

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Registration Form

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APR 09 1991

NATIONAL
REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name O'Kane-Jacobs House

other names/site number N/A

2. Location

street & number Rossville Road

☐ not for publication N/A

city, town Altus

☐ vicinity N/A

state Arkansas

code AR

county Franklin

code AR 047

zip code 72821

3. Classification

Ownership of Property

- ☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property

- ☒ building(s)
☐ district
☐ site
☐ structure
☐ object

Number of Resources within Property

Contributing	Noncontributing
1	1 buildings
	sites
	structures
	objects
1	1 Total

Name of related multiple property listing:

N/A

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

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

Signature of certifying official

Arkansas Historic Preservation Program

State or Federal agency and bureau

Date

4-3-91

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

5. National Park Service Certification

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:)

Signature of the Keeper

Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic/Single Dwelling

Current Functions (enter categories from instructions)

Domestic/Single Dwelling

7. Description

Architectural Classification

(enter categories from instructions)

Other: Plain Traditional

Materials (enter categories from instructions)

foundation Stone

walls Wood/Weatherboard

roof Asphalt

other

Describe present and historic physical appearance.

☒ See continuation sheet

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

**National Register of Historic Places
Continuation Sheet**

7

1

Section number _____ Page _____

Summary

The O'Kane-Jacobs House is a one-story, single pile, central hall, vernacular farmhouse with an original ell constructed circa 1881. This structure is substantially intact with the original ell extended and a small cross-gable addition to the rear. Most noteworthy is the unusual arched lattice detailing which adorns the front porch. Because its exterior sheathing was changed circa 1914, the building is being nominated with that construction date.

Elaboration

Constructed circa 1881, the O'Kane-Jacobs House is a one-story, single pile, central hall, wood frame structure with an original ell. The house presents a side-gable front to the east with a cross-gable projecting ell to the west. The roof was probably originally covered with wood shingles, but now green composition shingles repel the elements. Continuous stone provides the foundation. The wood frame walls, once covered with board-and-batten siding, were sheathed with horizontal weatherboarding circa 1914 and are currently painted white.

The eastern or front elevation features a recessed, full facade porch with six wood columns decorated with unusual arched lattice detailing. A non-historic single-leaf wood door punctuates the center of the recessed wall and is surrounded by a historic four-pane transom and three-pane sidelights on each side. Two double-hung two-over-two windows are symmetrically arranged to the north and south of the doorway.

The southern elevation begins with the gable end with returns. Although not original, a pair of double-hung two-over-two windows were most likely installed when the weatherboarding was added. The ell is inset to the north and the recessed porch is supported by six wood columns with the signature arched lattice detailing used on the front porch. The brick chimney is located on the western wall of the side gable and underneath the recessed ell porch. The original chimney, which pierces the roof of the porch, was rebuilt in the 1920's and displays the Craftsman style. The interior is reached through three doors and four windows of various size and dimensions. Concrete steps provide access from the lawn.

The western elevation reveals the gable end of the ell and its two modern windows. To the north is an open porch with a shed roof which extends from the north-facing cross gable. The porch pre-dates 1940 when the Jacobs purchased the home.

The northern elevation consists of the previously mentioned cross-gable with returns and its paired windows. To the north is the entrance to the underground fruit cellar which is constructed with stone and brick with the ground level wood floor as its ceiling. To the east of the intersecting gable is porch that was enclosed by James Jacobs in 1986. Originally, the

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National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 2

porch contained no entrance to the interior of the house. It now serves as a utility room. The end gable just east of the enclosed porch completes the survey of the structure.

The interior of the house still retains the original plaster walls and much of the door and window trim. The fireplace with wooden mantle is the result of a 1920's reconstruction. Noteworthy items include a wood armoire built at the rear of the original ell, and a later built closet where the original board-and-batten siding can be viewed. A two room outbuilding with a hipped roof lies to the west of the main structure and originally served as servant's quarters. It was remodeled into an apartment during the ownership of Ferrol and Cumi Jacobs.

