

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: Holcomb Court Apartments

other name/site number: N/A

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2. Location

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street & number: 2201 Main 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not for publication: N/A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

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Ownership of Property: Private

Category of Property: Building

Number of Resources within Property:

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

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

Name of related multiple property listing: Little Rock Apartment Buildings, 1900-1945

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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. Slator
Signature of certifying official Date 2-22-95

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 bur

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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: Multiple dwelling

Current: VACANT/NOT IN USE Sub: _____

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7. Description
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Architectural Classification:

Craftsman

Other Description: N/A

Materials: foundation Concrete/brick roof Asphalt
 walls Brick other Brick chimney

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: Locally.

Applicable National Register Criteria: C

Criteria Considerations (Exceptions): N/A

Areas of Significance: ARCHITECTURE

Period(s) of Significance: 1925 _____

Significant Dates: 1925 _____

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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See "Little Rock Apartment Buildings, 1900-1945," Section H.

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:

- X 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

Table with 6 columns: UTM References, Zone Easting, Northing, Zone Easting, Northing. Rows A, B, C, D.

See continuation sheet.

Verbal Boundary Description: See continuation sheet.

Lots 1 & 2, Block 420, DuVall's Addition to the Original City of Little Rock, Arkansas.

Boundary Justification: See continuation sheet.

This boundary includes all the property historically-associated with this resource.

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11. Form Prepared By
=====

Name/Title: Kenneth Story, Architectural Historian
Organization: Arkansas Historic Preservation Program Date: 02/16/95
Street & Number: 323 Center Street, Suite 1500 Telephone: (501) 324-98
City or Town: Little Rock State: AR Zip: 72201

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Summary

The Holcomb Court Apartments building is a two-story, brick veneer building designed with details from the Craftsman style. Its plan is "U"-shaped, forming a central courtyard. Constructed in 1925, the Holcomb is one two few remaining large Craftsman apartment buildings on the south end of Little Rock's Main Street.

Elaboration

The Holcomb Court is a two-story "U"-shaped structure, with a center courtyard facing Main Street. Exterior walls are clad in brick veneer and the building rests on a tall concrete foundation. The building features a flat roof with parapet and one chimney on the rear (east) wing. A concrete stringcourse runs across the building at the cornice line on all elevations with the exception of the rear (east). The Holcomb Court features a symmetrical three-bay arrangement on its Main Street projecting (west) facades of the "U" with centered French doors flanked by narrow pairs of double-hung four-over-four windows. The rear wing of the "U" features three sets of paired double-hung three-over-one windows on its Main Street (west) facade. First floor windows and all but one exterior door are currently boarded.

Four entry doors open onto the central courtyard formed by the "U", two on each wing. These entries are marked by a slightly projecting two-story bay and feature a concrete door surround with pediment. A pair of double-hung four-over-one windows are located at the stairway landing area above each of the four entry doors. Concrete sidewalks run along the inside of the "U" next to the building.

The north and south elevations of the building are denoted by rows of windows in various sizes. Two secondary entries are located on the north elevation. The rear (east) elevation contains larger sets of double-hung windows, grouped in sets of three on the outer sides of this elevation. Smaller single kitchen and bathroom windows are located in the center of the east elevation. A single rear entry is centered on the first floor of the rear (east) of the building.

Interior spaces contain twenty apartment units. Some original architectural detailing remains. Significant interior features include built-in cabinetwork in dressing rooms, arched doorways, and octagonal ceramic tile in bathrooms. Original French doors on both floors of the west elevations of the "U" remain and feature narrow six-light transoms. Small iron "balconies" remain on the exterior of these French doors on the second story. Simple interior stairways of

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marble at each of the four entrances remain intact. Some of the original wood window surrounds and baseboards also remain intact.

The Holcomb Courts Apartment building currently has no ancillary structures. Originally a long, narrow carport/garage building with space for twelve cars was located behind the building (east).

