

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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any 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.

1. Name of Property

Historic name: Broadmoor Neighborhood Historic District

Other names/site number: _____

Name of related multiple property listing: _____

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

2. Location

Street & number: subdivision located west of S. University Ave., southeast of Boyle Park Rd., north of W. 32nd St.

City or town: Little Rock State: AR County: Pulaski

Not For Publication: Vicinity:

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 forth 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 at the following level(s) of significance:

___ national ___ statewide X local

Applicable National Register Criteria:

X A ___ B X C ___ D

<p>_____ Signature of certifying official/Title:</p>	<p>_____ Date</p>
<p>_____ State or Federal agency/bureau or Tribal Government</p>	

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In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official: _____ **Date** _____

Title : _____ **State or Federal agency/bureau or Tribal Government** _____

4. National Park Service Certification

- I hereby certify that this property is:
- ___ entered in the National Register
 - ___ determined eligible for the National Register
 - ___ determined not eligible for the National Register
 - ___ removed from the National Register
 - ___ other (explain:) _____

Signature of the Keeper _____ Date of Action _____

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

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7. Description

Architectural Classification

(Enter categories from instructions.)

Other/Ranch

Materials: (enter categories from instructions.)

Principal exterior materials of the property:

Foundation: Concrete

Walls: Brick, Wood/weatherboard, Synthetics/vinyl

Roof: Asphalt

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

Broadmoor is a residential subdivision located approximately 4.5 miles west of downtown Little Rock, Arkansas, within the city limits. Located west of University Avenue, and northwest of the University of Arkansas Little Rock campus, the neighborhood was developed in what was then the southwestern outskirts of Little Rock by prolific local developer Faussett and Company beginning in 1953. The overall layout of the subdivision is unchanged from Faussett's original design and features a combination of parallel and curvilinear residential streets surrounding a central lake and park. The historic district boundary encompasses the three original plats for the neighborhood and includes 554 developed residential lots; a central lake, park, and associated resources; and a former kindergarten building constructed as part of the original development (Figure 1). Broadmoor's first plat included Broadmoor Lake and the immediately surrounding residential streets, as well as portions of Alameda, Bellemeade, Monica, Irving, and Fairmont drives running north to south parallel to one another between Lakeshore Drive and W. 32nd Street (Figure 2). The second plat included the area to the north of the lake and along and southeast of

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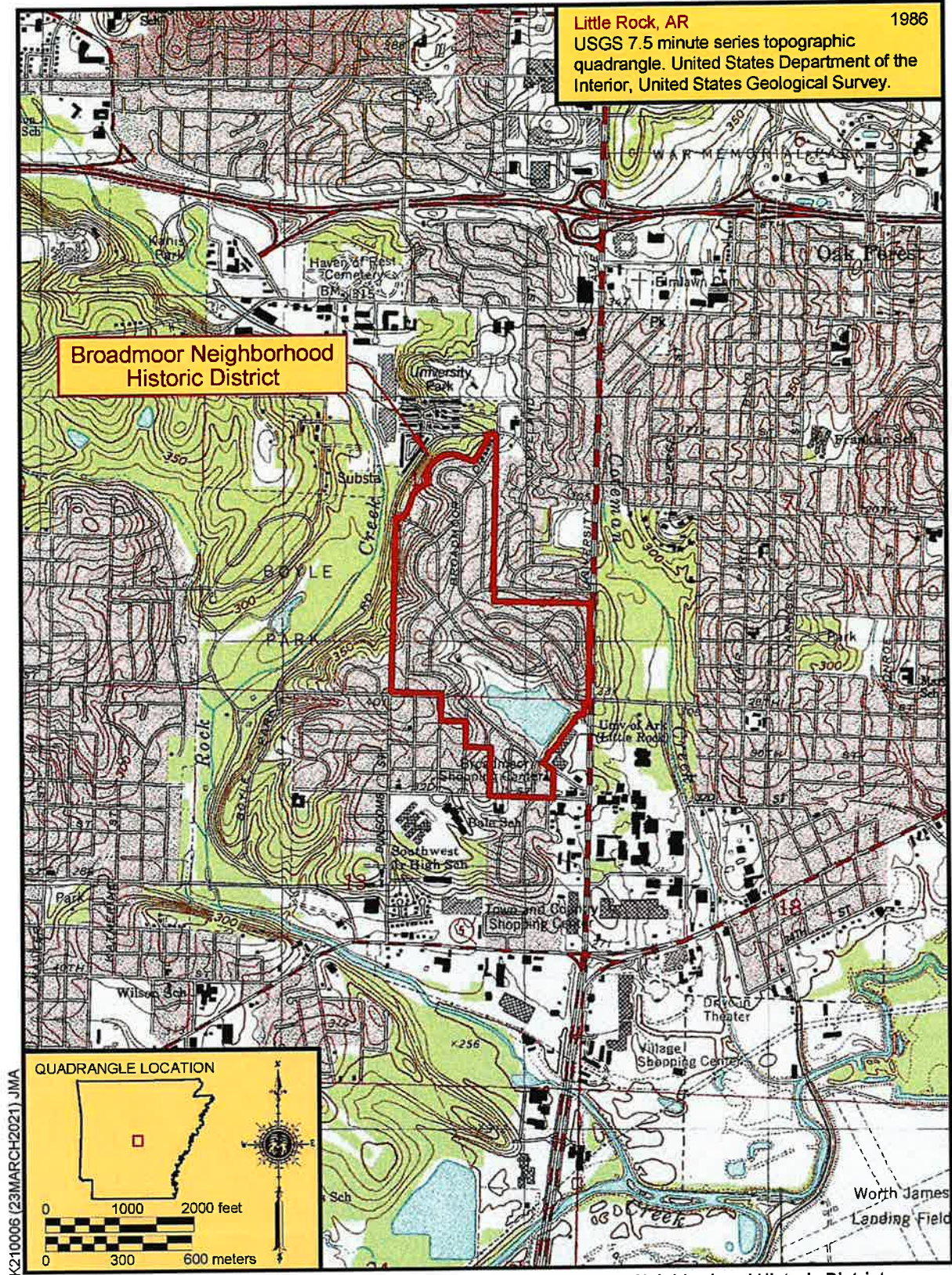


Figure 1. Topographic map showing the boundary of the Broadmoor Neighborhood Historic District.

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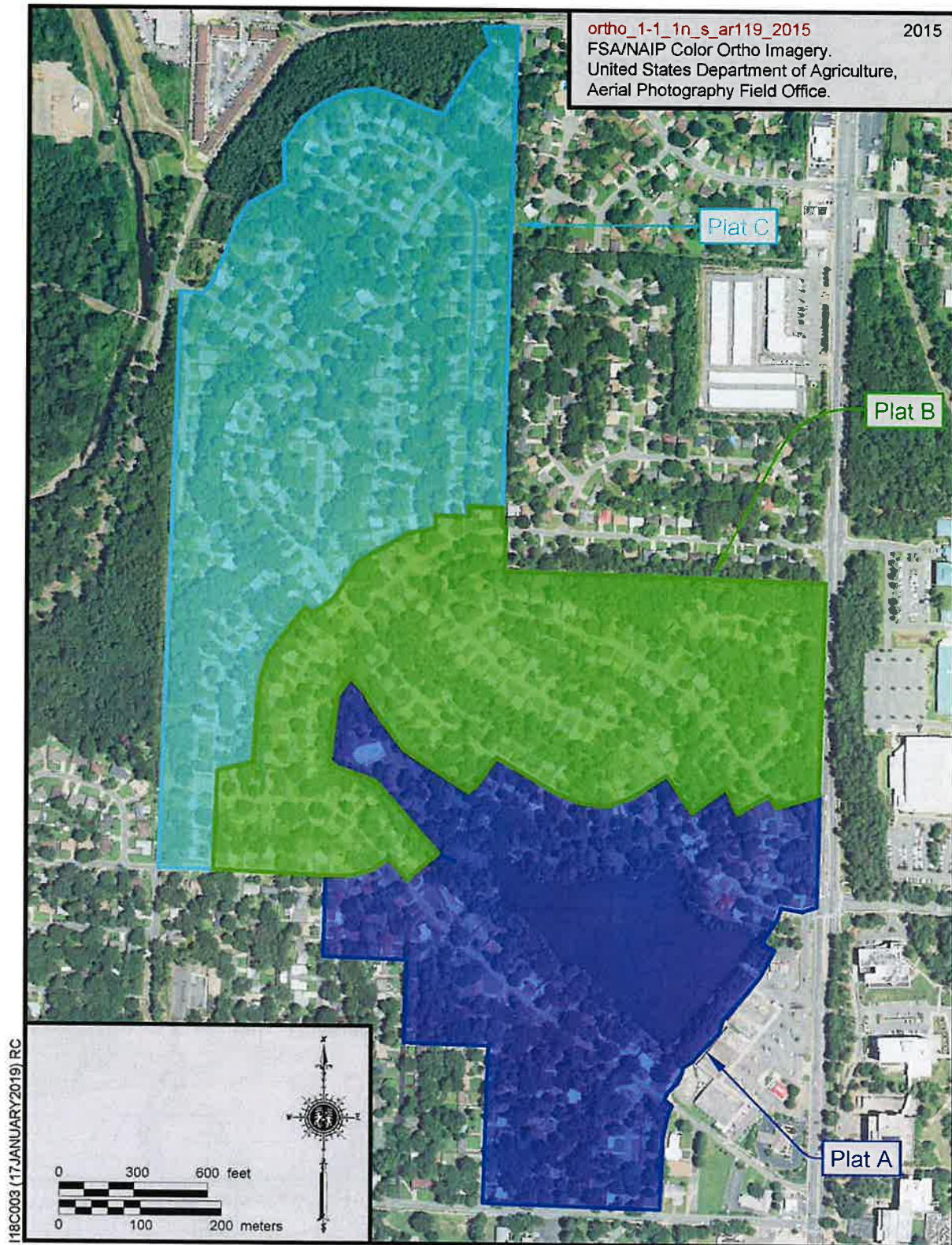


Figure 2. Aerial photograph depicting the areas covered by the three plats for the Broadmoor Addition.

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Berkshire Drive, including portions of the gently curving roads of Belmont, Broadmoor, and Rosemont Drives and Woodcliff Circle. The third plat included the area north and west of Berkshire Drive, including portions of Glenmere, Broadmoor, Barbara, and Ridge Park Drives and Roane and Barbara Circles. Undeveloped wooded land defines the boundary to the north and west; adjacent residential development is found to the northeast and southwest; and commercial and institutional development defines the southeast boundary at W. 32nd Street and University Avenue. Within the subdivision, the rolling landscape with some houses built into the hill sides, mature trees, and central park contribute to the desired naturalistic setting. Parcels range in size from 0.12 acre to 0.81 acre, with houses typically set back from the road approximately 30 to 50 feet. The residences universally reflect the Ranch house form, with at least 24 distinct models offered by the developer and additional optional features in fenestration, materials, and plans providing both variety and cohesion among the housing stock.

Narrative Description

SETTING AND NEIGHBORHOOD-LEVEL CHARACTERISTICS

Characteristically and compositionally, Broadmoor is much the same as it was historically. While the broader area in the vicinity of the neighborhood has been developed considerably in the 60-plus years since Broadmoor's completion and other developments now back up to many of Broadmoor's lots, the area still presents itself as a self-contained community set apart from the business of the surrounding landscape. Winding, curvilinear streets nestled between wooded lots simultaneously harken the idyllic suburban countryside that Fausett desired to highlight and enhance through his development and the rise of the automobile culture in the 1950s that ultimately supported the development of such communities.

The spatial organization and hierarchy of the community remains intact, transitioning from the formalized public thoroughfares to the quasi-public front lawn and finally to the private space of the home and spacious rear yard. Lakeshore, Broadmoor, Belmont, and Berkshire Drives provide primary access through the community, with secondary roads spurring primarily to the north and south. Whereas many subdivisions of the period began employing numerous cul-de-sacs to limit cut-through traffic, interconnectedness remained prominent in Broadmoor; only two cul-de-sacs (Ridge Park Drive and Roane Circle) are found in the community and these are isolated to the western edge where substantial topography variations likely played an influential role in the decision to leave these streets largely disconnected from the remainder of the development.

Most lots are spacious and characterized by consistent setbacks. Rear lots are particularly ample at most properties and sheltered by a mature tree canopy that reflects the Fausetts' intent to embrace the natural qualities of the landscape from which the development was crafted in the 1950s. Furthermore, dwellings throughout the neighborhood also still reflect the priority placed on accommodating existing topography rather than substantially altering it, with homes situated along the neighborhood's more hilly terrain exhibiting raised foundations that open out from the hillside. In all instances, façades are oriented to the street and preceded by a paved driveway that provides access to the carports that were so integral to each dwelling. Most dwellings are situated perpendicular to the road, but those at corner lots are typically engaged at an angle, taking advantage of the full extent of the lot.

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Broadmoor Lake and the adjacent recreational area remain the centerpiece of the community. While a beach no longer surrounds the lake, the lakes still provides a place of respite, secluded within the mature canopy at the rear of dwellings along Broadmoor, Belmont, and Lakeshore Drives. The broader park area remains a place of active community use, defined by the clubhouse, tennis court, playground, and swimming pool.

Broadmoor Park is included in the historic district as a contributing site, consisting of the lake, surrounding land, recreational facilities, and small-scale landscape features. Within the park, leading to the clubhouse is a small, fieldstone pedestrian bridge that crosses over the drainage from Broadmoor Lake. The clubhouse (1953, a contributing building) is a frame, one-and-one-half-story, four-bay (w/w/d/w), side-gable building. The clubhouse evokes the Park Rustic style with its faux log timber cladding. The roof is sheathed in composition shingles. Below the roof eaves are exposed rafter tails. The raised foundation is constructed from fieldstone. Visible on the façade is a single-leaf entry that is fronted by a full-width porch. Windows are a combination of multi-light metal awning windows and one-over-one, double-hung, metal sash windows.

A pool house (1953, a contributing building) is situated near the pool and a prefabricated concession stand in the northwestern corner of the park. The pool house's shed roof is clad in metal. The concrete block building has two single-leaf entries that provide access to the men's and women's changing areas. Surrounding the concrete pool area is a chain-link fence.

A spillway/dam (1954, a contributing structure) is located on the eastern edge of the Broadmoor subdivision, directly west of the associated strip mall. The concrete spillway/dam allows excess water from Broadmoor Lake to drain. At the top of the spillway/dam is a concrete footbridge allowing pedestrians a clear path around the lake.

Located on the edge of the subdivision, the Broadmoor Kindergarten (1955, a contributing building) is a one-story, four-bay (w/w/w/wdw), frame, cross-gable building with a raised foundation. The building has a Contemporary feel with the facility's overhanging eaves, low-roof pitch, raised foundation, and window placement. The kindergarten building is wrapped in brick veneer and weatherboard. The roof material is not visible. The façade features a central, single-leaf entrance flanked by sidelights. The entry is fronted by a porch with a wingwall that extends past the roofline. Additional entrances are visible on the north and south elevations. Visible windows are multi-light awnings with aluminum sashes and one-over-one, double-hung windows with aluminum sashes. The south and north elevation feature a large window wall with awning windows.

HOUSING

The character of Broadmoor is, at the core, defined by the collection of housing for which it was so renowned. These houses—outfitted with the latest in modern amenities—captured the attention of a generation of Little Rock citizens and set the standard for quality housing in a middle-class setting. As noted in the context, up to 24 house plans were offered for most of the development's build-out, with a few additional plans added during the final phase in order to accommodate additional variations in topography. Within this, minor variations in fenestration, combinations of exterior materials, and interior arrangements ultimately provided for dozens more options amongst the dwellings offered in Broadmoor. Despite such variations, however, all houses in Broadmoor

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were essentially different types of Ranch houses, including the Linear Ranch, Linear with Clusters, Half Courtyard, and Rambling Ranch.

For the most part, Broadmoor's houses can be considered modest in their exterior appearance, characterized by a slate of shared attributes. Common features include broad profiles with moderately pitched roofs and deep eaves. Hip and gable roofs are the common roof types in the subdivision with 234 residences (41.8 percent) featuring gables and 326 (58.2 percent) featuring hip roofs. Brick claddings are prevalent (99.1 percent), with many featuring accent materials such as weatherboard or board-and-batten siding. Asymmetrical façades are common, with off-center entries sheltered under the primary roofline or an extension thereof. Picture windows and paired and banded casement and awning windows are common. Integral carports at either end of the house—or, in some instances, projecting from the façade—are essential in defining the spatial organization of the lot and reflect the importance of the automobile in delineating the character and layout of the home. Certainly, the carport is the most prominent feature of many homes, dominating the façade. With some bays large enough to accommodate two cars, the integrated carports easily comprise up to a third of the linear space of some houses. Sheltered linear porches and stoops along the façade are common, with ornamental ironwork featured in balusters and posts. Wingwalls and integrated planters are also present at some dwellings. While many houses could be considered to be void of style—defined only by the Ranch form—scattered houses throughout the community derive their character in part from stylistic inflections of the Colonial Revival and Contemporary styles. One unique feature that survives at some of the residences is the Servel air conditioner and heating unit chiller pad, indicative of the modern amenities provided by Fausett.

Research identified promotional materials picturing 18 of the 24 house plans offered by Fausett during the initial build-out of Broadmoor. These 18 plans are described below, providing a general picture of the forms and variations found throughout the neighborhood. It should be noted that field observations found much subtle variety among the existing building stock. For example, the plans described below may be flipped, roofs may be gabled or hipped, and small differences in fenestration are common. Additional variety has been introduced by changes made by homeowners over the years, as further described after the house models. Nevertheless, the building stock, on the whole, still clearly reflects the intention of Fausett's original standard models:

3500: Roughly four residences in Broadmoor exhibit the 3500 house plan. These dwellings are one-story, three-bay, hip-roof, frame dwellings. The exterior cladding ranges from brick veneer, weatherboard, board and batten, and replacement vinyl siding. A one-bay, integral carport is located on the façade of the residence and features at least one storage closet. The single-leaf entry is located perpendicular to the façade wall plane within an integral recessed porch. Piercing the façade within the recessed area is a large, multi-light picture window assemblage with two, single-light casement windows. The front wall plane features a three-part assemblage consisting of a single-light stationary window flanked by single-light casements or sliders. Window materials are aluminum, replacement aluminum, or vinyl replacement sashes. Located within the house is a master bedroom with a half-bath, two additional bedrooms, and a full-bathroom.

3510: Roughly 55 dwellings exhibit the 3510 house plan in Broadmoor. These dwellings are one-story, five-bay, hip-roof, frame residences with raised foundations. Clay ridge tiles are located along the ridgelines of some roofs. The exterior cladding ranges from brick veneer, weatherboard, board and batten, and replacement vinyl siding. An integral, one-bay carport is located on one side

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of the home and features a storage closet. A typical façade arrangement is as follows: carport, single-light stationary window, single-leaf entry, and two single-light paired casement windows or sliders. Window materials are aluminum, replacement aluminum, or vinyl replacement sashes. Three bedrooms and a bathroom are present in the interior of the residence.

3512: Approximately 43 residences within the Broadmoor neighborhood exhibit the 3512 house plan. These houses are one-story, five-bay, side-gable, frame residences with raised foundations. The exterior cladding ranges from brick veneer, weatherboard, board and batten, and replacement vinyl siding. An integral, one-bay carport is located on one side of the home and features a storage closet. A typical façade arrangement is as follows: two, three-part window assemblages consisting of a single-light stationary window flanked by paired, single-light casement or slider windows; a single-leaf entry; and another three-part assemblage of a single-light stationary window flanked by single-light casement windows. Window materials are aluminum, replacement aluminum, or vinyl replacement sashes. The house features three bedrooms with a bathroom.

3514: Located within the Broadmoor subdivision are approximately 67 houses that exhibit the 3514 house plan. These residences are one-story, four-bay, side-gable, frame dwellings with raised foundations. The exterior cladding ranges from brick veneer, weatherboard, board and batten, and replacement vinyl siding. Common features on this dwelling type are exposed rafters, a raised brick skirt, and large, overhanging eaves suggesting a Contemporary influence. The raised brick skirt gives the impression of clerestory windows. Visible on one elevation is a prominent, exterior end, brick chimney. Chimney placement varies on several of the houses as some feature a central, exterior end, brick chimney. The entry is typically located on the façade, but sometimes, the home is placed on a lot where the façade elevation is actually where the chimney is located. A stoop fronts the entry with an integral planter box. Usually, the façade features a picture window, single-leaf entry, and two, single-light awning windows. Window materials are aluminum, replacement aluminum, or vinyl replacement sashes. On the opposite side of the house from the main entry is a large, integral, one-bay carport complete with a storage closet. A single-leaf entry is sheltered by the carport and is fronted by a stoop. This house plan features three bedrooms and one bathroom.

3611: Approximately 23 dwellings within Broadmoor exhibit the 3611 house plan. These residences are one-story, five-bay, hip-roof, frame residences with a raised foundation. The exterior cladding ranges from brick veneer, weatherboard, board and batten, and replacement vinyl siding. An integral, one-bay carport with a storage closet is located on one side of the house. Along the façade, following the carport are two, single-light stationary windows, a single-leaf entry, and a paired, single-light, slider window. Window materials are aluminum, replacement aluminum, or vinyl replacement sashes. Two bedrooms and one bathroom are located in the interior of this house.

3614: Approximately 22 residences exhibit the 3614 house plan in the Broadmoor neighborhood. These dwellings are one-story, five-bay, hip-roof, frame residences with raised foundation. The exterior cladding ranges from brick veneer, weatherboard, board and batten, and replacement vinyl siding. An integral, one-bay carport with storage closet is located on one side of the house. Along the façade, following the carport is a picture window, single-leaf entry, and two, single-light, paired, casement windows. Windows materials are aluminum, replacement aluminum, or vinyl replacement sashes. Three bedrooms and one bathroom are located in the interior of this house.

3616: Roughly 22 dwellings within the Broadmoor subdivision exhibit the 3616 house plan. These residences are one-story, six-bay, hip-roof, frame dwellings with raised foundations. The exterior

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cladding ranges from brick veneer, weatherboard, board and batten, and replacement vinyl siding. An integral, one-bay carport with storage closet is located on one side of the house. Typically, two single-light, paired casement windows and one single-light, stationary window flanked by single-light paired sliders follow the carport on the façade of the house. A recessed, single-leaf entry is visible next along with an additional single-light, paired slider window. Window materials are aluminum, replacement aluminum, or vinyl replacement sashes. The interior of the residence includes three bedrooms and one bathroom.

3617 and 3617-Deluxe: Approximately 49 dwellings within Broadmoor exhibit the 3617 house plan. These houses are one-story, five-bay, side-gable, frame dwellings with raised foundations. The exterior cladding ranges from brick veneer, weatherboard, board and batten, and replacement vinyl siding. On one side of the home was a large, two-bay, integral carport with a storage closet. Typical façade fenestration included a carport, picture window, single-leaf entry, and two three-part assemblages consisting of a single-light, stationary window flanked by single-light casement or slider windows. Window materials are aluminum, replacement aluminum, or vinyl replacement sashes. A variation of 3617 existed in Broadmoor, the 3617-Deluxe. Only two houses in Broadmoor exhibit this plan. The integral carport is shorter in length with a flush, rear wall that is presumably used as living space as opposed to storage space. The arrangement of rooms in the interiors of these houses is unknown.

