

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM

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1. Name of Property

historical name: Mayer, Maxwell F., House

other name/site number: N/A

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2. Location

street & number: 2016 Battery Street

not for publication: N/A

city/town: Little Rock

vicinity: N/A

state: AR county: Pulaski code: AR 119 zip code: 72202

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3. Classification

Ownership of Property: Private

Category of Property: Building

Number of Resources within Property:

Contributing	Noncontributing	
<u>2</u>	_____	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
<u>2</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. Slater \_\_\_\_\_ 10-14-94  
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:

Tudor Revival

\_\_\_\_\_

\_\_\_\_\_

Other Description: N/A

Materials: foundation Concrete roof Slate  
walls Brick other Limestone, Wood

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: 1922 - 1925

Significant Dates: N/A

Significant Person(s): N/A

\_\_\_\_\_

Cultural Affiliation: N/A

Architect/Builder: Mayer, Maximilian F.

\_\_\_\_\_

\_\_\_\_\_

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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Acreage of Property: Less than one

UTM References: Zone Easting Northing      Zone Easting Northing

A	<u>15</u>	<u>564620</u>	<u>3843100</u>	B	_____	_____
C	_____	_____	_____	D	_____	_____

\_\_\_ See continuation sheet.

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

Lot Three, Block Two, Oak Terrace Addition to the City of Little Rock, Pulaski County, Arkansas.

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

This boundary includes the residence, carriage house, and all of the property historically associated with this resource that retains its integrity.

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11. Form Prepared By

=====

Name/Title: Patrick Zollner, National Register Historian

Organization: Arkansas Historic Preservation Program Date: 10/14/94

Street & Number: 323 Center, 1600 Tower Bldg. Telephone: (501) 324-9880

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

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## National Register of Historic Places Continuation Sheet

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### Summary

The Maxwell F. Mayer House is a two-and-a-half story, brick-veneer residence that was constructed from 1922 to 1925 and designed in the Tudor Revival style by the noted architect, Maximilian F. Mayer. Exterior features include a massive limestone-surround entrance, liberal use of casement windows, two second-story iron balconies, and an arched *porte cochere*. The interior is highlighted by a tiled fireplace, an original staircase, and built-in cabinets with arched, leaded-glass doors. Also included in the nomination is a large two-story carriage house with three automobile stalls and servants quarters on the second story. Located at 2016 Battery Street on a half-acre lot facing Flower Park, the Maxwell F. Mayer House is in good condition and virtually unaltered.

### Elaboration

Located at 2016 Battery Street, the Maxwell F. Mayer House is a two-and-a-half story, L-shaped residence that rests upon a continuous concrete foundation with a partial basement. The wood frame walls are clad with Flemish-bond brick veneer utilizing textured brick in red, brown, and gunmetal tones. Likewise, the cross gabled roof is covered with purple and green-hued Vermont slate. The open side-gable eaves are embellished with jigsawn exposed rafters. There are two interior brick chimneys with both having plain chimney pots.

A construction date of 1922 to 1925 has been determined for this property based on the Little Rock City Directory and a telephone interview with Louis M. Rosen, who wrote the builder's risk insurance policy. Rosen, who is now ninety years of age, stated that the Mayer House was one of his first commissions and that he was eighteen years old at the time. The 1923 Little Rock City Directory lists Maxwell Mayer as residing at 1102 W. 3rd Street, while the 1925 directory has his home at 2016 Battery Street. This would account for the year or so that it would take to construct such a residence. In addition, Rosen clearly remembers that the architect for this house was Maximilian F. Mayer, a noted Little Rock architect who may have still been working for Mann and Stern at the time of the drawings in 1922.

