

United States Department of the Interior
National Park Service

NR LISTED

MAY 05 1999

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

AHPP

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1. Name of Property

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Historic Name: East Markham Street Historic District

Other Name/Site Number: PU 9797

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2. Location

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Street & Number: 301-303, 305-307, 313, & 323 East Markham Street

Not for Publication: N/A

City/Town: Little Rock

Vicinity: X

State: AR

County: Pulaski

Code: AR119

Zip Code: 72201

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3. Classification

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Ownership of Property: Private

Category of Property: District

Number of Resources within Property:

Contributing	Noncontributing	
<u>4</u>	_____	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
<u>4</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

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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.

Callan H. Statu _____ 3-30-99 _____
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

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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

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6. Function or Use

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Historic: Commerce/Trade Sub: _____

Current : Commerce/Trade/Domestic Sub: Business/Specialty Store
Restaurant/Professional
Residential

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7. Description

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Architectural Classification:

Italianate
Early 20th Century Commercial
Craftsman

Materials: foundation brick; concrete roof tar build-up
walls brick other _____

Describe present and historic physical appearance:

Summary

The East Markham Street Historic District is comprised of the only extant buildings on the south side of the 300 block of East Markham Street. Addresses of the four contiguous buildings in the district are 301-303, 305-307, 309-311, and 313-315-317 East Markham. The district is located two blocks from the Arkansas River and an outcropping of rock called "little rock", the landmark around which the earliest settlement in the area grew. The architectural character of the district is dominated by the 1916 reconstruction of the corner building at 301-303 East Markham to incorporate the Craftsman style on the front (north) and west facades. The two middle buildings, 306-307 and 313 East Markham are of typical late nineteenth century commercial design with strong influences of the Italianate style. The Rosenbaum Building at 323 East Markham displays characteristics common to both late Nineteenth Century and early Twentieth Century commercial design. Prominent Arkansas architect, Charles L. Thompson, was responsible for the Craftsman design of the 1916 reconstruction of 301-303 East Markham and designed the reconstruction of the Rosenbaum Building at 323 East Markham on the east end of the district.

Elaboration

The East Markham Street Historic District is row of four two-story brick commercial buildings, all of which are contributing to the architectural and historic significance of the district. Each of the buildings is two

stories, rectangular in shape with brick facades. Each has a flat roof behind brick parapets. Construction dates of the buildings span the years from about 1876 to 1905 with significant reconstruction of 301-303 E. Markham in 1916. Two of the buildings, 305-307 and 313 express the application of the Italianate style to late Nineteenth century commercial architecture. The building at 301-303 East Markham, due to reconstruction in 1916 presents a Craftsman style appearance.

301-303 East Markham - constructed c. 1876

The two-story commercial building located at 301-307 East Markham was constructed c.1876. The western one-half of the building was reconstructed in 1916 creating what is now two distinct buildings- 301-303 and 305-307 East Markham. The front (north) and west facades of this (301-303) building were almost totally reconstructed in the 1916-remodeling project. A dark red, textured brick with deeply struck joints of red mortar was used on exterior walls of the building.

The front facade (north) is symmetrically arranged. At first floor level, large glass storefront windows flank recessed double entry doors. Each panel of the storefront windows is composed of two pieces of plate glass, subdivided by a thin copper mullion. The remainder of the frame is wood. A pair of wooden, single-light doors is situated in the recessed entry between two brick columns. Small plate glass windows angle out on the sidewalls of the recess.

A band of wood sash transoms above the entry and storefront windows spans the width of the front (north) of this building. Each transom features the same decorative Craftsman pattern of wood mullions. Several of these transoms are operable, hinged at the bottom and opening inward, with restraining chains still in place.

Seven double-hung one-over-one sash windows are symmetrically located on the second story of the front of 301-303 East Markham. The upper sash of the windows features the same Craftsman mullion pattern as seen on the first floor transoms.

