RECORDATION OF
MARRIED STUDENT HOUSING
CARLSON TERRACE
EDWARD DURELL STONE ARCHITECT

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source of information

Credits
Page Sixty
Married Student Housing

Carlson Terrace

Leroy Pond Road
University of Arkansas Campus
Fayetteville, Arkansas

Residence Hall

Non-traditional Student Housing
Married Student Housing

SCM Architects P. A.
Little Rock, Arkansas
significance and historic events

Though no historic events took place at Carlson Terrace, the development itself does have some significance in the history of the campus of the University of Arkansas. Carlson Terrace was designed by a native Arkansan and internationally known architect, Edward Durell Stone. Before the Carlson Terrace project, Mr. Stone designed the University of Arkansas for Medical Sciences Campus in Little Rock and the Fine Arts Building on the Fayetteville Campus. These designs, as well as Carlson Terrace, were influenced by the International Style and Carlson Terrace is also a reflection of that style. The flat roofs, cantilever slabs and large expanses of glass are design elements of the International Style of architecture. The concrete block screening that hides the large expanses of glass and provides some privacy to the families of Carlson Terrace is a design feature used by Mr. Stone on several of his buildings throughout the world. The Fayetteville campus was being transformed architecturally during the 1950’s and most buildings were being designed in the international style to project a modern, forward thinking image (See Image [a1]). Carlson Terrace was at the forefront of multi-family housing design. Post World War II saw a boom in housing and urban planners influenced by French architect Le Corbusier who promoted the placement of high rise multi-family housing placed in a park setting (See Image [a2], Cartesian Skyscrapers set in a Radiant City). Carlson Terrace incorporates this design concept. The placement of the buildings even mimic some of Le Corbusier’s Radiant City concepts (See Image [a3]). Roof gardens were also a part of this design concept and the architectural renderings of the “Married Student Housing Project” illustrated vines growing on the roof trellis.
Historically, Carlson Terrace is a result of several noteworthy world and national events. At the end of World War II the population of the Fayetteville campus doubled in a short period of time due to the influx of World War II veterans enrolling in college under the GI Bill. A large number of these veterans were married and they needed low cost housing for their families. The University of Arkansas provided these non-traditional students housing in surplus military barracks in Terry Village located south of the football field. This was a temporary solution for what was originally perceived as a temporary problem. It is assumed that the conventional wisdom of the day was that once these veterans graduated, the university would return to providing housing for more traditional single students, and the need to house married students would evaporate. However, the Korean War and the GI Bill provided more veterans enrolling as married students and it became evident that the need to provide low cost housing for married students would become a long term problem.

During the 1950’s and 1960’s the Federal Housing and Home Finance agency, Community Facilities Administration provided low interest loans for college housing. Carlson Terrace was funded by one of these low interest loans. This loan was administered out of the Fort Worth office. The rent paid by the students was identified as the fund source to pay back the loan.

IMAGE INDEX


[a5] Aerial view of Camp Leroy Pond, erected in 1946, operated along with Terry Village (in background to north) to accommodate the influx of World War II veterans attending the University.

[a6] The buildings of Camp Leroy Pond “Emergency Post-War Housing”, were replaced by Carlson Terrace.
year built
Construction begun June/July 1957
Completed October 1958

dates of alterations and/or additions
none

architect
Edward Durell Stone
Project Supervision by Ernest E. Jacks

owners
University of Arkansas

building contractor
B. Sweetser Construction Co.

number of buildings
7

number of units per building
20

buildings included
Y, AA, A, B, C, plus Laundry, Storage
construction history
chronology

10.04.1955  E.D. Stone sends letter to U of A President John Tyler Caldwell stating, “I was delighted to hear that you and your Board of Trustees wish us to do another project.” Letter states that E.D. Stone plans to arrive around October 25 or October 26 so that they can meet before the “game” on October 29.

10.29.1955  The Arkansas Razorbacks tie Texas A&M 7-7 to go 3-3-1, and 2-1-1 in conference play in the 1955 season.

11.03.1955  E.D. Stone sends letter to J.T. Caldwell to set up meeting on November 28, 1955.


03.26.1956  Agreement drawn up between E.D. Stone and U of A for 8% of construction cost.

05.23.1956  Original and three copies of contract between owner and architect sent to E.D. Stone for signature. Project budget is established at $750,000.

05.29.1956  E.D. Stone writes T.C. Carlson “that the government agency in Fort Worth deemed it advisable to increase [the budget] by $75,000 which, in their opinion, would be required to complete the project.”

07.16.1956  Preliminary plans, outline specifications and cost estimate sent from Ernie Jacks to T.C. Carlson, Vice President for Finance at U of A. Cost estimate based on the figure $11/ square foot.

10.16.1956  Approval of apartment application annonced in Washington, D.C. T.C. Carlson sends telegram to Ernie Jacks stating, “Plans should proceed as rapidly as possible.”

