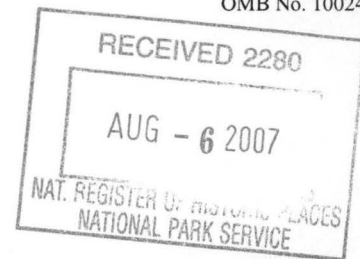


935

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 Clifton and Greening Street Historic District – Additional Documentation and Boundary Increase II

other names/site number 622, 630, and 634 Clifton and 206 Dallas and 502 Greening

2. Location

street & number 622, 630, and 634 Clifton and 206 Dallas and 502 Greening ☐ not for publication

city or town Camden ☐ vicinity

state Arkansas code AR county Ouachita code 103 zip code 71701

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.)

Carrie Macbeth
Signature of certifying official/Title

07/18/07
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:) _____

for
Signature of the Keeper

Date of Action

Edson H. Beall

9.19.07

Name of Property

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

3

buildings

sites

structures

objects

3

Total

Name of related multiple property listing

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

Number of Contributing resources previously listed in the National Register

43

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC/single dwelling

DOMESTIC/multiple dwelling

Current Functions

(Enter categories from instructions)

DOMESTIC/single dwelling

DOMESTIC/multiple dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

OTHER/Minimal Traditional

LATE 19TH AND EARLY 20TH CENTURY AMERICAN

MOVEMENTS/Bungalow/Craftsman

Materials

(Enter categories from instructions)

foundation BRICK, CONCRETE

walls BRICK, STUCCO

roof ASPHALT, CERAMIC TILE

other

Narrative Description

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

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 1

SUMMARY

This amendment seeks (1) to add three contributing buildings to the existing Clifton and Greening Streets Historic District and (2) to reclassify from “non-contributing” to “contributing” two structures which have recently met the fifty year age requirement (3) extend the period of significance to 1957 in order to reflect the continued residential development in the area after World War II, and (4) add Criterion A for the district’s significance in its reflection of the growth of Camden that occurred during the 1920s oil boom and during the post-World War II period. These changes will increase the number of contributing properties by five and will elevate the percentage of contributing properties to more than 80 percent of all structures included in the District.

The three proposed additional structures are contiguous to the current District on its western border on Clifton Street. Although eligible, these properties were not included in the original district because the owners were inaccessible or uninterested. But currently they are in the hands of preservation conscious owners who are interested in their preservation and recognition. All three structures originated in the 1920s wave of oil boom prosperity and reflect the Craftsman themes then prevalent.

The two buildings proposed for reclassification became eligible in 2003. They exemplify the Minimal Traditional styling common in the post-World War II building boom.

ELABORATION

The proposed additions to the District – the Berg-Newman Apartments (622 Clifton), the Walls-Hussman House (630 Clifton), and the Berg-McCoy house (634 Clifton) – all date from the years 1926-1929 and face an extension of Clifton Street opened in response to the oil-boom expansion. Of the three houses, the most architecturally distinctive and highly styled is the 1926 Walls-Hussman house. The cross-gabled brick structure, with an upper half story, is distinguished in the neighborhood by its Spanish-style tile roof. A square sunroom (with geometric mullions in the sunporch casement windows) projects from under the front gable and is covered by a flat roof with tiled pitched eaves. Craftsman elements are seen in triangular knee braces and exposed rafters. A front facing dormer covered by a shed roof emerges from the side gable. A partial porch is inset in the “L” formed by the intersection of the wings under the crossing gables. Decorative brickwork on the east side provides support for a window box.

To the east of the Walls-Hussman house, and of approximately the same age, is the Berg-Newman apartment house, a two-story, stucco-clad duplex with one apartment on each floor. The house, dating from 1926 or soon thereafter, is cross-gabled with an irregular rectangular footprint (shorter sides on the front and rear) but with a projection extending across much of the western side. Each apartment opens onto a rectangular porch

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National Register of Historic Places Continuation Sheet

Section number 7 Page 2

extending across the center half of the front façade. The two-level porch is supported by massive square stucco piers and is covered by a hip roof. Entrance doors to each apartment open on either side of the downstairs porch and are fronted by concrete stairs covered by shed roofs. Triangular knee braces at several points and exposed rafters provide Craftsman accents that typify many other contemporary structures.

