

Mims-Breedlove-Priest-Weatherton House  
Name of Property

Little Rock, AR  
County and State

NPS Form 10-900  
(Rev. 8-86)

OMB No. 1024-0018

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: Mims-Breedlove-Priest-Weatherton House

Other Name/Site Number: PU9835

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**2. Location**

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Street & Number: 2108 Beechwood Avenue

Not for Publication: N/A

City/Town: Little Rock

Vicinity: N/A

State: AR

County: Pulaski

Code: AR Zip Code: 72207

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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>1</u>	_____	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
<u>1</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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**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. Later  
Signature of certifying official

10-28-98  
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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**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: Bungalow/Craftsman

Materials: foundation stone/concrete roof composition shingle  
walls weatherboard other

Describe present and historic physical appearance:

Summary:

The Mims-Breedlove-Priest-Weatherton House located at 2108 Beechwood Avenue the Country Club Heights addition to the city of Little Rock, Arkansas, is a one-and-one-half story, Craftsman-styled bungalow built circa 1910.

Elaboration:

The Mims-Breedlove-Priest-Weatherton House is a one and one-half story, wood-vener residence designed in the Craftsman style. The house is located on Lot 3, Block 4 in the Country Club Heights addition to the city of Little Rock, Pulaski County, Arkansas. The rectangular plan is composed of a side-gable roof with a second-story dormer located above the full front porch. Cypress knee brackets decorate the gable ends. The house rests atop a continuous stone foundation. Heavy, 12-inch square cypress beams run east to west to support the center of the structure. These beams and some joists were salvaged from the demolition of the Blass-Pffeifer General Dry Goods Store, a prominent nineteenth-century riverfront business. Traces of white paint on these materials remain as evidence that they were adapted from an existing building. A garage, carport, and day room have been added to the western elevation of the structure, preserving the rectangular shape of the plan. The house contains one working fireplace with a stone exterior chimney located on the south side of the main façade. All of the house's windows are multi-pane original glass. The entire house is clad in dark-stained cypress weatherboard.

An entrance porch covered by a projecting gable roof supported by four cypress box columns dominates the eastern or front elevation of the house. Spanning the width of the building, this concrete porch was faced with red tile in 1980. The porch shelters one entrance to the interior consisting of a heavy wooden Arts and Crafts-styled door accented by a large panel of decorative leaded glass. This single-leaf door from Great Britain was bought by the present owners and installed in 1980. Previously (between 1966 and 1975) the original single door was replaced with an Oriental, double-leaf entrance. Flanking the door to the north and south are two sets of four multi-pane windows. In each set the two central windows are operational casements divided into twelve, elongated diamond-shaped panes. Stationary windows divided into thirty small rectangular panes border these casements to either side. The current owners installed two light fixtures on the entrance porch in 1978. These metal and glass, electric lamps, originally from the Little Rock Boys Club, are appropriate for this Craftsman-styled porch.

Centered above the first-story porch is a dormer with a low-pitched shed roof. The dormer is decorated with extended cypress rafter ends and clad in the same weatherboard as the rest of the house. Four rectangular windows of elongated, diamond-shaped panes light the upstairs bedroom.

A stone chimney flanked on either side with stationary, multi-pane windows dominates the southern elevation. A ribbon of four sixteen-pane windows project from the southern wall, lighting the dining room interior. Two twelve-over-one pane windows and a fanlight transom over a large single pane complete the wall.

The northern elevation has four twenty-four-over-one, double-hung windows along its length. A built-on garage, also covered in dark-stained cypress weatherboard, contains a small one-by-one sliding window.

The western, or rear, elevation consists of a metal, flat-roofed carport projecting from the one-door garage. French doors flanked by sidelights, lead into the small, rear addition. These additions, as well as the garage, were completed after Gladys Cooper owned the home, between the years 1966 and 1975. According to oral history, a small porch was enclosed to form the rear addition and an outbuilding consisting of a servant's room and garage was torn down. During this time the attic was finished to form an upstairs bedroom and bath.

