

NR LISTED

MAR 31 2000

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

AHPP

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1. Name of Property

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Historic Name: Joplin, Peter, Commercial Block (preferred)

Other Name/Site Number: GA0474

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2. Location

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Street & Number: 426 - 432 Ouachita Ave.

Not for Publication: N/A

City/Town: Hot Springs

Vicinity: N/A

State: AR County: Garland Code: AR051 Zip Code: 71901

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3. Classification

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Ownership of Property: Private

Category of Property: Building

Number of Resources within Property:

Contributing	Noncontributing	
<u>1</u>	_____	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
<u>1</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

Joplin, Peter, Commercial Block
Name of Property

Garland County, AR
County and State

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4. State/Federal Agency Certification
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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.

Clark H. Satter
Signature of certifying official

2-22-00
Date

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

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5. National Park Service Certification
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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

Joplin, Peter, Commercial Block
Name of Property

Garland County, AR
County and State

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6. Function or Use
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Historic: Commerce Sub: specialty store

Current : Commerce Sub: restaurant
Vacant

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7. Description
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Architectural Classification:

Early 20th Century American
Commercial style

Materials: foundation N/A roof N/A
walls brick other metal cornice
Cast Iron columns

Describe present and historic physical appearance:

SUMMARY

The Peter Joplin Commercial Building is currently undergoing renovation to remove a 1973 storefront remodeling in which limestone tiles covered the Ouachita Avenue facade from the ground level to a height of twelve feet. The building occupies a corner lot and originally had a corner entrance with a face brick facade on Ouachita Avenue that wrapped the corner facing the side street (Hawthorne) before reverting to common brick for the balance of the minor facade. The main facade is further defined by a continuous metal cornice over raised brick Tudor brackets at the windows. The parapet is raised to accentuate the corners and center, lending a symmetry to the original facade which featured an off-center stair and corner entry. The Ouachita Avenue facade is a classic turn-of-the-century commercial storefront, featuring cast iron columns (including a round corner entry column) and transom windows, all currently concealed by the 1973 renovation.

Joplin, Peter, Commercial Block
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Garland County, AR
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Metal sash windows have replaced the original wood windows at an unknown date, possibly after the great fire of 1913.

ELABORATION

See attached continuation sheets.

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8. Statement of Significance

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

Applicable National Register Criteria: Criterion A
Criterion C

Criteria Considerations (Exceptions): N/A

Areas of Significance: Criterion A: Event
Criterion C: Architecture

Period(s) of Significance: 1913 - 1938

Significant Dates: 1913 - 1938

Significant Person(s): _____

Cultural Affiliation: N/A

Architect/Builder: N/A

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above:

This property was originally held by Peter Green, one of the original white settlers of the Hot Springs area. He had purchased land in the Hot Springs area (and north, purchasing Mountain Valley Springs as early as 1872). Mr. Green was grantee to most of the land in the current courthouse area. In 1901, Peter Joplin purchased this tract and the current building was constructed on it in 1905, after the great fire which destroyed forty blocks, including the courthouse. This is evidenced by a \$1,000.00 materialman's lien filed 12/16/05 by a decorating company. It is unknown if any structure existed on this site prior to 1905, but early photographs show many wood

Joplin, Peter, Commercial Block
Name of Property

Garland County, AR
County and State

same structures in this vicinity which were all devastated by the 1905 fire. Mr. Joplin lived behind this building as did his son, Thell, who took possession of the building and continued to live there after his father's death. In 1913, another, even larger fire consumed over sixty blocks of structures in this area. This fire started on September 5, "Black Friday", and devoured many of the buildings that had escaped the 1905 fire. The recently rebuilt courthouse was gutted. A map showed this property to be in the very center of the districts ravaged by this disastrous fire. Charred joists show that this building has withstood fire at least twice, in 1913 and again in 1973. The 1973 fire started when sparks from the Sam Smith Furniture Store in this block created a blaze that consumed the Moody Hotel (rebuilt from the 1913 fire). The Peter Joplin Building suffered smoke and equipment damage while the building next door, the Sam Smith Furniture Store, was torn down. After the fire, this building was left as one of only very few to survive in these districts.