The Holcomb Courts Apartment building is located at the southeast corner of S. Main and 22nd Streets. The MacArthur Park Historic District lies several blocks to the north and the Governor's Mansion Historic District is only a few block west. Little Rock's S. Main Street in the 1800 through 2400 blocks contains a mixture of historic and non-historic commercial buildings and historic single family and multi-family residential buildings. Time has altered the face of these blocks and vacant lots and non-compatible modern buildings dot the streetscape. The historic Holcomb Court Apartment building is a major structure in the area and its planned renovation (along with five other apartment buildings in the vicinity) will again offer quality affordable housing to the area.

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Summary

Criterion C, local significance

The Holcomb Court Apartments building, located on the south end of Little Rock's Main Street, was constructed in 1925. Several apartment buildings were constructed in the vicinity of the Holcomb in the 1920s in an intense period of urban growth in the city of Little Rock. The Holcomb was one of the few large Craftsman-era apartment buildings constructed. Containing twenty units, the Holcomb Court Apartments offered the resident the latest technology of the mid 1920s such as built-in fixtures and furnished kitchens. The accessibility of Little Rock's central business district by streetcar was a strong factor in the development of the southern and western areas of the city. The significance of the Holcomb Court Apartments lies in its representation of the "urbanization" of Little Rock as the population swelled and demand for housing grew.

Elaboration

Completed in August, 1925, the Holcomb Court Apartments building is one of the largest multi-family structures erected in Little Rock in the 1920s. A streetcar line had been established in Little Rock in the late 1880s. Expansion took place mostly to the west and south of the Original City of Little Rock as new residential districts were begun along the streetcar lines. By 1893 the streetcar line ran as far south on Main Street as 25th Street. The majority of new construction in the newly developing areas west of Little Rock was single-family homes. By the 1920s affordable housing for workers had become scarce and many could not afford to purchase homes and a significant number of apartment buildings were constructed in Little Rock in this era. A large number of these buildings were erected in the downtown area, along the streetcar lines.

A newspaper advertisement for the Holcomb Court Apartments on its opening on August 23, 1925 stated that the apartments were designed for the "utmost comfort". The "convenient close-in location" was a large selling point in enticing tenets. It was claimed that the building was soundproof and fireproof. All units contained a Murphy-In-A-Door bed and other built-in features. Kitchens were furnished complete with gas stoves, steel cabinets, and steel ironing boards in closets. Each unit had an incinerator and free janitorial service was provided.

The newest technological advance utilized in the Holcomb Court Apartments building was an insulated water-cooled roof which carried three inches of water in the summer months, serving to lower second floor temperatures. The Holcomb's water-cooled roof was the first of its type in Arkansas. Each of the twenty apartments faced the central courtyard and were arranged to take advantage of natural cross ventilation. The basement contained storage lockers for each unit.