The interior of the house is in largely original condition. Exemplifying the Craftsman style the home contains dark-stained wooden ceiling beams and window moldings and built in cabinetry in the living and dining rooms. The house retains its original wood floors throughout, with fine maple floors in the living and dining rooms. The working fireplace was faced in brick, which may have been original. The current owners added white stone tile from Germany to the interior fireplace in 1984. Also at this time, the kitchen floor and countertops were tiled.

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**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: circa 1910

Significant Dates: N/A

Significant Person(s): N/A

Cultural Affiliation: N/A

Architect/Builder: N/A

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

Summary:

The Mims-Breedlove-Priest-Weatherton House is being nominated under Criteria C with local significance. The dwelling is significant as a fine and virtually unchanged example of the Craftsman style of architecture, which was popular in Arkansas from about 1915 until the early 1940s.

Elaboration:

According to oral history accounts, prior to construction of the Mims-Breedlove-Priest-Weatherton house the property was the site of a popular gaming house. Before this house was demolished the Little Rock Country Club was constructed in the subdivision. Later, in 1913, H.T. Mims was deeded the property. According to deed records and oral history, H.T. Mims, who contracted with D.H. Shank Construction to complete the structure, built the home circa 1910. Mims purchased four adjoining lots and constructed four Craftsman-styled homes in the early 1910s. According to oral history, the Mims-Breedlove-Priest-Weatherton house was built as a wedding present to one of the builder's twin daughters, an identical house was built next door. (This home still stands but has been sheathed with vinyl siding.) The first owners of the home are listed on the abstract as Mr. Breedlove and wife, Sue L. In 1919, Glenn and Ruby Priest took possession of the structure. The house is also named for J.B. and Carrie

Weatherton who occupied the home from 1921 to 1966. After Mrs. Weatherton vacated the home in 1966, it sold to Gladys Cooper who made several changes to the property: a rear porch was enclosed to form a day room/office, a carport added, and an out building consisting of a servant's room and garage was torn down. A series of owners followed until 1977 when the current owners, Lillian and Jim Porter, purchased the property.

In this area of Little Rock many small homes have been demolished in favor of larger residences. At one time, at least four Craftsman-styled homes stood on adjoining lots in this neighborhood. One of these has been replaced and another has been sided. The Mims-Breedlove-Priest-Weatherton House remains the best example of a side-gable, Craftsman style home in this area of the Country Club Heights addition.

The Mims-Breedlove-Priest-Weatherton House is a significant example of a Craftsman-styled Bungalow in Little Rock, Arkansas. The house has a low-pitched gable roof with extended rafter ends and distinctive knee brackets. It also has other Craftsman style features including: front facing shed-roofed dormer with decorative braces under the eaves, stone exterior chimney, small high widows beside chimney, multi-pane sash over single pane sash windows, and floor to ceiling piers supporting a wide porch. This house has remained eligible, while neighboring contemporary structures have been modernized or demolished for development.

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**Major Bibliographical References**  
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Dornblaser, Wilson S., "How Little Rock Grew." Arkansas Gazette. November 7, 1931,  
Part IV, page 2.

Greutter, Metta. Oral History. Neighbor since circa 1915.

McAlester, Virginia and Lee. A Field Guide to American Houses. Knopf, 1984.

Roy, F. Hampton, and Charles Witsell Jr. with Cheryl Griffin Nichols. How We Lived: Little Rock as an American City. Knopf. 1984.

Interviews with current owners, Jim and Lillian Porter, who have interviewed Ms. Metta Greutter. Ms. Greutter is an elderly neighbor who lived in one of the original Craftsman bungalows from circa 1915 until recently.

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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: Less than one acre

UTM References: Zone Easting Northing      Zone Easting Northing

A	<u>15</u>	<u>561830</u>	<u>3847820</u>	B
C	<u>  </u>	<u>  </u>	<u>  </u>	D

Verbal Boundary Description:

Lot 3, Block 4 in the Country Club Heights addition to the city of Little Rock, Pulaski, County, Arkansas. Southeastern portion of section 30, township 2N, range 12W.

