

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: Jesse Powell Towers

Other names/site number: \_\_\_\_\_

Name of related multiple property listing:  
N/A

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

### 2. Location

Street & number: 1010 Wolfe Street

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Not For Publication:  Vicinity: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 X nomination \_\_\_ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property \_\_\_ 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 \_\_\_ C \_\_\_ D

<hr/>	<hr/>
<b>Signature of certifying official/Title:</b>	<b>Date</b>
<u>Arkansas Historic Preservation Program</u>	
<b>State or Federal agency/bureau or Tribal Government</b>	

In my opinion, the property ___ meets ___ does not meet the National Register criteria.	
<hr/>	
<b>Signature of commenting official:</b>	<b>Date</b>
<hr/>	
<b>Title :</b>	<b>State or Federal agency/bureau or Tribal Government</b>

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#### 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:) \_\_\_\_\_

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Signature of the Keeper

Date of Action

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#### 5. Classification

##### Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

##### Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

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**Number of Resources within Property**

(Do not include previously listed resources in the count)

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

Number of contributing resources previously listed in the National Register 0

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

DOMESTIC – Multiple Dwelling  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Current Functions**

(Enter categories from instructions.)

DOMESTIC – Multiple Dwelling  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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## 7. Description

### Architectural Classification

(Enter categories from instructions.)

MODERN MOVEMENT – International style

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**Materials:** (enter categories from instructions.)

Principal exterior materials of the property: Walls: Concrete, Glass

Roof: Asphalt

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### 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.)

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### Summary Paragraph

The Jesse Powell Towers is a nine-story International Style residential tower located on a 1.8 acre “L” shaped site. It is located approximately one and a half miles southwest of downtown Little Rock, a mile south of the State Capitol. Built in 1975 as public senior housing, the property is “a tower in the park,” which consists of high-rise domestic buildings set in large landscaped sites. Directly adjacent to the north is the Arkansas Children’s Hospital, with the Capitol Mall beyond across I-630. The remaining surrounding area contains surface parking lots. The tower balances the site with parking and a lawn. The tower itself is steel frame, a V-shape in form, oriented along a southeast-northwest axis. The tower contains a steel frame structure, clad in brick with areas of exposed concrete. The exterior contains brick walls with bands of windows on the east and west elevations. On the interior, the first floor features a lobby and various amenity spaces in the south wing and apartment units and offices in the north wing. Floors 2 through 9 are similar in plan with a double-loaded corridor at the center and apartment units at the perimeter. Typical finishes include polished concrete floors, carpet, and tile floors, vinyl baseboards, gypsum board walls, and acoustic tile and gypsum board ceilings. In total, the building has 169 units of which 100 are studios, 66 are 1-bedrooms, and 3 are 2-bedrooms. The building is in good condition with a high degree of integrity.

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## Narrative Description

**Setting:** The Jesse Powell Towers is located approximately one and a half miles southwest of downtown Little Rock, a half mile south of the State Capitol, and a half mile east of Central High School on a rectilinear street grid. The site is bounded by 10<sup>th</sup> and 11<sup>th</sup> street on the north and south, and by Wolfe and Battery streets on the east and west. Wolfe terminates at the hospital. All four streets are similar with two lanes of traffic in each direction.

Directly adjacent to the north is the rear of the Arkansas Children's Hospital, with the Capitol Mall beyond, across I-630. To the east and south are surface parking lots. To the west is a low-rise modern office building.

**Site:** The site is approximately 1.8 acres and rectangular in shape. It measures approximately 332 feet east and west and 347 feet north and south with a modern metal fence at the perimeter. The nine-story tower is centrally located on the block. At the northeast is a freestanding one-story office building on a separate parcel. Landscaped lawns are located along the west edge of the site, the southeast corner of the site, and in front of the main entrance at the east elevation, which features a modern gazebo. A concrete sidewalk runs the perimeter with additional sidewalks which cut through the lawns to provide access to the site. A paved port-cochere accesses the main entrance at the east elevation. Two paved parking lots are located to the west and south of the tower, with an additional paved parking lot to the rear of the one-story building. A wood fenced area at the southeast corner of the site houses mechanical equipment.

**Structure:** The nine-story tower contains a steel frame with concrete slab. The building also contains a basement. It is roughly 60 feet wide and 300 feet long. In form, the building is a slight V-shape with the tip of the V pointed to the southwest.

**Exterior:** Powell Tower is rectilinear, with two wings (north and south) which intersect to form a "V"-shape. The building is best understood as an example of the International Style of architecture in its streamlined, modular design. Materials are consistent on the east and west elevations with brick and bands of paired aluminum single-light windows. The north and south elevations are similar, as are the east and west. A single-story mechanical penthouse is located at the roof and is visible from the public right-of-way. The remainder of the roof is not visible from the public right-of-way on all elevations.

**East Elevation:** The primary east elevation is composed of brick rhythmically defined by concrete vertical members, which break the massing into 11 bays. The elevation is further divided into two north and south 5-bay wide wings which join to form a "V"-shape.

The south wing of the first floor contains brick with no fenestration. The central bay contains the primary entrance to the building, which features modern aluminum and

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glass doors with sidelights and a transom. The entrance is distinguished by a flat stucco canopy and features two sets of modern aluminum and glass doors, topped with transom windows. A painted metal awning is located above the entrance. The north wing of the first floor contains brick with no fenestration in the southernmost bay. Metal signage which reads "Jesse Powell Towers" is mounted on the brick to the north of the entrance. The remaining four bays each contain two sets of paired single-light aluminum windows (one smaller and one larger) with aluminum paneling in an A:B:B:A pattern. The upper floors of the north and south wings are nearly identical. The only difference occurs in the fenestration of the southernmost bay of the north wing, where the pattern is A:B:B. The central bay is concrete and contains balconies at each level with painted metal railings. A single aluminum and glass door with sidelights leads to each balcony.

West Elevation: Like the east elevation, the west elevation is composed primarily of brick and is rhythmically defined by concrete vertical members, which break the massing into 11 bays. The elevation is further divided into two north and south five-bay wide wings which join to form a "V"-shape. The central bay, located at the point of the "V" is composed of concrete, and extends above the roof line.

The first floor of the south wing is composed of brick with aluminum windows and aluminum paneling. The northernmost bay there is a secondary entrance with double panel modern metal doors and one single-light aluminum window. The central bay in the south wing contains another secondary entrance with double panel modern metal doors. The remaining bays contain brick with no fenestration. The first floor of the north wing is composed of brick with two sets of paired aluminum windows with paneling in each bay except the northernmost bay which contains a single paired aluminum window. The central bay contains a third secondary entrance which features a modern metal single-panel door. A central 13-light aluminum and glass storefront window contains a fourth secondary entrance which features aluminum and glass double-panel doors. The upper floors of the north and south wing are nearly identical. Each bay is brick with two paired aluminum windows in a B:A, A:B pattern. The only difference is the northernmost bay of the north wing which contains one paired aluminum window at each level. The central bay of the upper floors contains two six-light aluminum storefront windows.

North and South Elevations: The north and south elevations are identical. Each elevation is composed of concrete with a central projection which houses a stair tower.

**Interior:** At the first floor, the building is accessible from the main entrance at the east elevation which opens onto a lobby located to the east of the entrance. A secondary entrance from the west elevation leads to a foyer and the rear of the lobby. Two double-loaded corridors extend to the north and south wings. The corridors contain carpet floors, vinyl baseboard, and gypsum board walls and ceilings. The north wing contains a reception desk, waiting room, and office adjacent to the lobby and nine apartment units accessible by the corridor. Typical apartment finishes include gypsum board walls and

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ceilings, linoleum floors, carpet, vinyl baseboard, and painted wood door trim. The south wing contains a trash room, women's and men's restrooms, a mechanical room, and maintenance room. The trash room, mechanical, and maintenance rooms contain concrete floors, gypsum board walls, and unfinished ceilings. The restrooms contain tile floors and baseboard and gypsum board walls and ceilings. The south wing also contains amenity spaces including a community meeting room, a ceramics room, and a quilting room. Finishes in these spaces include carpet floors, vinyl baseboard, gypsum board walls, and acoustic ceiling tiles. The meeting room also contains built-in wood shelving and closets.

The upper floors are vertically accessible by two stairs located at the north and south ends of the building and a central stair accessible by the lobby, as well as service and passenger elevators located at the southern wall of the lobby. The elevators contain metal surrounds. Stairs have concrete treads and risers with painted steel railings.