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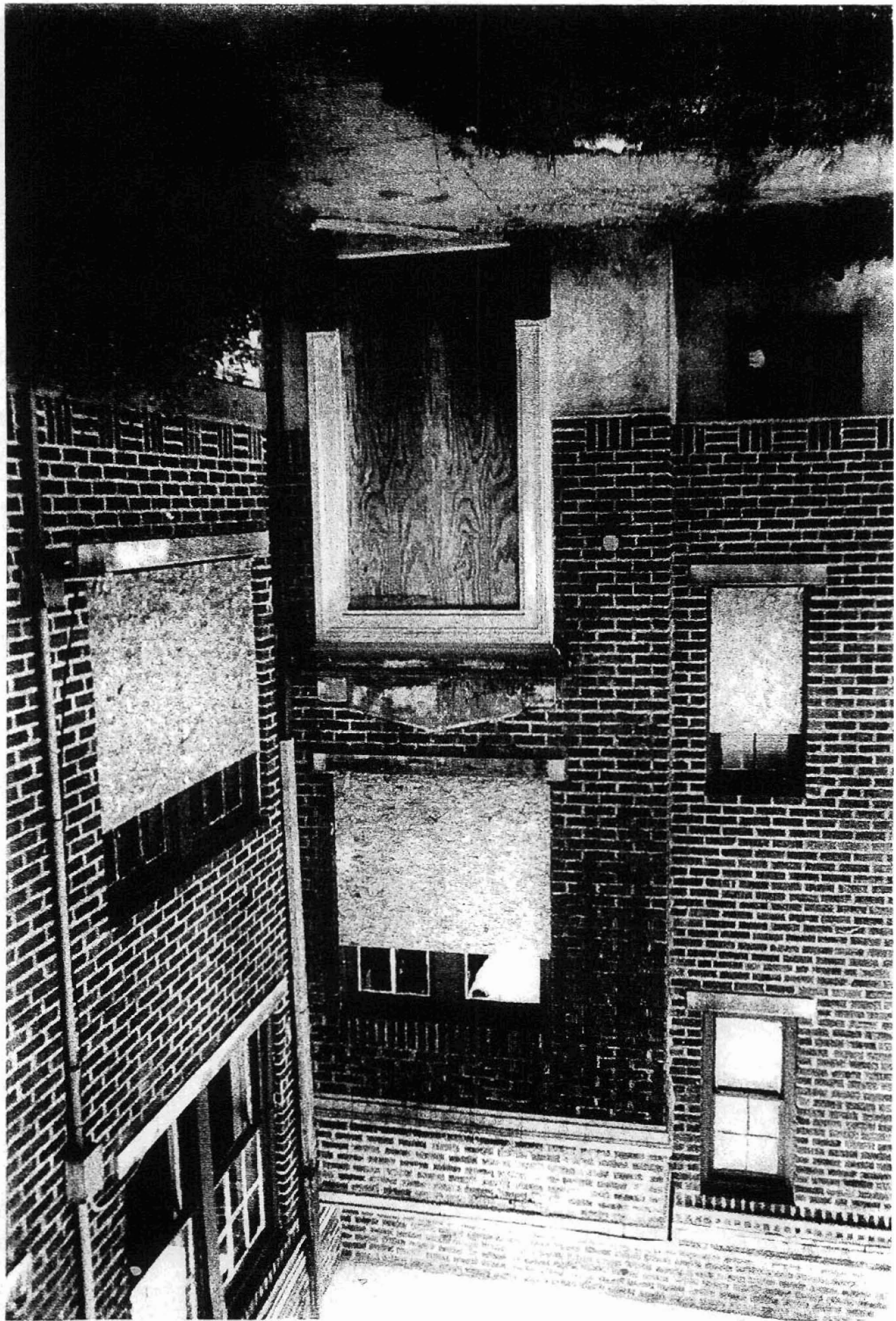
