OU, Vollendorf was instrumental in inspiring and mentoring many students at OU in the ideas and tenets of Organic architecture. Although Vollendorf had a reputation for being a difficult instructor, he was also one who was willing to work with promising students, which greatly impacted their development as architects. However, Vollendorf's influence was felt beyond the classroom through his residential designs. Vollendorf contributed frequently to *House Beautiful* magazine, and his "Baysweep" design was *New Home Guide's* all-time best seller. In addition, according to his resume, he designed approximately 20 custom homes in the United States and Canada.¹⁵

The Buffalo House is based on Vollendorf's "Baysweep" design, but it is unknown if Vollendorf himself was hired to carry out the modifications to the design. When the "Baysweep" design appeared in the *New Homes Guide* in 1961, the description of the design read:

PLAN NO. 2842: Dean Bryant Vollendorf has designed an imaginative and flexible house in 1,412 sq. ft. not counting carport or terraces. It can be placed on a very narrow lot, since it is only 49' wide including the terrace or parallel to the view on a wider lot. Based on a circle, the plan shortens the hall considerably and shelters the entrance garden. It also allows each room a glimpse of the garden and the broader view over the terraces. If you want a house that conforms with most of the others in the neighborhood you had better look at more emblematic designs in this issue. But if you want a house that will delight you daily with the sheer joy of living in it, examine this plan carefully. Have the builder shape the garden wall to your site and sight, screening out what you do not want to see and framing your favorite vistas from foreground to background.¹⁶

¹⁴ Montgomery, Catherine, and Kelli Gaston. "Park Etude, Norman, Cleveland County, Oklahoma." National Register of Historic Places Registration Form. 2017. Found at: <http://nr2.shpo.okstate.edu/pdfs/SG100001864.pdf>.

¹⁵ Montgomery, Catherine, and Kelli Gaston. "Park Etude, Norman, Cleveland County, Oklahoma." National Register of Historic Places Registration Form. 2017. Found at: <http://nr2.shpo.okstate.edu/pdfs/SG100001864.pdf>.

¹⁶ Information on Dean Bryant Vollendorf's "Baysweep" design found at: <http://okcmmod.wpengine.com/?p=7319>.

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When the “Baysweep” design appeared in the *New Homes Guide* in 1970, the description of the design, although less detailed, still touted several of the same features. The 1970 description read:

6305: A curved plan has several advantages. The most obvious is that it has a special aesthetic appeal. The kitchen-in-the-round, the bath-in-the-round and great curved areas of glass conform to many natural sites. But there is an even more practical advantage. Because this house is only 49 feet wide, it could be put on a narrow, deep lot or a wide, shallow lot.¹⁷

Although the Buffalo House was initially lived in by Cecil M. Buffalo, Jr., and his wife, the house’s construction was actually paid for by his father, Cecil M. Buffalo, Sr. The house was built as a wedding present for Buffalo, Jr. Construction of the house was underway in 1968, but the family did not move in until early 1969. Initially, the Buffalos wanted a house that would be circular in plan, but they could not afford it. However, the “Baysweep” design that was ultimately built allowed for a continuous view of the lake and the surroundings as well as Mrs. Buffalo’s flower gardens in the courtyard. Mrs. Buffalo’s green thumb also manifested itself on the inside of the house as she had banana trees in the original living room area that grew up to the top of the house’s circular cupola.¹⁸

The setting of the Buffalo House was the perfect use of the “Baysweep” design. The fact that the site overlooked Landmark Lake meant that a design that took advantage of that characteristic and took advantage of the view of the lake was ideal. (The Buffalos installed three wells that allowed the lake to maintain its level above the surrounding water table.¹⁹) The placement of the house so that the wall of glass on the interior of the semi-circle overlooked the lake was perfect. The design also shielded the courtyard from Arch Street Pike as well as the driveway since the house was located further up the hill from the driveway.

The design would also have been a way to make the Buffalo Subdivision distinctive from the surrounding housing. The Buffalo Family also built the house at 15915 Pinerose Circle, another Mid-Century Modern design. As a result, the Buffalo House on Arch Street Pike would have attracted passersby on Arch Street Pike (which was also U.S. 167 at the time) and made the Buffalo Subdivision stand out.

The Buffalos lived in the house only about ten years before a larger living room was added onto the south end of the house c.1977. In order to allow for views to the west of the house from the addition, a large window in the shape of a parallelogram was installed by Tony Holt in the living room’s west wall. (This window was subsequently replaced twice by the Buffalos after birds had flown into it.) The construction of the living room was followed c.1982 by the installation of the in-ground swimming pool. Both Shawn Buffalo and Cecil M. Buffalo, III, were avid swimmers

¹⁷ Information on Dean Bryant Vollendorf’s “Baysweep” design found at: <http://okcmod.wpengine.com/?p=7319>.

