NPS Form 10-900 OMB No. 1024-0018

United States Department of the Interior
National Park Service

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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.

RECEIVED 2280
APR 11 2014
NAT. REGISTER OF HISTORIC PLACES
NATIONAL PARK SERVICE

1. Name of Property

Historic name: Kays, Victor Cicero, House
Other names/site number: Site #CG0276
Name of related multiple property listing:

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

2. Location

Street & number: 2506 Aggie Road
City or town: Jonesboro State: Arkansas County: Craighead
Not For Publication: ☐ Vicinity: ☐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 X 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:

___**A** X **B** X **C** ___**D**

Martha Miller 3-26-14

Signature of certifying official/Title: **Date**

Arkansas Historic Preservation Program

State or Federal agency/bureau or Tribal Government

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

Signature of commenting official: **Date**

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

4. National Park Service Certification

I hereby certify that this property is:

✓ entered in the National Register

___ determined eligible for the National Register

___ determined not eligible for the National Register

___ removed from the National Register

___ other (explain:) _____

Signature of the Keeper

5-23-2014
Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private:	☐
Public – Local	☐
Public – State	X
Public – Federal	☐

Category of Property

(Check only **one** box.)

Building(s)	X
District	☐
Site	☐
Structure	☐
Object	☐

Number of Resources within Property
(Do not include previously listed resources in the count)

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1		Total

Number of contributing resources previously listed in the National Register _____

6. Function or Use
Historic Functions
(Enter categories from instructions.)
DOMESTIC/single dwelling

Current Functions
(Enter categories from instructions.)
WORK IN PROGRESS

7. Description

Architectural Classification
(Enter categories from instructions.)
LATE 19TH AND 20TH CENTURY REVIVALS/Tudor Revival

Materials: (enter categories from instructions.)
Principal exterior materials of the property: _BRICK, STUCCO, TILE_

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

Summary Paragraph

The V. C. Kays House is located at 2506 Aggie Road on the east side of Jonesboro on the campus of Arkansas State University. The Kays House was built in 1936 and was designed by the Arkansas architect A. N. McAninch for Victor Cicero Kays, the founding president of First District State Agricultural School, now Arkansas State University. The house was designed in the Tudor Revival style and sits on a continuous brick foundation. The first floor of the house is brick while the second floor is a mixture of brick and wood and stucco half timbering. The gable roof of the house is covered in green Ludowici clay tiles. The house's windows are a mixture of multi-paned casement and double-hung windows.

Narrative Description

ELABORATION
The V. C. Kays House was built in 1936 and was designed by the Arkansas architect A. N. McAninch for Victor Cicero Kays, the founding president of First District State Agricultural School, now Arkansas State University. The house is located on the Arkansas State University

campus in an area that was occupied by faculty housing and is now occupied by sorority houses and a parking lot. The house was designed in the Tudor Revival style and sits on a continuous brick foundation. The first floor of the house is brick while the second floor is a mixture of brick and wood and stucco half timbering, a hallmark trait of the Tudor Revival style. The mixture of materials and the house's picturesque roofline exhibit characteristics of the Tudor Revival style. The gable roof of the house is covered in flat green clay tiles manufactured by the Ludowici-Celadon Company of Chicago, Illinois. The house's windows are a mixture of multi-paned casement and double-hung windows, adding to the house's Tudor Revival character.

Front/South Façade

The front façade of the V. C. Kays House is divided into five bays. The westernmost bay of the façade consists of a one-story sunroom with a hipped roof. The sunroom is shaped like half an octagon and the southwest-facing part of the sunroom is fenestrated by four panels of twelve-paned casement windows. The south-facing façade of the sunroom is fenestrated by a pair of twelve-paned casement windows.

Proceeding to the east, the next three bays comprise the main portion of the house. The left bay projects slightly from the façade and is fenestrated by three pair of twelve-paned casement windows on the first floor. Each pair of casement windows is topped by a twenty-four-paned transom window. (The basement level of this bay is also fenestrated by three double-hung windows partially below grade in a concrete light well.) The second floor of the bay is fenestrated by a pair of eight-over-eight double-hung windows on the second floor that are located in a front-facing, half-timbered gable with a drop pendant at the top.

The house's central bay consists of the house's main entrance, which is recessed and has a wood-paneled door. A stone lintel is located above the entrance to the recessed porch and a cat-slide roof is also located at the second floor above the entrance. The attic space of the central bay is fenestrated by a six-over-six window in a shed-roofed dormer.

The last bay of the main portion of the house is fenestrated by three twelve-over-twelve, double-hung windows on the first floor and three six-over-six double-hung windows on the second floor. The second floor windows are also located in a front-facing half-timbered gable with a drop pendant at the top. The second floor of this bay also projects out from the façade's main plane.

The easternmost bay of the front façade is a one-story extension with a gabled roof that is fenestrated by a small twelve-over-twelve, double-hung window.