8. Statement of Significance

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

☐ nationally ☐ statewide ☒ locally

Applicable National Register Criteria ☐ A ☐ B ☒ C ☐ D

Criteria Considerations (Exceptions) ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Areas of Significance (enter categories from instructions)
Architecture

Period of Significance
c.1881-1940

Significant Dates
N/A

Cultural Affiliation
N/A

Significant Person
N/A

Architect/Builder
Unknown

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

☒ See continuation sheet

9. Major Bibliographical References

☒ 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: _____

10. Geographical Data

Acreage of property 9.54

UTM References

A

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

B

Zone		Easting						Northing						

D

Zone		Easting						Northing						

☐ See continuation sheet

Verbal Boundary Description Beginning at a point formed by the intersection of the western edge of Rossville Road with a perpendicular line running along the northern elevation of the house, thence proceed westerly along said line to the intersection with a perpendicular line running along the western elevation of the outbuilding; thence proceed southerly along said line to the intersection with a perpendicular line running along the southern edge of the outbuilding; thence proceed easterly along said line to the intersection with the western edge of Rossville Road; thence proceed northerly along said line to the point of ☐ See continuation sheet beginning.

Boundary Justification

This boundary includes all the property historically associated with this resource.

☐ See continuation sheet

11. Form Prepared By

name/title Patrick Zollner, National Register Historian

organization Arkansas Historic Preservation Program date 3/28/91

street & number 225 East Markham, Suite 300 telephone (501) 324-9346

city or town Little Rock state Arkansas zip code 72201

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet**Section number 8 Page 1**Summary****Criterion C, local significance**

The O'Kane-Jacobs House is being nominated under Criterion C with local significance. This structure is significant to the area as a well-maintained example of vernacular architecture with unusual arched lattice-work porch detailing. The O'Kane-Jacobs House was constructed circa 1881; however, due to a change of exterior siding from board-and-batten to horizontal weatherboarding around 1914, the house is being nominated with that construction date.

Elaboration

The O'Kane-Jacobs House is believed to have been built circa 1881. Property deeds reveal that in 1877 Francis M. Paine purchased the twenty acres on which the house sits for \$200. Ten years later Colonel W.S. O'Kane purchased the same property from Paine for \$3000. This great price disparity seems to imply that a house had been constructed on the property prior to purchase by O'Kane. Moreover, there is a beam in the fruit cellar of the house with the date 1881 faintly inscribed in chalk.

Colonel W.S. O'Kane and his family were very prominent in early Altus. O'Kane had a fruit orchard on the twenty acres of land surrounding the house and a fruit shipping business in Altus. Altus was incorporated on August 31, 1888, and the town had a population of five hundred at the time. Originally Altus was located about a quarter of a mile east of where it is today and was the terminus for the Little Rock and Fort Smith railroad for about one year. Mr. U.J. Nichols laid out the new site and offered the railway (L.R. & F.S., which later became the Missouri Pacific) every alternate lot, and a 300x300 feet depot site to move Altus to the present location. The town consisted of four streets situated around the depot as a square.

Before Altus was incorporated, the town already boasted a college of its own. Central Collegiate Institute was founded by Reverend Isham L. Burrow on October 31, 1876. The college grew gradually over the years, and a new three story building was constructed in 1884. Later that year the college was purchased by the Arkansas Valley, Little Rock, and White River Methodist Conferences. The name was changed to Hendrix College in honor of Bishop Hendrix of Kansas City. In 1890, the three Methodist conferences decided to relocate the college to a town larger than Altus in order to ensure the future growth of the institution. After accepting bids from all over Arkansas, the town of Conway was chosen as the new location, and the college remains there today.