A recessed brick panel is located above each of the second story windows. Above and below the window assembly are horizontal bands of limestone with evenly spaced ornamental blocks. A brick parapet with concrete banding steps up and rises to a shallow point in the center.

The west side of the 301-303 East Markham Street building can be divided into three distinct sections. At the north end there is a first floor storefront window with transoms as seen on the front (north). A set of three double-hung windows like those on the front are located on the second story above the first floor window. The details are the same as on the front, including the pointed parapet at the top of the building. The next segment of the west wall features three sets of paired double-hung windows. These windows have arched tops and two-over-two sashes. According to the 1916 Thompson drawings, these windows were in the original building, but in a different location.

Further south on the west wall, a pair of six-panel doors features a four-light transom over each door. The remainder of the south end of the west wall of the building is denoted by a horizontal brick soldier

course at the roofline, clay tile coping and a brick header course just above the sidewalk. The third section of the west side of 301-303 East Markham is a one-story addition which was built of similar brick and joint detail as used in the 1916 reconstruction. Five eight-over-twelve light double-hung windows and a pair of wooden doors are located on the west wall of the addition. The rear (south) of the building contains a sliding door flanked by double-hung eight-over-twelve light windows.

305-307 East Markham - constructed c. 1876

The first floor of the front (north) is divided into six bays, separated by either cast iron columns or brick pilasters. One entry is located in the first bay on the west and features a pair of wood doors with glass lights and a round-arched transom. A similar pair of wood doors with glass lights is located in the second bay from the east. The original plate glass window arrangement in the remaining bays features transoms with wood sashes. Four cast-iron pilasters separate these windows. An iron beam runs across the top of the cast-iron columns and features thirteen, evenly spaced rosettes.

The second story of the front of the building is divided into eight bays defined by shallow brick pilasters defining recessed brick panels. The tops of the brick pilasters are corbelled. Six of the eight panels contain double-hung two-over-two light windows. Over the second floor windows is a double band of brick dentils, above which are eight horizontal brick panels. Two of these small panels contain decorative cast iron vents. Another double band of brick dentils is located above these brick panels.

A shed roof addition to the rear (south) of the building was built between 1913 and 1939, according to Sanborn Fire Insurance maps. The rear (south) one story brick wall contains one large and one small overhead door, a single hinged door with transom, and two small, high windows. The second floor of the original building contains two six-light single sash windows.

313 East Markham - constructed c.1890

The first floor of the two-story brick building at 313 East Markham is divided into six bays. Narrow cast-iron pilasters separate the bays and slightly wider cast-iron pilasters cover the brick outer corners of the building. The entry is located in the second bay from the west and contains a pair of wood doors with glass lights and is topped by a single horizontal wood-framed glass transom. A transom tops each bay and features a single vertical wood mullion in the center.

Six bays, corresponding to the first floor bays delineate the second story. These bays are round arched at the tops and feature a recessed brick wall containing a double-hung, two-over two light sash window with arched tops and limestone lintels in each bay. A narrow projecting brick band with dentiling spans the width of the building between the first and second story. A double band of limestone runs across the building above the window bays. Above this band are six small horizontal recessed panels containing decorative iron vents. A limestone cornice denotes the top of the flat-roof building.

323 East Markham - constructed c. 1880

The building at 323 East Markham was constructed c. 1880 and was remodeled for the C.E. Rosenbaum Machinery Co. in 1905. Architect Charles L. Thompson designed the 1905 remodeling of the building and original drawings show that the date originally planned to go on the front of the building was 1904. The building features a centered recessed entry with double wood doors with glass lights. Angled to each side of the doors are plate glass windows. Decorative cast-iron columns are located on the corners of the entry bay and on the outer corners of the building. An iron beam runs across the windows above first floor transoms.

Three evenly spaced double-hung one-over-one windows on the second story are centered above the first floor entry bay. This group of windows is flanked by pairs of similar double-hung windows, which are centered over the two first floor plate glass windows. The second story windows are set into a panel denoted by horizontal bands of brick which is underlined by a narrow limestone band.

