

NR 9-20-06

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 for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name First Hotze House

other names/site number PU3084

2. Location

street & number 1620 South Main Street

not for publication

city or town Little Rock

vicinity

state Arkansas code AR county Pulaski code 119 zip code 72206

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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 for in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Cathie Maxted

8/4/06

Signature of certifying official/Title

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 for additional comments.)

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the 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

First Hotze House
Name of Property

Pulaski County, Arkansas
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not include previously listed resources in count.)

| Contributing | Noncontributing | |
|--------------|-----------------|------------|
| 1 | 1 | buildings |
| 0 | 0 | sites |
| 0 | 0 | structures |
| 0 | 0 | objects |
| 1 | 1 | Total |

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of Contributing resources previously listed in the National Register

N/A

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)

LATE VICTORIAN/ Italianate

Materials
(Enter categories from instructions)

foundation BRICK
walls WOOD/Weatherboard
roof WOOD/Shake
other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

First Hotze House
Name of Property

Pulaski County, Arkansas
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C birthplace or grave of a historical figure of outstanding importance.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property
- G less than 50 years of age or achieved significance within the past 50 years.

Levels of Significance (local, state, national)

LOCAL

Areas of Significance (Enter categories from instructions)

ARCHITECTURE

Period of Significance

1869

Significant Dates

1869

Significant Person (Complete if Criterion B is marked)

N/A

Cultural Affiliation (Complete if Criterion D is marked)

N/A

Architect/Builder

M. H. Baldwin/Architect

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

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

Name of repository: _____

First Hotze House

Name of Property

Pulaski County, Arkansas

County and State

10. Geographical Data

Acreage of Property Less than 1 acre

UTM References

(Place additional UTM references on a continuation sheet.)

1 15 566485 3843643
Zone Easting Northing

2

3 Zone Easting Northing

4

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Sarah A. Jampole/Survey Historian

organization Arkansas Historic Preservation Program

date May 11, 2006

street & number 1600 Tower Building, 323 Center Street

telephone 501.324.9874

city or town Little Rock

state Arkansas

zip code 72201

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items

(Check with the SHPO or FPO for any additional items.)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Richard C. Butler, Jr.

street & number 1620 South Main Street

telephone 501.375.2307

city or town Little Rock

state Arkansas

zip code 72206

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listing. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.)

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P. O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20303.

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SUMMARY

The First Hotze House is located at 1620 South Main Street at the south edge of the Original City of Little Rock, Pulaski County, Arkansas. Built in 1869 by Peter Hotze, it is a one-story wood frame cottage with cypress trim and weatherboard siding on a foundation of brick piers. The Italianate-style front porch has a railing over repeated decorative panels and eight columns grouped in pairs supporting a wood shake roof. The floor plan of the original house is two rooms on either side of a central hall, with a back wing that makes the house an L-shape. The original brick foundation piers have been filled in with brick in order to enclose the crawl space under the cottage and the porches. The entire house was restored in 2001-02, retaining as much original fabric as possible. An outbuilding was constructed in 2006 in matching style on the footprint of the original detached kitchen, and does not contribute to this nomination. No other outbuildings survive.

ELABORATION

When the First Hotze House was built in 1869, the south extension of Main Street was essentially a country road, and was the only structure on the block at that time. The block upon which the house was built, Block 166, was acquired in 1863 on the south edge of the Original City of Little Rock for Peter Hotze by his brother Conrad, both immigrants from Innsbruck, Austria.

During the following years, the neighborhood became exclusively residential until the mid-20th century when commercial development began to in-fill the empty lots between the residences. Today the house shares the block with the Hotze House (NR listed 8/11/1975) at 1619 South Louisiana Street, a church, three commercial buildings and the intersection of 17th and Main Streets with a post office, a restaurant and a grocery store on the other three corners.

Front/East Façade

The First Hotze House is a one-story wood frame cottage with cypress clapboard siding and Italianate detailing on the centered porch and trim. The cottage is basically symmetrical both in plan and elevation. The front (east) elevation features eight columns grouped in pairs, with railings and brackets, topped by a cornice with dentils at the roof level. Centered on the porch are double-panel doors topped by a transom window and flanked by tall six-over-nine double-hung windows on each side that extend to the floor. Another pair of these windows flanks the sides of the porch. All four windows are topped by a cornice and flanked by reproductions of the original wood shutters. At each corner of the front elevation are wood pilasters topped by paired Italianate-style brackets. The symmetry of the elevation is carried through with two brick chimneys located equally distant from the north and south ends of the building. These chimneys feature decorative brickwork with corbels and rowlock courses. The sagging roof line was leveled during the restoration and covered with wood shingles like on the original roof, common for modest homes of this era.

