

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 for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name The Bragg Guesthouse
other names/site number The Bragg Cottage

2. Location

street & number 1615 Cumberland not for publication
city or town Little Rock vicinity
state Arkansas code AR county Pulaski code 119 zip code _____

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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 for in 36 CFR Part 60. In my opinion, the property meets
does not meet the National Register criteria. I recommend that this property be considered significant
 nationally statewide locally. (See continuation sheet for additional comments.)
Debbie Matthews 9/27/00
Signature of certifying official/Title Date
Department of Arkansas Heritage/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 for additional
comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:	Signature of the Keeper	Date of Action
<input type="checkbox"/> entered in the National Register. <input type="checkbox"/> See continuation sheet	_____	_____
<input type="checkbox"/> determined eligible for the National Register. <input type="checkbox"/> See continuation sheet	_____	_____
<input type="checkbox"/> determined not eligible for the National Register.	_____	_____
<input type="checkbox"/> removed from the National Register.	_____	_____
<input type="checkbox"/> other, (explain:)	_____	_____

The Bragg Guesthouse

Name of Property

Pulaski Co., AR

County and State

5. Classification

Ownership of Property (Check as many boxes as apply)

- private, public-local, public-State, public-Federal

Category of Property (Check only one box)

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

Number of Resources within Property (Do not include previously listed resources in count.)

Table with columns: Contributing, Noncontributing, buildings, sites, structures, objects, Total. Values: Contributing 1, Noncontributing 1, Total 2.

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of Contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions (Enter categories from instructions)

AGRICULTURE/SUBSISTENCE - Animal facility (Barn)
DOMESTIC - Single Dwelling

Current Functions (Enter categories from instructions)

DOMESTIC - Single Dwelling

7. Description

Architectural Classification (Enter categories from instructions)

LATE 19th AND EARLY 20th CENTURY AMERICAN MOVEMENTS - Colonial Revival

Materials (Enter categories from instructions)

foundation BRICK
walls WEATHERBOARD
roof ASPHALT
other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

SEE CONTINUATION SHEETS.

The Bragg Guesthouse
Name of Property

Pulaski Co., AR
County and State

8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations
(Mark "x" in all the boxes that apply.)

Property is:

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C moved from its original location.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property
- G less than 50 years of age or achieved significance within the past 50 years.

Levels of Significance (local, state, national)

LOCAL

Areas of Significance (Enter categories from instructions)

ARCHITECTURE

Period of Significance

1869 and Ca. 1925

Significant Dates

1869, Ca. 1885, and Ca. 1925

Significant Person (Complete if Criterion B is marked)

Cultural Affiliation (Complete if Criterion D is marked)

Architect/Builder

Unknown

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

SEE CONTINUATION SHEETS.

The Bragg Guesthouse
Name of Property

Pulaski Co., AR
County and State

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Goodspeed Biographical and Historical Memoirs of Central Arkansas: Jefferson, Saline, Hot Spring, Pulaski, Garland, Lonoke, Perry, Faulkner, and Grant Counties. Chicago, Nashville, & St. Louis: Goodspeed Publishing Co., 1889. Reprint, Easley, South Carolina: Southern Historical Press, 1978.

Gould, Joan, to Kara Mills, 07 July 2000. Written documentation located at the Arkansas Historic Preservation Program, Little Rock, Arkansas.

Wilson, Stiles, Witsell and Evans Architects, and Sandra Taylor Smith. "National Register Nomination for the Richard Bragg House, 1979." No publisher, 1979.

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

Name of repository: _____

10. Geographical Data

Acreeage of Property Less than one acre.

UTM References

(Place additional UTM references on a continuation sheet.)

1	<u>15</u>	<u>566790</u>	<u>3843610</u>	3	_____	_____	_____
	Zone	Easting	Northing		Zone	Easting	Northing
2	_____	_____	_____	4	_____	_____	_____
	Zone	Easting	Northing		<input type="checkbox"/> See continuation sheet		

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Located at 1615 Cumberland Street, Little Rock, Arkansas at Lots 5 and 6, Block 51, Original City of Little Rock.

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

The selected boundary encompasses the Bragg Guesthouse and the immediate property historically associated with the guesthouse that still retains its integrity.

11. Form Prepared By

name/title Kara Mills, National Register & Survey Coordinator

organization Arkansas Historic Preservation Program date 09/07/00

street & number 1500 Tower Building, 323 Center Street telephone (501) 324-9787

city or town Little Rock state AR zip code 72201

The Bragg Guesthouse

Name of Property

Pulaski Co., AR

County and State

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items

(Check with the SHPO or FPO for any additional items.)