10.30.1956  Project budget increased to $907,000

03.18.1957  Ernie Jacks sends copy of notice to bidders to U of A.

Project is bid and contract is awarded to B. Sweetser Construction Co. for $618,424.
construction history
chronology

04.30.1957  Laundry and storage buildings added to project.
03.21.1958  Contract amount increased to $637,180.24 by change order
08.01.1958  Extended completion date not met.
08.18.1958  Project Meeting to discuss delays and assessment of liquidated damages.
08.25.1958  Liquidated damages are in effect. Project delays persist and the following deadlines are set:
             U of A will occupy Building C on August 25, 1958
             Residents will occupy Building C on September 1, 1958
             Residents will occupy Buildings Y, AA, and A on September 1, 1958
             Residents will occupy Building B on September 6, 1958
OCT  1958   Residents occupy Phase I units
10.24.1958  Assistant Dean and Supervisor of Housing Robert M. Jones sends to D. Whitney Halladay, Chairman of Use Planning Committee a comprehensive list of 54 items about which residents of Phase I have expressed concern. Mr. Jones notes that many of these concerns will have bearing on Phase II, already underway at this time.

cost

Contract Amount:
$637,180.24
**BUILDING RECORDATION OF CARLSON TERRACE**

**PROPERTY HISTORY**

<table>
<thead>
<tr>
<th>Year Built</th>
<th>Construction begun February 19, 1959  Construction complete September 1960</th>
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<tr>
<td>Architect</td>
<td>Edward Durell Stone  Project Supervision by Warren Segraves</td>
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<td>University of Arkansas</td>
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<td>Building Contractor</td>
<td>B. Sweetser Construction Co.</td>
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<td>Number of Units per Building</td>
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<tr>
<td>Buildings Included</td>
<td>D, E, F, GG, G, plus Laundry, Storage</td>
</tr>
</tbody>
</table>
construction history
chronology

06.06.1957 Ernie Jacks sends letter to U of A, to the attention of Mr. L.L. Browne, Coordinator of New Construction, stating that it appears definite that the U of A will construct an additional 100 married student apartments and request approval to proceed with soils investigation.

06.13.1957 T.C. Carlson sends letter to Edward D. Stone, Architect to confirm oral agreement approved by U of A President Caldwell to provide services for the additional 100 units at 6% fee. Contract to be submitted to Board of Trustees at next meeting.

07.16.1957 Ernie Jacks sends letter to Mr. L.L. Browne stating that they have compiled the necessary preliminary drawings, specifications, and estimates for second phase of married student apartments and is awaiting word from Mr. Browne regarding “submittal of information” for approval to the necessary university committees.

07.22.1957 Outline specifications prepared

07.22.1957 Cost Estimate reads:

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<td>Buildings</td>
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<td>Site Improvements</td>
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<td>Contingency</td>
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</table>

07.30.1957 L.L. Brown sends letter to Ernie Jacks approving location of Phase II and providing U of A’s numbering system for buildings.

02.18.1958 U of A gives Ernie Jacks authority to proceed with project.

04.08.1958 Ernie Jacks transmits two sets of uncoordinated drawings to Mr. L.L. Browne without specs for review to expedite issuance to bidders on May 1, 1958.
construction history
chronology

04.22.1958  Owner/Architect agreement signed by T.C. Carlson and E.D. Stone

04.29.1958  Ernie Jacks transmits two sets of specifications to L.L. Browne for review “at your earliest opportunity”.

06.11.1958  Ernie Jacks sends letter to T.C. Carlson informing him that they are “proceeding with the advertisement of the [Phase II] project.” The bid date is set for July 15, 1958.

07.15.1958  Dwyer kitchen units are bid separately in a package totalling $39,797.

07.25.1958  U of A Rejects all bids.

08.08.1958  U of A informs Edward D. Stone in a letter to Ernie Jacks’ attention that they will postpone re-advertising Phase II. Re-advertising in January of February as suggested by the architect will be considered.

10.24.1958  Board of Trustees approves revised plans and specs for Phase II of Married Student Apartments.

12.23.1958  Bids received by the U of A. Sweetser Construction, General Contractor for Phase I, is low bidder with a bid of $727,777.

01.15.1959  Mr. B. Sweetser is notified by J.E. Pomfret that the Board of Trustees has accepted the base bid plus Alternate #5.

01.30.1959  Copy of construction contract sent out to Edward D. Stone, B. Sweetser, et. al. for an amount of $733,524.

02.19.1959  Notice to Proceed (termed “Work Order” on official papers) with the work is issued by Edward D. Stone.

11.13.1959  Problems during construction include the usage of poor grade of plywood
construction history
chronology

11.20.1959  U of A wants to delete exterior electrical lighting and replace with gas lighting. U of A wants to delete “Garden Bowls” and add waterproof electrical outlets.

06.01.1960  Final inspection date planned to be June 17, 1960.

07.21.1960  Cracked slabs were noted on first floor of all buildings.

08.18.1960  Final punch list issued. Cracks in slab not resolved.

09.01.1960  Phase II Completed

cost

$733,524
**year built**
Construction begun May / June 1963
Construction complete 1964

**dates of alterations and / or additions**
none

**architect**
Ehrhart, Eichenbaum, Rauch, and Blass
with Associate Ernest E. Jacks

**owners**
University of Arkansas

**building contractor**
Brennan-Boyd Construction Company, Fayetteville
Project Superintendent Larry Carter

**number of buildings**
7

**number of units per building**
20

**buildings included**
S, SS, T, U, V plus Laundry, Storage
Incomplete Records

Extensive research at University Libraries Special Collections yielded a wealth of communication between Edward Durell Stone and University representatives before, during, and after construction of both Phases I and II of Carlson Terrace. However, there was not an abundance of records or communication regarding Phase III.