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Side/South Façade

The south elevation continues with the details and materials found on the front, with a few exceptions. This elevation is not perfectly symmetrical owing to the wing to the west, added to the original cottage, probably in the 1880s. On the east side of this elevation, there are two six-over-six double-hung windows symmetrically placed in the elevation of the main mass of the cottage. These windows are similar to the ones on the front, but they are not as tall. They also feature cornices and flanking shutters. An attic vent in the roof gable is located above and centered between these windows. Pilasters and paired brackets detail the corners of the main mass of the cottage on the south elevation. The west end of the south elevation is the added wing with a more utilitarian appearance. Three smaller six-over-six double-hung windows on the back wing lack the cornice and shutter detailing found on the windows on the main part of the cottage. The addition also lacks the corner trim details of the main mass of the cottage. During the restoration, the sagging roof line was leveled. A chimney, slightly less ornate in detailing than the two main chimneys, was re-located about one-third of the way from the west end of the elevation.

Rear/West Façade

The west elevation of the building suffered extensive damage from a fire before the restoration. To the south of the added wing is an original six-over-six window and the corner pilaster and double brackets of the main cottage mass. A back porch was added about 1910, and it together with the original exterior material and the entire wall on the north side of the addition were lost in the fire with only the south wall and the blank back/west wall and original wall material surviving. Before the restoration, two original door locations and one window location could be seen in the fire-damaged west wall of the main part of the cottage north of the wing. During the restoration the back porch was restored using the footprints of its brick piers for sizing and a typical design of the period created by the architect, John D. Jarrard. The doors and window designs of the original house were also replicated in the north part of the west elevation of the main part of the house.

Side/North Façade

The building's north elevation features the same six-over-six double-hung windows as the south elevation, but not in a symmetrical arrangement. On the west end of the main cottage is a double window which appears to be a later addition added possibly to allow more sunlight to enter the north side into what is thought to be the original dining room. The three windows on the north elevation have cornice molding and replicated replacement shutters, and the corner pilasters and paired brackets are identical to those found on the south elevation. As previously noted, the north wall of the ell wing was so damaged by fire that a door and the two replacement windows in the north wall of the wing were assumed by the restoration architect to be typical of the period style.

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INTEGRITY

The First Hotze House, built in 1869, retains all seven elements of integrity. Although a comprehensive restoration was undertaken in 2000-2001, as much original fabric as possible was used and the original design and detailing of the house has been well-preserved. As such, the house retains the elements of design, materials, and workmanship. At the time of construction the house, built on Block 166 in the Original City of Little Rock, was the only residential structure on the block. Although there are a few properties on the block today, the house is still set-back from the street, providing it with a sense of seclusion, and therefore retains the elements of location, setting, and feeling. The property, built a few years after Peter Hotze returned to Arkansas after the conclusion of the Civil War, was the first residence for him and his wife, Johanna Kraus. Designed and constructed in the Italianate style, the First Hotze House tells us that Peter Hotze was, at the time of construction, a man of moderate means. After living and working in New York City as a cotton broker (a business venture he entered with his brother-in-law, John Gould Fletcher), Peter Hotze returned to Little Rock and built the very elaborate Hotze House on the back of Block 166, at 1619 South Louisiana Street. Though not as grand in design and scale as the Hotze House, the First Hotze House provides a tangible link to the early beginnings of a rather prominent Little Rock businessman, and thus retains the element of association.

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SUMMARY

The First Hotze House is being nominated to the National Register of Historic Places with **local significance** under **Criterion C** as a good example of the Italianate architectural style. The house is a small-scale example of the style and a fine example of the style in Arkansas. A successful cotton broker and businessman based in Little Rock and New York City, Peter Hotze built the more elaborate Hotze House at 1619 South Louisiana Street in 1900 for him and his wife, Johanna Kraus, and helped finance the 1908 Beaux-Arts Arkansas Gazette Building (NR listed 10/22/1976) in downtown Little Rock.

ELABORATION

Settlement of the area known as Pulaski County began around the turn of the nineteenth century; however, it wasn't until 1819 that Pulaski County was officially established. The first census taken in 1820 after Pulaski County was established denotes the population of the county as being that of 1,921 people. In 1821, two years after the establishment of the county, Little Rock became the capital of the Arkansas Territory and was later incorporated October 27, 1825. By 1832 Little Rock contained 16 small brick buildings, various log and frame houses, and had a population between 700 and 800 people. Little Rock's population continued to grow until the financial panic of 1837 and for the next 10 to 12 years few settlers came to Little Rock. However, by 1853 Little Rock was prospering once again and it was into this atmosphere that Peter Hotze arrived in 1856.