¹⁸ Buffalo, Shawn. Telephone conversation with the author. 13 March 2018.

¹⁹ Buffalo, Shawn. Telephone conversation with the author. 13 March 2018.

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so the swimming pool allowed them to swim constantly at home. (Shawn has also related stories of swimming across the lake to his grandfather's house for chocolate milkshakes, and then swimming back home across the lake.)²⁰

The house remained in the ownership of the Buffalo family until the 1980s when Buffalo's wife sold the house, and it was under other ownership by 1989. Since the house was sold by the Buffalo family, it has passed through several owners until being purchased by the current owner, Rachel Ann Frenner in 2013. However, the house has remained a single-family residence since the time of its construction.

SIGNIFICANCE OF THE PROPERTY

The design of the Cecil M. Buffalo, Jr., House is an excellent representation of the shift in residential design that was occurring across the country after World War II. The decorative pre-war revival styles, which were all the rage, were being pushed to the side by more functional and livable residential designs. Although some people after World War II still believed "that only shrunken colonial, Cape Cod ranches, or Cinderella homes properly represent the American way of life...a trend [had] now begun working the other way. ...[It was] slowly becoming apparent to people that architects working with builders can give them better, more thoughtful design for their money."²¹

This post-World-War-II architecture moved away from an "over-decorative eclecticism to a less self-conscious expression." Expression, rather, was manifest through window placement and design, placement of the home in the landscape, and also through interior space arrangement. Also, the Mid-Century Modern style greatly espoused the relationship between the indoors and the outdoors (which was partly expressed through the window placement and design).

The style and its design also put more emphasis on privacy. Privacy played a role in the design, both on the exterior – large amounts of glass more often appeared on the rear of the property, making it private from the street – as well as on the interior. "The interior, too, emphasizes privacy for the members of the family from each other. The children's right to their noisy pursuits is recognized along with that of the parents *not* to hear Huckleberry Hound's televised antics."²²

The Buffalo House clearly reflects the Organic Architecture design trends that were impacting residential architecture in the mid-century period after World War II. The house lacks the applied ornamentation that was so often used prior to World War II, and uses window placement and a variety of materials to give visual interest and ornamentation, and also to reflect its natural surroundings. As McAlester and McAlester point out with respect to some mid-century styles, the Buffalo House has "no decorative detailing." Furthermore, it "lack[s] the stark white stucco wall surfaces, which are usually replaced by various combinations of wood, brick, or stone."²³

²⁰ Buffalo, Shawn. Telephone conversation with the author. 13 March 2018.

²¹ Von Eckardt, Wolf. *Mid-Century Architecture in America*. Baltimore: The Johns Hopkins Press, 1961, p. 21.

²² Von Eckardt, Wolf. *Mid-Century Architecture in America*. Baltimore: The Johns Hopkins Press, 1961, p. 22.

²³ McAlester, Virginia & Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, Inc., 1984, p. 482.

Buffalo, Cecil M., Jr., House
Name of Property

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Vollendorf used natural materials such as fieldstone and wood, often in a rough and unfinished nature, so that the nature of the materials could easily be seen in the design for the property.

The design of the Buffalo House also reflects the increased relationship between the indoors and outdoors and the ideas of integrating a building into its surroundings, which were key components of Organic design. The design of the Buffalo House, with its multitude of windows and several sets of sliding-glass doors encouraged residents and visitors to interact with the house's surroundings. The windows, along with the fieldstone walls, also allow the house to disappear and blend in with the surroundings. The placement of the house on the edge of the hill, nestled into the side of the hill, also emphasized privacy for the house's occupants from the street.

Since the Cecil M. Buffalo, Jr., House is an excellent example of the Mid-Century Modern style and a good example of Organic Architecture designed by the architect Dean Bryant Vollendorf, it is being nominated to the National Register with **local significance** under **Criterion C**.

Buffalo, Cecil M., Jr., House
Name of Property

Pulaski County, Arkansas
County and State

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Buffalo, Bobby Dan. Telephone conversation with the author. January 2018.

Buffalo, Shawn. Telephone conversation with the author. 13 March 2018.

Information on Cecil Miles Buffalo, Jr. From www.ancestry.com.

Information on Dean Bryant Vollendorf's "Baysweep" design found at:
<http://okcmod.wpengine.com/?p=7319>.

McAlester, Virginia & Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, Inc., 1984.

Montgomery, Catherine, and Kelli Gaston. "Park Etude, Norman, Cleveland County, Oklahoma." National Register of Historic Places Registration Form. 2017. Found at:
http://nr2_shpo.okstate.edu/pdfs/SG100001864.pdf.

Obituary for Cecil Miles Buffalo, Jr., found at: <http://www.tributes.com/obituary/show/Cecil-Miles-Buffalo-89188226>.

