

NR Listed: 11-19-01

Hantz House  
Name of Property

Washington County, Arkansas  
County and State

NPS Form 10-900  
Oct. 1990)

OMB No. 10024-0018

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 Hantz House  
other names/site number \_\_\_\_\_

### 2. Location

street & number 855 Fairview Drive  not for publication  
city or town Fayetteville  vicinity  
state Arkansas code AR county Washington code 143 zip code 72701

### 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.)  
Catherine Matthews 9/10/01  
Signature of certifying official/Title 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 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:  
 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 the Keeper Date of Action

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**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.)

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1	0	Total

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

*The Arkansas Designs of E. Fay Jones, Architect*

**Number of Contributing resources previously listed in the National Register**

N/A

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions)

DOMESTIC: Single Dwelling

**Current Functions**  
(Enter categories from instructions)

DOMESTIC: Single Dwelling

**7. Description**

**Architectural Classification**  
(Enter categories from instructions)

MODERN MOVEMENT

**Materials**  
(Enter categories from instructions)

foundation CONCRETE

walls WOOD

roof ASPHALT

other CONCRETE

**Narrative Description**

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

**SEE CONTINUATION SHEETS.**

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**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** a birthplace or grave
- 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)

STATE

**Areas of Significance** (Enter categories from instructions)

ARCHITECTURE

**Period of Significance**

1950-1951

**Significant Dates**

1950

**Significant Person** (Complete if Criterion B is marked)

N/A

**Cultural Affiliation** (Complete if Criterion D is marked)

N/A

**Architect/Builder**

E. Faye Jones

**Narrative Statement of Significance**

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

**SEE CONTINUATION SHEETS.**

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**Major Bibliographical References**

**Bibliography**

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

Hantz, David. Email sent to Dana Durst Lawrence on 27 April 2001.

Jones, Fay. Interview by Dana Durst Lawrence on 23 April 2001.

Williams, Mrs. John. Interview by Dana Durst Lawrence on 27 April 2001.

Property Abstract for 855 Fairview.

\*\* Compilation of information gathered from the Hantzes & Joneses - Friends for over 50 years

**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.)

A    15        394396        3991534  
   Zone        Easting        Northing

B    \_\_\_\_\_        \_\_\_\_\_        \_\_\_\_\_  
   Zone        Easting        Northing

C    \_\_\_\_\_        \_\_\_\_\_        \_\_\_\_\_  
   Zone        Easting        Northing

D    \_\_\_\_\_        \_\_\_\_\_        \_\_\_\_\_  
   Zone        Easting        Northing

See continuation sheet

**Verbal Boundary Description**

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

Lots Numbered One (1) and Two (2) and twenty-eight (28) feet of equal and uniform width off of the East side of Lot Numbered Three (3) in Block Numbered Four (4) in J. H. McIlroy's University Subdivision of a part of the S. W. 1/4 of the N. W. 1/4 of Section 16 Township 16 North, Range 30 West, in the City of Fayetteville, as designated upon the recorded plat of said subdivision.

**Boundary Justification**

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

The boundary selected includes all of the resources associated with the Hantz House, which still possess integrity of location, setting, design, feeling, association, workmanship, and materials.

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**11. Form Prepared By**

name/title Dana Durst Lawrence (owner) & Kara Mills Oosterhous  
organization AHPP date \_\_\_\_\_  
street & number 1500 Tower Building, 323 Center Street telephone (501) 324-9787  
city or town Little Rock state AR zip code 72207

**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.)

**Property Owner**

(Complete this item at the request of SHPO or FPO.)

name Dana Durst Lawrence  
street & number 28 Pine Manor Drive telephone \_\_\_\_\_  
city or town Little Rock state AR zip code 72207

**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.

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**SUMMARY**

Located in a partially wooded area on the corner of Harmon and Fairview streets, the Hantz House was designed by Euine Fay Jones to reflect post-war modernism. Completed in 1951, the Hantz House was the first-built structure designed by Jones, during his senior year as an undergraduate architecture student at the University of Arkansas in Fayetteville. The Hantz House is simplistic in detail and yet thoughtful in design. The irregular shaped home with its double layered flat roof (there is a higher flat roof over the central public space, then a lowered roof, also flat, over the peripheral private spaces) is pierced by a concrete block chimney. The house rests in a cantilevered type position on a concrete block foundation and is sheathed in board and batten.

