

July 3, 2024

OTHER MATTERS.: ONE

Pankey: Arkansas Heritage Site, AR Register

NAME: Pankey's Third Addition and Extension: Arkansas Heritage Site

LOCATION: Roughly both sides of Cantrell Road between Crockett and Black Streets

APPLICANT/AUTHORIZED AGENT:

Megan Willmes, NR Program Manager
Arkansas Historic Preservation Program
1101 North Street,
Little Rock, AR

Brenda N. Henson
President of Village Sisters, Inc.

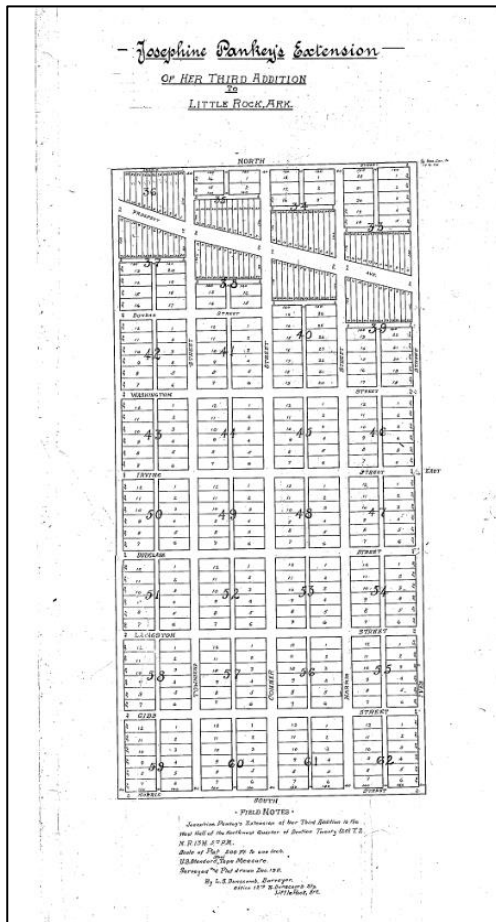


Figure 2. "Josephine Pankey Third Addition Extension to Little Rock, Ark", filed for record 1922.

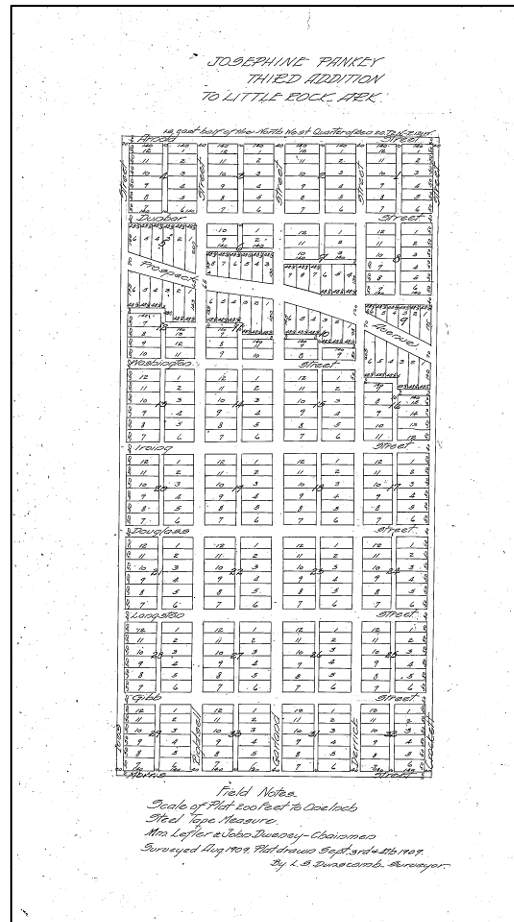


Figure 1. "Josephine Pankey Third Addition to Little Rock, Ark" plat page, filed for record 1909.

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AREA: roughly 104.3 acres NUMBER OF LOTS.: ~ 362 WARD.: 4

HISTORIC DISTRICT.: None

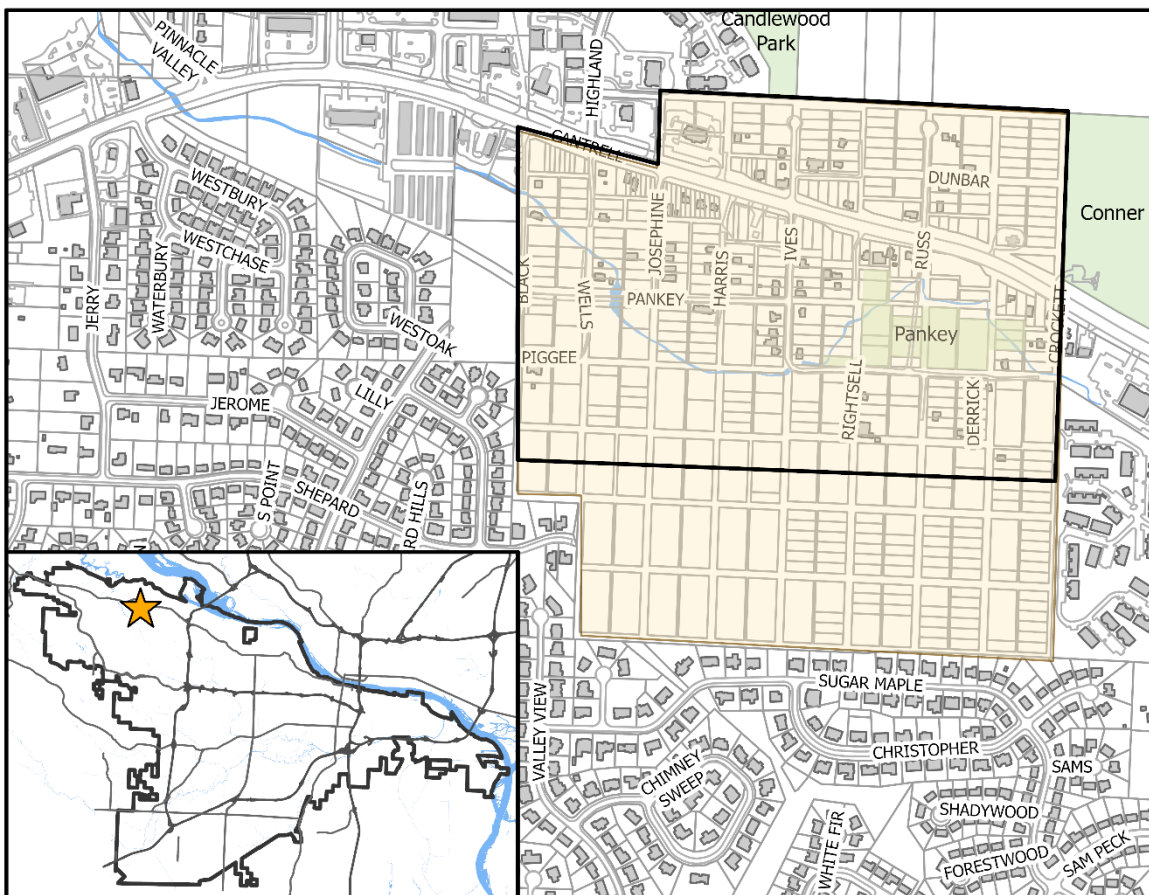
HISTORIC STATUS.: Determined Eligible as an AR Heritage Site