Side/West Façade

The first floor of the west façade is dominated by the projecting sunroom. The west facing façade of the sunroom is fenestrated by four panels of twelve-paned casement windows. To the right of the sunroom, the first floor is fenestrated by a single, eight-over-eight, double-hung window. At each corner of the façade is a slightly projecting brick buttress.

The second floor of the west façade is fenestrated by a pair of eight-over-eight double-hung windows slightly left of the façade's center. To the right of the windows the façade is dominated

by a projecting tapered brick chimney. To the left of the pair of windows is a small, two-over-two, double-hung window.

The attic level of the façade is fenestrated by a small, three-over-three, double-hung window.

Rear/North Façade

Like the front façade of the Kays House, the rear façade is also divided into five bays. The westernmost bay is the one-story sunroom. The northwest-facing part of the sunroom is fenestrated by four panels of twelve-paned casement windows. The north-facing façade of the sunroom is fenestrated by a pair of twelve-paned casement windows.

The center three bays of the rear façade comprise the main body of the house. The central bay of the first floor is fenestrated by a small, six-over-six, double-hung window, and it is flanked on each side by three, twelve-over-twelve, double-hung windows. The second floor of the center three bays has two gable-roofed dormers that are fenestrated by thee, six-over-six, double-hung windows. Above the windows, the gables of the dormers are half timbered and have drop pendants at the peak.

The easternmost bay of the façade contains two rear entrances to the house. Both entrances have screen doors and wood-panel doors with four window panes in the top half of them. The entrances are sheltered by a hipped roof porch with wooden posts and knee braces.

Side/East Façade

The east façade of the house, like the west façade, has at each corner a slightly projecting brick buttress. At the rear of the house is the side of the open rear porch. The one story section of the façade, which is located at the rear of the house, is fenestrated by a pair of six-paned windows. The second floor of this part of the façade, which is half timbered, is fenestrated by an eight-over-eight double-hung window.

The first floor of the southern half of the façade is fenestrated at the south end by an eight-over-eight double-hung window. To the north of the window, near the center of the façade, is a pair of six-over-six double-hung windows. The second floor of this half of the façade, which is located in a projecting gable is fenestrated by an eight-over-eight double-hung window.

The attic space of this façade is fenestrated by a three-over-three double-hung window. Both gable peaks have drop pendants to match the other facades.

Integrity

Overall, the V. C. Kays House retains good integrity. The house retains much of its original 1930s Tudor Revival design, including original windows and doors and original tile roof. The property retains the feeling of a Tudor-Revival house from the first part of the twentieth century.

The largest change to the property's integrity centers on its setting. Until 2012, the house was surrounded by thirty-six small-scale houses that were built as housing for some of the University's faculty, and managed by the Kays Foundation. In addition, the house's garage was

located across an alley to the north of the house. However, the garage and the surrounding houses have been demolished and replaced with larger sorority houses and a parking lot. In addition, the alley that separated the house from the garage has been removed. Although the buildings around the Kays House remain residential in nature, the scale of the surrounding buildings is much larger than they were previously.

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.
- [x] B. Property is associated with the lives of persons significant in our past.
- [x] 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

Areas of Significance
(Enter categories from instructions.)
EDUCATION
ARCHITECTURE

Period of Significance
1936-1943

Significant Dates
1936

Significant Person
(Complete only if Criterion B is marked above.)
Victor Cicero Kays

Cultural Affiliation

Architect/Builder
A. N. McAninch, Architect

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

The V. C. Kays House is being nominated to the National Register of Historic Places with **local significance** under **Criterion B** for its associations with Victor Cicero Kays. Victor Cicero Kays was the founding president of the First District State Agricultural School, which is now Arkansas State University, one of the largest institutions of higher learning in Arkansas. Kays, through his leadership and guidance, was instrumental in the growth and success of the school in its early days. Even after his retirement from the university in 1943, Kays remained active in the institution and continued to contribute to its development.

The V. C. Kays House is also being nominated to the National Register of Historic Places with **local significance** under **Criterion C** as an excellent example of the Tudor Revival style of architecture. According to Virginia and Lee McAlester in *A Field Guide to American* Houses, the style has the following identifying features, most which are exhibited by the Kays House: "Steeply pitched roof, usually side-gabled…; façade dominated by one or more prominent cross gables, usually steeply pitched; decorative (i.e., not structural) half-timbering present on about half of examples; tall, narrow windows, usually in multiple groups and with multi-pane glazing; massive chimneys, commonly crowned by decorative chimney pots."[1]

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

HISTORY OF THE PROPERTY

European settlement in the area that is now Craighead County began c.1830 with the arrival of Daniel Martin who settled approximately five miles south of the site of Jonesboro. Other early settlers in the area included Rufus Snoddy, Daniel O'Guinn, Yancey Broadway, Joshua Grider, and William Puryear. Puryear also opened the first store in the county, which was located near Jonesboro, and brought supplies in from Memphis.[2]