Plat Maps for Sections B and C of the Buffalo Subdivision, c.1965. In the files of the Arkansas Historic Preservation Program.

Roy, F. Hampton, Sr., and Charles Witsell, Jr., with Cheryl Griffith Nichols. *How We Lived: Little Rock as an American City*. Little Rock: August House, 1984.

Teske, Steven. "Landmark (Pulaski County)." *The Encyclopedia of Arkansas History and Culture*. <http://www.encyclopediaofarkansas.net/encyclopedia/entry-detail.aspx?search=1&entryID=7203>.

Von Eckardt, Wolf. *Mid-Century Architecture in America*. Baltimore: The Johns Hopkins Press, 1961.

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

Buffalo, Cecil M., Jr., House
Name of Property

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County and State

designated a National Historic Landmark
 recorded by Historic American Buildings Survey # _____
 recorded by Historic American Engineering Record # _____
 recorded by Historic American Landscape Survey # _____

Primary location of additional data:

State Historic Preservation Office
 Other State agency
 Federal agency
 Local government
 University
 Other
Name of repository: _____

Historic Resources Survey Number (if assigned): PU8972

10. Geographical Data

Acreeage of Property Approximately 2 acres.

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

- | | |
|--------------|------------|
| 1. Latitude: | Longitude: |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

1. Zone: 15 Easting: 562171 Northing: 3829431

Buffalo, Cecil M., Jr., House
Name of Property

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County and State

2. Zone: Easting: Northing:
3. Zone: Easting: Northing:
4. Zone: Easting : Northing:

Verbal Boundary Description (Describe the boundaries of the property.)

Lots #1-4 of Section A of the Buffalo Subdivision, including parcels #35R0291301800, #35R0291301900, #35R0291302000, and #35R0291302100.

Boundary Justification (Explain why the boundaries were selected.)

This boundary includes all of the land historically associated with the Cecil M. Buffalo, Jr., House.

11. Form Prepared By

name/title: Ralph S. Wilcox, National Register & Survey Coordinator
organization: Arkansas Historic Preservation Program
street & number: 1100 North Street
city or town: Little Rock state: AR zip code: 72201
E-mail: ralph.wilcox@arkansas.gov
telephone: (501) 324-9787
date: March 15, 2018

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Buffalo, Cecil M., Jr., House
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Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Cecil M. Buffalo, Jr., House

City or Vicinity: Little Rock vic.

County: Pulaski County

State: Arkansas

Photographer: Mason Toms

Date Photographed: January 5, 2018

Description of Photograph(s) and number, include description of view indicating direction of camera:

1 of 23 . West façade of the house, looking east.

2 of 23 . West façade of the house, looking northeast.

3 of 23 . South end of the house, looking north.

4 of 23 . East side of the house, looking southwest.

5 of 23 . East side of the house, looking west.

6 of 23 . North end of the house, looking south.

7 of 23 . View of the carport, looking south.

8 of 23 . View of the koi pond in the courtyard, looking southwest.

9 of 23 . View of the west side of the house, looking north.

10 of 23 . View of the courtyard, looking south.

Buffalo, Cecil M., Jr., House
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- 11 of 23 . View of the courtyard, looking northeast.
- 12 of 23 . View of the house from the driveway, looking east.
- 13 of 23 . View of the west side of the house at the south end, looking northeast.
- 14 of 23 . View of the courtyard, looking southwest.
- 15 of 23 . View of the house's central core and the cupola, looking northeast.
- 16 of 23 . View looking out to the courtyard from the south end of the house, looking north.
- 17 of 23 . View of the original living room, looking northeast.
- 18 of 23 . View of the original living room and dining room area, looking northeast.
- 19 of 23 . View of the living room addition, looking north.
- 20 of 23 . View of the master bathroom with the original octagonal skylight, looking northeast.
- 21 of 23 . View of the courtyard from the master bedroom, looking southwest.
- 22 of 23 . View of the courtyard from the hallway, looking southwest.
- 23 of 23 . View of Landmark Lake and the Cecil M. Buffalo, Sr., House from the living room addition, looking west.