CURRENT ZONING.: Primarily R2 – Single Family, Highway 10 Design Overlay District, various

A. BACKGROUND

Location

The subject area is located roughly on both sides of Cantrell Road between Crockett and Black Streets in Little Rock, AR. The area is shown below outlined in black. The boundaries of the Pankey additions are shown in pale yellow.



OTHER MATTERS.: ONE Pankey: Arkansas Heritage Site, AR Register

B. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The application requests to nominate portions of Pankey's Third Addition and Extension to the Arkansas Register of Historic Places as a Arkansas Heritage Site for local significance under Criterion B and Criterion E as an area of geographic importance for its association with Josephine Pankey, African American educator and philanthropist, and her first real estate development. The period of significance is 1907-1954.

C. EXISTING CONDITIONS:

See photos in Nomination (Attachment A).

D. NEIGHBORHOOD COMMENTS:

At the time of distribution, there were no comments regarding this application.

All neighborhood associations registered with the City of Little Rock that surround the site were notified of the public hearing.

E. ANALYSIS:

The Nomination's Statement of Significance summary section states:

"[Portions of] Pankey's Third Addition [and Third Extension Addition] is being nominated as a Heritage Site under Criterion B and Criterion E with local significance for its association with Josephine Pankey as her first real estate development that has retained it[s] geographic integrity. Pankey'[s] Third Addition was conceived of by Josephine Pankey, an African American educator and philanthropist who worked as a teacher and opened Little Rock's first Black real estate office. She bought land thirteen miles west of Little Rock in 1907 and subdivided it in 1909. She sold the lots to Blacks families seeking a safe community to raise their families, especially after the Flood of 1927 and the lynching of John Carter. The community grew to include multiple stores and a school by the 1960s, but integration forced the closure of Pankey Elementary School in 1965. The community declined with the move of the school and the widening of Cantrell Road, which bisects the neighborhood, in the 1970s and 2010s."

In 2019, Senate Bill 557 was passed to establish Act 818 which established procedures for the designation of Arkansas Heritage Sites within the Arkansas Register of Historic Places managed by the Arkansas Historic Preservation

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Program (Arkansas' State Historic Preservation Office). These procedures are outlined in Attachment B.

The procedures set forth to designate an Arkansas Heritage Site provide an avenue to the recognition of heritage and cultural resources based on geographic significance through the addition of "Criterion E: Geographic importance of a property", "Area" as a property type, and "Geography/Community Identity" as an area of significance.

The procedures, congruent with the procedures for the Arkansas Register, only require Heritage Site nominations to be reviewed by the Arkansas State Review Board. The nomination is provided to the Little Rock Historic District Commission as a courtesy review for comments.

The nomination is scheduled to be heard at the April 3rd, 2024 State Review Board meeting.

F. STAFF RECOMMENDATION:

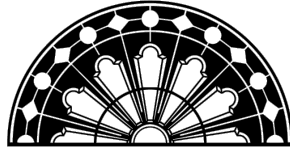
Staff recommends the support of the nomination of Pankey's Third Addition and Extension Addition as an Arkansas Heritage Site and advocates the level of significance reflect state significance and the boundaries of the heritage site include the entire boundaries of the original plats.

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OTHER MATTERS.: ONE Pankey: Arkansas Heritage Site, AR Register

Attachment A

Arkansas Heritage Site Nomination



ARKANSAS HISTORIC PRESERVATION PROGRAM

ARKANSAS DEPARTMENT OF PARKS, HERITAGE AND TOURISM
DIVISION OF ARKANSAS HERITAGE
ARKANSAS HISTORIC PRESERVATION PROGRAM

RULES GOVERNING THE ADDITION OF "CRITERION E" AND THE ADDITION OF THE "ARKANSAS HERITAGE SITE" DESIGNATION TO THE ARKANSAS STATE REGISTER OF HISTORIC PLACES PROGRAM

I. PURPOSE

Arkansas's historic sites need to be officially recognized for their heritage and cultural resources so that current and future generations can learn about their stories and enjoy them. Such includes geographic areas of historic importance. Accordingly, a new criterion will be added to the Arkansas Register program that will allow more opportunities for outward recognition, research, and heritage tourism opportunities for geographic areas of historic importance in our state. The new criterion to be added to the Arkansas Register program is: "Criterion E: Geographic importance of a property," the additional property type to be added is: "Area," and the additional area of significance to be added is: "Geography/Community Identity." Ark. Code Ann. § 1-4- 134 created a new designation for historic sites known as an "Arkansas Heritage Site". Historic places listed in the Arkansas State Register of Historic Places through any of Criteria A - E may also qualify for designation as an "Arkansas Heritage Site".