Settlement in the antebellum period was slow and virtually came to a standstill during the Civil War. After the Civil War, settlement in the area remained slow and did not really pick up speed until the arrival of the railroad in the later part of the nineteenth century. Although settlement in the area was slow prior to the Civil War, Craighead County was created on February 19, 1859. Interestingly, the county was named for Thomas B. Craighead, who was representing Mississippi and Crittenden counties at the time, and was actually opposed to the county's creation. (The bill for the creation of the county was called up for a vote while Craighead was absent, and he found out about the bill's passage and the naming of the county when he returned to his seat.) The

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[1] McAlester, Virginia, and Lee McAlester. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1994, p. 355.
[2] *Biographical and Historical Memoirs of Northeast Arkansas*. Chicago: The Goodspeed Publishing Co., 1889, pp. 311-312.

county was divided into two judicial districts, the Jonesboro district and Lake City districts, in 1883 after residents in the eastern part of the county petitioned for it.[3]

Approximately two years after the creation of Craighead County, the site of Jonesboro was selected for the Craighead County seat of government. Jonesboro was named in honor of William A. Jones, the state senator at the time for St. Francis and Poinsett counties, and an ardent supporter of the creation of the county. By the beginning of the Civil War, Jonesboro had about 150 residents, and the town continued to grow slowly so that by 1880 there were three or four small stores and a population of about 200-300 people. However, the arrival of the railroads in Craighead County in 1882 and 1883 caused to town's population to grow tremendously so that by the end of the 1880s, "the population numbers 2,240 – 1,954 white, and 286 colored. To this number should be added about 300 for those living just outside the corporation."[4]

The growth of Jonesboro allowed for the incorporation of the city as a city of the second class on February 2, 1883. By the 1880s the city contained "two weekly newspapers, *The Jonesboro Times* and *The Craighead County Sun*, both well edited, and both devoted to the general interests of the county and its people." In addition, "Jonesboro has a lodge and chapter of the Masonic fraternity, a lodge and encampment of Odd Fellows, a lodge each of the Knights of Honor, Knights and Ladies of Honor, Knights of Pythias, Knights of Labor, and other societies; also six physicians and one dentist."[5]

By the turn of the twentieth century, sawmills and woodworking plants were the main industry around Jonesboro. However, once the land was stripped of its lumber, the mills closed and moved away, and Jonesboro took on a new role as an agricultural trading center. As a result of Jonesboro's new livelihood, a state board of trustees chose Jonesboro as the site for a district agricultural college in 1909.[6]

In the early days of Craighead County, there were not adequate educational facilities in the area until the beginning of the free school system. Although a few subscription schools were taught in some parts of the area, they only existed in the most heavily settled areas and were only in session for three months a year.[7]

By the late 1880s, the report of the State School Superintendent had the following statistics concerning the education system in Craighead County:

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[3] *Biographical and Historical Memoirs of Northeast Arkansas*. Chicago: The Goodspeed Publishing Co., 1889, p. 312.
[4] *Biographical and Historical Memoirs of Northeast Arkansas*. Chicago: The Goodspeed Publishing Co., 1889, pp. 312 and 315.
[5] *Biographical and Historical Memoirs of Northeast Arkansas*. Chicago: The Goodspeed Publishing Co., 1889, pp. 315-316.
[6] West, Elliott. *The WPA Guide to 1930s Arkansas*. Lawrence, KS: University Press of Kansas, 1987 reprint of 1941 publication, p. 166.
[7] *Biographical and Historical Memoirs of Northeast Arkansas*. Chicago: The Goodspeed Publishing Co., 1889, p. 316.

> Scholastic population: White, 3,988; colored, 160 – total, 4,148. Number of pupils taught in the public schools: White, 1,959; colored, 36 – total, 1,995. Number of school districts, 56. Number of teachers employed: Males, 32; females, 15 – total, 47. Average monthly salaries paid teachers – first grade, males, $50; females, $45.10; second grade, males $40; females, $37.50; third grade, males, $33.35; females, $32.50. Revenue raised for the support of the common schools, total amount, $20,595.64; amount expended, $9,142.53; balance unexpended, $11,453.11.[8]

However, as the *Biographical and Historical Memoirs of Northeast Arkansas* indicate:

> These figures indicate that less than one-half of the white, and less than one-fourth of the colored scholastic population were taught in the public schools during the year. However, considering the short time in which the free school system has been in existence, and the distance the children of sparsely settled sections of the county have to travel to attend, it may be considered a fair showing. When the county becomes more thickly settled and more school-houses are erected, a much larger attendance will result. The wages paid for teachers of the first grade is sufficient to secure able and competent instructors.[9]