By 1962, when the University was beginning to pursue design for the third (and ultimately final) phase of the project, E.D. Stone had closed his Fayetteville office. Ehrhart, Eichenbaum, Rauch and Blass Architects of Little Rock was retained for design services, and continuity between phases was possible due to Mr. Ernie Jacks’ association with the project. Because of the lack of Stone’s involvement, records were not of notable significance and are thus more difficult to locate and consult.

A records search and interview with Mr. Ernie Jacks conducted on October 9, 2007 provided the following details:

10.02.1962  Drawings prepared for bid

04.24.1963  Executive session of the Board of Trustees gives approval to U of A Administration to award contract to Brennan-Boyd Construction Company of Fayetteville for “construction of the third 100 units of Carlson Terraces [sic] married student apartments.”

1964  Phase III completed.

**cost**

Original Contract:
$838,500
SECTION INCLUDES:
Foundation
Walls
Structural System and Framing
Porches
Openings
Doors
Windows
The buildings of Carlson Terrace each have a 4” thick slab-on-grade foundation, with a grade beams set on a combination of belled piers and square footings.

**IMAGE INDEX:**

[b1] PARTIAL FOUNDATION PLAN from the FOUNDATION PLAN drawing, Phase II dated 04/08/1958.

[b2] FOUNDATION @ GRILLE B.R. SIDE section and FOUNDATION @ GRILLE L.R. (PORCH) SIDE from the FOUNDATION DETAILS drawing, Phase II dated 04/08/1958.
Walls
Both the exterior and interior walls of the buildings of Carlson Terrace are constructed of concrete masonry units. The end walls and the partition walls dividing the units are 10” cavity walls constructed of 4”x8”x16” CMU. The side walls surrounding the stairwell are constructed of 8”x8”x16” CMU and the stairwell end wall is constructed of poured in place concrete.

IMAGE INDEX:
[b3] End Wall Section from the TYPICAL BUILDING SECTION drawing on the F2-SECTION AND DETAILS sheet, Phase II dated 04/08/1958. 4” CMU units are clearly seen in this drawing that illustrates the cavity wall condition and how it ties in with the foundation, second floor slab, and roof slab.

[b4] East End wall of Building “G”, taken from the south Corner condition shows connection between “grille” and CMU end wall.
Walls
The side walls surrounding the stairwell are constructed of 8”x8”x16” CMU and the stairwell end wall is constructed of poured in place concrete with a cast pattern.

IMAGE INDEX:
[b5] Stairwell entry with CMU side walls.
[b6] Side walls of stairwell as seen from bottom of stairs looking up
[b7] Patterned Concrete Wall at top of stairs
[b8] Detail of patterned Concrete Wall at top of stairs
Walls
A screen wall (called out as “grille” on the original architectural drawings) spans the entire length of both stories of the long sides of each building. These porch grilles are also constructed of CMU. However, the units are a custom-designed block designed by E.D. Stone. The units were to be provided by the general contractor constructed from details included on the drawings.

The units assemble to form the grilles, giving each of the long walls a monolithic appearance from the exterior. The screen wall is a recognized signature of Stone’s design work, and is unquestionably the primary element which identifies the Carlson Terrace / Married Student Housing project with E.D. Stone.

IMAGE INDEX:
[b13] A collection of CONCRETE BLOCK GRILLE details, including ELEV. and SECTION @ END WALL drawings and ELEV. and SECTION @ MID. WALL drawings on the G1-EXTERIOR DETAILS sheet, Phase II dated 04/08/1958.
[b14] “Grille” screen wall near entry opening creates privacy at Living Room side of units. Note: Photograph perspective correction performed.
Structural System and Framing
The second floor and roof structure are constructed of 7 1/4" poured-in-place reinforced concrete slabs. These slabs are supported by reinforced concrete masonry unit block walls.

IMAGE INDEX:
Porches

The buildings of Carlson Terrace have three distinct porch types, including the ground floor entry porch, the second floor balcony with planter, and the bedroom porch. Each of these porches is a breezeway defined by the concrete screen wall or “grille”. The ground floor entry porch interrupts the grille with a punched opening creating access to the unit’s front door. The second floor balcony has a punched opening situated directly over the opening of the ground floor that provides access to a planting box extension. This planting box, which serves as a canopy for the ground floor porch and stair entry below, was originally bounded by 2'-0" high concrete walls. These walls have since been replaced by steel tube railings. The back of the planting box is separated from the stairwell by a decorative metal grille imitating the cross-in-circle design expressed in the concrete grilles and the concrete end wall at the top of the stair. The Bedroom Porches are 20” wide spaces designed to hang laundry and to be accessible only by bedroom windows. See “Photography” Section, page 47 for Noteworthy Interior Details that describe this element.

