

96-33-14235-42

GACCOAO

Listed 8/9/79

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY	
RECEIVED	NR-LISTED
DATE ENTERED	8-9-79
	#369

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC

Citizens Building

AND/OR COMMON

First Federal Building

2 LOCATION

STREET & NUMBER

723 Central Avenue

NOT FOR PUBLICATION

CITY, TOWN

Hot Springs

CONGRESSIONAL DISTRICT

Third

STATE

Arkansas

VICINITY OF

CODE

05

COUNTY

Garland

CODE

051

3 CLASSIFICATION

CATEGORY

- DISTRICT
- BUILDING(S)
- STRUCTURE
- SITE
- OBJECT

OWNERSHIP

- PUBLIC
- PRIVATE
- BOTH
- PUBLIC ACQUISITION**
- IN PROCESS
- BEING CONSIDERED

STATUS

- OCCUPIED
- UNOCCUPIED
- WORK IN PROGRESS
- ACCESSIBLE**
- YES: RESTRICTED
- YES: UNRESTRICTED
- NO

PRESENT USE

- AGRICULTURE
- COMMERCIAL
- EDUCATIONAL
- ENTERTAINMENT
- GOVERNMENT
- INDUSTRIAL
- MILITARY
- MUSEUM
- PARK
- PRIVATE RESIDENCE
- RELIGIOUS
- SCIENTIFIC
- TRANSPORTATION
- OTHER:

OWNER OF PROPERTY

NAME

Nedeljko Todorovich

STREET & NUMBER

723 Central Avenue

CITY, TOWN

Hot Springs

STATE

Arkansas

4 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Circuit Clerk's Office

STREET & NUMBER

Garland County Courthouse

CITY, TOWN

Hot Springs

STATE

Arkansas

REPRESENTATION IN EXISTING SURVEYS

TITLE

DATE

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS

CITY, TOWN

STATE

Z DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		DATE <u>1911-1912</u>

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Since the turn of the century, Bird's eye view postcards showing the center of Hot Springs have been popular with the thousands of tourists and patients that visit the spa each year. Because of its relative height, location, and shiny white brick the Citizens Building has often been the master of such scenes. Located at the base of a narrow finger which points up Central Avenue past Bathhouse Row, the Citizens Building has been an imposing landmark in downtown Hot Springs since its construction in 1911-1912. Confined to a tight (25 feet by 110 feet) lot the tall narrow six floor silhouette is striking.

The Citizens Building was the first modern office building of skyscraper design in the city. It was a completely up-to-date building when constructed. Raymond Ledwidge, the president of First Federal Savings and Loan and manager of the building for years, said that no expense was spared in its construction. An Oklahoma construction firm that took the contract to build it is said to have gone broke in the process because the cost was so high. With its fancy brick work, extensive fireproofing, interior marble stairs and trim, hot air registers, and modern elevator, the Citizens Building was "the talk of the town" when it was built, said Ledwidge.

The design of the Citizens Building is based upon a tripartite formula identified with Louis H. Sullivan and common in early twentieth century skyscraper design. Corresponding to the parts of a classical column, the building has a base, a shaft, and a capital, arranged in a 1-4-1 pattern. The base is made up of nine imposing arches, seven on the south side and one each at the narrow ends. Large heavy tiles radiate from the arches, and each has a decorative keystone. Bands of green decorative tile articulate the division between the base and shaft at each end of the building.

The four storey shaft presents a calm clean look. The steel cage construction of the building allowed an abundance of windows in the shaft. At the ends of the building each of the upper floors has three double-hung windows. On the south side each floor has seven pairs of double-hung windows. The windows collectively provide very bright and agreeable work spaces inside the building. A strong line of corbelling divides the shaft from the one-storey capital. Like the classical Corinthian column the capital is a crown more rich in decoration than the base. The multi-leveled cornice appears to be supported at each end by four giant cartouches. Each set of cartouches is linked by green bands of tile similar to those found above the base.

The white glazed bricks that cover the upper floors of the structure make it especially distinctive. Hot Springs residents commonly refer to them as Tiffany brick and with good reason. The bricks were shipped to the city by rail from Momence, Illinois, where they were produced by Leon Tiffany. An indentation on the back of each brick carries the name, Tiffany, and in some cases the date the brick was fired. Tiffany bricks were apparently produced for only a limited period of time, two to three decades (c. 1900-1930). During that time three other Hot Springs buildings were covered with the brick. The largest of the three, the famous Como Hotel, was demolished in 1976, and for a time thereafter, individual Tiffany bricks from the Como circulated through local antique shops. The other two buildings

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY
RECEIVED
DATE ENTERED

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 1

with Tiffany brick, the Southern Apartments and a private residence, still stand.