Floors 2-9 house apartment units and are defined by a central elevator lobby which accesses a north and south corridor. The corridors contain concrete floors, vinyl baseboard, gypsum board walls and ceilings, and painted wood chair rails. The units are accessibly by single panel wood doors. Finishes within the units are consistent and include gypsum board walls and ceilings, linoleum floors, vinyl baseboard, and painted wood door trim. Each central unit contains a balcony, accessible by aluminum and glass doors. A laundry room is located in the north wing of each floor.

**Alterations:** The building is in good condition with a high degree of integrity.

There have been few alterations to the site, and the building's exterior and interior. The most substantial change is the replacement of single pane windows with insulated glass units. Other changes are cosmetic involving bathroom and kitchens updates.

Overall, the property is in good condition though systems and materials are nearing the end of their functional life.

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## 8. Statement of Significance

### Applicable National Register Criteria

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

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

### Criteria Considerations

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

- 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.)

POLITICS/GOVERNMENT

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

**Period of Significance**

1974-1975

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

**Significant Dates**

1974-1975

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

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A

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

**Cultural Affiliation**

N/A

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

**Architect/Builder**

DAN F. STOWERS, DAN F. STOWERS, JR.

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

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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.)

Jesse Powell Towers was constructed in 1974-1975 as public housing built specifically for the elderly by the Little Rock Housing Authority (LRHA). The property is locally significant under Criterion A for POLITICS/GOVERNMENT. Specifically, Powell Towers, along with Parris and Cumberland Towers, was developed directly in response to a shift in federal policy for public housing for families to targeting senior citizens. This policy shift dates to the Housing Act of 1956, which gave funding priority to senior housing construction and resulted in the first federally-funded senior housing projects in the country. Prototypical design adhered to Corbusier's "Tower in the Park" concept with efficiencies and one-bedroom units stacked in a single high rise building surrounded by a larger green space. These projects were typically located in residential areas at the perimeter of downtowns. Social programs and services were integral to the senior housing project. This policy shift began with the Eisenhower administration with the passage of the Housing Act of 1956. Upon election, the Kennedy Administration redoubled efforts with the passage of the Housing Act of 1961. The combination of the housing acts resulted in a significant boost in federal funding for affordable senior housing. The policy was further developed during the Johnson Administration as part of his Great Society platform. The overall trend resulted in several hundred senior housing projects around the country. The trend ended in 1973 when the Nixon Administration placed a moratorium on new construction and shifted federal policy to replace publically-constructed and managed housing projects to a public housing voucher system. Powell, along with Parris and Cumberland, are the only examples of this historic housing trend in Little Rock.

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

### History of the Building

In February, 1969, the *Arkansas Democrat* reported that the Little Rock Housing Authority (LRHA) has secured federal funding to plan the construction of 800-1,200 affordable apartments for the elderly and planned to develop three high-rise towers.<sup>1</sup> As LRHA director Clifton Giles stated, "we think there is a great need for safe, decent housing for our senior citizens in Little Rock."<sup>2</sup>

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<sup>1</sup> "Housing agency plans apartments for elderly." *Arkansas Democrat*. February 27, 1969. 6B.

<sup>2</sup> "HUD to Guarantee \$4 Million To Build Housing for Aged," *Arkansas Gazette*, June 2, 1970. 3A.

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Chronologically, Powell Towers was the last to be completed, though all three were built simultaneously. The LRHA located Powell on a full city block bounded by Battery, Wolfe, 10<sup>th</sup>, and 11<sup>th</sup> streets, in central Little Rock, one mile south of the Arkansas State Capitol. The announcement was made in August of 1971, shortly after construction began on Parris Towers. The announcement stated that the estimated cost of the 169-unit project would be \$1.8 Million, on land that was to be purchased for \$320,000. Dan F. Stowers, Jr. was named as the architect.<sup>3</sup> HUD approved a loan for \$2,954,533 for the project in May of 1972.

An article published in May of 1972 described the tentative plans for the project, which included a "V-shaped structure connected to an existing medical clinic by a covered walk."<sup>4</sup> Further news about the design of the building came with another article in May of 1972, which featured a photograph of a model of the building, developed by Dan Stowers, Jr. The model illustrated the slight V-shaped, nine-story building and the aforementioned covered walkway leading to the pre-existing medical clinic onsite.

LRHA director Clifton Giles is quoted, "we think there is a great need for safe, decent housing for our senior citizens in Little Rock."<sup>5</sup> Like Parris and Cumberland Towers, Powell Towers would provide 169 units in a modern tower that supported independent living. The typical floor plan had a chevron-shaped elevator lobby/lounge, a laundry and 20 living units. The units included eleven 350 square foot efficiencies, seven 450 square foot one-bedrooms, and one 600 square foot two bedroom. The ground floor had 9 units, of which 6 were efficiencies and 3 were one-bedrooms. All units included air conditioning. Additional elements were designed with seniors in mind, such as the installation of waist-level electrical outlets and grab rails, and a warning system in each room so residents could summon help from the management office with the push of a button.

The building also featured a number of very specific spaces that demonstrated a holistic approach to senior clientele. These included a large divisible meeting room with a demonstration kitchen, a ceramics room with a kiln, and a quilting room. The lobby included cases that could be used for displaying finished quilts and pottery.

The project architect was Dan F. Stowers, Jr., and Bob Snelson of Little Rock. Stowers trained at Oklahoma State University, and he was admitted to the AIA in 1967. He joined his father's firm, Dan F. Stowers, P.A., in 1963. Dan F. Stowers, Sr., founded his practice in Little Rock in 1951, and worked with various partners through the early 1960s. The firm was well-known for their school building designs, establishing a long relationship with the North Little Rock School District in the early 1950s, designing several schools. Stowers, Sr., also designed Campus Towers and Heritage House,

<sup>3</sup> "Housing Authority will build 169-unit for elderly," *Arkansas Democrat*, August 10, 1971, 5A.

<sup>4</sup> "Housing board adds funds for high-rise for elderly," *Arkansas Democrat*, May 17, 1972, 6C.

<sup>5</sup> "HUD to Guarantee \$4 Million To Build Housing for Aged," *Arkansas Gazette*, June 2, 1970. 3A.

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senior housing developments in North Little Rock in the 1960s. Stowers, Jr., took over the firm upon his father's death in 1964 and went on to design Powell Towers, as well as a variety of civic and educational buildings, with his partner Bob Snelson.

Due to delays caused by contractor overbidding, the project did not begin until early Spring of 1974.<sup>6</sup> A photograph of the construction progress was published in May of 1974, in which the accompanying article released the name of the project, Jesse Powell Towers, and stated that the project was named for a deceased member of the board of commissioners for LRHA.<sup>7</sup>

Ground-breaking occurred in spring of 1974 and construction continued through the year. Its progress was reported in major newspapers. In September of 1975, the *Arkansas Gazette* published an article with photograph of the almost-completed building.<sup>8</sup> LRHA director Clifton Giles said that there was a waiting list "more than sufficient" to fill the building, illustrating the high demand for low-income senior housing.

As with Parris Towers and Cumberland Towers, Powell Towers offered amenities specifically geared toward its senior residents. The first floor housed a large community room with a demo kitchen for cooking lessons and SCAT [Senior Citizens Activities Today] functions, a quilt room, and a craft room with pottery kilns. Large lobbies on each floor encouraged socialization throughout the building. A push-button emergency system ensured the safety of the residents. Distinct from the other towers, with new federal legislation mandating accessibility, Powell Towers was designed to offer a barrier-free path into the building and twelve "handicap" units (5 efficiencies and 7 one-bedroom) located throughout the building. The building also offered on-site medical care due to the proximity of a medical clinic on the same block. The building was ready for occupation in the fall of 1975. It has functioned as public senior housing since its construction.<sup>9</sup>

### **Criterion A: Politics/Government**

Powell Towers is locally significant under Criterion A for POLITICS/ GOVERNMENT. Specifically, Powell - along with Parris and Cumberland Towers - was developed directly in response to a shift in federal policy for public housing to targeting senior citizens. The following discussion consists of three components: 1) establishment of federal policy to create public housing for the elderly; 2) design parameters of urban senior public housing; and 3) senior public housing in Arkansas and Little Rock.

<sup>6</sup> "HUD Expected to Pay Extra For 3d High-rise Apartment," *Arkansas Gazette*, January 3, 1974.

<sup>7</sup> "LRHA high rise on Battery," *Arkansas Democrat*, May 26, 1974, 9D.

<sup>8</sup> "Authority Says Work on Housing For Elderly 'Exactly on Schedule'," *Arkansas Gazette*, August 7, 1974. 10A.

<sup>9</sup> "New Apartment Building for Elderly May Be Open By End of September," *Arkansas Gazette*, September 3, 1975, 14B.