Buffalo, Cecil M., Jr., House
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Pulaski County, Arkansas
County and State

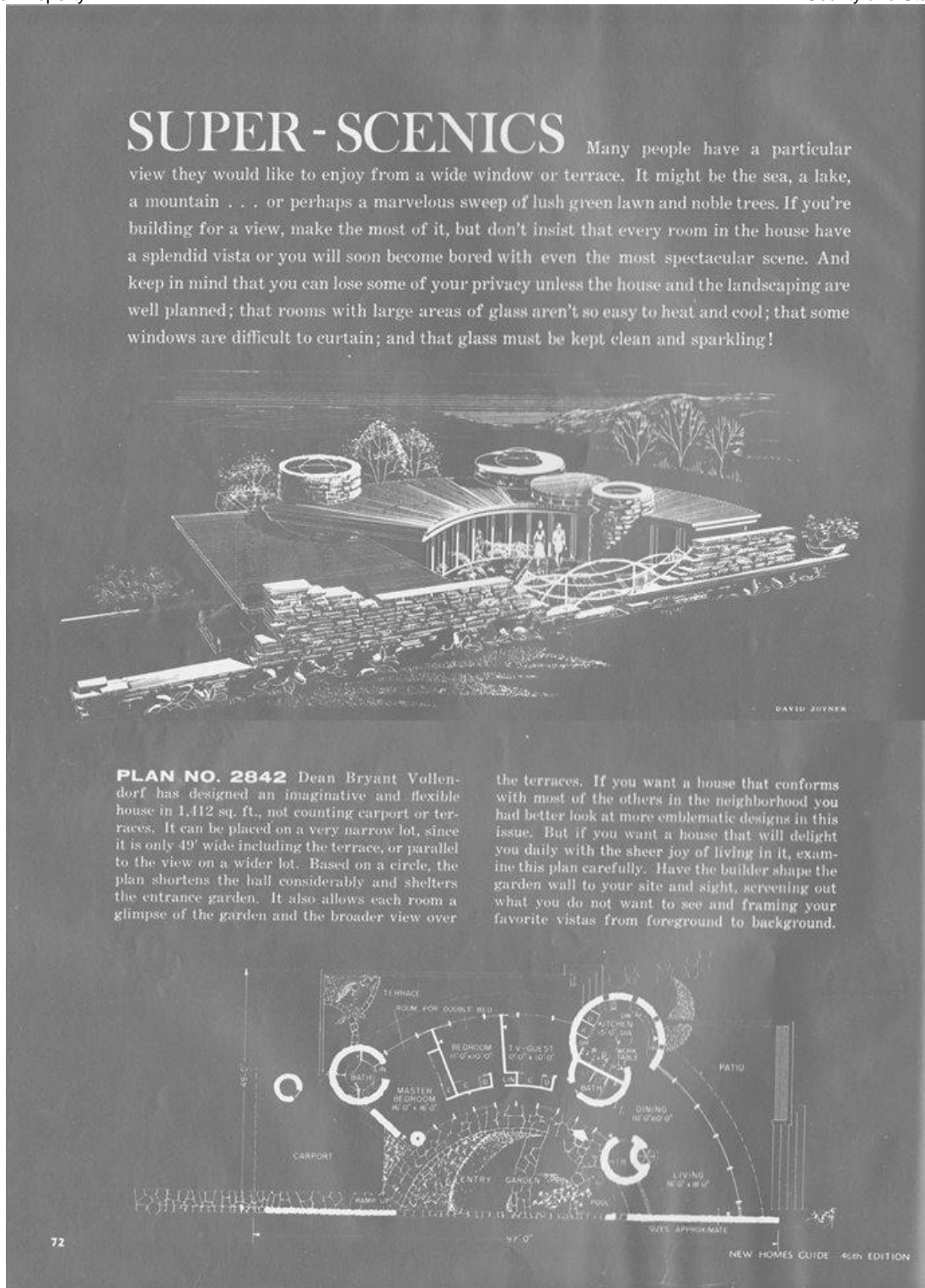


Figure 1: Illustration of the “Baysweep” design by Dean Bryant Vollendorf. *New Homes Guide* #46, Summer-Fall 1961, p. 72.