The ground floor of the Citizens Building has been remodeled twice to accommodate the operations of different occupants. The latest remodeling for First Federal Savings and Loan in 1957-1958 made extensive use of marble and walnut trim which remains intact. The upper floors, with a primary entrance on the south side, have been changed very little. Two elevators and a stairwell give access to the 18 office suites above. The upstairs hallways are paved with small hexagonal tiles and lined with marble baseboards. Much of the original wood moldings seem to be intact in the offices. Most of the offices have heavy wooden doors with large one-light obscure-glass windows announcing the names of former tenants in bold black letters.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY
RECEIVED
DATE ENTERED

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

CONTINUATION SHEET

ITEM NUMBER 9 PAGE 1

Sanborn Insurance Maps of Hot Springs
Interviews with Rene Diaz, Judge Vernal S. Ledgerwood, and Raymond Ledwidge

SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW				
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION	
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE	
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE	
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER	
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION	
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)	
		<input type="checkbox"/> INVENTION			

SPECIFIC DATES

1911-1912

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

Its dramatic silhouette and attractive white brick veneer have made the Citizens Building a landmark in downtown Hot Springs. As the first modern office building in the spa, the structure has a significant position in the architectural tradition of a city widely known for its attractive buildings. The Citizens Building was built in 1911-1912 for the old Citizens National Bank which occupied part of the Spencer Building across the street during its construction. Some of the most highly respected businessmen of Hot Springs, Citizens National officers, presided over the construction. David Beitler, who retired from a successful wholesale grocery business in 1905 to become a banker, was president until he died in 1912. Gus Strauss became the new president; and Hamp Williams, active in many Hot Springs enterprises and a popular civic leader, was vice-president.

The Citizens National Bank occupied the lower floor of the building until it was absorbed by the Arkansas National Bank in 1926. After the bank closed the first floor was occupied by an insurance and investment firm. In the early 1930's (and perhaps earlier), the ground floor was converted into Hot Springs' first bus terminal. The Tri-State Union Bus Depot occupied the location until 1946 when it was moved to the Missouri Pacific Railroad Station, and First Federal Savings and Loan Association moved into the downstairs. Chartered in 1934, First Federal experienced a remarkable growth over the years. In 1957 First Federal bought the building in what was called by the Hot Springs Sentinel Record (June 8, 1956) "the largest real estate transaction involving business property here in several years." During the next year First Federal had the lower floor and mezzanine remodeled and made the 18 rental suites above more comfortable with air conditioning, new lighting, and a new elevator.

The office suites were occupied at various times throughout the history of the building by government agencies, lawyers, chiropractors, accountants, the Christian Science Association, and the Hot Springs Memorial Park Cemetery Company. The federal agencies that had suites in the building included the Forest Service, Selective Service, Social Security Board, and the Federal Bureau of Investigation. The Citizens Building was the place in Hot Springs to have an office. According to 89 year old Vernal S. Ledgerwood, "It was full all the time." Ledgerwood, an attorney, political leader and municipal judge, had offices in the building for 35 years.

In 1978, First Federal moved to a new building constructed on the site of the old Como Hotel; and the Citizens Building fell vacant. In late 1978, Ned Todorovich, a former Chicago contractor, bought the building. He plans to restore it and open it once again as an office building.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Francis J. Scully, Hot Springs and Hot Springs National Park (1966)
 Inez E. Cline, "Hotel Como--A Man and a Dream," The Record, Garland County Historical Society (1977)
Springs Sentinel Record, especially June 8, 1958
 Hot Springs Business Directories
 Hot Springs Telephone Directories

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY less than one acre

UTM REFERENCES

A				B			
	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING
C				D			
	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING

VERBAL BOUNDARY DESCRIPTION Lot 1 of block 129. Bounded on the east by Broadway Street, on the south by Bridge Street, on the west by Central Avenue, and on the north by the 1957-1958 two story addition to the Citizens Building.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
Arkansas	05	Garland	051
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Robert D. Besom

ORGANIZATION

DATE

February 1, 1979

STREET & NUMBER

17 North Locust

TELEPHONE

501-442-9208

CITY OR TOWN

Fayetteville

STATE

Arkansas

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1956 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