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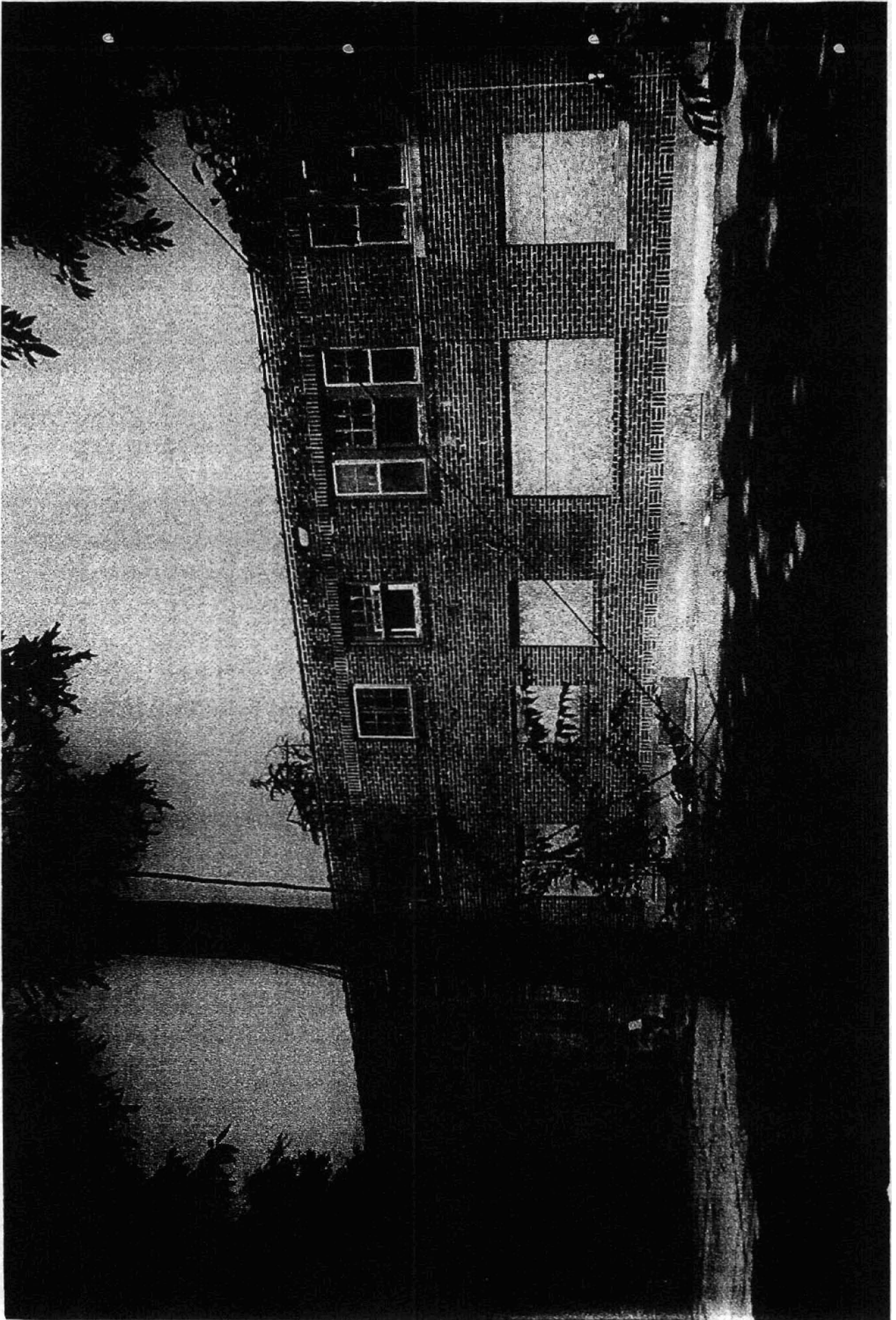
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