II. LEGISLATION

The Arkansas State Register of Historic Places was created in 1993 and is codified at Arkansas Code Ann.§ 13-7-109. This code section authorizes the State Historic Preservation Officer, in consultation with the State Review Committee for Historic Preservation, to establish this listing of sites, districts, structures, buildings, areas, or objects above or below the surface of the earth, whether on land or in the waters of the state, together with any designated improvements thereon, significant in the history, architecture, archeology, or culture of the state, its communities, or the nation. It also authorizes the State Historic Preservation Officer, with the advice of the State Committee for Historic Preservation, to establish the procedures and the criteria for listing in the State Register of Historic Places.

The Arkansas Heritage Site designation was created in 2019 and is codified at Arkansas Code Ann.§ 1-4-134. This code section authorizes the Department of Arkansas Heritage to promulgate rules necessary to implement this section.

III. DEFINITIONS

Area - An area of land containing historic or archeological resources that can be identified on a map and delineated by boundaries. In many respects an area may be thought of as a large district. However, where a district most often contains a group of resources of similar functional types, an area may encompass a wide variety of resources united by broad interrelated themes and geographic proximity. An example would be a town which includes residential neighborhoods and commercial and industrial areas along with transportation systems and parks and greenspaces.

Arkansas Register Program - The Arkansas Register is "a listing of sites, districts, structures, buildings, areas or objects above or below the surface of the earth whether on land or in the waters of the state, together with any designated improvements thereon, significant in the history, architecture, archeology, or culture of the state, its communities or the nation. Such listings shall constitute the State Register of Historic Places."

Community identity of a property - A place's community identity can be a blend of its geography, natural assets, architecture, history, culture, and economic activity. Community identity is what makes a place unique and distinctive in its own way. A location's unique architecture may be significant for its community identity. For example, the Charleston single houses in Charleston, South Carolina, are unique to the area and give Charleston part of its unique character. Also, the Old Man of the Mountain, prior to its collapse in 2004, was a unique natural asset that was identified with New Hampshire.

Geographic Importance of a property - The geographic importance of a property refers to its location. A building or structure commonly recognized as a visual landmark due to its prominent location may be significant for its geographic importance. For example, a lighthouse has geographic importance as does a fire look-out tower. A park in the center of town and a cemetery on top of a hill may also have geographic importance. A property which helps establish a strong sense of place or provides community identity may be eligible for geographic importance.

IV. DELEGATION OF AUTHORITY

The State Historic Preservation Officer is delegated all powers necessary and convenient to carry out the responsibilities contained in these rules.

V. HOW TO APPLY

The Nomination Process

I. Determination of Eligibility

The determination of eligibility form outlines the information required by the Arkansas Historic Preservation Program (AHPP) staff to make a determination of eligibility (DOE). A DOE is the first step

in considering a property for designation as an Arkansas Heritage Site. It is important to note that in order to be designated an Arkansas Heritage Site, the property must at least be significant at the state level.

II. Site Visit

If the property is determined eligible, AHPP staff members will arrange a site visit to the property. The site visit will entail the AHPP documenting the potential Arkansas Heritage Site through photography and written documentation.

III. Nomination Form

After the property has been determined eligible as an Arkansas Heritage Site and the site visit has been completed, the next step will be completing the Arkansas Heritage Site nomination form.

IV. Presentation to the State Review Board

On acceptance of a completed nomination, the staff will schedule the property for presentation to the State Review Board. The State Review Board is a governor-appointed group of professionals that must approve the AHPP staff's recommendations before a property can be designated an Arkansas Heritage Site.

V. Designation

After approval by the State Review Board, the property will be designated an Arkansas Heritage Site. Any property identified as an Arkansas Heritage Site by an act of the Arkansas General Assembly shall also be designated as such in the Arkansas State Register of Historic Places.

1 State of Arkansas
2 92nd General Assembly
3 Regular Session, 2019
4

As Engrossed: H3/28/19

A Bill

SENATE BILL 557

5 By: Senators Teague, Hickey
6 By: Representative Watson
7

For An Act To Be Entitled

9 AN ACT TO DESIGNATE WASHINGTON, ARKANSAS, AS THE
10 BIRTHPLACE OF THE BOWIE KNIFE, ARKANSAS HERITAGE
11 SITE; AND FOR OTHER PURPOSES.
12
13

Subtitle

15 TO DESIGNATE WASHINGTON, ARKANSAS, AS THE
16 BIRTHPLACE OF THE BOWIE KNIFE, ARKANSAS
17 HERITAGE SITE.
18
19

20 BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF ARKANSAS:
21

22 SECTION 1. Arkansas Code Title 1, Chapter 4, is amended to add an
23 additional section to read as follows:

24 1-4-134. Birthplace of the Bowie Knife, Arkansas Heritage Site –
25 Legislative findings and intent.

26 (a) The General Assembly finds that:

27 (1) The Bowie knife has been designated the official knife of
28 the State of Arkansas;

29 (2) The Bowie knife is recognized as Arkansas's most famous
30 blade weapon and the national American Blade;

31 (3) Arkansas blacksmith James Black crafted an original Bowie
32 knife in Washington, Hempstead County, Arkansas, in 1831;

33 (4) Washington, Arkansas, and James Black became almost
34 immediately famous as the birthplace and creator of the Bowie knife,
35 respectively;

36 (5) James Black continued to refine and improve his Bowie knife



1 design into the world's toughest but most flexible knife from his shop in
2 Washington, Arkansas; and

3 (6) Because of the Bowie knife's national reputation,
4 Washington, Arkansas, later became the location of the world's first
5 recognized school of bladesmithing.