Born in Innsbruck, Austria, in 1836, Peter Hotze immigrated to the United States about 1853 with his older brother, Conrad. Peter settled in Little Rock, Pulaski County, Arkansas, in 1856, and entered into the general merchandise business. He voluntarily enlisted in the Confederate Army in 1861, serving in the Capital Guards during the Civil War. In 1862, his brother, Conrad, arrived in Little Rock, bringing with him \$5,000 in gold to pay his brother's Northern debts. Shortly after his arrival in Little Rock, Conrad purchased a block of land (Block 166) for Peter's use after the war. Wounded in 1864, Peter was captured and sent to the prisoner-of-war camp in Camp Chase, Ohio, where he remained for the rest of the war. After the war he married Johanna Krause and entered into a partnership with her sister, Adolphine's, husband, John Gould Fletcher.

Hotze purchased the plans for his cottage from Memphis architect M. H. Baldwin for \$35.00 and built the 2,000 square-foot house on Block 166 at the southern edge of the Original City of Little Rock. Fletcher & Hotze became successful mercantilists and cotton brokers, with Fletcher handling the cotton purchases in Arkansas and Hotze managing the sales in New York. Hotze's early payment of his Northern debts meant he was able to obtain unlimited credit in the North. After making his fortune and living in New York City for over 25 years, Hotze returned to Little Rock in 1900, and built the Colonial Revival-styled residence at 17th and South Louisiana Streets just behind the First Hotze House. In 1907-08, he helped finance the Arkansas Gazette building in the Beaux-Arts architectural style at 3rd and Louisiana Streets, in commercial downtown Little Rock. It housed the editing, printing and publication of the newspaper for over 80 years.

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Peter Hotze died in April 1909, and is buried in Mount Holly Cemetery (NR listed 03/05/1970) beside his wife and brother, and is near both his business partner, John G. Fletcher, and his wife, Adolphine Krause Fletcher.

After Peter and Johanna Hotze moved to New York, the First Hotze House became a rented residence and continued as such until about 1932, the last tenant being Albert Haynes, the local U.S. Army recruiter. During the depression Mrs. Mary Dodge Hodges, a local schoolteacher who was married to Edwin Ligon Hodges, decided she could use the house as her private school. She converted the four main rooms into classrooms for kindergarten, first, second and third grades. About this time, the doorway at the west end of the central hall and the doorways between the two north rooms and between the two south rooms were closed up with closets and shelving for school supplies. Hodges continued to operate the Mary Dodge School for about 10 years until World War II brought on gasoline rationing. This forced the parents of the students to limit their use of automobiles. Because of the rationing, many took their children out of private schools to attend neighborhood schools within walking distance, and Hodges had to close her school on Main Street. She then moved the school to an old church building on Woodlawn Avenue.

For approximately the next 25 years the Ouachita Council of the Girl Scouts used the house as their headquarters. Many of the scouts and volunteers have fond memories of their "Little House" as they called it. In 1968, a new Girl Scouts headquarters building was constructed on West 29th Street in North Little Rock on land that an urban renewal project cleared for a Civic Center, a new hotel and the Interstate 30 and Interstate 40 interchange. After the Girl Scouts vacated the First Hotze House, it was used for many businesses, including the Charles House of Beauty Salon, a day care center and the Pettit paint stripping shop. The property remained vacant for about 14 years immediately prior its 2001-02 restoration.

SIGNIFICANCE

The First Hotze House is being nominated to the National Register of Historic Places with **local significance** under **Criterion C** as a good example of the Italianate architectural style in Little Rock, Pulaski County, Arkansas. A good small-scale Italianate residence, the First Hotze House tells the story of the modest beginnings of a businessman who saw great success as a cotton broker in New York state, a business so successful he returned to Little Rock after 25 years and built the much larger, Colonial Revival residence (the Hotze House at 1619 South Louisiana Street) on the rear of the lot upon which this First Hotze House was constructed.

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BIBLIOGRAPHY

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Hester, Allison, "____," *Quapaw Quarter Chronicle* (October 2001).

Historic Preservation Alliance of Arkansas, "Arkansas's Most Endangered Historic Places" (1999).

McFarland, Rick, "Hotze House Restoration" (photograph), *Arkansas Democrat-Gazette*, page 4B (5 September 2001).

Reed, Jordan and Jim Walsmith, "Save This Old House," *This Old House Magazine*, page 164 (June 2000)

Robbins, Ryan, "Saved! Six Save This Old House Success Stories," *This Old House Magazine*, pp. 150-51 (October 2002).

Thornton, Stephen B., "Patch on a Hotze House Roof" (photograph), *Arkansas Democrat-Gazette*, page 3B (8 March 2001).