3618: Within the Broadmoor neighborhood are roughly 64 dwellings that exhibit the 3618 house plan. The residences are one-story, five-bay, frame, hip-roof, rectangular-plan residences. Featured on the roofs of some of these dwellings are clay tiles that line the ridgelines. The exterior cladding ranges from brick veneer, weatherboard, board and batten, and replacement vinyl siding. The façade features a one-bay, integral carport with a utility closet on the left side of the house. However, the carport may be on the opposite side of the residence. Typical fenestration on this form is a single-light picture window followed by the entrance and two, three-part assemblages comprising of a single-light stationary window flanked by either single-light casements or sliders. The latter two windows act as clerestory windows. Window materials consist of aluminum or aluminum or vinyl replacements sashes. This house plan features two small bedrooms and one larger bedroom with an ensuite bathroom. An additional bathroom is located in the hallway leading to the bedrooms.

3618-A: Approximately six houses within the Broadmoor subdivision exhibit the 3618-A house plan. These residences are one-story, five-bay, side-gable, frame dwellings with raised foundations. A variation of this plan is a four-bay residence with a two-bay, integral garage as opposed to a two-bay, integral carport. The large carport was entered on the side of the home as opposed to other house plans where the entrance was from the facade. The exterior cladding ranges from brick veneer, weatherboard, board and batten, and replacement vinyl siding. Characteristic façade fenestration included two paired, single-light casement windows, a single-leaf entry, and a picture window, followed by the carport. Window materials are aluminum, replacement aluminum, or vinyl replacement sashes. The interior plans for this home are unknown.

3619: Roughly 13 residences in the Broadmoor neighborhood exhibit the 3619 house plan. The dwellings are one-story, seven-bay, frame, hip-roof, rectangular-plan residences. The raised foundation, broad eaves, and prominent façade carport on these houses give the impression of a contemporary interpretation of Prairie Style influences. The exterior cladding ranges from brick

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vener, weatherboard, board and batten, and replacement vinyl siding. The facade carport is featured on one end of the home, extending in front of the front of the house to accommodate two cars. The high front wall that denotes the private space of the home on the carport contains a storage room. The recessed entry on the dwelling is centrally placed and is fronted by a raised stoop. Windows consist of paired, single-light sliders or casement windows and single-light stationary windows. The stationary window is typically located behind the extended carport with three slider/casement windows located on the visible portion of the house. Window materials consist of aluminum or aluminum or vinyl replacements sashes. This house plan features one master bedroom with two additional bedrooms. An ensuite bathroom is located in the master bedroom, while another bathroom is located just on the other side and is accessed by a hallway.

3620: Approximately five dwellings in the Broadmoor subdivision exhibit the 3620 house plan. The residences are one-story, six-bay, frame, hip-roof, rectangular-plan dwellings with a raised foundation. The exterior cladding ranges from brick veneer, weatherboard, board and batten, and replacement vinyl siding. Located on the façade is a two-bay integral garage. A central, recessed entry is located on the interior side of the entrance vestibule and is fronted by a porch. Windows utilized in this house plan are single-light stationary and single-light, paired casement or slider windows, the latter of which resemble clerestory windows. Window materials are aluminum sashes or replacement aluminum or vinyl sashes. Variations of this form are present with the garage located on the opposite end. However, a large, picture window followed by an entry and three additional windows usually follows from the garage. A master bedroom with an ensuite bathroom, two additional bedrooms, and another bathroom are key rooms for this house plan.

3621: Approximately four dwellings within the Broadmoor neighborhood exhibit the 3621 house plan. These asymmetrical residences are one-story, four-bay, hip-roof, frame dwellings. Large, overhanging eaves are present. The exterior cladding for this form is typically brick veneer, although replacement vinyl siding is visible on some of these houses. Characteristic of this house plan is a two-bay, integral garage. However, variations exhibit a two-bay, integral carport. The house features two projections extending from the main rectangular mass. A single-entry is located on the side elevation of the first projection perpendicular to the façade wall plane. An integral planter box extends from the entry plane, partially concealing the entrance. Following the carport/garage bays are typically a three-part window assemblage consisting of a single-light stationary window flanked by two single-light casement windows, an additional three-part assemblage, and two-single-light sliders or casement windows. Additional slider or casement windows are located on either side of the second projection. Window materials are aluminum, replacement aluminum, or vinyl replacement sashes. This house form contains a master bedroom with an ensuite bathroom, two additional bedrooms, an additional bathroom, and an activity room.

3622: Roughly 35 residences in the Broadmoor subdivision exhibit the 3622 house plan. These dwellings are one-story, five-bay, side-gable, frame, rectangular-plan residences. The exterior cladding ranges from brick veneer, weatherboard, board and batten, and replacement vinyl siding. Usually, the house contains an integral, one-bay garage. However, some variations feature a one-bay, integral carport. Located on the façade is a picture window directly next to the garage or carport. An off-center entry is visible next to the picture window followed by two, three-part assemblages comprising of a single-light stationary window flanked by single-light sliders or casements. Window materials are aluminum, replacement aluminum, or vinyl replacement sashes.

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Two smaller bedrooms and a larger master bedroom with ensuite bathroom are located within the house. An additional bathroom is located at the end of a hallway directly on the other side of the ensuite bathroom.

3624: Located within Broadmoor are approximately five houses that exhibit the 3624 house plan. These dwellings are one-story, two-bay, hip-roof, frame, asymmetrical plan residences. The exterior cladding ranges from brick veneer, weatherboard, board and batten, and replacement vinyl siding. An integral, two-bay carport is visible on one side of the home and features a storage closet. A single-leaf entry is located perpendicular to the façade wall plane on the opposite side of the front mass from the carport. Typical windows on this house plan consist of a three-part assemblage with a single-light stationary window flanked by one-over-one, double-hung windows and one-over-one awning windows. Window materials are aluminum, replacement aluminum, or vinyl replacement sashes. An integral planter box is visible on the façade below the picture window. A master bedroom with an ensuite bathroom, two additional bedrooms, and a bathroom are located within the interior of the house.

3700: Within the Broadmoor neighborhood are roughly 52 houses that exhibit the 3700 house plan. These dwellings are one-story, five-bay, hip-roof, frame, rectangular-plan residences with a raised foundation. The roofs sometimes had clay tiles along the ridgelines. The exterior cladding ranges from brick veneer, weatherboard, board and batten, and replacement vinyl siding. Visible on the façade is a one-bay, integral carport with access to a storage closet. Variations have the carport on opposite sides. An off-center entry is located on the façade with a large, picture window located closest to the carport. Window materials consist of aluminum, replacement aluminum, or replacement vinyl sashes. In addition to the picture window, there are usually two casement or slider windows furthest from the carport. The house contains two bedrooms with an additional master bedroom completed with an ensuite bathroom. A separate bathroom is located in the hallway leading to the bedrooms.

3701: Roughly 10 houses within Broadmoor exhibit the 3701 house plan. The residences are one-story, five-bay, hip-roof, frame, rectangular-plan dwellings with a raised foundation. The exterior cladding ranges from brick veneer, weatherboard, board and batten, and replacement vinyl siding. A central entry is visible on the façade along with an integral two-bay carport. An additional entry provides access to a storage closet in the carport. Windows are usually single-light awning windows, but variations exist that consists of paired, single-light sliders or paired, single-light casements. A large picture window is located closest to the carport depending on variants of this house plan. Window materials are aluminum, replacement aluminum, or replacement vinyl. Three bedrooms, one master and two smaller, are typical rooms in the interior of the residence. The master bedroom features an ensuite bathroom that is directly behind an additional bathroom accessed by a hallway.

3703: Approximately 16 dwellings within the Broadmoor neighborhood exhibit the 3703 house plan. The houses are one-story, five-bay, side-gable, frame rectangular-plan dwellings. Variations of this house plan have a hip-roof with clay tiles along the ridge line. The exterior cladding ranges from brick veneer, weatherboard, board and batten, and replacement vinyl siding. Visible on the façade is a one-bay, integral carport. An off-center entry is located between two single-light, stationary windows or a three-part assemblage comprising of a stationary window flanked by two, single-light casement windows. This portion of the façade layout is always preceded by the carport.

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Two additional window assemblages, consisting of a single-light stationary window flanked by single-light sliders or casements, also pierce the façade. These windows are located just below the eave and resemble clerestory windows. Window materials are aluminum, replacement aluminum, or replacement vinyl. This house plan is larger than most of Fausett's other plans. The house features a master bedroom with an ensuite bathroom, two smaller bedrooms, and an additional bathroom. Also included in this house plan is an activity room and half-bathroom.

While most houses in the neighborhood retain their core characteristics—massing, form, fenestration pattern, and dominant materials—many have undergone at least a basic level of modification. The most prevalent alteration documented was the replacement of original weatherboard, aluminum, and board-and-batten siding with vinyl siding, particularly along the carport walls and in the gable ends. Soffits have also commonly been enwrapped in vinyl. Contemporary composition shingle roofs characterize most dwellings, although a large number of dwellings still retain their clay tile ridgelines. Approximately 46 residences feature clay tile along the ridgeline of the roof. In some instances, windows have been replaced with vinyl sashes or vinyl units of a different configuration but substantial alteration of window sizes and opening types is relatively rare. The most substantive change identified throughout the neighborhood was the enclosure of carports on numerous dwellings. In some instances, the carport was enclosed with a garage door while in other instances the carport was converted to living space. Additions in Broadmoor are rare, at least to the extent that they are visible from the right-of-way. Clearly identifiable and unsympathetic additions were infrequent.

In total, the proposed historic district includes 554 residential properties, which include 453 contributing buildings and 101 non-contributing buildings. The vast majority of the residences date to the original development of the neighborhood in the 1950s. Nine were constructed in the 1960s, and 13 were added in 1973, all exhibiting compatible Ranch house forms in keeping with the character of the original houses. These residences are considered contributing resources if they retain adequate integrity. The only later infilled residences in the neighborhood are two houses dating after 1977 and one house dating to 2014, which are non-contributing resources. Generally, the only support structures associated with residential properties are prefabricated storage sheds. These small structures are minimally visible from the public right-of-way and neither contribute to nor detract from the district's eligibility, thus they are not included in the district's resource count. Broadmoor Park (contributing site), clubhouse (contributing building), pool house (contributing building), spillway (contributing structure), and the former Broadmoor Kindergarten (contributing building), account for five additional contributing resources, for a ratio of 81.9 percent contributing resources to 19.1 percent non-contributing resources (458 out of 559 contributing). The following table identifies the contributing or non-contributing status of each resource within the historic district boundaries. Additional details about each resource are available on the individual Arkansas Architectural Resources Forms completed in 2018–2020 and on file with the Arkansas Historic Preservation Program.

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PU10560	6120 W. 32nd Street (Broadmoor Kindergarten)	1955	N/A	C
PU10600	4 Belmont Drive	1954	3618	C
PU10601	6 Belmont Drive	1954	3512	C
PU10602	8 Belmont Drive	1954	Variant of 3514	C
PU10603	10 Belmont Drive	1954	3701	C
PU10604	12 Belmont Drive	1954	3622	C
PU10605	14 Belmont Drive	1954	3614	C
PU10606	16 Belmont Drive	1954	3701	NC
PU10607	18 Belmont Drive	1954	3618	C
PU10608	20 Belmont Drive	1954	3619	C
PU10609	22 Belmont Drive	1954	N/A	C
PU10610	24 Belmont Drive	1954	3616	C
PU10611	26 Belmont Drive	1954	Variant of 3624	C
PU10612	28 Belmont Drive	1954	3703	C
PU10613	30 Belmont Drive	1954	3614	C
PU10614	32 Belmont Drive	1954	3510	C
PU10615	34 Belmont Drive	1954	3514	C
PU10616	36 Belmont Drive	1954	Variant of 3700	C
PU10617	43 Belmont Drive	1960	3619	C
PU10618	18 Berkshire Drive	1954	3514	NC
PU10619	16 Berkshire Drive	1954	Variant of 3611	NC
PU10620	14 Berkshire Drive	1960	Variant of 3514	C
PU10621	12 Berkshire Drive	1954	Variant of 3622	C
PU10622	10 Berkshire Drive	1954	Variant of 3700	C
PU10623	8 Berkshire Drive	1954	3616	C
PU10624	6 Berkshire Drive	1954	3614	C
PU10625	4 Berkshire Drive	1954	3618	C
PU10626	2 Berkshire Drive	1954	3621	NC
PU10627	7 Belmont Drive	1954	Variant of 3703	C
PU10628	9 Belmont Drive	1954	3617	C
PU10629	11 Belmont Drive	1954	Variant of 3703	C
PU10630	15 Belmont Drive	1954	Variant of 3700	NC
PU10631	17 Belmont Drive	1954	3622	C
PU10632	19 Belmont Drive	1954	Variant of 3514	C
PU10633	21 Belmont Drive	1954	3617	C
PU10634	23 Belmont Drive	1954	Variant of 3510	C
PU10635	25 Belmont Drive	1954	3700	C
PU10636	27 Belmont Drive	1954	3700	C

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PU10637	29 Belmont Drive	1954	variant of 3700	C
PU10638	31 Belmont Drive	1954	3619	C
PU10639	33 Belmont Drive	1954	3617 Deluxe	C
PU10640	35 Belmont Drive	1954	Variant of 3622	NC
PU10641	37 Belmont Drive	1954	Variant of 3703	NC
PU10642	39 Belmont Drive	1954	3618	C
PU10643	41 Belmont Drive	1954	3500	C
PU10644	19 Berkshire Drive	1954	3514	C
PU10645	17 Berkshire Drive	1954	3618	C
PU10646	15 Berkshire Drive	1954	Variant of 3703	NC
PU10647	11 Berkshire Drive	1954	3510	C
PU10648	9 Berkshire Drive	1954	Variant of 3618-A	C
PU10649	7 Berkshire Drive	1954	3614	C
PU10650	5 Berkshire Drive	1954	Variant of 3620	C
PU10651	3 Berkshire Drive	1954	3619	C
PU10652	1 Berkshire Drive	1954	Variant of 3700	NC
PU10653	80 Lakeshore Drive	1954	Variant of 3620	C
PU10654	10 Glenmere Drive	1954	3703	C
PU10655	14 Glenmere Drive	1954	Variant of 3510	C
PU10656	16 Glenmere Drive	1954	3618	C
PU10657	18 Glenmere Drive	1954	Variant of 3514	C
PU10658	20 Glenmere Drive	1954	3611	NC
PU10659	22 Glenmere Drive	1954	N/A	C
PU10660	24 Glenmere Drive	1954	Variant of 3622	NC
PU10661	26 Glenmere Drive	1954	3622	C
PU10662	28 Glenmere Drive	1954	Variant of 3514	C
PU10663	30 Glenmere Drive	1954	Variant of 3514	C
PU10664	1 Alameda Drive	1954	Variant of 3616	C
PU10665	3 Alameda Drive	1954	3514	C
PU10666	5 Alameda Drive	1954	3614	C
PU10667	7 Alameda Drive	1954	3622	C
PU10668	3 Archwood Drive	1954	3510	C
PU10669	1 Archwood Drive	1954	3611	C
PU10670	61 Lakeshore Drive	1954	Variant of 3514	C
PU10671	57 Lakeshore Drive	1954	Variant of 3622	C
PU10672	2 Bellemeade Drive	1954	3614	C
PU10673	4 Bellemeade Drive	1954	3618	C
PU10674	6 Bellemeade Drive	1954	Variant of 3611	NC
PU10675	3 Bellemeade Drive	1954	Variant of 3622	C
PU10676	53 Lakeshore Drive	1954	3617 Deluxe	C

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PU10677	51 Lakeshore Drive	1954	Variant of 3500	C
PU10678	46 Lakeshore Drive	1954	3618	C
PU10679	48 Lakeshore Drive	1954	3617 Deluxe	C
PU10680	50 Lakeshore Drive	1954	3700	C
PU10681	52 Lakeshore Drive	1954	3621	C
PU10682	56 Lakeshore Drive	1954	N/A	C
PU10683	60 Lakeshore Drive	1954	3619	C
PU10684	62 Lakeshore Drive	1954	3618	C
PU10685	64 Lakeshore Drive	1954	Variant of 3624	C
PU10686	66 Lakeshore Drive	1954	3616	NC
PU10687	68 Lakeshore Drive	1954	3617	C
PU10688	70 Lakeshore Drive	1954	3703	NC
PU10689	72 Lakeshore Drive	1954	3703	NC
PU10690	74 Lakeshore Drive	1954	3624	C
PU10691	65 Lakeshore Drive	1954	3514	C
PU10692	69 Lakeshore Drive	1954	3510	C
PU10693	71 Lakeshore Drive	1954	Variant of 3500	C
PU10694	73 Lakeshore Drive	1954	Variant of 3700	C
PU10695	75 Lakeshore Drive	1954	3619	C
PU10696	77 Lakeshore Drive	1954	3611	C
PU10697	79 Lakeshore Drive	1954	3514	C
PU10698	81 Lakeshore Drive	1954	3510	C
PU10699	83 Lakeshore Drive	1954	3510	C
PU10700	4 Glenmere Drive	1954	Variant of 3618-A	C
PU10701	2 Glenmere Drive	1954	Variant of 3618-A	C
PU10702	12 Archwood Drive	1954	Variant of 3611	C
PU10703	10 Archwood Drive	1954	3510 or 3618	C
PU10704	8 Archwood Drive	1954	Variant of 3618-A	C
PU10705	6 Archwood Drive	1954	Variant of 3700	C
PU10706	4 Archwood Drive	1954	3514	C
PU10707	2 Archwood Drive	1954	Variant of 3500	C
PU10708	1 Glenmere Drive	1954	3614	C
PU10709	3 Glenmere Drive	1954	Variant of 3700	C
PU10710	5 Glenmere Drive	1954	Variant of 3618	NC
PU10711	7 Glenmere Drive	1954	Variant of 3617 Deluxe	C
PU10712	9 Glenmere Drive	1954	3618	C
PU10713	11 Glenmere Drive	1954	3617	NC
PU10714	15 Glenmere Drive	1954	variant of 3510	C
PU10715	17 Glenmere Drive	1954	Variant of 3617 Deluxe	C

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PU10716	19 Glenmere Drive	1954	3514	C
PU10717	21 Glenmere Drive	1954	3701	C
PU10718	23 Glenmere Drive	1954	Variant of 3510	NC
PU10719	25 Glenmere Drive	1954	Variant of 3622	C
PU10720	27 Glenmere Drive	1954	3618	C
PU10721	29 Glenmere Drive	1954	3514	C
PU10722	31 Glenmere Drive	1954	Variant of 3700	C
PU10723	33 Glenmere Drive	1954	3512	C
PU10724	35 Glenmere Drive	1954	3622	NC
PU10725	37 Glenmere Drive	1954	Variant of 3500	C
PU10726	39 Glenmere Drive	1954	Variant of 3700	C
PU10727	41 Glenmere Drive	1954	Variant of 3618-A	C
PU10728	2311 Park Ridge Drive	1965	N/A	C
PU10729	53 Belmont Drive	1954	Variant of 3500	C
PU10730	55 Belmont Drive	1954	Variant of 3500	C
PU10731	57 Belmont Drive	1954	3611	C
PU10732	32 Glenmere Drive	1954	Variant of 3700	C
PU10733	34 Glenmere Drive	1954	3510	C
PU10734	36 Glenmere Drive	1954	3514	C
PU10735	38 Glenmere Drive	1954	3514	C
PU10736	49 Belmont Drive	1954	3700	C
PU10737	47 Belmont Drive	1954	Variant of 3700	C
PU10738	45 Belmont Drive	1954	Variant of 3700	C
PU10739	21 Berkshire Drive	1954	Variant of 3500	C
PU10740	53 Broadmoor Drive	1954	Variant of 3700	C
PU10741	51 Broadmoor Drive	1954	3618	C
PU10742	49 Broadmoor Drive	1954	3617 Deluxe	NC
PU10743	47 Broadmoor Drive	1954	Variant of 3500	C
PU10744	45 Broadmoor Drive	1954	Variant of 3703	C
PU10745	43 Broadmoor Drive	1954	3510	C
PU10746	41 Broadmoor Drive	1954	3618	C
PU10747	39 Broadmoor Drive	1954	3616	C
PU10748	37 Broadmoor Drive	1954	3510	C
PU10749	35 Broadmoor Drive	1954	3619	C
PU10750	33 Broadmoor Drive	1954	3617	C
PU10751	31 Broadmoor Drive	1954	Variant of 3618-A	NC
PU10752	29 Broadmoor Drive	1954	3700	C
PU10753	59 Belmont Drive	1954	3616	C
PU10754	61 Belmont Drive	1954	3510	C
PU10755	63 Belmont Drive	1954	3514	NC

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PU10756	65 Belmont Drive	1954	3617 Deluxe	C
PU10757	67 Belmont Drive	1957	3618	C
PU10758	69 Belmont Drive	1957	3617	C
PU10759	71 Belmont Drive	1957	3618	C
PU10760	73 Belmont Drive	1957	3618	NC
PU10761	75 Belmont Drive	1954	Variant of 3622	NC
PU10762	77 Belmont Drive	1957	3512	NC
PU10763	63 Glenmere Drive	1957	Variant of 3618-A	C
PU10764	65 Glenmere Drive	1959	Variant of 3514	C
PU10765	67 Glenmere Drive	1959	3618	C
PU10766	69 Glenmere Drive	1957	3512	C
PU10767	71 Glenmere Drive	1957	3618	NC
PU10768	73 Glenmere Drive	1957	Variant of 3622	C
PU10769	2101 Ridge Park Drive	1973	N/A	C
PU10770	2103 Ridge Park Drive	1973	N/A	NC
PU10771	2105 Ridge Park Drive	1973	N/A	NC
PU10772	2107 Ridge Park Drive	1957	N/A	C
PU10773	2201 Ridge Park Drive	1973	3510	C
PU10774	2203 Ridge Park Drive	after 1977	3512	NC
PU10775	2205 Ridge Park Drive	after 1977	Variant of 3700	NC
PU10776	2207 Ridge Park Drive	1973	Variant of 3622	C
PU10777	2209 Ridge Park Drive	1973	Variant of 3512	C
PU10778	2301 Ridge Park Drive	1973	Variant of 3514	NC
PU10779	2303 Ridge Park Drive	1973	N/A	C
PU10780	2305 Ridge Park Drive	1973	N/A	C
PU10781	2307 Ridge Park Drive	1973	N/A	C
PU10782	2309 Ridge Park Drive	1973	N/A	C
PU10783	2312 Ridge Park Drive	1973	3614	NC
PU10784	2310 Ridge Park Drive	1973	Variant of 3617	C
PU10785	68 Glenmere Drive	1959	3514	C
PU10786	66 Glenmere Drive	1957	Variant of 3611	C
PU10787	64 Glenmere Drive	1959	3514	C
PU10788	85 Belmont Drive	1954	3512	C
PU10789	87 Belmont Drive	1957	3512	C
PU10790	89 Belmont Drive	1957	Variant of 3614	NC
PU10791	54 Belmont Drive	1954	3514	NC
PU10792	45 Glenmere Drive	1954	3616	C
PU10793	58 Belmont Drive	1954	Variation of 3622	C
PU10794	60 Belmont Drive	1954	3514	C
PU10795	64 Belmont Drive	1954	3619	C

