

Sept. 22, '89 OMB No. 1024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in Guidelines for Completing National Register Forms (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Ward-Jackson House
other names/site number _____

2. Location

street & number 122 N. Louisiana not for publication N/A
city, town Hope vicinity N/A
state Arkansas code AR county Hempstead code 057 zip code 71801

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>1</u>	_____ buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	_____	_____ sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	_____	_____ structures
	<input type="checkbox"/> object	_____	_____ objects
		<u>1</u>	_____ Total

Name of related multiple property listing: N/A
Number of contributing resources previously listed in the National Register N/A

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this 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 meets does not meet the National Register criteria. See continuation sheet.

Cathy Buford 8-11-89
Signature of certifying official 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 the Keeper

Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)
Domestic: single dwelling

Current Functions (enter categories from instructions)
Domestic: single dwelling

7. Description

Architectural Classification
(enter categories from instructions)

Materials (enter categories from instructions)

Other: Folk Victorian
Queen Anne Influences

foundation brick
walls wood: weatherboard
wood: shake
roof asphalt
other _____

Describe present and historic physical appearance.

8. Statement of Significance

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

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from Instructions)

Architecture

Period of Significance

1893-1903

Significant Dates

1893

1903

Cultural Affiliation

European

Significant Person

N/A

Architect/Builder

N/A

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

See continuation sheet

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National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 1Ward-Jackson House
Hope, Hempstead County
c. 1903

Summary. The Ward-Jackson House can be described as a Folk Victorian House with secondary Gothic Revival and Queen Anne influences. It is located at 122 North Louisiana Street and Avenue B (corner lot) in Hope, Arkansas. The house is one-story high with a finished attic over the 1893 addition to the east. Its compound plan terminates at the rear (west elevation) in an ell that opens onto a patio. It has a brick foundation and its wall-cladding material is horizontal clapboard over frame with decorative fish-scale wood shingle used as an accent on the dormers and pediments. The roof is symmetrical on the north and south elevations, with matching centered gables. The cross-gabled roof is covered with composition shingle and is moderately pitched, typical of Gothic Revival, Folk Victorian and Queen Anne styles.

Elaboration. The original two-room house extended one unit deep to the south and to the west in a linear, side-gable, one-story, hall-and-parlor plan. While no evidence has been discovered to prove the actual construction date of the original rooms of this house, its design and plan suggest a construction date of c. 1890. The house changed with the demands of its owners, including its partitioning into two apartments in 1945. In 1987, the house was rehabilitated to return it to a single-family dwelling, which simulated its former period of significance, yet modernized it to meet the needs of the present owner.

The front elevation today faces east and has a partial (inset-on-ell), dropped-shed roof covering a half-width porch that extends from a front-gable atop the added east wing over the southeast half of the east elevation. This front-gable form is matched by another that extends beyond the porch on the northeast half of the east elevation. These triangular, pedimented gables are Gothic Revival in style but have Queen Anne fish-scale cladding that is repeated on the gabled roof dormer between the twin front-gable roof forms. The pediment of the front-gable on the northeast half of the east facade has a round, flora-motif gable ornament. The decorative eaves are painted a contrasting color in typical Queen Anne fashion. All trim is painted in a color best described as "mushroom," which contrasts with the almost salmon color of the exterior walls of the house. Decorative frieze boards offset the triangular pediment over three, two-over-two, double-hung windows (typical of Gothic Revival style) to complete the protruding bay next to the porch. The porch is supported by three turned spindles with a matching balustrade that encloses the wood floor of the porch and terminates at the bottom of the steps. An Eastlake spindlework frieze also spans the distance between each porch support. The front door is paneled with one window and a single-pane transom of equal width, finished naturally and surrounded by flat molding (also painted to contrast). There are two, two-over-two, double-hung windows on the southeast half of the porch, to the left of the front

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Ward-Jackson House - Hope, Hempstead County, Arkansas - Description

door. One, two-over-two, double-hung window also flanks the front door and is set into the wall that terminates the front porch at the bay windows on the east facade.

The north facade has a centered cross-gable of moderate pitch, typical of the Gothic Revival and Queen Anne styles. A gabled dormer breaks the roof line of the north elevation to the east of the centered cross-gable. It matches the dormers on the east and west facades. The facade of this elevation is devoid of ornament except for the round gable ornament and contrasting trim around the windows and exterior door. Nine windows (seven of which are two-over-two, double-hung and two of which are single-pane, stationary windows) are spaced in an asymmetrical pattern in the facade wall. A small shed-roof porch extends from the middle of the cross-gable on the north facade to just beyond the termination of the gable, further emphasizing the asymmetry of this elevation.