6 (b)(1) Washington, Hempstead County, Arkansas, is designated the
7 "Birthplace of the Bowie Knife, Arkansas Heritage Site".

8 (2) The designation of Washington, Hempstead County, Arkansas,
9 as the "Birthplace of the Bowie Knife, Arkansas Heritage Site" is essential
10 to:

11 (A) Celebrate, protect, and preserve the history and
12 status of the Arkansas-created Bowie knife throughout Arkansas, the United
13 States, and the world; and

14 (B) Preserve bladesmithing history and heritage, promote
15 heritage arts and bladesmithing tourism in the area, and provide a
16 historically accurate site designation for a heritage arts and bladesmithing
17 enthusiast.

18 (c) The University of Arkansas Community College at Hope-Texarkana is
19 designated to develop and operate a school of bladesmithing located in
20 Washington, Arkansas, to promote and protect the art of bladesmithing and the
21 Bowie Knife crafted there.

22 (d)(1) The Arkansas Department of Transportation, in consultation with
23 the Department of Parks and Tourism and the University of Arkansas Community
24 College at Hope-Texarkana, shall design a sign that displays the words and
25 any logo for the "Birthplace of the Bowie Knife, Arkansas Heritage Site".

26 (2) The sign shall be placed on or about the location of the
27 school of bladesmithing developed and operated in Washington, Arkansas, by
28 the University of Arkansas Community College at Hope-Texarkana.

29 (3) Information regarding the proper placement of copies of the
30 sign at additional locations to promote and direct tourism to Washington,
31 Arkansas, shall be made available by the Arkansas Department of
32 Transportation.

33 (4) The sign in appropriate scale shall be used as the symbol on
34 the state highway map and in all tourism mediums published by the Department
35 of Parks and Tourism to indicate "Birthplace of the Bowie Knife, Arkansas
36 Heritage Site".

1 (e)(1) The Department of Arkansas Heritage shall promulgate rules
2 necessary to implement this section.

3 (2)(A) When adopting the initial rules to implement this
4 section, the final rule shall be filed with the Secretary of State for
5 adoption under § 25-15-204(f):

6 (i) On or before January 1, 2020; or

7 (ii) If approval under § 10-3-309 has not occurred
8 by January 1, 2020, as soon as practicable after approval under § 10-3-309.

9 (B) The department shall file the proposed rule with the
10 Legislative Council under § 10-3-309(c) sufficiently in advance of January 1,
11 2020, so that the Legislative Council may consider the rule for approval
12 before January 1, 2020.

13
14 /s/Teague

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17 **APPROVED: 4/9/19**
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Sarah Huckabee Sanders
Governor
Shea Lewis
Secretary

May 30, 2024

Hannah Ratzlaff, Urban Designer
City of Little Rock
723 West Markham Street
Little Rock, AR 72201

Re: Pankey's Third Addition and Extension – Little Rock, Pulaski County

Dear Ms. Ratzlaff:

We are pleased to inform you that the above referenced property will be considered by the State Review Board of the Arkansas Historic Preservation Program, an agency of the Division of Arkansas Heritage, for designation as an Arkansas Heritage Site. Arkansas Heritage Sites are part of the state government's official list of historic properties worthy of preservation. Listing as an Arkansas Heritage Site provides recognition and assists in preserving our state's heritage.

Designation of this property provides recognition of the community's historic importance and assures protective review of the state projects that might adversely affect the character of the historic property.

Listing as an Arkansas Heritage Site does not mean that limitations will be placed on the property by the state government. Public visitation rights are not required of property owners. The state government will not attach covenants to the property or seek to acquire it.

We have enclosed a copy of the Arkansas Heritage Site nomination for your review. If you have any comments on the proposed nomination, please submit a letter with your comments, concerns, or concurrence to the Arkansas Historic Preservation Program at least 24 hours prior to the date of the State Review Board meeting.

You are invited to attend the State Review Board meeting at which the nomination will be considered. The board will begin meeting at 10:00 a.m. on Wednesday, August 7th, 2024, at the Department of Arkansas Heritage headquarters at 1100 North Street in Little Rock.

If you have any questions regarding the State Review Board meeting feel free to call Ralph Wilcox, Travis Ratermann, or Megan Willmes at (501) 324-9880.

Sincerely,

A handwritten signature in blue ink that reads 'Scott Kaufman'.

Scott Kaufman
Director

Division of Arkansas Heritage, Arkansas Historic Preservation Program
Department of Parks, Heritage, and Tourism

ARKANSAS HERITAGE SITE REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the Arkansas Heritage Site Registration Form*. Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets. Use a computer to complete all items.

1. Name of Property

historic name Pankey's Third Addition and Extension
other names/site number Pankey's Addition

2. Location

street & number Roughly both sides of Cantrell Road between Crockett and Black Streets
city or town Little Rock vicinity
county Pulaski zip code 72223 not for publication

3. State/Federal Agency Certification

As the designated authority under the Arkansas Heritage Sites Act (1-4-134[e][1] Arkansas Code), I hereby certify that this nomination meets does not meet the documentation standards and criteria for registering properties as Arkansas Heritage Sites. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date

4. Classification

Ownership of Property (Check as many boxes as apply)	Category of Property (Check only one box)	Number of Resources within Property (Do not include previously listed resources in count.)		
		Contributing	Noncontributing	
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	_____	_____	buildings
<input checked="" type="checkbox"/> public-local	<input type="checkbox"/> district	_____	_____	sites
<input type="checkbox"/> public-State	<input type="checkbox"/> site	_____	_____	structures
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	_____	_____	objects
	<input type="checkbox"/> object	_____	_____	areas
	<input checked="" type="checkbox"/> area	1	_____	Total
		1	_____	

Property Owner
name _____
address _____
city _____ state code _____
zip code _____ phone _____