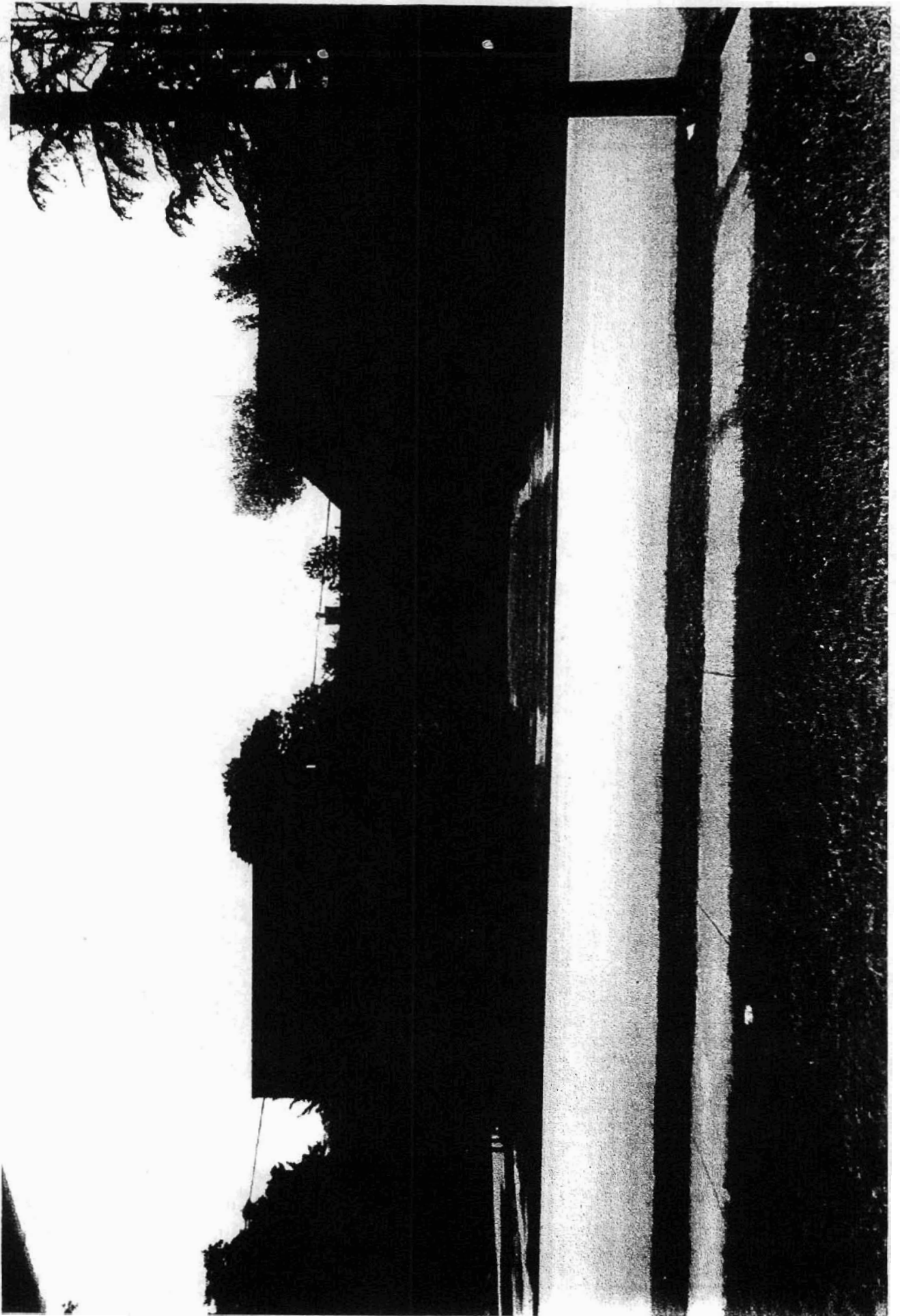
Each tenant was furnished free heat, and hot and cold water.

