

NR- 09/16/83

United States Department of the Interior
National Park Service

For NPS use only

National Register of Historic Places
Inventory—Nomination Form

received

date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Luster Urban Farmstead

and or common Luster-Atchison House

2. Location

street & number 487 North Central Avenue

N/A not for publication

city, town Batesville

N/A vicinity of

state Arkansas

code 05

county Independence

code 63

3. Classification

Category

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

Ownership

- public
- private
- both
- Public Acquisition**
- in process
- being considered
- N/A

Status

- occupied
- unoccupied
- work in progress
- Accessible**
- yes: restricted
- yes: unrestricted
- no

Present Use

- agriculture
- commercial
- educational
- entertainment
- government
- industrial
- military
- museum
- park
- private residence
- religious
- scientific
- transportation
- other:

4. Owner of Property

name Mrs. Winnie Atchison

street & number 487 North Central Avenue

city, town Batesville

N/A vicinity of

state AR 72501

5. Location of Legal Description

courthouse, registry of deeds, etc. Independence County Courthouse

street & number 192 East Main Street

city, town Batesville

state AR

6. Representation in Existing Surveys

title N/A

has this property been determined eligible? yes no

date federal state county local

depository for survey records

city, town

state

7. Description

Condition <input checked="" type="checkbox"/> excellent <input type="checkbox"/> good <input type="checkbox"/> fair	<input type="checkbox"/> deteriorated <input type="checkbox"/> ruins <input type="checkbox"/> unexposed	Check one <input type="checkbox"/> unaltered <input checked="" type="checkbox"/> altered	Check one <input checked="" type="checkbox"/> original site <input type="checkbox"/> moved date _____
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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.

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National Park Service**

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Continuation sheet

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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.

9. Major Bibliographical References

See continuation sheet.

10. Geographical Data

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

Quadrangle scale 1:24000

UTM References

A

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

B

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

C

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

D

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

E

Zone	Easting			Northing										

F

Zone	Easting			Northing										

G

Zone	Easting			Northing										

H

Zone	Easting			Northing										

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

state code county code

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

date

Keeper of the National Register

Attest:

date

Chief of Registration

United States Department of the Interior
National Park Service

National Register of Historic Places
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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

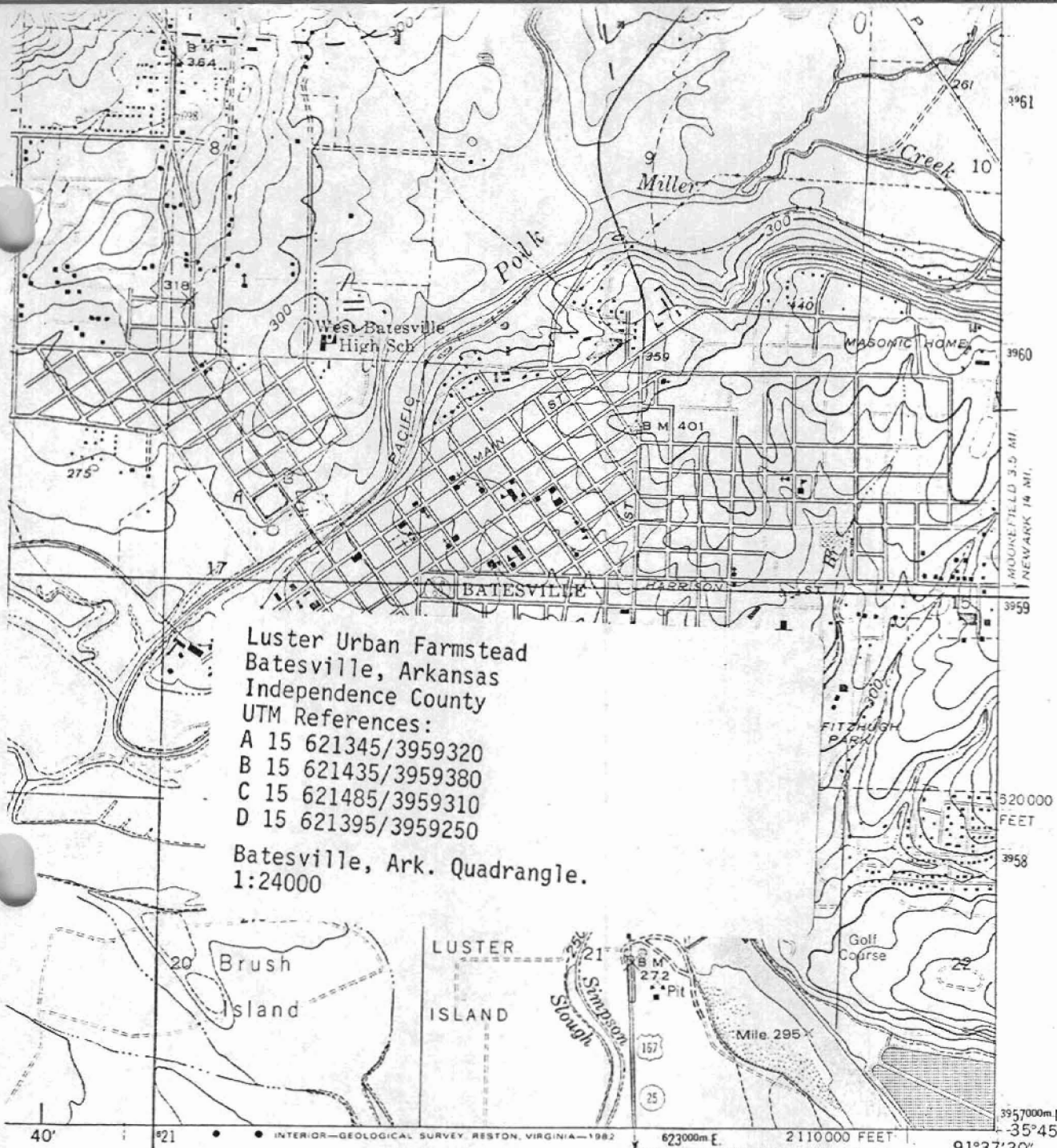
Morrow, John P. "Batesville's Arlington Hotel." Independence County Chronicle vol. 7 no. 4 (July 1966).