Boundary Justification:

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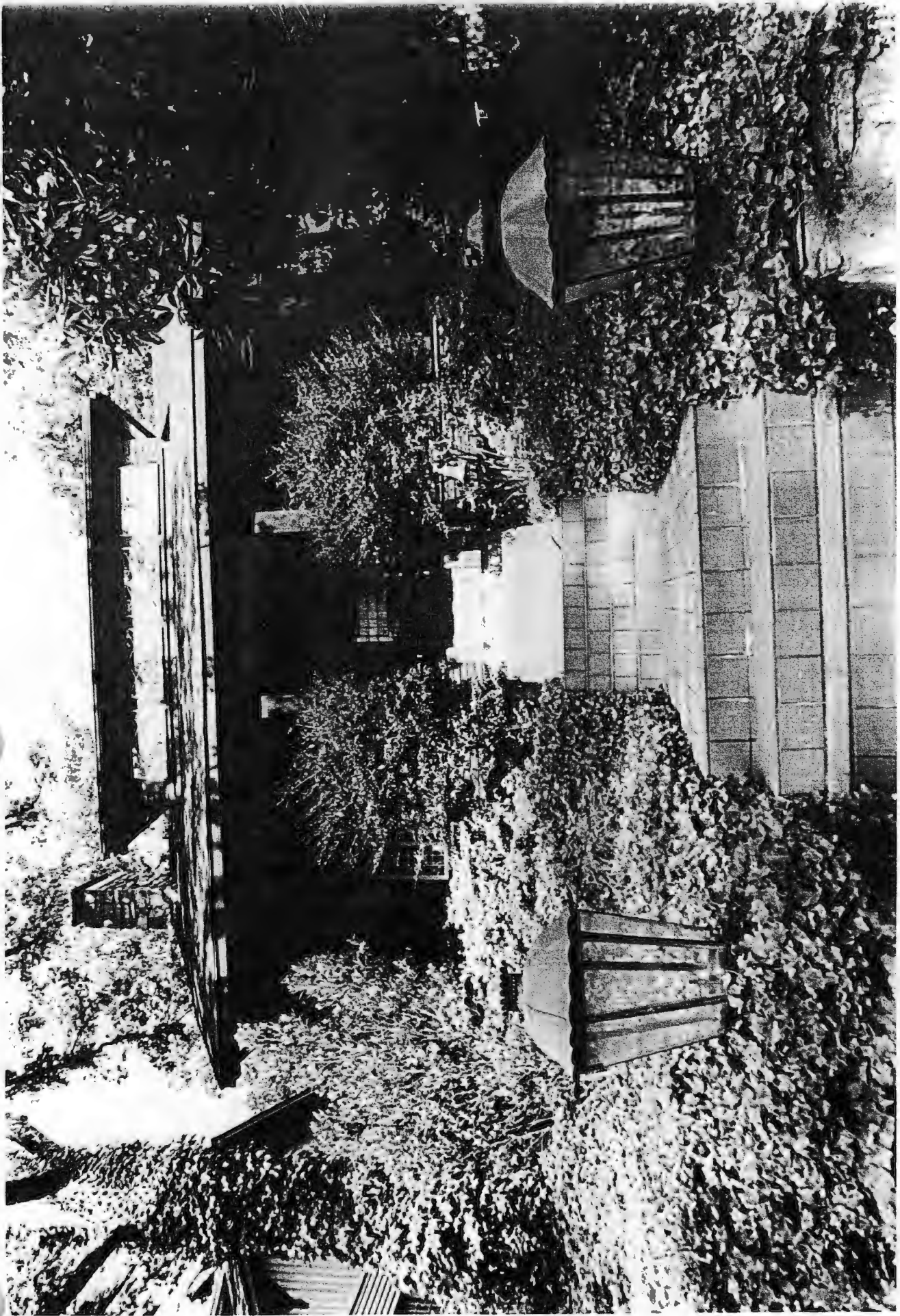
**11. Form Prepared By**

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Name/Title: Christie McLaren, Special Projects Historian