The front, or eastern, elevation is four ranked with a *porte cochere* extending to the north off of the cross gable with a flared roofline. A large elliptical brick arch creates the entrance to the *porte cochere*, which is composed of an identical arch at the rear with two side arches. A herringbone-patterned brick patio is accessed at the base of the cross-gable end by four limestone steps and extends for thirty-two feet along the front facade to the southern end of the front

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entrance. An additional entrance is provided in the center of the gable end by a group of three fifteen-pane, single-hinged, wood-sash French doors. Resting upon a limestone sill, this grouping contains an eleven-pane transom and a flat, vertical brick lintel. The second story of the cross-gable end is fenestrated with similar group of three fifteen-pane, single-hinged, wood-sash casement windows (all of the windows are single-hinged with a wood sash). This grouping also has a limestone sill, as do all of the windows and door entrances on the house, and a flat, vertical brick lintel. A small and narrow louvered wood attic vent is placed near the peak of the gable end, which has a closed rake.

To the south of the cross-gable end is the front entrance, which is recessed behind a monumental cut-limestone surround with a Tudor (flattened Gothic) arch that was designed with exaggerated *voussoirs* and keystone. The limestone surround also features the original exterior light fixtures. The wood-panelled door is partially glazed with a fifteen-pane sash. Above the projecting crown of the surround is a bracketed iron balcony with a short foot railing underneath a group of three twelve-pane casement windows. The lintel is distinguished from those on the other windows by having an angled-brick flat arch with a limestone keystone. Above this window group is a gabled wall dormer with a small single-pane window. There are two more window bays to the south of the entrance. Both consist of three twelve-pane casement windows with eleven-pane transoms on the first story. The second story is different, however, as the northern bay has a pair of fifteen-pane casement windows, while the southern bay has a pair of fifteen-pane French doors which open onto a bracketed iron balcony. This balcony is more ornate than the balcony over the front entrance and has a higher railing. Neither balcony currently has flooring. A six-pane transom is located over the French doors and the wall above is heightened by a shallow shed-roof wall dormer without fenestration.

The southern elevation is divided into two bays of first and second story casement windows and a pair of six-over-six, double-hung windows between these bays but on the attic level. The first story is fenestrated on the east by a group of three twelve-pane casement windows with an eleven-pane transom. The window group on the western half of this story contains five twelve-pane casement windows with a sixteen-pane transom. Both second-story windows consist of three fifteen-pane casements. Interestingly, this elevation features a false gable-roof projection above the western second-story window. The eave detail on the main gable end for this elevation features five decorative projecting beams and an open eave that is hidden by fascia boards. The false gable is created by extending a narrow, slate-covered roof, which has the same width of the main eave, and a fascia board from the middle beam on the western end to the east at the same pitch of the real roofline. An additional decorative projecting beam is added to complete the effect.

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The southern end of the rear, or western, elevation contains a group of six twelve-pane casement windows with a twenty-one pane transom on the first story. The second-story bedroom above this window group is illuminated by four fifteen-pane casement windows. To the north is a double-leaf entrance consisting of ten-pane French doors with eight-pane transoms and a concrete stoop. This entry is shielded by a slate-covered shed roof. An eight-over-eight, double-hung window lights the second-story above. To the north of the entrance, the wall projects two-and-a-half feet for the pantry on the first floor and the bathroom on the second. The pantry has two small twelve-pane casement windows, while the bathroom is fenestrated by three taller twelve-pane casement windows.

The southern elevation of the cross gable consists of a pair of twelve-pane casement windows on the first story and a pair of taller fifteen-pane casement windows on the second story. The western-facing gable end contains a group of three twelve-pane casement windows to the south and a single-leaf entrance with an adjacent six-over-six, double-hung window to the north. The wood door is half glazed with a nine-pane sash and has a single-pane transom. The door and the window share a common vertical brick lintel. The second story is lighted by a centrally placed group of three fifteen-pane casement windows, while the third story is illuminated by an eight-over-eight, double-hung window. On the north-facing wall of the cross gable, the first story is fenestrated by an eight-over-eight double-hung window to the west, four-over-four and a double-hung window to the east. The second-story contains a pair of fifteen-pane casement windows to the west and a pair of ten-pane casement windows to the east. Underneath the *porte cochere*, a recessed entrance is located behind a round brick arch that contains two single-leaf doorways. Immediately to the east of this entrance is a small six-over-six double-hung window. A group of three six-over-six, double-hung windows with a twelve-pane transom is positioned at the eastern end. Above, the flared side-gable roof of the *porte cochere* is recessed in the center for two groups of windows with the wall area between covered with stucco.