In this several block area where the heart of Garland County's legal business occurred, there are only a handful of buildings that have survived from the early decades of the century. The fire of 1905 destroyed forty square blocks, which included the residences of more than two thousand inhabitants, three hotels, two churches, the courthouse and jail. The fire of 1913 devoured many buildings that had escaped the 1905 fire and left to ruin a thousand buildings, sixty square blocks, with over 2,500 homeless. Many new buildings such as the Iron Mountain Railroad depot, the Park Hotel, the high school, and again, the courthouse were devastated. The two fires of 1905 and 1913 hampered commercial development in this area, a condition exacerbated by the coming of the depression and from which recovery did not occur until the mid-to-late 1930s. The Peter Joplin Building, located catty-cornered from the courthouse, has contained a mixture of commercial businesses. It started as a hotel and later the ground floor hosted Hot Springs' first automobile sales (Ford), while the hotel moved upstairs. Later uses include the Community Drug Store, Paton Meat Market, Miller Cigar Store, a grocery store, some offices, a Western Auto, Lambert Shoe Repair, and a lunch counter.

The Peter Joplin Building has significance connected with an event, the "Black Friday" fire of 1913, by virtue of being one of the few buildings on Ouachita Avenue and the entire southern commercial district to have survived that fire. It has further significance as one of the only remaining examples of early 20th century, particularly the first decade of the 20th century, American commercial style of architecture in the surrounding area.

Joplin, Peter, Commercial Block
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County and State

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9. Major Bibliographical References

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Brown, Dee. The American Spa; Rose Publishing Company, 1982.
The Record of Hot Springs Garland County Historical Society, Vol. 28,
1987.

Scully, Francis J. Hot Springs Arkansas and Hot Springs Arkansas
National Park; Pioneer Press, 1966.

The Sentinel-Record. Hot Springs, Arkansas. Sunday, September 9, 1913.
Oral Interview with Fire Chief Arval Sanders, Hot Springs Fire
Department, 10/98.

Oral Interview with Jack Lambert, building caretaker 1955-1990, 6/99.

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:

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

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10. Geographical Data

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Acreage of Property: .14 acres

UTM References: Zone Easting Northing Zone Easting Northing

A	<u>15</u>	<u>494640</u>	<u>3818130</u>	B	_____	_____	_____
C	_____	_____	_____	D	_____	_____	_____

Joplin, Peter, Commercial Block
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Verbal Boundary Description:

Part of Lot 3 in Block 103 of the Hot Springs Reservation, Garland County, Arkansas. Described as follows: Begin at the intersection of the Northwestern R/W of Ouachita Avenue and the Northeastern R/W of Hawthorne Street; thence N 43 deg 20 min 43 sec W along said northeasterly R/W, 87.00 ft.; thence N 46 deg 52 min 18 sec E parallel with the northwesterly R/W of Ouachita Avenue, 70.00 ft.; thence S 43 deg 20 min 43 sec E, 87.00 ft. To said northwesterly R/W; thence S 46 deg 52 min 18 sec W along said R/W 70.00 ft to the point of beginning.

Boundary Justification: This boundary contains all the property historically associated with the building that retains its historic integrity.