In 1913, the heir to Col. W.S. O'Kane sold the property to Dr. J.L. Post, a prominent physician in Altus. Dr. Post had a concrete retaining wall and sidewalk constructed in 1914. The affair, which covers the entire frontage of the property, was built by Granville Armstrong,

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National Park Service**

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8

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Section number _____ Page _____

a local mason. Also around this time, Dr. Post had weatherboarding nailed over the existing board-and-batten siding. Dr. Post was one of the many Germans Catholics who settled in Altus in the late 19th century. His father, Jacob Post, Sr., set out the first vineyard in Altus in 1881. Altus has been famous for its grape and wine industry ever since. Of the four wineries still in the area, the Matt Post Winery is presently owned and managed by Dr. J.L. Post's nephew, Matthew Post. Dr. Post lived in the house until 1940. Baseball aficionados will note that Charles "Boss" Schmidt, a member of the Detroit Tigers from 1906-1911, died of a disordered digestive system in this house on November 14, 1932. Schmidt was a close friend and patient of Dr. Post.

Dr. Post sold the house and twenty acres to Ferrol and Cumi Jacobs in 1940. The Jacobs family sold ten and a half acres of land during the 1970's. Their son, James C. Jacobs, presently owns the house and the remaining nine and a half acres.

The O'Kane-Jacobs House is significant under Criterion C as an unusual and well-maintained representative of vernacular architecture in the area. The arched lattice porch detailing bestows a unique and charming appearance to a rather ordinary vernacular structure. The house has been well kept, and the alterations are sympathetic to the original structure. The original rear ell was slightly extended and a small side gable added. These additions are all historic, dating before 1940 when the Jacobs purchased the house. The most significant alteration, the covering of the board-and-batten siding with horizontal weatherboarding, occurred circa 1914, and that is the construction date in which the building is being nominated.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

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Bibliography

Canady, Virginia. *Altus, Arkansas-100 Years, 1888-1988*.

Deed Abstracts. Personal file of James C. Jacobs.

The Goodspeed Biographical and Historical Memoirs of Northwestern Arkansas, (History of Franklin County). Chicago: Goodspeed Publishing Co., 1889.

Personal Interview with James C. Jacob, 10/12/90.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 91000585 Date Listed: 05/14/91

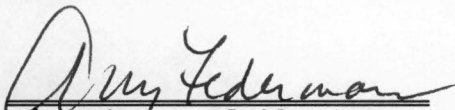
O'Kane-Jacobs House
Property Name

Franklin
County

AR
State

N/A
Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.


Signature of the Keeper

05/14/91
Date of Action

=====

Amended Items in Nomination:

Since the nomination identifies that this building is being nominated for its 1914 appearance, the period of significance should be limited to 1914 rather than including earlier or later years.

DISTRIBUTION:
National Register property file

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: O'Kane--Jacobs House

MULTIPLE
NAME:

STATE & COUNTY: ARKANSAS, Franklin

DATE RECEIVED: 4/09/91 DATE OF PENDING LIST: 4/24/91
DATE OF 16TH DAY: 5/10/91 DATE OF 45TH DAY: 5/24/91
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 91000585

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: Y NATIONAL: N

COMMENT WAIVER: N

☒ ACCEPT ☐ RETURN ☐ REJECT 5/14/91 DATE

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA Accept C
REVIEWER A. Gledhill
DISCIPLINE Arch Hist
DATE 5/14/91

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

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



O'Kane-Jacobs House

Altus, Arkansas

Franklin Co.

Photographed by Patrick Zollner

October 1990

Negatives on file at AHPP

View from the South



O'Kane - Jacobs House
Altus, Arkansas

Franklin Co.

Photographed by Patrick Zollner

October 1990

Negatives on file at AHPP

View of outbuilding



O'Kane - Jacobs House

Altus, Arkansas

Franklin Co.