Buffalo, Cecil M., Jr., House
Name of Property

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County and State

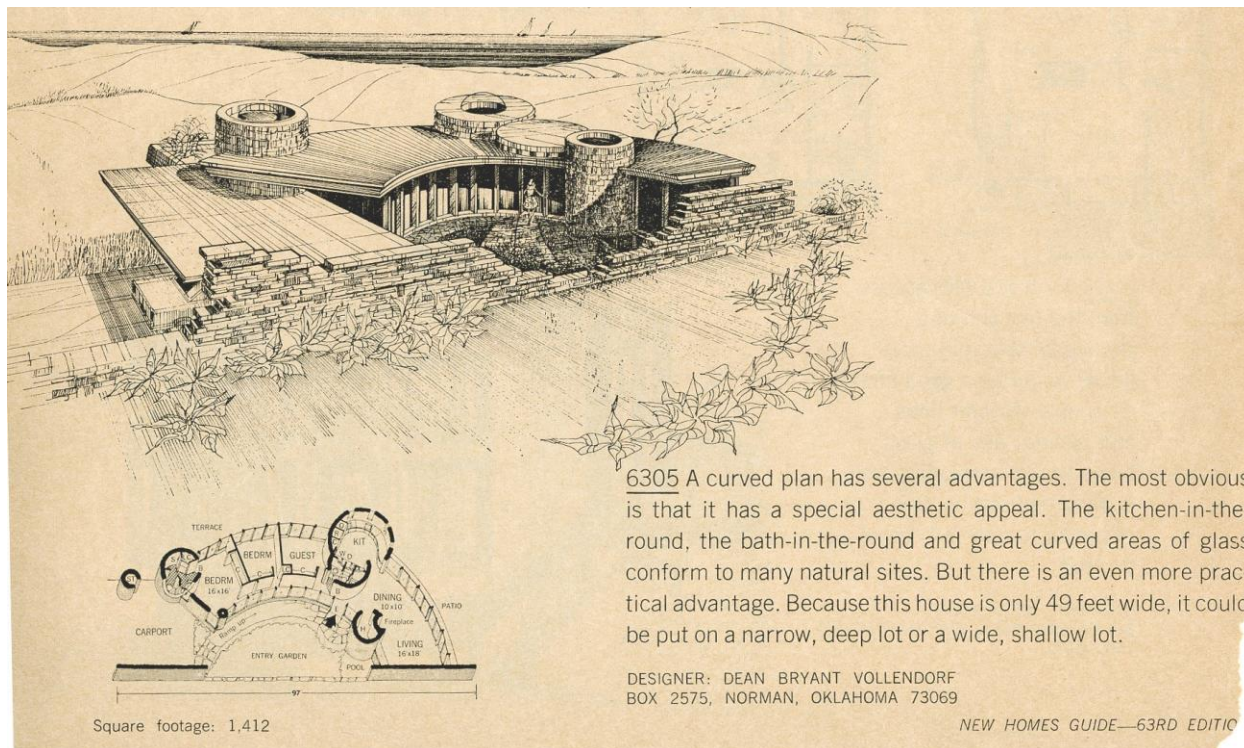


Figure 2: Illustration of the “Baysweep” design by Dean Bryant Vollendorf. *New Homes Guide* 63, Winter-Spring 1970, page unknown.

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 listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.