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PU10796	68 Belmont Drive	1954	3514	C
PU10797	70 Belmont Drive	1957	Variant of 3510	C
PU10798	74 Belmont Drive	1957	Variant of 3618	C
PU10799	76 Belmont Drive	1954	3703	C
PU10800	57 Glenmere Drive	1954	variant of 3500	C
PU10801	55 Glenmere Drive	1954	3514	NC
PU10802	53 Glenmere Drive	1954	3512	C
PU10803	51 Glenmere Drive	1954	Variant of 3622?	C
PU10804	49 Glenmere Drive	1954	3510	C
PU10805	47 Glenmere Drive	1954	3512	C
PU10806	34 Berkshire Drive	1954	Variant of 3700?	C
PU10807	32 Berkshire Drive	1954	3512	C
PU10808	30 Berkshire Drive	1954	3700	C
PU10809	28 Berkshire Drive	1954	3618-A	C
PU10810	55 Broadmoor Drive	1954	Variant of 3611	C
PU10811	52 Broadmoor Drive	1954	3510	C
PU10812	57 Broadmoor Drive	1954	3514	C
PU10813	54 Broadmoor	1954	3512	C
PU10814	26 Berkshire Drive	1954	3510	C
PU10815	24 Berkshire Drive	1954	3622	NC
PU10816	42 Belmont Drive	1954	Variant of 3618-A	NC
PU10817	25 Berkshire Drive	1954	3624	C
PU10818	27 Berkshire Drive	1954	3619	C
PU10819	63 Broadmoor Drive	1954	Variant of 3617	C
PU10820	65 Broadmoor Drive	1954	3514	NC
PU10821	67 Broadmoor Drive	1954	3611	NC
PU10822	69 Broadmoor Drive	1954	3510	C
PU10823	71 Broadmoor Drive	1954	Variant of 3622	C
PU10824	73 Broadmoor Drive	1954	3700	C
PU10825	75 Broadmoor Drive	1957	N/A	C
PU10826	77 Broadmoor Drive	1954	Variant of 3611	C
PU10827	79 Broadmoor Drive	1954	3514	C
PU10828	81 Broadmoor Drive	1954	Burned was 3512	NC
PU10829	83 Broadmoor Drive	1954	Variant of 3514	NC
PU10830	85 Broadmoor Drive	1954	3510	C
PU10831	87 Broadmoor Drive	1954	Variant of 3611	NC
PU10832	86 Belmont Drive	1954	3700	NC
PU10833	84 Belmont Drive	1954	3701	C
PU10834	62 Glenmere Drive	1954	3514	C
PU10835	60 Glenmere Drive	1954	3700	C

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PU10836	58 Glenmere Drive	1954	3512	C
PU10837	56 Glenmere Drive	1954	3614	C
PU10838	54 Glenmere Drive	1954	3622	C
PU10839	52 Glenmere Drive	1954	3514	NC
PU10840	50 Glenmere Drive	1954	Variant of 3512	C
PU10841	48 Glenmere Drive	1954	Variant of 3622	C
PU10842	46 Glenmere Drive	1954	Variant of 3614	C
PU10843	44 Glenmere Drive	1954	3514	C
PU10844	42 Glenmere Drive	1954	3510	NC
PU10845	46 Belmont Drive	1954	Variant of 3619	C
PU10846	44 Belmont Drive	1954	3622	NC
PU10847	Spillway off University Ave	1954	N/A	C
PU10848	49 Lakeshore Drive	1954	3700	C
PU10849	2 Barbara Circle	1954	3514	NC
PU10850	4 Barbara Circle	1954	Variant of 3618-A	NC
PU10851	6 Barbara Circle	1954	3614	C
PU10852	8 Barbara Circle	1954	Variant of 3510	C
PU10853	10 Barbara Circle	1954	3512	NC
PU10854	12 Barbara Drive	1954	3618	C
PU10855	14 Barbara Drive	1954	3514	C
PU10856	16 Barbara Drive	1954	variant of 3510	C
PU10857	18 Barbara Drive	1954	3611	C
PU10858	20 Barbara Drive	1954	3510	C
PU10859	22 Barbara Drive	1954	variant of 3614	C
PU10860	24 Barbara Drive	1954	Variant of 3622	C
PU10861	26 Barbara Drive	1954	Variant of 3614	C
PU10862	28 Barbara Drive	1954	3512	C
PU10863	29 Barbara Drive	1954	Variant of 3614	C
PU10864	27 Barbara Drive	1954	3618	C
PU10865	25 Barbara Drive	1954	3510	C
PU10866	23 Barbara Drive	1954	3514	C
PU10867	21 Barbara Drive	1954	3512	C
PU10868	19 Barbara Drive	1954	Variant of 3622	NC
PU10869	17 Barbara Drive	1954	3614	C
PU10870	15 Barbara Drive	1954	variant of 3510	C
PU10871	11 Barbara Drive	1954	Variant of 3512	C
PU10872	9 Barbara Circle	1954	Variant of 3614	C
PU10873	7 Barbara Circle	1954	Variant of 3614	C
PU10874	5 Barbara Circle	1954	Variant of 3622	C

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PU10875	3 Barbara Circle	1954	3622	C
PU10876	31 Berkshire Drive	1954	3700	C
PU10877	58 Broadmoor Drive	1954	Variant of 3700	NC
PU10878	60 Broadmoor Drive	1954	Variant of 3700	C
PU10879	62 Broadmoor Drive	1954	Variant of 3701	NC
PU10880	64 Broadmoor Drive	1954	3614	C
PU10881	66 Broadmoor Drive	1954	3622	C
PU10882	68 Broadmoor Drive	1954	3512	C
PU10883	70 Broadmoor Drive	1954	Variant of 3514	NC
PU10884	72 Broadmoor Drive	1954	Variant of 3510	C
PU10885	74 Broadmoor Drive	1954	Variant of 3510	C
PU10886	76 Broadmoor Drive	1954	Variant of 3614	C
PU10887	78 Broadmoor Drive	1954	Variant of 3611	NC
PU10888	80 Broadmoor Drive	1954	3510	C
PU10889	82 Broadmoor Drive	1954	3510	C
PU10890	84 Broadmoor Drive	1954	Variant of 3510	C
PU10891	86 Broadmoor Drive	1957	Variant of 3514	NC
PU10892	88 Broadmoor Drive	1957	3512	C
PU10893	90 Broadmoor Drive	2014	3510	NC
PU10894	92 Broadmoor Drive	1954	Variant of 3514	C
PU10895	94 Broadmoor Drive	1954	3514	C
PU10896	96 Broadmoor Drive	1954	3617	C
PU10897	98 Broadmoor Drive	1954	3618	NC
PU10898	41 Barbara Drive	1954	3622	C
PU10899	39 Barbara Drive	1954	3514	C
PU10900	37 Barbara Drive	1954	3512	C
PU10901	35 Barbara Drive	1957	3514	NC
PU10902	33 Barbara Drive	1954	Variant of 3618	NC
PU10903	31 Barbara Drive	1954	Variant of 3611	C
PU10904	30 Barbara Drive	1954	3514	C
PU10905	32 Barbara Drive	1954	3618	C
PU10906	34 Barbara Drive	1954	3514	C
PU10907	36 Barbara Drive	1954	Variant of 3510	C
PU10908	38 Barbara Drive	1954	Variant of 3512	C
PU10909	40 Barbara Drive	1954	3510	NC
PU10910	42 Barbara Drive	1954	3514	NC
PU10911	44 Barbara Drive	1957	3512	C
PU10912	91 Belmont Drive	1957	3514	C
PU10913	89 Broadmoor Drive	1954	Variant of 3510	C
PU10914	91 Broadmoor Drive	1954	3512	C

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PU10915	93 Broadmoor Drive	1954	Variant of 3512	C
PU10916	95 Broadmoor Drive	1954	3514	C
PU10917	1 Barbara Circle	1954	3510	C
PU10918	3 Barbara Circle	1954	3512	C
PU10919	5 Barbara Circle	1954	3618	C
PU10920	7 Barbara Circle	1954	3510	NC
PU10921	9 Barbara Circle	1957	3616	NC
PU10922	10 Barbara Circle	1954	3614	C
PU10923	8 Barbara Circle	1954	3510	C
PU10924	4 Barbara Circle	1957	3514	C
PU10925	97 Broadmoor Drive	1957	3514	C
PU10926	99 Broadmoor Drive	1957	3510	C
PU10927	1 Roane Circle	1957	3510	C
PU10928	2 Roane Circle	1957	3512	C
PU10929	3 Roane Circle	1957	Variant of 3510	C
PU10930	4 Roane Circle	1954	Variant of 3700	C
PU10931	5 Roane Circle	1957	Variant of 3622	C
PU10932	6 Roane Circle	1963	Variant of 3700	C
PU10933	7 Roane Circle	1963	Variant of 3700	NC
PU10934	8 Roane Circle	1959	Variant of 3700	C
PU10935	70 Glenmere Drive	1957	Variant of 3700	C
PU10936	72 Glenmere Drive	1959	Variant of 3622	C
PU10937	74 Glenmere Drive	1963	Variant of 3614	C
PU10938	Broadmoor Park Clubhouse	1953	N/A	C
PU10939	Broadmoor Pool House	1953	N/A	C
PU10940	Broadmoor Park	1953	N/A	C
PU10941	18 Broadmoor Drive	1954	Variant of 3618	C
PU10942	16 Broadmoor Drive	1954	Variant of 3611	C
PU10943	14 Broadmoor Drive	1954	Variant of 3701	C
PU10944	12 Broadmoor Drive	1954	3622	C
PU10945	10 Broadmoor Drive	1954	3618	C
PU10946	8 Broadmoor Drive	1954	3618	C
PU10947	6 Broadmoor Drive	1954	Variant of 3611	C
PU10948	4 Broadmoor Drive	1954	Variant of 3622	C
PU10949	2 Broadmoor Drive	1954	Variant of 3618-A	C
PU10950	2 Rosemont Drive	1954	Variant of 3611	C
PU10951	4 Rosemont Drive	1954	Variant of 3622	C
PU10952	1 Rosemont Drive	1954	Variant of 3624	C
PU10953	6 Rosemont Drive	1954	3618	C

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PU10954	8 Rosemont Drive	1954	Variant of 3614	C
PU10955	10 Rosemont Drive	1960	3616	C
PU10956	3 Rosemont Drive	1954	3700	C
PU10957	5 Rosemont Drive	1954	3510	C
PU10958	12 Rosemont Drive	1954	Variant of 3622	C
PU10959	14 Rosemont Drive	1954	Variant of 3622	C
PU10960	7 Rosemont Drive	1954	3616	C
PU10961	9 Rosemont Drive	1954	Variant of 3514	NC
PU10962	11 Rosemont Drive	1954	Variant of 3611	NC
PU10963	16 Rosemont Drive	1954	3611	C
PU10964	18 Rosemont Drive	1954	n/a	C
PU10965	15 Rosemont Drive	1954	3514	C
PU10966	17 Rosemont Drive	1954	3510	C
PU10967	20 Rosemont Drive	1954	3618	C
PU10968	22 Rosemont Drive	1954	3700	C
PU10969	24 Rosemont Drive	1956	3617	C
PU10970	19 Rosemont Drive	1954	Variant of 3611	C
PU10971	21 Rosemont Drive	1954	3512	C
PU10972	2 Woodcliff Circle	1954	3614	C
PU10973	3 Woodcliff Circle	1954	3512	C
PU10974	4 Woodcliff Circle	1954	Variant of 3618	C
PU10975	6 Woodcliff Circle	1954	Variant of 3510	C
PU10976	5 Woodcliff Circle	1954	Variant of 3614	C
PU10977	8 Woodcliff Circle	1954	3512	C
PU10978	7 Woodcliff Circle	1954	3614	C
PU10979	10 Woodcliff Circle	1954	3514	C
PU10980	9 Woodcliff Circle	1954	Variant of 3510	C
PU10981	12 Woodcliff Circle	1954	n/a	C
PU10982	15 Woodcliff Circle	1954	3611	CC
PU10983	14 Woodcliff Circle	1954	3510	C
PU10984	17 Woodcliff Circle	1954	Variant of 3510	C
PU10985	16 Woodcliff Circle	1954	3512	C
PU10986	18 Woodcliff Circle	1954	3514	NC
PU10987	19 Woodcliff Circle	1954	3514	NC
PU10988	20 Woodcliff Circle	1954	3512	NC
PU10989	22 Woodcliff Circle	1954	3514	C
PU10990	23 Woodcliff Circle	1954	Variant of 3614	NC
PU10991	24 Woodcliff Circle	1954	n/a	C
PU10992	25 Woodcliff Circle	1954	3611	C
PU10993	26 Woodcliff Circle	1954	3622	NC

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PU10994	28 Woodcliff Circle	1954	3611	C
PU10995	29 Woodcliff Circle	1954	Variant of 3622	C
PU10996	30 Woodcliff Circle	1954	3512	C
PU10997	32 Woodcliff Circle	1954	3614	NC
PU10998	31 Woodcliff Circle	1954	3510	C
PU10999	32 Rosemont Drive	1954	3618	NC
PU11000	30 Rosemont Drive	1954	3514	C
PU11001	31 Rosemont Drive	1954	n/a	C
PU11002	29 Rosemont Drive	1954	3514	C
PU11003	27 Rosemont Drive	1954	Variant of 3510	C
PU11004	29 Rosemont Drive	1954	n/a	C
PU11005	28 Rosemont Drive	1954	3624	C
PU11006	26 Rosemont Drive	1954	3703	C
PU11007	23 Rosemont Drive	1954	3510	C
PU11008	34 Rosemont Drive	1954	3616	C
PU11009	36 Rosemont Drive	1954	Variant 3622	NC
PU11010	38 Rosemont Drive	1957	3618	C
PU11011	40 Rosemont Drive	1956	3510	C
PU11012	42 Rosemont Drive	1961	3614	C
PU11013	44 Rosemont Drive	1954	3500	NC
PU11014	46 Rosemont Drive	1961	3510	C
PU11015	48 Rosemont Drive	1954	3512	NC
PU11016	50 Rosemont Drive	1954	3510	C
PU11017	52 Rosemont Drive	1956	Variant of 3622	C
PU11018	54 Rosemont Drive	1956	3700	NC
PU11019	50 Broadmoor Drive	1954	3622	NC
PU11020	48 Broadmoor Drive	1954	3512	NC
PU11021	49 Rosemont Drive	1959	Variant of 3611	C
PU11022	47 Rosemont Drive	1959	Variant of 3611	C
PU11023	45 Rosemont Drive	1959	Variant of 3611	C
PU11024	43 Rosemont Drive	1954	3614	C
PU11025	41 Rosemont Drive	1955	3618	C
PU11026	39 Rosemont Drive	1954	3618	C
PU11027	37 Rosemont Drive	1954	Variant of 3700	C
PU11028	35 Rosemont Drive	1954	3618	C
PU11029	33 Rosemont Drive	1954	3512	C
PU11030	20 Broadmoor Drive	1954	Variant of 3622	C
PU11031	22 Broadmoor Drive	1954	n/a	C
PU11022	24 Broadmoor Drive	1954	3611	NC
PU11033	26 Broadmoor Drive	1954	3618	C

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Resource #	Address (all resources are houses unless otherwise noted)	Date	Broadmoor House Plan	Contributing (C) or Non-Contributing (NC)?
PU11034	28 Broadmoor Drive	1954	3614	C
PU11035	30 Broadmoor Drive	1954	3618	C
PU11036	32 Broadmoor Drive	1957	3614	NC
PU11037	34 Broadmoor Drive	1957	3618	C
PU11038	36 Broadmoor Drive	1956	3512	C
PU11039	38 Broadmoor Drive	1957	3624	C
PU11040	38 Broadmoor Drive	1957	3621	C
PU11041	44 Broadmoor Drive	1953	3617	C
PU11042	46 Broadmoor Drive	1957	Variant of 3703	C
PU11043	27 Broadmoor Drive	1954	3616	C
PU11044	21 Broadmoor Drive	1954	3514	C
PU11045	2 Belmont Drive	1954	3703	C
PU11046	3 Belmont Drive	1954	3703	C
PU11047	1 Belmont Drive	1954	n/a	NC
PU11048	15 Broadmoor Drive	1954	Variant of 3700	C
PU11049	13 Broadmoor Drive	1954	Variant of 3700	C
PU11050	11 Broadmoor Drive	1954	3617	C
PU11051	9 Broadmoor Drive	1954	3510	C
PU11052	7 Broadmoor Drive	1954	Variant of 3700	NC
PU11053	5 Broadmoor Drive	1954	n/a	NC
PU11054	3 Broadmoor Drive	1955	Variant of 3510	C
PU11055	1 Broadmoor Drive	1954	Variant of 3622	NC
PU11056	2800 S University Ave	1955	3514	NC
PU11057	13 Fairmont Drive	1954	3514	C
PU11058	11 Fairmont Drive	1954	Variant of 3618	C
PU11059	9 Fairmont Drive	1953	3512	C
PU11060	7 Fairmont Drive	1953	3510	C
PU11061	5 Fairmont Drive	1953	3622	C
PU11062	3 Fairmont Drive	1953	3700	NC
PU11063	1 Fairmont Drive	1953	3611	C
PU11064	25 Lakeshore Drive	1954	3611	C
PU11065	2 Fairmont Drive	1954	3512	C
PU11066	4 Fairmont Drive	1953	3510	C
PU11067	6 Fairmont Drive	1954	Variant of 3510	C
PU11068	8 Fairmont Drive	1954	3514	NC
PU11069	10 Fairmont Drive	1953	3614	C
PU11070	12 Fairmont Drive	1953	Variant of 3622	C
PU11071	14 Fairmont Drive	1953	3510	C
PU11072	19 Irving Drive	1953	Variant of 3618	C
PU11073	17 Irving Drive	1953	3514	C

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Resource #	Address (all resources are houses unless otherwise noted)	Date	Broadmoor House Plan	Contributing (C) or Non-Contributing (NC)?
PU11074	15 Irving Drive	1953	Variant of 3700	C
PU11075	13 Irving Drive	1953	3512	C
PU11076	11 Irving Drive	1953	3618	C
PU11077	9 Irving Drive	1953	Variant of 3618	C
PU11078	7 Irving Drive	1953	3618	C
PU11079	5 Irving Drive	1954	Variant of 3618	C
PU11080	3 Irving Drive	1953	3622	C
PU11081	29 Lakeshore Drive	1953	Variant of 3616	C
PU11082	27 Lakeshore Drive	1953	Variant of 3611	C
PU11083	33 Lakeshore Drive	1953	Variant of 3500	C
PU11084	2 Irving Drive	1953	3700	C
PU11085	4 Irving Drive	1953	3611	C
PU11086	6 Irving Drive	1953	3512	C
PU11087	8 Irving Drive	1952	3611	C
PU11088	10 Irving Drive	1952	Variant of 3619	C
PU11089	12 Irving Drive	1953	3622	C
PU11090	14 Irving Drive	1953	3510	C
PU11091	16 Irving Drive	1953	Variant of 3510	NC
PU11092	18 Irving Drive	1953	3622	C
PU11093	20 Irving Drive	1953	3611	C
PU11094	35 Lakeshore Drive	1953	3611	C
PU11095	37 Lakeshore Drive	1954	3700	C
PU11096	39 Lakeshore Drive	1953	Variant of 3622	C
PU11097	41 Lakeshore Drive	1953	Variant of 3700	C
PU11098	1 Monica Drive	1954	n/a	C
PU11099	3 Monica Drive	1953	Variant of 3618	C
PU11100	5 Monica Drive	1953	3622	C
PU11101	7 Monica Drive	1953	Variant of 3510	C
PU11102	9 Monica Drive	1953	Variant of 3700	C
PU11103	11 Monica Drive	1953	3514	NC
PU11104	13 Monica Drive	1953	3512	C
PU11105	15 Monica Drive	1953	3510	C
PU11106	17 Monica Drive	1953	3622	C
PU11107	19 Monica Drive	1953	Variant of 3510	C
PU11108	21 Monica Drive	1952	3512	NC
PU11109	8 Monica Drive	1953	3700	C
PU11110	6 Monica Drive	1953	3514	C
PU11111	4 Monica Drive	1953	3611	C
PU11112	45 Lakeshore Drive	1953	3620	C
PU11113	47 Lakeshore Drive	1953	3611	C

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Resource #	Address (all resources are houses unless otherwise noted)	Date	Broadmoor House Plan	Contributing (C) or Non-Contributing (NC)?
PU11114	13 Bellemeade Drive	1953	3700	C
PU11115	5 Bellemeade Drive	1953	3701	C
PU11116	17 Bellemeade Drive	1953	3700	C
PU11117	9 Bellemeade Drive	1953	Variant of 3701	C
PU11118	11 Bellemeade Drive	1953	3611	NC
PU11119	26 Lakeshore Drive	1953	3618-A	NC
PU11120	28 Lakeshore Drive	1954	3619	C
PU11121	30 Lakeshore Drive	1953	3616	C
PU11122	32 Lakeshore Drive	1954	3619	C
PU11123	34 Lakeshore Drive	1954	3700	C
PU11124	36 Lakeshore Drive	1954	3617	C
PU11125	38 Lakeshore Drive	1954	3617	C
PU11128	40 Lakeshore Drive	1954	3700	NC
PU11127	42 Lakeshore Drive	1954	3616	C
PU11128	44 Lakeshore Drive	1954	3619	C
PU11129	5 Belmont Drive	1953	3617	C
PU11130	121 Broadmoor Drive	1957	Variant of 3618	NC
PU11131	119 Broadmoor Drive	1957	3622	C
PU11132	117 Broadmoor Drive	1957	Variant of 3514	C
PU11133	115 Broadmoor Drive	1957	3514	C
PU11134	111 Broadmoor Drive	1954	Variant of 3700	C
PU11135	109 Broadmoor Drive	1954	Variant of 3700	NC
PU11136	107 Broadmoor Drive	1957	3622	NC
PU11137	105 Broadmoor Drive	1954	3514	NC
PU11138	102 Broadmoor Drive	1954	3514	C
PU11139	104 Broadmoor Drive	1954	3512	C
PU11140	106 Broadmoor Drive	1954	3510	C
PU11141	108 Broadmoor Drive	1954	3622	NC
PU11142	103 Broadmoor Drive	1954	3700	NC
PU11143	29 Barbara Circle	1954	Variant of 3700	C
PU11144	27 Barbara Circle	1954	Variant of 3700	C
PU11145	25 Barbara Circle	1954	3510	C
PU11146	23 Barbara Circle	1957	3510	C
PU11147	21 Barbara Circle	1954	3512	C
PU11148	19 Barbara Circle	1957	3618	C
PU11149	17 Barbara Circle	1954	3619	C
PU11150	15 Barbara Circle	1954	Variant of 3514	C
PU11151	11 Barbara Circle	1954	3622	C
PU11152	14 Barbara Circle	1954	3618	C
PU11153	18 Barbara Circle	1954	3514	C

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Resource #	Address (all resources are houses unless otherwise noted)	Date	Broadmoor House Plan	Contributing (C) or Non-Contributing (NC)?
PU11154	20 Barbara Circle	1954	3514	NC
PU11155	24 Barbara Circle	1954	3700	C
PU11156	28 Barbara Circle	1957	3618	C
PU11157	101 Broadmoor Drive	1959	3618	C

INTEGRITY

Broadmoor remains a distinguishable entity on the landscape, possessing a high degree of integrity and uniquely able to reflect the design trends which made it so successful during the period. As previously noted, the historic district has a ratio of 81.9 percent contributing resources to 19.1 percent non-contributing resources (458 out of 559 contributing). Notably, there is almost no incompatible infill development in the historic district. Non-contributing resources may exhibit material changes, additions, or alterations, such as the enclosure of carports, that distract from their original design intent, but on the whole residences maintain their original scale and form reflecting the original rhythm of houses along Broadmoor’s streets, even where non-contributing resources exist. As such, the seven aspects of integrity are reflected in Broadmoor as follows:

Location: The Broadmoor Neighborhood Historic District is in its original location. No significant resources have been moved. The road network within the neighborhood and the overall intent of the original plats remain unchanged.