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1. Form Prepared By

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Name/Title: Anthony Taylor, Architect

Organization: Taylor/Kempkes, Architects Date: October 19, 1998

Street & Number: 210 Central Ave., Ste. 2A Telephone: (501) 624-5679

City or Town: Hot Springs State: AR ZIP: 71901

CONTINUATION SHEET

7. Description

Elaboration

Front or East Facade

Limestone facing over the original cast iron columns now covers the street level of the front facade. Full plate glass windows modulate the three storefronts facing Ouachita Avenue while a curved metal awning accentuates the corner space. The three storefronts each contain a centrally placed full glass aluminum storefront door. The corner storefront is constructed of bronze aluminum storefront placed approximately eight inches outside the face of the wall plane. Twenty light industrial metal sash windows with a four light operating hopper window in the center fill the five openings in the face brick second story facade. The openings themselves are bracketed by brick tudor arches and a metal cornice runs the length of the facade. Ventilation openings with cast iron grilles are centered over each window opening. The parapet is raised at the corners and the center with curved transitions to the common parapet level.

Street Side or South Facade

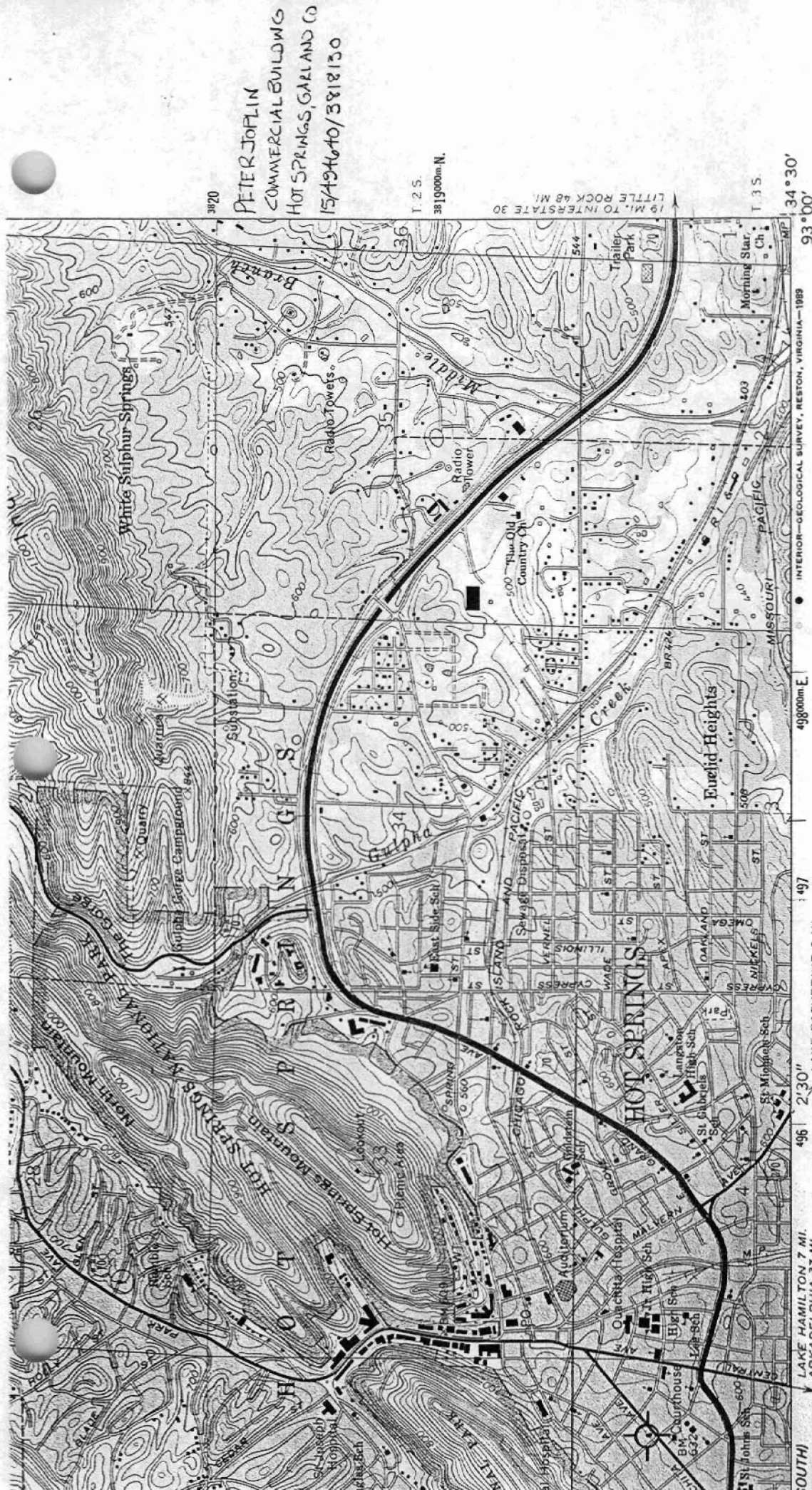
The curved metal awning, storefront glass and face brick facade of the main facade continues around the corner to the street side facade for about twenty feet. At that point the face brick and front parapet detail are discontinued and a common brick facade and clay tile coping begin. The five window openings are identical in size to the front facade, but only the opening in the front twenty feet of face brick contains the tudor bracket. The continuous metal cornice also stops at the end of the face brick facade. A doorway to an upstairs entrance with a metal door and frame is located towards the rear (west) end of the facade. A rear exit door from the corner space is also located at this end. Four square window openings in the common brick wall at the former storefront transom height are infilled with plywood.