The west (rear) elevation is symmetrical with the east elevation and the roof line terminating in a gable-end. There is one exterior door that leads to a wood-enclosed patio/deck and opens from under a shed-roof porch attached to the ell of the west elevation (northwest exterior wall). A gable dormer overlooks the back entrance, and the roof line of both wings of the ell can be seen from the dormer window.

The south elevation is unornamented. Four windows are spaced symmetrically in the wall of this facade in a pattern of one window to the west, a set of two windows in the middle (under the cross-gable) and one window to the east. All are two-over-two, double-hung.

The interior has been sensitively rehabilitated. Most of the fixtures and woodwork (except in the kitchen) dating to the period of significance were retained in the rehabilitation of the building. The floors are hardwood. The house opens into a central hall between two parlors, with a door at either end of the hall. The ceilings are 12-feet high, although the 1945 alterations called for ceilings to be lowered to 10 feet. The original doors and hardware are extant.

The bathrooms have been tastefully modernized, retaining as many original decorative features as possible. Victorian facsimile fixtures were used in rehabilitation.

Special attention was given to the placement of shrubbery around the porches and patio. A vertical-board patio enclosure was added to the rear elevation for privacy. The original concrete wall that separated the corner property from the street and rail lines is extant and in good repair. Brick walkways were laid along the north side of the house to connect the entrances.

This house is a fine example of transitional style architecture dating to its period of significance.

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Ward-Jackson House
Hope, Hempstead County
c. 1903

Summary: Local - Criterion C. The Ward-Jackson House is nominated for inclusion in the National Register of Historic Places under Criterion C because it is a significant example of a Folk Victorian style residence in Hope, Arkansas. Hope has four properties listed in the vicinity of a potential historic district that could include the courthouse, city hall and downtown shopping area, as well as several other private residences. Hempstead County, identified most readily for its association with the Confederate State Capitol historic district in Old Washington, has few listings county-wide and few as sensitively rehabilitated as the Ward-Jackson House.

elaboration. Early railroads are responsible for the spread of Folk Victorian houses throughout the country. Because of the developing network of rail transportation systems, heavy woodworking equipment reached many trade centers from which inexpensive decorative building materials were produced and distributed (McAlester, p. 310). In the Centennial History of Hope, edited by Harry W. Shiver in 1974, the earliest rail lines were described in the following: "We have indeed come far from that one train a day on the old Cairo & Fulton or St. Louis, Iron Mountain & Southern, to the splendid Missouri Pacific, Louisiana and Arkansas and the Frisco, putting through our city 18 luxuriously equipped air-conditioned passenger trains per day, not to mention the adequate freight service connected with each of the roads." (Shiver, p. 65)

While most Folk Victorian houses have some spindlework details, they are differentiated from Queen Anne examples because of symmetrical facades and untextured walls. In general, identifying features of Folk Victorian houses (c. 1870-1910) are porches with spindlework detailing or flat, jigsaw-cut trim applied to post-railroad house forms, symmetrical facades and cornice-line brackets. (McAlester, p. 311).

The Ward-Jackson house is a gable-front-and-wing subtype of the Folk-Victorian style found commonly in the South. This subtype is generally found to have Italianate, Queen Anne or Gothic Revival details. Typical of other gable-front-and-wing forms, the Ward-Jackson house has slight roof-pitch-and-height differences and differing gable details. Such differences indicate that alterations occurred at various times during the history of the property.

According to the abstract prepared in 1906 by F.P. Harkness and filed in the office of the Hempstead County Circuit Clerk, the United States Government deeded the west half of the southwest quarter of section 28, township 12 south, range 24 west (80 acres) to L.D. Lawrence in exchange for \$100 in 1835 (Land Patent, Original Entry Book, p. 197, Washington, Ark.).

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Ward-Jackson House - Hope, Hempstead County, Arkansas - Significance

In a land grant dated 1837, the United States Government deeded to Paul Carrington Read the east half of the southwest quarter of section 28, township 12 south, range 24 west (80 acres) in exchange for \$100 (Land Patent Book 59, p. 102).

Between 1835 and 1873, the southwest quarter of section 28, township 12 south, range 24 west passed, mostly by warranty deed, through the estates of the following citizens: Robert Carrington, Thomas Read, J.L. & E.L. Bouldin and John Taylor.