By the early twentieth century, the importance of education in the Jonesboro area was not limited to primary and secondary education. Higher education started to play a role in the Jonesboro area with the opening of Woodland College in 1901 by the Mt. Zion Baptist Association. They purchased a block of land in the southern part of Jonesboro for a college. In 1904, Woodland College had built two buildings, an administration and classroom building and a dormitory building, and was ready for the fall term.[10]

When the college opened in 1904, it had two teachers and about 40 students. Within two years, Woodland College had about 100 students, and its peak enrollment was about 120 students. Students could choose one of three courses of instruction: the collegiate department, which offered courses in languages, mathematics, natural sciences, and philosophy; the musical department offered courses in instrumental and vocal music, and the commercial department offered courses in bookkeeping and stenography.[11]

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[8] *Biographical and Historical Memoirs of Northeast Arkansas*. Chicago: The Goodspeed Publishing Co., 1889, p. 316.

[9] *Biographical and Historical Memoirs of Northeast Arkansas*. Chicago: The Goodspeed Publishing Co., 1889, p. 316.

[10] Stuck, Charles A. *The Story of Craighead County: A Narrative of People and Events in Northeast Arkansas*. Jonesboro, AR: The Hurley Company, 1960, p. 220.

[11] Stuck, Charles A. *The Story of Craighead County: A Narrative of People and Events in Northeast Arkansas*. Jonesboro, AR: The Hurley Company, 1960, pp. 220-221.

However, from the outset, Woodland College suffered from financial problems, and in 1912 the Mt. Zion Baptist Association realized that the college would have to close. At the Association's meeting in 1912, Woodland College's board was instructed to sell the property, and it was purchased by the Jonesboro Special School District on September 18, 1919.[12]

Included in the broadening of higher education in the Jonesboro area was the creation in 1909 by the State Legislature of four district agricultural schools – State Agricultural and Mechanical College (Junior) at Magnolia; Arkansas Agricultural and Mechanical College, Monticello; Arkansas Polytechnic College (Junior), Russellville; and Arkansas State College, at Jonesboro.[13] Governor George W. Donaghey signed Act 100 of the Acts of 1909 on April 1, 1909, to create the schools, which were to be located near the geographic centers of the four corners of the state. The schools were to be secondary schools of agriculture, home economics, forestry, and other subjects that might be of interest to the development of agriculture.[14]

The counties in northeast Arkansas joined in Jonesboro's efforts to get the school for northeast Arkansas located there. The citizens of Jonesboro pledged $40,000 and 200 acres of land for the school, and the decision was made to locate the school there.[15] The institution, now called Arkansas State College, opened at Jonesboro in 1910 and moved to its present campus, a little more than a mile to the east, in 1911.[16]

The school's original board of trustees consisted of J. J. Bellamy, President; J. B. Lewis, Vice President; O. N. Hammett, Secretary; and W. L. Banks, and C. E. Bush. Dr. M. F. Dickinson was chosen as the instructor in mathematics and head of the department of extension. C. V. Warr was chosen as farm superintendent and Mrs. C. V. Warr was chosen as the superintendent of the halls. On July 5, 1910, Mr. V. C. Kays was elected the first president of the school and on October 3, 1910, the new school opened with 189 students enrolled.[17] Interestingly, when Kays was chosen to lead the school, he was only 28 years old, but already an experienced agriculture educator, and he would serve the school as chief executive for 34 years.[18]

Victor Cicero Kays was born in Magnolia, Illinois, on July 24, 1882 to John A. and Mary Alice Kays, and was one of six children. Kays finished high school in Henry, Illinois, and then studied for three years at Northern Illinois State Teachers College. He completed his bachelor's degree

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[12] Stuck, Charles A. *The Story of Craighead County: A Narrative of People and Events in Northeast Arkansas.* Jonesboro, AR: The Hurley Company, 1960, p. 221.
[13] West, Elliott. *The WPA Guide to 1930s Arkansas.* Lawrence, KS: University Press of Kansas, 1987 reprint of 1941 publication, p. 90.
[14] Stuck, Charles A. *The Story of Craighead County: A Narrative of People and Events in Northeast Arkansas.* Jonesboro, AR: The Hurley Company, 1960, p. 218.
[15] Stuck, Charles A. *The Story of Craighead County: A Narrative of People and Events in Northeast Arkansas.* Jonesboro, AR: The Hurley Company, 1960, p. 218.
[16] West, Elliott. *The WPA Guide to 1930s Arkansas.* Lawrence, KS: University Press of Kansas, 1987 reprint of 1941 publication, p. 166.
[17] Stuck, Charles A. *The Story of Craighead County: A Narrative of People and Events in Northeast Arkansas.* Jonesboro, AR: The Hurley Company, 1960, p. 218.
[18] Banta, Brady M. "Arkansas State University (ASU)." *The Encyclopedia of Arkansas History and Culture.* Found at: http://www.encyclopediaofarkansas.net/encyclopedia/entry-detail.aspx?search=1&entryID=2374.