A narrow row of brick dentils tops the second story window panel. Three brick-banded horizontal nameplates are located above the band of dentils. The center plate reads "C.E. Rosenbaum 1905" and is flanked by decorative round brick-banded vents. A brick band spans the width of the building at the cornice line. The brick parapet on the building features limestone coping.

The buildings to the east in the block have been demolished, leaving the solid eastern wall of the Rosenbaum Building visible. From front (north) to back (south) the roof of the Rosenbaum Building slightly steps down. Parapet edges on the east side of the building are tile.

All four buildings have currently (1997-1999) undergone complete renovation. The East Markham Street Historic District is an important grouping of four of the oldest extant commercial buildings along this historic commercial vein in downtown Little Rock. Time has taken its toll on many of the historic buildings along East Markham, once the commercial center of Little Rock. The buildings in the 300 block of the street is the most historic grouping along East Markham.

Visually, this group of buildings link the district to the east, where less than one block away, building renovations and new construction linked to Riverfront Park, and relocation of the city's largest museum are occurring as Little Rock's River Market District continues to develop. In November 1997 President Bill Clinton announced selection of a site only a few blocks to the east from this historic district for construction of the Clinton Presidential Library.

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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: A & C

Criteria Considerations (Exceptions): N/A

Areas of Significance: Community Planning & Development
Commerce
Architecture

Period(s) of Significance: c.1876-c.1920

Significant Dates: c.1876; c.1890; c.1905; c.1916

Significant Person(s): N/A

Cultural Affiliation: N/A

Architect/Builder: Charles L. Thompson

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

Summary

The East Markham Street Historic District is comprised of four of the earliest extant buildings on this historic commercial street. East Markham Street is in the area of Little Rock, which was the city's commercial center since the 1820s. Located only two blocks from the "little rock" on the Arkansas River, around which the earliest settlement of the city of Little Rock developed, the East Markham Street Historic District represents the growth and development of the city as it grew into Arkansas' capitol and largest city. The histories of these four buildings are a representative interpretation of the development of commerce in Little Rock as it began on East Markham Street near the riverboat landing and, as the city grew, remained a center of commerce through the 1940s. Architecturally, the four buildings in the East Markham Street Historic District span a thirty year period from the mid-1870s to 1905 and include examples of vernacular commercial variations of the Italianate style applied to late Nineteenth Century and early Twentieth Century commercial design. The 1916 reconstruction of the building at 301-303 E. Markham added a strong Craftsman style element to

this row of historic buildings. The influence of prominent Arkansas architect Charles L. Thompson in the reconstruction of both the Rosenbaum Building at 323 E. Markham and of 301-303 East Markham is important to the architectural significance of the district.

Elaboration

The City of Little Rock's roots are derived from a small outcropping of rock on the south bank of the Arkansas River. This landmark "little rock", located at the foot of what is now Rock Street, was the focus of business activity as the site began development in the early 1820s. Early business in the settlement was conducted in the neighborhood of the "little rock", also known as the "point of rocks". As Little Rock grew into Arkansas' capitol and largest city, the business district remained concentrated in an area of a few blocks near the steamboat landing on the Arkansas River below the "little rock". Until well after the Civil War, East Markham Street was the business center of Little Rock.

Following the Civil War, a building boom in Little Rock resulted in the construction of many new commercial buildings on East Markham Street. This building boom also led to the expansion of the business district toward the south and west. A large portion of East Markham Street was the first paved street in Little Rock. The paving was done with wooden blocks coated with tar. With the location of three railroads on the north bank of the Arkansas River in the 1870s, the steamboat landing at the foot of Rock Street lost much of its importance in the commerce of the city. However, in 1884 construction of the Junction railroad bridge across the river at the "little rock" provided East Markham Street with direct access to the rail lines and spurred construction of many new buildings including a freight depot, passenger depot and numerous business warehouses. The East Markham Street area gradually became a wholesale/warehouse district and its use as such was at its peak from about 1900 through the 1930s. In addition to the wholesale businesses in the area, there were a large number of buildings whose second floors were hotels and/or rooming houses with first floor storefront occupied by restaurants and saloons.