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.



Luster Urban Farmstead
 Batesville, Arkansas
 Independence County
 UTM References:
 A 15 621345/3959320
 B 15 621435/3959380
 C 15 621485/3959310
 D 15 621395/3959250
 Batesville, Ark. Quadrangle.
 1:24000

ROAD CLASSIFICATION

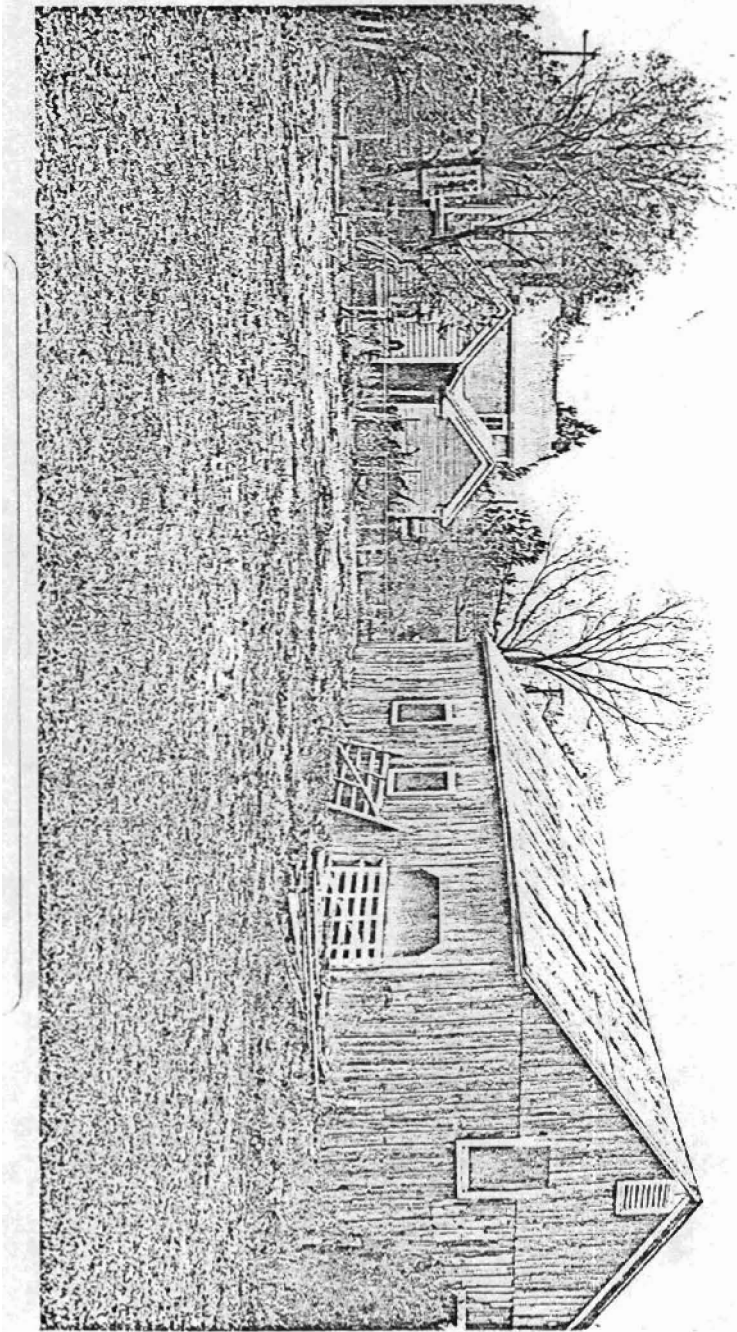
- | | |
|--|--|
| Primary highway, all weather, hard surface | Light-duty road, all weather, improved surface |
| Secondary highway, all weather, hard surface | Unimproved road, fair or dry weather |
| ○ Interstate Route | ○ U. S. Route ○ State Route |