The interior exhibits restrained, yet elegant detail. Most noticeable is the living room fireplace with its multi-hued and Batchelder-esque tiled surround and mantelpiece. The living room also contains two built-in cabinets with arched, leaded-glass doors on either side of the French doors. The upper floors are accessed by a simple staircase with a chamfered newel and stick balustrade. Also of note are the single-panel wood doors and the original pedestal sinks. The attic space appears to have been finished at a later date.

Alterations to the interior have been relatively minor. As could be expected, the kitchen bears little resemblance to its 1925 configuration. Most of the original light fixtures have been removed, and only one out of the five sets of interior French doors are original. While the basement still contains the original, coal-burning Ideal Smokeless Boiler, the house is now heated



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by refurbished space heaters. In comparison, the house is still cooled by the original five-foot diameter attic fan (there is, however, at least one air conditioner window unit).

A large, two-story carriage house is located behind the house to the northwest. This structure was constructed along with the house and likewise features Flemish-bond, brick veneer wall cladding and a side-gable slate roof. The front, or eastern, elevation is accessed by a concrete drive from the street and through the *porte cochere* and contains three garage stalls, each with a partially glazed, battened wood door. A single-leaf wood door between the two southern stalls opens onto the staircase for the upper story, which is fenestrated on this elevation by four six-over-six, double-hung windows. Like the main house, these windows rest upon limestone sills. The southern elevation has two six-over-six windows on the first story, a group of three identical windows on the second story and a louvered wood attic vent. The rear, or western elevation contains three six-over-six windows on the first floor, with two identical windows on the northern half of the second story and two smaller windows on the southern half. The northern elevation was not viewed. The second story is composed of two bedrooms with closets and two bathrooms, presumably for the maid and chauffeur.

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### Summary

The Mawell F. Mayer House is being nominated under Criterion C with local significance as the best example of a Tudor Revival-styled residence in the Oak Terrace Addition to the City of Little Rock.

### Elaboration

The land where the Mayer House is located was first developed c. 1871, when Milton L. Rice, a carpetbagger lawyer, state senator, and president of the Cairo and Fulton Railroad, constructed a large Gothic Revival-style residence on twelve acres of land that was then about a quarter of a mile southwest of Little Rock. Following Reconstruction, Rice left Little Rock about 1880, and his estate, dubbed "Oak Grove," was later purchased by H. A. Bowman, a real estate developer. In 1897, Bowman subdivided the twelve acres into the Oak Terrace Addition to the City of Little Rock. The address for the Rice-Bowman House, which was extensively altered by the Bowman family over the years, became 2015 Battery Street. In 1916, Battery Street became distinct from the other streets in the Oak Terrace Addition when Flower Park was created. A product of the City Beautiful movement, Flower Park encompassed a 400 feet by 42 feet strip of land in the center of Battery Street.

The Mayer House at 2016 Battery Street fronts Flower Park and is located across from the Rice-Bowman House. It was constructed from 1922 to 1925, rather late in the development of this addition. The first occupants of this house were a Jewish family: Maxwell F. Mayer, his wife, Daisy, and their two children, Nicholas and Jacob. At the time he moved into his new residence, Mayer was president of the Arkansas Building and Loan Association as well as president of the Scott Mayer Commission Company, a wholesale grocery business. Mayer reportedly owned several expensive Packard automobiles, which may explain the unusually large garage. Maxwell Mayer died approximately ten years later, and the house was vacant by 1935. From 1937 to 1958, the property was owned and resided in by Darius B. Hill, a general contractor, and his wife and family. Since that time, the property has had several owners. Bradley and Cynthia Kane currently own the property.

The Mayer House is architecturally significant as an excellent example of the Tudor Revival style and is distinguished from the other houses along Battery Street and the Oak Terrace Addition, which are predominantly of the Craftsman and Colonial Revival styles (both early transitional and later symmetrical examples) with a few Mediterranean-influenced residences. Because it is the best example of the Tudor Revival style in the Oak Terrace Addition, the Maxwell F. Mayer House is being nominated under Criterion C with local significance.