5. State Review Board

Approval date April 3, 2024

Pankey's Third Addition and Extension
Name of Property

Pulaski County
County

Comments

6. Function or Use

Historic Functions
(Enter categories from instructions)
DOMESTIC/single-dwelling
RELIGION/religious facility
EDUCATION/school
COMMERCE/TRADE/specialty store
FUNERARY/cemetery

Current Functions
(Enter categories from instructions)
DOMESTIC/single-dwelling
RELIGION/religious facility
FUNERARY/cemetery
SOCIAL/civic

7. Description

Architectural Classification
(Enter categories from instructions)
OTHER/Plain/Traditional

Materials
(Enter categories from instructions)
foundation Concrete block, concrete slab, brick
walls Brick, vinyl, novelty, stone veneer
roof Gable, cross gable, hip
other

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

SETTING

The community is located to the north and south of Cantrell Road, Highway 10, in west Little Rock. The majority of the community's acreage lies to the south of the road. Many of the lots are vacant or undeveloped, and a vast swath of land at the southern boundary is densely wooded.

CHARACTERISTICS

Houses
The houses in Pankey exhibit many of the same characteristics. They are all one-story structures with either gable or hip roofs. Many have front porches and Craftsman-esque elements, though most are simple in form owing to their construction by the owners themselves. Josephine Pankey's house remains intact at 5010 Harris Road, but the stone veneer on the house was done after her death.

Churches

Pankey originally had five churches in the community, three of which remain active. Grace Temple Church of God in Christ is a one-story building with a gable roof and a front stoop porch on Josephine Street. The current

building was constructed sometime in the 1970s. The other remaining church is the First Baptist Church of Pankey. It was built on land donated by Pankey in 1929. The building is a rectangular, brick veneered, one-story structure with buttress-like elements on the north and south facades. It has a gable roof and a front stoop porch. Much of the façade has been altered from its original appearance. There is a third church building in the northern part of Pankey off Ives Street owned by the Methodists and has an active congregation. The building has multiple additions, including a front room veneered in brick and a back addition.

Josephine Pankey Community Center

The community center is a large, 3,800 sq ft building built in 2016. The building also houses a police substation. The building sits on the site of the former Pankey Elementary School, which was originally established in the 1930s and structurally improved in the 1950s. The building later burned in 1988. The Community Center is a one-story, brick veneered structure with stone quoins, a hipped roof, and a front porch that has a gable roof. Parking surrounds the building with two access points to Cantrell Road.

Cemeteries

There are two cemeteries associated with Pankey, Rocky Mountain and Union Valley. Both Rocky Mountain (1919) and Union Valley (1935) Cemeteries are located at 12800 Cantrell.

INTEGRITY

Unfortunately, much of the historic fabric in Pankey has been lost. Some houses have been destroyed by fire or neglect, and many others are falling apart. The Josephine Pankey house has had alterations to its exterior that preclude it from nomination to the Arkansas Register or National Register of Historic Places. The churches have also had alterations to their facades, been rebuilt, or had additions that make them ineligible for inclusion on the state or national registers. The amount of vacant lots also counts against the community when determining eligibility to the National Register. However, due to the area's strong association with Josephine Pankey and its retention of much of its borders, the area is still geographically distinct from the rest of Cantrell Road. Therefore, the community has enough integrity to be eligible as a Heritage Site.

8. Statement of Significance

Applicable Arkansas Heritage Site Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for Arkansas Heritage Site 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.

Levels of Significance (state, national)

Local

Areas of Significance (Enter categories from instructions)

Community Development

Ethnic Heritage: Black

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.

E Property exhibits geographic importance.

Criteria Considerations

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

Property is:

A owned by a religious institution or used for religious purposes.

B removed from its original location.

C a birthplace or grave.

D a cemetery.

E a reconstructed building, object, or structure.

F a commemorative property.

G less than 50 years of age or achieved significance within the past 50 years.

Period of Significance

1907 – 1954

Significant Dates

1907 – First lots purchased by Pankey
1954 – Josephine Pankey dies

Significant Person (Complete if Criterion B is marked)

Josephine Pankey

Cultural Affiliation (Complete if Criterion D is marked)

N/A

Architect/Builder

Local residents

Narrative Statement of Significance

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

Summary

Pankey's Third Addition is being nominated as a **Heritage Site** under **Criterion B** and **Criterion E** with **local significance** for its association with Josephine Pankey as her first real estate development that has retained its geographic integrity. Pankey's Third Addition was conceived of by Josephine Pankey, an African American educator and philanthropist who worked as a teacher and opened Little Rock's first Black real estate office. She bought land thirteen miles west of Little Rock in 1907 and subdivided it in 1909. She sold the lots to Black families seeking a safe community to raise their families, especially after the Flood of 1927 and the lynching of John Carter. The community grew to include multiple stores and a school by the 1960s, but integration forced the closure of Pankey Elementary School in 1965. The community declined with the move of the school and the widening of Cantrell Road, which bisects the neighborhood, in the 1970s and 2010s.