Setting: Broadmoor reflects integrity of setting through the high survival rate of original residences on original lots, the maintenance of the original circulation system, the predominance of tree-lined streets and manicured lawns, and the preservation of the central lake and park.

Design: The design of the neighborhood as a whole, as reflected by the original plats, and of individual residences, as reflected by promotional materials advertising available models, remains largely intact. Most houses exhibit those key features of the Ranch style – such as low-profile forms, asymmetrical fenestration with a variety of window types, and attached carports—associated with Fausett’s original designs.

Materials: Brick veneer was a predominant material in the neighborhood historically and remains in widespread evidence today. Many residences feature a secondary siding material that may have been replaced with vinyl or other modern materials. Window and door replacements are also fairly common. However, a resource with such material changes may be considered contributing if the dwelling retains its overall massing and form and the change does not obscure significant historic details. Thus, while material integrity of many individual resources is somewhat compromised, on the whole, material integrity is sufficient throughout the district to convey the original intent of the neighborhood’s developers.

Workmanship: The quality workmanship of Fausett’s original mass-produced construction is evidenced through the continued good condition of the resources in Broadmoor.

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Association: Broadmoor remains a residential subdivision with no substantial changes in land use and retains the community assets (park, kindergarten) that helped distinguish it from similar developments of the period.

Feeling: Due to the high retention of intact original residences and key landscape features, Broadmoor retains excellent integrity of feeling as a mid-twentieth-century subdivision.

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.)

- 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 old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

Community Planning and Development

Architecture

Period of Significance

1953-1973

Significant Dates

1953

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Fausett, Elbert

Fausett and Company

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Broadmoor Neighborhood Historic District is eligible for listing in the NRHP under Criterion A in the area of Community Planning and Development and under Criterion C in the area of Architecture as a locally significant example of post-World War II residential development in Little Rock, Arkansas. The period of significance begins in 1953, the year when development of Broadmoor began, and extends to 1973, the year when the last lots in the subdivision were developed with houses consistent with the original design intent of the neighborhood. Considered within the context developed in the study “Post-World War II Residential Development of Little Rock, Arkansas, 1945-1970,” Broadmoor, built by prolific local developer Elbert Fausett of Fausett and Company, made exceptional use of the financial, marketing, and construction tools and trends of the period and is notable as a forward-thinking subdivision that would influence geographic trends in the City’s development and elevate consumers expectations for residential comfort and design by using mass production to bring a higher-quality home to middle-income buyers.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Under Criterion A, Broadmoor stands out as a unique endeavor of the period, distinguished in its applied methodology and intent from many of the other early post-World War II era developments in Little Rock. In their crafting of Broadmoor, the Fausetts took a gamble on the projected trajectory of the city’s growth and worked in advance of substantial local land use and development in this area to set the stage for substantial growth in the western hills of Little Rock. Broadmoor became an identifier synonymous with the broad-scale suburban expansion of the city during a period a rampant population growth, setting the standard for other developments of the era. This was both a result of the quality inherent in the design and planning of the community and the substantial advertising campaign utilized by the Fausetts to broadcast the perceived benefits of Broadmoor as widely as possible. The community was undoubtedly a catalyst for broader development in the area, spurring the subsequent development of community assets such as commercial nodes and schools as goods moved outward from the city core to meet the needs of a generation of suburbanites.

The neighborhood was concurrently a hallmark for the city and for the developer, Fausett and Company. While Fausett had developed a moderate residential portfolio by this time and would continue to do so following, Broadmoor was the capstone on Fausett’s career. It reflected the mastery of Fausett—and his development team—in embracing post-war planning tools such as FHA guidance and substantive marketing tactics to create a community catering to the post-war housing consumer and the desire for a neighborhood that espoused safety, convenience, and prosperity. This is particularly evident in Fausett’s inclusion of amenities that went well beyond those typically found in neighborhoods at a comparable price point, with Broadmoor blurring the lines between tract developments that employed standardized housing models on a large scale and custom planned developments of the period that recognized the importance of variety, integral

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community assets such as recreational amenities, and an aesthetically-pleasing residential landscape rooted in enhancing the natural draw of the area's countryside suburban qualities.

Under Criterion C, Broadmoor is significant as a distinguishable entity among the dozens of subdivisions built out in Little Rock during the period. Broadmoor reflected the vision of Fausett, a master builder, and epitomized period construction and design. Its overall plan was of high value, with well-crafted site lines along the winding streets, scenic qualities employed in the retention of a mature canopy, and carefully integrated landscape features such as the man-made lake and surrounding recreational area. While the houses in Broadmoor are not necessarily stylistically distinct, they likewise reflect the skill of Fausett and Company as a master builder and mark a particular point of distinction in the company's portfolio. Recognizing economies of scale and efficiency in bringing high-quality homes Little Rock's middle class, Fausett shrewdly employed mass production techniques that not only shortened construction times but allowed for a keen eye and awareness toward all aspects of the building process, ensuring that each house was just as intended. While the resultant houses employed a series of standard models—a common practice of the period, particularly in basic tract developments—Fausett and his architects worked diligently to make sure that the models offered didn't just provide basic shelter for their residents but afforded them a home where they could find comfort and enjoyment.

THE GROWTH OF LITTLE ROCK

Situated in the center of Arkansas, Little Rock has always been a hub for development and growth. Little Rock was established as the Territorial Capitol in 1821. During the following years, Little Rock expanded as Andrew Jackson authorized personnel to clear and maintain a channel on the Arkansas River that would connect to the Ohio, Mississippi, and Missouri Rivers, creating an infrastructure that helped Little Rock achieve its prominence within the state. Due to its strategic location and trade network, people began to flock to the city. By 1860, Little Rock's population had grown to 3,800, approximately 1,800 more people than in 1850. A building boom was brought on during Reconstruction years as new roads were being constructed, connecting the outer city limits to the downtown area by a series of new bridges. By 1920, Little Rock's population was approximately 82,000.¹

Despite this construction and housing boom to accommodate the soaring population, Little Rock was in debt by the 1930s. To combat this and boost the regional economy, a group of Little Rock businessmen raised approximately \$500,000, bought 13,000 acres northwest of the city, and donated it to the U.S. government for Camp Pike, a new military training camp. Camp Pike, renamed Camp Robinson, was activated as World War II was on the horizon. The base was expanded to 70,000 acres to provide more areas for training. Training for the Army began here in 1940. With the onset of the war, Little Rock once again became a center for industry. More than 25,000 people came to reside in Little Rock during this time as soldiers and their families were stationed around the city. With this massive population increase in a short amount of time, there was soon a housing shortage. The City of Little Rock was contracted by the military to construct three housing projects to house military personnel.²

¹ Thomason and Associates, "Post-World War II Residential Development of Little Rock, Arkansas, 1945-1970, 2017, electronic document, available at <https://www.littlerock.gov/for-businesses/planning-and-development/statistics-reports/>.

² *Ibid.*

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By the end of World War II, Little Rock had fully established itself as the largest and most successful city in Arkansas. The population continued to grow during the mid-twentieth century. However, mindsets shifted as people wanted to live outside the confines of the congested urban center of Little Rock. Planners and designers noticed this trend and began advertising the development of new neighborhoods on the edges of the city with large, open lots amidst wooded areas that imitated a rural lifestyle with the added benefits of being close to town. In their ideal form, suburbs had everything one needed, including parks, shopping centers, and schools, truly making an all-inclusive neighborhood that functioned as its own town. Programs such as the Federal Highway Administration (FHA), established in 1934, along with the Veteran's Administration (VA), provided new financing mechanisms for developers and home buyers.³

Further aiding in the development of suburbs around Little Rock were new roads linking them to downtown and the urban center, improved automobile access, and the amount of available land. Between 1940 and 1950, Little Rock grew by 16.1 percent to 102,213 residents. By 1950, Little Rock approved 16 new subdivisions. Developers marketed these suburbs with their single-family homes, expansive lots, and meandering roads in multiple neighborhoods around Little Rock. Home construction was at an all-time high in Arkansas by 1954 as construction totals outpaced 1953 by 92 percent. Taking full advantage of the booming housing market was Elbert Fausett, whose Broadmoor subdivision was reportedly the largest in the state from 1953 to 1955.⁴

FAUSETT AND COMPANY

Born October 27, 1903, in Sheridan, Arkansas, Elbert Fausett (Figure 3) began his life in humble surroundings as a self-described "country boy down in Grant County." Born in a "little log shack... just 11 miles back of the depot," Fausett suggested that the hardships he experienced early in life helped lay the groundwork for his later successes and instilled in him a desire to support himself and make a mark in the world.⁵ True to this belief, Fausett broadly proclaimed that "the worst thing in the world you can do for a healthy individual is help him too much."⁶

While Elbert spent much of his youth working on the family farm and moving from place to place, entrepreneurialism was manifest in him from a young age. At 15 years old, he collaborated with his brother Sam to open and operate a garage where they repaired automobiles. By the early 1920s, Elbert was buying and selling refurbished vehicles, which earned him a substantial profit. In 1923, at the age of 19, "after working for a Ford dealer in Dumas, he got his own Ford franchise" in Hensley, Arkansas, making Fausett the youngest Ford dealer in the United States.⁷ Although the Ford dealership lasted only a short time, Fausett demonstrated "dynamic skill as a salesman... an unlearned art that he seems to employ unconsciously," which would serve him well later in life.⁸

³ Thomason and Associates, "Post-World War II Residential Development of Little Rock, Arkansas, 1945-1970, 2017, electronic document, available at <https://www.littlerock.gov/for-businesses/planning-and-development/statistics-reports/>.

⁴ Holly Hope, "Low, Light, and Livable—From Modern to Ranch, 1945-1970: A Historic Context," 2014, electronic document, available at <https://www.arkansaspreservation.com/LiteratureRetrieve.aspx?ID=133223>

⁵ Fay Williams, "Elbert Fausett Was the Youngest Ford Dealer in the U.S.," *Arkansas Democrat*, 28 December 1952.

⁶ Ibid.

⁷ Ibid.

⁸ Ibid.

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Figure 3. Elbert Fausett with plans and photographs of the Broadmoor development. (Source: “Broadmoor: The First 50 Years,” unpublished manuscript, copy on file at Little Rock Planning Department.)

With the closure of his Ford dealership in the 1920s, Fausett found temporary employment with various other car dealerships, first in Little Rock and then in El Dorado. In 1929, amidst the Great Depression, the dealership Fausett was working with dissolved, prompting his relocation to Houston, Texas, in search of a new life. During his time in Texas, he became a “professional racer.” Fausett spent only eight months in the state but was able to win “about 50 races.”⁹ Although Fausett’s time racing at the professional level was short lived, he maintained a lifelong passion for speed, which melded with his natural salesmanship and marketing skills as he returned to selling cars in North Little Rock during the 1930s. This was demonstrated most clearly on May 2, 1934, when Fausett raced between Memphis, Tennessee, and North Little Rock, Arkansas. Averaging 88.4 miles per hour (mph), Fausett used the stunt as a sales tactic intended to prove that Ford V-8 engines did not consume larger quantities of oil at high rates of speed.¹⁰

On November 27, 1937, Elbert Fausett married Lucille Marie Longcoy (nee Herring). Preceding her marriage to Fausett, Marie had owned and operated a small publishing company in Little Rock with her previous husband (then deceased), Thomas Longcoy, where they printed *Southern Peace Officer Magazine*. Building on Elbert’s natural abilities as a marketer—he was later quoted as saying “I knew how to sell advertising—sell anything”—the Fausetts continued a publishing venture into their first years of marriage, working with White Printing Company. This lasted for four years, upon which the couple proceeded to file articles of incorporation for Fausett Printing

⁹ Ibid.; Fausett’s life is also generally summarized in Holly Hope, “Low, Light, and Livable—From Modern to Ranch, 1945-1970: A Historic Context,” 2014, electronic document, available at <https://www.arkansaspreservation.com/LiteratureRetrieve.aspx?ID=133223>.

¹⁰ Fay Williams, “Elbert Fausett Was the Youngest Ford Dealer in the U.S.,” *Arkansas Democrat*, 28 December 1952.

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and Publishing, Inc. of North Little Rock in September 1941.¹¹ Like many of Fausett's early endeavors, however, the printing company was short-lived. The company was dissolved by October 1942, when Elbert decided to liquidate his business and attempt to join the Air Force in support of the war effort; he was ultimately not accepted for military service due to a recent surgery. Seeking a new venture, Fausett ran for and was successfully nominated to the state legislature as a Democratic representative for Pulaski County. This too was short-lived.¹²

While elected to serve in the state legislature for the 1943-1945 session, Fausett found a new motivation. It was during this time that he and his wife recognized the potential value in a real estate market that would soon be surging with new homebuyers. Fausett looked first to existing properties in the city that were in need of attention and began remodeling homes with his wife. He tried to convince friends to go into business with him, but they failed to see the potential upside in the market. Initial discussions with other potential real estate investors also fell through, leaving Fausett with the realization that the success of the burgeoning business was up to him. As later noted by Fausett, "my wife and I were forced to open business without experience or money. We had one salesman and one girl to answer the telephone."¹³

A Development Powerhouse

In 1983, as Fausett was nearing his eightieth birthday, he looked back at his modest beginnings in real estate and noted, "I found I could buy an old house in the Heights, dress it up and modernize it... I could make \$1,000 on it but I could also give the other fellow a bargain. It was during World War II and I had a family working for me. We would paint the house, add a stoop, decorate the interior and have an almost new house."¹⁴ Success brought greater efforts and Fausett soon graduated from renovating existing homes to buying vacant lots and building houses; Fausett's name littered real estate transaction lists in local newspapers throughout 1943 and 1944 as his business advanced. With this came the formalization of his efforts, spurring the formation of Fausett and Company, Realtors on January 10, 1945, with Elbert as company president and Marie serving as secretary-treasurer and purchasing agent.¹⁵ Staff grew quickly, with Thomas McDonnell promoted as a full-time general manager and Oscar Lokey promoted as a full-time sales manager by November 1945.¹⁶ Within two years, the company would grow to include five distinct departments—mortgage loans, city real estate, farm property, fire and casualty insurance, and building construction—and more than 35 staff, including more than 15 salesmen, and move from constructing individual houses to new suburban developments capable of securing Federal

¹¹ "Benefactor Eagerly Shares Wealth," *Arkansas Gazette*, 26 September 1982; "Incorporation Matters," *Arkansas Gazette*, 6 September 1941.

¹² "Incorporation Matters," *Arkansas Gazette*, 22 October 1942; Fay Williams, "Elbert Fausett Was the Youngest Ford Dealer in the U.S.," *Arkansas Democrat*, 28 December 1952; "Seeks Nomination as Representative," *Arkansas Gazette*, 12 February 1942.

¹³ Fay Williams, "Elbert Fausett Was the Youngest Ford Dealer in the U.S.," *Arkansas Democrat*, 28 December 1952.

¹⁴ Jeff Thatcher, "Real Estate Pioneer Enjoyed Varied Career," *Arkansas Democrat*, 23 October 1983.

¹⁵ "Broadmoor Latest Step in 'Fabulous Career,'" *Arkansas Democrat*, 19 September 1954.

¹⁶ "Announcing Two Promotions," *Arkansas Gazette*, 04 November 1945.

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Housing Administration (FHA) and Veterans Administration (VA) financing when needed, which was an attractive incentive to the thousands of servicemen returning to Little Rock after 1945.¹⁷

It was the transition of Fausett and Company during this period—from the late 1940s to the early 1950s—that epitomized the rise of the merchant builder across the United States in the post-World War II period, when the substantial need for modern, affordable housing trumped nearly all other concerns in an era of renewed post-war prosperity. The role of merchant builders can be summarized as follows:

The severe housing shortages and resultant need for new construction during the readjustment period spurred the refinement of land development and homebuilding processes. This brought to the forefront the merchant builder, many of which had started out as subdividers, operative builders, or real estate developers. Differing from their predecessors, merchant builders were interested in a quick return on investment and built ahead of demand rather than waiting to meet customer-specific desires, replacing concern for phased construction with an emphasis on efficiency and large-scale operations in an age of eager homeowners. Merchant builders acquired large tracts of land, installed streets and services, and built and sold homes to a new generation of homeowners. These developers, the ‘new giants’ of the industry, spurred production in vast numbers through economies of scale and adaptation of modern construction. Through their work, they revolutionized the homebuilding industry and paved the way for mass suburbanization.¹⁸

The merchant builder prospered alongside transitions in the traditional homebuilding process. Whereas construction had historically been “carried out in a traditional manner with skilled craftsmen working on a single property from start to finish to provide the finished product [the house] to the soon-to-be-homeowner, new mechanisms were needed to meet the increased demand of the post-war period.¹⁹ The solution was found in the mass production processes that had been perfected in the automobile industry, with the assembly line approach transferred to the construction site where it benefited from a carefully coordinated production process under the control of a merchant builder. Specific tasks would be assigned to individual work crews, with staggered construction allowing for the concurrent building of a large number of houses in a development. For example, framing crews would move from lot to lot, working their way down

¹⁷ “Another Milestone in Fausett Progress,” *Arkansas Democrat*, 12 December 1947. For general information on the influence of FHA and VA financing in Little Rock and Arkansas, see Holly Hope, “Low, Light, and Livable—From Modern to Ranch, 1945-1970: A Historic Context,” 2014, electronic document, available at <https://www.arkansaspreservation.com/LiteratureRetrieve.aspx?ID=133223>, and Thomason and Associates, “Post-World War II Residential Development of Little Rock, Arkansas, 1945-1970, 2017, electronic document, available at <https://www.littlerock.gov/for-businesses/planning-and-development/statistics-reports/>. For detailed statistics on the influence of FHA and VA financing in Arkansas (as well as other states), data is available in the annual reports of the FHA, published by the Government Printing Office. Broader discussions of FHA and VA financing can be found in texts such as Gwendolyn Wright, *Building the Dream: A Social History of Housing in America* (Cambridge, MA: MIT Press, 1981), Joseph B. Mason, *History of Housing in the U.S., 1930-1980* (Houston, TX: Gulf Publishing Company, 1982), and Kenneth T. Jackson, *Crabgrass Frontier: The Suburbanization of the United States* (New York, NY: Oxford University Press, 1985).

¹⁸ Alan Higgins, “Residential Planning and Development in Indiana, 1940-1973,” National Register of Historic Places Multiple Property Documentation Form, 2018.

¹⁹ *Ibid.*; Alan Hess, *The Ranch House* (New York, NY: H.N. Abrams, 2004), 54.

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the street, followed by plumbing, electrical, and finishing crews.²⁰

In a highly-competitive marketplace, savvy merchant builders also benefited from their sales acumen. Marketing and promotion of new housing were paramount to a successful business, with the longevity and reputation of a development dependent upon attracting a specific clientele. Every aspect of the process became an opportunity to market, with the goal to sell a very specific image. From the naming of subdivisions to the naming of individual streets and house models, developers filled newspapers, magazines, and other media with images and catchphrases that were increasingly designed to sell a romanticized modern lifestyle founded in the merits of the American dream—homeownership. While all builders and developers recognized the merits of promotion, merchant builders had the capacity to unleash broad marketing programs that far outpaced those of small-scale builders.²¹

Self-proclaimed as “Arkansas’ largest realtors” and a “complete one-stop service for property buyers and sellers,” the Fausetts were masters of such promotion. Having been in the publishing industry, both Elbert and Marie recognized early on the importance of advertising to the success of their business. Within the first year of operations, they had prepared an advertising budget of \$50,000 and “launch[ed] an ambitious advertising campaign in the press, over the radio and on bus benches. Another step was the use of billboards—a new innovation for the realty industry,” particularly in Arkansas.²² Articles on Fausett and advertisements for his developments were particularly prevalent in newspapers beginning in the 1940s and extending through the 1960s, with no other developer having as much coverage.²³ Fausett routinely ran half- and full-page advertisements in real estate and building news sections, and his developments were consistently the focus of house and home features that covered the latest building trends in the city.

Fausett’s initial gamble paid off. By 1954, Fausett and Company was constructing approximately 50 percent of new homes annually in Pulaski County, Arkansas, and also had work in Faulkner and Saline counties. Trends continued into the following year, with 50 percent of all homes built in Little Rock in 1955 attributed to Fausett.²⁴ While Fausett’s work was scattered throughout the community, many of the company’s houses were found in burgeoning Little Rock subdivisions such as Orlando Heights, Pine Forest, and Coolwood. Special note has been made of Coolwood by Holly Hope of AHPP, who notes that this was one of the first instances in which an Arkansas developer built a development specifically targeting middle-class buyers. In this instance, Fausett

²⁰ Alan Higgins, “Residential Planning and Development in Indiana, 1940-1973,” National Register of Historic Places Multiple Property Documentation Form, 2018.

²¹ Ibid.

²² Fay Williams, “Elbert Fausett Was the Youngest Ford Dealer in the U.S.,” *Arkansas Democrat*, 28 December 1952; Holly Hope, “Low, Light, and Livable—From Modern to Ranch, 1945-1970: A Historic Context,” 2014, electronic document, available at <https://www.arkansaspreservation.com/LiteratureRetrieve.aspx?ID=133223>.

²³ Holly Hope, “Low, Light, and Livable—From Modern to Ranch, 1945-1970: A Historic Context,” 2014, electronic document, available at <https://www.arkansaspreservation.com/LiteratureRetrieve.aspx?ID=133223>.