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VERBARL BOUNDARY DESCRIPTION

A part of Lots 7, 8 and 9, Block 166, ORIGINAL CITY OF LITTLE ROCK, Pulaski County, Arkansas, more particularly described as follows: Beginning at the Southeast corner of said Lot 7, thence West along the South line of Lot 7, also the North right-of-way line of West 17th Street 135.3 feet; thence North 4 degrees West 125.3 feet; thence East 144 feet to a point on the East line of Block 166; thence South along said East line along the West right-of-way line of Main Street 125 feet to the point of beginning, containing 17,456 square feet or .401 acres, more or less.

BOUNDARY JUSTIFICATION

The boundary contains the land that is historically associated with the First Hotze House.

LITTLE ROCK QUADRANGLE
ARKANSAS
7.5-MINUTE SERIES (TOPOGRAPHIC)

17°30' 65

66

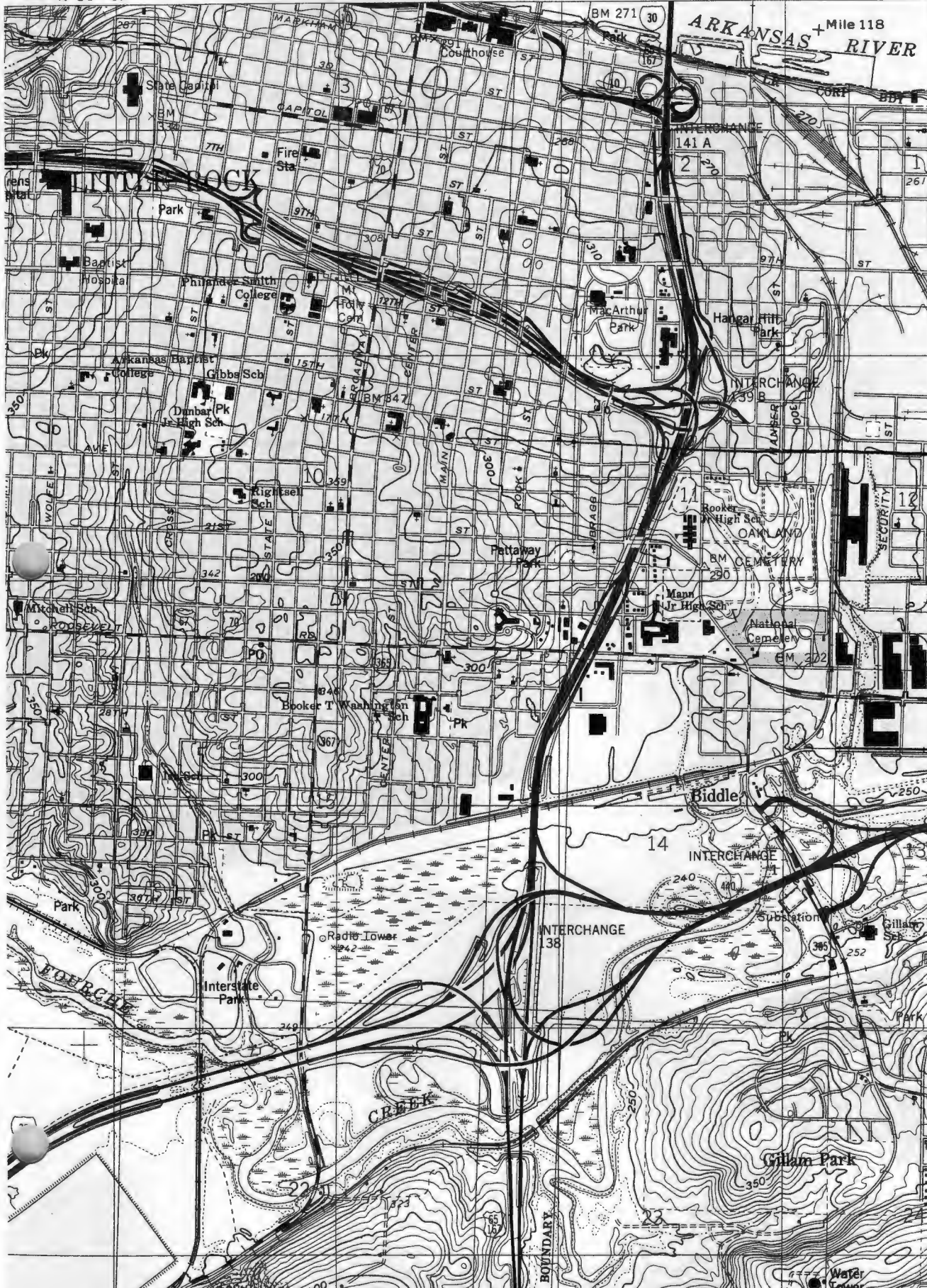
1 230 000 FEET 67

68

92°15'

34°45'

2 070 000
FEET



First Home House
Little Rock, Pulaski Co, Arkansas
UTM: 15/18648613813643

45

44

43

42

42°30'

40

















