

NR 5/19/94

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

1. Name of Property

historic name: Walter Beauchamp House

other name/site number: N/A

2. Location

street & number: 492 Prospect Avenue

not for publication: N/A

city/town: Hot Springs

vicinity: N/A

state: AR county: Garland code: AR 051 zip code: 71901

3. Classification

Ownership of Property: Private

Category of Property: Building

Number of Resources within Property:

Contributing	Noncontributing	
<u>2</u>	<u> </u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>2</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register: N/A

Name of related multiple property listing: N/A

=====
4. State/Federal Agency Certification
=====

As the designated authority under the National Historic Preservation Act of 1986, 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. _____ See continuation sheet.

Cathryn A. Slatu
Signature of certifying official

4-4-94
Date

Arkansas Historic Preservation Program
State or Federal agency and bureau

In my opinion, the property _____ meets _____ does not meet the National Register criteria. _____ See continuation sheet.

Signature of commenting or other official

Date

State or Federal agency and bureau

=====
5. National Park Service Certification
=====

I, hereby certify that this property is:

____ entered in the National Register
____ See continuation sheet.

____ determined eligible for the
National Register

____ See continuation sheet.

____ determined not eligible for the
National Register

____ removed from the National Register

____ other (explain): _____

Signature of Keeper

Date
of Action

=====
6. Function or Use
=====

Historic: DOMESTIC

Sub: Single dwelling

Current: DOMESTIC

Sub: Single dwelling

=====

7. Description

=====

Architectural Classification:

Other
Colonial Revival

Other Description: Double-decker

Materials:	foundation	<u>Brick</u>	roof	<u>Asphalt</u>
	walls	<u>WOOD/Weatherboard</u>	other	<u>Wood porch</u>
				<u>columns</u>

Describe present and historic physical appearance. X See continuation sheet.

=====

8. Statement of Significance

=====

Certifying official has considered the significance of this property in relation to other properties: Local.

Applicable National Register Criteria: C

Criteria Considerations (Exceptions): N/A

Areas of Significance: ARCHITECTURE

Period(s) of Significance: 1905-c. 1930

Significant Dates: 1905

Significant Person(s): N/A

Cultural Affiliation: N/A

Architect/Builder: Unknown

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.
X See continuation sheet.

=====

9. Major Bibliographical References

=====

X See continuation sheet.

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 . # _____

Primary Location of Additional Data:

- X State historic preservation office
- Other state agency
- Federal agency
- Local government
- University
- Other -- Specify Repository: _____

=====

10. Geographical Data

=====

Acreage of Property: Less than one

UTM References:	Zone	Easting	Northing	Zone	Easting	Northing
A	<u>15</u>	<u>494460</u>	<u>3818220</u>	B	<u>15</u>	_____
C	<u>15</u>	_____	_____	D	<u>15</u>	_____

___ See continuation sheet.

Verbal Boundary Description: ___ See continuation sheet.

Part of Lot 10 in Block 109 of the Hot Springs Reservation, Garland County, Arkansas, described as follows: Commence at the northwest corner of said Lot 10; thence southeasterly along the west line of said Lot 10, 71.0 feet to the point of beginning; thence southeasterly along said west line, 184.0 feet to the northerly right-of-way of Prospect Avenue; thence northeasterly along said right-of-way, 80.0 feet; thence northwesterly, 174.0 feet to a point 62.0 feet northeasterly from the point of beginning; thence southwesterly, 62.0 feet to the point of beginning.

Boundary Justification: ___ See continuation sheet.

This boundary includes all the property historically associated with this resource.

=====

11. Form Prepared By

=====

Name/Title: Kenneth Story, Architectural Historian

Organization: Arkansas Historic Preservation Program Date: 03/29/94

Street & Number: 323 Center Street, Suite 1500 Telephone: (501) 324-9880

City or Town: Little Rock State: AR Zip: 72201

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 1

Summary

Located at 492 Prospect Avenue, the Walter Beauchamp House is a two-and-one-half storey, wood frame residence designed in the form of a building type known as a "double-decker," though it also exhibits some Colonial Revival influences. Its two-storey, rectangular front porch, extending across the full width of a rectangular floor plan and the sheer side walls of which extend straight back to the rear are the signature elements of this historic residential building type. Its Colonial Revival details include the paterae on the cornice blocks at the top of the corner trim, the Classical porch columns, and the Palladian window in the front dormer. The hipped asphalt shingle roof and weatherboarded walls rest upon a continuous brick foundation.

Elaboration

The Walter Beauchamp House is a two-and-one-half storey, wood frame residence designed in the form of a building type known as a "double-decker," though it also exhibits some Colonial Revival influences. The rectangular plan of the original building was augmented c. 1930 with a "T"-shaped projection at the rear. Two identical brick chimneys are symmetrically-placed just inside the side walls, slightly to the north of the southern or front elevation. The hipped and gable asphalt shingle roof and weatherboarded walls rest upon a continuous brick foundation.

The southern or front facade is dominated by the two-storey, front porch that extends almost the full width of the elevation. Resting upon a raised brick foundation that responds to the drop in grade toward this end of the lot, the first storey roof is supported upon three free-standing Classical wood columns that are symmetrically-placed across the front. Two pilasters support the roof at the rear of the porch. The wall beneath is fenestrated with a large single-pane window with a stationary transom to the east and an entrance to the west. The entrance is formed by a single-leaf wood door that is flanked by three-quarter sidelights and surmounted by a three-pane, stationary transom the central pane of which is wider than those that flank it. On the second storey the porch has been enclosed, but from interior structural analysis was originally constructed as an open porch and was enclosed later (c. 1930, when the rear addition was also constructed). It is now fenestrated with two symmetrically-placed groups of three one-over-one wood windows, with two more groups of two identical windows each on the side walls. It is covered with a flat roof. A central, gabled dormer in the roof above is filled with a Palladian window.