²⁴ “College Terrace Finishes Fast,” *Arkansas Democrat*, 11 September 1955; Holly Hope, “Low, Light, and Livable—From Modern to Ranch, 1945-1970: A Historic Context,” 2014, electronic document, available at <https://www.arkansaspreservation.com/LiteratureRetrieve.aspx?ID=133223>; “Broadmoor Latest Step in ‘Fabulous’ Career,” *Arkansas Democrat*, 19 September 1954; “Fausett Builds Half of City’s New Homes,” *Arkansas Democrat*, 11 September 1955; Thomason and Associates, “Post-World War II Residential Development of Little Rock, Arkansas, 1945-1970, 2017, electronic document, available at <https://www.littlerock.gov/for-businesses/planning-and-development/statistics-reports/>.

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sought to attract these buyers with the “latest in the small Ranch style [Compact Ranch]. Coolwood homes were venerated in combinations of brick and horizontal or vertical siding. Some were all-brick with vertical siding underneath the carport... Fausett’s advertisements stated that every home was different.”²⁵ Yet, while such developments helped sustain and grow Fausett’s business, it would be Broadmoor that became “the apple of his eye. This project has made him a national figure as a mass production builder.”²⁶

It is clear that certain characteristics were critical to the success of Fausett and his brand during the rampant growth of the 1950s. Perhaps most important was Fausett’s adaptability, foresight, and business savvy. During the immediate post-war period, Fausett recognized the immense need arising from the housing shortage and the resultant appeal of FHA and VA financing, which allowed unprecedented numbers of Little Rock’s citizens to leverage the monies necessary for a new home. Resisting the pitfall of excessiveness, “Mr. Fausett believe[d] with the shortage of materials and the scarcity of houses that a greater number of low and medium-priced homes are needed rather than a few more expensive ones. In other words, good homes for veterans is his chief concern.”²⁷ The construction of the Pine Forest subdivision in 1949 reflected this realization, with the development built out under the oversight of an FHA engineer and its 181 new dwellings costing between \$6,000 and \$8,000, well under FHA ceilings; full VA financing was available to all veterans. Yet, while housing in the development was crafted to be affordable to the current economic climate, it maintained a certain level of quality, which was essential to Fausett’s business model. The subdivision included curbs, paved streets, and utilities and offered two- and three-bedroom homes, which offered the “largest layout of lots” for homes in Little Rock since the end of World War II.²⁸

Fausett’s adaptability and concern for quality continued into the 1950s as evident in the evolution of his developments and his capstone project, Broadmoor. Moving away from the immediate post-war period, broadly available financing, changing familial patterns, and the return of discretionary spending spurred the evolution of homebuyer as a “sophisticated consumer that desired varied homes with modern floor plans, materials, and conveniences, all of which had not been possible for the vast majority of the public” during the housing shortages of the immediate post-war period.²⁹ With increased construction and housing broadly available, homebuyers were given an important thing—choice. They no longer had to feel forced into an economical house but rather could select a house that met their tastes, lifestyle needs, and incomes. As such, developers that wanted to sustain success had to be responsive to the desires and needs of the modern homebuyer, which often required them to offer larger, distinctive homes with the latest in modern conveniences.³⁰

²⁵ Holly Hope, “Low, Light, and Livable—From Modern to Ranch, 1945-1970: A Historic Context,” 2014, electronic document, available at <https://www.arkansaspreservation.com/LiteratureRetrieve.aspx?ID=133223>.

²⁶ “Broadmoor Latest Step in ‘Fabulous’ Career,” *Arkansas Democrat*, 19 September 1954.

²⁷ “Another Milestone in Fausett Progress,” *Arkansas Democrat*, 12 December 1947.

²⁸ “New Housing Area Named Pine Forest,” *Arkansas Democrat*, 1 August 1949; “Pine Forest Home,” *Arkansas Democrat*, 23 October 1949.

²⁹ Alan Higgins, “Residential Planning and Development in Indiana, 1940-1973,” National Register of Historic Places Multiple Property Documentation Form, 2018.

³⁰ *Ibid.*

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While Fausett had focused on the construction of moderately priced homes capable of meeting the burgeoning needs of America's post-World War II housing market in places like Pine Ridge, Broadmoor was the product of a distinctly different economic climate, even though it was constructed just a few years later. Larger homes with more distinctive traits prevailed—all of the homes were brick construction and included three bedrooms, two baths, and a carport—which were accompanied by a higher price tag. Whereas a premier home in Pine Forest had cost approximately \$7,000, a new home in Broadmoor cost upward of \$16,300. Perhaps the most important of differences was on the interior of the homes, where Fausett incorporated year-round air-conditioning, the first in a subdivision of this size. Modernity abounded as one made their way from room to room in the newly designed homes. Exhaust fans, dishwashers, garbage disposals, three-way light fixtures, and aluminum casement windows were just some of the luxurious features included in Broadmoor as Fausett worked as a “builder desiring to please his customers.”³¹

Beyond adaptability and business savvy, one other key element set Fausett apart from his competition—his wife. Commenting in 1952, Elbert Fausett indicated that “if I get out and find a piece of property worthy of consideration, Marie and I talk it over... and make decisions together.”³² Occupying an important post in the Fausett and Company hierarchy, Marie “is not only the secretary and treasurer of the company, she is the purchasing agent who sits on the telephone about six hours a day and keeps the material rolling to the various jobs. She knows how to buy, and she knows exactly how every part of the construction work is progressing.”³³ During the construction of Broadmoor subdivision, Elbert Fausett indicated that his wife Marie was the “irreplaceable ‘man’ in this whole operation.” He continued, adding that “few women would tackle the job. For Broadmoor alone represents a weekly outlay of more than \$100,000 in materials and labor and it is Mrs. Fausett who spends every day in long telephone negotiations.”³⁴ Marie Fausett's position at Fausett and Company was integral to the overall success of the firm from the beginning. During a time when women were often relegated to specific gender roles, Marie commanded a level of respect in both her marriage and business that was not characteristic of this period.

Hand-in-hand, the Fausetts remained active into the late 1950s and 1960s. By 1957, they had built more than 2,000 houses in Little Rock. By 1963, the company advertised the Fausett homes had been sold to more than 3,500 families in Pulaski County (see Table 1), including in the renowned Broadmoor, the first of its kind with all-year air-conditioning, and Briarwood, the largest all-gas subdivision in country.³⁵ Year-over-year, the company continued to grow, expanding its capacity for additional projects and services. This included construction of a brand-new company headquarters building in 1960—Fausett Plaza Building—complete with a private radio circuit, which allowed for each of the company's 50 sales representatives to have a private two-way radio in his vehicle in order to expedite service.³⁶ The continued success of the company allowed Elbert

³¹ James Scudder, “Broadmoor Subdivision Blazed Trail,” *Arkansas Democrat*, 15 February 1978.

³² Fay Williams, “Elbert Fausett Was the Youngest Ford Dealer in the U.S.,” *Arkansas Democrat*, 28 December 1952.

³³ *Ibid.*

³⁴ “Broadmoor Latest Step in ‘Fabulous’ Career,” *Arkansas Democrat*, 19 September 1954.

³⁵ Meadowlark advertisement, *Arkansas Gazette*, 28 April 1963; “Briarwood Largest All-Gas Subdivision,” *Arkansas Democrat*, 21 September 1958.

³⁶ “Fausett's Modern New Structure Cost A Lot But It's Built To Last,” *Arkansas Gazette*, 9 July 1960.

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and Marie Fausett to explore alternative real estate investments in and around Little Rock beyond subdivisions. This was particularly true starting in the late 1950s and early 1960s when large-scale subdivision development in Little Rock began to top out as the availability of readily suitable land began to diminish. During this period, many developers—including the Fausetts—began to diversify their portfolio more substantially. In addition to their single-family residential developments, the Fausetts invested in the construction of service stations, new commercial buildings, rental units, rehabilitation of downtown buildings, and sprawling shopping centers such as Park Plaza Shopping Center, Lakehill Shopping Center, and Broadmoor Shopping Center.³⁷

In total, the scale and diversity of the projects undertaken by Fausett and Company speak to the sustainment of Fausett’s belief in the future of Little Rock that originated with the purchase and renovation of home starting the 1940s. This belief remained steadfast as the Fausetts took the lead in crafting the residential landscape of Little Rock for much of the 1950s and then as the company evolved into an organization capable of handling multi-million-dollar commercial construction projects. With their ability to lead the industry came tremendous success and recognition for the Fausetts as they captured the attention of the real estate industry not just in Little Rock but across the region. Business savvy and influence also brought opportunities for

TABLE 1. KNOWN FAUSETT-BUILT RESIDENTIAL SUBDIVISIONS IN PULASKI COUNTY

Subdivision	Year Started
Boulevard Terrace	1947
Perry Heights	1947
Garden Homes	1948
Orlando Heights	1948
Pine Forest	1949
Coolwood	1950
Park View	1950
Fausett’s Subdivision	1951
Broadmoor	1953
College Terrace	1955
Belwood	1956
Oakwood Manor	1956
Briarwood	1958
Meadowlark	1963
Park Haven	1963

Elbert Fausett to play a broader role in the industry, with him leading the Little Rock Home Builders Association and working with the city on development regulations; holding a leadership position with the National Association of Real Estate Boards; and serving as the president of the Arkansas Real Estate Association, Arkansas Home Builders Association, and Arkansas Real Estate Commission.³⁸

³⁷ “Real Estate Pioneer Enjoys Varied Career,” *Arkansas Democrat*, 23 October 1983.

³⁸ “Dauley, Builders Agree on Rules,” *Arkansas Gazette*, 10 April 1958; “Fausett Builds Half of City’s New Homes,” *Arkansas Democrat*, 11 September 1955.

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After Fausett

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While Fausett remained active, he was set back by recurring health problems into the late twentieth century and decided to move on from his long-standing real estate business that had transformed the landscape of Little Rock. On October 1, 1973, Elbert and Marie Fausett sold Fausett and Company to J. Leonard Venable and Ed Willis, citing a desire to transition to other pleasures in life, including devoting more time to recreational activities.³⁹ However, the sale of his trademark company did not necessarily mean that Elbert Fausett was retiring from real estate. Fausett retained ownership of several subsidiary companies, including Broadmoor Builders, Inc., and continued to purchase and manage numerous apartment buildings, office spaces, and rental houses. Ultimately, disinterest was not what forced Fausett to step away from things completely; it was his health. From 1973 to 1983, Fausett underwent three heart operations and had to have a pacemaker installed. Slowing things down with much hesitation—"I could never bring myself around to ever wanting to retire" he noted in 1982—Fausett focused on "trying to take life as easy as I can and still do some necessary things that are good for the community."⁴⁰ This included, in large part, donating his amassed monies for community endeavors he considered worthwhile in Little Rock and beyond. Among the largest of his philanthropic deeds was a gift of \$1 million to Hendrix College in Conway, Arkansas in order to rebuild the burned-out administration building. The rebuilt building was subsequently named the Elbert Fausett Administration Building.⁴¹ Both Elbert and Marie would pass away in 1985.

Fausett and Company continued following sale of the company to Venable and Willis. By 1984, Dan Robinson was the acting president and sole stockholder for the company, which continued to make transitions. Continuing to operate as a full-service real estate firm, Fausett and Company continued to grow, nearly doubling its sales team and moving to a new office building in an effort to remain viable in an increasingly complex real estate industry.⁴² The company focused on commercial investments and similar endeavors, distancing itself from its past in the residential sector. Yet, while the company witnessed short-term success and growth under the new owners, it was short-lived when compared with the 30 years of successful operation under Elbert and Marie. In 1987, after just fourteen years under new ownership, the company filed for bankruptcy, ultimately ending the legacy of this one-time industry giant.⁴³

BROADMOOR NEIGHBORHOOD

Little Rock Expands

When asked about the location choice of his Broadmoor subdivision, in a 1978 interview with the *Arkansas Democrat*, Fausett responded with, "We had the Arkansas River on the north, the airport and the lowlands on the on the east, and Fourche Creek on the south, so where else could Little

³⁹ "Fausett Company is Sold to Two LR Men," *Arkansas Democrat*, 30 July 1973; "Fausett Announces the Sale of Real Estate Company," *Arkansas Gazette*, 31 July 1973.

⁴⁰ "Benefactor Eagerly Shares Wealth," *Arkansas Gazette*, 26 September 1982.

⁴¹ "Real Estate Pioneer Enjoys Varied Career," *Arkansas Democrat*, 23 October 1983.

⁴² "Fausett & Company Inc., Moves headquarters," *Arkansas Democrat*, 10 October 1984.

⁴³ Bruce Kinzel, "Fausett & Co. Files Petition for Bankruptcy," *Arkansas Democrat*, 14 February 1987.

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Rock go but straight west?”⁴⁴ Indeed, the reality was that the geography of the city held tremendous influence over where new large-scale development could somewhat readily occur. This physical constraint alongside the “post-war confluence of available land, improved automobile access, federal housing programs and general prosperity” pushed the boundaries of Little Rock as a generation of homeowners converged in the need of thousands of new homes.⁴⁵ This was particularly true into the 1950s as location was “playing a bigger role in home buying each year,” with educated housing consumers desiring larger houses on spacious lots nearby community goods such as shopping, schools, and churches. Specifically, there was immense desire for “new subdivisions and outlying developments of the Greater Little Rock area” with “planned residential living which insures [sic] that the home will retain reasonable valuation in years to come, with schools in desirous location and shopping centers or future business ventures in areas reserved for that purpose.”⁴⁶ Those developers that had the foresight to capitalize on this need and the possibilities that lay to the west of the city reaped the benefit multiple times over.

In many ways, Elbert and Marie Fausett set the pace for other developers, recognizing the tremendous potential to be found in new suburban developments to the west. Reflecting on his career and the success of Broadmoor in 1983, Fausett noted of the west that, “I knew all of those woods would be housing in 15 or 20 years...I said that within 10 years the area west of Hayes Street (now University Avenue) would contain 50 percent of the residences in Little Rock...I proved it right.”⁴⁷ Yet, while Fausett was always confident in his decision, the certainty of his business model was not always clear to others at the time. As later recounted by Fausett, “The worst thing about Broadmoor was the sight you had to carry people through to get to it... that’s when the builders and real estate people told me I’d lost my mind.”⁴⁸ Certainly, there was little to boast about to the west of the city limits where Broadmoor would later be developed. As has been described by Mason Toms of the AHPP:

“The area of the city, now called Midtown, was originally well outside of the city limits of Little Rock. It wasn’t until 1943 that this area was even near the city, but even then the city ended at Harrison Street which is about nine blocks away from here. By the mid-1940s, the city limit moved four blocks closer here and ended at Filmore Street. It would not be until the mid-1950s that this area would be included within the boundaries of the City of Little Rock. Back in those days University Avenue was called Hayes Street and was a gravel road. Much of this area was the private hunting grounds of the very influential Rebsamen family. Surrounding that were scattered farms and simple houses.”⁴⁹

While developers had eyed this area for potential development in the past, it was not until the establishment of Little Rock Junior College—now the University of Arkansas at Little Rock—on the east side of Hayes Street in 1947, on lands donated by the Rebsamen family, that serious

⁴⁴ James Scudder, “Broadmoor Subdivision Blazed Trail,” *Arkansas Democrat*, 15 February 1978.

⁴⁵ Thomason and Associates, “Post-World War II Residential Development of Little Rock, Arkansas, 1945-1970, 2017, electronic document, available at <https://www.littlerock.gov/for-businesses/planning-and-development/statistics-reports/>.

⁴⁶ Bud Lemke, “14 homes on ‘Parade’ This Week,” *Arkansas Democrat*, 11 September 1955.

⁴⁷ “Real Estate Pioneer Enjoys Varied Career,” *Arkansas Democrat*, 23 October 1983.

⁴⁸ James Scudder, “Broadmoor Subdivision Blazed Trail,” *Arkansas Democrat*, 15 February 1978.

⁴⁹ Mason Toms, “2018 QQA Greater Little Rock Modern Tour,” unpublished manuscript, available from the Arkansas Historic Preservation Program, Little Rock, Arkansas.

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consideration would be given to this area.⁵⁰ Certainly, the draw of the university and the anticipation that an increase in population and use of this area would follow brought additional interest to the area as a location for future residential and commercial growth. In particular, it drew the attention of Elbert Fausett. Recognizing the potential developmental value of the area and taking a leap of faith, Fausett began to gauge the interest of Raymond Rebsamen in selling a portion of his land surrounding the university off Hayes Street. Notably—and likely to his favor over other potential developers who showed interest in the area—Fausett had been a manager for Rebsamen’s Ford dealership during the 1930s and was a lifelong friend, sharing a mutual interest in hunting. Ultimately, Fausett and Rebsamen came to terms on a 192-acre wooded lot that had served as the grounds for Rebsamen’s hunting lodge, with Fausett purchasing the land from Rebsamen in 1953 for a sum in excess of \$250,000.⁵¹ In just a few short years, the land would be transformed into a sprawling development of the city’s finest houses.

Building Broadmoor

As described by residents of Broadmoor, “before there was a Broadmoor neighborhood, there was a stock pond, groves of trees and a general feeling of being out in the woods.” It was a “rocky area behind the dirt and gravel road called Hayes Street.”⁵² Soon, however, these descriptions would be forgotten as the area was quickly transformed into an idyllic neighborhood with its winding, hilly streets and lush park. The development of Broadmoor relished in prevailing trends of the period, fueled by FHA guidelines for desirable neighborhoods, middle-class desires for the safety and modernity of suburban living, and an auto-centric lifestyle that brought all areas of the city within reach—all trends that Fausett was well aware of based on the success of his prior developments of the 1940s and early 1950s.⁵³

Fausett wasted no time advertising his vision for the community. On February 26, 1953, just a day after sale of the Rebsamen property was closed, Fausett confirmed the plans for his \$10 million development, to be the “largest private home building development in Arkansas.”⁵⁴ Plans were put in place to begin clearing the land within 30 days for what was anticipated to be a development of “700 six-room brick homes with a small business section” and sand beach on the 14-acre spring-fed lake. Prices were anticipated to be set at \$11,000 to \$15,000, with the “most expensive homes [to be] built around the lake in three and four-bedroom brick designs, many fully air conditioned.”⁵⁵ By early April 1953, preliminary engineering and planning were complete, development plans were under review by the City Planning Commission, and the company was

⁵⁰ Ibid.

⁵¹ “Fausett Plans \$10 Million Development,” *Arkansas Democrat*, 26 February 1953.

⁵² “Broadmoor: The First 50 Years,” unpublished manuscript, copy on file at Little Rock Planning Department; Mary Mauney Pierce, “Broadmoor Subdivision,” *Arkansas Democrat-Gazette*, 20 May 1993.

⁵³ For general information on prevailing concepts in suburban planning and their influence on the built environment of Little Rock, see Thomason and Associates, “Post-World War II Residential Development of Little Rock, Arkansas, 1945-1970, 2017, electronic document, available at <https://www.littlerock.gov/for-businesses/planning-and-development/statistics-reports/> and Holly Hope, “Low, Light, and Livable—From Modern to Ranch, 1945-1970: A Historic Context,” 2014, electronic document, available at <https://www.arkansaspreservation.com/LiteratureRetrieve.aspx?ID=133223>.

⁵⁴ “Fausett Plans \$10 Million Development,” *Arkansas Democrat*, 26 February 1953.

⁵⁵ Ibid.; “New Little Rock Subdivisions Provide Modern Background for Home Show,” *Arkansas Democrat*, 26 April 1953.

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introducing its concept to the public for the first time (Figure 4). Boasted as “one of the South’s finest home subdivisions,” the public introduction noted:

“In BROADMOOR you’ll find everything desired in a home. Good neighborhood... fifteen minutes from Fifth and Main Streets... quiet surroundings... better type modern homes... close to schools, churches, and markets... with fine private recreational facilities... exceptionally high values... and hundreds of other advantages not found in the usual subdivision.”⁵⁶

While not identifying the hundreds of advantages noted in the advertisement’s text, Fausett, a consummate marketer, listed no less than 21 features he deemed of interest to the public, including air-conditioning and central heating, aluminum and steel windows, tiled bathrooms, large utility rooms, well-planned kitchens, outdoor living areas, concrete driveways, paving and utilities, and landscaped lots.⁵⁷

Once plans were approved by the city on April 25, 1953, development of Broadmoor continued at an even more rapid pace than which it had been planned. Construction of the first houses in the development, primarily along Lakeshore Drive, began in June 1953, with two of them completed and opened for public viewing for the first time in September 1953; the first completed home was at the corner of Berkshire and Belmont Drives. The homes now boasted 41 distinct features of interest, and it was confirmed that all homes would have year-round air-conditioning and central heating.⁵⁸ In addition, seven miles of paved streets were under construction, five miles of sewer lines had been laid, and fourteen miles of curbs and gutters were underway by this time as part of the first phase of development.⁵⁹ On November 3, 1953, the first residents moved into the community—Mr. and Mrs. Herbert Wren at 46 Lakeshore Drive. Seventy other houses were already sold, awaiting construction.⁶⁰ Less than a year later, by September 1954, approximately 150 families were living in the neighborhood.⁶¹

Certainly, Fausett was readily rewarded with positive coverage and plenty of buyers for his new development, the former reflected in Broadmoor’s inclusion across the country in publications

⁵⁶ Broadmoor advertisement, *Arkansas Democrat*, 26 April 1953.

⁵⁷ *Ibid.*

⁵⁸ “Final Approval Given to Start Homes Project,” *Arkansas Gazette*, 26 April 1953; “Broadmoor Displays Air-Conditioned Home Plan to Public,” *Arkansas Democrat*, 20 September 1953; “First Broadmoor Home,” *Arkansas Democrat*, 19 September 1954.

⁵⁹ “Beautiful Homesites Featured in Addition,” *Arkansas Democrat*, 20 September 1953.

⁶⁰ “First Family Moves into Broadmoor Home,” *Arkansas Gazette*, 4 November 1953. It should be noted that past documents relating the history of Broadmoor have indicated that the first four families to move into Broadmoor—according to neighborhood historians—were the Bates, Spilman, Speights, and Tate family, with no mention of the Wren family (see, for example, Mason Toms, “2018 QQA Greater Little Rock Modern Tour,” unpublished manuscript, available from the Arkansas Historic Preservation Program, Little Rock, Arkansas). However, newspaper accounts of the period indicate that the Wren family was the first to move into a Broadmoor home. It is known that the Speights were the first family to purchase a home in Broadmoor, but they were not the first to move into the community.

⁶¹ “Fausett Sees Completion of Broadmoor by 1956,” *Arkansas Democrat*, 19 September 1954.

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ANNOUNCING: A Spacious New Residential Development
FAUSETT'S
BROADMOOR
One of the South's Finest Home Subdivisions
On the Scenic New Hayes Highway Just North of the "Broadway of America!"

Plans are complete and home building will soon begin in BROADMOOR... where seven hundred beautiful modern homes are to be constructed, together with a spacious business area to serve the requirements of a vast area of Little Rock.

A 20-Acre Recreation Center
14-Acre Stocked, Spring-Fed Lake with Sand Beach
6-Acre Park, All for the Use and Pleasure of BROADMOOR residents!

ONLY 100 OF THE 700 NEW HOMES FOR BROADMOOR WILL BE BUILT IN 1953

In BROADMOOR you'll find everything desired in a home... Good neighborhood... fifteen minutes from Fifth and Main Streets... quiet surroundings... better type modern homes... close to schools, churches and markets... with fine private recreational facilities... exceptionally high values... and hundreds of other advantages not found in the usual subdivision. We're ready to discuss your new home in Broadmoor NOW!