Photographed by Patrick Zollner

October 1990

Negatives on file at AHPP

View from northwest



O'Kane - Jacobs House

Altus, Arkansas

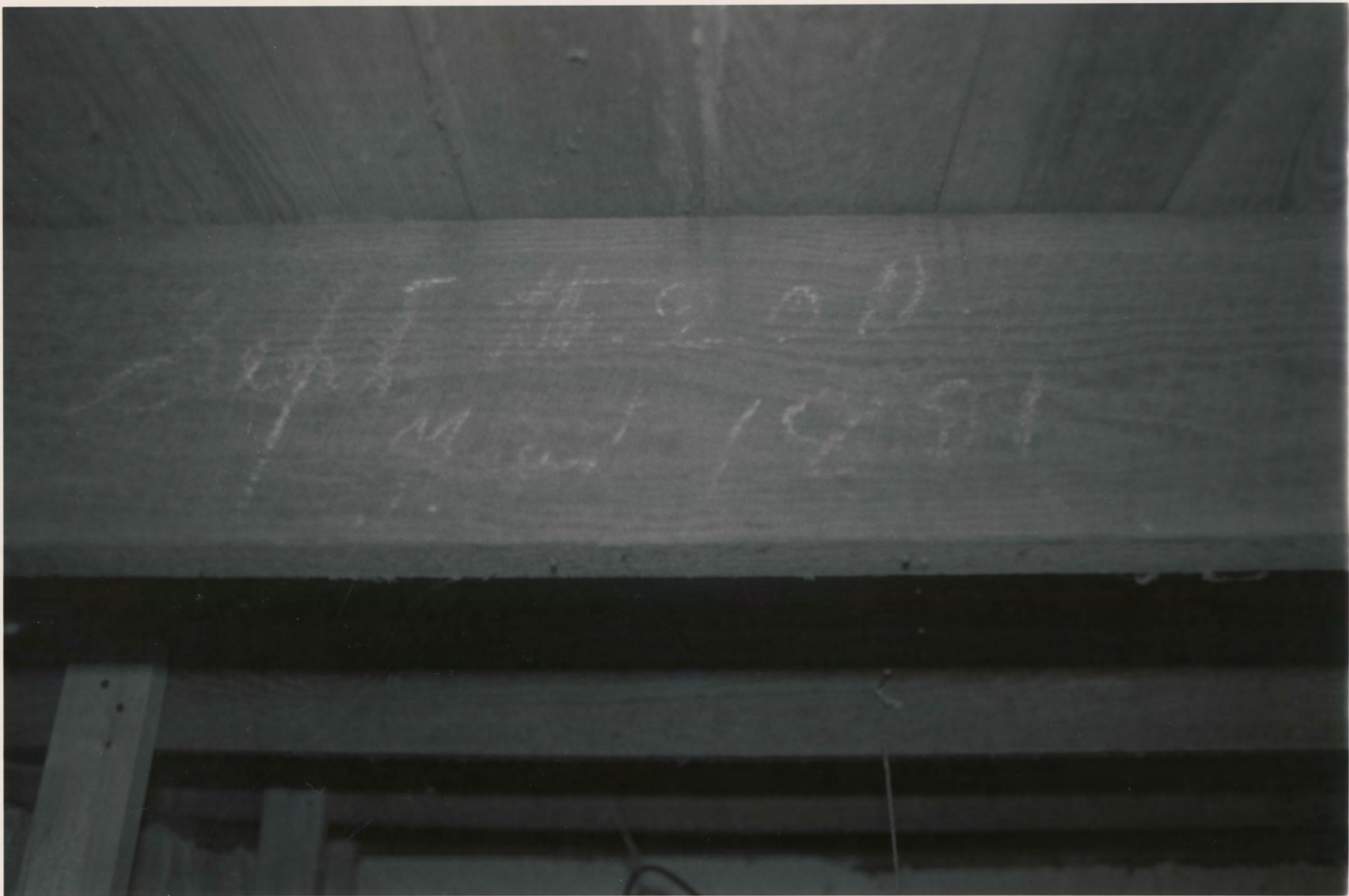
Franklin Co.