**ELABORATION**

Jones designed the Hantz House when he was a senior architecture student at the University of Arkansas. He produced the preliminary drawings and design before leaving Fayetteville for further studies at Rice University in Texas in September 1950. Jones hired fellow student Ernie Jacks to complete the working drawings, and construction began in the fall of 1950. Thus, the Hantz House is the only design drafted by Jones, while a student at the University of Arkansas, to be built. Sheathed in a board and batten exterior, the Hantz House was designed to harmonize with its natural surroundings. Using numerous and various types of windows around the house, Jones minimizes the barrier between the inside and outside worlds. Although Jones employed very simplistic architectural detailing he was very thoughtful in his choice of design. The Hantz House with its cantilevered decks and low-slung horizontal roofline provided a foreshadowing of ideas and designs yet to be conceptualized and implemented by Jones. The house, like many later Jones designs, is located on a lot that slopes off to the back and is surrounded by woods on both the east and south sides.

Structural alterations to the house have been very few. Circa 1995 one of the cantilevered decks on the rear was replaced with a pier type deck, however, future plans include the restoration of the cantilevered deck. In 1999 the original flat tar and gravel roofing was replaced with insulated type of roofing which is concealed behind original metal flashing. Other alterations have simply been cosmetic or performed for maintenance purposes.

**North Elevation/Façade**

The flush façade is broken only by the off center recessed entry that is accessed by a narrow stairway. One set of three-light casement windows and a ribbon of four-light casement windows illuminate the interior spaces.

**West Elevation/Side**

A room that protrudes from the core of the house defines the west elevation. Fenestration on the west elevation consists of multiple ribbons of four-light casement windows and one door located on the south side of the westward thrusting projection.

**South Elevation/Back**

Supported by thin steel poles the deck and room that project away from the core of the house have a cantilevered-like appearance and denote the south elevation. The far west end is graced by a cantilevered-like deck which extends out

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from the main structure and is flush with the cantilevered bay projection that is fenestrated with a ribbon of six four-light casement windows. The remainder of the south elevations displays a narrow single-light window and two French doors flanked by large single pane stationary windows. The deck, located on the east end, was originally cantilevered but due to deterioration it was replaced circa 1995 with a pier type deck. Because the land slopes off to the south, the rear elevation reveals a partial basement accessed beneath the bay projection and decks.

**East Elevation/Side**

A large concrete block chimney bisects the east elevation and is flanked by two large single-pane stationary windows.

**Interior**

Constructed for \$10,000.00, the Hantz residence consists of two zones - a public zone and a private zone. The public zone consists of a single large area incorporating a kitchen, dining area, and living area. The private zone consists of three bedrooms and a single bath. The public zone has a tongue and groove pine ceiling with exposed beams extending through the glass southern wall under the cantilevered roof of the south deck. The south wall features extensive glass unifying the indoor living area with the outdoor natural setting. A built-in table along part of the southern wall is a simple forerunner of the more elaborate built-ins in later Jones homes. The kitchen along the northern wall is completely exposed and is a part of the larger room. Two structural posts within the room delineate the dining area. The east side of the room is dominated by the unpainted concrete block fireplace. Windows located on either side of the concrete block chimney further extend the continuity of space into the outdoors. Of the kitchen, Jones says, "It was radical at the time to have the kitchen in the living room. I'd never seen anything like it. I don't mean to say I invented it or anything, but it was an unusual feature."

Seeds of his later, more refined style can be found in the ceiling beams, the built-in table, the unpainted concrete block, and in other structural elements. The large open living area is linked to the outdoors through the glass south wall and through the strong visual element of ceiling beams extending through the glass to support the cantilevered porch roof. Economy was another consideration in the open plan design. The Hantzes had a budget of just \$10,000 and the house was built for that amount. Jones says, "You'd save money if you didn't build walls. You didn't have to have doors or the hardware or anything. Later on they got to calling that kind of thing the great room." Built-in drawers in the bedrooms eliminated the need for chests of drawers and further simplified the look of the finished space.

**Integrity**

The Hantz House possesses a very strong sense of integrity as Jones' earliest design concepts and workmanship are best exemplified in this house. Its setting and location remain unchanged as they still are in their relatively natural state and create a feeling of secludedness and an overwhelming sense of nature in the midst of town. Original materials and design features are intact and any changes made have been to make sure the building remains structurally sound or are changes that can be reversed. The Hantz house exemplifies functionalism, structural expression, and openness and honesty of materials and design, which are carried through to the last structure he built.