in 1902. In 1906, he graduated from the University of Illinois with a second degree in science. After graduation he worked on the family farm and also taught and coached at Savanna, Illinois's, high school. When poor health prevented him from continuing to work on the farm, he continued his higher education at New Mexico A&M College where he graduated in 1909 with bachelor's and master's degrees in agriculture. After graduation he worked as a chemist at the experiment station laboratory in Mesilla Park, New Mexico.[19]

After leaving New Mexico, Kays became the director of an agricultural school in Wetumpka, Alabama, and while there he met Arkansas state senator Charles E. Bush of Antioch. Bush was visiting Southern agricultural schools as a member of the board of trustees of the new school being organized in Jonesboro, and he recruited Kays to be the principal of the First District School.[20]

Kays was a perfect leader for the new college, and he brought a nurturing style of leadership to the school and its students. Early on, Kays acquired the first herd of Holstein dairy cattle in the state, which were not only used to teach the students, but also to provide dairy products to the school's residents. Throughout his tenure at the college, Kays was known for being very hands-on and, in addition to the traditional duties of a college president, he might be found helping to lay brick for a new building or checking on student behavior in the school's residence halls.[21]

Kays was instrumental in supervising construction of the new school's buildings on the site he had chosen. Students were also involved in the construction of the buildings. As one person, E. Roy Keller, remembered:

> Mr. Kays would show us how to mix concrete with a shovel, you know, how to make it easy – scoot the shovel under the concrete and let it rest on the corner of the shovel and flip it over. Mix it better and then they could shovel it. Easier, too. He showed us how to do that. And how to stretch fence posts and a lot of other things that he would do.... He knew how to farm. He was an administrator. He knew how to inspire and motivate teachers and students.[22]

Kays was also very involved in the moral compass of the new school, and students remembered that "discipline was very strict" under Kays' leadership. For example, Kays "even had the boys sign a pledge that they wouldn't have anything to do with the girls of ill-fame." Not only did he tackle the issue of prostitution with the students, but with the community as well. As Larry D.

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[19] Moore, Tom. "Kays, Victor Cicero (V. C.)." *The Encyclopedia of Arkansas History and Culture*. Found at: http://www.encyclopediaofarkansas.net/encyclopedia/entry-detail.aspx?search=1&entryID=7423.
[20] Moore, Tom. "Kays, Victor Cicero (V. C.)." *The Encyclopedia of Arkansas History and Culture*. Found at: http://www.encyclopediaofarkansas.net/encyclopedia/entry-detail.aspx?search=1&entryID=7423.
[21] Moore, Tom. "Kays, Victor Cicero (V. C.)." *The Encyclopedia of Arkansas History and Culture*. Found at: http://www.encyclopediaofarkansas.net/encyclopedia/entry-detail.aspx?search=1&entryID=7423.
[22] Ball, Larry D., and William M. Clements. *Voices from State: An Oral History of Arkansas State University*. Jonesboro, AR: Arkansas State University, 1984, p. 9.

Ball and William M. Clements write in their book *Voices from State: An Oral History of Arkansas State University*, "First, the elder Kays extracted a verbal agreement from the owners of the nightspots that they would refuse admission to the students. The owners promptly violated this arrangement. When Kays approached the city lawmen, they appeared to be in league with the houses of prostitution. Kays and the school attorney, H. M. Cooley, then employed an operative of the Pinkerton National Detective Agency of Chicago to gather evidence against the houses of prostitution."[23]

Kay's value and commitment to the school was perfectly illustrated in 1915 when an investigating committee visited the school to examine the performance of the state's agricultural schools. The committee's report praised Kays and the school. The report stated that "We find Professor Kays a most excellent gentleman, of indispensable value as the head of such a school.... The only deplorable fact in regard to his service to the state is that he is paid a mere pittance for his services."[24]

During Kays' tenure at the school, many changes occurred as the school grew. In 1918, the school began offering a two-year college-level program, and in 1925 it was renamed First District Agricultural and Mechanical College. The college obtained accreditation by the North Central Association of Colleges and Secondary Schools in 1928 and began offering a four-year degree in 1930.