Rear or West Facade

The lower portion of the rear facade is plaster over common brick with irregularly spaced window openings, two of which have been infilled with masonry. A metal exit stair from the second floor crosses in front of one infilled window. Two exit doors from the ground floor open into the existing alley. The doors are full glass wood frame. The upper portion of the facade is exposed common brick with a header bonding course every seventh brick vertically. Scuppers with leader boxes and six inch round downspouts are at each end of the facade. The clay tile parapet coping is interrupted at four locations with brick flue extensions.

Party Wall or North Facade

The plastered north facade was once a party wall of common brick. Masonry infilled window openings on the second floor are exposed on the interior, revealing that the adjacent building (now demolished) was one story tall. The clay coping tile parapet contains several brick flue extensions.



PETER JOPLIN
 COMMERCIAL BUILDINGS
 HOT SPRINGS, GARLAND CO
 15/494640/3818130



T. 2 S.
 3819000m N.

19 MI. TO INTERSTATE 30
 LITTLE ROCK 48 MI.

T. 3 S.
 34° 30'
 93° 00'

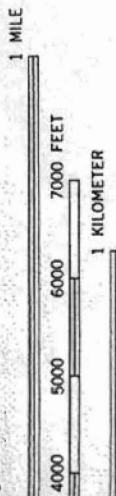
LAKE CATHERINE
 7452 IV NW

ROAD CLASSIFICATION

- Heavy-duty —————
- Medium-duty - - - - -
- Light-duty _____
- Unimproved dirt
- U.S. Route 
- State Route 