The western elevation is composed of the side wall of the original structure to the south and the end wall of the later rear "T" to the north. The rear end wall is symmetrically fenestrated and

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 2

contains two six-over-six wood windows on each floor. The southern side of the projection is fenestrated with another large window placed centrally in the first storey wall. The side wall is asymmetrically-fenestrated. The first storey contains a large, three-window grouping to the north that contains a larger central, thirty-pane stationary window flanked by a pair of one-over-one windows. A small, square window lights the wall to the south and the storey is completed by a larger, square window placed slightly higher, followed by a tall, twelve-over-one window featuring diagonal muntins in the upper sash. The second storey contains two tall one-over-one windows to the north, a central bay that contains a small window just beneath the cornice and a taller one-over-one wood window below that appears to be placed between the storeys (it lights a stairway within) and two more one-over-one wood windows to the south. A single gabled dormer, containing two six-pane windows, completes the elevation. The eastern elevation is also composed of the projecting rear section to the north and the side wall to the south. The rear section here contains two one-over-one wood windows placed against its outer walls and windows above set toward the center. The southern side of the projection is fenestrated with another large window just around the corner and a smaller window placed against the side wall above. The side wall is dominated by a central, hipped roof oriel window on the first storey that is fenestrated with three one-over-one wood windows. A smaller identical window lights the first-storey wall to the north, as does a larger identical window to the south. The second storey is fenestrated with a total of four windows, one placed directly over the southernmost window below and another placed above the oriel, with the last two placed asymmetrically in the wall to the north. The last of these windows is significantly smaller than the other three. A single gabled dormer, containing two six-pane windows, completes the elevation.

The northern elevation (the rear wall of the later addition) is accessed via two separate single-leaf entrances and asymmetrically-fenestrated. The entrance to the west is surmounted by a transom, surrounded by a simple molding of Colonial influence and flanked on the west by a group of two small, square windows. The eastern entrance features no transom (though it appears that an original transom could have been removed and the opening covered with weatherboard) and is sheltered by a shallow gable roof supported upon simple wood brackets. A large six-over-six wood window placed against the eastern wall finishes this storey. The second storey contains a group of two small windows toward the east, two more larger separate wood windows toward the center, and another group of three small windows to the west. This rear section is covered with a combination gable/shed roof, with the gable roof covering the western two-thirds and the shed roof the eastern third.

Significant exterior details are limited to the Colonial Revival details, most of which are concentrated on or around the front porch. Of particular note are the Classical corner pilasters that frame the elevation, and each of which sits upon a base, features a fluted shaft, and

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 3

terminates in a capital molding that is ornamented with a central paterae; the round Classical columns and the Classical pilasters that support the front porch; and the large Palladian window that lights the central dormer on the southern elevation. The arch of its central window is also ornamented with a decorative keystone.

The interior retains virtually all of its original defining features. In addition to the elaborate, stained oak staircase with its turned balustrade and panelled newel posts, the interior retains its oak doorways, complete with wood surround and blind transom, not to mention five-panelled door, oak fireplace mantels and overmantels, and panelled window seats. The on-going restoration includes the preservation of all these features, with the only demolition being the replacement of the original plaster (which was heavily deteriorated) with drywall.

The alterations of note are limited to the c. 1930 rear addition and enclosure of the second story of the front porch. The Walter Beauchamp House is in good condition.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 1

Summary

Criterion C, local significance

The Walter Beauchamp House, constructed in 1905 (with historic alterations dating from c. 1930), is eligible under Criterion C with local significance by virtue of its status as one of the few known examples of an historic residential building type known as a "Double-Decker." Found in abundance in such industrial northern cities as Boston and Chicago, this type became popular there around the turn of the century as urban, multi-unit tenant housing. The identical porches on both the first and second storeys, facing the street, provided residents of each flat with their own porch. However, given that Arkansas's cities tended not to experience the same density of urban population, this housing type did not become as popular here. Its construction on this relatively spacious lot -- the dimensions of which are typical of the surrounding historic residential lots -- renders its narrow, axial floor plan unnecessary, and thus its choice inexplicable; nevertheless, it remains unusual, even rare.

Elaboration

The reputation of Hot Springs as a resort town was well established even before the Civil War due to the widespread belief that the hot springs contained medicinal qualities. The first crude bathhouses were constructed in 1830 and proved so popular that two years later the United States Government set aside four sections of land around the springs as a reservation to prevent commercial exploitation. Because of this natural resource, Hot Springs experienced relatively steady growth, and during the nineteenth century slowly transformed from a small, primitive village into a modern pleasure resort. This growth was greatly facilitated in 1875 with the completion of a narrow-gauge railroad from Malvern known as the "Diamond Jo" after its financier, Joseph "Diamond Jo" Reynolds, a prominent Chicago businessman of that era.

Hot Springs continued to grow into the twentieth century as various residential neighborhoods expanded out from Central Avenue, the north-south artery that runs through the heart of the historic downtown. The northern side of Prospect Avenue, running in a southwesterly direction along the southern slope of West Mountain, provided particularly attractive house lots, as the rear property line abutted the boundary of Hot Springs National Park and the front of the lot enjoyed a virtually uninterrupted view of the southern reaches of the Ouachita Mountains.

