

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM

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1. Name of Property

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historic name: Cherry-Luter Estate

other name/site number: The Castle

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2. Location

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street & number: 521 W. Scenic Drive

not for publication: N/A

city/town: North Little Rock

vicinity: N/A

state: AR

county: Pulaski

code: AR 119

zip code: 72118

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3. Classification

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Ownership of Property: Private

Category of Property: Building

Number of Resources within Property:

Contributing	Noncontributing	
<u>4</u>	<u>      </u>	buildings
<u>1</u>	<u>      </u>	sites
<u>      </u>	<u>      </u>	structures
<u>      </u>	<u>      </u>	objects
<u>5</u>	<u>0</u>	Total

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

Name of related multiple property listing: N/A

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**4. State/Federal Agency Certification**  
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As the designated authority under the National Historic Preservation Act of 1986, 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. \_\_\_\_\_ See continuation sheet.

Cathryn A. Boyd \_\_\_\_\_ 7-16-92  
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

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**5. National Park Service Certification**  
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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 Keeper Date  
of Action

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**6. Function or Use**  
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Historic: Domestic Sub: Single Dwelling

Current : Domestic Sub: Single Dwelling

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7. Description

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Architectural Classification:

French Renaissance  
(French Eclectic)

Other Description: N/A

Materials: foundation Limestone roof Asphalt  
walls Limestone other \_\_\_\_\_

Describe present and historic physical appearance. X See continuation sheet.

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8. Statement of Significance

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

Applicable National Register Criteria: C

Criteria Considerations (Exceptions): N/A

Areas of Significance: Architecture  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Period(s) of Significance: c. 1923

Significant Dates: N/A

Significant Person(s): N/A  
\_\_\_\_\_

Cultural Affiliation: N/A

Architect/Builder: Unknown  
\_\_\_\_\_  
\_\_\_\_\_

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.  
X See continuation sheet.

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**9. Major Bibliographical References**

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X 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: \_\_\_\_\_

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**10. Geographical Data**

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Acreeage of Property: 4.67

UTM References: Zone Easting Northing    Zone Easting Northing

A	<u>15</u>	<u>564990</u>	<u>3849130</u>	B	___	___	___
C	___	___	___	D	___	___	___

\_\_\_ See continuation sheet.

Verbal Boundary Description: \_\_\_ See continuation sheet.

(1) A part of the Southeast Quarter of the Southeast Quarter of Section 21, Township 2N, Range 12W, beginning at the southwest corner of a tract of land conveyed by Mary M. Cross to W. B. and Pearl A. Dock, thence west 265 feet; thence north 696 feet; thence east 265 feet; thence south 696 feet to the point of beginning containing 4 acres, more or less, and (2) a part of the Southeast Quarter of the Southeast Quarter of Section 21, Township 2N, Range 12W, run thence west 260 feet, more or less to the intersection of the Pike (now W. Scenic Drive) entering Fort Roots Reservation as now established, thence in a southeasterly direction along the north line of said Pike (W. Scenic Drive) to a point due south of the point of beginning, then north to the beginning.

Boundary Justification: \_\_\_ See continuation sheet.

This boundary includes all of the property historically associated with this resource that retains its integrity.

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11. Form Prepared By

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Name/Title: Ann McElmurry, Research Assistant/Edited by National Register Staff

Organization: Arkansas Historic Preservation Program Date: 07/22/92

Street & Number: 225 E. Markham, Suite 300 Telephone: (501) 324-9346

City or Town: Little Rock State: AR ZIP: 72201

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**Summary**

The Cherry-Luter Estate is comprised of a two-story single family dwelling and a two-story carriage house/garage of the French Eclectic style, a pavilion, a well with a pavilion-type covering, and a natural stone wall which marks the front boundary of the 4.67 acres of the estate. All were constructed around 1923.

**Elaboration**

The main house on the Cherry-Luter Estate is a two-story, gable roof and towered residence of a subtype of the French Eclectic style that was popular from 1915 to 1945. It is constructed of limestone and the doors and windows are accented with cut-stone quoins. It has a cast concrete foundation and is roofed with composition shingles. The building is rectangular in form with a round tower located on the southwest corner. The windows on the first floor of the front, or southern, elevation are rectangular openings, each filled with a pair of eight-pane sashes that open casement style with a four-pane transom. There is a concrete lintel at the top of each window and quoins along the side. The windows lighting the side-gable walls of the second story are identical to those on the first story, minus the transom, and are set into wall dormers with triangular pediments. The main entrance is through the tower door (the door itself is a recent replacement door). The tower has a mixture of six-pane, four-pane, and three-pane casement windows.

On the eastern elevation there is a chimney of the same stone as the house, located to the south of center. There are two casement windows: the window on the second floor is located directly above the one on the first floor. Each window consists of a pair of eight-pane sashes. There is a modern louvered window in the attic area.