The buildings located at 301-303 and 305-307 East Markham Street in Little Rock are believed to have been constructed c. 1876 as one building. The building(s) originally was operated as the "Adams House" (hotel), then in 1884 became known as the "Commercial Hotel". In 1888 Captain Jack Baker began operating the "Baker Hotel" at this location. By 1892 the name had changed to "Hotel Brunswick". The building(s) was extensively damage by a tornado in 1894, but the 1897 Sanborn Fire Insurance maps show a "Female Boarding House" on the second floor, indicating that the property was not totally destroyed in the tornado.

From the time of its construction in the mid-1870s, the 301-303 and 305-307 East Markham Street building(s) had housed a saloon, restaurant, and liquor store on its first floor. When statewide prohibition of alcoholic beverages became effective January 1, 1916, the character of Little Rock's wholesale district dramatically changed. During the years following prohibition, in which the formerly prosperous saloon and liquor businesses were closed, many of the buildings in the East Markham

Street area were converted to other types of business establishments. The *Arkansas Gazette* newspaper reported in a 1916 article that the building (301-303 & 305-307 E. Markham) "was a landmark of the city in the saloon business".

Reconstruction of the western (301-303) portion of the building in 1916, as designed by architect Charles L. Thompson, was a direct result of the change prohibition had brought about to the business community along East Markham Street. This project was instigated by the tenant, the Ben D. Schaad Machinery Company, who occupied the building from 1916 through the 1930s, displaying and selling heavy machinery and equipment such as saw mills, cotton gins, and gasoline and steam engines, with lighter machinery on the second floor.

The 1916 reconstruction of 301-303 E. Markham gave it a Craftsman style appearance, which is a strong architectural characteristic of the block. In reviewing the original 1916 drawings by Charles L. Thompson, it was determined that as a result of the 1916 reconstruction project what had been one building, essentially became two. The eastern portion of the building (305-307 East Markham) was not reconstructed in the 1916 project and remained generally intact in its original configuration until portions of its facade (north) were removed in the 1960s.

The Ben D. Schaad Company moved from the building in the late 1930s and in the decades since it has been occupied by Hollis and Co. Mill Supplies, the General Electric Supply Co., Wooley Electric Co., Arkansas Radio and Appliance Co., and Dalton Dailey Office Furniture Store, the Ellis Melton Company, and most recently the Galaxy Furniture Co., a second hand office furnishings business. Prior to a renovation of the building at 301-303 E. Markham, metal and plywood coverings had been installed on the exterior of the buildings.

The building located at 313 E. Markham was constructed about 1890. The earliest occupant of the building was Beal & Fletcher, wholesale and retail grocers. In early 1892 W.H. Schaeffer & Company, Grocers advertised their business as successors to the Beal & Fletcher Company at the same location. In 1893 Morris Levy moved his dry goods store into the building from across the street. Levy Dry Goods occupied the building until around 1905.

Locally, the name Levy is most often associated with a working class neighborhood in North Little Rock, which was an incorporated town until its annexation to the city of North Little Rock in 1946. In the 1880s, and 1890s farmers bringing their produce to Little Rock often stopped on the north side of the Arkansas River to avoid paying fees at Little Rock wagon camps. The only building in the area was a small grocery store. One of the frequent campers, Ernest Stanley, borrowed \$50.00 from Morris Levy to rent a small building and purchase stock. Stanley purchased stock from Morris Levy for many years as he developed the town while operating a dry goods store. Stanley purchased his stock from Morris Levy who had agreed to sell to him on credit with only a signature for security. Morris Levy was considered a prominent merchant in the Little Rock area at this time and served on the Argenta (North Little Rock) School Board during the time Argenta was the eighth ward of Little Rock. Stanley named the town "Levy" after Morris Levy.