The smallest of the three proposed additions – built in 1928-1929, two or three years later than the others--is the Berg-McCoy cottage. Intended to be – and utilized for years--as a rental investment, the house typifies many smaller-scale structures built in Camden in the 1920s and 1930s. The one-story brick structure is front gabled with a wide porch under a secondary roof. In Craftsman mode, the roofs are low in pitch and the porch is supported by four brick piers topped with wooden columns but with the middle two flanked by larger ones. Unlike many other Craftsman structures, the eaves are boxed.

The two structures proposed for reclassification as “contributing” are the 1953 Berg Apartments at 206 Dallas and 502 Greening (OU0140 and OU0111 respectively), which crossed the requisite age threshold in 2003. These two apartment buildings exemplify the building surge that accompanied Camden’s defense industry boom, when much of the construction was intended for rental use. Identical in nearly every feature, the two four-plex structures reflect a regular rectangular ground plan with an entry porch on the front and a smaller one at the rear. The porches are covered with a pedimented gable roof, which is supported by wooden columns. The round wooden columns on the front porches rest on square brick piers that continue to the ground. Although large in scale, the Berg Apartments illustrate Minimal Traditional themes in their boxlike appearance and the lack of decorative ornamentation. Behind the apartments, facing the rear of 502 Greening, is a long, brick-covered garage with a side-facing gable and a succession of brick piers on the front side supporting the roof and separating the bays (one for each apartment).

All of these structures reflect an era of residential building in Camden—either the 1920s oil boom prosperity or the building surge accompanying the defense industry boom. And they reflect the dominant styling of each phase—Craftsman in the former era and Minimal Traditional in the latter.

Name of Property

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

Community Planning and Development

Period of Significance

1890-1957

Significant Dates

1890-1957

Significant Person (Complete if Criterion B is marked)

Cultural Affiliation (Complete if Criterion D is marked)

Architect/Builder

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

Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State Agency
- ☐ Federal Agency
- ☐ Local Government
- ☐ University
- ☐ Other

Name of repository:

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 1

SUMMARY

The Clifton and Greening Streets Historic District is distinctive in reflecting three sequential waves of residential building from the 1890s until the mid-twentieth century--along with a variety of architectural styles identified with those phases. The earliest phase – the “turn of the century” era (circa 1890-1920) – featured Queen Anne, Colonial Revival and Classical Revival themes. Then in the oil boom days (1920s-1930s) came a vibrant wave of building dominated by Craftsman themes. A third wave of construction accompanied the defense industry boom beginning in latter years of World War II and continuing through the Korean War. The last two eras reflect a mixture of structures built for homeowners and those built for investment as rental property.

The district’s presentation of the final two phases--the oil boom and defense industry waves--will be strengthened (1) by annexing three 1920s structures proposed herein, which are contiguous to the district’s western border on Clifton Street and (2) by reclassifying as contributing two structures not included originally because of the age requirement: the two 1953 brick four-plex Berg Apartments, which reflect Minimal Traditional style. In addition, in order to reflect the continued growth in the neighborhood after World War II and its significance, it is proposed to extend the period of significance to 1957 in order to reflect the continued residential development in the area after World War II, and add Criterion A for the district’s significance in reflecting the growth of Camden during the 1920s oil boom and during the post-World War II period.

ELABORATION

The three structures proposed for inclusion were a part of Camden’s vigorous residential expansion in the middle and late 1920s. In those flush years of the oil boom, existing streets were extended and new subdivisions were being developed. Clifton Street had only recently been extended west of Cleveland Ave. In 1926-1927 (soon after the completion of the currently included Bivens House), two other structures were built just to the west—and by 1929 yet another was completed just beyond those—a process which would continue westward along the street. All reflect the currently prevalent Craftsman architectural style, which yet remains, numerically, the largest single category in the District.