At the decease of John Taylor, the following heirs sold their equal interests to William H. Taylor and A.A. Taylor (also heirs) separately: John H. & Susan Kuhn, John W. & Prudence Stephenson, W.W. & Martha J. Andrews, S.D. & Emiline Montgomery, Elizabeth White, Rachael White, Joseph & Sarah Purley, J.M. & H.S. Million, William H. & S.K. Taylor, Stephen Taylor, John F. Kinchlow.

On August 1, 1873, James M. Loughborough, Trustee for Thomas H. Allen and Henry G. Marquand, representing the interests of the Cairo & Fulton Railroad (a branch of the St. Louis, Iron Mountain and Southern Railroad Company), purchased 60 acres of the parcel from William W. Andrews "For and in consideration that the Depot of the Cairo & Fulton R.R. Co. be located on the land hereinafter discribed (sic) and the further consideration of Five Dollars to us paid." (Abstract).

On August 28, 1873, the St. Louis, Iron Mountain and Southern Railroad offered for sale to the public the first lots ever sold by the railroad in Hope (Hope Star, June 26, 1936), except for the lands occupied by the railroad company as a right-of-way (Decree, Feb. 4, 1883, Book 114, p. 670, U.S. District Court for the Western Division of the Eastern District of Arkansas). The historic rail lines run in front of the Ward-Jackson house.

According to the Hope Immigration Association's 32-page prospectus on resources and advantages in Hope, Arkansas (published in 1883), there was very little commerce in the new town in 1873. Furthermore, only a partially finished railroad depot and a few temporary shanties had been erected to accommodate workmen. By 1883, however, Hope had grown in population to "2,000 and there were 50 well-finished brick storehouses with several others to be completed by the opening of the coming cotton season"

The Arkansas and Choctaw Railroad Company (name changed to the St. Louis, San Francisco & New Orleans Railroad Company in 1902) met the Frisco Railroad Line in Hempstead County in 1897. The first trains under the Frisco banner puffed into Hope in 1907 on track inherited from the Arkansas & Choctaw Line, laid 10 years earlier. Hope was a terminus of the Frisco line, running east-to-west from Ardmore, Oklahoma (Hope Star, June 26, 1936).

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Between 1880 and 1893, the Ward-Jackson parcel was owned by the following parties: Jno. P. & E. R. Henry, R.S. & Mary M. Anderson, D.W. Jones, Charles E. & Laura E. Mitchell, J.P. & Emma R. Henry, Eliza Winn, S.L. & Nancie B. Bracy, Grist & Mary F. Knoble and Thomas & T.A. Boyett (Abstract).

A Warranty Deed conveying Lots 3 and 4 in Block 23 from Charles E. and Laura E. Mitchell to J.P. Henry stated the selling price was \$1,200 in 1880 (Warranty Deed Book 10, page 550, Hempstead County Courthouse).

Elizabeth Winn purchased the parcel in 1881 at a cost of \$1,300 (Warranty Deed Book 13, page 287, Hempstead County Courthouse). At the death of Elizabeth Winn in 1888, S.L. Bracy purchased the property from the Winn Estate. The description of the property conveyed to S.L. Bracy was "Lot (3) in Block (23) in the town of Hope" (Warranty Deed Book 22, page 575, Hempstead County Courthouse). There was no mention of Lot 4. Bettie E. Ward purchased Lot 3 from S.L. Bracy in 1893 for \$1,000 (Warranty Deed Book 28, page 398, Hempstead County Courthouse).

Lot 4 was purchased from the Elizabeth Winn Estate by Mary F. Knoble for \$371 (Administrators Deed Book 22, page 288, Hempstead County Courthouse). Lot 4 was sold to Thomas Boyett in 1890 for \$150 (Warranty Deed Book 21, Page 633, Hempstead County Courthouse) and Bettie E. Ward purchased 50 feet of Lot 4 in 1891 for \$100 (Warranty Deed Book 26, page 512, Hempstead County Courthouse).

Historic photographs suggest that the Ward-Jackson house existed in its present configuration before 1897. A caption under a photograph of the Ward-Jackson house in the Commemorative History of Hope, Arkansas, 1875-1975, states: "J.J. Ward home at 122 North Louisiana Street and West Avenue B before the Frisco Railroad tracks were laid." (Tracks were laid c. 1903-1907). If the Frisco Railroad was established in 1897 in Hope, then the house was probably altered before or c. 1897, since the additions were present in the historic photograph. In this photograph, the house is on level ground with the street.