It was in 1905, on the spacious lot at the northeast corner of Prospect Avenue and Hawthorne Lane, that Walter Beauchamp, a conductor for the Chicago, Rock Island and Pacific Railroad (which purchased the old "Diamond Jo" line -- running from Hot Springs southeasterly to its intersection at Malvern with the St. Louis, Iron Mountain and Southern Railroad -- from the

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 2

Choctaw, Oklahoma & Gulf Railroad in April of 1902), erected this residence for himself and his family. Unfortunately, no other information has survived about either the architect/builder of this structure, or about Walter Beauchamp. It is unfortunate chiefly because of the uniqueness of this design considered within the context of the historic fabric of Hot Springs and the fact that virtually nothing else like it exists or has been known to exist in the entire city. This particular house type, known as a "double-decker" (three-storey versions called "triple-deckers" were as common) was a popular multi-unit, high density residential form in several eastern cities during this period, as its vertical organization of separate apartments, or "flats," allowed real estate developers the maximum return on their investment from small, congested urban lots while meeting the expanding housing needs caused by the influx of foreign immigrants. However, given the consistent abundance of available property for settlement, such congestion virtually never attended real estate development in Arkansas during any historic era, even within its cities. Thus the selection of this residential type, particularly in a single-family version, is unnecessary.

Yet its identity is unmistakable. Its two-storey, rectangular front porch, extending across the full width of a rectangular floor plan the sheer side walls of which extend straight back to the rear are the signature elements of this historic residential building type. The existence of Colonial Revival details, including the paterae on the cornice blocks at the top of the corner trim, the Classical porch columns, and the Palladian window in the front dormer were common embellishments for such designs. The most likely explanation is that either the architect/builder or Beauchamp himself brought the idea for this design from one of the cities in which this particular type was popular, such as Chicago or Boston. Regardless of such speculation, it is certain that the Walter Beauchamp House remains the only known example of this uncommon residential building type in Hot Springs.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 9 Page 1

Bibliography

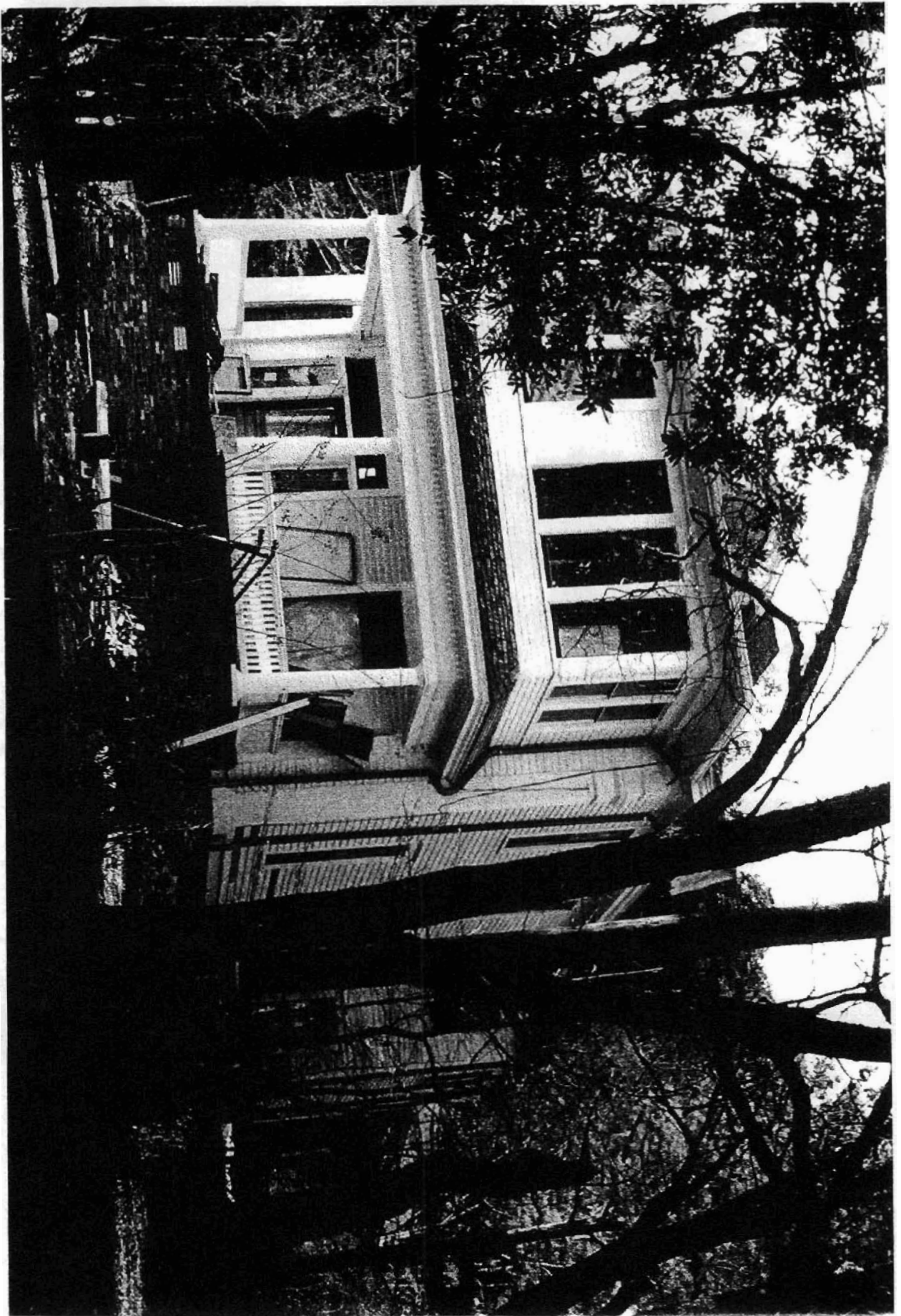
Brown, Dee, *The American Spa, Hot Springs, Arkansas*, (Little Rock: 1982).

Historic materials provided by Jeanette and Bob Fulmer, Owners.