The northern elevation has three pairs of windows. Each second floor window is located directly above the first floor window. They are of the same type as those on the front elevation with the exception of the kitchen window. It is made up of a pair of eight-pane casement windows with four-pane side lights.

On the western elevation there is a natural stone walkway and patio with a carport. Both the first floor and second floor windows are pairs of eight-pane casement windows. There is a chimney, with metallic decoration, located approximately in the center of the wall. In the attic there are two modern louvered windows. There is also a secondary entrance with a transom on the first floor.

Little remains of the original design on the interior, largely due to the massive

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fire that occurred around 1944 that necessitated the gutting of the interior before the house could be occupied again. However, the metal-frame casement windows appear to be original, and a heavy, wrought iron balustrade on the staircase inside also remains. However, the construction of the house -- with 18" cut stones of limestone sitting on a base of concrete 12" thick -- testifies to the quality of the original construction and craftsmanship.

The carriage house/garage is also built primarily of limestone, though the gable pediments are nogged with buff brick. It is of an intersecting gable roof plan, forming a "T", with a projecting gable-end bay to the north and a gable-roof dormer to the south. The majority of the roof is covered with slate, although portions of the northern elevation is covered with asphalt-roll roofing.

There are three openings on the southern elevation: one single-leaf door at the southwest corner and two large rolling doors to the east, with the easternmost being slightly larger and located in the gable end. There are two four-pane casement windows accented with a decorative stone below that features a starburst design. One is located in the peak of the gable end, and the other is positioned in the centrally placed gable-roof dormer. The eastern elevation is blank, but the northern elevation features a gable end to the east of center with a stairway leading up to the living quarters on the second story of the building. Below the stairway there is a brick shed-like area with a dirt floor that houses a 1920's type commode. In the easternmost gable end, there is a horizontal three-pane window on the first floor and a four-pane window on the second floor. A wide, three-pane window fenestrates the wall space to the west of the staircase. The western elevation has a chimney located at the northwest corner. It is constructed predominantly of limestone with brick used at the top. To the south of the chimney, there is a four-pane horizontal window on the first floor and a thirty-two pane window on the second floor.

To the east side of the house is a picnic type pavilion. Four wooden beams support a plain half-timbered roof with exposed beams and rafters. The shingles are slate. The flooring is of natural stone and concrete. Since its construction, the structure has been expanded on the eastern and western elevations with flat, metal roof additions.

The well, located east of the pavilion, was capped by the parents of the current owner in the late forties. It has a covering of similar type as that of the pavilion, but has not been altered.

The natural stone wall runs across the front boundary of the property. It is significant because of the round towers with conical roofs and wooden shingles located on each side of the entrance. They were originally designed to light the drive way and the light casing is still extant.

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Located on Big Rock Mountain, the Cherry-Luter Estate was constructed as a single family dwelling and it continues to be used for that purpose today.



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### Summary

The Cherry-Luter Estate is eligible under Criterion C with local significance as a unique example of the French Eclectic style of architecture. Located upon a dramatic, hilltop site in one of the less developed -- and thus more natural -- sections of the city of North Little Rock, the Cherry-Luter Estate remains the best known example of this style within the city limits and a well-known local architectural landmark by virtue of its majestic presence and castle-like appearance.

### Elaboration

The Cherry Estate is located on the east half of Big Rock Mountain. In 1887 the Mountain Park Cottage Site and Improvement Company purchased land on the west half of Big Rock Mountain building the Mountain Park Hotel and three large parks. The plan was to build and sell sites for summer cottages, all for the purpose of developing a large resort away from the stresses of the city. In 1893, however this land was chosen by the U.S. Army for the site of Fort Logan Roots. In exchange for the parks that were lost in the transaction, the old arsenal in Little Rock was developed into MacArthur Park (what is now known as the city of North Little Rock was actually a ward of the City of Little Rock during this period of time).

According to the records of the General Land Office on September 11, 1879, William J. Rawls claimed a patent on forty acres in the SE 1/4 of the SE 1/4 of Section 21, Township 2N, Range 12W, by the Homestead Act of 1862 at the price of \$5. His patent was canceled on April 4, 1887 presumably due to death. On April 28, 1887, his wife, Martha Rawls, filed patent on her husband's land and was granted a deed in the name of Benjamin Harrison on February 1, 1893. The land passed from her to her eldest child, Mary Rawls Cross. The real estate taxes show no land improvements until the land was purchased from Mary Cross by John J. Cherry and his wife Lavinia in 1913. In that year one parcel of the land shows a \$200 improvement, the other shows a \$150 improvement. Other properties in the same area assessed at the same time have much higher assessments. It is not until 1923 that the land owned by John J. Cherry became the most expensive property on the east side of the mountain (hence the 1923 construction date).