In 1896 a space in the western portion of the downstairs was opened as a saloon and was operated by an African-American proprietor. The 309 (western portion) space of the building was occupied by a saloon until statewide prohibition in 1916 shut down the numerous saloons along East Markham. Restaurants occupied the space until the 1920s. Hollis and Co., Mill Supplies, who also occupied the building at 305-307 E. Markham expanded into the eastern bay of the building during the 1920s. The 313 East Markham Street building was sporadically occupied during the 1930s and early 1940s. In the late 1940s Fones Brothers Hardware, whose main building covered the southern one-half of the block, located their wholesale appliance division in 313 East Markham.

The fourth building in the district is located at 323 East Markham. The building was originally constructed around 1880 and was occupied by furniture retailers prior to a reconstruction designed for Charles E. Rosenbaum by prominent Arkansas architect Charles L. Thompson in 1904, although the remodeling of the building was not completed until 1905. The C. E. Rosenbaum Machinery Company sold engines, boilers and mill supplies and specialized in cotton ginning systems. The Rosenbaum Company occupied the building until the late 1940s.

Fones Brothers Hardware eventually expanded their wholesale appliance division from the building to the west (313) into the eastern portion of the Rosenbaum Building. As with all four of the buildings in the East Markham Street Historic District, occupancy of the Rosenbaum Building has been sporadic since the 1950s.

Though the four buildings within the district have suffered from neglect and unsympathetic alterations through the years, they represent some of the oldest extant structures on East Markham. All four buildings have been completely renovated.

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9. Major Bibliographical References
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Arkansas Gazette, articles on the following dates: August 2, 1872; October 10, 1872; December 17, 1872; January 16, 1884; January 2, 1892; February 8, 1892; October 3, 1894; April 2, 1916;

Arkansas Gazette, Little Rock, City of Roses, Little Rock, Gazette Publishing Co., 1895.

Bird's Eye View of Little Rock; 1871; 1876.

Little Rock City Directories, 1878-1980.

Roy, F. Hampton, Charles L. Thompson and Associates, Arkansas Architects: 1885-1938. Little Rock: August House, 1982.

Roy, F. Hampton and Charles Witsell, Jr., How We Lived: Little Rock As An American City. Little Rock: August House, 1984.

Sanborn Fire Insurance Maps of Little Rock, Arkansas, 1872, 1889, 1892, 1913, 1939.

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: Less than one acre

UTM References:	Zone	Easting	Northing	Zone	Easting	Northing
	A	15	567050	3845060	B	_____
	C	_____	_____	D	_____	_____

Verbal Boundary Description:

Beginning at the northwest corner of the intersection of East Markham and Cumberland Streets, the boundary of the East Markham Street Historic District runs east one block to the intersection of East Markham and Rock Streets, then south one half block along Rock Street to the alley between East Markham and East Second Streets, then west along the alley one block to Cumberland Street, then north along Cumberland Street to the point of origin.

Boundary Justification:

This boundary contains all of the property historically associated with the East Markham Street Historic District that retains its historic integrity.

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11. Form Prepared By
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Name/Title: Sandra Taylor Smith, Preservation Contractor/Consultant

Organization: Arkansas Historic Preservation Program Date: March 29, 1999

Street & Number: 1500 Tower Bldg., 323 Center St. Telephone: (501) 324-9880

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

LITTLE ROCK QUADRANGLE
ARKANSAS
7.5 MINUTE SERIES (TOPOGRAPHIC)

7553 1 SW
(MC ALMONT)

IV SE
(LITTLE ROCK)

64 1910 000 FEET 17'30"

1.1 MI. TO INTERSTATE 40

SEARCY 45 MI (VIA U. S. 67 & 167)
1.7 MI. TO INTERSTATE 40

68

92°15'

34°45'



EAST Markham St.
Historic District
Little Rock
Pulaski St., 1
UTM Reference.
15/567050/384506