Kays was also instrumental in organizing the Arkansas State College Foundation for the Advancement of Higher Education in 1945. (Although the official name of the foundation is the Arkansas State College Foundation for the Advancement of Higher Education, it is referred to as the Kays Foundation due to the roles that Dr. V. C. Kays and his son, V. H. "Buddy" Kays had in the creation and administration of the foundation.) The Kays Foundation has been an important part of the Jonesboro community. As their website states:

> The Foundation's long history of support for ASU has evidenced itself in many ways. While its first contribution was the purchase of registered livestock, the Foundation or its predecessors purchased land adjacent to the original campus to ensure space for pasture, cultivation and subsequent growth of the Arkansas State University. In addition to direct monetary contributions, it has donated land for many uses on the ASU campus, including dormitories and other buildings. It constructed the old College Club, provided for sidewalks from Jonesboro to the school, provided for a white way lighting system for the campus and for the extension of city water mains and electric lines to the edge of campus. For many years, the Foundation owned some 36 brick

[23] Ball, Larry D., and William M. Clements. *Voices from State: An Oral History of Arkansas State University.* Jonesboro, AR: Arkansas State University, 1984, p. 12.
[24] Moore, Tom. "Kays, Victor Cicero (V. C.)." *The Encyclopedia of Arkansas History and Culture.* Found at: http://www.encyclopediaofarkansas.net/encyclopedia/entry-detail.aspx?search=1&entryID=7423.

homes adjacent to the campus which it rented to faculty and staff of the University at below-market rates.[25]

Although Kays retired as president of the college in January of 1943, he was named president emeritus and was kept as business manager. In addition, after his successor, Horace Thompson, resigned in 1945, Kays served as acting president for almost a year. Due to the influence of Kays on the college, he was awarded an honorary doctor of laws degree in 1956. The degree noted Kays' contributions to the college's success in its early years and the fact that his work promoted "educational opportunities and advantages to the rural, as well as the city youth, of Arkansas."[26]

Kays remained close to the university until his death on January 20, 1966, following a brief illness. He was buried at Jonesboro Memorial Park.[27]

For the last thirty years of his life, V. C. Kays and his wife, Bertie Hale Kays, whom he married on June 12, 1917, lived in a Tudor Revival-style house at 2506 Aggie Road. The house that the Kays had built in 1936 was designed by the architect A. N. McAninch.

Arthur Neal McAninch was born in Little Rock on October 23, 1897, and he died in Little Rock on March 9, 1965. He married Virginia Shepard about 1935 in Little Rock. He was practicing architecture by 1929 and initially had a practice with the architect J. R. Petter. The firm of Petter & McAninch designed buildings in several parts of the state, including "the Wright service station, the Terry building, the Arkansas theater and the Rightsell School Auditorium in Little Rock; the Hope High School and Arkadelphia High School buildings and the administration building for Jonesboro A. and M. College, Jonesboro."[28]

In 1932, however, McAninch took over the firm. On his own, McAninch designed some buildings that were constructed by the Public Works Administration, such as the Eudora City Hall in Eudora, Arkansas (NR-listed October 5, 2006). He was a versatile architect, designing a variety of buildings in a plethora of styles. In addition to the Eudora City Hall, he also designed the Collegiate Gothic-styled First Baptist Church in Little Rock (NR-listed August 9, 1994).[29]

The house that McAninch designed for the Kays further illustrated his flexibility, and was designed in the Tudor Revival style, which had risen in popularity beginning in the late nineteenth century. The first homes designed in the style in the United States were large landmark examples that closely copied English predecessors. By the first decades of the

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[25] Information on the Kays Foundation found at: http://www.kaysfoundation.com/history.htm.
[26] Moore, Tom. "Kays, Victor Cicero (V. C.)." *The Encyclopedia of Arkansas History and Culture*. Found at: http://www.encyclopediaofarkansas.net/encyclopedia/entry-detail.aspx?search=1&entryID=7423.
[27] Moore, Tom. "Kays, Victor Cicero (V. C.)." *The Encyclopedia of Arkansas History and Culture*. Found at: http://www.encyclopediaofarkansas.net/encyclopedia/entry-detail.aspx?search=1&entryID=7423.
[28] "Firm Taken Over by A. N. M'Aninch." Newspaper unknown. 8 May 1932, p. 7. In the file on A. N. McAninch in the files of the Arkansas Historic Preservation Program.
[29] Information on Arthur Neal McAninch found at: http://www.mcaninch.net/Newsletter/mfn02y94/m02p08w6.htm.

twentieth century, examples of the Tudor Revival style were much less pretentious, and mainly consisted of Tudor elements, such as steep gables and decorative half-timbering, placed on typical symmetrical facades. In addition, the homes were typically frame construction with weatherboard, shingle, or stucco wall materials, which was much less costly than masonry construction.[30]

After World War I, the Tudor Revival style, along with many other revival styles, really took off in popularity. Part of the reason for this was the fact that servicemen returning from military service in Europe wanted to design and live in houses that were reflective of the styles that they had seen in Europe. In addition, advances in masonry construction, specifically using a masonry veneer, allowed homes to be constructed much more cheaply.[31]

Like many Tudor Revival houses of the period, the Kays House was not a strict copying of the Tudor style. Rather, it was an interpretation of the style that consisted of using Tudor elements on the house's exterior. The Kays House, for example, uses the steeply-pitched roof, decorative half-timbering, groups of multiple windows with multi-paned glazing, and large and tall chimneys that were common on Tudor-style buildings. By the time that the Kays House was built in 1936, however, the style was quickly fading from popularity, although it would enjoy another period of increased popularity in the 1970s and 1980s.[32]

When Kays passed away, the house became part of the Arkansas State University campus. Today, although the houses around the Kays House have been demolished and replaced by sorority houses and a parking lot, the Kays House remains an excellent example of the Tudor Revival style and a tangible reminder of V. C. Kays' legacy at the University.