BATESVILLE, ARK.
 N3545—W9137.5/7.5

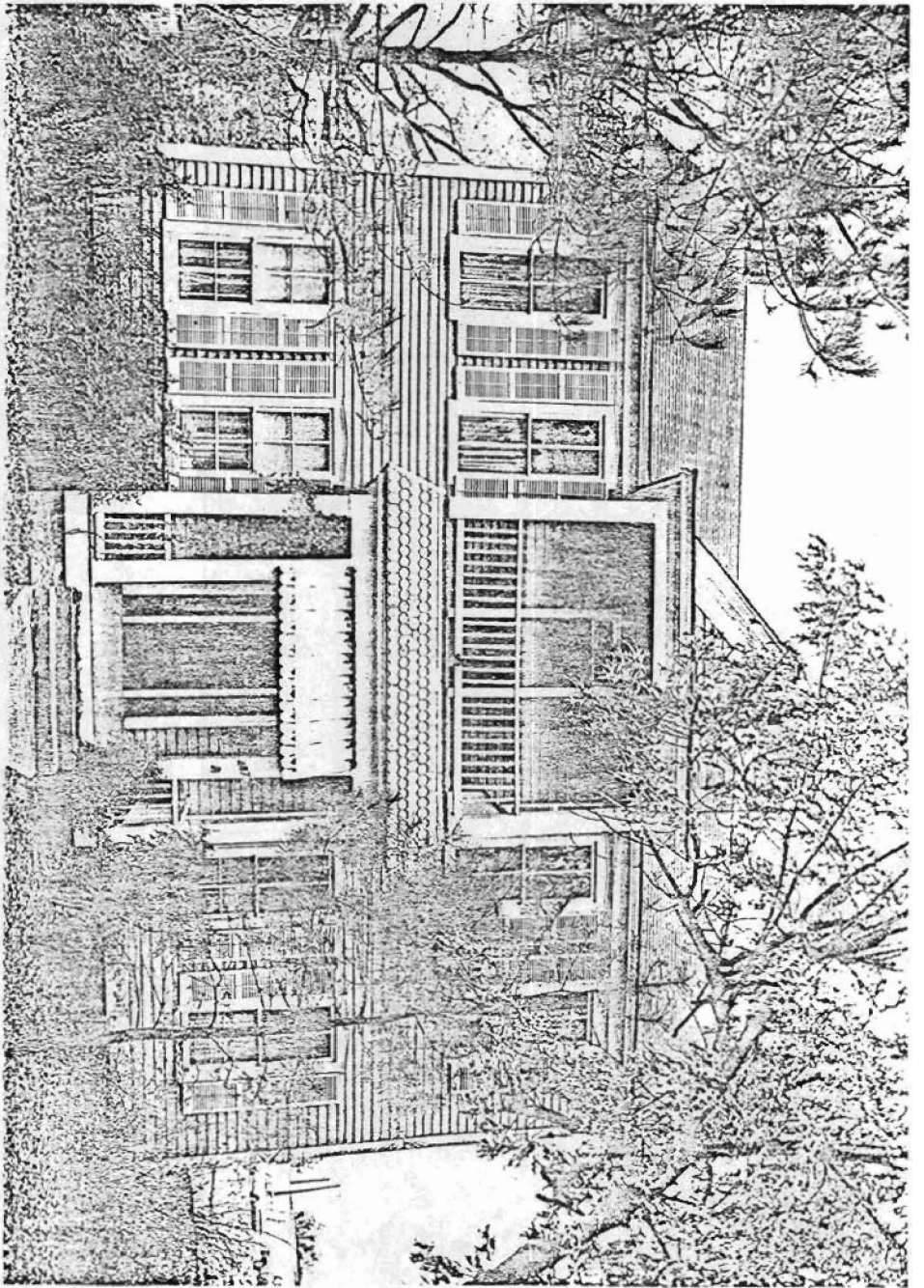
1943
 PHOTOREVISED 1981
 DMA 7655 I SW—SERIES Y884