Another photograph in the same publication is captioned: "The Ward house during construction of the Railroad in 1903." The second photograph depicts the house on raised ground--above the excavation that prepared the landscape for the laying of the railroad tracks. In both historic photographs, a picket fence in a concrete footing surrounds the property.

In 1893, Bettie Ward purchased for \$200 an additional 50 feet fronting on Pine Street and 92 feet on West 2nd Street, known as the west part of Lot Number 4 in Block Number 23 in the Town of Hope (Warranty Deed Book 28, page 397, Hempstead County Courthouse).

Tax records housed in the Hempstead County Courthouse in Hope, Arkansas, confirm very little before 1865 except that John Taylor and John Kuhn jointly owned the southwest half

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of section 28, township 12 south, range 24 west (160 acres) plus additional property in the northeast, northwest and southeast parts of section 28. The total tax value of their property was 440 acres @ \$260 (List of Persons and Property Assessed for Taxation in Hempstead County in 1865, p. 77).

The City of Hope petitioned the court to incorporate the property into the city limits in 1875. This petition changed the legal description of Bettie Ward's property from a county property to a city lot. The legal city block and lot description became: 10 x 10 feet of Lot 4, Block 23; all of Lot 3, Block 23, School District 1-A. (Assessment of City and Town Lots and Improvements in Hempstead County, Arkansas for 1944, p. 5).

The original two-room house extended one unit deep to the south and to the west in a linear, side-gable, one-story, hall-and-parlor plan. While no evidence has been discovered to prove the actual construction date of the original rooms of this house, its design and plan suggest a construction date of c. 1890. The abstract reveals that Bettie Ward purchased the parcel for \$1,000 in 1893; therefore, the enhancements were made according to her specifications. A fading historic photograph reveals the original, two-room that fronted on Avenue B. Large cedar trees graced the lawn, but by c. 1900 they had disappeared.

The house was changed around the turn-of-the-century to front on Louisiana Street, and a gable-front and wing were added to that elevation. Historic photographs reveal that, before 1903, a decorative ridge roll capped the highest point of the roof, and both the gable-front and wing-gable had Eastlake-stick apex ornamentation. Matching Eastlake-stick ornamentation beneath the dropped-shed roof of the front porch is extant from the house's period of significance. City taxes increased dramatically in 1903, which further indicates that improvements were made that year. In 1902, the city lots 3 and 4 were valued for tax purposes at \$600 (combined); in 1903, the combined value of the two lots was \$1,500 (Assessment of City and Town Lots and Improvements in Hempstead County, Arkansas for 1902, p. 223). City tax books reveal that the value of the property increased steadily between 1902 and 1925 and then began to decline in value.

In 1945, the house was divided into two apartments (owner-occupied). The current owner, Patrick Woodrow Jackson, provided floor plans designed and created by F.N. Porter, architect, for Mr. & Mrs. J. Edwin (James Edwin and Callie M.) Ward (son and daughter-in-law of Bettie E. Ward) and which were dated September 10, 1945. The plans divided the 1903 structure into two apartments, each "to have separate water, gas and electric service." Notes made by Porter on the drawings confirm the type of materials and objects used in the 1945 improvement: "IMPORTANT--It is the intention of the drawings that the owners shall have a complete job of its kind in strict accordance with old work in the building and nothing shall be construed to the contrary notwithstanding." In 1945, each apartment had a kitchen and bathroom. The back apartment had but one bedroom, a private entrance in the back and a private entrance on the north elevation. The front apartment (larger) had a

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main entrance on the east elevation and a private rear entrance on the west elevation. The front apartment had a separate living room, a dining room, two bedrooms and a central hall. The stair was relocated from the kitchen of the rear apartment to the hall of the front apartment, thus allowing the owner-occupant access to the attic (unfinished at the time).

According to the 1945 plans, the foundation was defective and construction workers were instructed to "remove foundation walls to the old footings, clean old brick, rebuild walls and piers and install 15 foundation wall ventilators 16 x 8 as directed." Construction workers were further instructed to remove old wood shingles from the roof, as well as the old metal valleys, flashing, ridge roll, etc. These items were to be replaced with new valleys of galviron and covered again with redwood shingles.