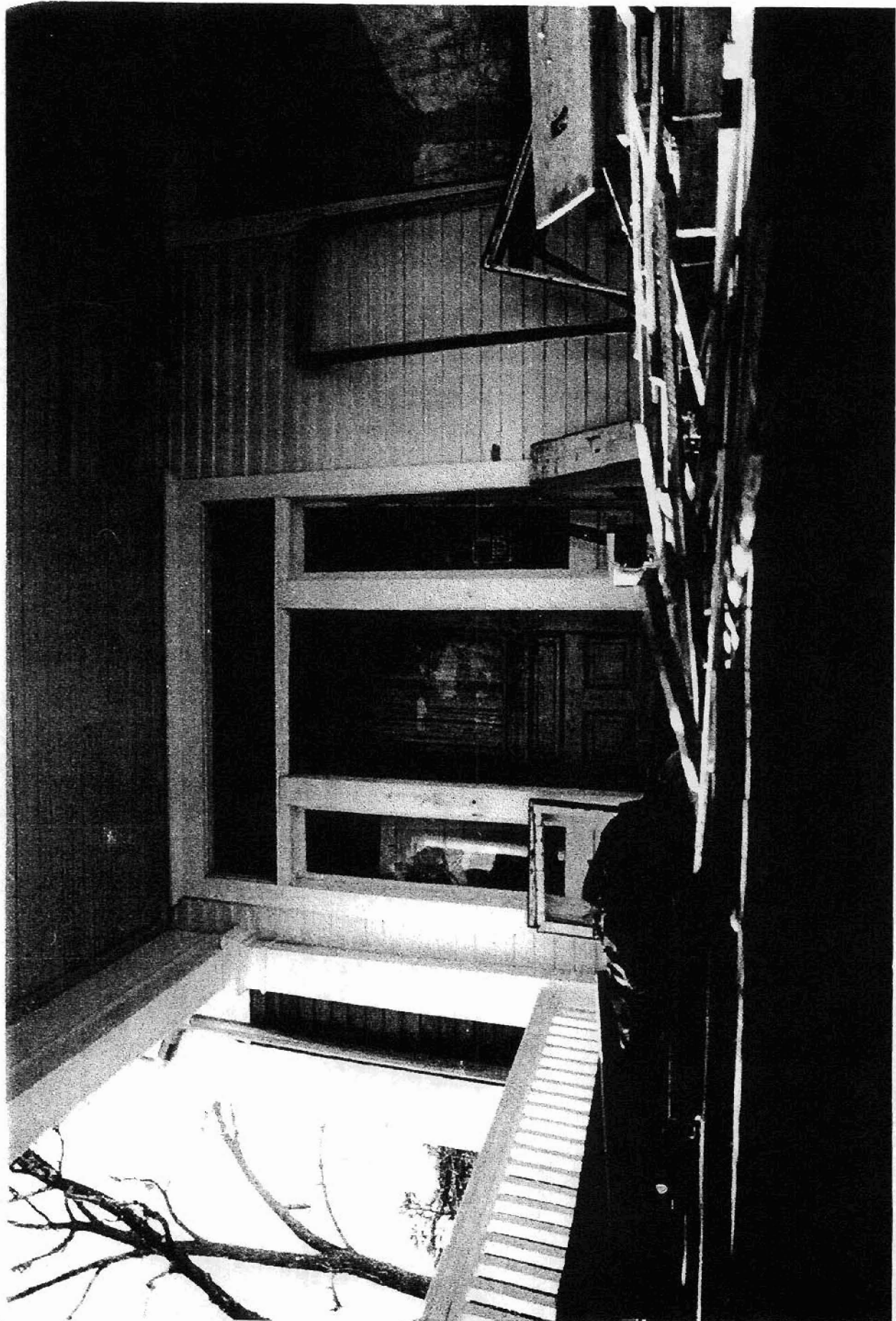
Hull, Clifton, *Short Line Railroads of Arkansas*, (Norman, Oklahoma: 1969).



WALTER BEAUCHAMP HOUSE
HOT SPRINGS, GUYLAND CO., ARKANSAS
PHOTOGRAPHED BY R. Z. ZIMMER
FEBRUARY, 1934
NEGATIVE ON FILE AT AHPP
VIEW FROM EAST



Walter Brauchamp House
Hot Springs, Garland Co., Arkansas
Photographed by P. Zollner
February 1994
Negative on file at AHPP
View From East