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## Public Housing for Seniors: Federal Policies

Public housing built specifically for the elderly was largely non-existent until the 1950s. For much of America's history, the societal expectation was for family members to care for the elderly. During the Industrial Era, seniors with limited mobility and financial means were relegated to almshouses along with the mentally ill, orphans, and the physically disabled. As the 19th century progressed, the rise of charitable organizations and religious groups drew other groups and the more privileged elderly out of the almshouses and into institutions, hospitals, and other care facilities. By the 1920s the almshouses were overrun with the impoverished elderly. The almshouses came to embody the "distresses of abandonment, disgrace, poverty, loneliness, humiliation, and degradation."<sup>10</sup>

According to a United States Social Security Board from the 1930s, "the predominance of the aged in the almshouse is a sign of their increasing dependency."<sup>11</sup> Due to this rising concern over the fate of the elderly, and the rising poverty as a result of the Great Depression, the Federal government intervened for the first time in 1935 with the Social Security Act, as part of FDR's New Deal legislation. In order to eradicate the hated almshouses, the act stipulated that seniors living within almshouses could now receive federal pensions. However, by blocking almshouse residents from pensions, aged individuals in need of long-term care were forced to seek shelter in private institutions. While the almshouse was eradicated, this forced many seniors into unregulated sanitariums. The proliferation of the sanitariums made it clear to lawmakers that not all elderly individuals could be supported in their own homes with monthly federal pensions; many needy older adults required long-term care and additional financial assistance, including housing.

However, during this era, federal public housing policy targeted low-income families; the public sector was generally unresponsive to the needs of seniors for studio and one-bedroom units. Seniors were left to fend for themselves in the private marketplace, often occupying deteriorated downtown hotels.<sup>12</sup> The first known public housing project specifically for the elderly was the Fort Greene Houses in Brooklyn, New York, built in 1942 and funded through state bond funds.<sup>13</sup> When the Truman Administration passed the Housing Act of 1949 which created urban renewal, one of the programmatic requirements required urban renewal agencies to replace any lost housing units. However, across the board, early urban renewal programs failed to meet this goal and the loss of downtown hotels as single resident occupancy buildings exacerbated the plight of independent seniors. As described by Kevin Eckert in his book *The Unseen Elderly*, "the downtown elderly, among the most limited body in income and coping

<sup>10</sup> Adapted from: Foundation Aiding the Elderly, "The History of Nursing Homes." <http://www.4fate.org/history.pdf>

<sup>11</sup> *Ibid.*

<sup>12</sup> J. Kevin Eckert, *The Unseen Elderly: A Study of Marginally Subsistent Hotel Dwellers*, San Diego, CA: The Campanile Press, San Diego State University, 1980, p. 15.

<sup>13</sup> "Public Housing For the Elderly," in *Progressive Architecture*, March 1961, p. 144-152.

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resources, find themselves with fewer housing options and supportive neighborhoods.”<sup>14</sup>

Simultaneously, demand for senior housing was also rapidly growing, with a rapidly growing senior population. In 1900, the percentage of older Americans was only 4% of the general population. In 1950, seniors represented 8% of the overall population. By 1970, it was 10% and in 1980, 11.5%. The majority of seniors, 14.6 million or 73%, lived in urban areas with 6.8 million in highly urbanized central cities. As characterized by sociologist Margaret Clark, “inner city elderly are, both physically and psychologically sicker than their age peers in other groups. They have a harder time surviving . . . like the rats that are often their only company.”<sup>15</sup> The *Oregonian* described similar situations in Portland: “thousands of Portland’s senior citizens, living in unhealthy, drafty buildings, with unsafe stairways; buildings with vermin, rodents, debris and filth, buildings with inadequate plumbing or situations where too many people share a dirty, poorly lighted toilet facility.”<sup>16</sup> In 1960, average social security income nationwide was \$99.33 per month with rent often taking up to 50% of that income.

The Eisenhower Administration became increasingly aware of the issue and formulated a federal response. In 1956, Eisenhower established the *Federal-State Council on Aging* to more effectively coordinate policy and to help determine the “resources of the States and of the Federal government that can be mobilized in an attack on the problems of the later years.” A group gathered for a three-day conference in Washington, DC, to explore solutions for seniors that could benefit from coordination of Federal and State Resources. Two years later, in 1958, Eisenhower signed the White House Conference on Aging Act create a national citizens' forum to focus attention on the problems of older Americans and to make consensus policy recommendations on how to enhance the economic security of this demographic group. This directly led to the 1961 White House Conference on Aging which called on Congress to expand public housing for seniors.<sup>17</sup>

Most importantly, Eisenhower signed the Housing Act of 1956 into law. This law gave priority to the development of public housing for seniors. It also modified eligibility requirements to allow one and two person households if the occupants were over 65 and increased construction allowances per room for units of one or two rooms intended to cover the higher costs of smaller rooms. Unfortunately, despite these initiatives, by March 1960, only 681 elderly public housing units had been built nationally. One of the first was a high rise in Somerville, Massachusetts.<sup>18</sup>

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<sup>14</sup> The Unseen Elderly, p. 18.

<sup>15</sup> The Unseen Elderly, p. 17.

<sup>16</sup> *The Oregonian*. January 17, 1960. 37.

<sup>17</sup> United States Senate, Special Committee on Aging, “Basic Policy Statements and Recommendations.” *The 1961 White House Conference on Aging*. Washington, DC: U.S. Government Printing Office, 1961.

<sup>18</sup> “Public Housing For the Elderly,” in *Progressive Architecture*, March 1961, p. 144-152.

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Beginning with the election of John F. Kennedy, public housing programs generally benefited from a shift in the political climate toward liberalism and gradual acceptance of the policy by the real estate and building industries. A keystone Kennedy initiative was the Housing Act of 1961 which provided \$4.88 billion in loans and grants to communities around the country for varied forms of public and subsidized housing. Robert Weaver, the administrator of the Housing and Home Finance Agency (HHFA), which was responsible for administering these funds, was deeply concerned with the future of America's seniors and prioritized elderly housing policy. The Housing Act of 1961 not only expanded federal funding for low-income senior public housing, but also liberalized financing for seniors to purchase their own homes. The 1961 Act also provided funds for seniors to rehabilitate their own homes, and funding for nursing homes. In addition, the federal program of direct loan to non-profit organizations for the construction of housing for elderly was expanded.<sup>19</sup> A stimulus from the Public Housing Administration to local housing authorities granted an additional \$10 per month per unit for elderly housing units.<sup>20</sup> As a result, senior housing increased exponentially across the U.S. For context, the HHFA financed as many projects in 1961 as the previous five years combined.<sup>21</sup>

President Lyndon Johnson was more aggressive in making urban issues one of the centerpieces of his administration. He elevated HHFA to a cabinet level position, forming the Department of Housing and Urban Development (HUD), and directed Congress to expand government housing programs. Under Johnson's leadership, the Housing Act of 1965 was passed, which authorized 60,000 units of public housing over the next four years. This was followed by the Housing and Urban Development Act of 1968 which set a goal of 26 million new dwellings, including 6 million new units for low and moderate income households over the next 10 years. Accordingly, average public housing starts rose to more than 35,000 in the 1960s and by 1970, the total number of public housing units built, under construction, or planned, had reached 1,155,300.<sup>22</sup>

### **Design of Elderly Public Housing, 1956-1973**

Unlike public housing for families and veterans, which the federal government had been subsidizing since World War II, elderly housing presented a new set of issues and design challenges including not only affordability, but also the special needs of elderly populations.

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<sup>19</sup> *Housing Act of 1959*, Section 202.

<sup>20</sup> "Role of Government in Housing for Senior Citizens." Address by Sidney Spector, Assistant Administrator Housing for Senior Citizens, Housing and Home Finance Agency to the Western Gerontological Society. San Francisco, California. April 28, 1962. 7.

<sup>21</sup> "Role of Government in Housing for Senior Citizens." Address by Sidney Spector, Assistant Administrator Housing for Senior Citizens, Housing and Home Finance Agency to the Western Gerontological Society. San Francisco, California. April 28, 1962. 2-3.

<sup>22</sup> Von Hoffman, Alexander, "History Lessons for Today's Housing Policy: The political Processes of Making Low-Income Housing Policy." In *Housing Policy Debate*, New York: Taylor & Francis, 2012, p. 314-315.

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Under the aforementioned 1961 Housing Act, elderly housing aimed to avoid the feeling of an institution, while minimizing isolation among senior tenants. To avoid isolation, projects included community centers and social rooms within housing complexes.<sup>23</sup> Organizations such as the AFL-CIO which advocated for the elderly, recommended, “sponsoring such housing that dwellings for the elderly should contain special features and equipment required by the elderly, including adequate community facilities and services, insofar as possible should as be integrated into the community as a whole.”<sup>24</sup> In addition, elderly housing was viewed as a “new” problem, which would need a certain degree of flexibility in its implementation. There was also recognition that while there was a high demand for elderly housing in many US cities, elderly housing projects should be more accessible to amenities and neighborhoods.<sup>25</sup> This ideology stood in opposition to low-income public housing from the same period, which was often massive in scale (containing a higher density and larger number of units) and isolated in location.