The Walls-Hussman house (630 Clifton) first appeared on the tax register in 1926 under the name of Virgil N. Walls, valued at \$4,000—then a substantial sum. It was built on land acquired from prominent banker, investor, and developer Henry Berg, who lived two blocks to the east and had recently acquired vacant tracts on the new section of Clifton Street. One of the town’s more attractive structures of modest scale, the Walls house would subsequently be the home of such well known residents as dry goods merchant Ben King (1930s) and newspaper publisher Walter Hussman (1940s-1950s). Hussman was then owner of the *Camden*

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Section number 8 Page 2

News and later heir to multi-city Palmer newspaper holdings. The house was a childhood home for Walter Hussman, Jr., now publisher of the *Arkansas Democrat-Gazette* and owner of other media interests in the state.

One of the more distinctively styled homes in the neighborhood, the brownish brick cross-gabled house reflects Craftsman genre in its wide eave overhang with exposed rafter tails, triangular knee braces under the gables, and geometric mullions in sunporch casement windows. It is distinguished by a red tile roof (steeply pitched like many larger Craftsman structures) and a square sunroom projecting from the front gable. The sunroom is covered by a flat roof with tiled pitched eaves. Decorative brickwork on the eastern wall provides support for a window box. The house has been well kept through the decades and with its decorative flourish it continues to be reminder of the architectural zest of Camden's oil boom days.

Just to the east of the Walls-Hussman house, and probably soon after that house was begun, Henry Berg appears to have initiated the building of a two-story apartment structure in duplex arrangement with one apartment on each floor. By 1928 ownership was transferred to Mrs. Bella Newman, a niece of Mr. Berg's wife, Rose. Mrs. Newman and her husband, Al, operators of a downtown café, lived in the upstairs apartment and rented the downstairs level. The structure remained rental property owned by the Newman or Berg family until 1986 when it was sold. Continuity of ownership was then broken with foreclosure and resale forced by the Savings and Loan crisis of the late 1980s. It subsequently emerged under stable owners and has remained attractive rental property.

The Berg-Newman duplex has retained its 1920s appearance with little alteration. A two-story stucco structure, it is cross-gabled, with a two level rectangular porch projection across the center half of the front façade. Craftsman features are seen in massive square stucco piers serving as porch supports, overhanging eaves with exposed rafter tails, and triangular knee braces.

By 1929, just to the west of the Walls-Hussman house, Mr. Berg had constructed a smaller house intended as a one-family rental unit. The one story house remained Berg rental property until sold in 1986 and, like the Berg-Newman Apartments, encountered foreclosure and resale in the S&L crisis. After emerging briefly as rental property, it was for the first time acquired by homeowners—the William McCoy family—who have maintained it with respect for its heritage. The structure typifies many smaller 1920s homes that have definite Craftsman flavor. The house is front-gabled with a low pitched roof and is fronted with a wide porch under a secondary roof. Four brick piers topped by wood columns serve as porch supports, but with the middle two flanked by larger ones. In a variant from more common Craftsman mode, the eaves are boxed.

In 1953, three years after the death of Henry Berg (when the Korean War boom had placed a premium on rental housing), Mr. Berg's widow, Rose, continued his tradition as a developer by building on a tract

United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet

Section number 8 Page 3

adjoining her residence two nearly identical brick four-plex apartment buildings. One unit faced Greening St. and the other faced Dallas St. (then called Bradley). The “Berg Apartments,” solidly built and spacious with hardwood flooring and a substantial parking garage, were at the time considered “the nicest in town” providing more upscale circumstances than most other rental units available. They remained apartments of choice for years and, even when superseded in modernity by newer buildings, retained a desirable clientele.

Although substantial in scale, the Berg Apartments reflect the Minimal Traditional architecture associated with the post-World War II years. A regular rectangular ground plan and the relative absence of decorative detail give the buildings a box-like appearance—although there is a classical touch in front entry porches with pedimented gables and round wooden columns resting on brick piers as porch supports. When the Clifton and Greening Street Historic District was recognized in 1998, the Berg Apartments, a few years shy of the fifty year age requirement, were entered as “non-contributing” properties (OU0140 and OU0111). Since 2003 they have been eligible for reclassification as “contributing.”

The Walls-Hussman House (630 Clifton), The Berg-Newman Apartments (624 Clifton), and the Berg-McCoy house (634 Clifton) strengthen the District’s display of 1920s “oil boom” era houses and those which reflect Craftsman themes. The Berg Apartments (502 Greening and 206 Dallas) amplify its presentation of buildings dating from the defense industry boom years and the Minimal Traditional styles associated with those years.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 9 Page 1

BIBLIOGRAPHY

Camden News, 1924-1926 passim.

