

United States Department of the Interior  
National Park Service

NRListed: 12-27-02

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 Allinder, Bailey, House

other names/site number \_\_\_\_\_

2. Location

street & number 301 Skyline Drive

not for publication

city or town North Little Rock

vicinity

state Arkansas code AR county Pulaski code 119 zip code 72116

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.)

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Bailey Allinder House  
Name of Property

Pulaski County, Arkansas  
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.)

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1		Total

**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**

0

**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)

Other: Minimal Traditional

**Materials**  
(Enter categories from instructions)

foundation Sandstone

walls Sandstone

Fieldstone

roof Composition Shingle

other

**Narrative Description**

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

SEE CONTINUATION SHEETS

Bailey Allinder House  
Name of Property

Pulaski County, Arkansas  
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 birthplace or grave of a historical figure of outstanding importance.
- 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

1949

#### Significant Dates

1949

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

N/A

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

N/A

#### Architect/Builder

Metro Builder

#### Narrative Statement of Significance

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

### 9. Major Bibliographical References

#### Bibliography

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

#### 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:

Bailey Allinder House  
Name of Property

Pulaski County, Arkansas  
County and State

**10. Geographical Data**

Acreage of Property Less than one acre

**UTM References**

(Place additional UTM references on a continuation sheet.)

1	<u>15</u>	<u>567893</u>	<u>3848832</u>	3	<u>          </u>	<u>          </u>	<u>          </u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>          </u>	<u>          </u>	<u>          </u>	4	<u>          </u>	<u>          </u>	<u>          </u>

See continuation sheet

**Verbal Boundary Description**

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

Lot 1, Block 106, Park Hill Addition to the City of North Little Rock

**Boundary Justification**

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

The boundary description includes all of the property originally associated with the Bailey Allinder House.

**11. Form Prepared By**

name/title Sandra Taylor Smith, Director  
organization North Little Rock History Commission date October 30, 2000  
street & number 3427 Magnolia Street telephone (501)758-7575  
city or town North Little Rock state AR zip code 72116

**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 Greg and Shelly Yielding  
street & number 301 Skyline Drive telephone (501)791-0618  
city or town North Little Rock state Arkansas zip code 72116

**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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## National Register of Historic Places Continuation Sheet

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### SUMMARY

The Bailey Allinder House, located at 301 Skyline Drive in North Little Rock's first suburban development, Park Hill, was constructed in 1948-49. The single-story stone and frame residence is representative of the transition from the Minimal Traditional style to the Ranch style form, yet it also reflects subtle Rustic influences reminiscent of Frank Lloyd Wright's incorporation of natural materials and setting in the design of his work.

### ELABORATION

The Bailey Allinder House is located at 301 Skyline Drive in the "Edgemont" section of North Little Rock's Park Hill neighborhood. Located on a prominent corner lot in the neighborhood, the Allinder House with its natural materials and low, horizontal profile nestles and blends with its setting, seeming to incorporate each area of the small lot into part of the design of the property. Completed in early 1949, the Allinder House is composed of a main L-shaped section that is built of rough cut, uncoursed sandstone and fieldstone, with a gable-roof hyphen, originally a screened porch, connecting to a hipped roof garage. A flat roof carport and storage room to the rear adjoins the garage on the east elevation. The house rests on a continuous sandstone foundation. Sandstone retaining walls and landscape features, fieldstone patio and walkways, and stone and brick barbecue pit and incinerator link the yard to the house.

The house with a connecting hyphen to a garage is a common form seen in residential construction in the post World War II years. The Allinder House features this house-hyphen-garage form, but with a particular design fitted to the lot. Rather than the usual horizontal display of the house with attached garage, the Allinder House features the connecting space and garage to the rear (east), taking advantage of its secondary street frontage on the long, narrow corner lot.

The main body of the Allinder House is a one-story L-shaped form with a side gable roof and gablet roof on the front "L". The projecting gablet roof "L" with wide, overhanging eaves denotes the front (west) elevation of the house. Walls on the front "L" are covered with rough-cut sandstone. A broad porch on the inside of the front "L" wraps around to the north side of the house. The porch is covered by a low-pitched, hipped roof with wide eaves and is supported by square wood posts. The exterior walls of the house on the porch are pine board and batten and the ceiling is beadboard. The north elevation of the house features a cut sandstone wall and horizontal wood in the gable end. A large fieldstone chimney marks the north elevation of the house. The east elevation of the house is covered in fieldstone, which wraps around to the north elevation, giving the appearance of quoins.