FAUSETT AND COMPANY
Realtors and Developers
215 LOUISIANA PHONE 4-8261

Check These Features
Found Only in the Finest Homes:

- ★ Mechanically Air-Conditioned Homes!
- ★ Mostly 3-Bedroom, 2-Bath Designs!
- ★ Forced Air Central Heating!
- ★ Aluminum or Steel Windows!
- ★ Single and Double Carports!
- ★ Tile Combination Baths!
- ★ Ruberoid Roofing!
- ★ Large Utility Room Included!
- ★ Many Homes With Wood-Panelled Den!
- ★ G-E Remote Control Lighting Throughout!
- ★ Modern, Time and Step-Saving Kitchens with Well-Planned Dining Space!
- ★ Washing Machine Connections!
- ★ Select Hardwood Flooring!
- ★ Fire or Equivalent Framework!
- ★ Outdoor Living Areas!
- ★ Homes Completely Insulated!
- ★ Full Concrete Drives!
- ★ Each Homesite Landscaped and Shrubbled!
- ★ Paving, Utilities Paid, No Special Tax!
- ★ Majority of Lots Oversize!
- ★ Priced Down to \$10,500!

Figure 4. First public advertisement for Broadmoor. (Source: *Arkansas Gazette*, 26 April 1953).

such as the *Washington Post* and *New York Herald Tribune* and professional media such as the *NAHB Correlator* and *House and Home*.⁶² Key to this were three aspects of the development: the availability of financing, the keen eye toward an appealing residential landscape, and the consistency of quality construction and amenities offered for middle-class buyers. First, as Fausett had learned during his earliest ventures, the availability of convenient financing was key. Fausett was careful to ensure that Broadmoor was "of such a nature that FHA, GI and conventional home loans are immediately available for financing."⁶³ The availability of federally-backed mortgages was particularly critical, and success in this venture could largely be attributed to local engineering firm Lefever and Company and William Van Valkenburgh of Fausett and Company, who worked under the guidance of Donald White of the FHA.⁶⁴ Formerly the chief architect for the FHA's Little Rock office and responsible for city developments such as Shadow Lawn and Edge Hill, Van Valkenburgh came to Fausett and Company in 1950 and was immediately put in charge of all

⁶² Mildred Woods, "The Fabulous Fausetts Hit the Builders' Big Time," *Arkansas Gazette*, 23 August 1953.

⁶³ "Financing of Broadmoor Homes Easy," *Arkansas Democrat*, 20 September 1953.

⁶⁴ "Beautiful Homesites Featured in Addition," *Arkansas Democrat*, 20 September 1953.

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architectural and land planning for the company's development.⁶⁵ His knowledge of FHA guidelines and funding requirements extensive, Van Valkenburgh served an essential role in ensuring that Fausett's subdivisions met and exceeded FHA best practices, starting with Coolwood. This role continued into and through the development of Broadmoor, where Van Valkenburgh oversaw neighborhood design and planning and, alongside fellow Fausett and Company architect Birch Henry, design of the individual plans for the neighborhood's residences.

Central to the availability of financing and the subsequent ability to attract buyers was the design of an appealing residential landscape.⁶⁶ Certainly, the quality and, perhaps more importantly, the perception of quality in the broader neighborhood was essential to the success of any community, particularly during the 1950s when potential homebuyers transitioned into discerning consumers:

“Aesthetics took on increasing importance. Such considerations were particularly critical in developments for the growing middle-class, which were part of an intensively competitive market. Single-family detached housing in an aesthetically-pleasing community became the indicator of the period, a social construct that represented the ascension to a desired lifestyle wrapped up neatly in a low-density neighborhood. The character of the development and the associated housing was closely tied to perceptions of the period, with street frontages, lot sizes, setbacks, lot enhancements, and the size and value of homes linked directly to the status of the community. This was true regardless of whether the development was characterized by tight-knit arrangements of economical housing or spacious lots with expansive dwellings. The power of perception was critical and developers recognized this in developing and marketing areas, often attaching covenants that protected the physical character and perceived quality of life in a development.”⁶⁷

Fausett recognized this perhaps better than any other developer in Little Rock in the early 1950s and left nothing behind in Broadmoor. Ideally situated, Broadmoor was crafted from the pine- and oak-covered western hills of Little Rock and benefited from both the perception of an idyllic country suburban setting and convenient access to community amenities, being just around the corner from Highway 70, the “Broadway of America.” It was, as proclaimed by Fausett, “suburban living at its best with all city conveniences.”⁶⁸ Such conveniences included paved streets complete with curbs and gutters and the latest in sewers in utilities. In many ways, the community also promised one-stop living, captured in the recreational amenities offered by the integrated 20-acre park—complete with a 14-acre lake, playground equipment, and community lodge—and nearby Boyle Park; the shopping opportunities afforded by the then-to-be-constructed 12-acre commercial plaza; and community goods found in the churches and schools that would materialize on the fringes. As for the much-romanticized suburban setting, Broadmoor offered a network of family-friendly streets that wended gently across the rolling topography. A variety of lot sizes were carved from amidst the landscape, with all of them oversized, “averaging 70 feet in width and varying up

⁶⁵ “Architect on Fausett Staff,” *Arkansas Democrat*, 1 October 1950.

⁶⁶ For general discussion of basic guidelines for residential design stemming from federal lending practices of the period, see Thomason and Associates, “Post-World War II Residential Development of Little Rock, Arkansas, 1945-1970, 2017, electronic document, available at <https://www.littlerock.gov/for-businesses/planning-and-development/statistics-reports/>.

⁶⁷ Alan Higgins, “Residential Planning and Development in Indiana, 1940-1973,” National Register of Historic Places Multiple Property Documentation Form, 2018.

⁶⁸ Advertisement, *Arkansas Democrat*, 19 September 1954.

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to 300 feet in depth.” Specific attention was given to the effort to embrace the natural environment as Fausett laid out the lots with the desire “to save every tree possible.”⁶⁹ Complemented by the refined park landscape around the lake—a highly marketable asset that distinguished the development from others nearby—such efforts went a long way to craft a very specific suburban aesthetic that provided privacy, improved appearances, and framed a lifestyle to be desired—a “veritable fairyland in which to live.”⁷⁰

The third pillar of Broadmoor’s success was the housing stock. Originally planned with 15 different models, the number of variants were extended to 18 models and then to “some 24 different house plans and 100 variations” until 1955, when additional models were offered as part of the third and final phase of construction (Figure 5); all were variations of the ever-present Ranch house.⁷¹ As was often publicized by Fausett, the houses in the neighborhood offered dozens of amenities and distinctive features that were often reserved for houses in a higher price bracket, although it should be noted that while Fausett originally conceived that the houses would top out around \$15,000, the price range for houses in Broadmoor ultimately extended from \$9000 to \$20000, excluding the price of the lot. For this money, buyers got an all brick or brick and redwood house, complete with features such as 30-inch roof overhangs to provide shelter and shade, aluminum casement or awning windows, mahogany interior doors, single or double carports with storage, ceramic glazed tile baths, and remote controlled lighting systems. Of course, the most unusual—and oft-advertised feature—for this price range was the “all-year” air-conditioning available in every house. In this, Fausett employed Servel’s model EB-72-G system, a compact unit that provided both cooling and heating, bringing for the first time “‘all-year’ air conditioning within the budget of the small home owner.”⁷² The two-ton unit, introduced to the industry just prior to the beginning of development on Broadmoor, was placed in a closet while the chilling tower was set on a concrete pad at the rear of the house and “designed to perform every function” necessary for the comfort of the homeowner. Attracting much attention, Fausett’s use of the system represented Servel’s largest ever single shipment of residential units (Figure 6).⁷³

Key to the Fausetts’ ability to offer such housing to the middle-class was his reliance on mass production techniques, with Broadmoor described as “the first time mass-production methods are being applied to what has hitherto been classified as luxury housing and the savings so achieved put the homes within financial reach of the middle-income family.”⁷⁴ As noted by AHPP’s Holly Hope, “Broadmoor was built utilizing on-site prefabrication methods in shops set up at the addition. Specialized workmen operated a metal shop and a cabinet shop where all woodwork was completed then applied in complete sections. A mill on Broadmoor Drive allowed workmen to pre-cut sections then take them to lots for construction. Broadmoor also had its own roofing supply

⁶⁹ “Beautiful Homesites Featured in Addition,” *Arkansas Democrat*, 20 September 1953.

⁷⁰ Advertisement, *Arkansas Gazette*, 21 February 1954.

⁷¹ Mildred Woods, “Arkansas Is National Home Week News,” *Arkansas Gazette*, 20 September 1953. “New Views and Home Plans Set in Broadmoor,” *Arkansas Democrat*, 11 September 1955. One article mentioned the availability of 25 different models: “Fausett Sees Completion of Broadmoor by 1956,” *Arkansas Democrat*, 19 September 1954.

⁷² Advertisement, *Arkansas Gazette*, 20 September 1953.

⁷³ Ibid.; “Two-ton Unit Heats, Cools Model House,” *Arkansas Gazette*, 20 September 1953.

⁷⁴ Mildred Woods, “Arkansas Is National Home Week News,” *Arkansas Gazette*, 20 September 1953.

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*You May Choose From Many Styles
and Types of Homes in Fausett's*

BROADMOOR

**18 DIFFERENT
FLOOR PLANS**

and a wide variety of exterior arrangements

Nowhere else can you have so much for so little for yourself and family as in Fausett's BROADMOOR. Check the many exclusive features and make your own comparison.

No look-alikes in BROADMOOR . . . the many styles and types of homes and varied exteriors give you the opportunity for individual styling, regardless of the location you choose.

Figure 5. Views of house plan #3618-A from Fausett's promotional brochure.



Figure 6. Early view of the rear of Broadmoor homes showing concrete pads with chilling towers. (Source: "Broadmoor: The First 50 Years," unpublished manuscript, copy on file at Little Rock Planning Department.)

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and decking yard. Using this process crews could complete one house within one or two weeks.”⁷⁵ Mass production processes employed in the development were covered extensively during the period, capturing the attention of local industry:

“Instead of cutting each board on the job, all the dimension materials can be prepared in a central workshop to exact—and interchangeable measurement for assignment to their proper locations in correct quantity. All the built-ins are made and assembled in a cabinet shop, taken to each house at the right time in easy-to-handle units and put into place with a minimum of motion. Metal strips are concealed in the plaster to protect the corners of each wall and make them fit together with speed and tidiness—and metal frames for the doors eliminate the laborious fitting together of ornamental moldings. A new spray paint can complete a whole interior in two and a half hours.”⁷⁶

The success of the Fausetts in using mass production to bring a higher-quality home to middle-income buyers was so attention-grabbing that some even questioned the legitimacy of the process and the claims made by Fausett that his houses were superior. In response, Fausett did what he knew best—turn the opportunity to prove critics wrong into a marketing tactic. In this, Fausett prepared an “X-Ray” model house on University Avenue that allowed people to “see the hidden fine points about home construction that insure [sic] a lifetime of trouble-free living and increasing value.”⁷⁷ As described at the time:

“The Fausetts elected a completed Broadmoor Home at random...not a specially built home, but a regular Fausett-standard Broadmoor home, built to regular Broadmoor specifications. Then, they cut away sections in this home... many of them... to see for themselves just how closely the plans and ‘specs’ were followed... right through a section of the beautifully decorated wall... and down through the hardwood floors to see sturdy sub-flooring, the brick piers, pipe insulation and termite-proofing underneath... up through the ceiling for rafter and bracing inspection, insulation, etc. Now, come see for yourself, the all-important parts about any home, that are always hidden from your view... see the “X-Ray” house, a modern, full-size completed home with the phantom cut-away sections, fully illuminated for your inspection and comparison.”⁷⁸

As with most things Fausett did, the “X-Ray” house was a success, proving that Broadmoor homes were what they were advertised to be—the best offering in middle-class living at an affordable price—which was a testament to the Fausetts and those involved in construction of the community’s housing (Table 2).

⁷⁵ Holly Hope, “Low, Light, and Livable—From Modern to Ranch, 1945-1970: A Historic Context,” 2014, electronic document, available at <https://www.arkansaspreservation.com/LiteratureRetrieve.aspx?ID=133223>; “Financing of Broadmoor Homes Easy,” *Arkansas Democrat*, 20 September 1953.

⁷⁶ Mildred Woods, “Arkansas Is National Home Week News,” *Arkansas Gazette*, 20 September 1953.

⁷⁷ Advertisement, *Arkansas Gazette*, 16 May 1954.

⁷⁸ *Ibid.*

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TABLE 2. COMPANIES AND CONTRACTORS INVOLVED IN BROADMOOR⁷⁹

Company	Service/Product Supplied
Arnold Awning & Iron Works	Ornamental iron work
Big Rock Stone & Material Co.	Concrete, crushed stone, and sand
Bush-Caldwell	Stanley door hardware, Schlage locks, Hall-Mack bathroom accessories, and Amerock cabinet hardware
Buck Hendershoot & Company	Blown fiberglass insulation
Cassidy Manufacturing Co.	Formica counter tops
Choctaw, Inc.	Concrete pipe sewers and culverts
Cook Paint & Varnish Co.	Paints and Kenflex floor coverings
C.R. Hubbard Floors	Floor finishing
Criss & Shaver, Inc.	Foundation work
Eureka Brick & Tile Co.	Eureka face brick
H.H. Heitman & Son	Shrubs and other landscaping
National Builders Supply, Inc.	Sliding glass doors and storage walls
N.O. Nelson Co.	Crane bathroom fixtures
O'Bannon Bros.	General Electric kitchen appliances
Pioneer Lumber Company	Lumber, building materials, millwork, and flooring
Pittsburgh Plate Glass Company	Glass and mirrors
Price-Fewell Electric Company	Electrical contractor
Reynolds Metal Co.	Aluminum and steel windows
Servel	Air-conditioning units
Twin City Plumbing Co.	Plumbing contractor
U.S.-Mengel Plywoods, Inc.	Interior doors
Well-Bilt Products Co.	Storage units, closet doors, and attic stairs
W.F. Clements	Ceramic tile

⁷⁹ Information based on advertisements and articles associated with the various phases of development in Broadmoor.

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Under the leadership of the Fausetts and with ready buyers waiting, construction of Broadmoor proceeded quickly over a roughly four-year period. In July 1954, after one year of development, the 200th home in the community was sold, with another 150 homes under construction by September.⁸⁰ By July 1955, 368 homes had been sold, and more than 1,000 people were living in the neighborhood. Another 200 homes were anticipated for completion in 1955, with the total of the development—then estimated at around 600 homes—anticipated to be completed by June 1956.⁸¹ While Fausett failed to meet this stated goal, 500 homes were sold by the third anniversary of Broadmoor in June 1956.⁸² At this point, development of Broadmoor began to fall off, with the original estimation of 700 homes—and the subsequent revision of 600 homes—looking questionable. In fact, the original estimate of 700 homes had been stalled since 1955, when it was announced that no more than approximately 600 homes would be constructed as part of the original development because Fausett was awaiting the construction of a sewer line down Rock Creek before pursuing additional construction.⁸³ In total, the neighborhood would come to include approximately 500 residences by 1957; the reason why the neighborhood never attained the revised total of 600 homes is unknown but it is possible that Fausett, always a promoter, simply over promised. In fact, while Fausett advertised that a total of 603 homes had been made available for contracting by September 1956—with only 17 left to be sold—the platted portions of Broadmoor only ever included 571 lots.⁸⁴

While Fausett never achieved his desired total, Broadmoor was a successful, thriving community that attracted the attention of a generation of middle-class families. Homebuyers flocked to the community, with original property owners capturing the prosperous, post-World War II—predominately white—suburban lifestyle founded in good jobs, domesticity, and convenience.⁸⁵ Residents included bankers and insurance agents and managers for companies such as Safeway Stores and Gulf Refining Co. These property owners found home in Broadmoor and worked to make the community their own. In 1954, the Broadmoor Property Owners' Association (BPOA) was organized with the intent to “protect and develop lands platted as Broadmoor addition... into a high-class residential property area, possessing features of more than ordinary value to a residential community and without limiting the generality of the foregoing to maintain the park, lake and clubhouse in said area; to enforce private covenants and restrictions; and to make and

⁸⁰ “Fausett Sees Completion of Broadmoor by 1956,” *Arkansas Democrat*, 19 September 1954.

⁸¹ Carl Childress, “Fast-Growing Broadmoor to be Completed Year Ahead of Schedule,” *Arkansas Democrat*, 3 July 1955.

⁸² Advertisement, *Arkansas Gazette*, 3 June 1956.

⁸³ Carl Childress, “Fast-Growing Broadmoor to be Completed Year Ahead of Schedule,” *Arkansas Democrat*, 3 July 1955.

⁸⁴ Advertisement, *Arkansas Democrat*, 16 September 1956. It should also be noted that the final house in Broadmoor was not likely actually constructed in 1957. According to a newspaper advertisement, a new house was constructed at 8 Roane Circle in 1962. Advertisement, *Arkansas Gazette*, 5 August 1962.

⁸⁵ Broadmoor was an all-white development until July 1965, when John Walker, an attorney, purchased the home at 104 Broadmoor. Walker, a prominent African-American lawyer involved in cases associated with the Capitol Club desegregation and suits against the Little Rock School Board, received substantial support from the local chapter of the National Association for the Advancement of Colored People (NAACP). “Broadmoor Home Purchased by Negro,” *Arkansas Democrat*, 9 July 1965. Within short time, windows were broken on the house, shrubbery was burned, and ink was thrown into the house. While such issues subsided afterward, residents were slow to accept the Walkers, with the family “given the cold shoulder treatment by their neighbors.” “Shrubs burned at Negro Home,” *Arkansas Gazette*, 30 July 1965; Maurice Moore, “John W. Walker: Apostle of Integration,” *Arkansas Democrat*, 30 March 1969. Jerol Garrison, “The First Negro Family in Broadmoor Gets the Cold Shoulder Treatment,” *Arkansas Gazette*, 15 April 1966.

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enforce rules and regulations for the use of the lake, park and the club house in said area.”⁸⁶ The BPOA became an active voice for the community and became the organizer of garden clubs and activities such as barbeques and Easter egg hunts. In 1955, ownership of the lake and surrounding park was transferred from the Fausetts to the BPOA, with the landscape then consisting of the clubhouse—the adapted Rebsamen hunting lodge that had long existed on the property—swimming beach and dock at the lake, and a dedicated play area. Upon taking over of the recreational area, the BPOA made plans to stock the lake and build tennis and shuffleboard courts, although the most substantial improvements didn’t occur until 1972 when tennis courts, a basketball court, and the swimming pool were constructed.⁸⁷

A Planned Community

At the basic level, Broadmoor was developed as a planned community, with Fausett intending that residents would have all their needs met within the immediate vicinity. Some of these needs would be met from within in the form of the integral recreational area, but many of them would be found outside the formal limits of Broadmoor. Here, Fausett again provided the lead. From the very start, Fausett had advertised that a shopping center would be constructed as part of the transformation of Hayes Street. While it appeared that perhaps Fausett was going to renege on his promise as the buildout of Broadmoor began to wind down in 1956—resulting in the BPOA bringing a lawsuit against Fausett for failure to deliver on his advertised commitment to develop a commercial district—Fausett eventually carried through on his original intent.⁸⁸

In continuing his vision, Fausett built the \$700,000 Broadmoor Center—E-Z Shopping Center, opened in November 1959 on the southeastern edge of the subdivision. Designed by architect Richard W. Groh with consulting engineers Adolph Walser, W.T. McNutt, and Ivis H. Brummett, the 9-acre shopping center was intended to be the epitome of convenience and was the result of Fausett traveling “over 50,000 miles studying other shopping centers before putting his ‘ideal’ to the drawing board.”⁸⁹ Motorists could drive in from many places along University Avenue, Lakeshore Drive, and Broadmoor Drive and were greeted with ample parking for 500 cars along the center’s frontage. At the center, shoppers could access the 13 stores from 28 different entrances, all within less than a city block and sheltered by an aluminum canopy that protected customers from the weather. As proclaimed by Fausett, “It’s like shopping on both sides of the street at the

⁸⁶ Constitution of the Broadmoor Property Owners’ Association, unpublished manuscript, copied in Broadmoor: The First 50 Years,” unpublished manuscript, copy on file at Little Rock Planning Department.

⁸⁷ “Broadmoor Elects Foundation Board, Plans Improvement,” *Arkansas Gazette*, 8 May 1955.

⁸⁸ The BPOA originally brought a class action suit on behalf of all property owners against the Fausetts in December 1956 on multiple counts, including failure to build the shopping plaza and failure to provide easements for the recreational area, which the BPOA deemed made the promised amenities “useless and of no value.” The class action suit was subsequently replaced with a similar suit on behalf of only the BPOA, but this suit was dismissed the same day with prejudice as the two sides had reached agreement on a compromise before the new suit was filed. “Broadmoor Association Sues Builder,” *Arkansas Democrat*, 14 December 1956; “Property Owners in Broadmoor File Substitute Suit,” *Arkansas Gazette*, 30 March 1957; “Broadmoor Suit Filed; Dismissed with Prejudice,” *Arkansas Gazette*, 31 March 1957.

⁸⁹ “Broadmoor E-Z Shopping Center with 14 Concerns Highlights ‘Compactness,’” *Arkansas Democrat*, 18 November 1959.

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same time and you don't have to walk a half-mile to get it done."⁹⁰ The original tenants included: Piggly Wiggly supermarket; E-Z wash coin-operated laundry; Charles Broadmoor Salon; Jimmy's Shoe Repair; Duncan Barber Shop; Ben Franklin variety store; S & H Green Stamps redemption center; Magnolia Cafeteria; Tommy Karam's store for men's, women's, and children's clothing; Toyville; Broadmoor Gulf Service Station; and Broadmoor Dairy Barn.⁹¹ Located on the southern end, the Piggly Wiggly occupied a third of the shopping center. The design was unique in that it employed soaring concrete arches to create a curvilinear archway with a glass front. The front window was 25 ft high and 130 ft across, providing natural light for a relaxed shopping experience.⁹²

Located to the west of the shopping center was another contribution of the Fausetts, the Broadmoor Kindergarten. Completed in November 1955 at a cost of approximately \$60,000, the Broadmoor Kindergarten was the first in the city specifically designed for standalone kindergarten use and was believed to have been the first kindergarten in the country constructed in a subdivision at the expense of the developer.⁹³ It was hoped, that in the future, a child could go from kindergarten through college at the nearby schools and still eat at home every night. Designed by Richard Groh and W. F. Hibbard, the building was considered the latest in educational offerings, with "ultra-modern features for the convenience, safety and health of the tots who will attend from all over the county, as well as from Broadmoor."⁹⁴ Modern features such as radiant heating in the floors and air-conditioning allowed for a comfortable space for children to learn. The building was designed to maximize use of natural light, which was ample thanks to the window wall on the north elevation. The building accommodated 90 students with 2,400 sq ft of classroom space. An attached teacher's house was located on the south side of the facility.⁹⁵ Designs for children were kept in mind. The restrooms featured miniature fixtures from sinks to toilets. Storage spaces under windows allowed for toys to be stored when not in use. If a child developed an illness, a special "isolation room" could be used. Beyond the daily use of the building, the Broadmoor Kindergarten was also available for community functions, with the two classrooms converting into one large communal space that could seat 200 persons. The kindergarten remained in use until 1959, when Bale Elementary School opened on W. 32nd Street.⁹⁶

Beyond Fausett's inclusion of the shopping center and kindergarten, the rest of the area surrounding Broadmoor evolved organically, following in the natural progression of the period by which commercial enterprises and community goods followed middle-class residents into the suburban fringe. In this case, such goods followed the outgrowth of the city to the south and west,

⁹⁰ "\$700,000 Broadmoor Center Opens Today," *Arkansas Gazette*, 19 November 1959; "Reason for Name: 'E-Z Shopping,'" *Arkansas Gazette*, 19 November 1959.