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listing. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*)

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P. O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20303.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 1

SUMMARY

Located at 1615 Cumberland Street the Bragg Guesthouse, which is presently sheathed in weatherboard, was originally constructed in 1869 as a cypress barn for the Bragg family. The Braggs updated the building after 1900 to serve as a servant's quarters, and they later remodeled it circa 1925 to function as a guesthouse. The rectangular shaped guesthouse sits atop of a continuous brick foundation and is being nominated with **local significance** to the National Register of Historic Places under **Criteria C**.

ELABORATION

Located on the corner of Cumberland and West 17th Street. The guesthouse was originally constructed in 1869 to serve as a barn for the Bragg family's urban farmstead. After the turn of the century the barn was used as a servant's quarters and circa 1925 it was remodeled by the Bragg family to be used as a guesthouse. Because the guesthouse was originally built to serve as a barn it is a uniquely constructed Colonial Revival house. The underlying structure of the present house is that of an old barn or shed constructed of cypress braced framing. The cypress siding was applied vertically and the union of the boards was covered with battens. On the interior, the cypress framing is now sheathed in beaded board and at some point in time the beaded board walls were covered with wall board. Pine floors are found throughout the house.

According to current owner Joan Gould a room was added at the south end of the house during the circa 1925 renovation, as was the small enclosed back porch on the north end. The renovation also included covering the entire house with siding and adding new, double-hung, four-over-four windows. Wooden shutters were added to the front elevation and it was at this time that the front porch was thought to have been added. The house sits atop of a continuous brick foundation and is capped with a gable roof with boxed eaves and pierced by one brick chimney.

West/Front Elevation

The façade of the guesthouse fronts Cumberland Street and displays the simplified Colonial Revival features of the house. Located north of the front porch are two windows with a four-over-four pane configuration. A balustrade lines the perimeter of the front porch while six square columns and two square pilasters support the shed roof over the porch. Centered underneath the front porch is a wooden door that provides access to the interior of the house; this door is flanked by two four-over-four windows. Immediately to the right (south) of the porch is another four-over-four window. To the south of the porch, located on the room that was added when the building was converted to a guesthouse, is a ribbon of three windows displaying the four-over-four pane configuration.

South/Side Elevation

From both the south and north elevations, the gable ends with boxed eaves and thin vergeboards are evident. Beneath the louvered vent, located in the apex of the gable roof, is a pair of four-over-four windows.

East/Rear Elevation

Numerous double-hung windows define the rear elevation. The south end of the rear elevation presents a ribbon of three windows displaying a four-over-four pane configuration. Next a four-over-four window is followed by a smaller six-over-six window. Proceeding in a northerly direction, there are two windows with a four-over-four pane configuration. The porch rests on the north end of the east elevation and is fenestrated with a ribbon of six single-pane windows (the windows replaced old screens when the porch area was remodeled in the 1980s).

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North/Side Elevation

Architectural design on the north elevation is simple. Below a louvered vent, located in the apex of the gable roof, are two side-by-side four-light transom-like windows. It is very possible that these windows were original to the barn.

Interior

The interior of the house displays much of the original woodwork that was added at the time of the circa 1925 renovation. Baseboards that are approximately eight inches in width accent the pine floors. Wide unadorned wood molding outlines the doors and windows. Originally the walls and ceiling displayed a beautiful bead board covering; however, at some time wallboard was applied over much of the bead board walls. In the kitchen and bathroom the bead board is exposed on the bottom half of the wall. One of the key design elements within the interior of the home is the arched doorway that is located between the front room and the dining room. The interior of the house has been modernized; but overall it still retains the design characteristics that give it the "flavor" of a Colonial Revival cottage.

Noncontributing Resources

The metal outbuilding, which lies to the south of the building, and the wood fence, which lines the perimeter of the property, are non-contributing structures due to their age (less than 50 years old – 1980s). A photograph was used to construct the fence so that it replicates a fence that once surrounded a historic house where the present-day governor's mansion sits.

Integrity

The Bragg Guesthouse exudes integrity as it has been altered little since its circa 1925 renovation. The alterations have been minimal and include the addition of central heat and air; the replacement of a scalloped asphalt shingles with standard asphalt shingles; and the replacement of screen panels with glass windows on the rear porch. However, none of these changes which are small in scale, compromise the integrity of this building. The Bragg Guesthouse maintains its integrity of location and setting, as it is located in Little Rock, Arkansas. The building beautifully displays the workmanship, design features, and materials used at the time of its renovation circa 1925. The physical features of this building such as its simple design, boxed eaves, and columns convey the "feeling" or historic character of this Colonial Revival guesthouse.