Walter Beauchamp House

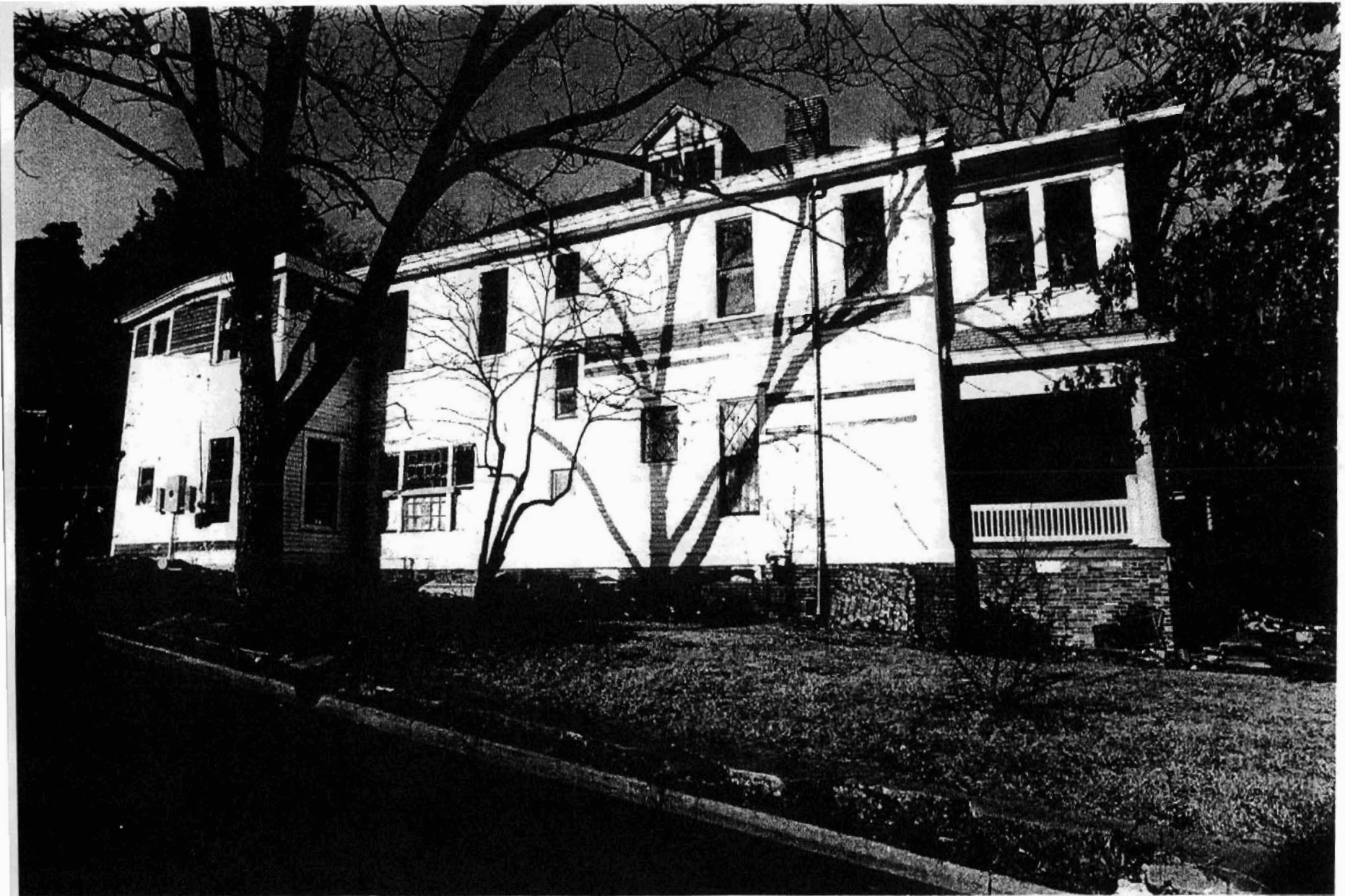
Hot Springs, Garland Co., Arkansas

Photographed by P. Zellner

February 1994

Negative on file at AHPP

View From East

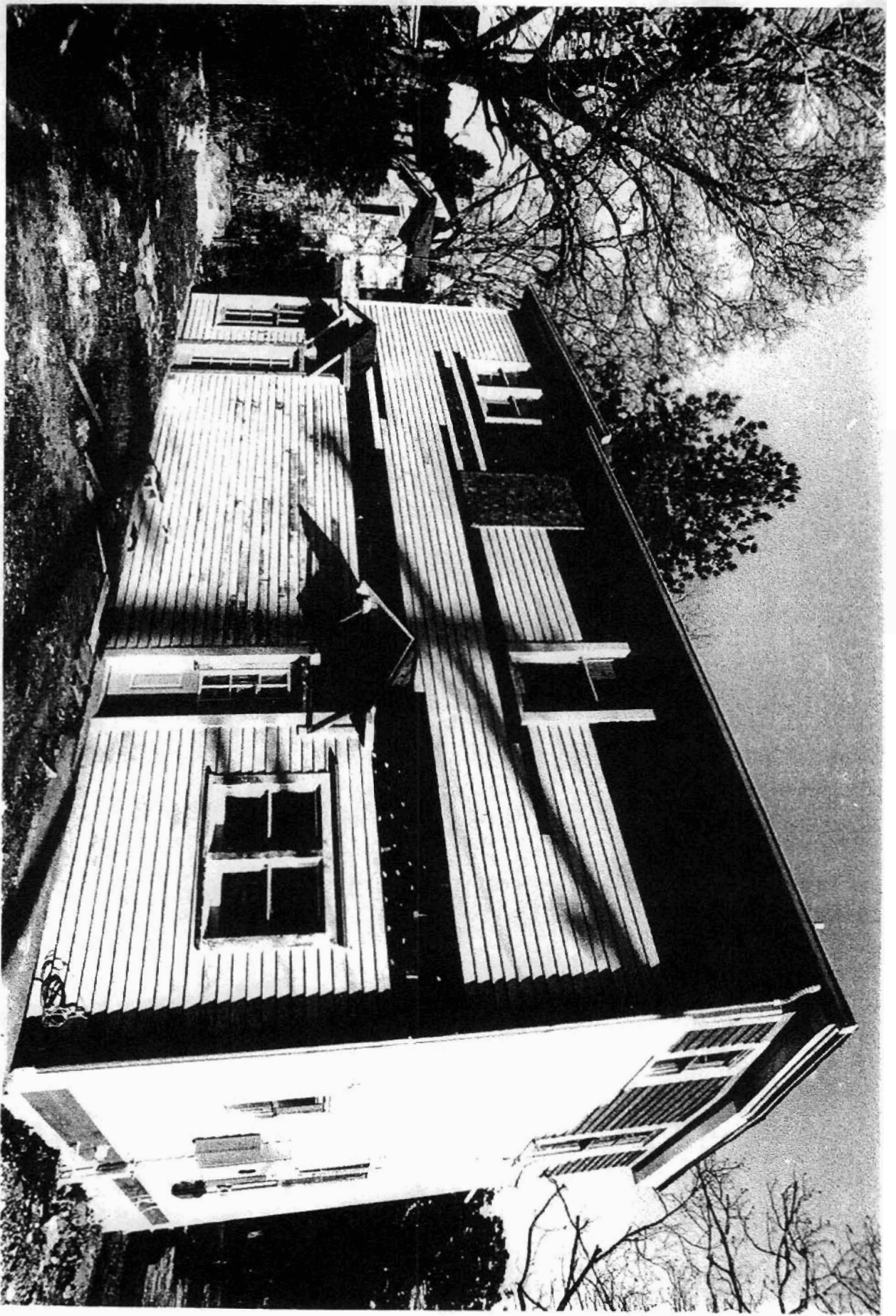


Walter Beauchamp House
Hot Springs, Garland Co., Arkansas
Photographed by P. Zollner