⁹¹ "Here's List of Businesses in the Center," *Arkansas Gazette*, 19 November 1959.

⁹² "Big Front Window," *Arkansas Gazette*, 19 November 1959.

⁹³ "Broadmoor Dedicates Kindergarten Today," *Arkansas Democrat*, November 6, 1955; Carl Childress, "Fast-Growing Broadmoor to be Completed Year Ahead of Schedule," *Arkansas Democrat*, 3 July 1955.

⁹⁴ "Broadmoor Dedicates Kindergarten Today," *Arkansas Democrat*, 6 November 1955; Carl Childress, "City's First Tailor-Made Shopping Center Planned," *Arkansas Democrat*, 19 September 1954.

⁹⁵ Mason Toms, "2018 QQA Greater Little Rock Modern Tour," unpublished manuscript, available from the Arkansas Historic Preservation Program, Little Rock, Arkansas; "Broadmoor Dedicates Kindergarten Today," *Arkansas Democrat*, 6 November 1955.

⁹⁶ "Broadmoor Dedicates Kindergarten Today," *Arkansas Democrat*, 6 November 1955.

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“the only logical direction” as Fausett had predicted.⁹⁷ Within the immediate vicinity of Broadmoor, this included a substantial number of churches that filtered into the area over the course of a decade, with Reverend Jeff Davis, pastor of Scott Street Methodist Church, affirming the predictions of Fausett: “Our primary reason for moving is to make the church available to more people. And we can see that Little Rock is definitely moving west... In Little Rock, as well as in other cities over the country, the people are becoming more and more community conscious... There is a trend towards people favoring a neighborhood church where fellowship is greater in a smaller group.”⁹⁸ First to the area were Grace Baptist Church (subsequently known as Broadmoor Baptist Church), St. Paul’s Community Church of the Evangelical and Reformed, and Scott Street Methodist Church, which had purchased land adjacent to Broadmoor by September 1954, with plans to move from their downtown facilities and construct modern houses of worships for the new suburbanites. A fourth church moved into the area in 1959, when University Baptist Church moved into the former Broadmoor Kindergarten building.⁹⁹

CONCLUSION

With hundreds of subdivisions platted in Little Rock’s growing suburbs between 1945 and 1970,¹⁰⁰ the work of Elbert Fausett stands out for its volume, its quality, and its masterful use of the tools and trends that defined the American suburban real estate market in the post-World War II era. Fausett’s initial concern when he began his company in the late 1940s was providing good low and medium-priced homes for veterans to meet the huge housing shortfall after the war. By the mid-1950s, as the economy boomed and the construction industry began to catch up with demand, buyers had greater choices in selecting a home. In developing Broadmoor, Fausett set out to create a neighborhood appealing to the savvy middle class homebuyer, incorporating the naturalistic landscape design, community assets, and well-appointed homes that were a hallmark of the best designed subdivisions of the period. Today the individual houses comprising Broadmoor may not seem extraordinary among the hundreds of other homes from the period constructed in Little Rock, but the neighborhood as a whole is a particularly well-articulated and well-preserved example of a cohesively designed, marketed, and constructed suburban subdivision of the period. Furthermore, at the time of its construction, Broadmoor was exceptional in many ways. Most notably, Broadmoor is reportedly the first subdivision of its size to incorporate year-round air conditioning in all units and the first to apply mass-production techniques to build houses with the quality construction and modern amenities previously associated only with “luxury” homes.¹⁰¹ For these reasons, in developing Broadmoor Fausett gained national attention as a mass production home builder, put ownership of a well-appointed modern home within the financial reach of more middle

⁹⁷ Carl Childress, “Broadmoor Bids Again for National Attention,” *Arkansas Democrat*, 19 September 1954.

⁹⁸ Paul Mendy, “Churches, Like the People, Look Toward the Suburbs; Three Choose Broadmoor,” *Arkansas Gazette*, 9 October 1954; Carl Childress, “Broadmoor Bids Again for National Attention,” *Arkansas Democrat*, 19 September 1954; “Broadmoor Church Marks First Year,” *Arkansas Gazette*, 29 October 1955.

⁹⁹ Mason Toms, “2018 QQA Greater Little Rock Modern Tour,” unpublished manuscript, available from the Arkansas Historic Preservation Program, Little Rock, Arkansas; “University Baptist Buys Out Broadmoor Church Neighbor,” *Arkansas Gazette*, 12 September 1964.

¹⁰⁰ Thomason and Associates, “Post-World War II Residential Development of Little Rock, Arkansas, 1945-1970, 2017, electronic document, available at <https://www.littlerock.gov/for-businesses/planning-and-development/statistics-reports/>.

¹⁰¹ James Scudder, “Broadmoor Subdivision Blazed Trail,” *Arkansas Democrat*, 15 February 1978; Mildred Woods, “Arkansas Is National Home Week News,” *Arkansas Gazette*, 20 September 1953.

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class citizens of Little Rock, and shaped consumer expectations regarding the comforts and conveniences of modern suburban living.¹⁰² As such, the Broadmoor Neighborhood Historic District is eligible for listing in the NRHP under Criterion A in the area of Community Planning and Development and under Criterion C in the area of Architecture as a locally significant example of post-World War II residential development in Little Rock, Arkansas.

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Broadmoor Neighborhood Historic District

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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 # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 169.7561

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

- | | |
|------------------------|-----------------------|
| 1. Latitude: 34.736830 | Longitude: -92.346152 |
| 2. Latitude: 34.730673 | Longitude: -92.346277 |
| 3. Latitude: 34.730565 | Longitude: -92.341981 |
| 4. Latitude: 34.726455 | Longitude: -92.342254 |
| 5. Latitude: 34.724695 | Longitude: -92.344084 |
| 6. Latitude: 34.724414 | Longitude: -92.343623 |
| 7. Latitude: 34.723411 | Longitude: -92.343662 |
| 8. Latitude: 34.723477 | Longitude: -92.346472 |

Broadmoor Neighborhood Historic District

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- | | |
|-------------------------|-----------------------|
| 9. Latitude: 34.725270 | Longitude: -92.346437 |
| 10. Latitude: 34.725309 | Longitude: -92.347560 |
| 11. Latitude: 34.726244 | Longitude: -92.347557 |
| 12. Latitude: 34.726266 | Longitude: -92.348669 |
| 13. Latitude: 34.727278 | Longitude: -92.348650 |
| 14. Latitude: 34.727346 | Longitude: -92.350888 |
| 15. Latitude: 34.733767 | Longitude: -92.350669 |

Verbal Boundary Description (Describe the boundaries of the property.)

The district boundary is an irregular polygon encompassing the three original plats for the Broadmoor Addition plus the adjacent parcel at 21 Lakeshore Drive that includes the former Broadmoor Kindergarten building.

Beginning at a point (1) near the intersection of Broadmoor Drive and Boyle Park Road, the boundary runs south along the rear of the lots facing Barbara Drive. After crossing Berkshire Drive, the boundary turns to the east (2) and runs along the rear of the lots facing Rosemont Drive and Woodcliff Circle. At S. University Avenue (3), the boundary turns to the south, extending to a point south of the intersection of S. University Avenue and Broadmoor Drive (4). The boundary runs southwest along the rear of the lake's spillway to a point on Lakeshore Drive (5). From there it runs southeast along Lakeshore Drive to the northeast corner of the parcel at 21 Lakeshore Drive (6), then southward along the parcel's eastern border to W. 32nd Street (7). The boundary follows W. 32nd Street to the west to its intersection with Monica Drive (8). The boundary then runs alternatively north and west along portions of Monica Drive, Bellemeade Drive, and Alameda Drive (9 to 12) to the intersection of Alameda Drive and Archwood Drive (13). The boundary runs west along Archwood Drive to a point north of its intersection with S. Bryant Street (14). It then extends north along the back of the parcels facing Glenmere Drive and along Ridge Park Drive to a point near the intersection of Ridge Park Drive and Glenmere Drive (15). The boundary follows the rear of the parcels facing Roane Circle, and Barbara Circle to return to point 1 near the intersection of Broadmoor Drive and Boyle Park Road.

Boundary Justification (Explain why the boundaries were selected.)

The boundaries were selected to include all land and associated resources within the Broadmoor Neighborhood as it was designed and developed by Fausett and Company in the 1950s. In addition to encompassing the three original plats for the Broadmoor Addition, the boundary includes one adjacent parcel containing the former Broadmoor Kindergarten building, an important associated community asset also developed by Fausett.

Broadmoor Neighborhood Historic District
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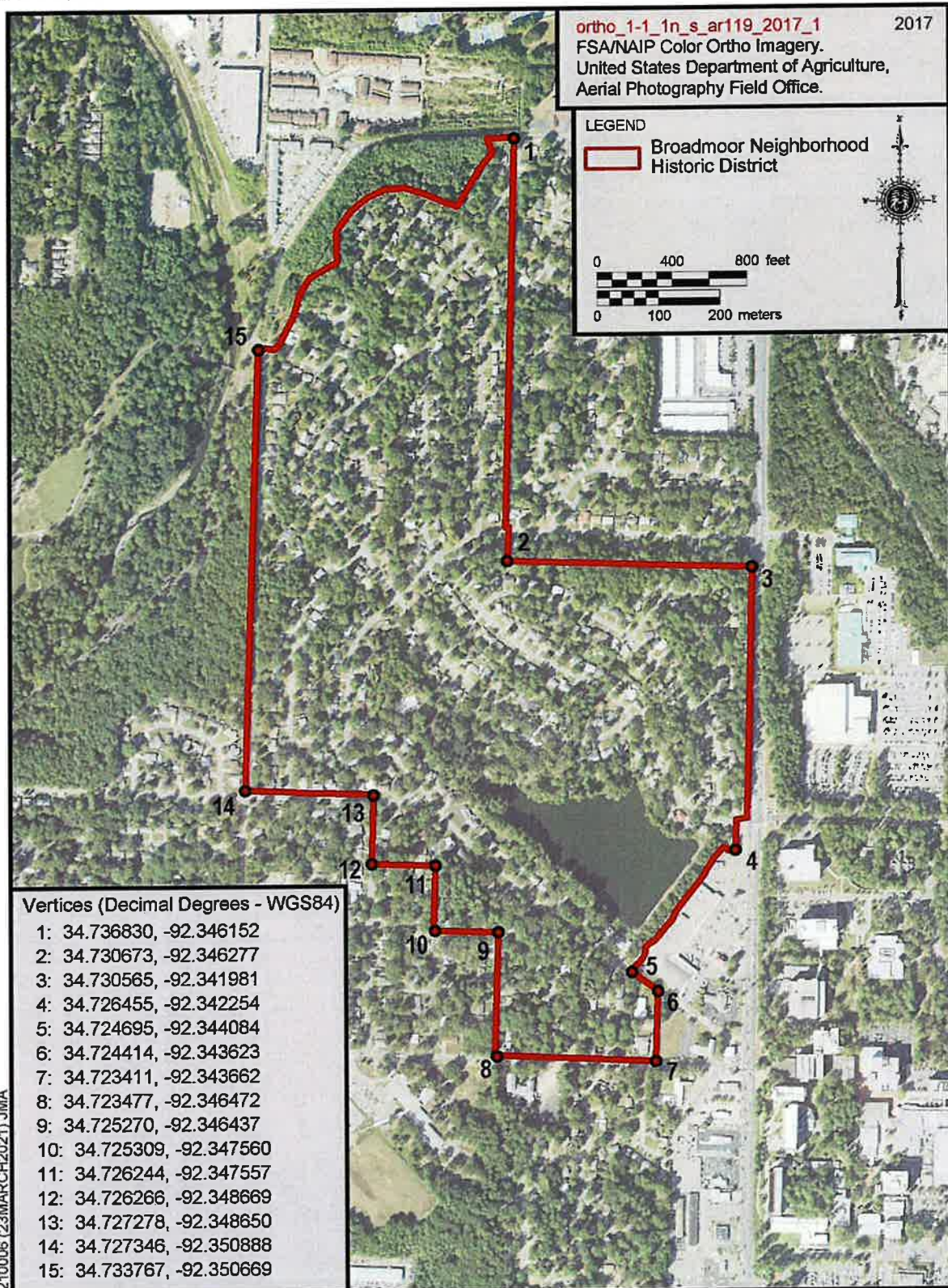


Figure 7. Aerial photograph depicting the boundary of the Broadmoor Neighborhood Historic District.

Broadmoor Neighborhood Historic District
Name of Property

Pulaski County, AR
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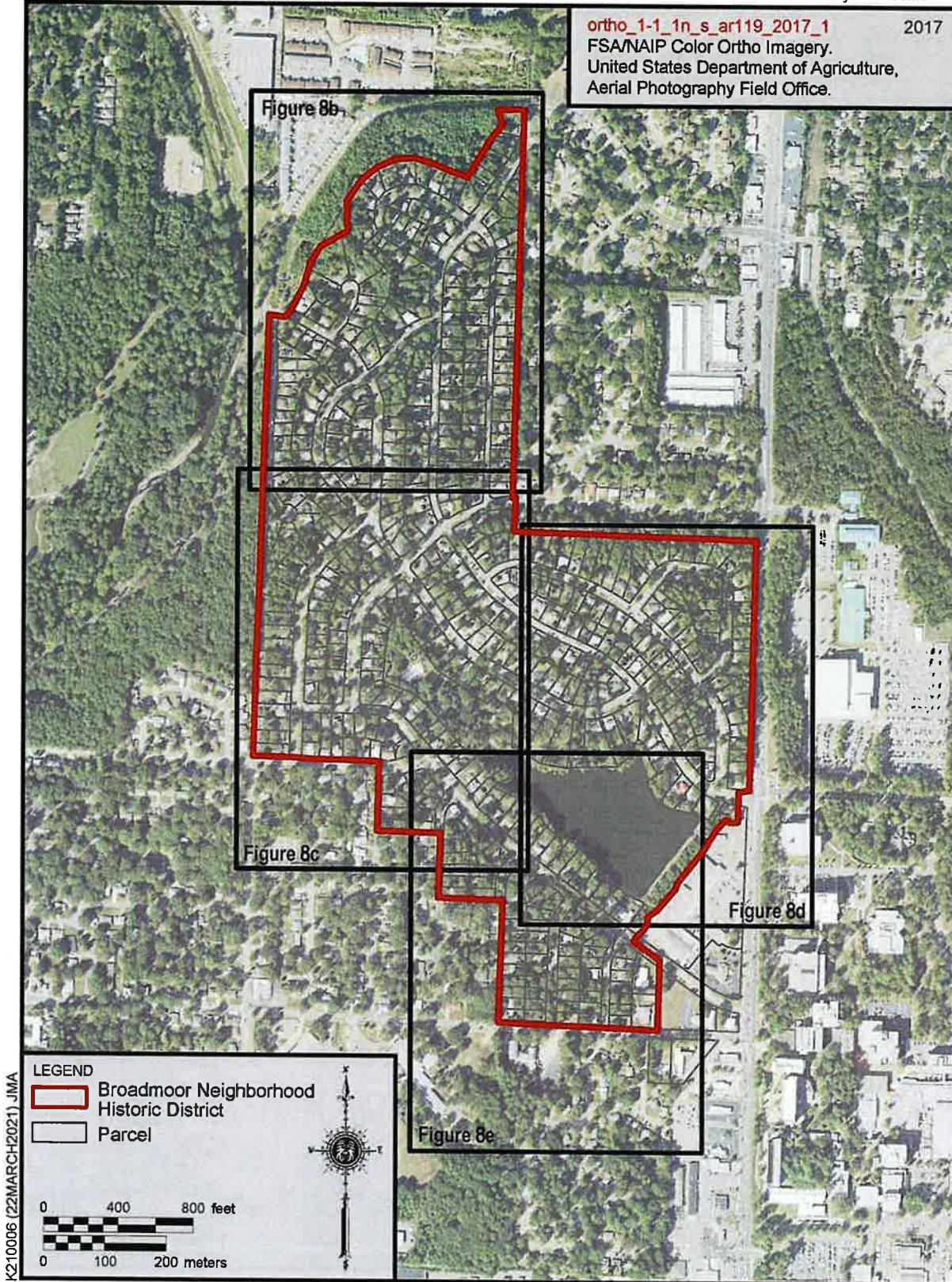


Figure 8a. Key to Figures 8b to 8e.

Broadmoor Neighborhood Historic District
Name of Property

Pulaski County, AR
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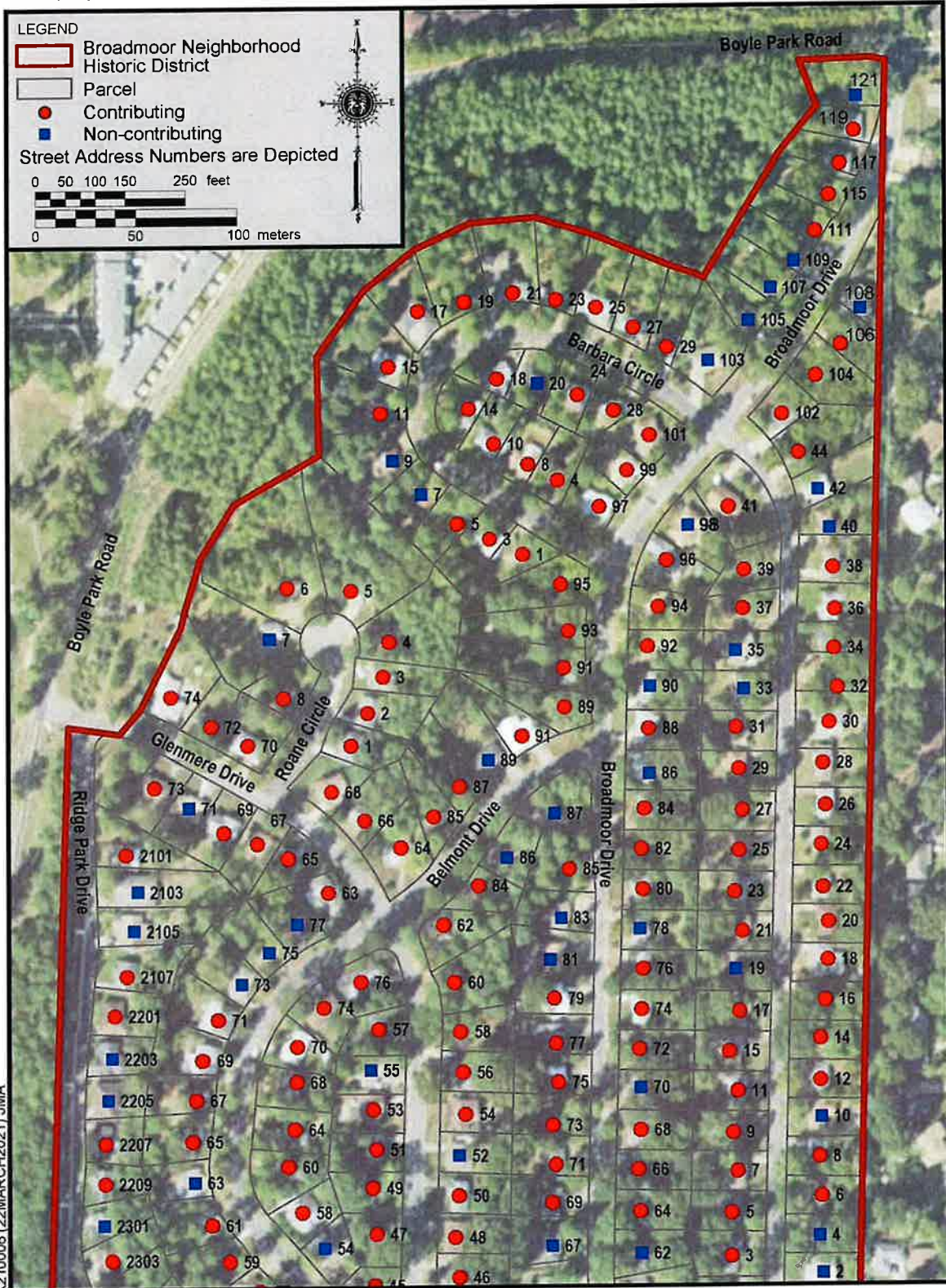


Figure 8b. Aerial photograph depicting contributing and non-contributing resources in the Broadmoor Neighborhood Historic District.

Broadmoor Neighborhood Historic District
Name of Property

Pulaski County, AR
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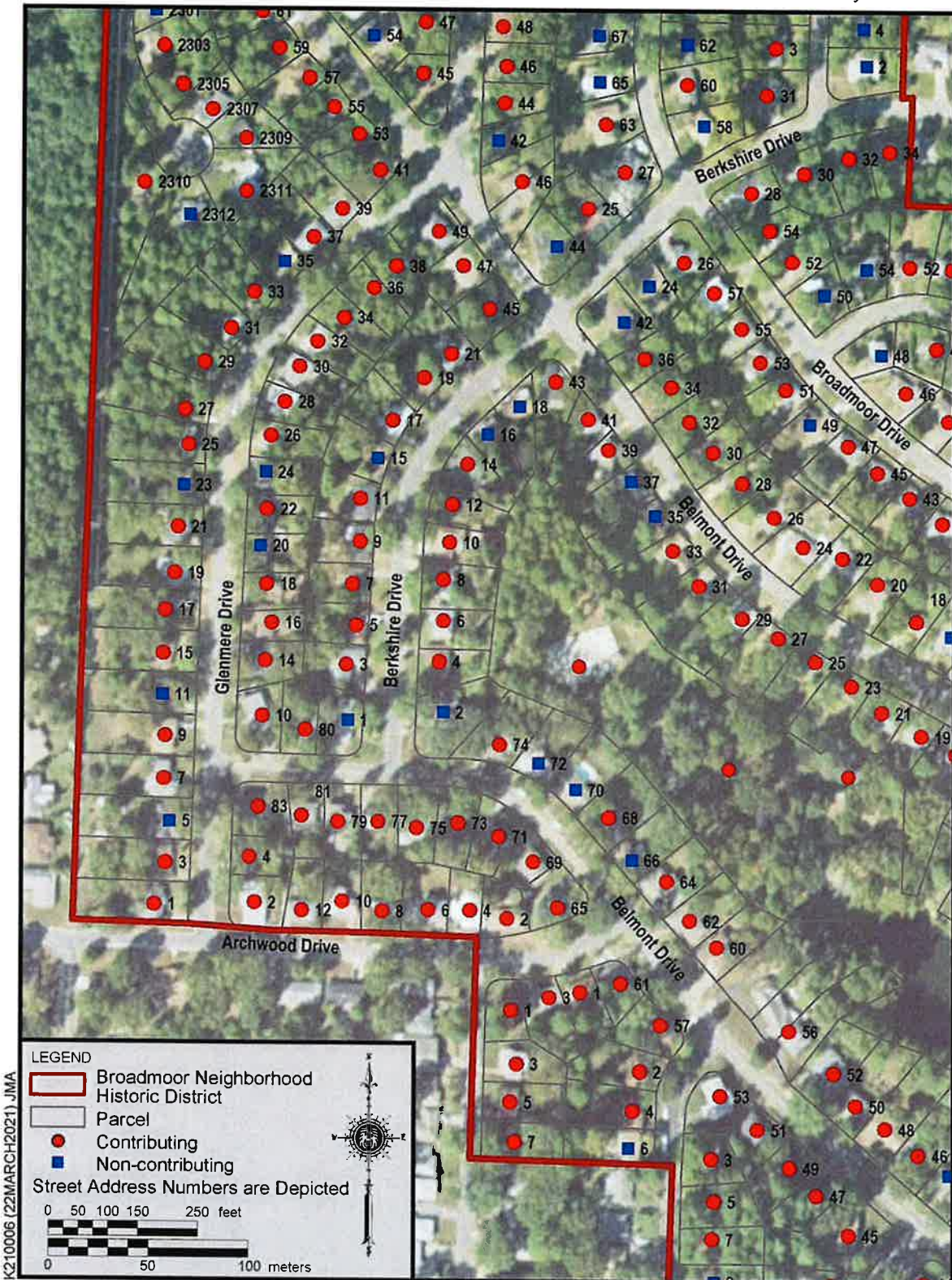


Figure 8c. Aerial photograph depicting contributing and non-contributing resources in the Broadmoor Neighborhood Historic District.