History of the Area

The area that would become Pulaski County had been occupied by Native peoples for hundreds of years prior to European encroachment. The Quapaw people inhabited the land near Little Rock until they were forced to cede their land in 1818 and 1824 through unequitable treaties before being removed from the little land they had remaining to them and forced to relocate to Indian Territory in Oklahoma, opening the land they left behind to mass European settlement.¹ When the Arkansas Territory was separated from the Missouri Territory in 1819, Pulaski County became one of the original five counties. The capital was moved from Arkansas Post to Little Rock in 1821 due to a disease epidemic at the former location.²

Little Rock had only been permanently settled by Europeans since the spring of 1820 but grew to become an incorporated city by 1835 with a post office, the first state capitol building, the Old State House (NHL listed 12/09/97), and a host of small businesses that served the burgeoning community. Upon the state's admittance to the Union in 1836 as a slave state, the state capital of Little Rock developed into the cultural, economic, and political center of Arkansas. Steamboat traffic constituted most of Little Rock's industry, and wharf fees on docked vessels were the single greatest source of city revenue until after the Civil War.³ The city grew from a population of a little over 2,000 in 1850 to 12,380 by 1870.⁴ Reconstruction through to 1900 proved a period of significant population expansion and subsequent building construction, including over 1,200 new residences between 1871 and 1872 as well as municipal buildings such as the Pulaski County Courthouse and the Union Station Depot.⁵ The city also became home to a large population of African Americans, who at one point consisted of almost 25% of the population with many Black-owned businesses and community centers nucleated around West 9th Street.⁶

¹ Ron Copeland and Joe Foster, "Pulaski County," *Encyclopedia of Arkansas*, last updated 15 Nov. 2022, <https://encyclopediaofarkansas.net/entries/pulaski-county-409/>, accessed 03 Jan. 2024.

² *Ibid.*

³ Thomason and Associates, "Post-World War II Residential Development of Little Rock, Arkansas, 1945-1970," *City of Little Rock*, Sept. 2017, pp. 6.

⁴ James W. Bell, "Little Rock (Pulaski County)," *Encyclopedia of Arkansas*, last updated 25 Apr. 2023, <https://encyclopediaofarkansas.net/entries/little-rock-970/>, accessed 26 Apr. 2023.

⁵ Thomason and Associates, "Post-World War II Residential Development of Little Rock, Arkansas, 1945-1970," *City of Little Rock*, Sept. 2017, pp. 7.

⁶ *Ibid.*, pp. 8.

African American homebuyers encountered numerous difficulties when purchasing real estate in Little Rock. In addition to racially segregated neighborhoods and “blockbusting”, a practice by realtors designed to drive out minorities from middle-class neighborhoods by refusing to sell property, potential homeowners also faced problems when applying for loans. Banks would often refuse to loan money to people who tried to buy property in predominantly Black neighborhoods, viewing it as a risky investment, though there were some insurance companies, like the Mosaic Templars of America, who would provide services to African Americans.⁷ This mortgage denial was called “redlining” and, while declared unconstitutional in 1948, persisted as an informal practice for decades afterwards.⁸ These discriminatory practices resulted in communities and neighborhoods largely delineated along racial lines. The West 9th Street community in Little Rock’s downtown, and smaller settlements in Maumelle, Roland, and where west Little Rock is now, were some of the lower and middle-class Black neighborhoods in the Little Rock area.

Josephine Irving Harris Pankey (1869-1954)

Josephine Pankey aimed to create safe communities for African Americans and their families, where they did not have to worry about incidents of racial violence or obtaining a bank loan. Born in Cleveland, Ohio, she moved to her uncle’s house in Little Rock due to an illness affecting her lungs, leaving behind a promising college career at Oberlin College’s music conservatory.⁹ In 1892, she found work as a teacher and missionary for the African Methodist Episcopal Zion Church in DeValls Bluff. She served several schools along the White River, quickly becoming the principal tasked with supervising and supporting other teachers in the area. Pankey moved to Pine Bluff upon her marriage to Eugene Harris in 1898 and continued to teach music. Upon her divorce three years later, she moved this time to Little Rock and met her second husband, Samuel Pankey, a mail carrier, and married him in 1904.¹⁰

During her first years in Little Rock, Pankey taught in a one-room schoolhouse, gave free music lessons from her home, and worked tirelessly to create educational opportunities for African Americans. She organized the first school for Black children in the Riverdale area and started her own lending library out of her horse-drawn wagon, which turned into a permanent establishment and the first lending library for African Americans in Little Rock. She was also heavily involved with the Ninth Street USO, which supported returning African American soldiers from World War II, and the girls’ chapter of the local YMCA.¹¹

Pankey’s Third Addition and Extension to Her Third Addition

In 1907, Pankey and her husband, observing the difficulties Black citizens faced in purchasing homes, turned their attention to real estate. They established the first African American real estate office that year. She purchased the first of her land developments, eighty acres in a then-rural area thirteen miles west of downtown Little Rock, for \$400 in 1907. The land, along with an additional eighty acres Pankey bought in 1922, became

⁷ Florida State College at Jacksonville, “The African American Struggle for Civil Rights,”

<https://fscj.pressbooks.pub/modernushistory/chapter/the-african-american-struggle-for-civil-rights/>, accessed 21 Feb. 2024.

⁸ Joseph Lackey, “Blockbusting,” *Encyclopedia of Arkansas*, last updated 10 Jan. 2022,

<https://encyclopediaofarkansas.net/entries/blockbusting-11959/>, accessed 21 Feb. 2024.

⁹ *Arkansas Democrat*, “Josephine Pankey’s additions’ modest but proud,” (Little Rock, AR: 07 Mar. 1979), pp. 71.

¹⁰ Nancy Robinson Lott and Regina L. Norwood, “Pankey (Pulaski County),” *Encyclopedia of Arkansas*, last updated 16 Sept. 2023,

<https://encyclopediaofarkansas.net/entries/pankey-pulaski-county-5934/>, accessed 21 Feb. 2024.