The main door of the Allinder House is located on the east elevation, fronting Skyline Drive, and is accessed from the street by a long winding concrete and brick sidewalk. The four-paneled wood door features two horizontal glass lights in its upper portion. A secondary six-paneled wood entrance is located on the east elevation and opens onto the patio. Fenestration on the main body of the Allinder House consists of wide, double-hung, eight-over-eight windows.

Connecting to the south portion of the east elevation of the Allinder House is a gable roof room with cut sandstone foundation and half wall. Originally a screened porch, this space has been enclosed with three wide, double-hung wood windows in upper walls on the north and south elevations. Attached to the enclosed porch space is a hipped roof garage with an attached flat roof carport on its eastern elevation. A portion of the garage has been incorporated into the enclosed porch space as a bathroom. The flat roof carport, though not originally constructed, was an early addition to the house and features a cut sandstone wall on the east and storage room at the rear (south). Three iron posts support the carport roof on the east elevation.

Interior spaces of the Allinder House were designed with the same Rustic style influences as seen on the exterior. The large living room features pine paneling with beamed ceilings and built-in bookcases. A bay on the west end of the living room features two sets of paired double-hung windows in its northeast corner. A prominent fieldstone fireplace with stone hearth rises to the ceiling

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on the north wall of the living room. Original hardwood floors remain throughout the house. Window moldings, baseboards, and ceiling moldings are of stained wood. Original interior wood paneled doors also remain in the house.

The Allinder House is a unique example of the transition from the Minimal Traditional style to the Ranch style, incorporating Rustic style elements in the use of natural wood and stone. Its form and layout embrace the elements of its wooded corner lot and much of the yard is tied to the house through stone site features.

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### SUMMARY

The Bailey Allinder House, constructed 1948-1949 in North Little Rock's Park Hill neighborhood, is being nominated to the National Register of Historic Places under Criterion C with local significance as a unique example of the transition from Minimal Traditional style to the Ranch style with Rustic characteristics.

### ELABORATION

North Little Rock's first suburban development was begun in 1921. Park Hill was the vision of developer Justin Matthews. Lots in Park Hill were platted in an area just north of the city's boundaries along the crest of a hill overlooking the downtowns of both North Little Rock and Little Rock. By the mid 1920s there were over 200 houses in Park Hill.

In 1927, six years after recording the first plat for lots in Park Hill, developer Justin Matthews began development of an area he called "Edgemont in Park Hill". "Edgemont" was developed contemporaneous to several restricted additions that opened during the mid-1920s in the section of Little Rock then known as Pulaski Heights (Hillcrest Historic District, NR 10/8/92). Prior to the opening of "Edgemont", the Park Hill development was characterized by the construction of modest houses, usually bungalows or two-story Craftsman-influenced residences. Edgemont was intended to be different from other areas of Park Hill. Matthews planned a grander scale of development that would compete for the upper-middle-class and upper-income residents then buying homes almost exclusively in the restricted section of Pulaski Heights. Edgemont was laid out with curvilinear streets designed to take full advantage of dramatic views from the crest of a hill overlooking North Little Rock, the Arkansas River and downtown Little Rock. Lots in Edgemont carried restrictions, notably ones pertaining to the size and cost of the houses.

However, Matthews' timing for the opening of Edgemont proved to be unfortunate. Only twenty-one houses were built before the Great Depression brought construction to a halt. The Justin Matthews Company built these earliest homes in Edgemont, and Frank Carmean, the Matthews Company architect/builder, designed most of them. Represented in the National Register Multiple Resource listing "Pre-Depression Era Homes and Outbuildings of Edgemont in Park Hill", listed in the National Register of Historic Places 6-01-92, the early Edgemont houses reflect Period Revival styles and the Craftsman style, popular in the late 1920s.

Construction was not again resumed in Edgemont in Park Hill until after World War II. During the years immediately following the end of the war, demand for housing was great and the nationwide construction boom revitalized Edgemont. Between 1946 and 1950 fifty-seven homes were constructed in Edgemont. Remarkably, forty-seven of these homes were built in 1948. The 1950s saw a continued growth in Edgemont with construction of another thirty-seven homes. Another thirteen houses have been constructed in Edgemont since 1960. Today, the Edgemont neighborhood of Park Hill contains 128 residences. Of the total number of houses in Edgemont, 45% were constructed between 1946 and 1950. The homes constructed in the years immediately following World War II largely reflect the Minimal Traditional style, with a few examples of the earliest low, rambling Ranch style forms.