IMAGE INDEX:

[b16] The punched opening in the “grille” screen wall creates an entry to the porch area.
[b17] Typical ground floor porch
[b18] Planter box now used as a balcony on the second floor
[b19] Metal grille behind the second floor planter casts shadow on interior of stairwell
[b22] This historic photo depicts the planter boxes and vegetation as it existed after construction.
Openings
The doors and windows of Carlson Terrace are situated on the Living Room side of the unit and the Bedroom Side of the unit within the opening between the two side walls partitioning the units and the two slabs forming the floors and ceiling. On the ground floor, the Living Room side of the unit contains the hollow core wood entry door and a sliding glass patio door in the floor-to-ceiling glazing which fills the opening. The second floor Living Room side contains a sliding glass door to the balcony in floor-to-ceiling glazing. Adjacent to each of these doors on the Living Room side is a plywood panel within which a through-wall air conditioning unit is currently mounted. On the Bedroom Side of each unit, a horizontal sliding window behind the grille provides a fresh-air opening to the porch where a clothesline (since removed) once allowed tenants to hang laundry. Second floor units are accessed by an entry door from the side of the unit into the living room.

Doors
The exterior doors are white luan mohagany veneer hollow-core wood at each entry measuring 2’-8”x 7’-10” (full height with a 2” frame). The sliding glass doors are also full height (8’-0”) measuring 10’-0” wide on the ground floor patio and 12’-11” on the second floor balcony.

Windows
Horizontal sliding windows on the Bedroom Side measuring approximately 5’-3” high sit atop a 2’-8” high block wall and wood sill. These aluminum windows measure approximately 10’-0” wide at the large bedroom (No. 1 on the original drawings) and 8’-0” wide at the small bedroom (No. 2 on the original drawings).

IMAGE INDEX:
[b23,24] Typical entry door at 2nd floor unit as seen from the interior.
[b25] Typical sliding glass door at porch.
[b26,b27] Horizontal sliding window as seen from the bedroom interior.
[b28] Historic photo from a brochure produced by University Housing illustrates the typical entry configuration at the first floor living room exterior opening, including the sliding glass patio door, hollow core wood
The buildings of Carlson Terrace each have a flat roof constructed of a 7 1/4” thick poured-in-place reinforced concrete slab. These slabs are supported by reinforced concrete masonry unit block walls. The roof was originally covered with a built-up roof over 1” rigid insulation. It is currently a modified bitumen roof with aluminum roof coating.

**IMAGE INDEX:**

[c1] [c2] View of modified bitumen roof and roof penetrations

[c3] Historic construction photo depicts recently poured concrete trellis and built-up roof in installation process.
Trellis
The trellis that extends from the roof slab is a second component of E.D. Stone’s design signature on the buildings of Carlson Terrace. The 6” wide x 4 1/2” thick reinforced concrete frame extends from the roof slab to form a series of 4’-0” square openings along the perimeter of the building. Original conceptual drawings indicate that the design intent may have been to utilize the trellises for hanging vines/vegetation. The juxtaposition of the trellis to the grille/screen wall forms the distinct character of the Carlson Terrace buildings.

IMAGE INDEX:
[c4] Roof curb and view above inside edge of trellis extension
[c5] View below trellis extension
[c7] Rhythm created by trellis continuing down building elevation Note: Photograph perspective correction performed.
[c8] Trellis continues to wrap around corner of building
[c9] Historic Construction photo shows concrete trellis in the process of being poured in forms
[c10] Dramatic shadows cast onto the “grille” screen wall created by the trellis change throughout the day. Note: Photograph perspective correction performed.
interior typical floor plan

First Floor
Adjoining Units
ARCHITECTURAL EVALUATION

Second Floor
Adjoining Units

interior
typical floor plan

[1]
[2]
[3]
[4]
[5]
[6]
Flooring
The floors of each unit of Carlson Terrace are bare concrete slabs stained and scored with a grid pattern.

Walls
Each unit is separated from another by the 10" cavity walls of 4” CMU. The interior partitions within each unit are 2x4 (nominal) wood studs faced with 3/8" insulating board and finished with 1/4” plywood with reveals at jambs and wall abutments. The plywood is held off the concrete floor 1 1/2”. Historic photos indicate that while the walls are currently painted a white/cream color, the original finish of the plywood allowed the grain to be visible.

IMAGE INDEX:
[d1] Close-up of stained concrete floor with 2'-0”x 2'-0” square scoring pattern.
[d2] Several interior elements, including the stained/scored concrete floor, “flexible door” across kitchen, and the original interior door finish are visible in this historic photo from a brochure produced by University Housing.
[d3] Detail photo of reveal at bottom of plywood walls. The original finish of the wall panels and trim have been painted since the units were first constructed.
[d4] This view from the corridor shows the plywood partition wall (left) and the interior of the linen shelf, which retains the original wood finish.
[d5] Original plywood finish is still visible on the interior of this bedroom closet.
[d6] Historic photo from a brochure produced by University Housing illustrates the original finish of the plywood panel walls.
interior

The interior doors are variants of the units’ hollow-core entry doors. Each of the two types of entry doors are 1 3/8” thick by 6’-8” tall. The bedroom doors are 2’-6” wide and the bathroom door is 2’-4” wide.