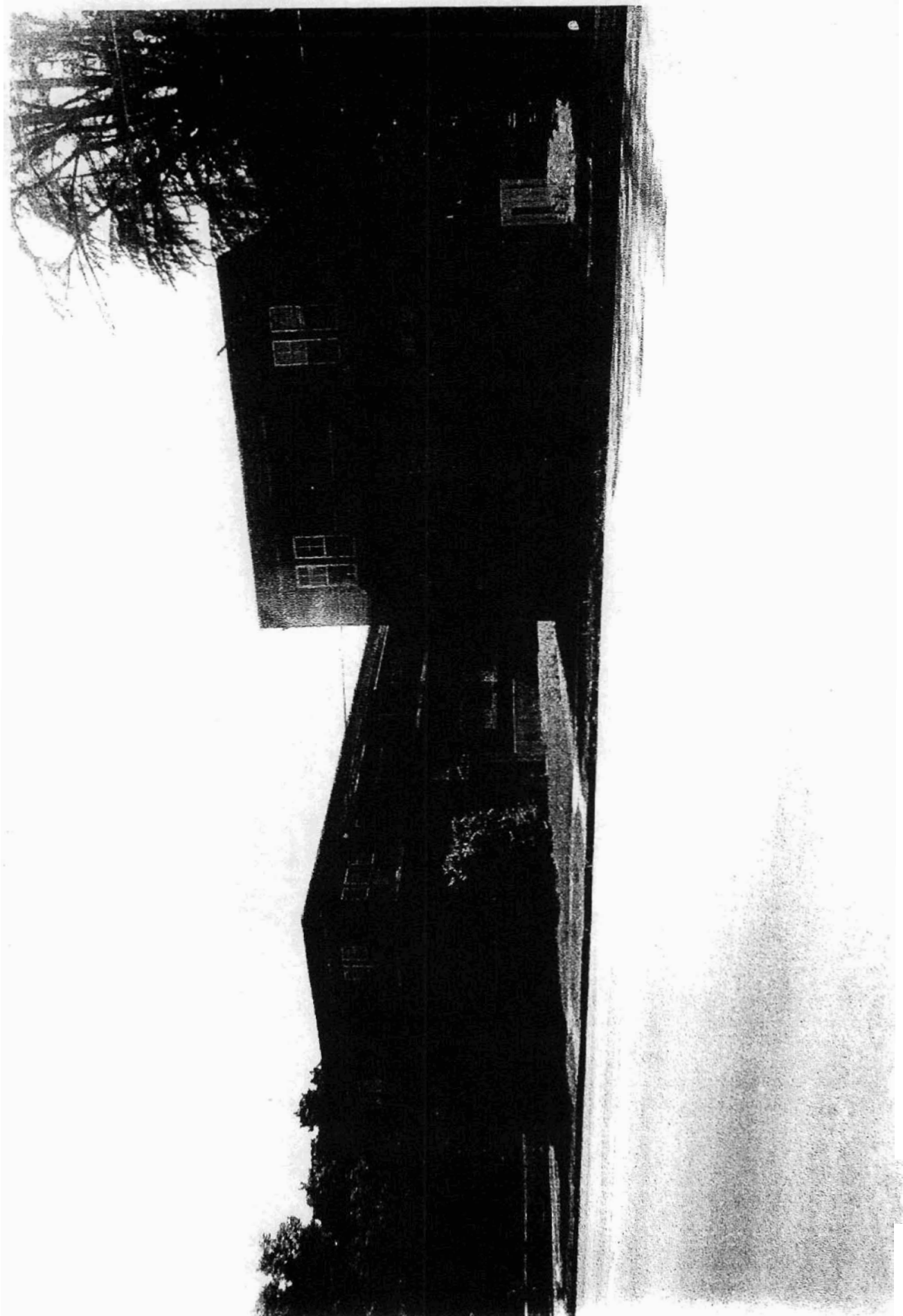
Holcomb Court remained a popular and viable apartment building until the late 1970s when the twenty units were subdivided and began to be rented by the week. Before being closed by the city, the Holcomb was the often the scene of illegal activities and had become a detriment to the neighborhood. Other Craftsman-era apartment buildings on S. Main Street were demolished during this time. The Holcomb Court Apartment building has survived the transition from Little Rock's most modern apartments to a trouble spot in the neighborhood and then abandonment. The Downtown Little Rock Community Development Corporation has purchased the Holcomb and five other closed apartment buildings in the immediate vicinity. Construction is scheduled to begin by the end of 1994 on an extensive renovation of each building. The project will offer the S. Main Street area a rejuvenation as forty-five apartments will become available for low-to moderate income residents.