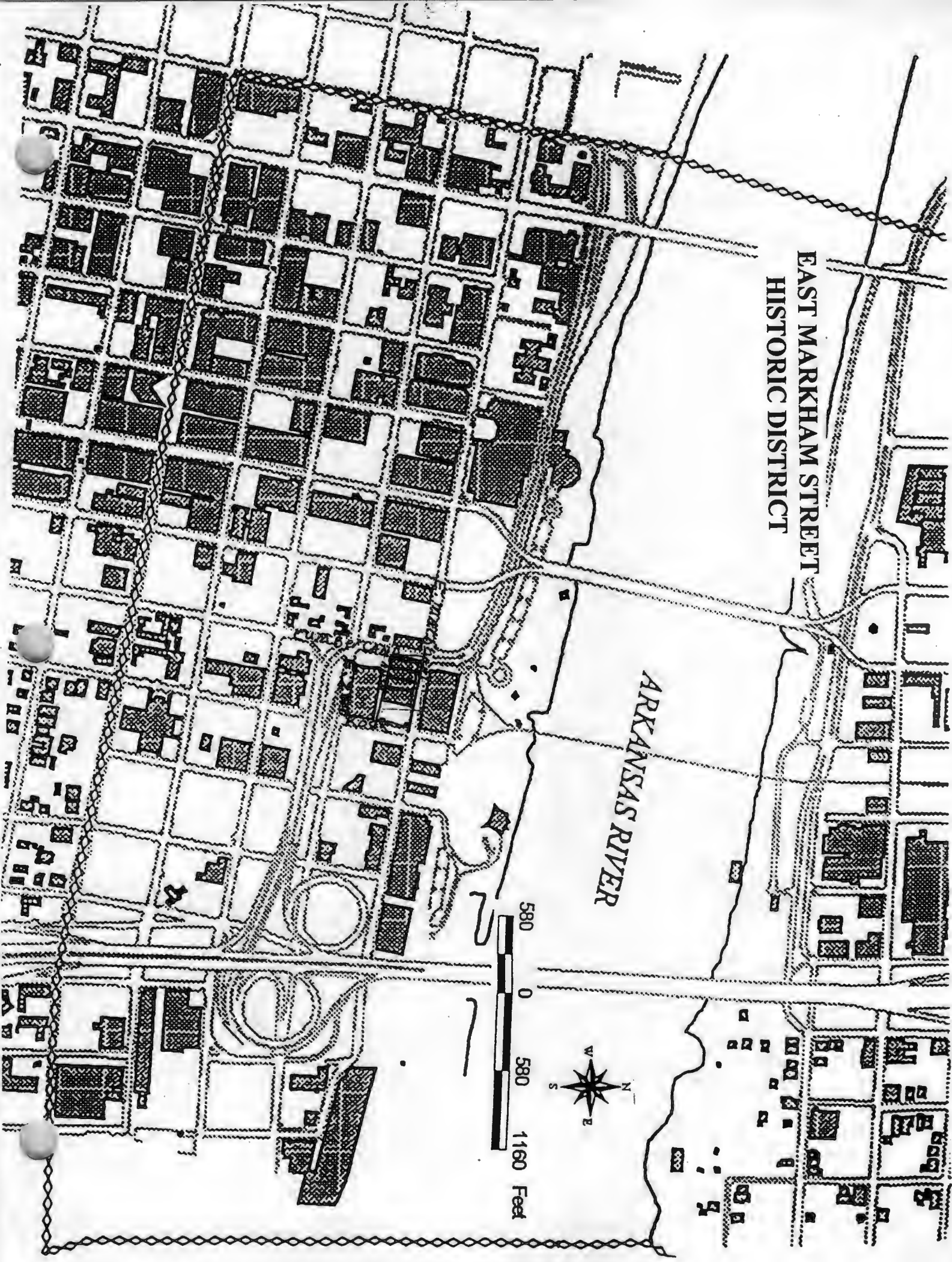
44

43
750 000
FEET

EAST MARKHAM STREET
HISTORIC DISTRICT

ARKANSAS RIVER

580 0 580 1160 Feet