Organization: Arkansas Historic Preservation Program Date: 7/22/98

Street & Number: 1500 Tower Bldg., 323 Center St. Telephone: (501) 324-9880  
City or Town: Little Rock State: AR ZIP: 72201

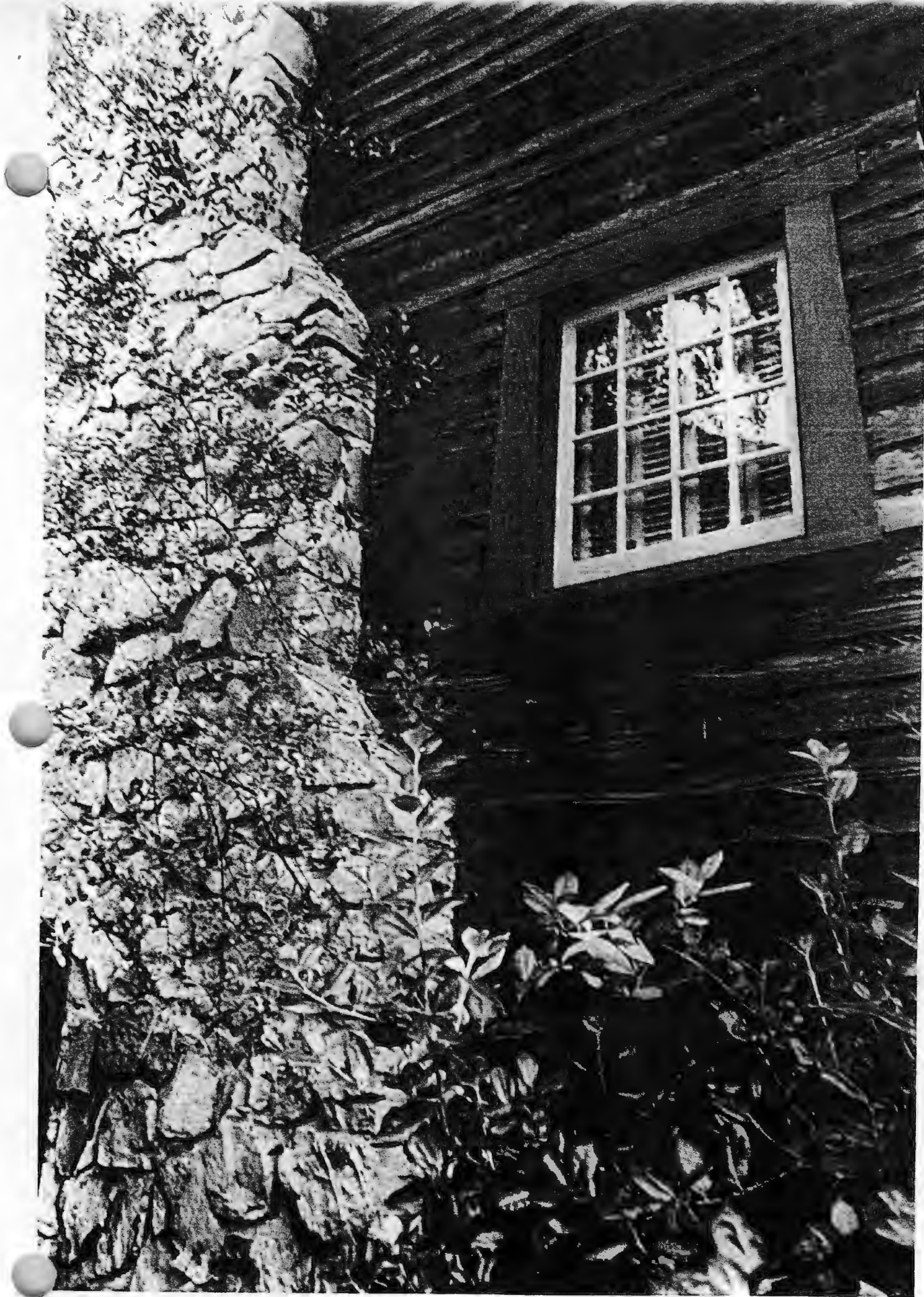


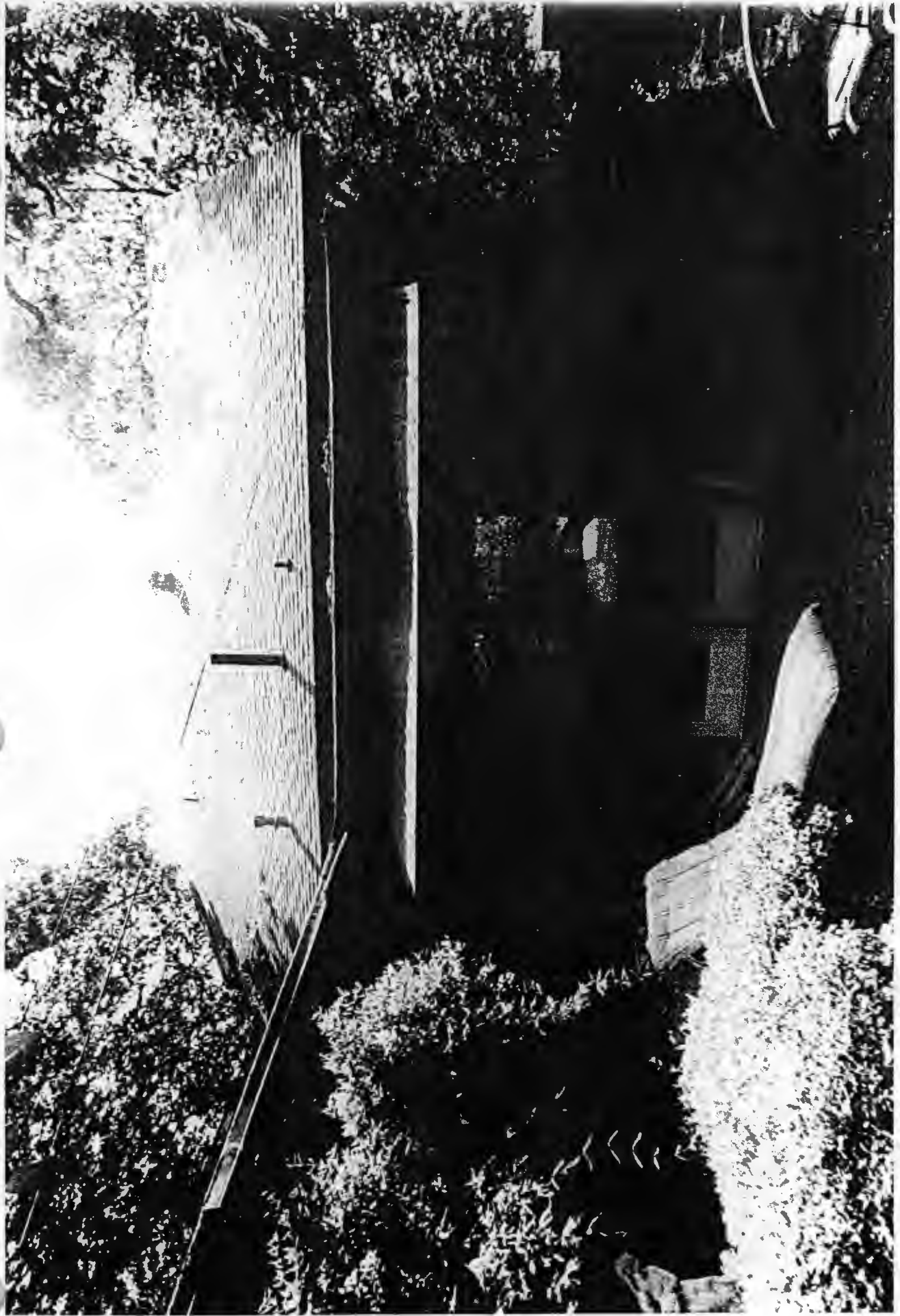
























Mims-Breedlove-Priest-Weatherston House  
2108 BEECHWOOD AVENUE, LITTLE ROCK, AR  
Zone: 15 Easting: 561830 Northing: 3847820