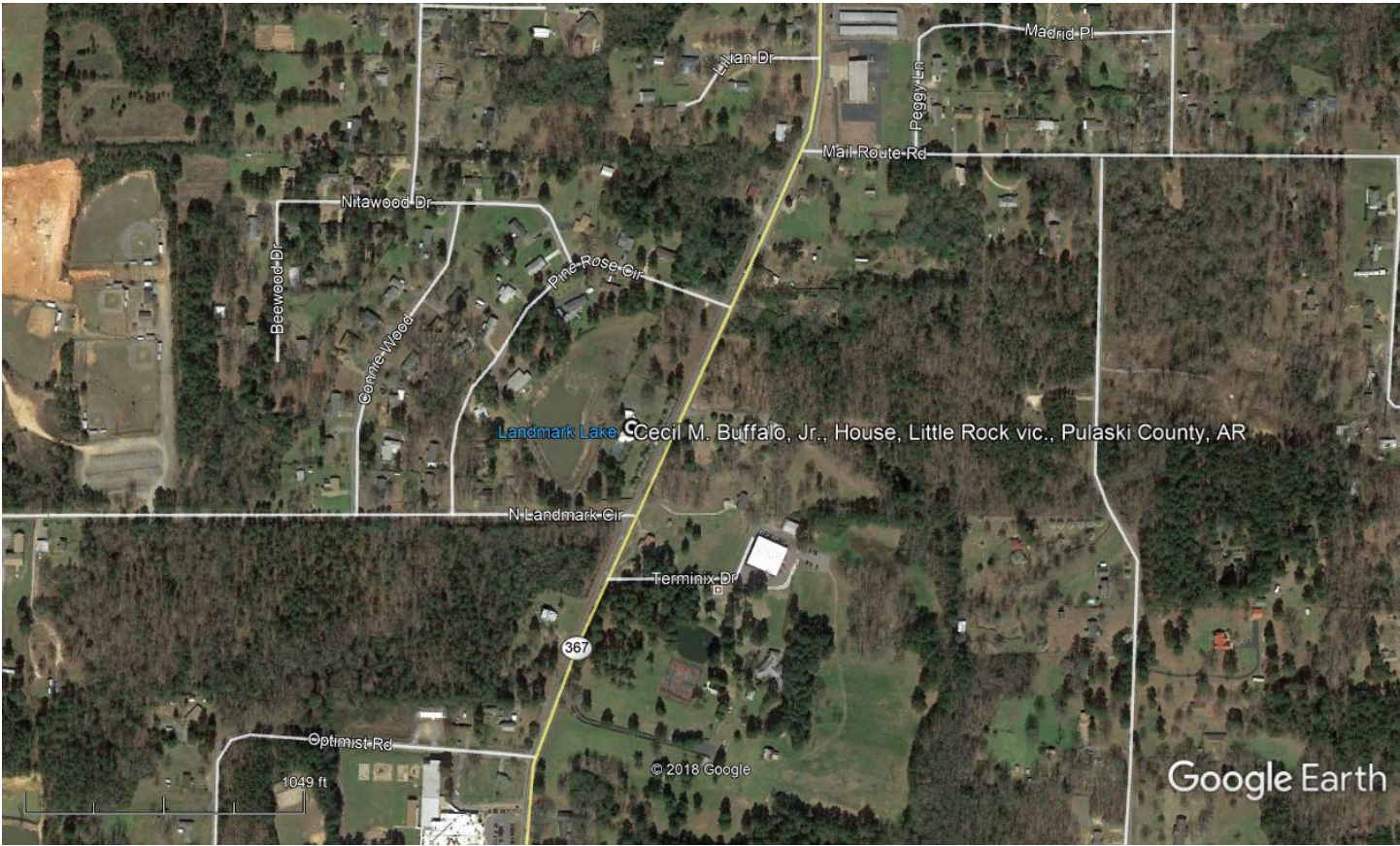
|-----271 feet-----|

Cecil M. Buffalo, Jr., House
Little Rock vic., Pulaski County, Arkansas

15 562171E 3829431N



North



|-----1049 feet-----|

Cecil M. Buffalo, Jr., House
Little Rock vic., Pulaski County, Arkansas

15 562171E 3829431N



North



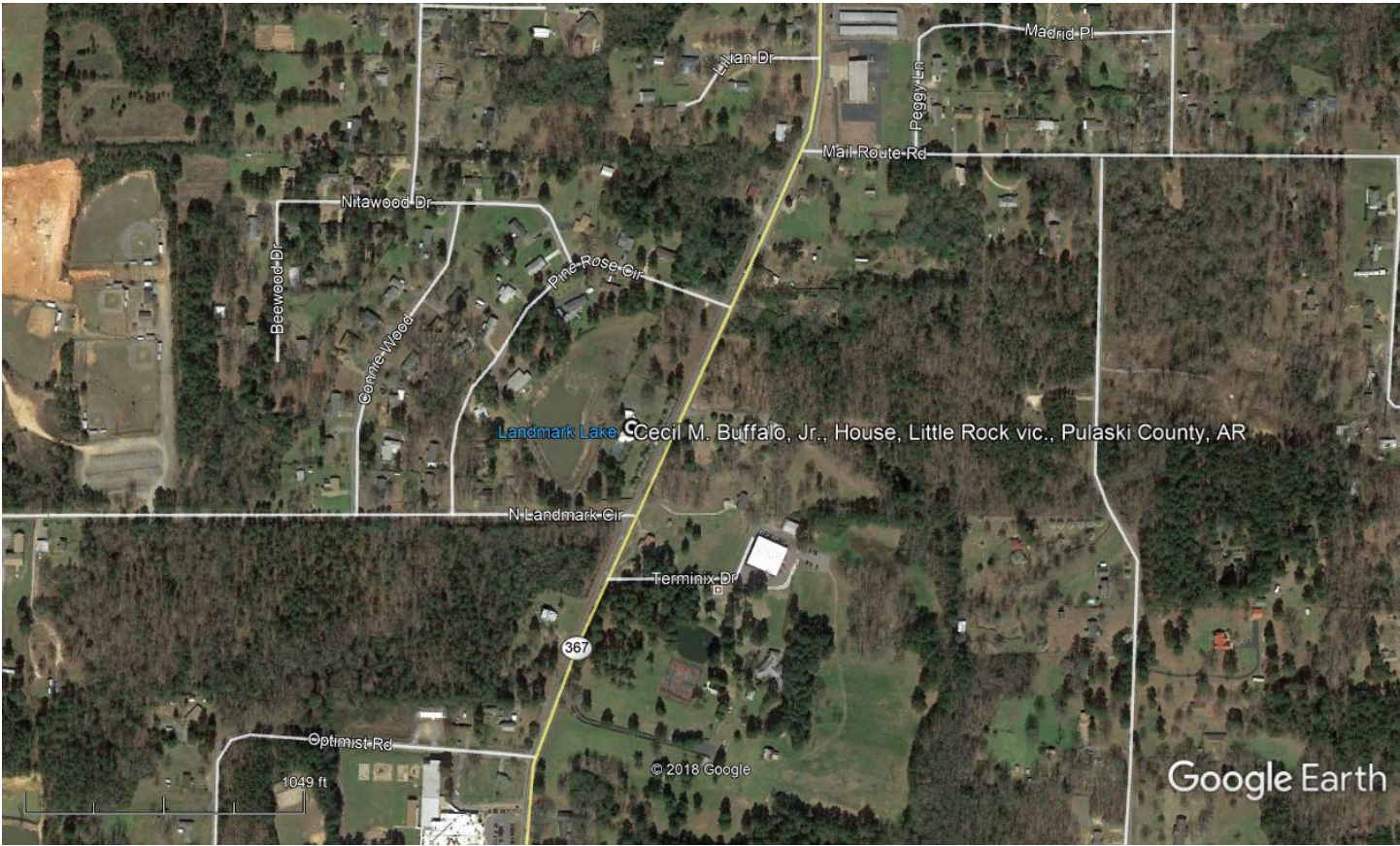
|-----271 feet-----|

Cecil M. Buffalo, Jr., House
Little Rock vic., Pulaski County, Arkansas

15 562171E 3829431N



North



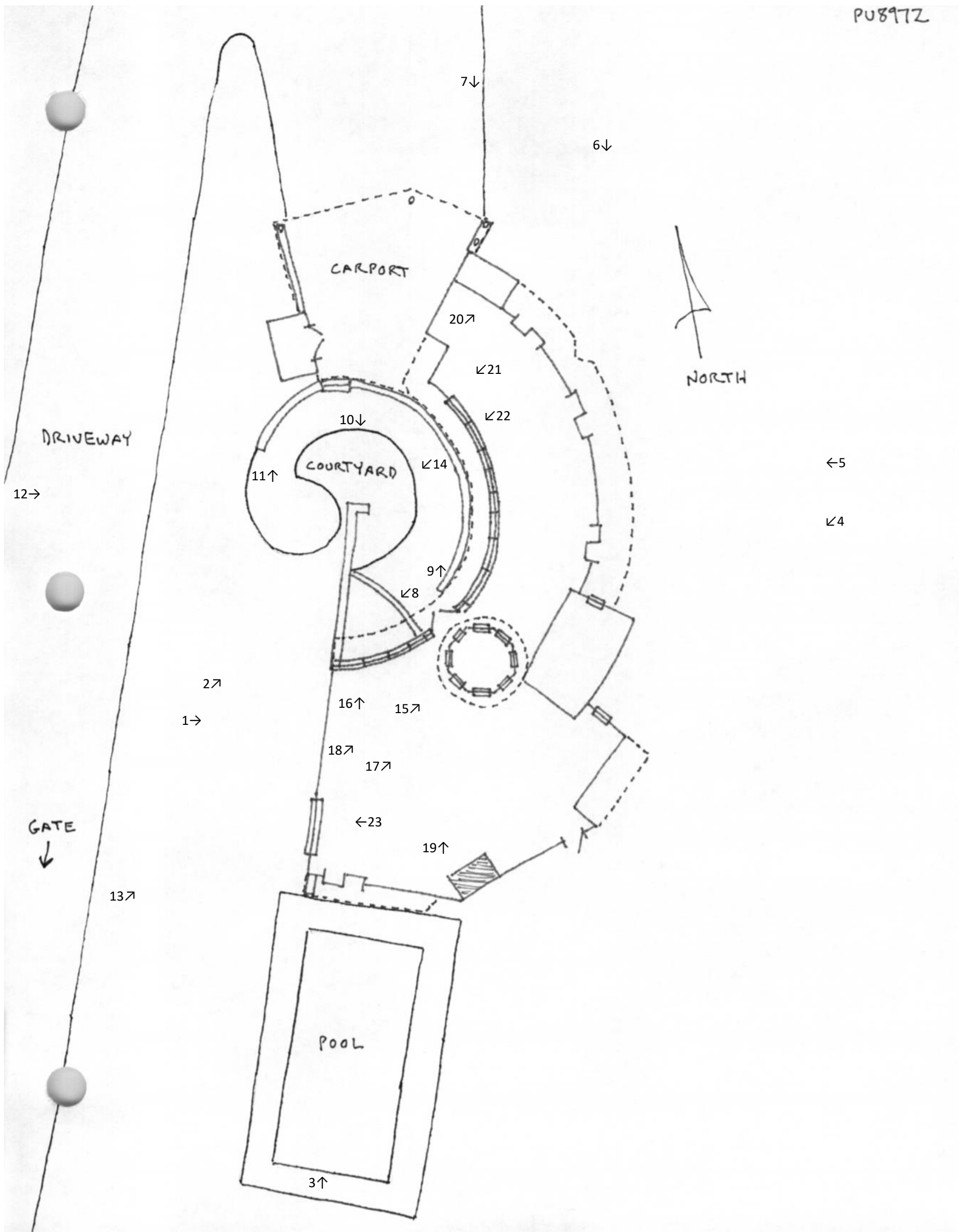
|-----1049 feet-----|

Cecil M. Buffalo, Jr., House
Little Rock vic., Pulaski County, Arkansas

15 562171E 3829431N



North



Cecil M. Buffalo, Jr., House, Little Rock vic., Pulaski County, Arkansas

Photo Location Map

←1 = Photo Location and Number





























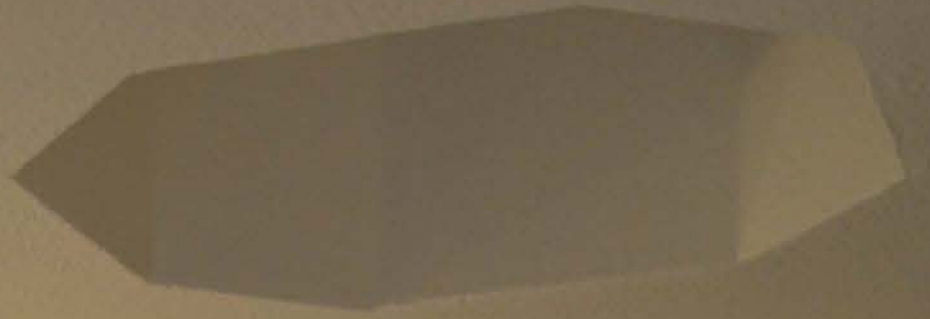


















UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: 8/6/2018 Date of Pending List: 8/27/2018 Date of 16th Day: 9/11/2018 Date of 45th Day: 9/20/2018 Date of Weekly List:

Reference number:

Nominator:

Reason For Review:

- | | | |
|---------------------------------------|--|---|
| <input type="checkbox"/> Appeal | <input type="checkbox"/> PDIL | <input type="checkbox"/> Text/Data Issue |
| <input type="checkbox"/> SHPO Request | <input type="checkbox"/> Landscape | <input type="checkbox"/> Photo |