Decorative Features and Trim
Each unit is minimally trimmed, in keeping with the International Style within which E.D. Stone practiced. The design contains minimal decorative features, one of the few being the 1/8” reveal between the plywood panel edges and door trim.

Hardware
Door hardware consists of standard round knobs for the entry and room doors and acrylic bar handles for the sliding glass doors.

IMAGE INDEX:
[d7] A view of the open bathroom door through the open bedroom door
[d8] Detail of typical interior doorknob
[d9] Detail of acrylic bar handle for typical sliding glass door
Mechanical Equipment

Lighting
The units are currently served by surface-mounted fluorescent lighting fixtures in the Living Room and Bedrooms and a wall-mounted overhead fixture in the bathroom. A round incandescent fixture lights the corridor between the bedrooms.

HVAC
The units are served by in-wall heater units, one for the living room and back-to-back units serving each bedroom. Cooling is currently provided by a window air conditioning unit mounted in the plywood panel of the living room window assembly.

Plumbing
A hot water heater serving four units is located under the stairs and accessible by a service door from a single unit. The plumbing fixtures are a standard wall-mount sink and tank toilet. The square shower/tub assembly appears to be as originally installed. Stainless steel sinks are currently installed in the single-counter kitchenette.

IMAGE INDEX:
[d12] Stainless steel kitchenette sink
[d13] Typical toilet and sink in bathroom
[d14] Typical tub/shower in bathroom
[d16] Through-wall gas heater between bedrooms
[d17] Existing hot water heater
[d18] View into mechanical room where electrical panels and ductwork are visible
Phase I
Construction Completed: 1958
Number of Buildings: 7

Phase II
Construction Completed: 1960
Number of Buildings: 7
Buildings Included: D, E, F, GG, G, plus Laundry, Storage

Phase III
Construction Completed: 1964
Number of Buildings: 7
Buildings Included: S, SS, T, U, V plus Laundry, Storage
Site Orientation

The site plan, originally designed as a symmetric group of buildings oriented around a central core was never fully realized. Phase I on the north end of the site and Phase II on the east/northeast corner of the site began to form the bounds of the orthogonally-oriented plan. The northwestern buildings ("S", "SS", "T", "U", and "V") were constructed as part of Phase III. These were the final buildings to be constructed on the site, and the first to be razed in 2006. The presence of Mullins Creek cutting diagonally through the site ensured that the full site plan would not take shape. For this reason, buildings "W" and "X" were not constructed on the north end of the site. The phases to complete the south end of the site were also not constructed.

IMAGE INDEX:

[e1] Perspective rendering of fully-developed site as envisioned by architect Edward Durell Stone.

[e2] Aerial photograph of Carlson Terrace site in Athletic Valley District, including Mullins Creek, Parking Lot 56, Lady Razorback Soccer Facilities, Bates Park, and the intersection of Razorback Road and Sixth Street and the intersection of Garland Avenue and Sixth Street. Phase III buildings are depicted in this photograph taken prior to 2006 demolition.

[e3] View of Phase II buildings from Fayetteville High School east of Carlson Terrace site.
Site Orientation
The site selection for the Married Student Housing complex represented a major shift for campus planners of the time, as this would be the southernmost point of development for the University. The decision to situate permanent housing in this location so far from the campus’ traditional historic core created a significant alteration of the campus map that began a foray into the southern part of campus that continues today.

IMAGE INDEX:
[e4] 1957 Campus Map, depicting the Campus’ historic core with no significant campus housing development in areas south prior to that time.
[e5] 1958 Campus Map, including campus housing in Terry Village south of Razorback Stadium and the first inclusion of Carlson Terrace on any official campus map. This map depicts E.D. Stones concept of a fully developed Carlson Terrace site. At this point, Phase I was not yet completed.
[e6] 1959 Campus Map, including shaded Phase I buildings (complete) and Phase II buildings (under construction). Planned future phases of Carlson Terrace are shown dashed.
Historic Landscape Design

E.D. Stone incorporated site elements to further define the International Style character of the Carlson Terrace project. These elements include large bowl planters and terraced community gardens situated at the corners between buildings formed by the intersecting axes of the site plan. These unique landscape elements have long since disappeared and have been replaced by concrete slabs, steel tube railings, and wood-framed vernacular style postal shelters in their place.

IMAGE INDEX:

[e7] Historic photograph taken shortly after construction depicts the community garden at the northeast intersection of Buildings “B” and “C”.

[e8] SECTION THRU WD. TRELLIS drawing on the A3-SITE DETAILS sheet, Phase III dated 10/05/1962.


Historic photograph taken shortly after construction depicts the wood fence at the southeast corner of buildings “E” and “F”.

TYPICAL GARDEN BOWL drawing on the A2-SITE DETAILS sheet, Phase III dated 10/05/1962.