The HHFA laid out guidelines for the design of new elderly housing in a 1962 internal memo prioritizing housing “designed and located to promote the dignity and maximum independence of the individual older person.” The memo further stipulated that housing for seniors cannot be molded to a single pattern, but should offer a wide range of opportunities for the maximum exercise of free choice of living arrangement. Urban, rural, and suburban housing, therefore, would be designed to fit with the surrounding fabric.<sup>26</sup> The HHFA also stressed design with an emphasis on physical safety including such features as the avoidance of steps and thresholds; easy-to-reach kitchen equipment; sit-down sinks; non-skid floors; sit-down tubs and showers; wider doors and corridors; safety and grab bars in bathrooms; higher heat control; waist-level ovens and safety shut-offs on stoves; accessible wall plugs; and dwelling units whose size and design permit easy maintenance. HHFA “encourage[d] imaginative design, adequate size of units, and elements of beauty in architecture and furnishings...this will go toward boosting one’s evaluation of self and induce a sense of pride and belongingness.”<sup>27</sup>

While HHFA accepted varying building forms, the architectural community was coalescing around the high rise form in urban areas. As early as 1957, the industry, through the influential publication, *Progressive Architecture*, saw Modernist high rise apartments generally as the solution to urban growth, particularly within the framework of urban renewal. Rather than the chaos of perimeter housing developments, to the editors of *Progressive Architecture*, the high rise offered “controlled multiple housing,”

<sup>23</sup> “The 1961 White House Conference on Aging, Basic Policy Statements and Recommendations.” May 15, 1961. U.S. Government Printing Office. Washington: 1961, 67. 72.

<sup>24</sup> Statement of Boris Shishkin Secretary, Housing Committee, AFL-CIO before the Housing Subcommittee on Banking and Currency. July 11, 1962.

<sup>25</sup> “The 1961 White House Conference on Aging.” 70.

<sup>26</sup> Memorandum: Housing for Seniors. From Sidney Spector to Robert C. Weaver, Administrator. Housing and Home Finance Agency. July 25, 1962.

<sup>27</sup> Memorandum.

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emphasizing the livability of the high rise providing natural light and air with panoramic views in response to limited land availability.<sup>28</sup>

This focus on the high rise in the architecture community extended to senior public housing projects. In 1961, as HHFA was offering its design guidance on ideal housing for seniors, *Progressive Architecture* focused specifically on “Public Housing for the Elderly.” The article begins with a detailed survey of the senior housing problem - 16 million seniors 65 and older with 51% single. Most of the population faced physical, emotional, social and economic problems, and all were anticipating diminishing financial and physical health. The article then details the housing requirements, repeating much of the HHFA guidance and emphasizing improved heat, light and sound insulation. Largely focused on eliminating stairs, the authors conclude only two types of buildings are appropriate: one-story cottage-style and the high-rise building. The authors also note the importance of residents remaining within their current neighborhood, though they anticipated this would require zoning modifications.<sup>29</sup>

That same issue of *Progressive Architecture* offered “One Solid Achievement” as the prototype for elderly housing. Conceived in 1956 and completed in 1959, Victoria Plaza in San Antonio, Texas, is a nine-story, T-shaped tower with 185 units located on a 2+-acre site with fountained gardens and parking. Through interviews, architects determined that potential residents did not favor cottages on the edge of town, but rather wanted to live near the center of the city. The high rise design also offered “the advantages of superior natural ventilation and separation from street sounds.”<sup>30</sup> The first floor incorporated spaces for health, recreation, a library, and a senior counseling center. Access to the upper floors was via paired elevators to spacious yet flexible units.

The next year, the *Association of Schools of Public Health Journal* offered an article entitled “Housing for Senior Citizens” by E. Everett Ashley.<sup>31</sup> It too offered Victoria Plaza as “an outstanding example” of what senior housing should look like. In particular, it noted the presence of the social programming and recreational/social areas that included a community kitchen, library and counseling office.

Similar high rise senior public housing appeared throughout the United States. The first such project in the Pacific Northwest was Northwest Towers. Conceived in 1960, the high rise was completed in 1964. The 150-unit, 13-story project was lauded by HHFA, HEW and PHA officials as exemplary and warranting replication. Similar examples can be found in cities throughout the country: Atlanta’s 1966 17-story Palmer House, Seattle’s 1967 17-story Jefferson Terrace, Chicago’s 1968 nine-story Drexel Square,

<sup>28</sup> “Apartment houses their new significance,” in *Progressive Architecture*, April 1957, p. 107-125.

<sup>29</sup> “Public Housing For the Elderly,” in *Progressive Architecture*, March 1961, p. 144-152.

<sup>30</sup> “Public Housing For the Elderly,” in *Progressive Architecture*, March 1961, p. 144-152.

<sup>31</sup> E. Everett Ashley, “Housing for Senior Citizens.” In *Public Health Reports (1896-1970)*, Vol. 77, No. 5 (May, 1962), pp.398-400.

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Baltimore's 14-story Lakeview Tower and Philadelphia's 1973 nine-story Germantown House, to name but five of hundreds. Of the initial projects constructed under the Housing Act of 1961, high-rise, elevator buildings prevailed.<sup>32</sup>

For its part, the editors of *Progressive Architecture* revisited senior housing in 1967. This time, the 15-story George Crawford Manor in New Haven, Connecticut, was presented as "making architecture work for the elderly in an urban environment." One resident was quoted as saying "I went from Hell to Heaven when I moved from the boarding house to Crawford Manor." "The overwhelming opinion of the residents is that Crawford Manor is an exciting place in which to live. The garden to the rear will relieve some of the pressure for social space during the summer and the enclosure, with its handsome wall, provides a usable private green space in the middle of the city."<sup>33</sup>

In addressing this form of public housing, it is important to draw a distinction between the high-rise designs for families and those for seniors. High-rise designs for families from this era are epitomized by the infamous Pruitt-Igoe public housing project in St. Louis, designed by Minoru Yamasaki. Completed in 1955, Pruitt-Igoe consisted of 33 11-story apartment buildings on a 57-acre site. In total, the complex had 2,870 apartment units. While the architecture was hailed, crime and decay resulted in its demolition in 1971. In contrast, the high-rise paradigm for seniors was typically limited to a single building and typically set on a lawned site. In addition, seniors were viewed as more docile tenants, who tended to stay within their apartments and had fewer visitors than families. The difference in population allowed for housing authorities to control and actively manage the site.

### **Public Housing for the Elderly in Little Rock**

Similar to most other communities in the country, Little Rock did not have senior public housing until late into the 20<sup>th</sup> century. Powell Towers, along with Parris and Cumberland Towers were the first projects. However, the LRHA had developed public housing for families displaced by urban renewal. The first public housing projects built under the redevelopment plans were Tuxedo Courts in 1951, and the 400 units of Joseph A. Booker Homes at the far southeastern city limits in 1953.<sup>34</sup> To this point, the last public Little Rock public housing project was Hollingsworth Grove, built in 1955 for African-Americans families in east Little Rock. All of these projects were low-rise garden style apartments. By 1968, LRHA owned and operated 1,173 apartments, generally located in isolated neighborhoods.

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<sup>32</sup> "Housing for Senior Citizens: A Report to Senator John Sparkman, Chairman of the Subcommittee on Housing, Senate Committee on Banking and Currency." The Housing and Home Finance Agency, Office of Housing for Seniors. February 1962. 17-18.

<sup>33</sup> "Houses and Housing The Elderly," in *Progressive Architecture*, May 1967, p. 124-134.

<sup>34</sup> Nelson, Robert C. "Little Rock Slum Work Hailed." *The Christian Science Monitor*. November 5, 1958, pg. 20.

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With new legislation and new funding available in 1969, LRHA director, Clifton Giles, recognized a need for senior public housing in Little Rock. One of his first steps was an education tour with board members of projects in Hot Springs, Arkansas, and North Little Rock, Arkansas.

Hot Springs, a town roughly one-third the size of Little Rock, was home to Mountain View, a public housing project completed in 1967 and designed by Little Rock architects, Wittenberg, Delony & Davidson. That project consisted of two sites combining for 29 acres that included both family and elderly housing. The first site, 17 acres, was adjacent to the National Park and included an 11-story 120-unit senior housing tower adjacent to low-rise family housing. The second site mixed senior townhouses with family residences. The high rise in particular was well received in the low-rise town. As quoted in a *Progressive Architecture* article, "high rise" is ordinarily a derogatory term in Arkansas, yet the authors noted a poem on the community bulletin board, "Ode to Our High-Rise." The building leased quickly and was well-regarded by the tenants. Tenants said that they particularly liked the balconies, but also the mix of social spaces on the ground floor, including kitchen, club rooms and hobby area.