| <input type="checkbox"/> Waiver | <input type="checkbox"/> National | <input type="checkbox"/> Map/Boundary |
| <input type="checkbox"/> Resubmission | <input type="checkbox"/> Mobile Resource | <input type="checkbox"/> Period |
| <input type="checkbox"/> Other | <input type="checkbox"/> TCP | <input type="checkbox"/> Less than 50 years |
| | <input checked="" type="checkbox"/> CLG | |

Accept Return Reject 9/17/2018 Date

Abstract/Summary Comments:

Recommendation/ Criteria:

Reviewer Jim Gabbert Discipline Historian

Telephone (202)354-2275 Date _____

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.



DEPARTMENT OF PLANNING AND DEVELOPMENT
723 West Markham Street
Little Rock, Arkansas 72201-1334
Phone: (501) 371-4790 Fax: (501) 399-3435
www.littlerock.gov



CERTIFIED LOCAL GOVERNMENT NATIONAL REGISTER NOMINATION REVIEW

Name and Address of property:

Cecil M. Buffalo, Jr. House, 16324 Arch Street Pike, Little Rock, AR 72206

Name of Owner:

Rachel Ann Frenner

Project Sponsor:

Ralph Wilcox, Arkansas Historic Preservation Program

CLG Name:

City of Little Rock, Arkansas

Date of Public Hearing by CLG:

July 9, 2018

Applicable Criteria:

Criterion A (Historic Events)

Criterion B (Important Person)

Criterion C (Architecture)

Criterion D (Archaeological)

The Little Rock Historic District Commission hereby recommends the above stated property for nomination.

Attest:

Chair

Secretary/Staff

Date

Date