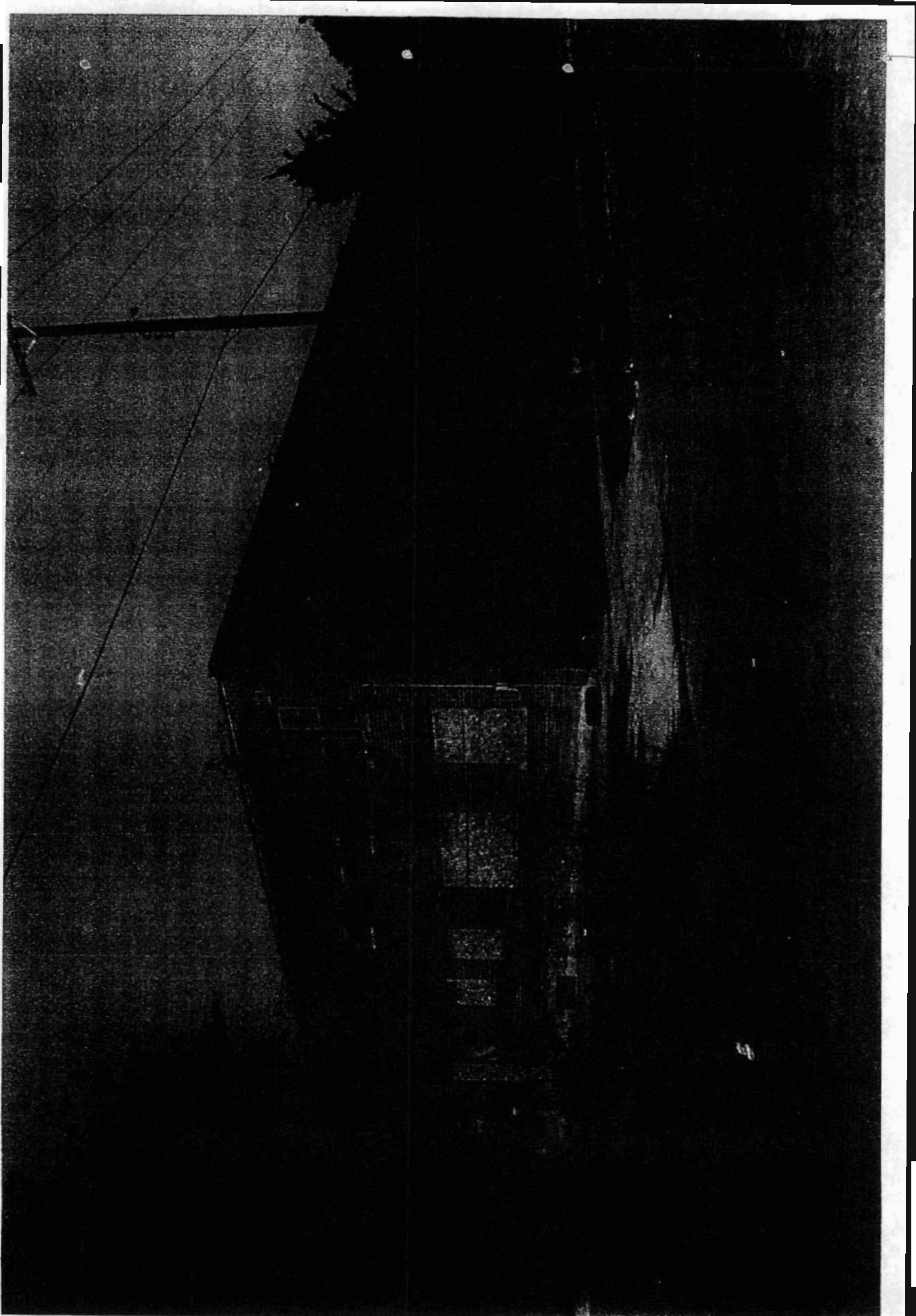
The Holcomb Court Apartments building represents a period of intense growth and change in the city of Little Rock. The 1920s saw Little Rock emerge from a rural city to an urban center. It is eligible under Criterion C as one of the few surviving examples of the large apartment buildings constructed along the streetcar line as areas formerly considered "distant" from the central business district became accessible.