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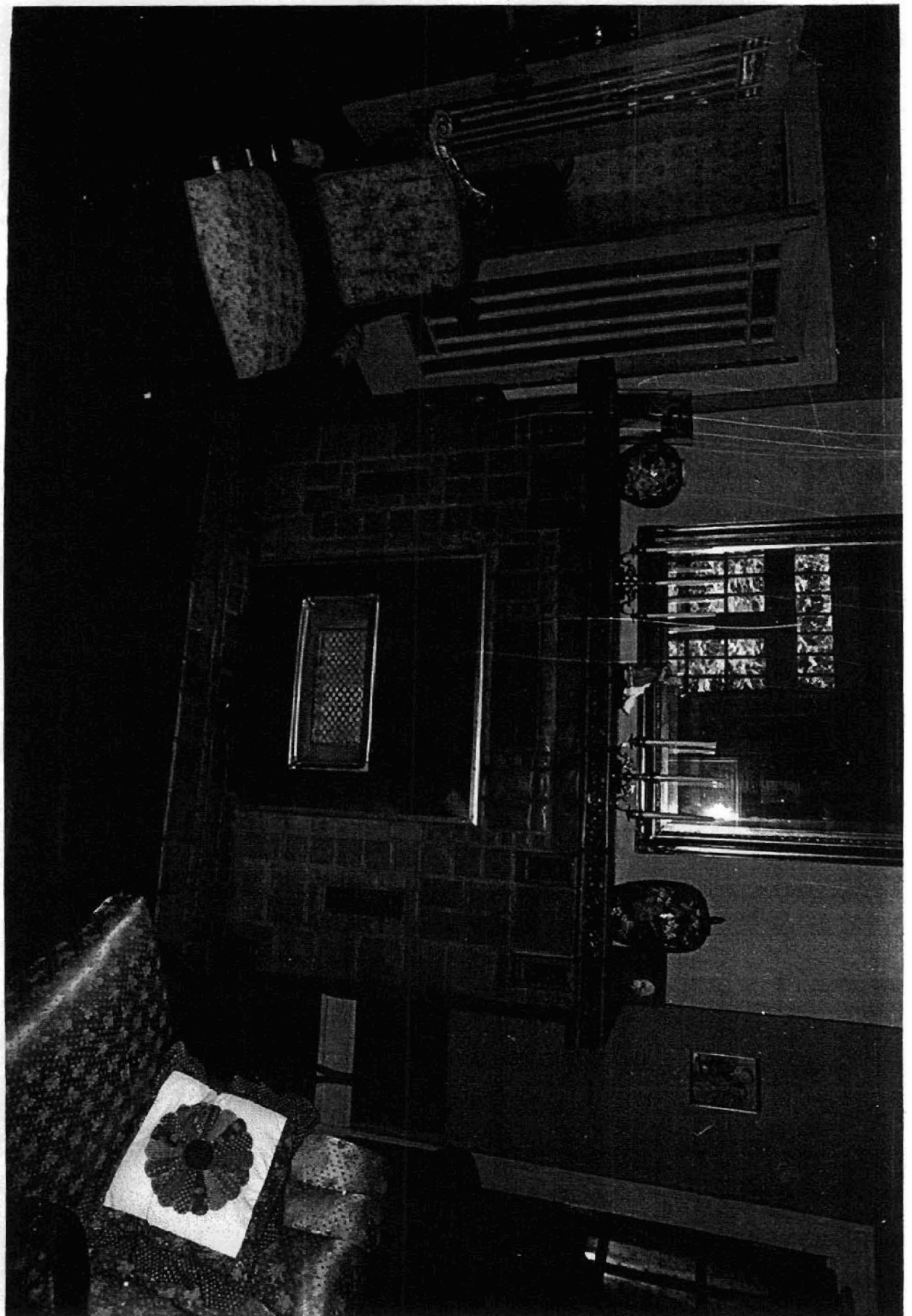
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**Bibliography**

Information submitted by Bradley and Cynthia Kane, February 1994.

Telephone interview with Louis Rosen, August 19, 1994.



Mayer, Maxwell F., House  
Little Rock, Pulaski Co., Arkansas  
UTM: 15/564620/3843100