500
 5 INE



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

Viewed from the Southwest

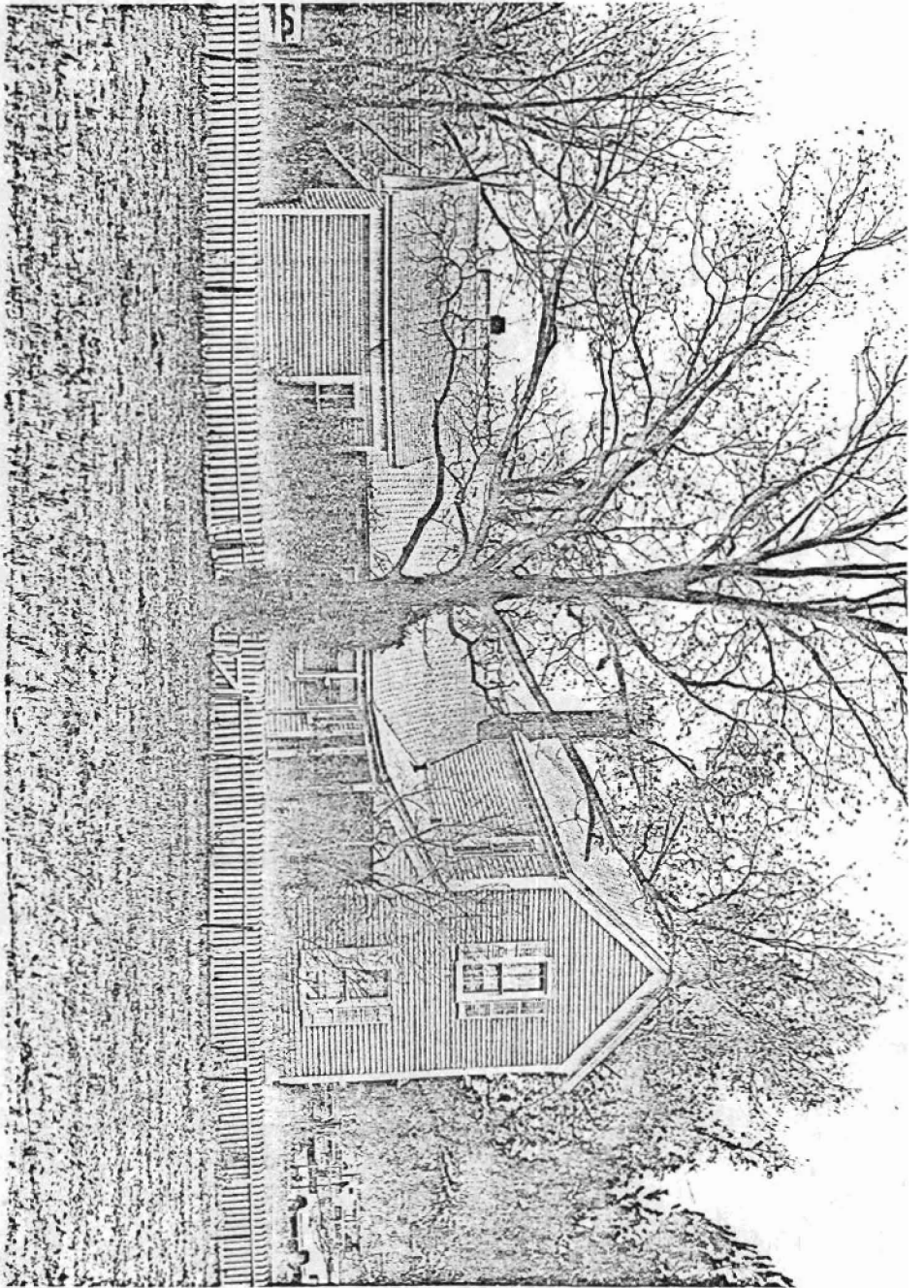


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Batesville, Arkansas
Sarah Brown, photographer
November, 1982
Negative on file at AHPP
Viewed from the Northeast



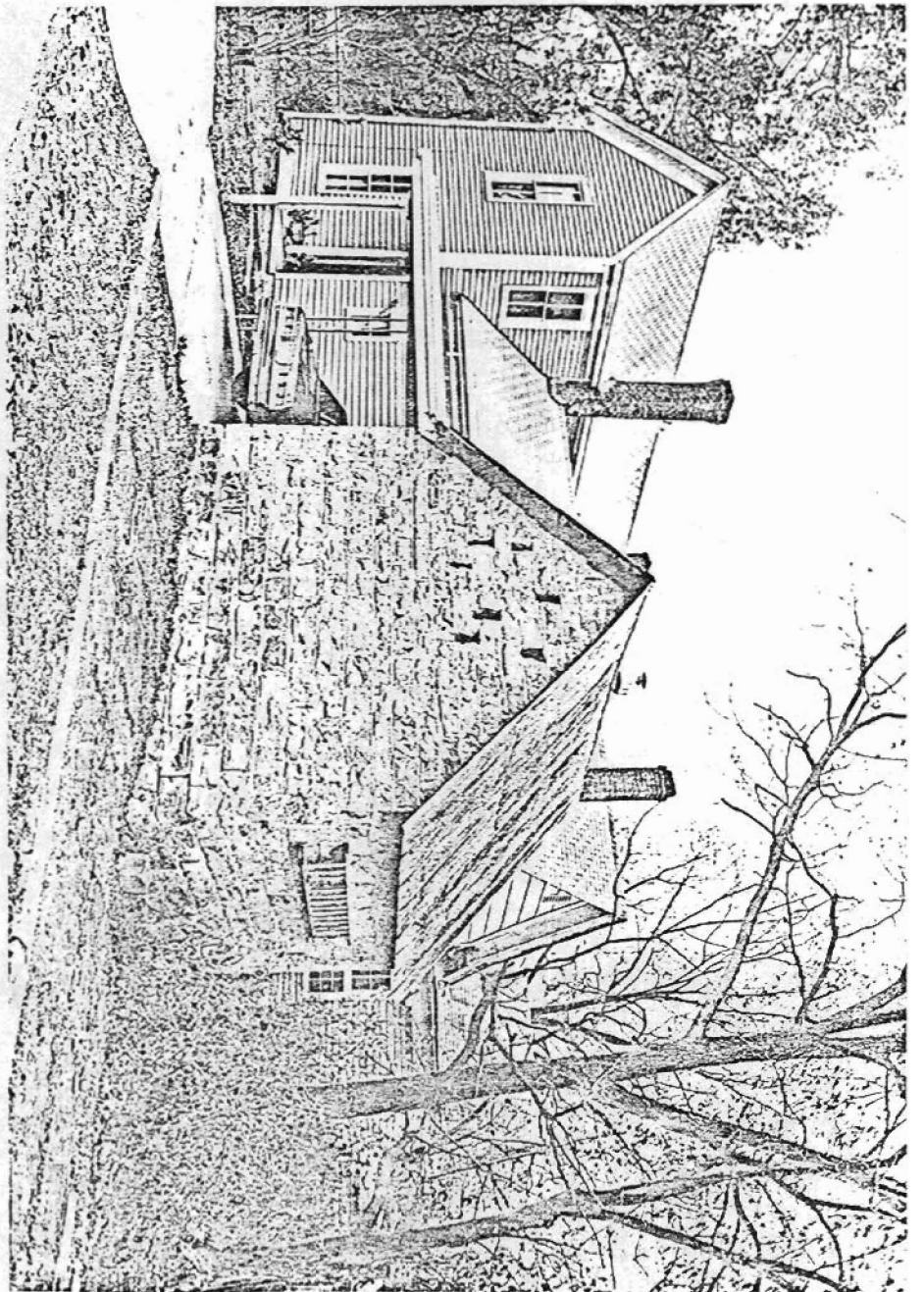
Luster Urban Farmstead
Batesville, Arkansas
Sarah Brown, photographer
November, 1982
Negative on file at AHPP