A new "stoop" was constructed as the private entrance for the back apartment on the north elevation. On the interior, the old beaded board ceiling from the stair, which was removed to create a new kitchen for the front apartment, was used to finish the same kitchen wall. Apparently only one chimney remained in 1945, and it was removed to create a closet for the front apartment. However, historic photographs clearly depict the 1903 building (both before and during the construction of the rail lines) with two brick chimneys, one on the north elevation and one on the south elevation.

In 1933, Bettie E. Ward made a Last Will and Testament, which reveals that she and her son, Frank G. Ward, jointly owned a drugstore, known as "Ward & Son" in Hope, Arkansas. Through her Last Will and Testament, she also bequeathed to sons James Edwin Ward and John Findley Ward, equal rights of inheritance to her home in Hope, Arkansas. The document further states that she was living in her home in Hope at the time the Last Will and Testament was drafted--November 29, 1933. (Book F--Wills, p. 537--Hempstead County Courthouse). Bettie E. Ward deceased on February 13, 1940 (Book U, page 2, Probate Court of Hempstead County, Arkansas). By September 19, 1940, an Inheritance Tax Order was filed in the Probate Court of Hempstead County (Book U, page 57), which stated that the appraised value of Bettie Ward's real estate was \$2,000.

John Finley Ward deeded to his brother, James Edwin Ward, the house and property owned and occupied by their mother, Bettie E. Ward, described as "Lot 3, in Block 23, in the City of Hope, Arkansas (And other lands)" for \$1000 (half of its appraised value (Abstract; Warranty Deed Book 168, page 389, Hempstead County Courthouse), which transferred the parcel in its entirety to James Edwin Ward.

On October 16, 1945, James Edwin Ward retained the Byers Abstract Company of Hope, Arkansas, to prepare an Abstract of "Lot 3, in Block 23 City of Hope, Arkansas."

In 1978, taxes were assessed against the property in the names of Callie Ward (wife of James Edwin Ward) and Evelyn Luck (unidentified) (Assessment of City and Town Lots and

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Ward-Jackson House - Hope, Hempstead County, Arkansas - Significance

Improvements in Hempstead County, Arkansas, for 1978, p. 7). The value of the real estate that year was \$360 (land) and \$920 (improvements); total value \$1,280 for tax purposes.

The property was sold in 1984 to Patrick Woodrow Jackson, without a reassessment. However, by 1987, tax books reveal that the land had increased in value to \$400; improvements were valued at \$7,910; and the entire parcel was valued at \$8,310 for tax purposes (Assessment of City and Town Lots and Improvements in Hempstead County, Arkansas, p. 10).

Patrick Woodrow Jackson made improvements that included a finished attic and the addition of landscape features. His improvements preserved the integrity of the house to its historic period of significance--c. 1903-1945. In general, the style of the house is still transitional and exhibits Gothic Revival and Queen Anne influences, resulting in a Folk Victorian style.

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Section number 9 Page 1

Major Bibliographical References Ward-Jackson House

Abstract compiled by F.P. Harkness, January 25, 1906. Hempstead County Courthouse, Hope, Arkansas.

Architectural drawings by F.N. Porter, 1945 (owned by Patrick Woodrow Jackson).

Assessment of City and Town Lots and Improvements in Hempstead County, Arkansas, 1903-1988. Hempstead County Courthouse, Hope, Arkansas.

A Commemorative History of Hope, Arkansas, 1875-1975. Edited by Harry W. Shiver. Hope: Etter Printing Company, 1974.

Real Estate and Personal Property Tax Records. Hempstead County Courthouse, Hope, Arkansas.

McAlester, Virginia & Lee. A Field Guide to American Houses. New York: Alfred A. Knopf, 1984.

Jackson, Patrick Woodrow. Personal interview, August 9, 1988.

9. Major Bibliographical References

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 # _____

See continuation sheet

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository:

Arkansas Historic Preservation Program

10. Geographical Data

Acreage of property Less than one

UTM References

A 1,5 44,48,2,5 3,7,2,5,4,8,0
Zone Easting Northing

B _____
Zone Easting Northing

C _____

D _____

See continuation sheet

Verbal Boundary Description

Lot 3, in block 23, in the City of Hope, Arkansas; and the east 2 feet of Lot 4, in block 23, in the City of Hope, Arkansas, and the alleyway between said Lots 3 and 4, in block 23, in the City of Hope, Arkansas.