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Section number 8 Page 1

SUMMARY

The Bragg Guesthouse, which is presently sheathed in weatherboard, was originally constructed in 1869 as a cypress barn for the Bragg family. The Braggs updated the building after 1900 to serve as a servant's quarters, and later remodeled it circa 1925 to function as a guesthouse. The Bragg Guesthouse is being nominated to the National Register of Historic Places with **local significance** under **Criterion C** as the best extant example of a Colonial Revival house in at least a one-block radius. It also exhibits unique consecution materials due to the fact that it was originally built to serve as a cypress barn.

ELABORATION

Settlement of the area known as Pulaski County began around the turn of the nineteenth century; however, it wasn't until 1819 that Pulaski County was officially established. The first census taken in 1820 after Pulaski County was established denotes the population of the county as being that of 1,921 people. In 1821, two years after the establishment of the county, Little Rock became the capital of the Arkansas Territory and was later incorporated 27 October 1825. By 1832 Little Rock contained sixteen small brick buildings, various log and frame houses, and had a population between 700 and 800 people. Little Rock's population continued to grow until the financial panic of 1837 and for the next ten to twelve years few settlers came to Little Rock. However, by 1853 Little Rock was prospering once again and it was into this atmosphere that Richard Bragg arrived in 1849.¹

Richard Bragg was born in New York City 29 December 1825. At the age of twenty-four he began his trip across the country in anticipation of joining the California gold rush. Bragg arrived in Little Rock in 1849 to join a wagon train bound for California. After arriving in Little Rock, Bragg discovered that the wagon train had already departed for California. Bragg stayed in Little Rock where he pursued numerous business ventures, and in 1850 he married Miss Eleanor Berryman and the two decided to remain in Little Rock.²

Bragg established himself as a wheelwright and from that base, branched into other business ventures. On 12 February 1867 Bragg purchased a tract of land on the southern edge of Little Rock from Chester Ashley (who was at one time owner of most of the land in the city of Little Rock). This land was to serve as the site for Bragg's urban farmstead and shortly after purchasing the land the construction of the Bragg House began. Although the exact date is unknown, research reveals that the main house was completed in either late 1868 or early 1869. In 1869 that the Bragg family constructed a barn or stable on the premises. The barn stood at the southwest corner of the property, which is documented by a historic photograph that shows the corner of the barn at this site. However, circa 1885 when the city was expanding its boundaries, Cumberland Street was graded and widened and the barn was moved to its present location. During the early 1900s, presumably when automobiles came to use in Arkansas, the barn was converted to a

¹ *The Goodspeed Biographical and Historical Memoirs of Central Arkansas: Jefferson, Saline, Hot Spring, Pulaski, Garland, Lonoke, Perry, Faulkner, and Grant Counties* (Chicago, Nashville, & St. Louis: Goodspeed Publishing Co., 1889; reprint, Easley, South Carolina: Southern Historical Press, 1978), 381-384 (page citations are to the reprint edition).

² Wilson, Stiles, Witsell and Evans Architects, and Sandra Taylor Smith, "National Register Nomination for the Richard Bragg House, 1979," (no publisher, 1979), 8:1.

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servants quarters. Circa 1925 the structure was renovated once again, this time to be serve as a guesthouse.³ From the time it ceased to function as a guesthouse (date unknown) the building served as a rental house until former owner Joan Gould purchased it in the late 1970s.

In 1979 the Bragg guesthouse (or cottage) was listed as a contributing structure to the Richard Bragg House National Register nomination. In 1995 a façade easement for the guesthouse was donated to the Arkansas Historic Preservation Program. The property was unintentionally removed from the National Register in 1999 with the Richard Bragg house was removed from the National Register due to the application of siding and subsequent tornado damage. Since 1980 one occupant has used the property as a residence seeking to maintain the property's historical integrity. On 21 January 1999 a tornado severely damaged and destroyed many of the historic homes in this neighborhood. The Bragg Guesthouse is the best surviving example of a Colonial Revival cottage in the immediate neighborhood.⁴

Significance

Because the Bragg Guesthouse reflects the characteristics of an intact circa 1925 Colonial Revival House it is being nominated to the National Register of Historic Places with **local significance** under **Criterion C** as the best extant example of a Colonial Revival house in at least a one-block radius and because it exhibits unique consecution materials due to the fact that it was originally built to serve as a cypress barn.

³ Joan Gould, to Kara Mills, 07 July 2000, written documentation located at the Arkansas Historic Preservation Program, Little Rock, Arkansas.