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### SUMMARY

The Hantz House is unique amid the prolific works of Euine Fay Jones in that it is the only design that he was commissioned to draft while a student at the University of Arkansas in Fayetteville that was built. There is no other example of a Jones structure from his student days. The Hantz House, constructed in 1950 in Fayetteville, is important because it was designed and built before Jones befriended his life-long mentor, Frank Lloyd Wright, in 1953, and thus this home may be the purest form of Jones being Jones. The Hantz house is being nominated with statewide significance to the National Register of Historic Places under Criterion C for its innovative construction and design, as well as, its association with world-renowned architect E. Fay Jones. It is also being nominated under the Multiple Property Listing "The Arkansas Designs of E. Fay Jones, Architect".

### ELABORATION

On 10 November 1950 the Hantz family purchased undeveloped land located on Fairview Drive from P. M. Rhea - who once served as Mayor of Fayetteville - and his wife. At the time of the purchase the entire south side of Fairview Drive was undeveloped due in part to the hilly terrain which was perhaps thought of as unsuitable for more traditionally designed structures at that time.

Harold and his wife, Katherine, were both employed by the University of Arkansas at Fayetteville (U of A). Harold was Chairman of the Philosophy Department at the time the land was purchased and he taught from 1948 until 1976. His wife Katherine spent four years as research assistant in the U of A Psychology Department, then spent 16 years as an Assistant Librarian and Head of the Inter-Library Loan Department at the U of A library. At the time the Hantzses purchased the property on Fairview, they had a limited budget that they could spend building their new home. After contacting the Department of Architecture at U of A, the Hantzes engaged architectural student E. Fay Jones to design their home for \$10,000.00.

Jones designed the home when he was a senior architecture student at the university. He produced the preliminary drawings and design for the Hantz House before leaving Fayetteville for further studies at Rice University in Texas in September 1950. Jones hired fellow student Ernie Jacks to complete the working drawings, and construction began in the fall of 1950. Jones did not build another design until 1956, when he designed his own home, the E. Fay and Gus Jones House (NR listed - 04/28/00), which was his first constructed design as a working architect. From 1951 through 1999 the Hantzes lived in the house at 855 Fairview where they raised their two sons Edwin and David.

The only remaining residence in the neighborhood is the Durst House at 857 Fairview, next door to the Hantz House. It was the home of David Durst, Chairman of the University of Arkansas Art Department from 1946 to 1967 and a major force behind the concept and execution of the U of A Arts Center.

The Durst House, too, exemplifies the so-called modern style of the era and the post-war modernism surrounding the arts at the University of Arkansas. It was designed by John G. Williams, founder of the Architecture Department at the University of Arkansas from its inception in 1946, the same year Durst came to the U of A. Williams is author of *The Curious and the Beautiful: A Memoir History of the Architecture Program at the University of Arkansas*.



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Williams taught Jones in the first graduating class in architecture at the U of A and later they both taught in the same department.

The Hantz House is very significant, for in its design Jones rejected the Beaux Arts method still taught at most architecture schools and fully embraced the avant-garde methods favored by the U of A architecture department. Functionalism, structural expression, and an openness and honesty of materials and design are features of Jones's first design which are carried through to the last structure he built. The home is also significant as an early example of the so-called "modern style" architecture in Arkansas and particularly as an outgrowth of the post-war modernism at the U of A, which surprised the nation with its innovative modern Arts Center (built during the same time as the Hantz House and designed by Arkansas native Edward Durell Stone). The house exemplifies the avant-garde thinking going on at the post-war University of Arkansas as it led the academic world in a number of ways - including architecture.

**Significance**

The Hantz House is unique amid the prolific works of E. Fay Jones. There is no other example of a Jones designed structure from his student days. The Hantz House is significant because it was designed and built before Jones befriended his life-long mentor, Frank Lloyd Wright, in 1953, and thus this home may be the purest form of Jones being Jones. The Hantz House is being nominated with statewide significance to the National Register of Historic Places under Criterion C for its innovative construction and design, as well as, its association with world-renowned architect E. Fay Jones. It is also being nominated under the Multiple Property Listing "The Arkansas Designs of E. Fay Jones, Architect".

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