SIGNIFICANCE OF THE PROPERTY

The V. C. Kays House is an important reflection of the legacy of Kays with respect to Arkansas State University, especially his later years of involvement with the institution. When the house was built in 1936, it was near the end of Kays' tenure at the institution, but he still had a lasting legacy in those years. As business manager and interim president, Kays had an important role in the University's transition from his leadership to his successor's.

Kays was not your average college leader. His hands-on involvement in all aspects of the university was unusual, but he was able to be involved in such a way that he garnered respect rather than animosity from the school's faculty and students. His active and diverse involvement in the running of the university has been recalled by several people. As Tex Plunkett recalled, "He spent about three hours a day being president, and the rest of the time he was out on the campus putting in a sewer line or a water line or doing some kind of work. He usually got…to his office in the morning at seven-thirty and stayed until about nine o'clock, and then he came

[30] McAlester, Virginia, and Lee McAlester. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1994, p. 358.
[31] McAlester, Virginia, and Lee McAlester. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1994, p. 358.
[32] McAlester, Virginia, and Lee McAlester. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1994, p. 355 and 358.

back to his office about three o'clock, looked through his mail. Then at five o'clock he went home. After he got home, he and his wife and son usually went to the picture show. That was almost routine — every day practically. At least they went to a picture show every time they showed a change."[33]

In addition, as Margaret Walls, Kays' personal secretary related, "Mr. Kays was a man who wanted to be out and on the job. He did not want to be sitting at that desk. He was a very active person. He was very interested in obtaining buildings. At that time it was necessary to get a physical plant going, an adequate one, and so he concentrated a great deal on that. And he would be out. If they were building at the armory, he was going to be down there supervising or maybe helping pour the concrete. He would come in, and he'd have splotches of concrete and wet sand on his shoes and on his suit. That didn't matter. It was all right with him. He was not one to sit in his office. If he had something to do, he stayed there and did it, but he was out all over this place, on the farm, at the dairy, over at the dining hall, checking on dormitories, checking on some concrete or some sidewalks or whatever."[34]

Kays' significance to Arkansas State University and secondary education in northeast Arkansas was also noted when he was awarded the honorary doctor of laws degree in 1956 while living in the house. The degree noted Kays' contributions to the college's success by saying:

> Undaunted by the lack of facilities when he became President, he proceeded to hire a faculty, rent the upstairs of a structure which was situated at the present site of the Citizen's Bank Building, and start classes. At the same time, he launched Arkansas State's building program on the barren red-clay hill that was too poor to farm. He continued this aggressive program throughout his 37 years as College President, and the Physical Plant and the Educational Institution you see today, stands as a Monument to him for time to come.
>
> We wish to honor you this day for your outstanding citizenship, loyalty, and aggressive leadership that you have given Arkansas and the Nation by promoting educational opportunities and advantages to the rural, as well as the City youth of Arkansas.
>
> We pay tribute to you as a man of vision, who had a dream of a better tomorrow for others, and had the courage to devote your life to this cause, so much so that the College which you worked for, became almost a part of you; that when it seemed as if you could go no further, you often financed the cause with your own personal finances and carried on to success, whatever you undertook. We thank you from the bottom of our hearts, for your loyalty, courage, and for making possible for us today to move

[33] Ball, Larry D., and William M. Clements. *Voices from State: An Oral History of Arkansas State University*. Jonesboro, AR: Arkansas State University, 1984, p. 60.
[34] Ball, Larry D., and William M. Clements. *Voices from State: An Oral History of Arkansas State University*. Jonesboro, AR: Arkansas State University, 1984, p. 60.

> forward from the firm foundation which you so carefully planned, to become the finest and largest College in Arkansas, a College which has the possibilities, with reasonable support of becoming one of the Nation's really fine Educational Institutions.
>
> The State of Arkansas, the Board of Trustees, and myself, are most honored to have you present, and to accept our token of this long over-due recognition, by Arkansas State College, the product of your love, your hopes, and your dreams…[35]

Due to its significance with the role of V. C. Kays in the educational history of Craighead County, especially during his later years, the V. C. Kays House is being nominated to the National Register of Historic Places under **Criterion B** with **local significance**.