⁴Ibid.



1. The Bragg Guesthouse, 1015 Cumberland

2. Little Rock, Pulaski Co., Arkansas

3. Kava Mills

4. July 7, 2000

5. AHPD

6. Looking Southeast at the West elevation

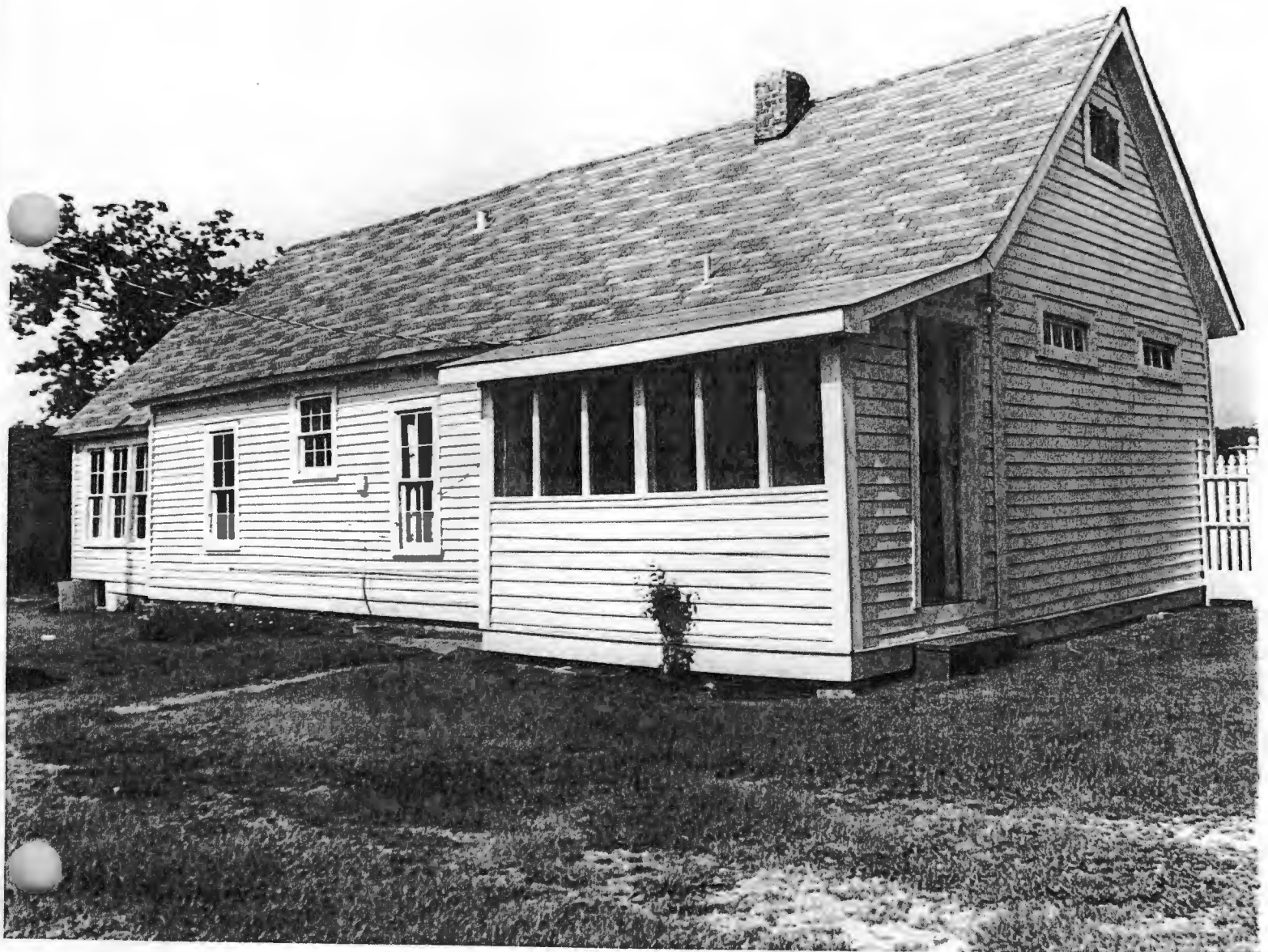


Rock, Pulaski Co., Arkansas

Mills

7, 2000

Northwest at the South Elevation



Southwest at the East & North Elevations

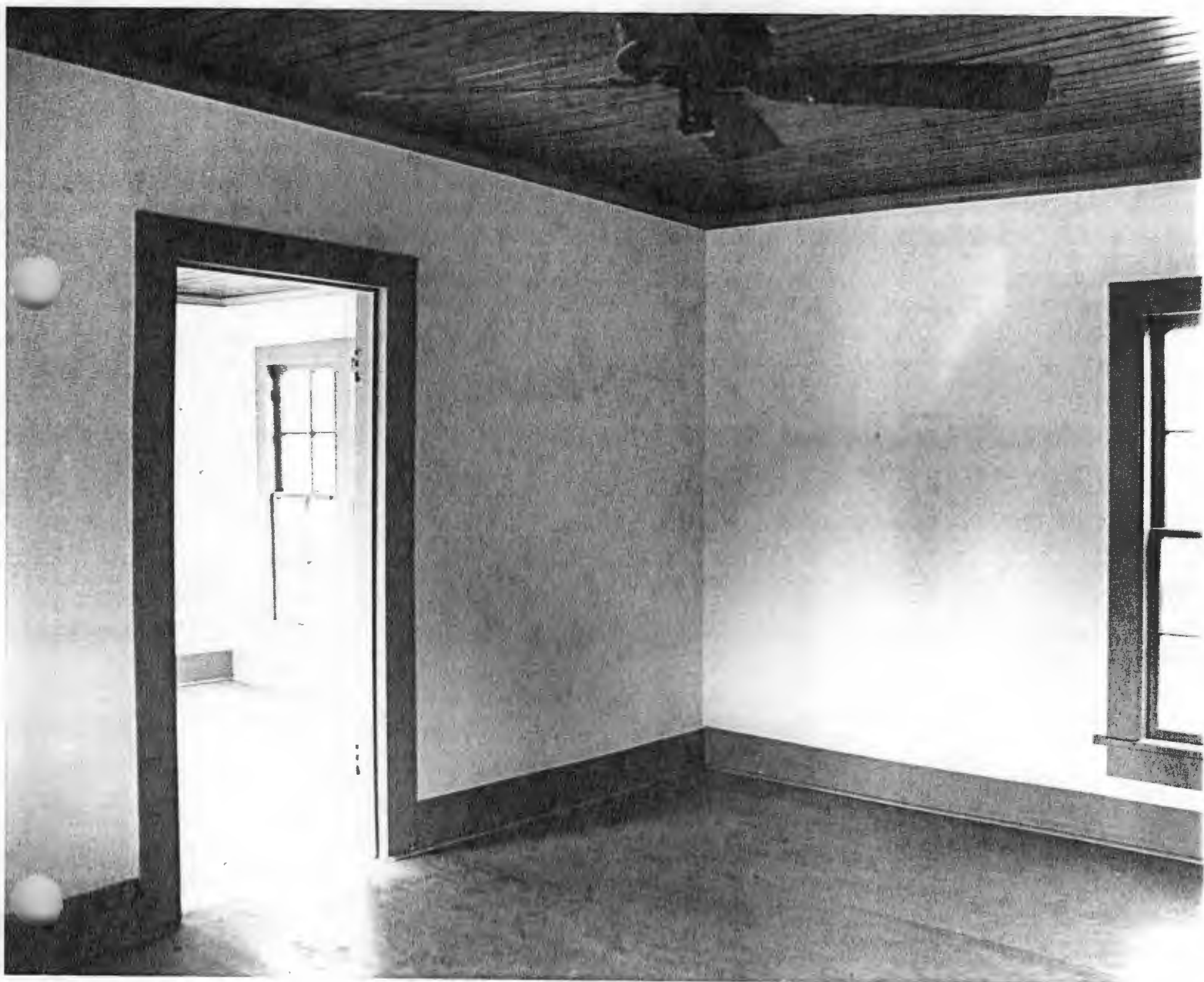
7,2000

Mills

Rocky Hillside, Inc. Lumber
Rocky Hillside Co., Kansas



1. The Bragg Guesthouse, 1615 Cumberland
2. Little Rock, Pulaski Co., Arkansas
3. Kara Mills
4. July 7, 2000.
5. AHPP
6. Looking Southwest at the North Elevat.



1. Bragg Guesthouse, 1615 Cumberland
2. Little Rock, Pulaski Co., Arkansas
3. Kara Mills
4. 07/07/00
5. AI+PP

6. Interior - Looking Northeast

LITTLE ROCK QUADRANGLE
 ARKANSAS
 7.5-MINUTE SERIES (TOPOGRAPHIC)

30° 45'

'66

1 230 000 FEET '67

'68

92° 15'

34° 45'

2 070 000
 FEET



*Braga Guesthouse
 1615 Cumberland
 Little Rock, Pulaski Co.
 15/560790/3843610*

45

44

43

42

42° 30'

40