North Little Rock, located just cross the Arkansas River, is half the size of Little Rock. Here, three senior public high rise projects were constructed. The first was Campus Towers, completed in 1966 with seven stories and 71 units; it is located northeast of the town center in a predominately single-family residential area. The second was Heritage House, completed in 1967 with 11 stories and 171 units; it is located northwest and somewhat remote from the town center. At this time, Willow House was also under construction. Willow House was completed in 1969, with 12 stories and 215 units. All three units were similar in design and programming with high-rise construction, double-loaded corridors, balconies with ground floor public spaces that include kitchen, recreation spaces, hobby and club rooms.

Subsequently, Giles took board members to San Antonio to see the Victoria Plaza senior housing project. Since construction in 1959, the high-rise had been hailed as a model by government officials, architects, planners and social scientists.

Afterward, the board submitted an application to HUD for 1,200 units in November of 1969. The federal government approved 600 of the units, and LRHA began design development and site selection for three towers.<sup>35</sup>

In describing the proposed buildings, Giles described a state-of-the-art facility, one that went far beyond mere sheltering and very similar to successful Victoria Plaza in San Antonio and the North Little Rock paradigms. The proposed building would provide 169 units in a modernistic tower that supported independent living: units were compact: 400 square feet.

<sup>35</sup> "Little Rock Opens First Elderly Public Housing," *Journal of Public Housing*, Vol. 29, No. 8, September 12, 1972.

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They were also considered eminently livable: an April of 1974 *Arkansas Gazette* article by Charles Allbright titled “How to Grow Old in High Rises,” described daily life:

*These are the old persons who live in tall apartment buildings put up specifically for them. The buildings are efficient, safe, afford inexpensive space to the occupants, and almost without exception they rise in places earlier abandoned by the ongoing community- withal, a near perfect blending of judicious land use and applied demographics, held solidly together by the mortar of public monies. High rises for the elderly are prized by the early systems evaluators as one of society’s truly enlightened gestures toward its own.*<sup>36</sup>

Allbright went on to state that, “any argument that life-style in the high rise for the elderly might be reductive of personality, even of dignity, lacks relevance.” The towers were a welcome solution to the increasing problem of inadequate housing for the low-income elderly population. The average rent of \$34 included a new lifestyle that “almost exceeds comprehension.” For many residents, living in the towers was the first opportunity in their lives to have access to an indoor toilet and running water, as well as air conditioning and an electric stove. “Most of the residents think it is just like living in a luxury high rise, except they can afford it.”<sup>37</sup>

As discussed above, federal public housing policy shifted dramatically in 1973 from the construction and management of housing to a voucher system. Parris and Cumberland Towers were completed prior to this policy change; Powell was under construction at the time. Regardless, these three properties represent the entirety of Little Rock’s response to the federal policy for elderly public housing, a policy that spanned from 1956 to 1973.

### **CRITERION CONSIDERATION G - PROPERTIES THAT HAVE ACHIEVED SIGNIFICANCE WITHIN THE LAST FIFTY YEARS**

Powell Towers is significant as a local expression of federal policy to develop senior public housing between 1956 and 1973. While its date of construction is less than 50 years old, the property is associated with a historic trend that is and fully represents the historic values embodied in that trend.

In 1956, federal housing policy changed to accommodate and facilitate the construction of public housing for the elderly. Prior to that time, public housing focused on sheltering families; while federal programs did not specifically exclude seniors, eligibility requirements generally precluded them as tenants. Beginning with the Housing Act of 1956, complemented by the Housing Acts of 1961 and 1965, and by the Housing and Urban Development Act of 1968, public housing for seniors not only became federal

<sup>36</sup> Charles Allbright, “How to Grow Old in High Rises,” *Arkansas Gazette*, April 7, 1974. 4E.

<sup>37</sup> Charles Allbright, “How to Grow Old in High Rises,” *Arkansas Gazette*, April 7, 1974. 4E.

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public policy, but received substantial funding that accelerated particularly after the 1968 HUD Act. Due to the application process to secure funding for planning, site acquisition, construction and occupancy, the pre-development period for most projects extended three or more years. This policy came to an end in 1973 when the Nixon Administration placed a moratorium on public housing construction.

The policy resulted in hundreds of similarly constructed high-rise senior housing projects throughout the country, conceived and built between 1956 to the mid-1970s. In Little Rock, this policy resulted in the construction of the Parris, Cumberland and Powell Towers.

While the policy was not proscriptive in design, it tended toward significant uniformity. Almost immediately, political, professional and academic opinion leaders hailed Victoria Plaza in San Antonio, conceived in 1956 and completed in 1959, as the model project. This was followed by accolades for similar high rise projects at dedication ceremonies around the country, including a planned celebration of Northwest Towers in Portland by President Kennedy. Thus, in pursuing funding, agencies tended to replicate the Victoria Plaza model. When the Little Rock Housing Authority embarked on housing for the elderly, leadership made a point to visit Victoria Plaza prior to its grant application.

As illustrated by Victoria Plaza, the model senior public housing project, particularly in urban areas, was high-rise construction of 9-17 stories. They were located proximate to downtown or urban commercial areas, in predominately residential areas with single family houses. Conceptually, the designs embodied Le Corbusier's notion of a "tower in the park" with a central rectangular high-rise building with limited ornamentation other than repeating balconies set in a surrounding larger landscaped green space. The first floor featured a smallish lobby leading to paired elevators, but also included substantial community spaces such as meeting rooms, hobby/recreation rooms, library, and a larger dining room with kitchen. Social rooms often were located to open onto the green space. The first floor also had programmatic space for social services, including health, legal and counseling. And not infrequently, the first floor included offices for the associated housing authority. The elevators provided access to the upper floors which were defined by a simple double-loaded corridor leading to efficiency and one-bedroom units; frequently, the efficiency units were stacked on one side of the building while one-bedroom units were stacked on the opposite. Buildings included a small number of two-bedroom units, and on-site housing for property maintenance or management. Often each floor had a laundry room. Units were compact, flexible and durable with large windows for light, ventilation and views; balconies were typical.

Powell Towers reflects all of the character-defining features of model senior housing. As noted, Little Rock public housing officials toured high rise projects, including Victoria Plaza. Powell Towers reflects Le Corbusier's "tower in the park" with 169 units set on a 1.8-acre site. It is located proximate to downtown but in a predominately residential neighborhood. The first floor is marked by community, social and hobby rooms. The

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upper floors are access by paired elevators which lead to a double-loaded corridor. Units are stacked with efficiencies on the north and one-bedroom units on the south. Each floor has a laundry room. Units are compact and flexible. It supports affordable independent senior living with a safety net to guard against social isolation.

The time frame for the historic context has hard temporal edges. It begins with the Housing Act of 1956 which authorized and prioritized senior public housing. The policy ends in 1973 with the shift in policy to a voucher system and a moratorium on construction, though projects which were funded and underway up to that point were completed. Relying on federal grant funding for project planning, site selection, design development, bidding and contracting, these projects universally had elongated pre-development periods of three plus years.

In Little Rock, only three buildings were constructed under this policy: Parris, Cumberland and Powell Towers. All are local and intact expression of that policy and building type, a model design with roots cemented in the mid-1950s. Conceptually, these properties are not indistinguishable from the models developed earlier in other parts of the country.

It should also be noted at least one building developed within this context has been determined to be significant and eligible for the National Register. That building was the Palmer House Apartments in Atlanta which was completed in 1966, and designed as a 17-story, 250-unit public housing project for the elderly. In 2008, Georgia Historic Preservation Division determined the then 42-year old building to be eligible for the National Register. That determination was based primarily on architectural values, though the Palmer House was emblematic of the senior public housing prototype.

## **CONCLUSION**

Powell Towers was completed in 1974-1975 as senior public housing by the Little Rock Housing Authority at a cost of \$1.8 million. The property is locally significant under Criterion A for POLITICS/GOVERNMENT. Specifically, Powell Towers, along with Parris and Cumberland Towers, was developed directly in response to a shift in federal policy for public housing to initiate and create housing for senior citizens. This policy shift dates to the Housing Act of 1956, which gave funding priority to senior housing in public housing construction and resulted in the first federally-funded senior housing projects in the country. Through the Kennedy and Johnson Administrations, this policy resulted in the construction of hundreds of similarly conceived high-rise senior housing projects around the country. In Little Rock, the policy resulted in three: Powell, Parris, and Cumberland Towers.