Viewed from the North



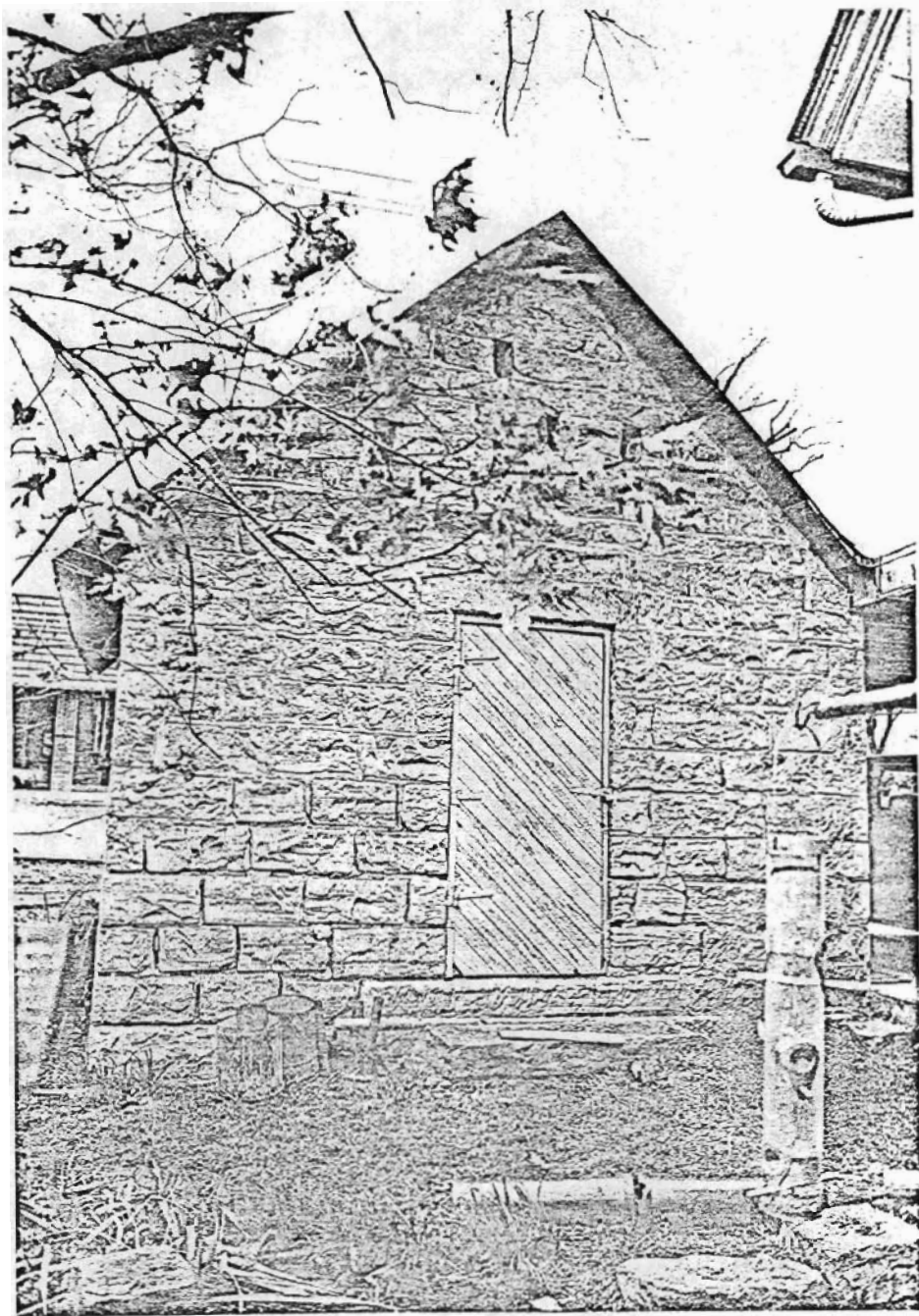
Luster Urban Farmstead
Batesville, Arkansas
Sarah Brown, photographer
November, 1982
Negative on file at AHPP