TYPICAL OAK FENCING drawing on the A2-SITE DETAILS sheet, Phase III dated 10/05/1962.
Outbuildings
Centralized laundry / storage buildings were constructed as part of each phase. These outbuildings formed the perimeter boundary for the greenspace between the residential buildings and created a gateway to the interior of the site. These facilities consist of two wings connected by an overhead trellis and by “grille” screen walls in the same character as that of the residential buildings. Public laundry for the residents is located in a wing at one end of the structure and storage occupies the wing at the other end.

IMAGE INDEX:
[e14] View between laundry and storage through screen and trellis to trash collection station beyond.
[e15] Overall view of Laundry and Storage building.
Outbuildings

In close proximity to this facility and accessible from the outer edge of the site are the trash collection stations that are also constructed of the same CMU “grille” screen walls that define the character of the property. A taller screen wall containing the high voltage power systems is also located within this centralized trash enclosure.

IMAGE INDEX:

[e18] TYPICAL TRASH COLL’N. STATION GATE drawing on the A4-SITE DETAILS sheet, Phase III dated 10/05/1962.

[e19] View of trash collection station with power station enclosure. Note original trellis has been removed from power station enclosure.

[e21] Detail photograph of metal “grille” gate at power station enclosure.

[e22] TRASH COLLECTION STATION NO. 1 drawing on the A4-SITE DETAILS sheet, Phase III dated 10/05/1962.
photography

SECTION INCLUDES:

Building in Immediate Setting/

Building Elevations

Noteworthy Details

Interior

Exterior

Historic Photography

Video Recordation

Note: Electronic photograph perspective correction and photo stitching was utilized on a number of photographs in this section for clarity of image and to fully capture building elevations in context.
ARCHITECTURAL EVALUATION

phases one 1958
phases two 1960
phases three 1964

photography
building Y
Current Name
Building F

BUILDING RECORDEATION OF CARLSON TERRACE
photography
building AA

Current Name
Building G

ARCHITECTURAL EVALUATION

phase one 1958
phase two 1960
phase three 1964

BUILDING RECORDATION OF CARLSON TERRACE
ARCHITECTURAL EVALUATION

Phase One 1958
Phase Two 1960
Phase Three 1964

Photography
Building A
Current Name
Building H

BUILDING RECORDATION OF CARLSON TERRACE
ARCHITECTURAL EVALUATION

photography
building B

Current Name
Building I

BUILDING RECORDEATION OF CARLSON TERRACE
A R C H I T E C T U R A L  E V A L U A T I O N

Building C

Current Name
Building J

Photography

Phase One 1958
Phase Two 1960
Phase Three 1964

Building Recordation of Carlson Terrace
ARCHITECTURAL EVALUATION

photography

building D

Current Name
Building K

BUILDING RECORDATION OF CARLSON TERRACE
ARCHITECTURAL EVALUATION

Building E

Current Name
Building L

PHASE ONE 1958
PHASE TWO 1960
PHASE THREE 1964

PHOTOGRAPHY

BUILDING RECORDATION OF CARLSON TERRACE
BUILDING RECORDATION OF CARLSON TERRACE

ARCHITECTURAL EVALUATION

Phase One: 1958

Phase Two: 1960

Phase Three: 1964

Photography

Building F

Current Name

Building M
photography
building GG

Current Name
Building N
photography
building G

Current Name
Building O
**Exterior**

- [f1] View up exterior stairwell.
- [f2] Missing metal grille at stair entry
- [f3] Concrete wall at top of stairwell.
- [f4] Metal grille above stair entry
- [f5] Concrete wall at top of stairwell.
- [f6] Shadow of metal grille on CMU stairwell walls
- [f7,f8] Detail of metal grille on CMU stairwell walls
[f9] View from inside to outside through bedroom window to Bedroom Porch and screen wall, designed for hanging laundry.

[f10] Detail of bedroom window and sill. Screen wall to left creates 20” wide Bedroom Porch, designed as a breezeway to be accessible only by window and used for hanging laundry.

[f11] View inside bedroom from above, as furnished by University Housing in 2007.
photography noteworthy details

Exterior

View of Building A upper end unit where a foundation settlement required wall repairs and replacement of CMU and screen wall units, noted by newer gray color.

Portion of screen wall at same Building A upper end unit as seen from outside the porch where screen wall units have cracked and broken.

Portion of screen wall at same Building A upper end unit as seen from inside the porch where screen wall units have cracked and broken, exposing reinforcing bars.

Silhouette detail of broken screen wall units where crack in intact units is clearly visible.
Band of replacement screen wall units stacked vertically. Note the replacement unit is composed of only two quarter-spheres situated diagonally in opposite corners of the square unit, joined by a diagonal bridging element. By comparison, the original units are composed of four equal quarter-spheres joined at the center of each side.

The single vertical band of replacement screen wall units is seen to the left of the punched entry. The full screen to the right is composed entirely of the replacement units, significantly altering the look of the screen wall.

Mitred corner units at Trash Collection Station outer screen wall.
Detail of stair at CMU retaining wall between Buildings B and C. This retaining wall has succumbed to the freeze-thaw cycle and begun to spall.

Detail of stair at CMU retaining wall southeast of Buildings G. This retaining wall has also succumbed to the freeze-thaw cycle and begun to spall.