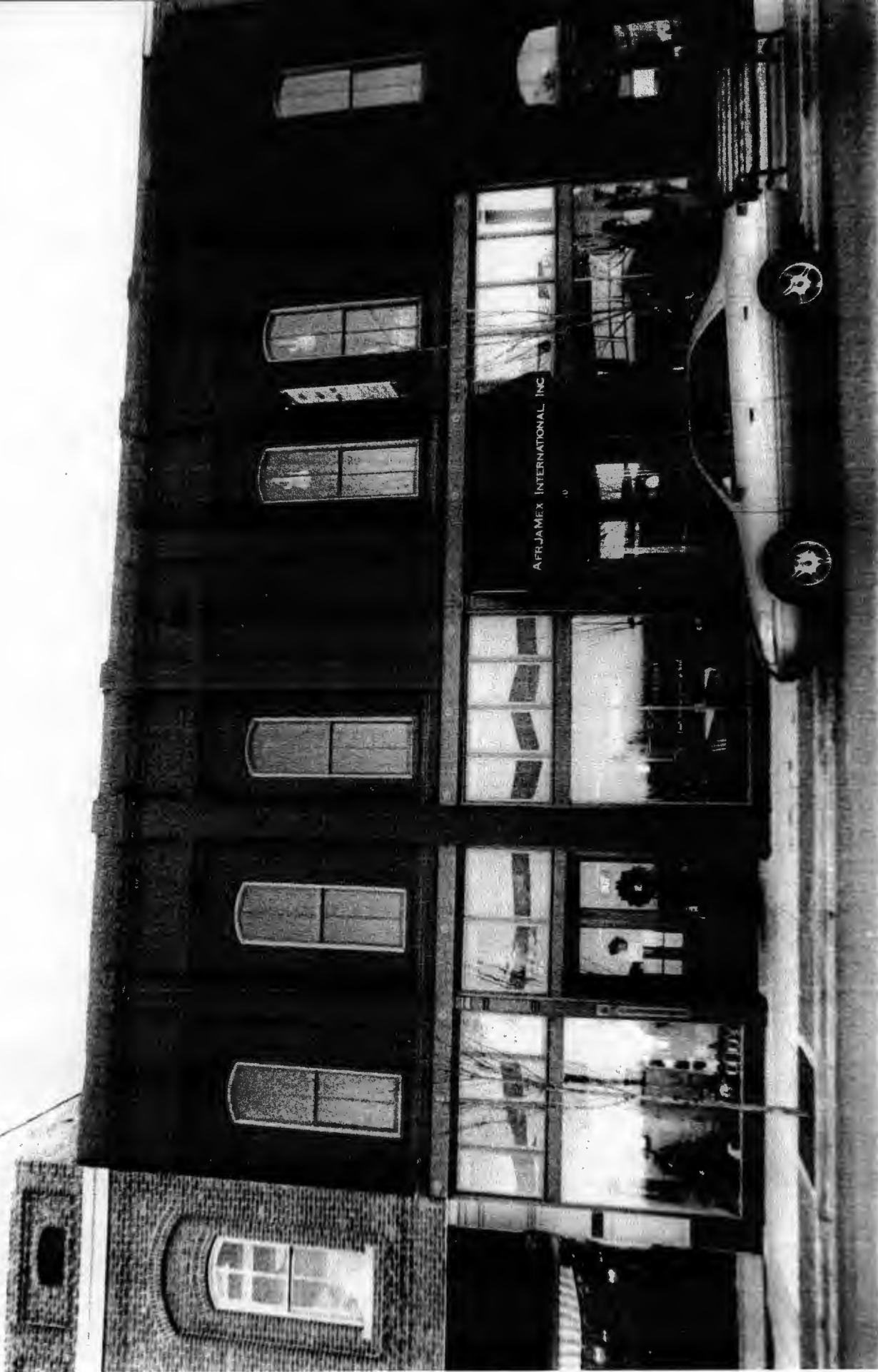


RIVER MARKET
ART SPACE









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