The designs were similar to the design that Victoria Plaza in San Antonio presented as a model.

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Prototypical design adhered to Corbusier's "Tower in the Park" concept with efficiencies and one-bedroom units stacked in a single high-rise building surrounded by a larger green space. Locations were typically in residential areas at the perimeter of downtowns. Integral to the concepts were associated social programs and services. Powell Towers retains all character-defining features of this prototype.

The trend ended in 1973 when the Nixon Administration placed a moratorium on new construction and shifted federal policy to public housing vouchers. Powell, along with Parris and Cumberland, are the only examples of this historic context in Little Rock.

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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: University of Arkansas at Little Rock Center for Arkansas History and Culture (Arkansas Studies Institute)

**Historic Resources Survey Number (if assigned):** \_\_\_\_\_

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## 10. Geographical Data

**Acreeage of Property** 1.81 acres

Use either the UTM system or latitude/longitude coordinates

### Latitude/Longitude Coordinates (decimal degrees)

Datum if other than WGS84: \_\_\_\_\_

(enter coordinates to 6 decimal places)

- |                        |                       |
|------------------------|-----------------------|
| 1. Latitude: 34.740975 | Longitude: -92.293452 |
| 2. Latitude:           | Longitude:            |
| 3. Latitude:           | Longitude:            |
| 4. Latitude:           | Longitude:            |

**Or**

### UTM References

Datum (indicated on USGS map):

NAD 1927 or  NAD 1983

- |          |           |           |
|----------|-----------|-----------|
| 1. Zone: | Easting:  | Northing: |
| 2. Zone: | Easting:  | Northing: |
| 3. Zone: | Easting:  | Northing: |
| 4. Zone: | Easting : | Northing: |

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

The subject is located on Lots 1-4, 10 and south ½ of Lot 11 of Block 13 of the Marshall and Wolfe subdivision to the City of Little Rock, Pulaski County, Arkansas. The Property Identification Numbers (PIN) as assigned by the Pulaski County Assessor's Office are 34L0480006000 and 34L0480005800.

**Boundary Justification** (Explain why the boundaries were selected.)

The boundary is the historic and legally recorded boundary lines for the building for which National Register status is being requested.

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**11. Form Prepared By**

name/title: John M. Tess, President, edited by Ralph S. Wilcox, National Register & Survey Coordinator

organization: Arkansas Historic Preservation Program

street & number: 1100 North Street

city or town: Little Rock state: AR zip code: 72201

e-mail ralph.wilcox@arkansas.gov

telephone: (501) 324-9787

date: September 7, 2016

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**Additional Documentation**

Additional Document 1: Site Plan, 1973

Additional Document 2: First Floor Plan, 1973

Additional Document 3: Typical Floor Plan, 1973

Additional Document 4: Typical Zero-Bedroom Plan, 1973

Additional Document 5: Typical One-Bedroom Plan, 1973

Additional Document 6: Typical Two-Bedroom Plan, 1973

Additional Document 7: *Arkansas Gazette*, February 27, 1969

Additional Document 8: *Arkansas Democrat*, August 18, 1971

Additional Document 9: *Arkansas Gazette*, May 18, 1972

Additional Document 10: *Arkansas Gazette*, September 3, 1975

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.

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- **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: Jesse Powell Towers

City or Vicinity: Little Rock

County: Pulaski State: Arkansas

Photographer: Heritage Consulting Group

Date Photographed: June 2016

Description of Photograph(s) and number, include description of view indicating direction of camera:

1 of 16 Exterior, West Elevation, Looking East

2 of 16 Exterior, East Elevation, Looking West

3 of 16 Exterior, West and North Elevations, Looking South

4 of 16 Exterior, South and East Elevations, Looking north

5 of 16 West Elevation, Looking East

6 of 16 Site, Looking East

7 of 16 Exterior, East Elevations, Looking West at Entrance

8 of 16 Interior, First Flor, Looking north at Lobby

9 of 16 Interior, First Floor, Looking Southwest at Lobby

10 of 16 Interior, First Floor, Looking North at Community Room

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11 of 16 Interior, Third Floor, Looking North at Corridor, Typical

12 of 16 Interior, Fifth Floor, Looking West at Lobby, Typical

13 of 16 Interior, Seventh Floor, looking West at Lobby, Typical

14 of 16 Interior, Ninth Floor, Unit #910, Looking East, Typical

15 of 16 Interior, Ninth Floor, Unit #910, Looking East, Typical

16 of 16 Interior, Ninth Floor, Unit #910, Looking West, Typical

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing 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.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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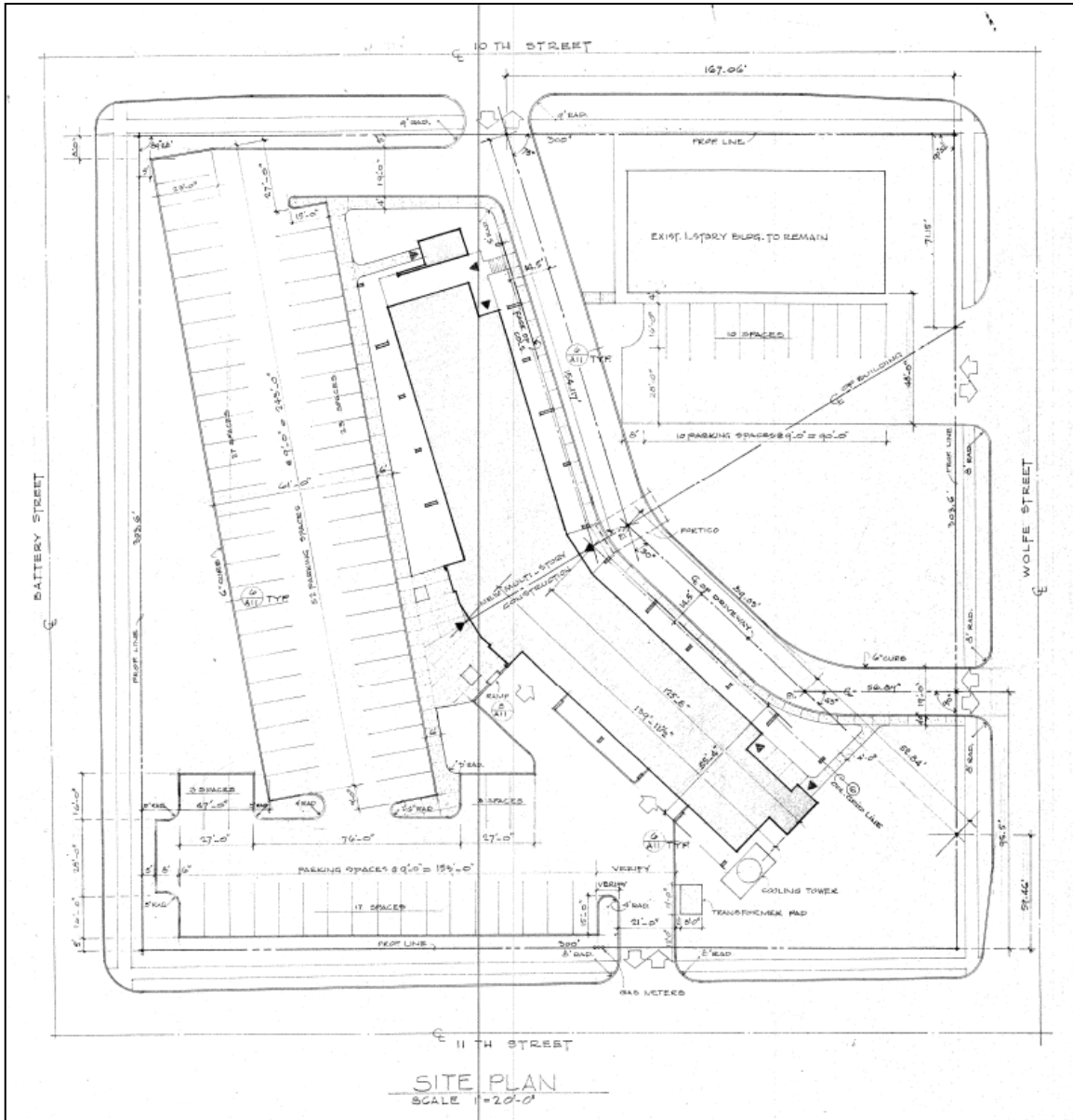
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Additional Document 1: Site Plan, 1973



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Additional Document 2: First Floor Plan, 1973