Deed Records, Ouachita County. Circuit Clerk's Office, Ouachita County Courthouse,
1926-1929.

Real Estate Tax Records, Town Lots, Ouachita County. County Clerk's Office, 1924-1935, 1952-1954

Interview with Mr. Bob Ellen (resident of Berg-Newman apartments in late 1920s), 4 April 2007

Interview with Miss Mary Lou Parker (lifetime resident at corner of Clifton St. and Cleveland Ave. and
longtime neighbor to properties nominated), 4 April 2007.

United States Department of the Interior
National Park Service

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Section number 10 Page 1

VERBAL BOUNDARY DESCRIPTION

The boundary increase of the Clifton and Greening Street Historic District includes the following parcels:

622 Clifton Street – Parcel #736-00007-000R and 736-00004-000R

630 Clifton Street – Parcel #736-00006-000R

634 Clifton Street – Parcel #736-00005-000R

BOUNDARY JUSTIFICATION

The boundary increase includes all of the property adjacent to the original boundary of the historic district that reflect the oil boom era in Camden, retain integrity, and for which the property owners have agreed to listing.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 5 Page 1

The revised resource count for the Clifton and Greening Streets Historic District, including the boundary increase, is:

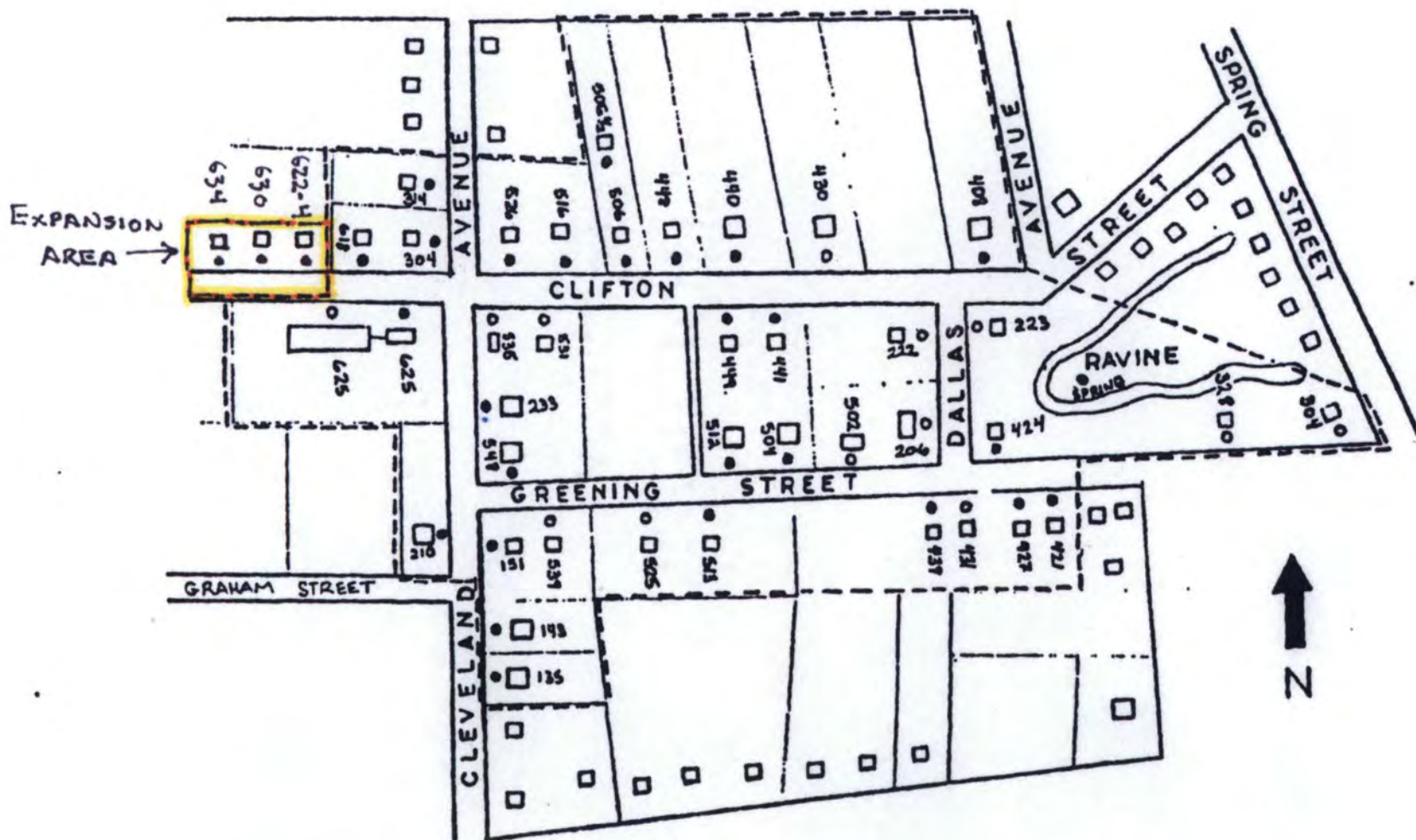
| Contributing | Noncontributing | |
|--------------|-----------------|------------|
| 38 | 8 | buildings |
| | | sites |
| | | structures |
| | | objects |
| 38 | 8 | Total |