John B. Dalbridge

TITLE State Historic Preservation Program

DATE May 22, 1979

FOR NPS USE ONLY

HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

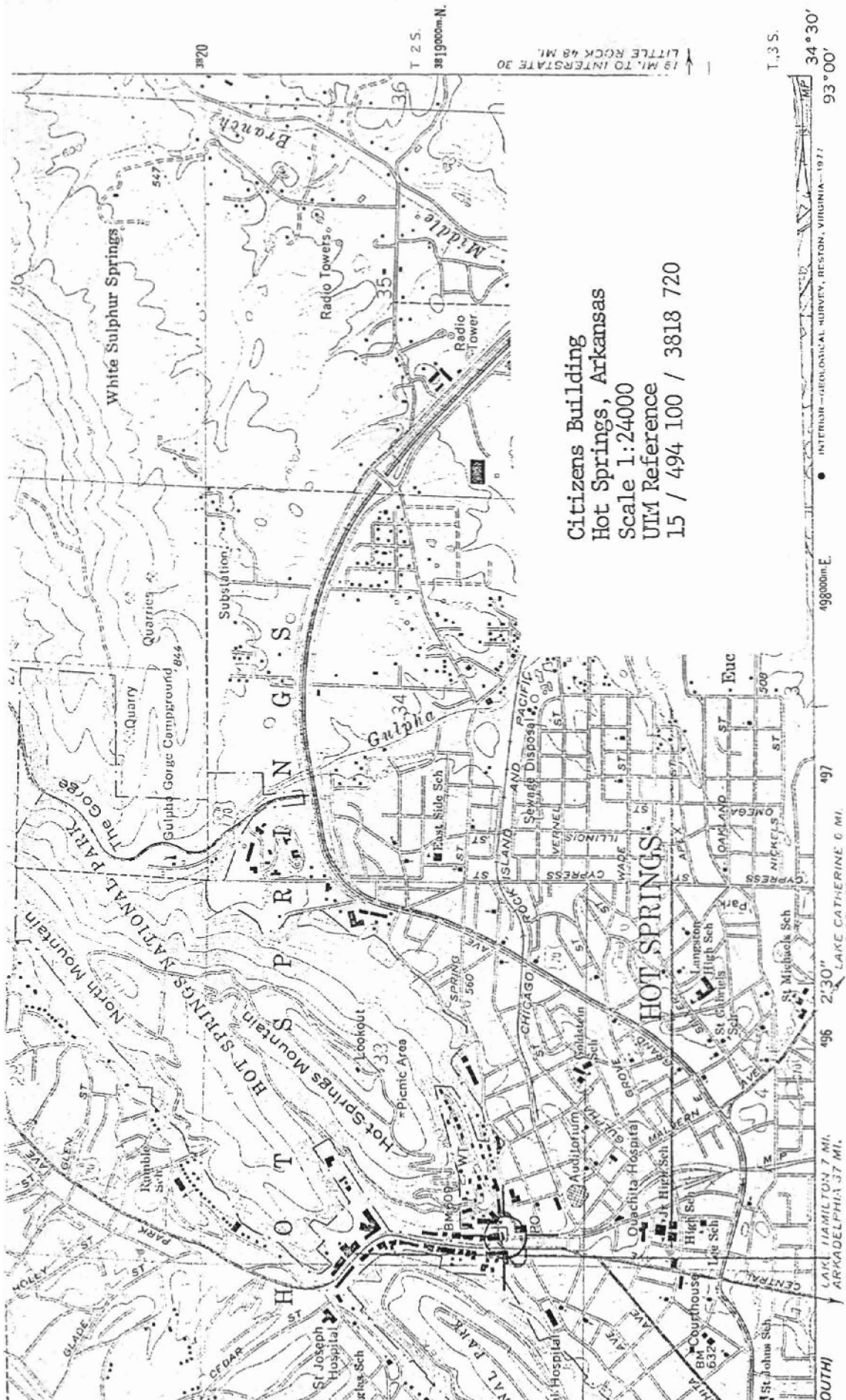
DATE

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

ATTEST:

DATE

KEEPER OF THE NATIONAL REGISTER



Citizens Building
 Hot Springs, Arkansas
 Scale 1:24000
 UTM Reference
 15 / 494 100 / 3813 720

ROAD CLASSIFICATION

Heavy-duty ————— Light-duty - - - - -
 Medium-duty - - - - - Unimproved dirt - - - - -

U.S. Route ○ State Route ○



QUADRANGLE LOCATION

HOT SPRINGS NORTH, ARK.
 N3430—W9300/7.5

MAP ACCURACY STANDARDS
 LORADO 80225, OR RESTON, VIRGINIA 22092
 LITTLE ROCK, ARKANSAS 72204
 SYMBOLS IS AVAILABLE ON REQUEST