View through four screen walls: both screen walls of laundry building and the outer and inner walls of Trash Collection Station as captured on film by Ernest E. Jacks shortly after construction.

Same view 2007

Typical entry configuration at end unit.
Preserving the Past
Research at University of Arkansas Mullins Library Special Collections produced a number of photos taken during the construction of Carlson Terrace Phase I. Many are utilized elsewhere in this recordation document. Several others that were collected are included in this section. Slide images and renderings from the private collection of Mr. Ernest Jacks are also presented in this section.

IMAGE INDEX:

[g1] Thorgny Cedric Carlson, Vice President for Business Affairs 1946-1958, and namesake of Carlson Terrace, was instrumental in the construction of Married Student Housing. Photo Date: unknown

[g2] View from roof on Building B toward southeast and Building C. Floor plates and walls of Building C are visible from west entry side prior to construction of screen wall. Photo Date: December 1957

[g3] View from ground floor bedroom in Building F toward northwest and Buildings A and B during construction of Phase II. Photo Date: Circa 1958 - 1959

[g4] Construction progress photo of sewer piping extending from upper unit down into plumbing wall of lower unit. Photo Date: December 1957

BUILDING RECORDATION OF CARLSON TERRACE
IMAGE INDEX:

[g5] Courtyard view of entry screen wall, Building A (left) toward north and Building B (left). Photo Date: *unknown*

[g6] Courtyard view of entry screen wall, Building A (left) and Building B (middle, back) toward northwest. Southwest corner of Building C seen in right foreground. Photo Date: *unknown*

[g7] Courtyard view of screen wall, Building AA (right) toward east and Building A (left, forward), Building C (left, mid), and Building E (middle, back). Photo Date: *unknown*
photography historic images

IMAGE INDEX:

[g8] Courtyard view of entry screen wall, Building B (left) toward west and Building A (left, forward) and Building Y (middle, back). Note children playing around wood fence on terrace retaining wall. Photo Date: unknown

[g9] View through entry screen wall of Building B (left) toward south and Building C (left, forward) and Building F (left, back). Photo Date: unknown

[g10] Interior view of bedroom and furnishings with couple as posed for University Housing promotional brochure advertising Married Student Housing.
Carlson Terrace under construction. Photo Date: circa 1959

IMAGE INDEX: [g11,g12,g13,g14,g15]
photography historic images ernest e. jacks slide collection

ARCHITECTURAL EVALUATION

IMAGE INDEX:
[g16] Carlson Terrace trash collection enclosure. Date: circa 1959
[g17,g18,g19] Carlson Terrace Phase I just after construction. Photo Date: circa 1959
photography
historic images
ernest e. jacks
slide collection

IMAGE INDEX:

[g20,g21] Carlson Terrace Phase II just after construction. Date: 1961

[g22,g23] Carlson Terrace Phase I terraces as originally constructed. Photo Date: circa 1959

[g24] Carlson Terrace Phase II nearing the end of construction. Note background of photo with bedroom-side elevation prior to installation of screen wall. Photo Date: circa 1960
photography
historic images
ernest e. jacks
image collection

IMAGE INDEX:

[g25] Architectural rendering of aerial view of a completed Carlson Terrace. Date: Circa 1957

[g26] Architectural rendering of elevation of a completed entry-side screen wall with vegetation growth along trellis and balconies as envisioned by E.D. Stone. Date: Circa 1957

[g27] Architectural rendering of perspective of a completed courtyard and end wall with vegetation growth along trellis and balcony as envisioned by E.D. Stone. Date: Circa 1957
Pictured above in June 1960, is the almost completed 2nd phase of Carlson Terraces. Sweetser Construction Company is indeed proud of the fact that both phases 1 and 2, which provide apartments for 200 married students, were built by their firm.

Designed by Edward D. Stone, Architect and E. E. Jacks, Associate, the permanent, all concrete-masonry construction is not only economical to build and maintain, but possesses unusual beauty and comfort.

Sweetser Construction Company
409 West Dickson
FAYETTEVILLE, ARKANSAS

IMAGE INDEX:
[g28] Advertisement from UA Football Game Program for Sweetser Construction Company, General Contractor for Phases I and II of the Carlson Terrace project. Date: Circa 1960
Photograph of historic images:

[Image index: g29]

Advertisement from UA Football Game Program for concrete blocks manufactured by Arkhola Sand and Gravel Co., supplier to the Carlson Terrace project. The ad touts the advantages of the “permanent, indestructible concrete floors and exposed concrete masonry.” The two photographs included in the ad are unique depictions of everyday life in Carlson Terrace. Date: Circa 1960
Building Recordation of Carlson Terrace

Credits

Performed per “Citations Guide” protocol issued by Special Collections, University of Arkansas Libraries

Note: “Property History” Section found on pages 6-14, includes information and Construction Chronology compiled from research of Edward Durell Stone Papers held by Special Collections, University of Arkansas Libraries

