

NR listed 5/14/91

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

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 15). 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street & number Rossville Road not for publication N/A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	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>1</u>	<u>1</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u> </u>	<u> </u> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u> </u>	<u> </u> structures
	<input type="checkbox"/> object	<u>1</u>	<u>1</u> objects
			<u>1</u> Total

areas 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.

Cathryn A Buford 4-3-91
Signature of certifying official Date
Arkansas Historic Preservation Program
State or Federal agency and bureau

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

Signature of commenting or other official Date

State or Federal agency and bureau

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.

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

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 1

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

United States Department of the Interior
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.

**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,

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

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 2

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

Section number 9 Page 1

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.

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

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 # _____

See continuation sheet

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

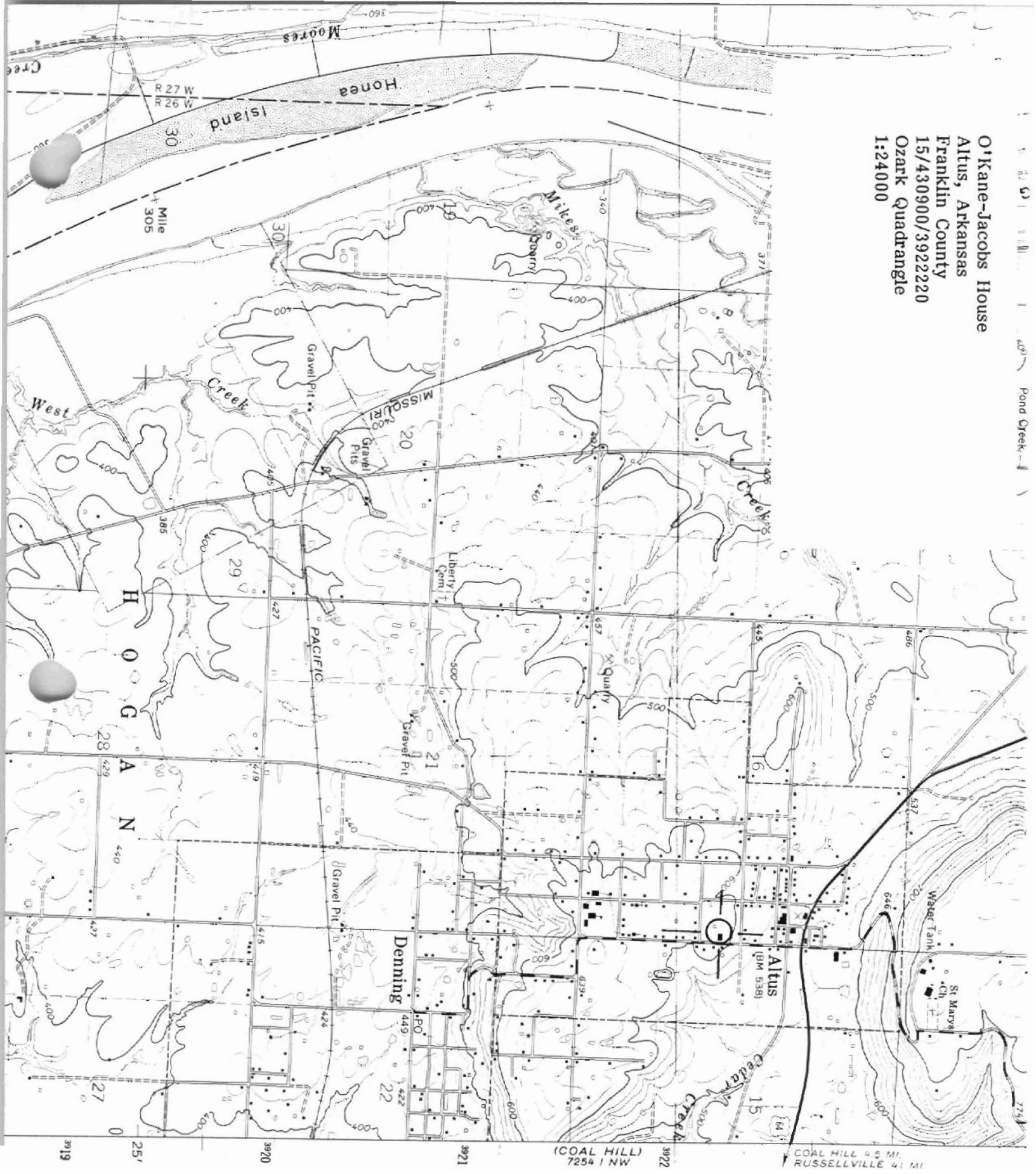
This boundary includes all the property historically associated with this resource.

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

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



3919 25' 3920 3921 3922
(COAL HILL) 7254 1 NW
COAL HILL 4.5 MI. RUSSELLVILLE 41 MI.