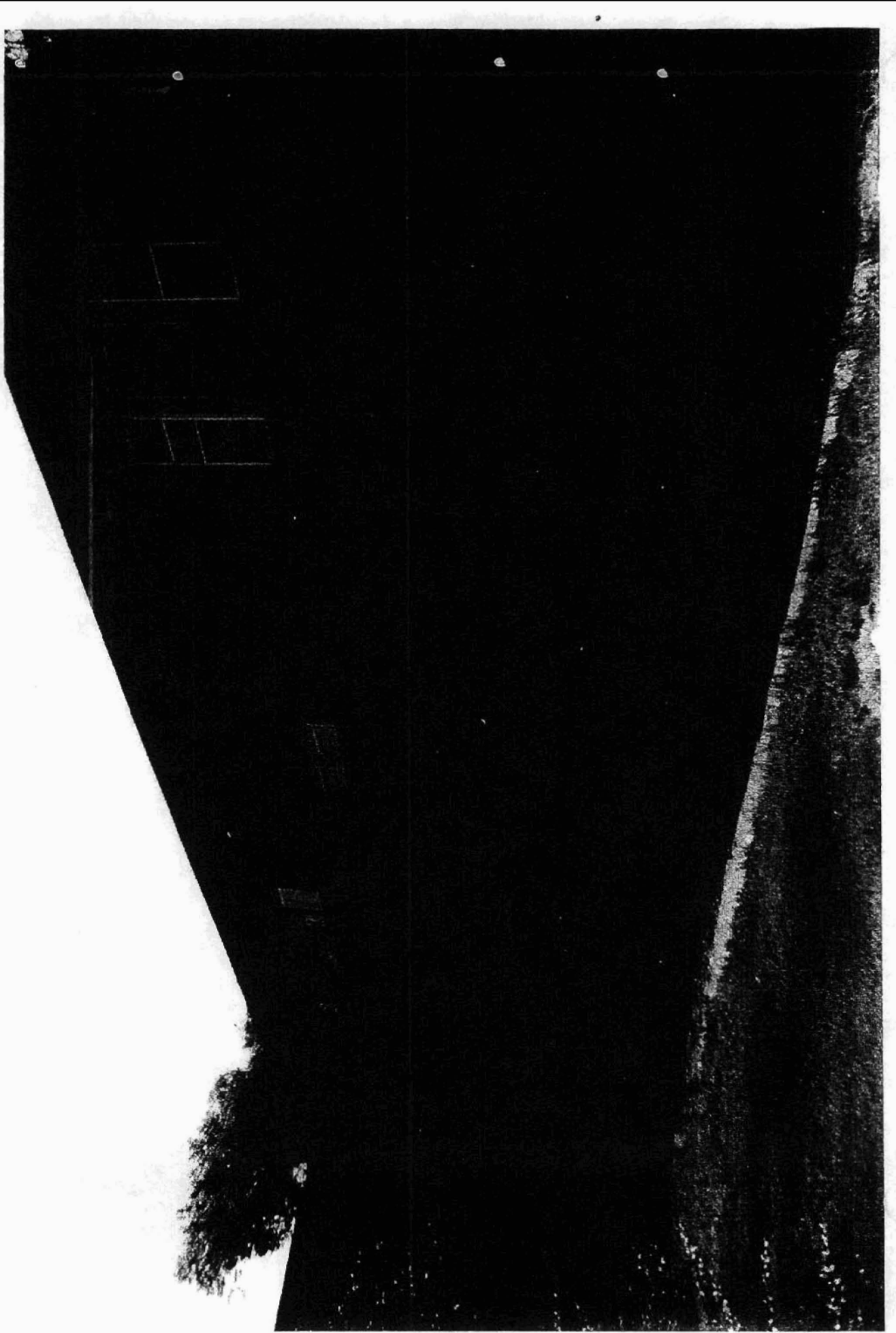
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