1966
 PHOTO REVISION 1976
 AMS 7353 II SE—SERIES V884

LAKE CATHERINE
 7452 N NW

1 MILE
 4000 5000 6000 7000 FEET
 1 KILOMETER

1:20 FEET
 DATUM OF 1929

MAP ACCURACY STANDARDS

LORADO 80225, OR RESTON, VIRGINIA 22092

LITTLE ROCK, ARKANSAS 72204

SYMBOLS IS AVAILABLE ON REQUEST

1966

PHOTO REVISION 1976

AMS 7353 II SE—SERIES V884

HOT SPRINGS NORTH, ARK.

N3430—W9300/7.5

MAP ACCURACY STANDARDS

LORADO 80225, OR RESTON, VIRGINIA 22092

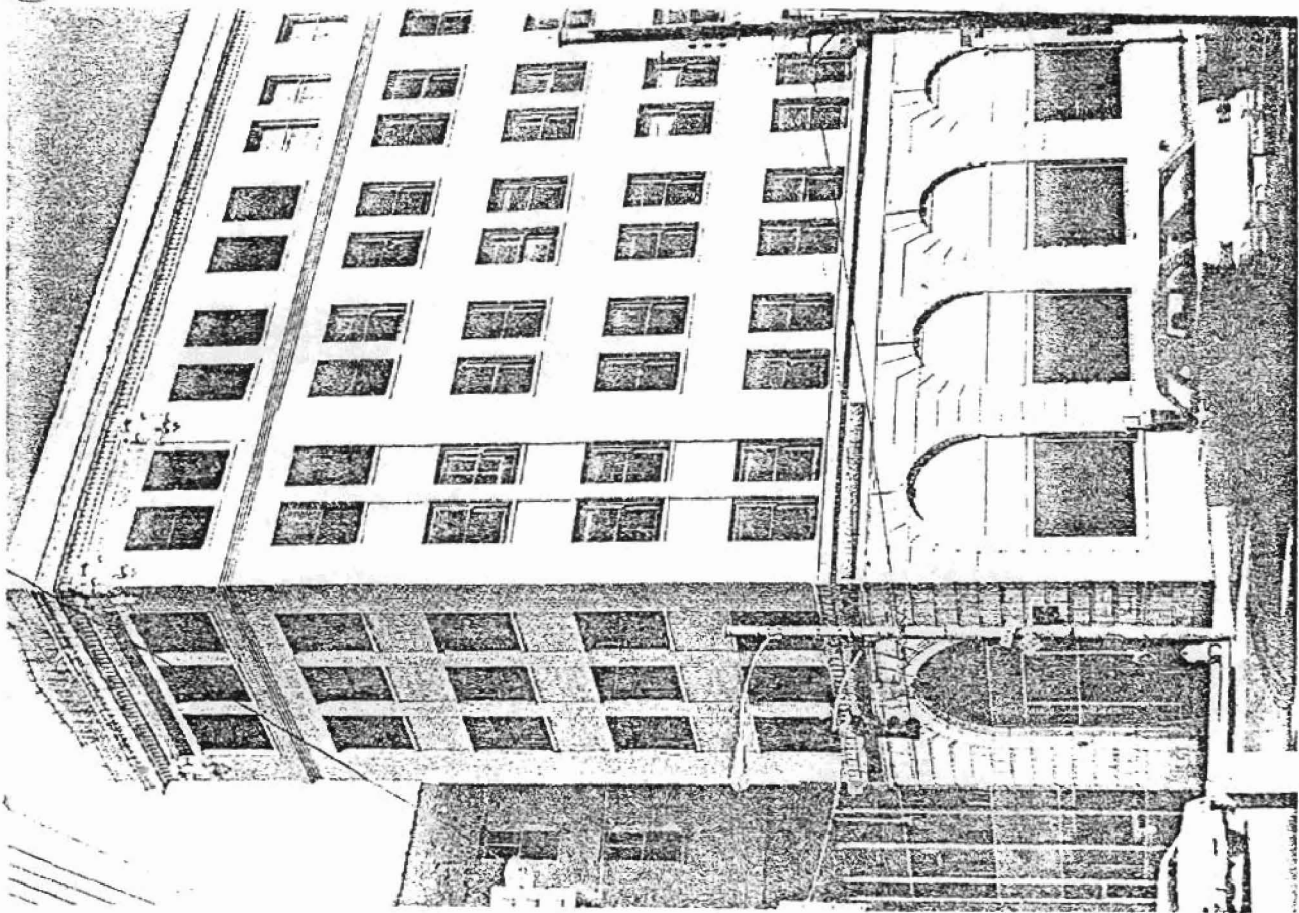
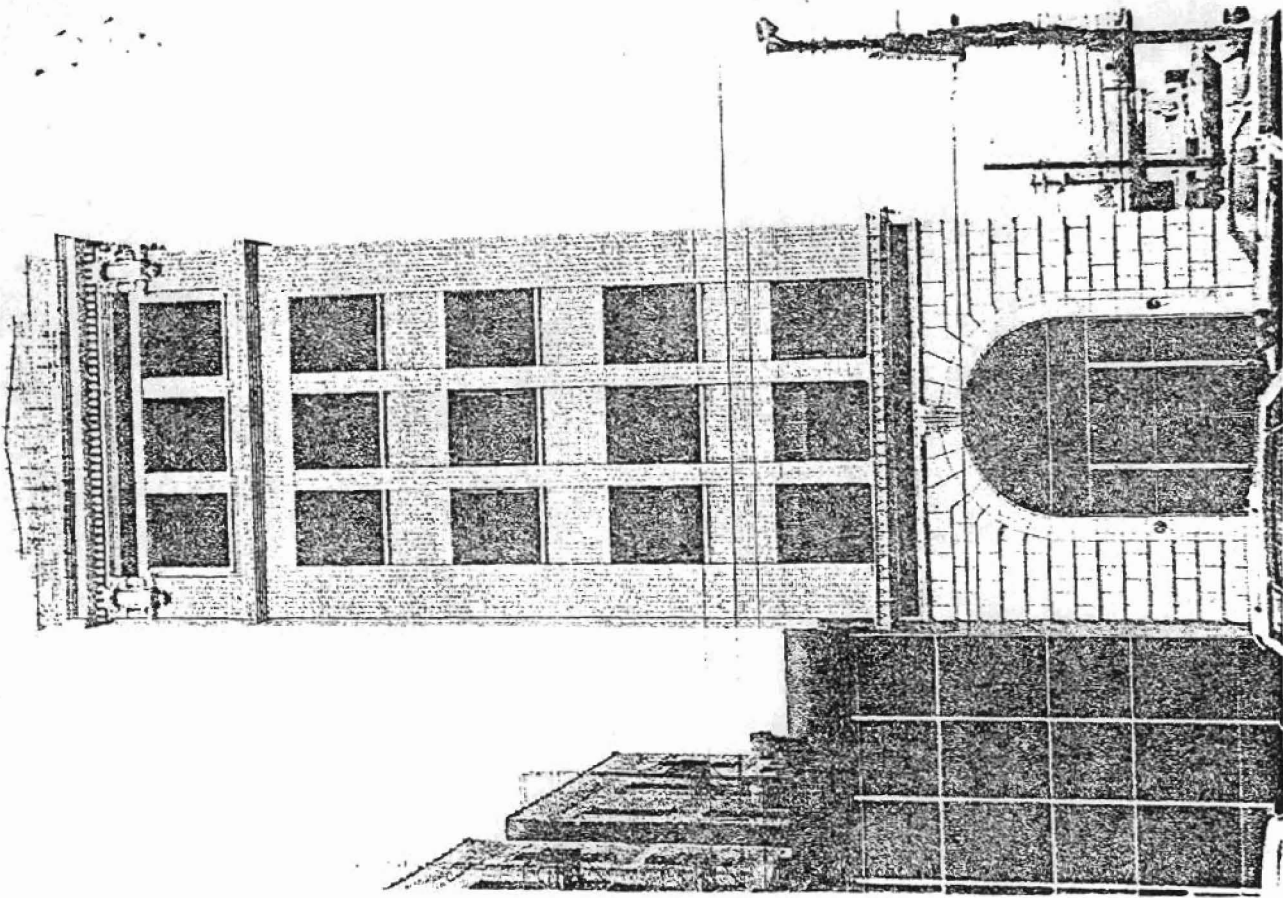
LITTLE ROCK, ARKANSAS 72204

SYMBOLS IS AVAILABLE ON REQUEST

1966

PHOTO REVISION 1976

AMS 7353 II SE—SERIES V884



Citizens Building
Hot Springs, Arkansas
Robert D. Besom
1979
AHPP
West Elevation
#1

Citizens Building
Hot Springs, Arkansas
Robert D. Besom
1979
AHPP
South Elevation
#2