Viewed from the Southeast



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

Viewed from the West

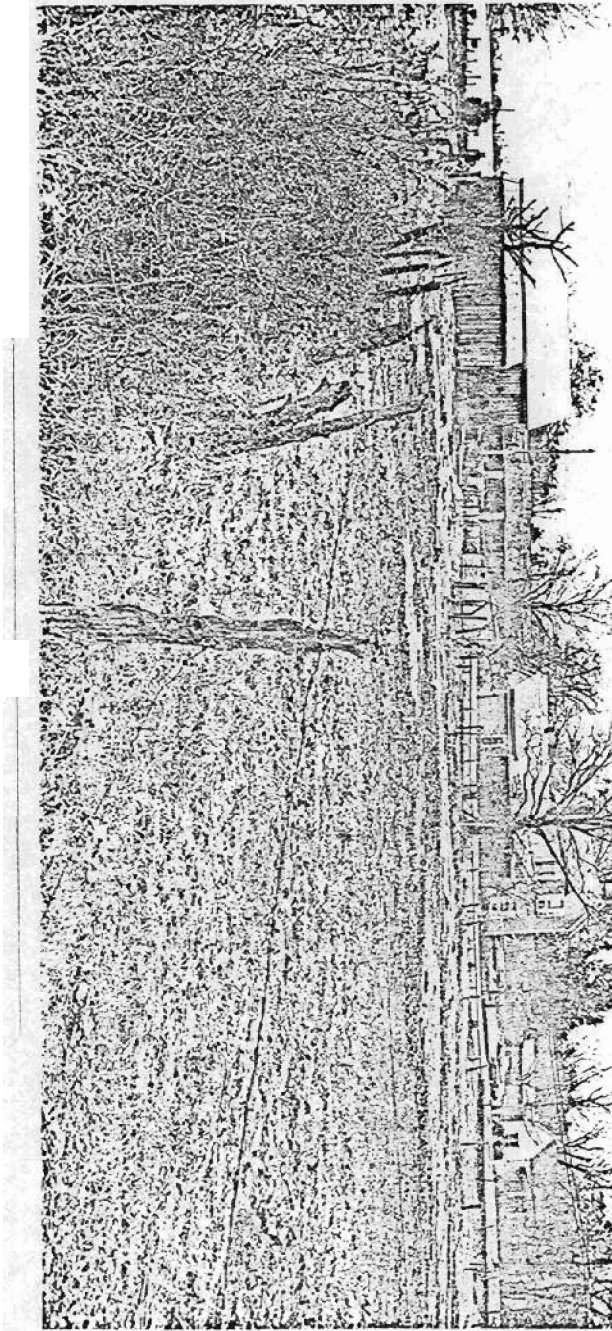


Luster Urban Farmstead
Batesville, Arkansas
Sarah Brown, photographer
November, 1982
Negative on file at AHPP
Smokehouse
Viewed from the South



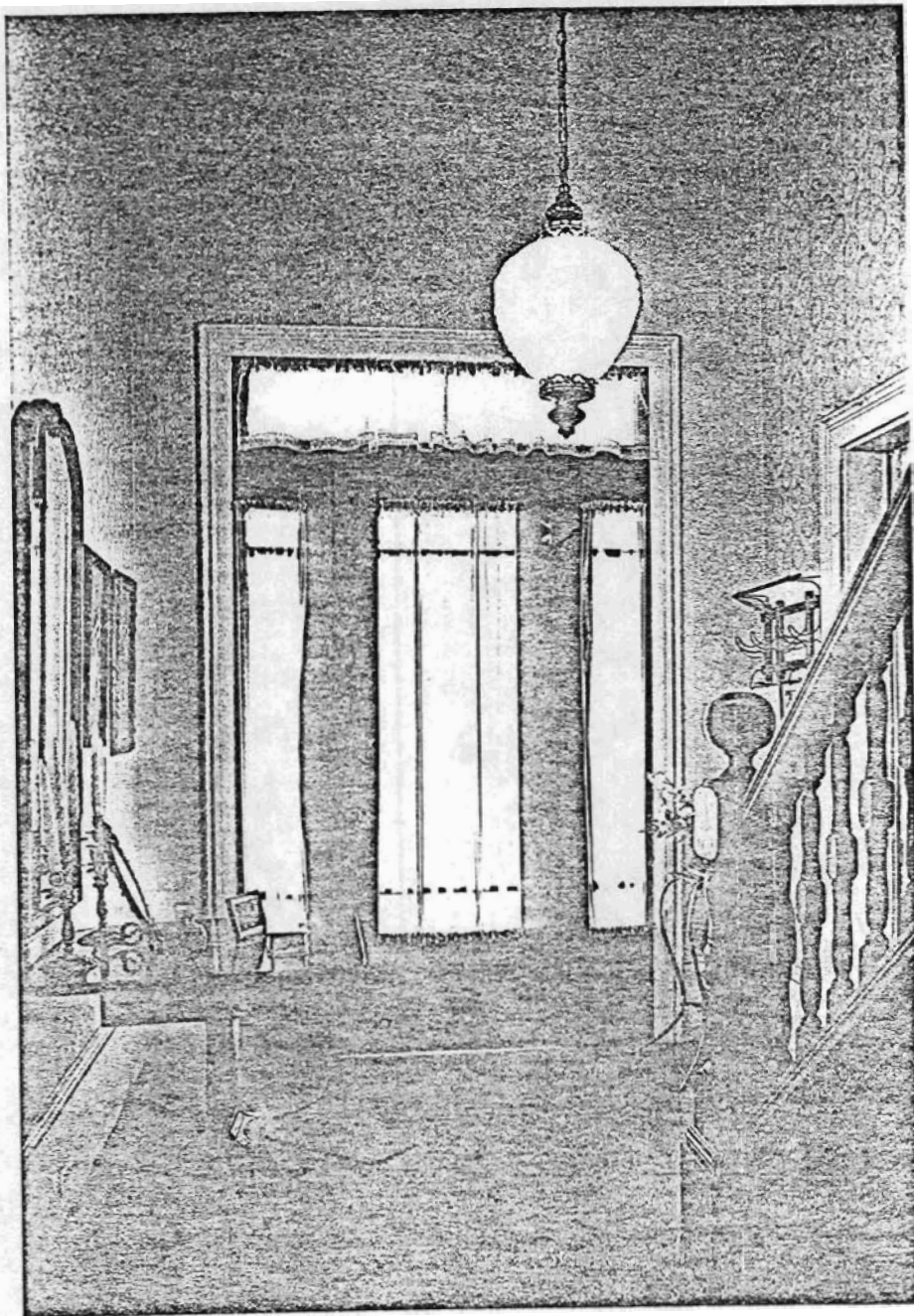
Luster Urban Farmstead
Batesville, Arkansas
Sarah Brown, photographer
November, 1982
Negative on file at AHPP
Well