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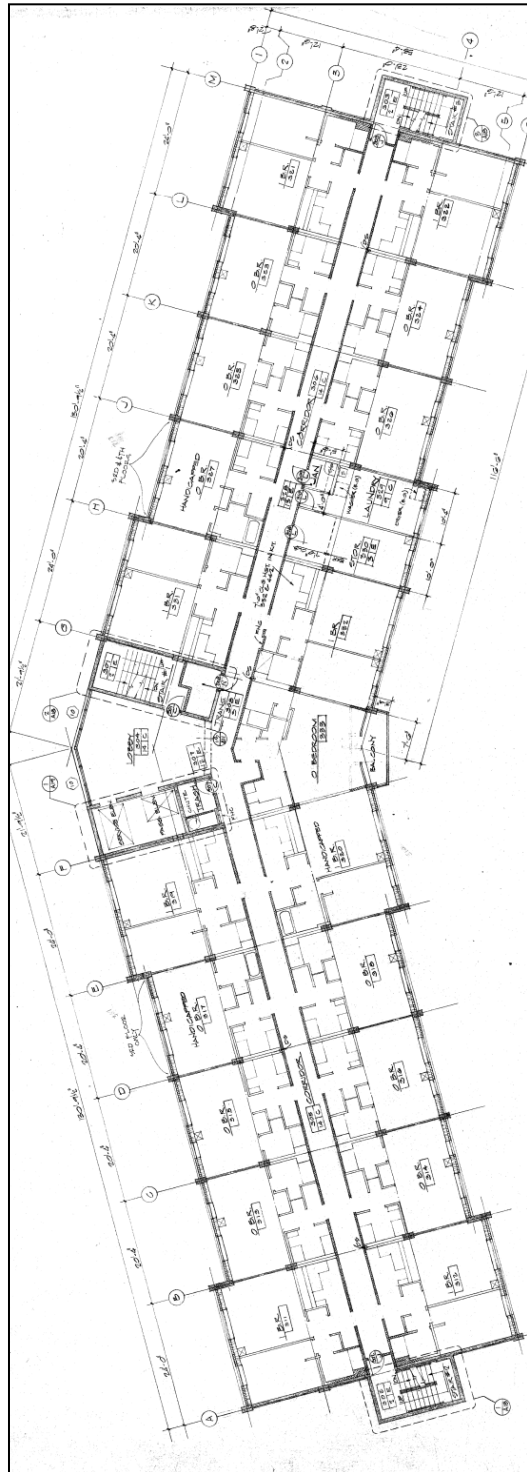
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Additional Document 3: Typical Floor Plan, 1973



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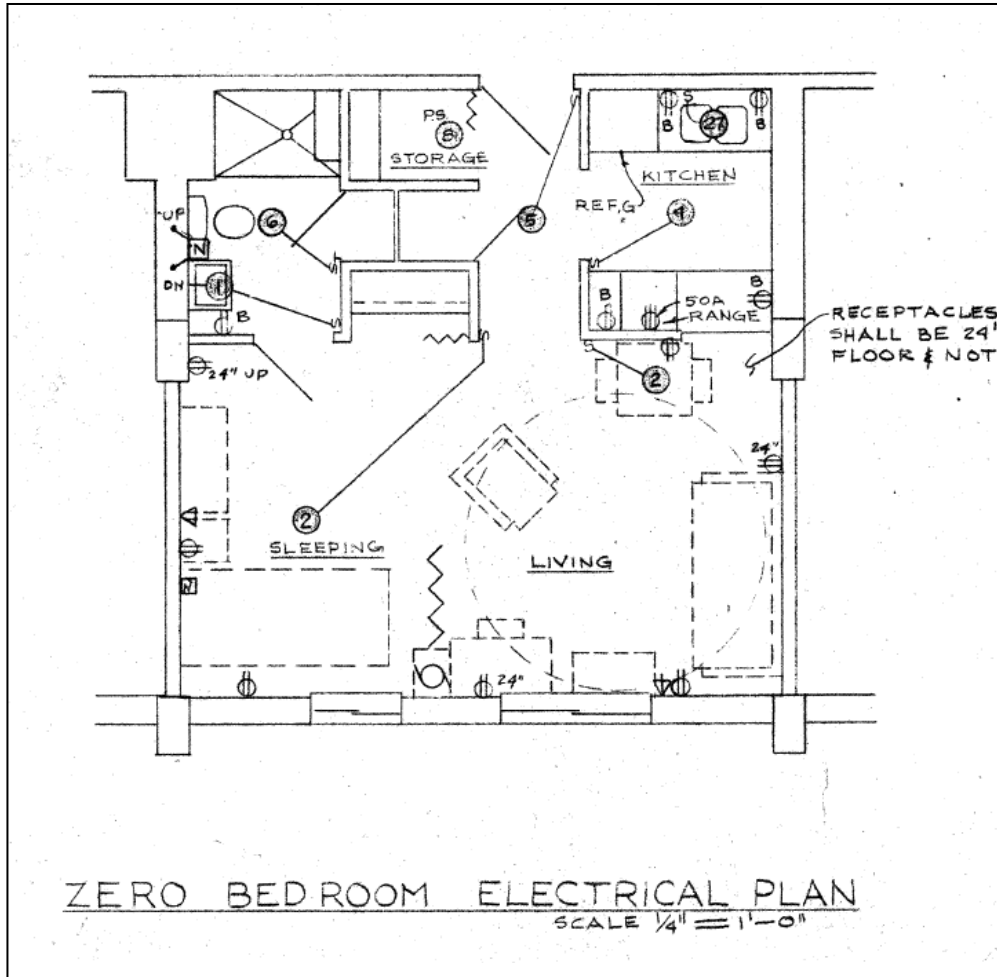
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Additional Document 4: Typical Zero-Bedroom Plan, 1973



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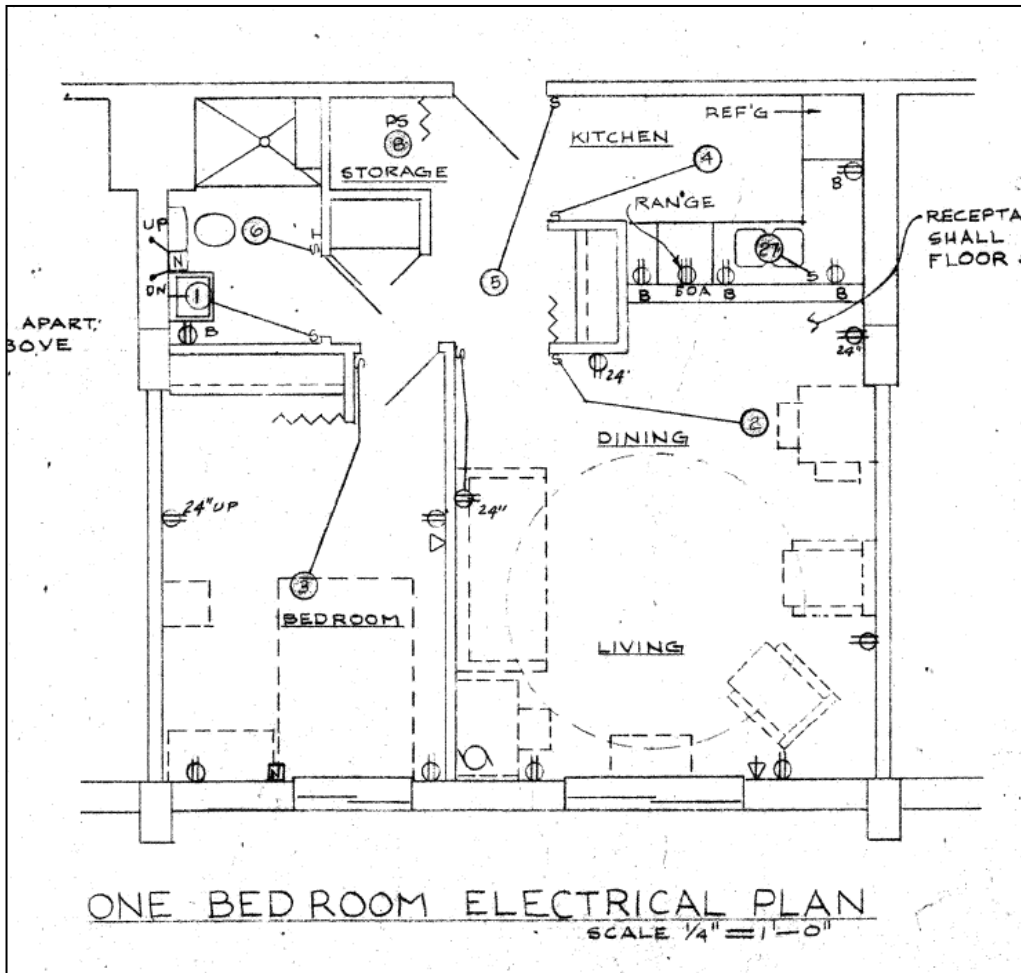
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Additional Document 5: Typical One-Bedroom Plan, 1973