Due to the vast number of homes constructed in Edgemont during the 1940s and early 1950s, there are ninety-three homes in the neighborhood which could be classified as "Minimal Traditional" in architectural style. These houses frequently have little decorative detail, and roof pitches are low. Many of the Minimal Traditional style houses in Edgemont, however, have a prominent front facing gable or front chimney, reflecting Tudor features. Other of the immediate post World War II construction in Edgemont tends to reflect the "Ranch" style.

The Allinder House at 301 Skyline Drive is a unique combination of Minimal Traditional and early Ranch form characteristics. The combination of cut sandstone and fieldstone walls with natural wood detailing on the front wrap-around porch lends a Rustic influence to the house. The low-pitched rooflines of the house extend to form broad overhanging eaves on the front (west) and east elevations. Wide eight-over-eight double-hung wood windows are typical of those seen on houses built in central Arkansas in the

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late 1940s. The Allinder House follows the tradition of the Ranch house in situating the patio as an important part of the house. Located in a rear "L", the Allinder House patio is accessible to a side entrance, garage, and remainder of the property.

Bailey Allinder and his wife Dorothy were longtime residents of North Little Rock. Mr. Allinder worked as an auto mechanic and Mrs. Allinder taught private piano lessons. In 1948, the Allinders sought to move to the Park Hill neighborhood of North Little Rock, which had then recently been annexed into the city limits. Very few undeveloped lots remained in Park Hill except for the "Edgemont" section, which contained a number of large estate-sized properties. Lots previously undeveloped and/or unsold in Edgemont were re-divided and sold and construction of many new homes took place. One of the choice lots in Edgemont was located at the intersection of Skyline Drive and Dooley Road. This elevated corner lot provided a commanding view of portions of downtown and areas west. On September 22, 1948, a building permit for construction of a five-room house at 301 Skyline Drive was issued. Construction of the house costs \$9,000, considerably more than other similar sized homes built in the same period. The Allinders were careful to detail the home as they wanted and cautioned the builders to keep the lot as natural as possible. A type of fieldstone particularly popular in the late 1940s, known as "Crab Orchard Stone", was obtained in Tennessee and delivered to the building site. Although Arkansas has an abundance of natural stone, and in particular Park Hill had its own rock quarry, the Allinders wanted the pale, almost white "Crab Orchard" stone for construction of their home. Stone and brick paths wind through the long, narrow lot. The natural contour of the lot is denoted with a series of low cut stone retaining walls. Shortly after construction of the Allinder House, a narrow portion of the south side of the lot was sold to provide space for construction of an adjacent house. Because of its corner lot location, and lack of yard to the south, the house embraces its north side as a secondary entrance and main entrance for family and outdoor activities. A brick patio located in the east "L" of the house contains an original barbecue pit, constructed of brick. To the rear (east) of the property is a large incinerator of fieldstone and brick construction.

Interiors of the house reflect the rustic characteristics alluded to on the exterior. Original natural pine paneling and ceiling beams in the living room with ceiling height stone fireplace give the room a rich, rustic, lodge-like feeling. The design of the living room provided a space surrounded by windows for Mrs. Allinder's piano studio. Natural pine woodwork remains throughout the house, as do original hardwood floors.

Bailey Allinder died in 1972 and Dorothy Allinder continued to reside in the house until the mid 1990s. Although the Allinders had no heirs, their legacy is the unique house that they carefully planned and customized and occupied until their deaths. Unlike any of the homes constructed in Park Hill in the years following World War II, the Allinder House is a unique expression of design transition from Minimal Traditional to early Ranch style form with rustic detailing.

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### Bibliography

Allinder, M. M. Telephone interview by Greg Yielding, October 23, 2000.

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"Edgemont in Park Hill", Brochure published by the Justin Matthews Company, 1928.

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*North Little Rock Times*, September 30, 1948; August 26, 1949.

Sanborn Fire Insurance Maps of Little Rock and North Little Rock, Arkansas. 1947 and 1950.