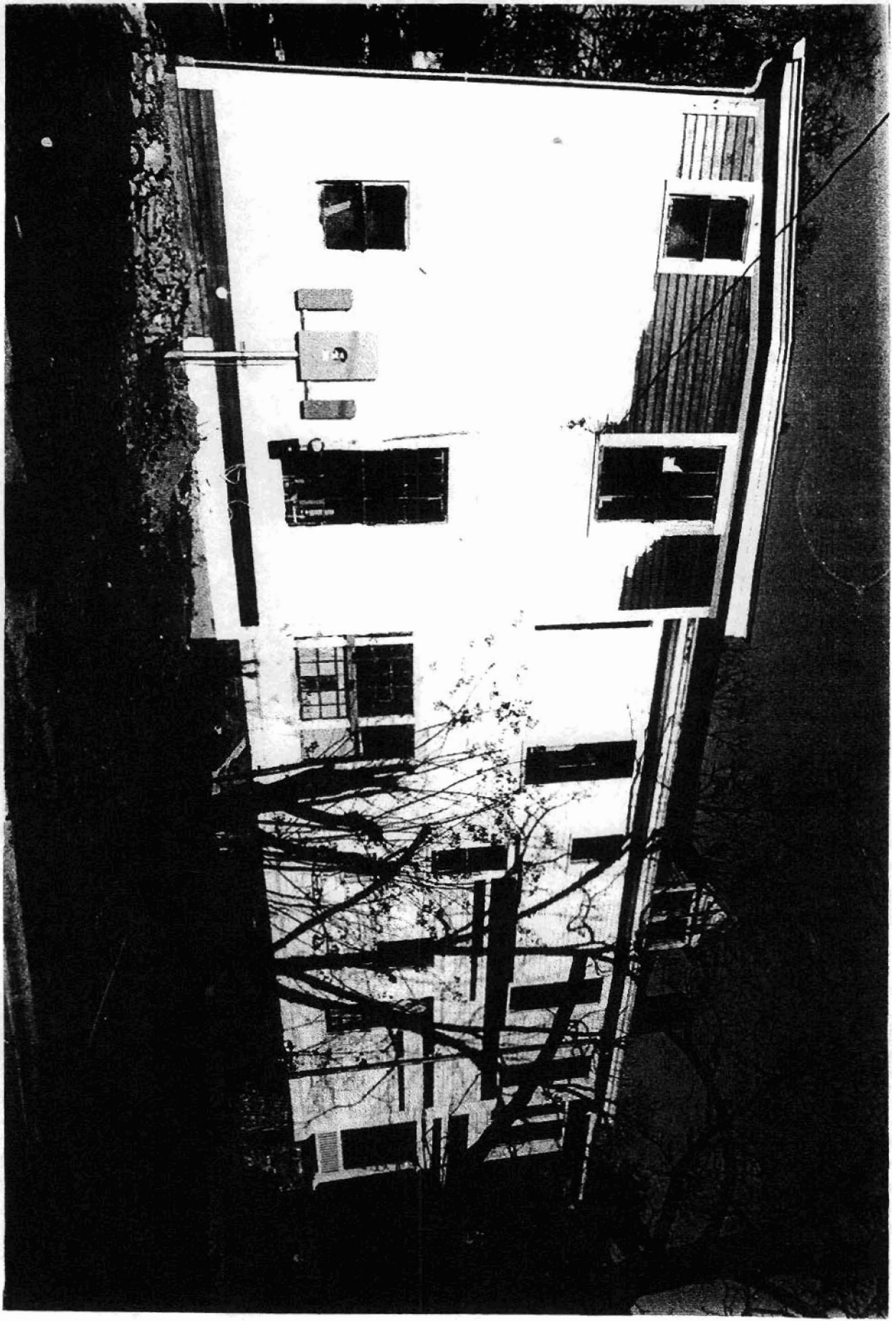
February 1994

Negative on file at AHPP

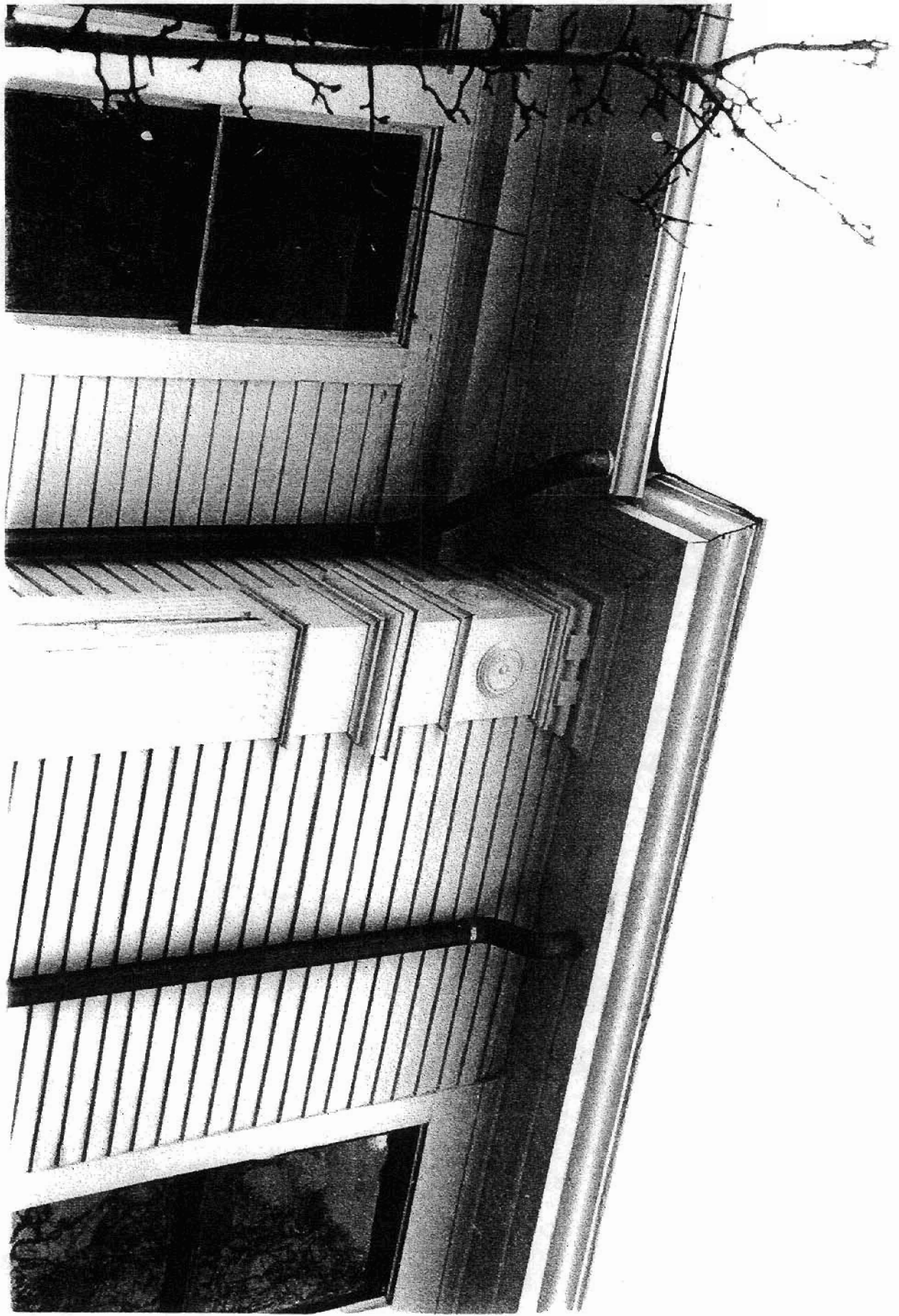
1/15/00 From VOUTA