Broadmoor Neighborhood Historic District
Name of Property

Pulaski County, AR
County and State

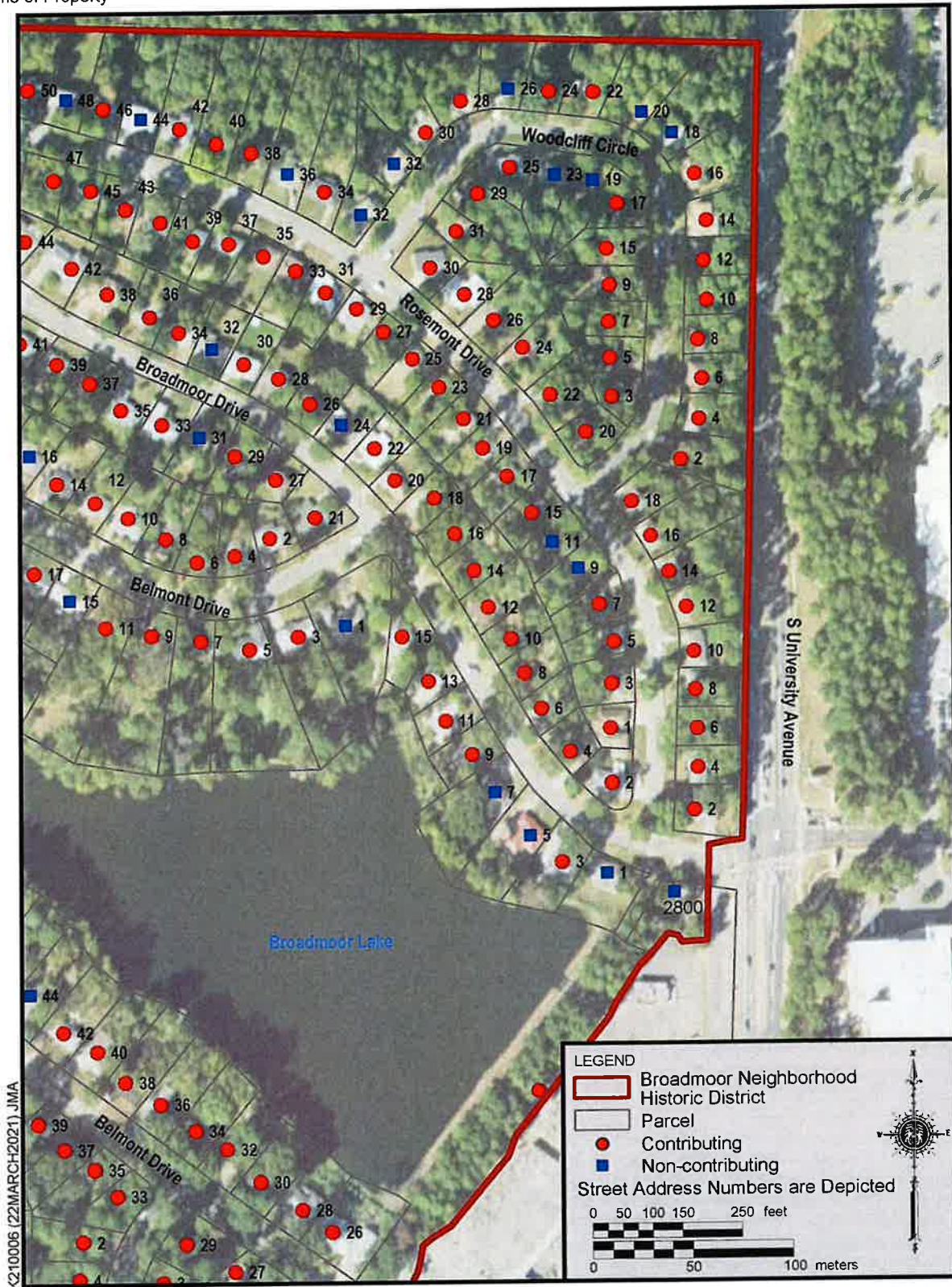


Figure 8d. Aerial photograph depicting contributing and non-contributing resources in the Broadmoor Neighborhood Historic District.

Broadmoor Neighborhood Historic District
Name of Property

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County and State



Figure 8e. Aerial photograph depicting contributing and non-contributing resources in the Broadmoor Neighborhood Historic District.

Broadmoor Neighborhood Historic District
Name of Property

Pulaski County, AR
County and State

11. Form Prepared By

name/title: Elizabeth Heavrin, Alyssa Reynolds, and Alan Higgins
organization: Cultural Resource Analysts, Inc.
street & number: 151 Walton Avenue
city or town: Lexington state: KY zip code: 40503
e-mail egheavrin@crai-ky.com
telephone: 859-252-4737
date: March 24, 2021

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Broadmoor Neighborhood Historic District

City or Vicinity: Little Rock

County: Pulaski County

State: AR

Name of Photographer: Alan Higgins

Date of Photographs: September 2018

Broadmoor Neighborhood Historic District

Pulaski County, AR
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Name of Property

Location of Original Digital Files: 204 NW 4th Street, Suite 204, Evansville, IN 47708

Photo #1 (AR_Pulaski County_Broadmoor Historic District_0001) Overview of Ridge Park Drive, camera facing north.

Photo #2 (AR_Pulaski County_Broadmoor Historic District_0002) Overview of Ridge Park Drive, camera facing southeast.

Photo #3 (AR_Pulaski County_Broadmoor Historic District_0003) Overview of Berkshire Drive, camera facing west.

Photo #4 (AR_Pulaski County_Broadmoor Historic District_0004) Overview of Woodcliff Circle, camera facing northeast.

Photo #5 (AR_Pulaski County_Broadmoor Historic District_0005) Overview of Broadmoor Drive, camera facing southeast.

Photo #6 (AR_Pulaski County_Broadmoor Historic District_0006) Overview of Woodcliff Circle, camera facing northwest.

Photo #7 (AR_Pulaski County_Broadmoor Historic District_0007) Overview of Ridge Park Drive, camera facing northeast.

Photo #8 (AR_Pulaski County_Broadmoor Historic District_0008) Overview of Broadmoor Drive, camera facing west.

Photo #9 (AR_Pulaski County_Broadmoor Historic District_0009) Overview of Lakeshore Drive, camera facing northwest.

Photo #10 (AR_Pulaski County_Broadmoor Historic District_0010) Overview of Lakeshore Drive, camera facing southeast.

Photo #11 (AR_Pulaski County_Broadmoor Historic District_0011) Overview of Lakeshore Drive, camera facing northeast.

Photo #12 (AR_Pulaski County_Broadmoor Historic District_0012) Overview of Lakeshore Drive, camera facing northwest.

Photo #13 (AR_Pulaski County_Broadmoor Historic District_0013) Overview of Farimont Drive, camera facing northeast.

Photo #14 (AR_Pulaski County_Broadmoor Historic District_0014) South facade of 6120 West 32nd Street, camera facing north.

Photo #15 (AR_Pulaski County_Broadmoor Historic District_0015) Overview of the Broadmoor Lake dam, camera facing north.

Photo #16 (AR_Pulaski County_Broadmoor Historic District_0016) West facade of 3 Alameda Drive, camera facing east. West facade of 2 Lakeshore Drive, camera facing east.

Photo #17 (AR_Pulaski County_Broadmoor Historic District_0017) West facade of 2 Lakeshore Drive, camera facing east.

Photo #18 (AR_Pulaski County_Broadmoor Historic District_0018) North facade of 39 Belmont Drive, camera facing southwest.

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Photo #19 (AR_Pulaski County_Broadmoor Historic District_0019) West facade and north elevation of 84 Belmont Drive, camera facing south.

Photo #20 (AR_Pulaski County_Broadmoor Historic District_0020) West facade of 76 Broadmoor Drive, camera facing east.

Photo #21 (AR_Pulaski County_Broadmoor Historic District_0021) West facade of 58 Glenmere Drive, camera facing east.

Photo #22 (AR_Pulaski County_Broadmoor Historic District_0022) View of concrete chiller pad at 48 Glenmere Drive, camera facing east.

Photo #23 (AR_Pulaski County_Broadmoor Historic District_0023) North facade of 9 Belmont Drive, camera facing south.

Photo #24 (AR_Pulaski County_Broadmoor Historic District_0024) Overview of pool facilities located in Broadmoor Park, camera facing southeast.

Photo #25 (AR_Pulaski County_Broadmoor Historic District_0025) Overview of Broadmoor Park, camera facing east.

Photo #26 (AR_Pulaski County_Broadmoor Historic District_0026) East elevation of Broadmoor Clubhouse, camera facing west.

Photo #27 (AR_Pulaski County_Broadmoor Historic District_0027) Overview of Broadmoor Lake from Broadmoor Park, camera facing southeast.

Broadmoor Neighborhood Historic District
Name of Property

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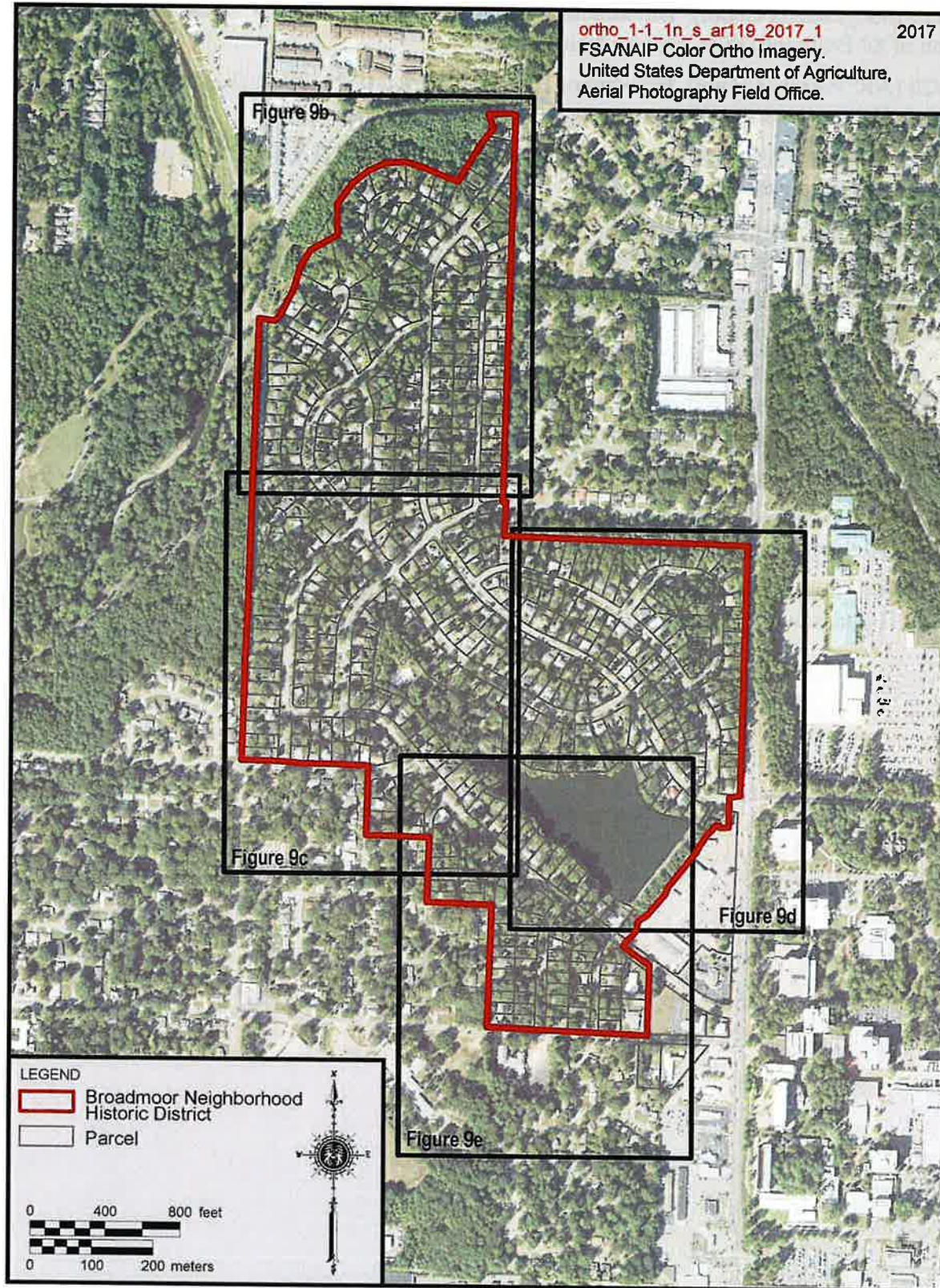


Figure 9a. Key to Figures 9b to 9e.

Broadmoor Neighborhood Historic District
Name of Property

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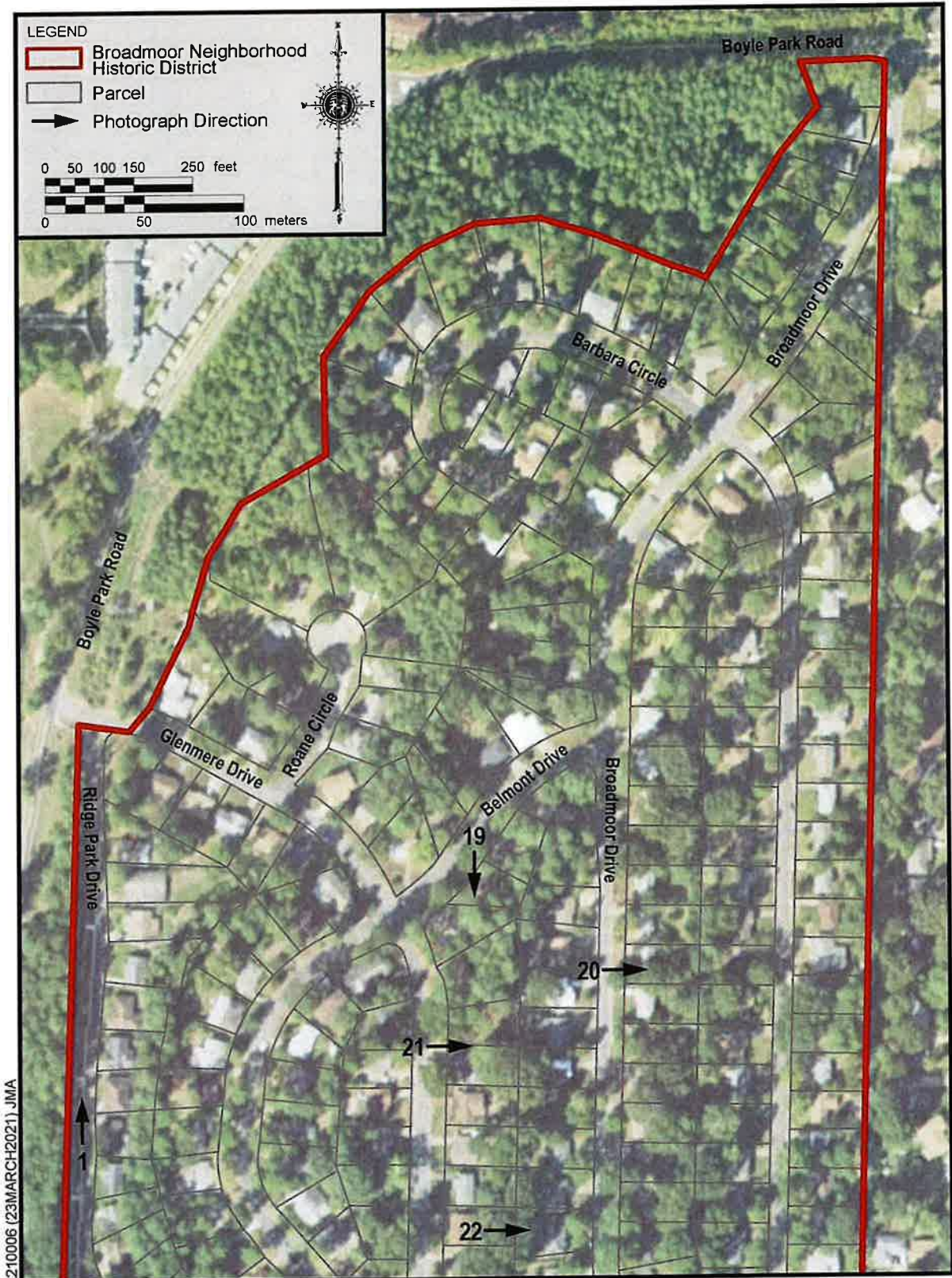


Figure 9b. Aerial photograph depicting photograph locations in the Broadmoor Neighborhood Historic District.

Broadmoor Neighborhood Historic District
Name of Property

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Figure 9c. Aerial photograph depicting photograph locations in the Broadmoor Neighborhood Historic District.

Broadmoor Neighborhood Historic District
Name of Property

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County and State

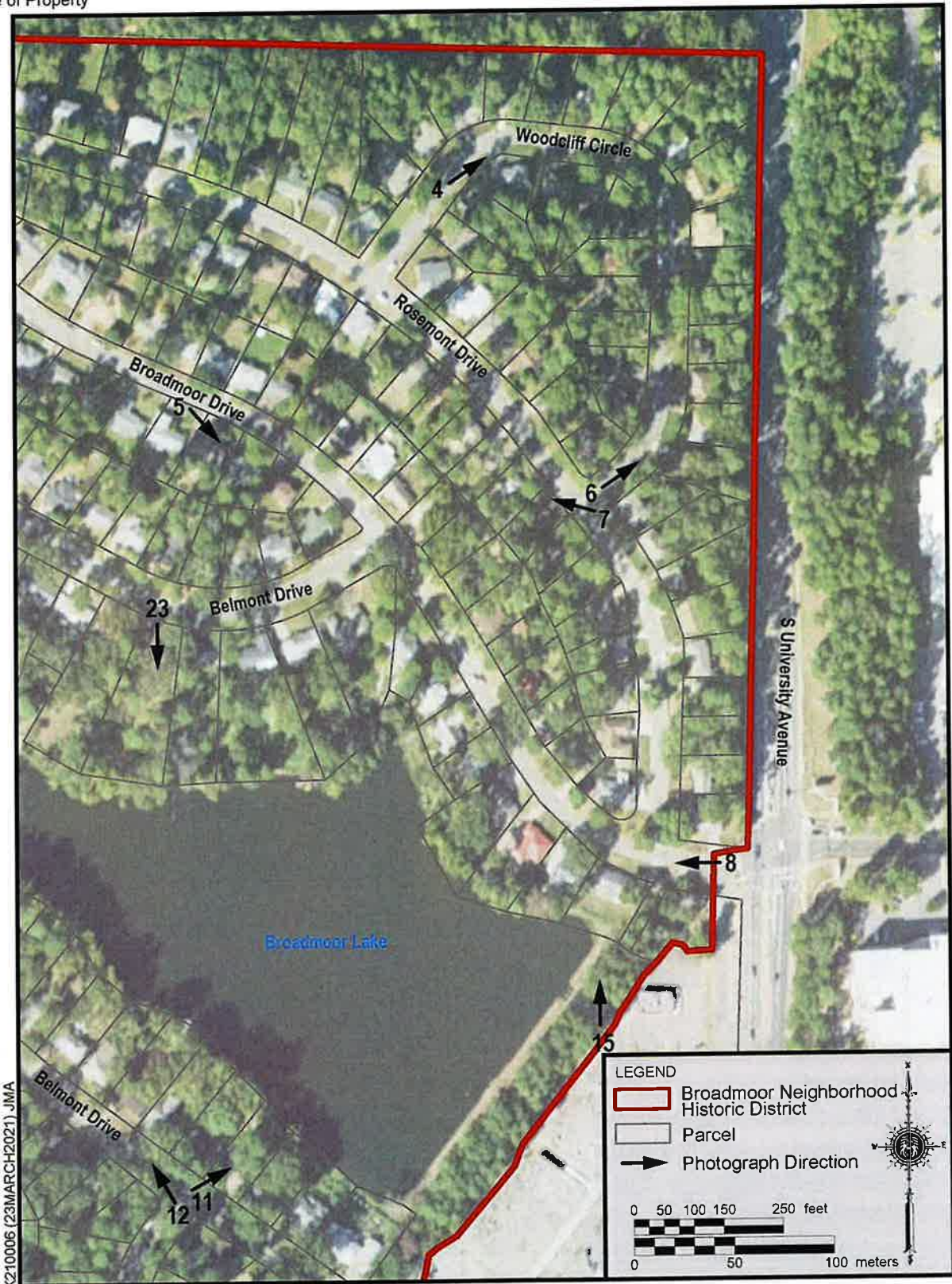


Figure 9d. Aerial photograph depicting photograph locations in the Broadmoor Neighborhood Historic District.

Broadmoor Neighborhood Historic District
Name of Property

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Figure 9e. Aerial photograph depicting photograph locations in the Broadmoor Neighborhood Historic District.

Broadmoor Neighborhood Historic District
Name of Property

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Paperwork Reduction Act Statement: This information is being collected for nominations to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 460 et seq.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

Estimated Burden Statement: Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

- Tier 1 – 60-100 hours
- Tier 2 – 120 hours
- Tier 3 – 230 hours
- Tier 4 – 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.





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