Image Citations:


a2 Cartesian Skyscrapers in the Radiant City sketch by Le Corbusier
   URL http://www.nyu.edu/classes/reichert/sem/city/lecorbu_img.html

a3 Radiant City Concept sketch by Le Corbusier
   URL http://www.nyu.edu/classes/reichert/sem/city/lecorbu_img.html

a4 Photograph of Theodore Burrell Dobbs at Terry Village Housing on Campus at University of Arkansas. 1951. Call no. 236. “A Shared History: Fayetteville and the University of Arkansas.” Special Collections, University of Arkansas Libraries, Fayetteville, Ark.

a5 Photograph of University of Arkansas Campus - Camp Leroy Pond. Call no. 1205. “A Shared History: Fayetteville and the University of Arkansas.” Special Collections, University of Arkansas Libraries, Fayetteville, Ark.

a6 University of Arkansas Campus - Camp Leroy Pond Emergency Housing. Call no. 1204. “A Shared History: Fayetteville and the University of Arkansas.” Special Collections, University of Arkansas Libraries, Fayetteville, Ark.

b28 View of a married student couple and child seated on a balcony of Carlson Terrace. Picture Collection no. 1569. Special Collections, University of Arkansas Libraries, Fayetteville, Ark.
credits


d2 View of a married student couple and child seated in apartment unit at Carlson Terrace. Picture Collection no. 1571. Special Collections, University of Arkansas Libraries, Fayetteville, Ark.

d6 Wife demonstrating closet curtain in apartment unit at Carlson Terrace. Picture Collection no. 1574. Special Collections, University of Arkansas Libraries, Fayetteville, Ark.


e1 Conceptional rendering of west-facing aerial view of Carlson Terrace. Picture Collection no. 996. Special Collections, University of Arkansas Libraries, Fayetteville, Ark.


e7 Corner of Carlson Terrace Buildings B and C. Picture Collection no. 1580. Special Collections, University of Arkansas Libraries, Fayetteville, Ark.
SOURCE OF INFORMATION

credits

e11 Southeast corner of Carlson Terrace Buildings E and F. Picture Collection no. 1583. Special Collections, University of Arkansas Libraries, Fayetteville, Ark.


g1 Thorgny Cedric Carlson. Call no. 150. “A Shared History: Fayetteville and the University of Arkansas.” Special Collections, University of Arkansas Libraries, Fayetteville, Ark.


g5 Building A Screen Wall at Carlson Terrace. Picture Collection no. 1579. Special Collections, University of Arkansas Libraries, Fayetteville, Ark.

g6 Building A courtyard at Carlson Terrace. Picture Collection no. 998. Special Collections, University of Arkansas Libraries, Fayetteville, Ark.

g7 Building AA courtyard at Carlson Terrace. Picture Collection no. 1578. Special Collections, University of Arkansas Libraries, Fayetteville, Ark.

g8 View of Children playing around buildings of apartments at Carlson Terrace. Picture Collection no. 1584. Special Collections, University of Arkansas Libraries, Fayetteville, Ark.

g9 View through screen wall of Carlson Terrace Building B. Picture Collection no. 1581. Special Collections, University of Arkansas Libraries, Fayetteville, Ark.


credits

g10 Married couple with furniture in bedroom of Carlson Terrace apartment unit. Picture collection no. 1568. Special Collections, University of Arkansas Libraries, Fayetteville, Ark.

g11 Photograph by Ernest E. Jacks of Carlson Terrace under construction. Ernest E. Jacks private slide collection, unnumbered.

 g12 Photograph by Ernest E. Jacks of Carlson Terrace bedroom-side screen wall during completion of construction. Ernest E. Jacks private slide collection, no.5.

 g13 Photograph by Ernest E. Jacks of Carlson Terrace entry-side screen wall in various stages of completion. Ernest E. Jacks private slide collection, no.11.

 g14 Photograph by Ernest E. Jacks of Carlson Terrace entry-side screen wall in various stages of completion. Ernest E. Jacks private slide collection, no.17.

 g15 Photograph by Ernest E. Jacks of Carlson Terrace under construction. Ernest E. Jacks private slide collection, no.3.

 g16 Photograph by Ernest E. Jacks of Carlson Terrace trash enclosure. Ernest E. Jacks private slide collection, no.16.

 g17 Photograph by Ernest E. Jacks of Carlson Terrace Phase I. Ernest E. Jacks private slide collection, no.13.

 g18 Photograph by Ernest E. Jacks of Carlson Terrace Phase I. Ernest E. Jacks private slide collection, no.14.

 g19 Photograph by Ernest E. Jacks of Carlson Terrace Phase I. Ernest E. Jacks private slide collection, no.15.

 g20 Photograph by Ernest E. Jacks of Carlson Terrace Phase II. Ernest E. Jacks private slide collection, unnumbered.

 g21 Photograph by Ernest E. Jacks of Carlson Terrace Phase II. Ernest E. Jacks private slide collection, unnumbered.


credits

$g^{22}$ Photograph by Ernest E. Jacks of Carlson Terrace community garden and trellis. Ernest E. Jacks private slide collection, no18.

$g^{23}$ Photograph by Ernest E. Jacks of Carlson Terrace community garden and trellis. Ernest E. Jacks private slide collection, no17.

$g^{24}$ Photograph by Ernest E. Jacks of Carlson Terrace Phase II. Ernest E. Jacks private slide collection, no12.