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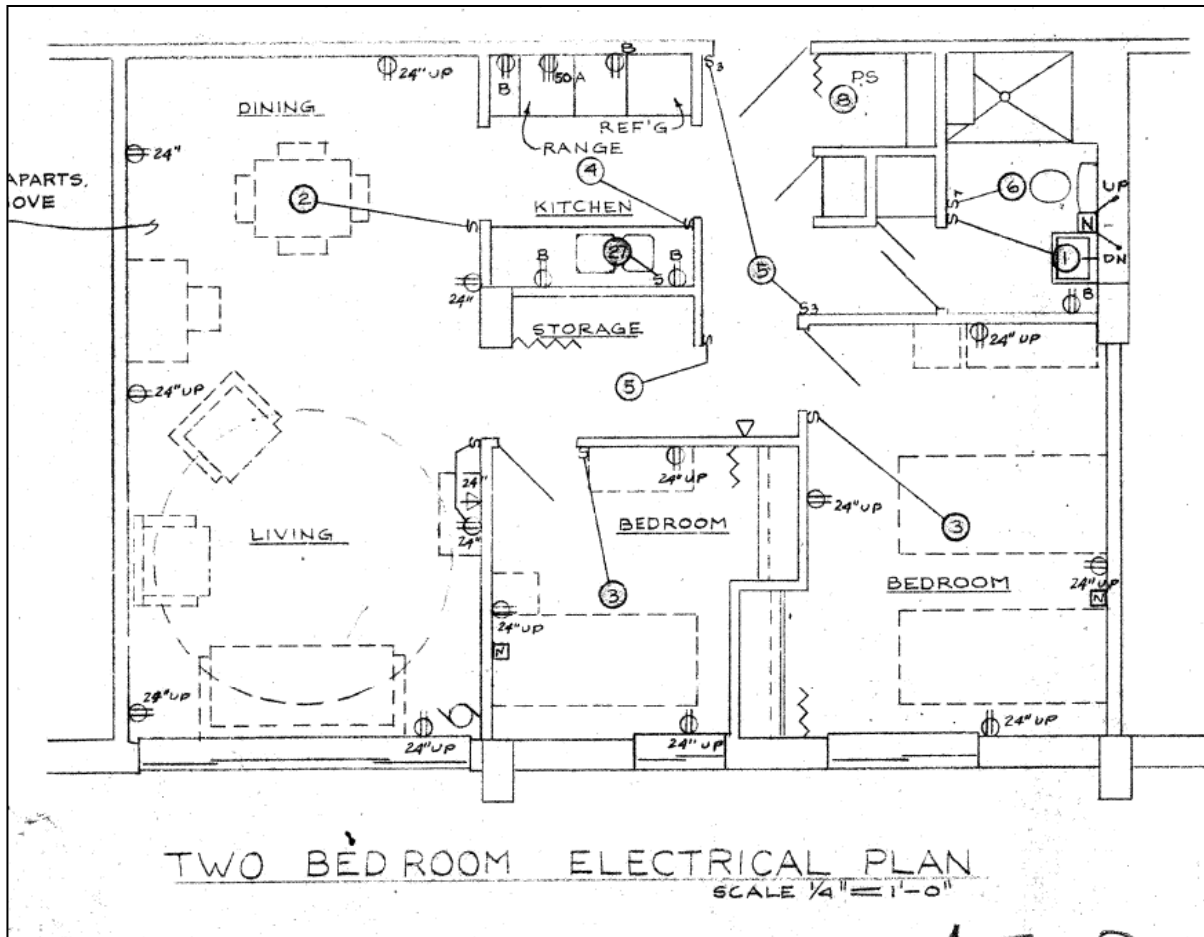
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Additional Document 6: Typical Two-Bedroom Plan, 1973



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Additional Document 7: *Arkansas Gazette*, February 27, 1969



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Additional Document 8: *Arkansas Democrat*, August 18, 1971



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Additional Document 9: *Arkansas Gazette*, May 18, 1972

ARKANSAS GAZETTE, Thurs., May 18, 1972. • 5C



—Staff Photo

### Model of Proposed High-Rise for Elderly

The Little Rock Housing Authority Board approved a contract Wednesday accepting \$2.9 million from the federal Housing and Urban Development Department to finance a proposed 169-unit, eight-story apartment building for the elderly. The development is to be on a block bounded by Battery, Wolfe, Tenth and Eleventh Streets. Negotiations now are under way to buy the block from private owners for about \$320,000. Mrs. Margaret Williamson of Walthour-Flake Co. is representing the owners. The Housing Authority has a 251-unit apartment building for the elderly under construction on Broadway at Eighteenth Street and Clifton L. Giles, director of the Authority, said he hoped to receive HUD approval for a third, 180-unit high-rise for the elderly "within the next few months." The Board also approved Wednesday a contract with HUD accepting \$1.8 million to renovate the Hollingsworth Courts housing project. The model pictured above of the proposed high-rise on Battery was developed by Don F. Stowers Jr., an architect.

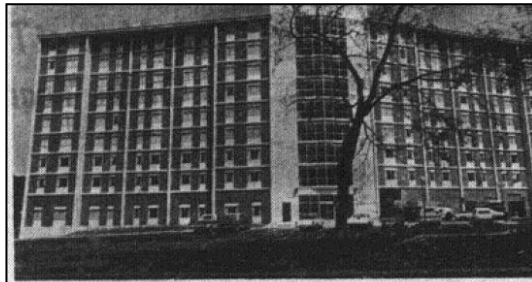
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Additional Document 10: *Arkansas Gazette*, September 3, 1975



The new Jesse Powell Towers apartment building is nearly ready.

### New Apartment Building For Elderly May Be Open By End of September

Jesse Powell Towers, the last high-rise apartment building for the elderly that the Little Rock Housing Authority plans to build, may be opened for occupancy by the end of September. The nine-story building is at Tenth and Battery Streets.

Cliff Giles, director of the Authority, said major construction had been completed and the building would be inspected next week.

The results of that inspection by the architects, the Housing Authority and representatives of the Federal Housing and Urban Development Department will determine if the building is ready for residents.

The building will have 109 units, including 100 efficiency, 62 one-bedroom and six two-bedroom apartments. Seventy-six of the units are designed to accommodate handicapped persons.

Giles said there is a waiting list "more than sufficient" to fill the building. He said that included the apartments for the handicapped. The Authority has 20 apartments for the handicapped at Cumberland Towers, another high-rise, which opened in May. By mid-August, only four of those rooms were filled. Giles said publicity about the vacancies had created a deluge of inquiries.

The construction costs for Jesse Powell Towers is \$2,600,000. The architects were Stowers and Spelson Architects of Little Rock. Construction was by J. B. Bracy, Inc., of Little Rock.

Besides Cumberland and Jesse Powell Towers, the Authority built and operates Fred Parris Towers at Broadway and West Eighteenth Street.

To qualify for residence at any of the apartment buildings, a person must be 62 years of age or disabled or handicapped under the Social Security Act. They cannot have assets in excess of \$10,000 and net income cannot be over \$4,200 for a single person or \$4,800 for a couple.

First preference is given residents of Little Rock and second preference is given other Arkansas residents; then persons from out of state are considered.

Recent legislation has changed the approach HUD takes in providing housing for low income residents, so Jesse Powell Towers will be the last rental property constructed by the Authority. The new method being used allows the applicant to shop for existing housing and get assistance from the government.

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Exterior Photo Key



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Photo 1. Exterior, West Elevation, Looking East



Photo 2. Exterior, East Elevation, Looking West



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Photo 3. Exterior, West and North Elevations, Looking South



Photo 4. Exterior, South and East Elevations, Looking north



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Photo 5. West Elevation, Looking East



Photo 6. Site, Looking East



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Photo 7. Exterior, East Elevations, Looking West at Entrance



Photo 8. Interior, First Floor, Looking north at Lobby



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Photo 9. Interior, First Floor, Looking Southwest at Lobby



Photo 10. Interior, First Floor, Looking North at Community Room



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Photo 11. Interior, Third Floor, Looking North at Corridor, Typical



Photo 12. Interior, Fifth Floor, Looking West at Lobby, Typical



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Photo 13. Interior, Seventh Floor, looking West at Lobby, Typical



Photo 14. Interior, Ninth Floor, Unit #910, Looking East, Typical



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Photo 15. Interior, Ninth Floor, Unit #910, Looking East, Typical



Photo 16. Interior, Ninth Floor, Unit #910, Looking West, Typical