The census of 1900 indicates that Martha Rawls is a farmer. One son William H. Rawls is a carpenter. The other two sons, James and Elijah are not yet employed. Mary Cross' husband works for the Iron Mountain and Southern Railroad. John J. Cherry is listed as a contractor on the Little Rock-North Little Rock City Directories of 1923 & 1925. His office is located on 809 Rock Street in

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Little Rock. It is very likely that he built the house on Scenic Drive.

The estate was purchased by Herbert and Montice Luter and is the property today of their son, Edward Luter. It is located on the same 4.67 acres that John J. Cherry purchased in 1912.

The Cherry-Luter Estate is architecturally significant by virtue of both its main residence, which survives as the finest example of the relatively unusual French Eclectic style of architecture in the city of North Little Rock, and its total ensemble of original outbuildings and site features, all of which date from the early 1920's, when North Little Rock was a far more rural and undeveloped community.

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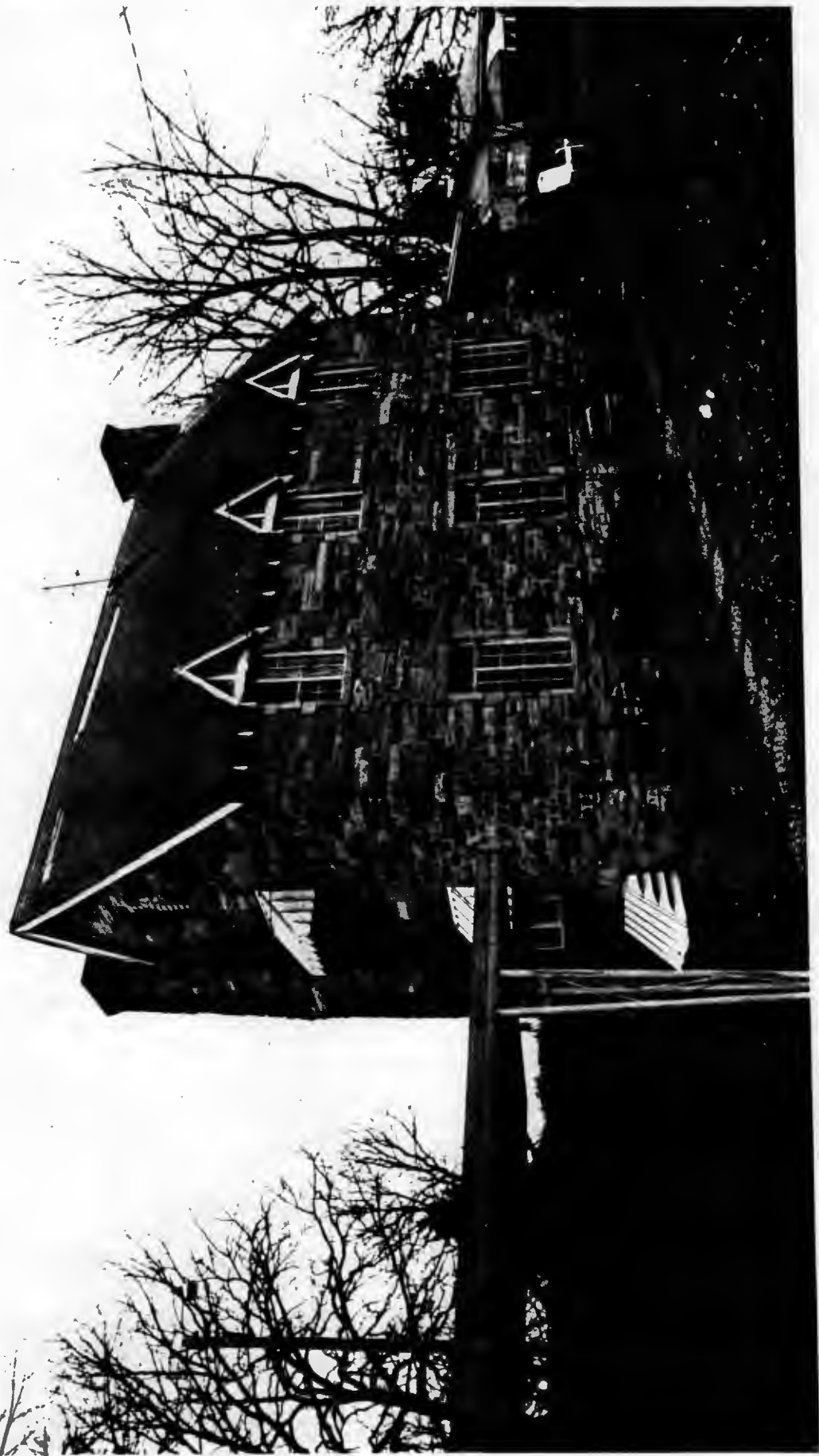
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Clay-Luter Estate  
3954 North Little Rock, Arkansas

UTM:  
15/564990/  
3849130

(MC ALMONT)  
7553 1 SW

3952

3951

47'30"