However, the Kays House is not just significant for its associations with Kays. The Kays House is also an excellent example of the Tudor Revival style, especially in the university area of Jonesboro. When Virginia and Lee McAlester describe the identifying features of the Tudor Revival style, it includes many features found on the Kays House. They write that Tudor Revival-style houses have a "steeply pitched roof, usually side-gabled…; façade dominated by one or more prominent cross gables, usually steeply pitched; decorative (i.e., not structural) half-timbering present on about half of examples; tall, narrow windows, usually in multiple groups and with multi-pane glazing; massive chimneys, commonly crowned by decorative chimney pots." Furthermore, they write that brick veneer "is the most common Tudor subtype," and that "[b]rick first-story walls are commonly contrasted with stone, stucco, or wooden claddings on principal gables or upper stories. False half-timbering occurs on about half the houses in this style…"[36]

When the Kays House was built in 1936, it was towards the end of the style's popularity, but it does illustrate the popularity of the Tudor Revival style (and other revival styles) after World War I. As the McAlesters write, "This dominant style of domestic building was used for a large proportion of early 20th-century suburban houses throughout the country. It was particularly fashionable during the 1920s and early '30s when only the Colonial Revival rivaled it in popularity as a vernacular style." As a result, the Kays and McAninch were at the height of architectural fashion when the house was built.

The Kays House represents a textbook example of the Tudor Revival style in the 1930s. As a result, it is also being nominated to the National Register with **local significance** under **Criterion C.**

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[35] Dew, Lee A. *The ASU Story: A History of Arkansas State University, 1909-1967.* Jonesboro, AR: Arkansas State University Press, 1968, p. 41. The book *100 Years, 100 Voices: Arkansas State University Centennial Celebration* relates that "During the Depression when students were scarce and money was scarcer, he [Kays] paid faculty from his own pocket" (p. 33).

[36] McAlester, Virginia, and Lee McAlester. *A Field Guide to American Houses.* New York: Alfred A. Knopf, 1994, p. 355.

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

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West, Elliott. *The WPA Guide to 1930s Arkansas*. Lawrence, KS: University Press of Kansas, 1987 reprint of 1941 publication.

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:

_X_ State Historic Preservation Office
____ Other State agency
____ Federal agency
____ Local government
_X_ University
____ Other
Name of repository: _Arkansas State University_____

Historic Resources Survey Number (if assigned): _CG0276_____

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10. Geographical Data

Acreage of Property _Less than one acre._____

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates
Datum if other than WGS84:_____
(enter coordinates to 6 decimal places)

1. Latitude: 35.842291 Longitude: -90.673952
2. Latitude: Longitude:
3. Latitude: Longitude:
4. Latitude: Longitude:

Or

UTM References

Datum (indicated on USGS map):

[ ] NAD 1927 or [x] NAD 1983

1. Zone: 15	Easting: 710076	Northing: 3968953
2. Zone:	Easting:	Northing:
3. Zone:	Easting:	Northing:
4. Zone:	Easting :	Northing:

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

Beginning at the north side of Aggie Road at UTM point 15/710057/3968924, proceed northerly for 220 feet to UTM point 15/710058/3968994, thence proceed southeasterly for 110 feet to UTM point 15/710089/3968917, thence proceed southerly for 220 feet to the north side of Aggie Road, thence proceed along the north side of Aggie Road for 110 feet to the point of beginning.

Boundary Justification (Explain why the boundaries were selected.)

This boundary contains all of the land historically associated with the V. C. Kays House.

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11. Form Prepared By

name/title: Ralph S. Wilcox, National Register & Survey Coordinator
organization: Arkansas Historic Preservation Program
street & number: 323 Center Street, Suite 1500
city or town: Little Rock state: AR zip code: 72201
e-mail ralph@arkansasheritage.org
telephone: (501) 324-9787
date: December 13, 2013

Additional Documentation

Submit the following items with the completed form:

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

Photographs

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

Photo Log

Name of Property: Kays, Victor Cicero, House

City or Vicinity: Jonesboro

County: Craighead State: Arkansas

Photographer: Ralph S. Wilcox

Date Photographed: October 10, 2013

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

1 of _7_. South façade of the Kays House, looking north.

2 of _7_. South façade of the Kays House, looking northeast.

3 of _7_. West façade of the Kays House, looking northeast.

4 of _7_. North façade of the Kays House, looking south.

5 of _7_. East façade of the Kays House, looking southwest.

6 of _7_. South and west façades of the Kays House and its surroundings, looking northeast.

7 of _7_. North façade of the Kays House and its surroundings, looking south.

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.

Figure 1: Garage of the V. C. Kays House, looking northwest, 2012.

Figure 2: Garage of the V. C. Kays House, looking southeast, 2012.

Figure 3: View of the V. C. Kays House and its surroundings, looking east, 2012.

Victor Cicero Kays House
Craighead County, Arkansas
Latitude: 35.842291 Longitude: -90.673952

|----------223'----------|

↑
North

Victor Cicero Kays House
Craighead County, Arkansas
Latitude: 35.842291 Longitude: -90.673952

|----------384'----------|

↑
North

16636
25