Photographed by Patrick Zollner

October 1990

Negatives on file at AHPP

View from the northeast



O'Kane - Jacobs House

Altus, Arkansas

Franklin Co.

Photographed by Patrick Zolher

October 1990

Negatives on file at AHPP

View of floor joist in cellar



O'Kane-Jacobs House

Altus, Arkansas

Franklin Co.

Photographed by Patrick Zollner

October 1990

Negatives on file at AHPP

View inside closet of original exterior board-and-batten siding



O'Kane - Jacobs House

Altus, Arkansas

Franklin Co.

Photographed by Patrick Zollner

October 1990

Negatives on file at AHPP

View from northeast



O'Kane - Jacobs House
Altus, Arkansas

Franklin Co.

Photographed by Patrick Zolher

October 1990

Negatives on file at AHPP

View of living room.



O'Kane-Jacobs House

Altus, Arkansas

Franklin Co.

Photographed by Patrick Zollner

October 1990

Negatives on file at AHPP

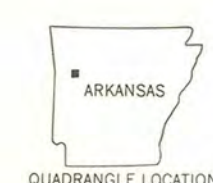
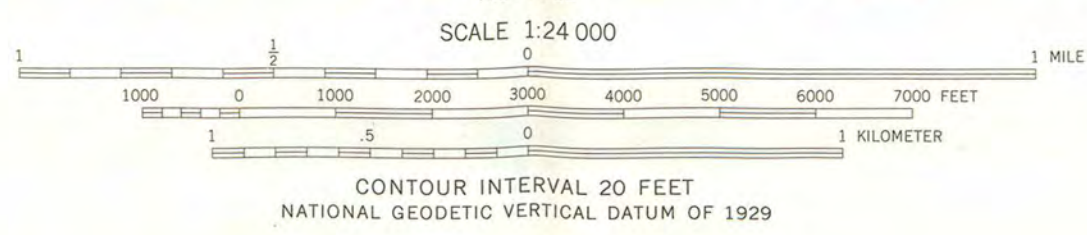
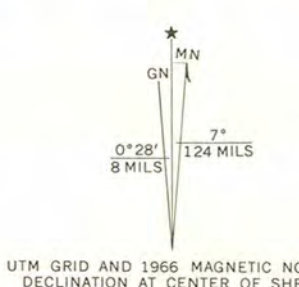
View of front entrance



O'Kane-Jacobs House
Altus, Arkansas
Franklin County
15/430900/3922220
Ozark Quadrangle
1:24000

O'Kane-Jacobs House
Altus, Arkansas
Franklin County
15/430900/3922220
Ozark Quadrangle
1:24000

Mapped, edited, and published by the Geological Survey
Control by USGS, USC&GS, and USCE
Topography by photogrammetric methods from aerial
photographs taken 1962. Field checked 1966
Polyconic projection. 1927 North American datum
10,000-foot grid based on Arkansas coordinate system, north zone
1000-meter Universal Transverse Mercator grid ticks,
zone 15, shown in blue
Blue hatching indicates area to be submerged by Ozark Lake
Fine red dashed lines indicate selected fence and field lines where
generally visible on aerial photographs. This information is unchecked



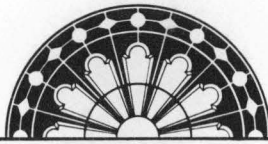
ROAD CLASSIFICATION

Heavy-duty	Light-duty
Medium-duty	Unimproved dirt
U.S. Route	State Route

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

OZARK, ARK.
N3522.5—W9345.7.5

1966
AMS 7254 IV NE—SERIES V884



ARKANSAS
HISTORIC
PRESERVATION
PROGRAM

RECEIVED
APR 09 1991

NATIONAL
REGISTER

April 2, 1991

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

RE: O'Kane-Jacobs House
Altus - Franklin County, Arkansas

Dear Carol:

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

Thank you for your consideration in this matter.

Sincerely,

Cathy Buford
State Historic Preservation Officer

CB:kg

Enclosures