See continuation sheet

Boundary Justification

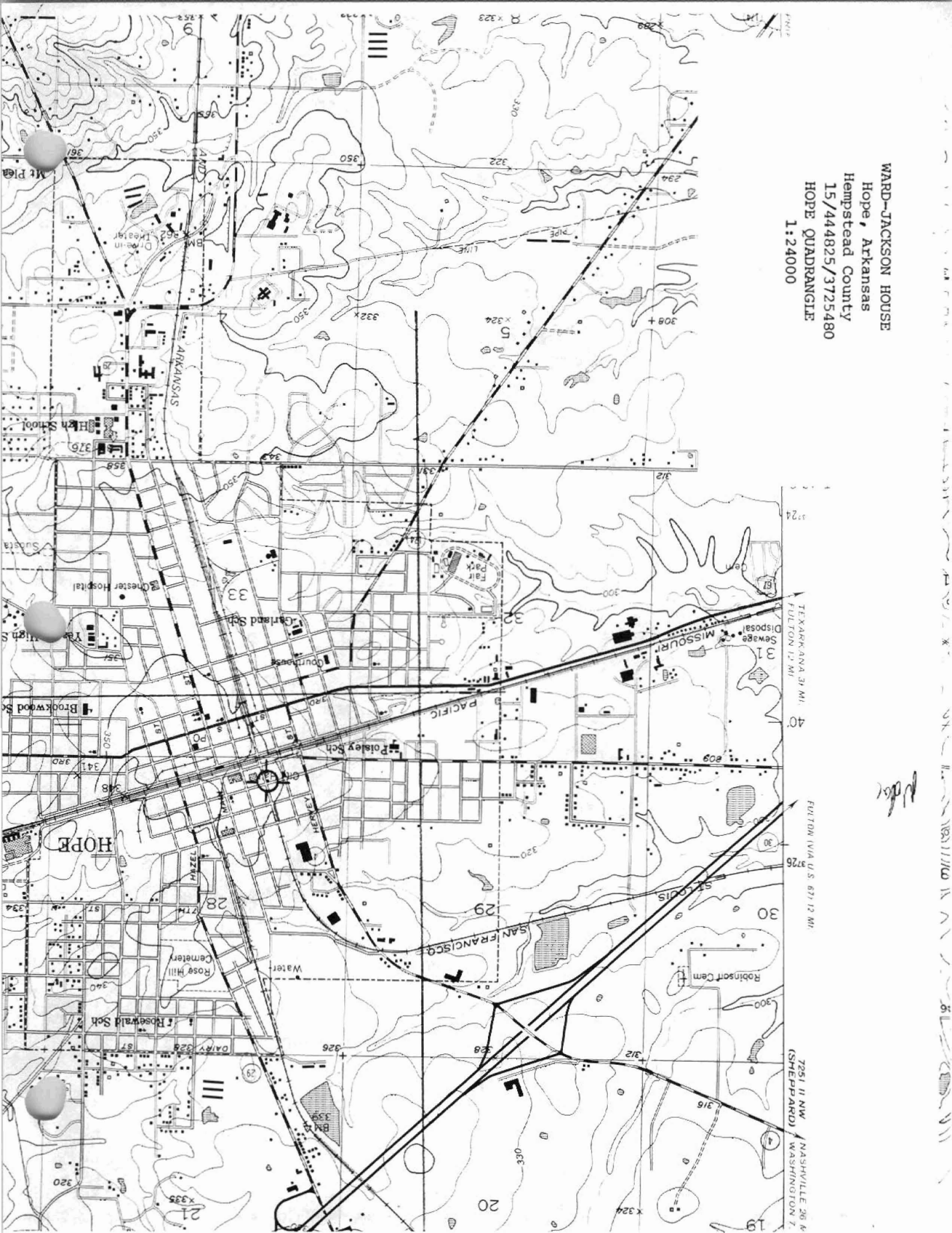
The boundary includes the entire city block that has historically been associated with the property.

See continuation sheet

11. Form Prepared By

name/title Mary Ann Anderson, Historian
organization Arkansas Historic Preservation Program date December 31, 1988
street & number 225 E. Markham, Suite 200 telephone (501) 371-2763
city or town Little Rock state AR zip code 72201

WARD-JACKSON HOUSE
Hope, Arkansas
Hempstead County
15/444825/3725480
HOPE QUADRANGLE
1:24000



TEXARKANA 39 MI.
FULTON 12 MI.
FULTON (VA. U.S. 67) 12 MI.

7251 11 NW
(SHEPPARD) WASHINGTON 7.
NASHVILLE 26 4

Handwritten mark