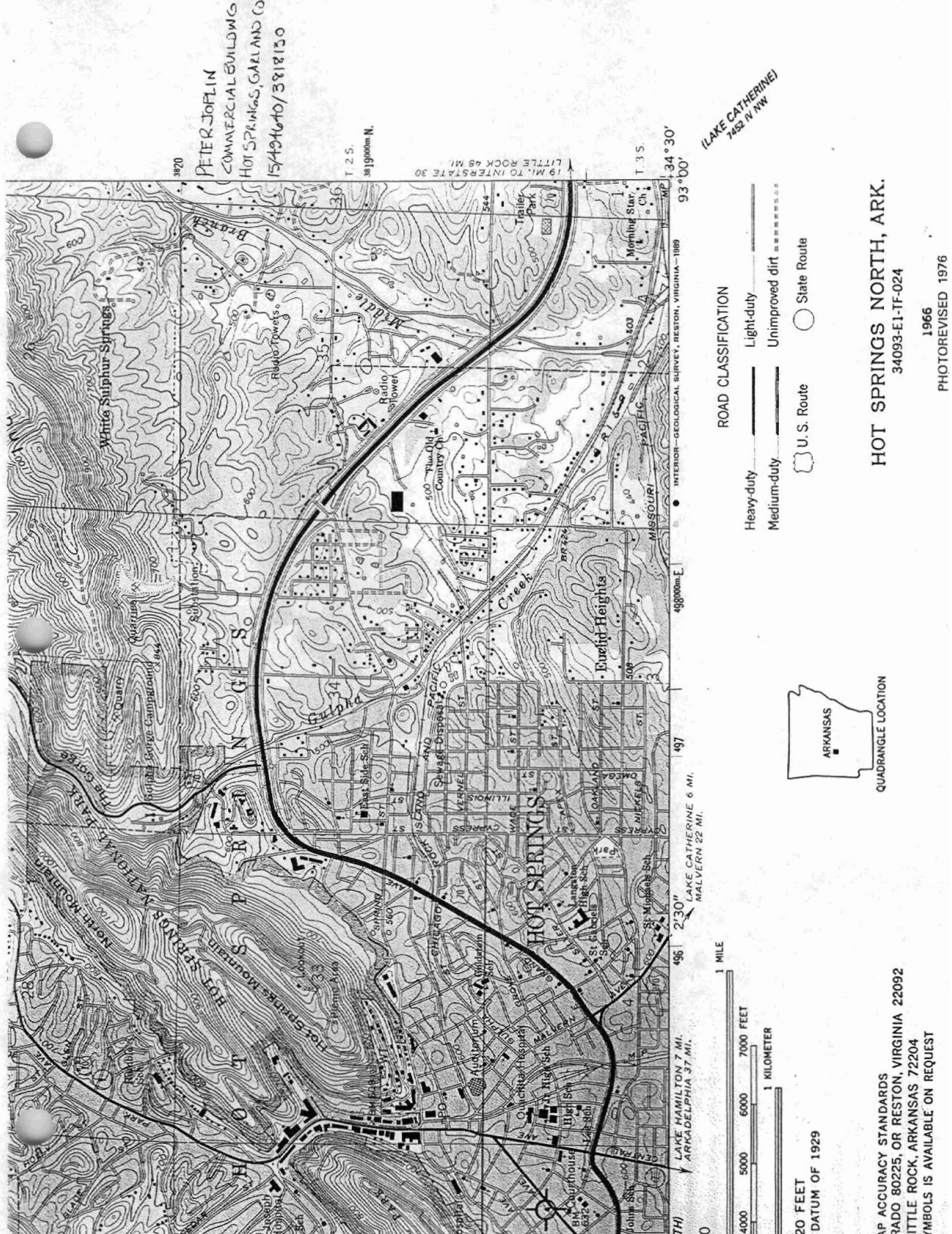
QUADRANGLE LOCATION



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

HOT SPRINGS NORTH, ARK.
 34093-E1-TF-024

1966
 PHOTOREVISED 1976



1970
 PETER JOFLIN
 COMMERCIAL BUILDINGS
 HOT SPRINGS, GARLAND CO
 15494640/3818130

T. 2 S.
 38 19000m N.
 19 M. TO INTERSTATE 30
 LITTLE ROCK 48 MI.

T. 3 S.
 34° 30'
 93° 00'

496 2'30" LAKE HAMILTON 7 MI.
 LAKE CATHERINE 6 MI.
 MALVERN 22 MI.

497
 498000m E

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 4000 5000 6000 7000 FEET
 1 KILOMETER

ROAD CLASSIFICATION
 Heavy-duty ————— Light-duty —————
 Medium-duty ————— Unimproved dirt —————
 U.S. Route State Route

QUADRANGLE LOCATION

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

AL DATUM OF 1929

1966
 PHOTO REVISÉ 1976

LAKE CATHERINE (LAKE CATHERINE)
 7452 N. W.W.

HOT SPRINGS NORTH, ARK.
 34093-E1-TF-024