THE DEPARTMENT OF ARKANSAS
HERITAGE

Asa Hutchinson
Governor

Stacy Hurst
Director



August 1, 2018

Joy Beasley, Keeper and Chief
National Register and National Historic Landmark Programs
National Register of Historic Places
1849 C Street., NW
Mail Stop 7228
Washington D.C. 20240

Arkansas Arts Council

Arkansas Natural
Heritage Commission

Arkansas State Archives

Delta Cultural Center

Historic Arkansas Museum

Mosaic Templars
Cultural Center

Old State House Museum

RE: Cecil M. Buffalo, Jr., House – Little Rock vic., Pulaski County,
Arkansas

Dear Ms. Beasley:

We are enclosing for your review the above-referenced nomination. The enclosed disk contains the true and correct copy of the nomination for the Cecil M. Buffalo, Jr., House to the National Register of Historic Places. The Arkansas Historic Preservation Program has complied with all applicable nominating procedures and notification requirements in the nomination process.

If you need further information, please call Ralph S. Wilcox of my staff at (501) 324-9787. Thank you for your cooperation in this matter.

Sincerely,

Stacy Hurst
State Historic Preservation Officer

SH:rsw

Enclosure



ARKANSAS HISTORIC
PRESERVATION PROGRAM



1100 North Street
Little Rock, AR 72201

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website:

www.arkansaspreservation.com

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