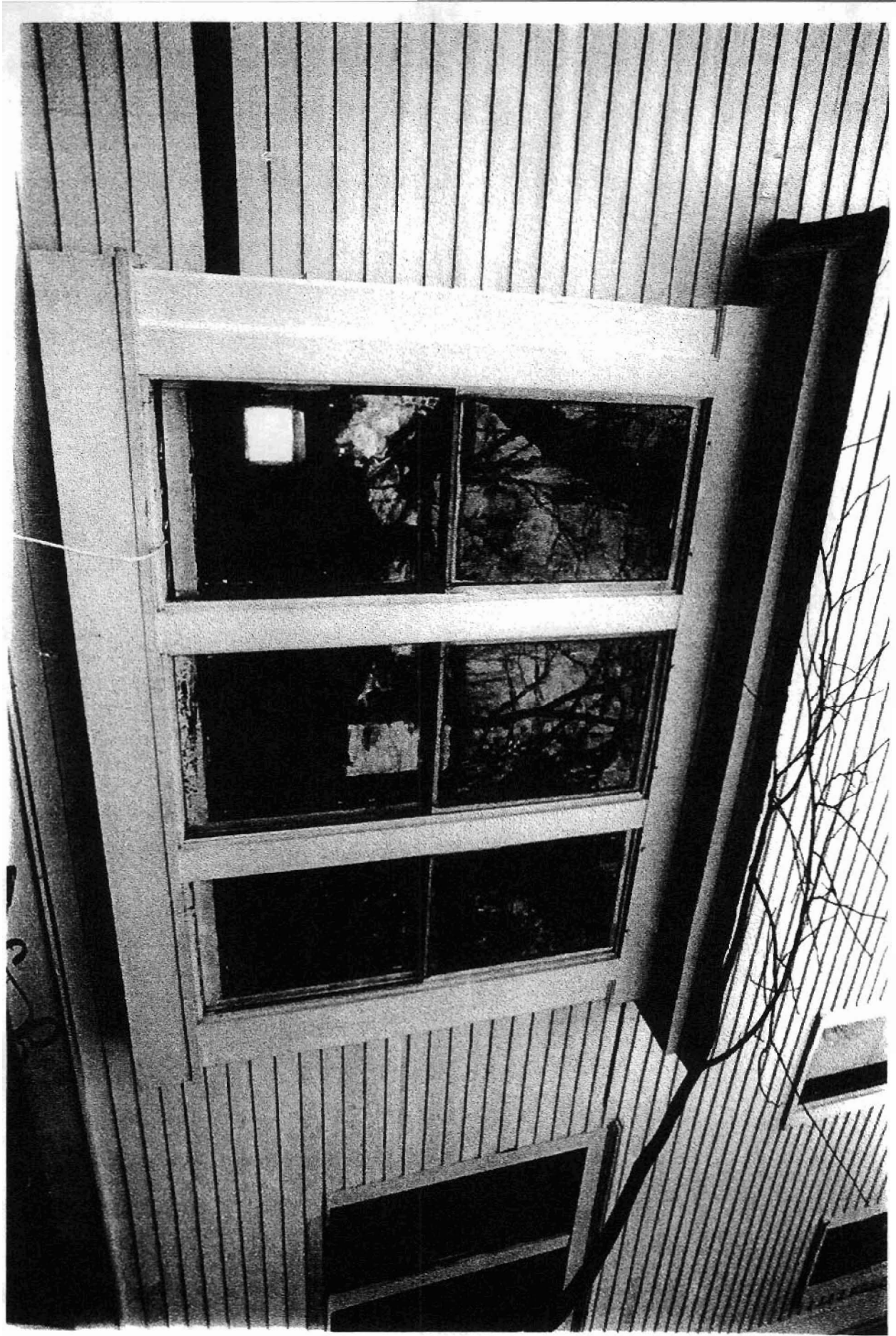
Walter Beauchamp House
Hot Springs, Garland Co., Arkansas
Photographed by P. Zollner
February 1994
Negative on file at AHPP
VIEW FROM WEST