Viewed from the North

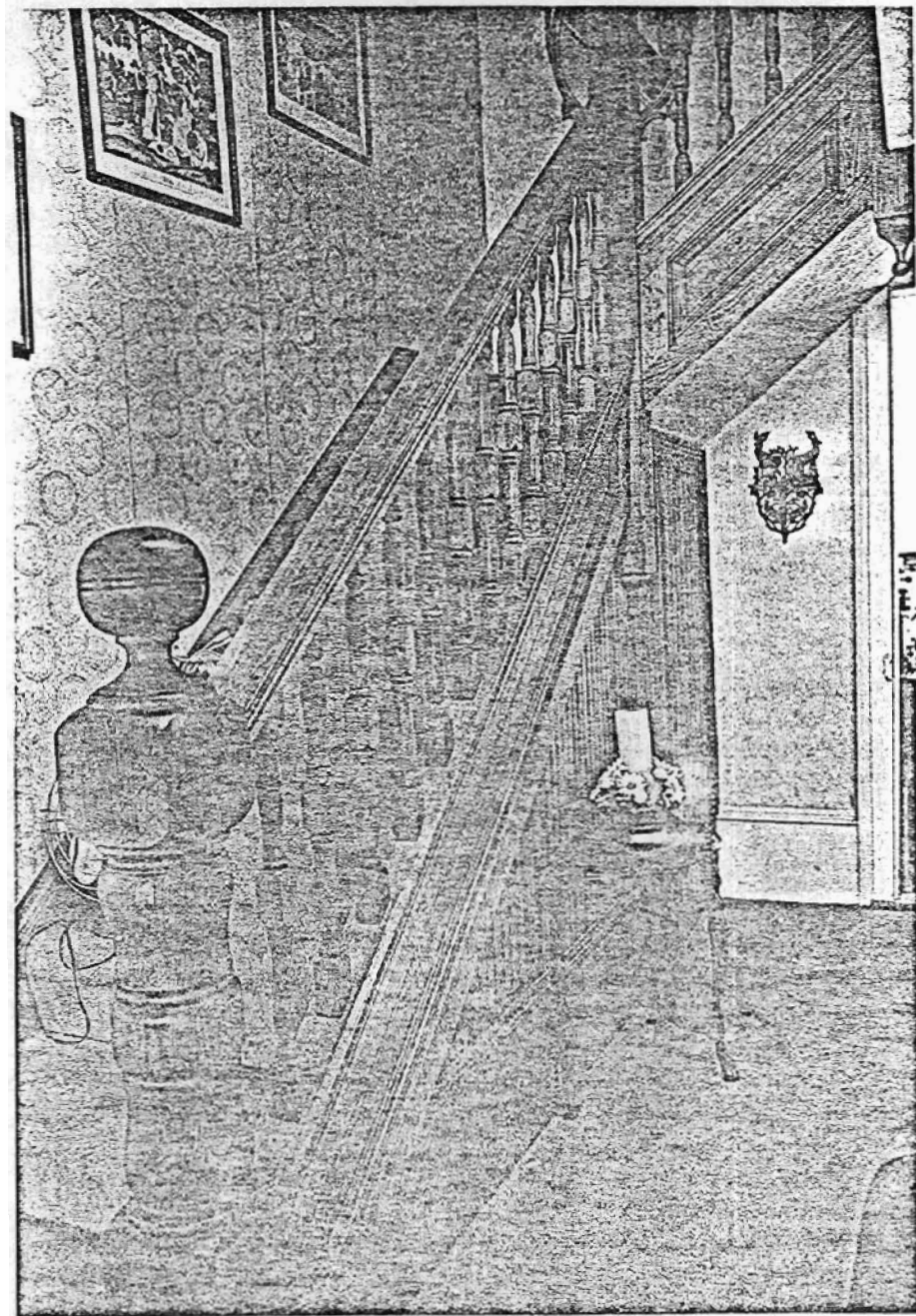


Luster Urban Farmstead
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Sarah Brown, photographer
November, 1982
Negative on file at AHPP