500'

• = CONTRIBUTING

CLIFTON AND GREENING STREETS HISTORIC DISTRICT

Camden, Ouachita County, Arkansas



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Clifton and Greening Street Historic District (Boundary Incr
NAME: ease II)

MULTIPLE
NAME:

STATE & COUNTY: ARKANSAS, Ouachita

DATE RECEIVED: 8/06/07 DATE OF PENDING LIST: 8/27/07
DATE OF 16TH DAY: 9/11/07 DATE OF 45TH DAY: 9/19/07
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 07000955

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

☒ ACCEPT ☐ RETURN ☐ REJECT 9.19.07 DATE

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the
nomination is no longer under consideration by the NPS.



BERG APARTMENTS - 502 GREENING (CLIFTON & GREENING H.D.)

OUACHITA COUNTY, AR

JOHN WHEELER

JUNE 1997

ARKANSAS HISTORIC PRESERVATION PROGRAM, LITTLE ROCK, AR

SOUTH & WEST FACADES LOOKING NORTHEAST



BERG APARTMENTS - 206 DALLAS (CLIFTON & GREENING H.D.)

OUACHITA COUNTY, AR

JOHN WHEELER

JUNE 1997

ARKANSAS HISTORIC PRESERVATION PROGRAM, LITTLE ROCK, AR

NORTH & EAST FACADES LOOKING SOUTHWEST



HOUSE AT 634 CLIFTON ST. (CLIFTON & GREENING H.D.)

OUACHITA COUNTY, AR

SARAH JAMPOLE

JUNE 2007

ARKANSAS HISTORIC PRESERVATION PROGRAM, LITTLE ROCK, AR

SOUTH FACADE LOOKING NORTHWEST



BERG-NEWMAN APARTMENTS - 622-624 CLIFTON (CLIFTON & GREENING H.D.)

OUACHITA COUNTY, AR

SARAH JAMPAL

JUNE 2007

ARKANSAS HISTORIC PRESERVATION PROGRAM, LITTLE ROCK, AR

SOUTH & WEST FACADES LOOKING NORTHEAST



CLIFTON & GREENING HISTORIC DISTRICT BOUNDARY INCREASE II

Ouachita County, AR

SARAH JAMPOLE

JUNE 2007

ARKANSAS HISTORIC PRESERVATION PROGRAM, LITTLE ROCK, AR

NORTH SIDE OF CLIFTON) LOOKING NORTHWEST.