¹¹ *Ibid.*

known as Pankey's Third Addition.¹² She continued to purchase land into the 1920s. At the height of her business, she owned almost five hundred acres.¹³

The original eighty acres of Pankey's Third Addition were divided in 1909 into 384 lots, 50 by 100 feet. The 1922 Extension was similarly divided into 348 lots.¹⁴ The first lots in the Third Addition were sold for \$25 each.¹⁵ Buyers would pay their mortgage with a nickel every month, and those who couldn't pay instead gave Pankey chickens or produce in exchange for the nickel. "A bag of potatoes," said Ethel Parrish, a resident of Pankey since the 1920s, "wasn't an uncommon" means of exchange. "People would pay just whatever they could, and they never knew whether they paid [the mortgage] out or not."¹⁶ Pankey also worked with Worthen Bank to finance loans for buyers in Pankey's Third Addition and her other developments. "Aubrey Williams, who worked in the personal loan department at Worthen, recalled in a 1991 letter that "On the strength of Mrs. Pankey's endorsement, the bank made a number of loans to young men who otherwise would not have qualified for a loan. If the borrower didn't pay the note to the bank, I would call Mrs. Pankey. Sometimes she would ask us to give the borrower more time, if he had a good excuse, such as illness or unemployment."¹⁷ By the 1930s, the lots had increased in price to \$75 per parcel, still an uncommonly low price for Little Rock and its surroundings. The parcels cost \$100 in 1945, \$125 in 1947, and were being sold for \$250 to \$300 the year of Pankey's death in 1954.¹⁸

The community saw gradual growth in the early years which exploded in 1927 due to two traumatic events that hit Arkansas Delta and Little Rock: the Great Flood of 1927 and the lynching of John Carter. In the early spring of 1927, melted snow combined with record rainfall, and the Mississippi River broke from its levees to inundate the low-lying farmland on its banks. Nearly 750,000 people across the South were affected by the flood, and Arkansas was particularly hard-hit, sharecroppers especially. Black sharecroppers had to obtain passes from their plantation landlords to access Red Cross relief camps and at times were forced at gunpoint by the National Guard to repair the broken levees. Floodwaters finally receded in September, but not all the displaced people returned. A mass migration of sharecroppers, particularly African American, occurred, with many heading north to Chicago or Detroit, while others moved away from the Delta seeking higher ground on which to rebuild.¹⁹

The other major event in 1927 was the lynching of John Carter. A mob, enraged by the assault of two white women, went searching for the alleged culprit, John Carter as he was later identified. The crowd hanged him from a telephone pole, shot his body, and proceeded to desecrate his remains by dragging them through the heart of West 9th Street, Little Rock's most prominent Black neighborhood, and then setting his body on fire. African American leaders managed to warn their fellow citizens to remain inside, and no one else was harmed

¹² *Arkansas Democrat*, "Pankey," (Little Rock, AR: 06 Aug. 1978), pp. 18.

¹³ Brenda Henson, President of Village Sisters, Inc., email message to author, 12 Jan. 2024.

¹⁴ *Ibid*; Nancy Robinson Lott and Regina L. Norwood, "Pankey (Pulaski County)," *Encyclopedia of Arkansas*, last updated 16 Sept. 2023, <https://encyclopediaofarkansas.net/entries/pankey-pulaski-county-5934/>, accessed 21 Feb. 2024.

¹⁵ *Arkansas Gazette*, "Real Estate Transfers," (Little Rock, AR: 06 Jan. 1916), pp. 12.

¹⁶ *Arkansas Democrat*, "Josephine Pankey's additions' modest but proud," (Little Rock, AR: 07 Mar. 1979), pp. 71.

¹⁷ Marion Fulk, "Josephine Irvin Harris Pankey (1869–1954)," *Encyclopedia of Arkansas*, last updated 16 Jun. 2023, <https://encyclopediaofarkansas.net/entries/josephine-irvin-harris-pankey-9144/>, accessed 21 Feb. 2024.

¹⁸ *Arkansas Gazette*, "Real Estate Transfers," (Little Rock, AR: 06 Mar. 1930), pp. 18; *Arkansas Gazette*, "Real Estate Transfers," (Little Rock, AR: 06 Mar. 1930), pp. 18; *Arkansas State Press*, "For Sale," (Little Rock, AR: 20 Jul. 1945), pp. 7; *Arkansas State Press*, "Lots & Blocks," (Little Rock, AR: 31 Oct. 1947), pp. 7; *Arkansas State Press*, "For Sale," (Little Rock, AR: 03 Dec. 1954), pp. 7.

¹⁹ Nancy Hendricks, "Flood of 1927," *Encyclopedia of Arkansas*, last updated 03 May 2023, <https://encyclopediaofarkansas.net/entries/flood-of-1927-2202/>, accessed 22 Feb. 2024.

during the three hour riot. However, the event traumatized the African American community, and many left the city out of fear.²⁰ Josephine and Samuel Pankey were among those who left, moving from their home on Chester Street to Pankey's Third Addition, where Josephine would live until her death.²¹

Both the Flood of 1927 and the lynching of John Carter created a push effect for African Americans living in and around Little Rock, and Pankey's Third Addition acted as a pull for some of those displaced families. The safety afforded by a Black community and the ability to either get a loan through Josephine's philanthropic efforts or pay for the land with goods in kind made living in the Third Addition an excellent opportunity, and the population burgeoned to around 200 people.²²

The residents of Pankey were mainly lower middle class working people. Many of the women were employed as domestic help in the white neighborhood of Forest Heights, and the men were well-known in the area as expert stonemasons and bricklayers.²³ Property owners built their homes themselves, often adding additional rooms once financially feasible.