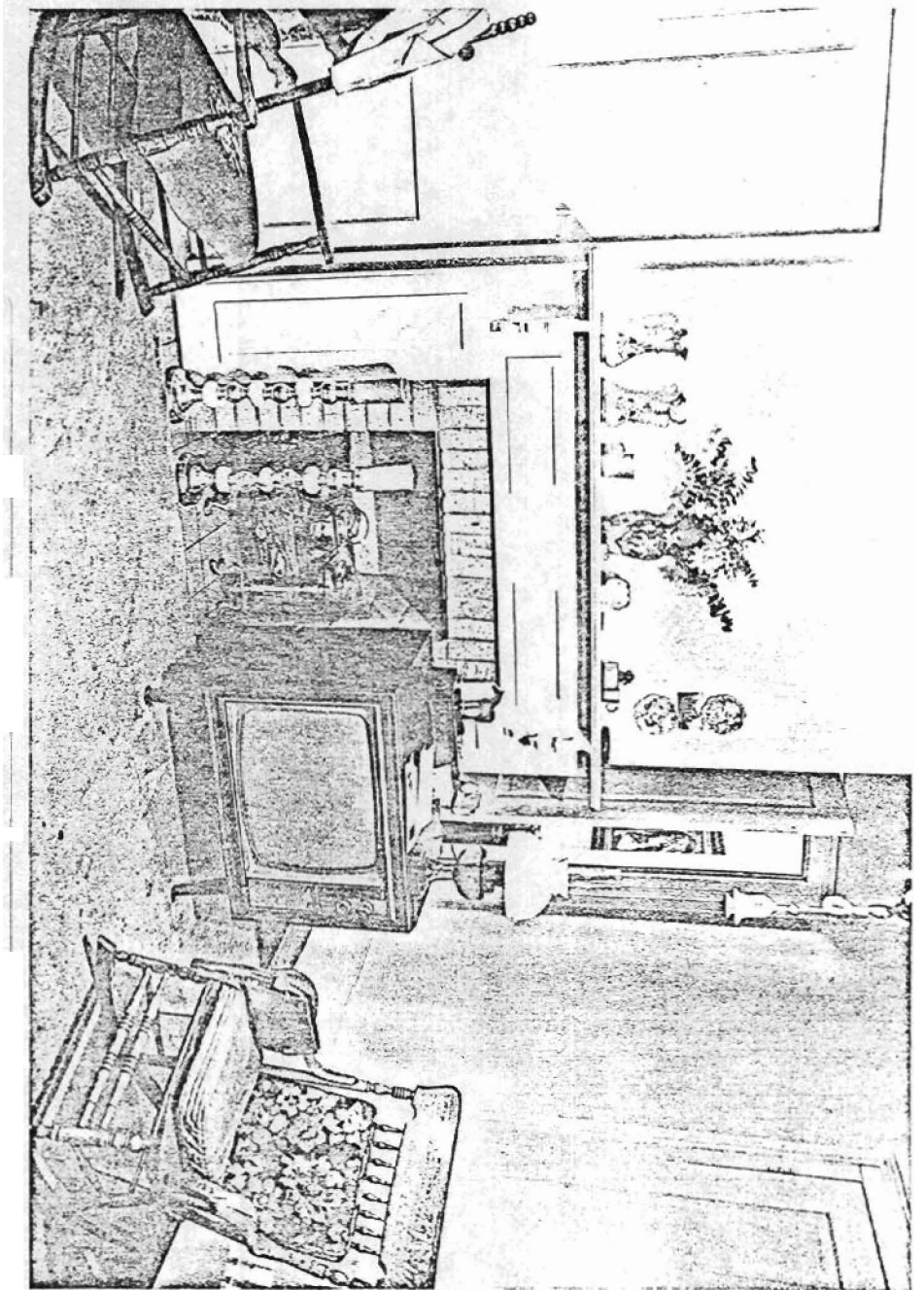
Viewed from the South



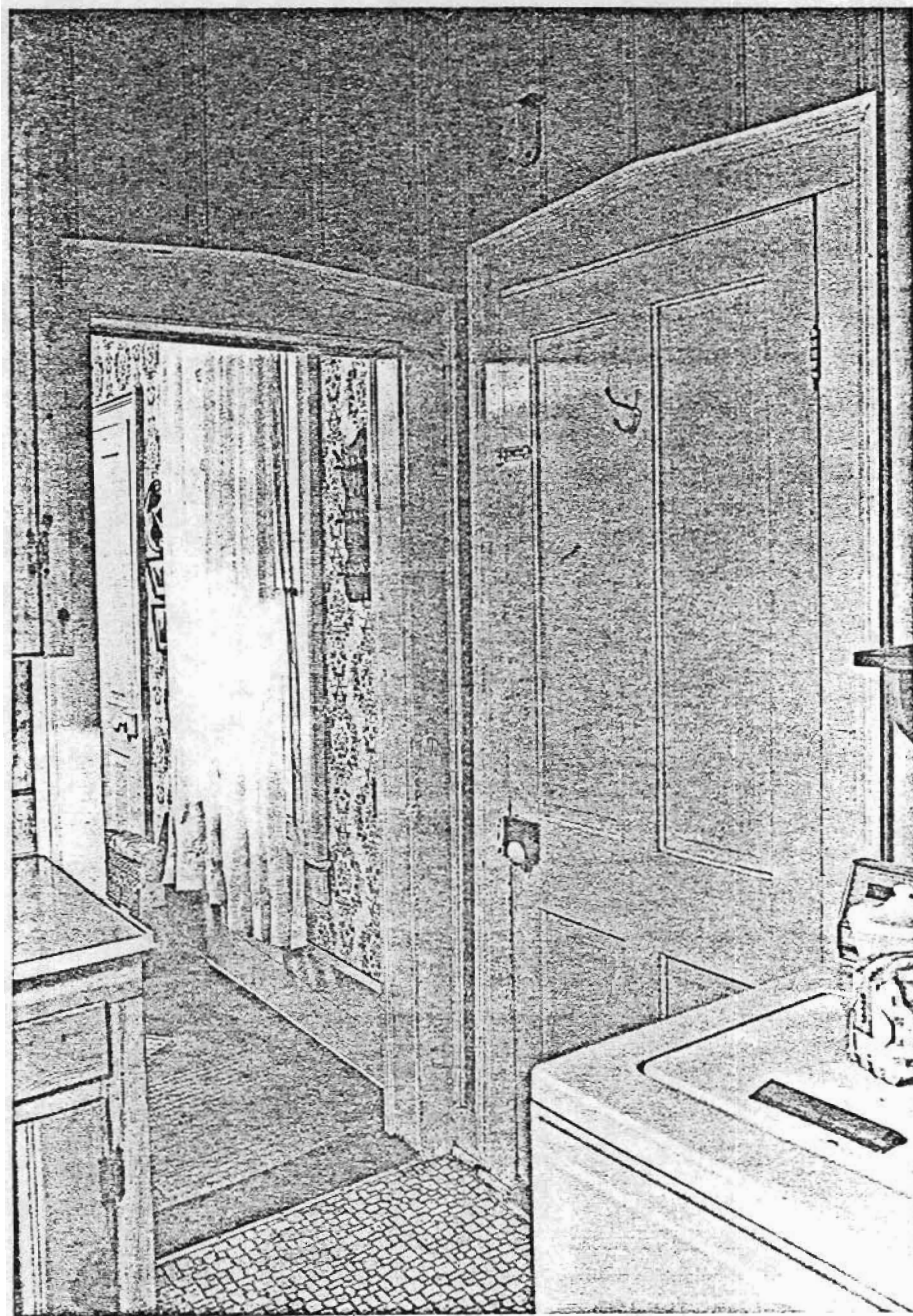
Luster Urban Farmstead
Batesville, Arkansas
Sarah Brown, photographer
November, 1982
Negative on file at AHPP
Central Hallway Entrance



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