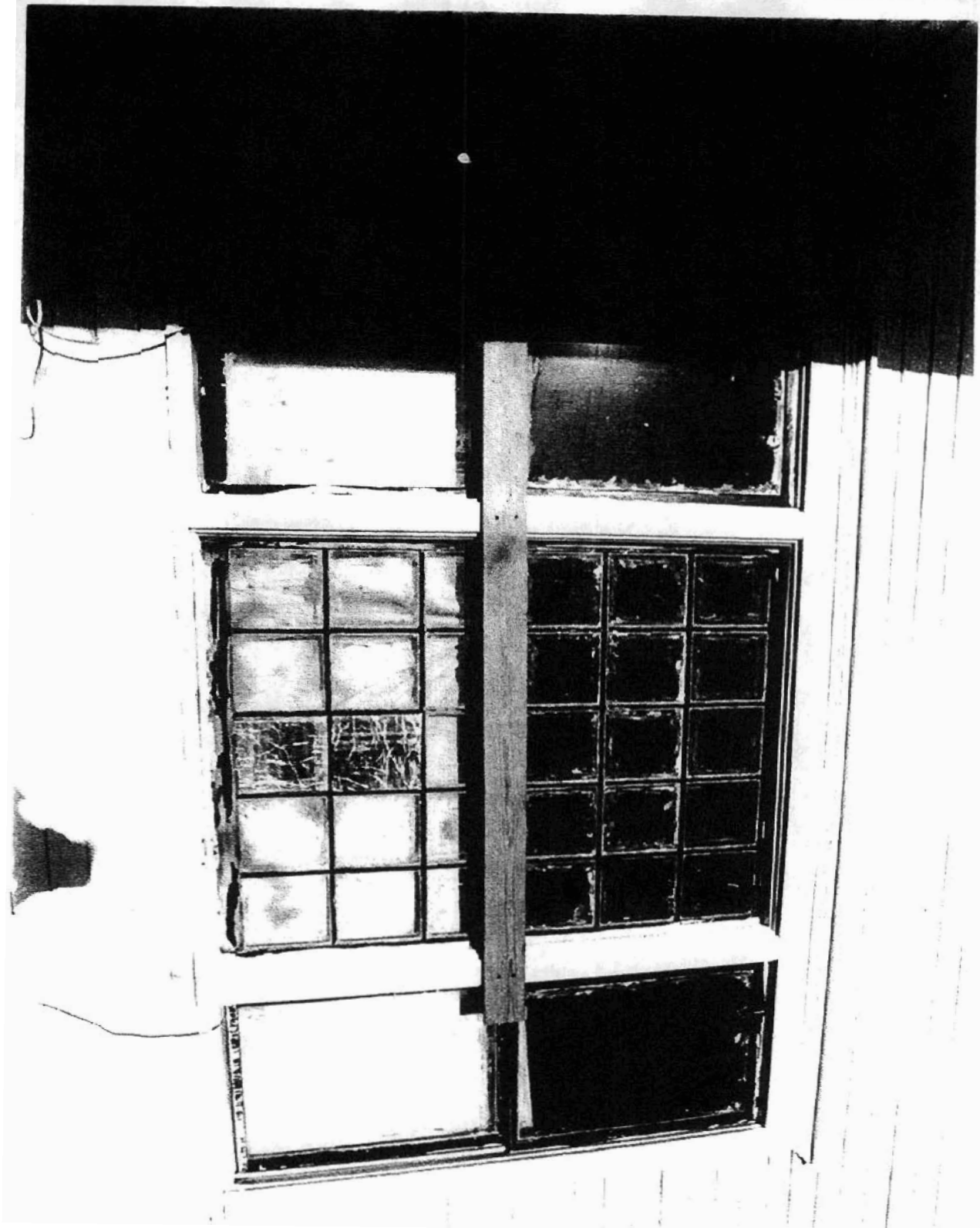
Walter Beauchamp House
Hot Springs, Garland Co., Arkansas
Photographed by P. Zollner
February 1994
Negative on file at AHPP
VIEW FROM SOUTHWEST



Walter Beauchamp House
Hot Springs, Garland Co., Arkansas
Photographed by P. Zollner
February 1944
Negative on file at AHPP
Cornice Decoration Detail



Walter Beauchamp House
Hot Springs, Garland Co., Arkansas
Photographed by P. Zollner
February 1994
Negatives on file at NHPP
Bay window Detail



Walter Beauchamp House
Hot Springs, Garland Co., Arkansas
Photographed by P. Zollner
February 1994
Negative on file at AHPP
View of window detail



Walter Beauchamp House
Hot Springs, Garland Co., Arkansas
Photographed by P. Zollner
February 1994
Negative on file at AHPP
Window Detail