The influx of people led to problems of its own. The community now had enough children that they needed a school and other community spaces, such as churches. Pankey donated land for the construction of five churches in the area, set up a summer camp for the girls' YMCA chapter, and allowed the Boy Scouts to camp on unoccupied lots in the Third Addition at no cost.²⁴ Though, with her background as an educator, the creation of a school was foremost on Pankey's agenda.²⁵ Pankey donated four lots in 1921 for the construction of a school, a one-room building with one teacher that served all grades. After much lobbying, Pankey managed to persuade the Pulaski County Special School District to build a larger building in 1939.²⁶ The district gave Pankey two Quonset huts from Camp Robinson to house the older grades. In the early 1950s, the school district built an entirely new school, Pankey Elementary School. The school bused students from Maumelle, Roland, and neighboring communities, and the school building became a hub of activity, hosting field days, picnics, and school events.²⁷ Other businesses also were set up in the community, including Bob's Café and Pool Hall, an outdoor movie theater, Willie's Snack Bar, a small grocery store and gas station, and the White Eagle Café.²⁸

Josephine Pankey passed away in 1954, but the community continued to embody her ideals of community throughout segregation. The 1960s, however, saw a distinct change in the fabric of the community. In 1965, in order to comply with desegregation laws, all grades 8th and above were transferred to the formerly all-white Joe T. Robinson Elementary. Originally, the plan was to bus white students to Pankey Elementary, but after a petition by white parents, the idea was abandoned. By 1969, Pankey Elementary School had been converted

²⁰ Brian D. Greer, and Stephanie Harp, "John Carter (Lynching of)," *Encyclopedia of Arkansas*, last updated 13 Feb. 2024, <https://encyclopediaofarkansas.net/entries/john-carter-2289/>, accessed 22 Feb. 2024.

²¹ Brenda Henson, President of Village Sisters, Inc., email message to author, 12 Jan. 2024.

²² *Arkansas Democrat*, "Negro Scouts Honor Donor of Land Today," (Little Rock, AR: 25 Nov. 1951), pp. 37.

²³ *Arkansas Democrat*, "'Josephine Pankey's additions' modest but proud," (Little Rock, AR: 07 Mar. 1979), pp. 71.

²⁴ *Ibid.*

²⁵ Marion Fulk, "Josephine Irvin Harris Pankey (1869–1954)," *Encyclopedia of Arkansas*, last updated 16 Jun. 2023, <https://encyclopediaofarkansas.net/entries/josephine-irvin-harris-pankey-9144/>, accessed 21 Feb. 2024.

²⁶ *Arkansas Democrat*, "Board to look at \$10 price for old school," (Little Rock, AR: 20 Feb. 1992), pp. 18.

²⁷ Marion Fulk, "Josephine Irvin Harris Pankey (1869–1954)," *Encyclopedia of Arkansas*, last updated 16 Jun. 2023, <https://encyclopediaofarkansas.net/entries/josephine-irvin-harris-pankey-9144/>, accessed 21 Feb. 2024.

²⁸ Nancy Robinson Lott and Regina L. Norwood, "Pankey (Pulaski County)," *Encyclopedia of Arkansas*, last updated 16 Sept. 2023, <https://encyclopediaofarkansas.net/entries/pankey-pulaski-county-5934/>, accessed 21 Feb. 2024.

into a facility for special needs students until 1979 when Pankey was annexed into Little Rock. The school then became a warehouse until the structure burned down in 1988 and was razed in 1991.²⁹

The small community, now numbering around 500 people, faced another threat, this time from the highway. The road through Pankey was originally a dirt road suitable only for wagons and separated Pankey into the northern and southern additions. The road was paved and widened to four lanes in the 1970s, dividing the community into two. The Arkansas Department of Transportation announced a plan in 2015 to expand Cantrell Road (Highway 10) to six lanes, but this has encountered strident opposition from Pankey community members.³⁰ The area is still zoned residential, despite the growth of subdivisions to the west and north, and the expansion of businesses along the highway to the east and west.³¹ Many descendants of the original Pankey settlers remain in the area, despite the decline of the community. Unfortunately, none of the aforementioned businesses are still in operation except a stone yard, which is the last survivor. The area, however, got a boost in recent years with the construction in 2016 of the Josephine Pankey Community Center on the site of the late elementary school and community residents still express pride in their hometown and the legacy of Josephine Pankey.

For the area's association with Josephine Pankey, a notable Black philanthropist, educator, and real estate broker, the area is being nominated as a **Heritage Site** under **Criterion B** and **Criterion E with local significance**. The period of significance begins in 1907 with the establishment of Pankey's real estate firm and ends with her death in 1954.

²⁹ *Arkansas Gazette*, "Pankey loses once again," (Little Rock, AR: 14 Jul. 1991), pp. 30.

³⁰ Paige Eichkorn, "Panel Backs Subdivision behind Historic Neighborhood," *Arkansas Democrat-Gazette* (Little Rock, AR: 15 Sept., 2023), pp. 1B, 5B.

³¹ *Ibid.*

9. Major Bibliographical References

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

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Pankey's Third Addition and Extension

Name of Property

Pulaski County

County

Lott, Nancy Robinson, and Regina L. Norwood. *Josephine—Celebrating the Life and Legacy*. Little Rock: Friends of Josephine Pankey, 2012.

..... "Pankey (Pulaski County)." *Encyclopedia of Arkansas*. Last updated 16 Sept. 2023. Available at: <https://encyclopediaofarkansas.net/entries/pankey-pulaski-county-5934/>. Accessed 21 Feb. 2024.

10. Geographical Data

Acreeage of Property 80 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1	<u>15</u>	<u>552346</u>	<u>3851231</u>	4	<u>15</u>	<u>553102</u>	<u>3851016</u>
	Zone	Easting	Northing				
2	<u>15</u>	<u>552542</u>	<u>3851270</u>	5	<u>15</u>	<u>553083</u>	<u>3850688</u>
3	<u>15</u>	<u>553078</u>	<u>3851250</u>	6	<u>15</u>	<u>552324</u>	<u>3850813</u>

See continuation sheet

Verbal Boundary Description

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

See Figure 1.

Boundary Justification

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

The boundary encompasses the original 80 acres that Josephine Pankey purchased for the Third Addition.

11. Form Prepared By

name/title Brenda N. Henson, President of Village Sisters, Inc.; edited by Megan Willmes, NR Program Manager

organization Arkansas Historic Preservation Program date 22 Feb. 2024

street & number 1100 North Street telephone (501) 324 - 9192

city or town Little Rock state AR zip code 72201



Figure 1: Pankey's Third Addition and Extension to Her Third Addition property boundaries.

↑ North