CLIFTON & GREENING HISTORIC DISTRICT BOUNDARY INCREASE II

OUAATCHA COUNTY, AR

SARAH JAMPOLE

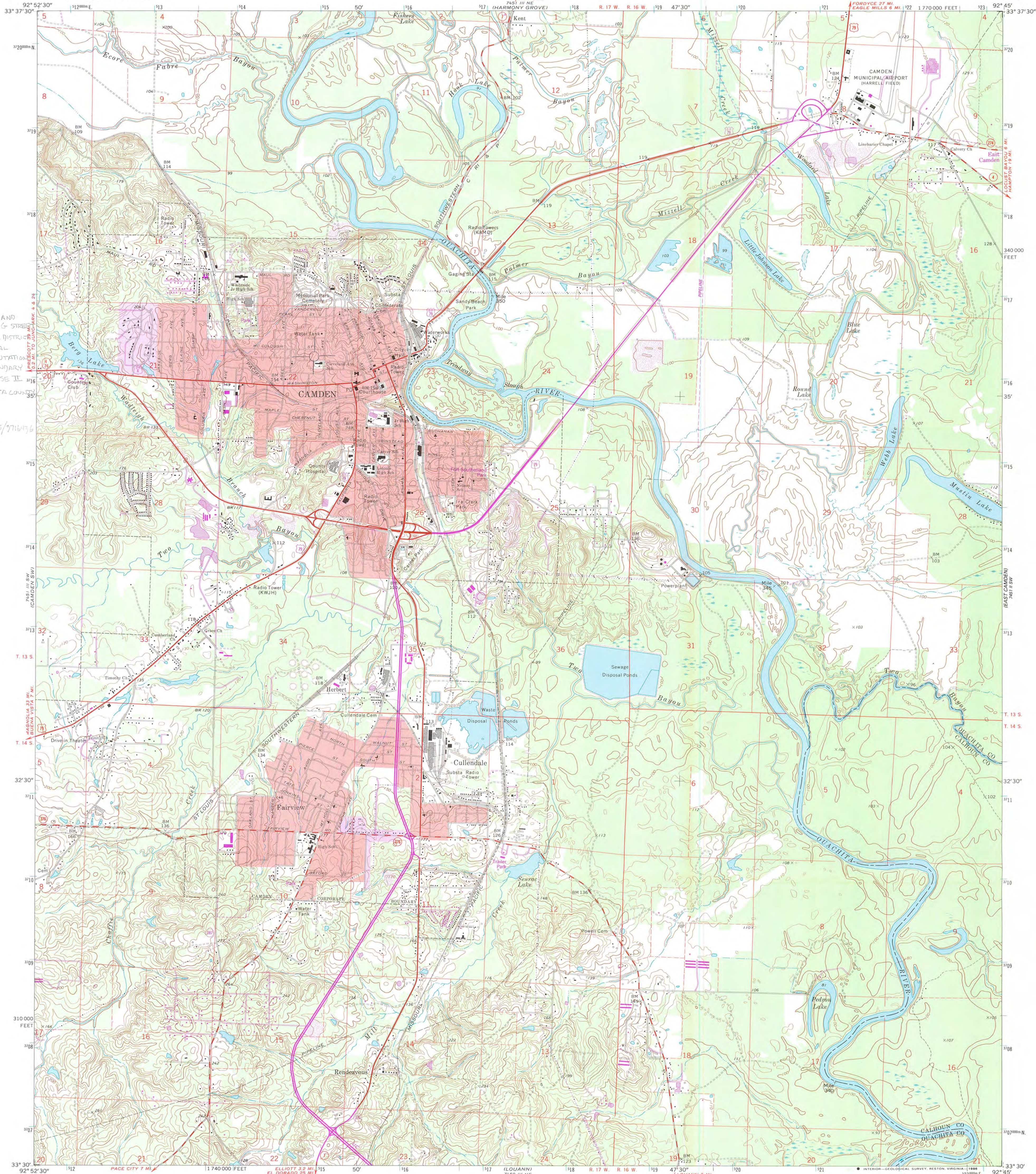
JUNE 2007

ARKANSAS HISTORIC PRESERVATION PROGRAM, LITTLE ROCK, AR

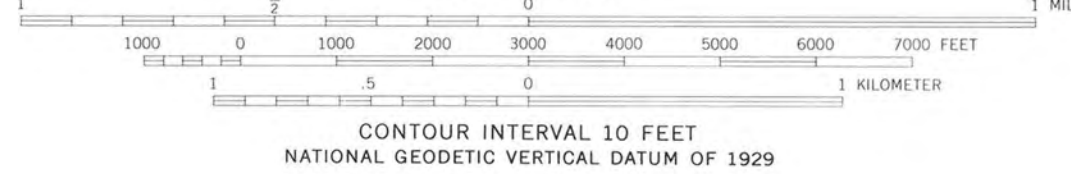
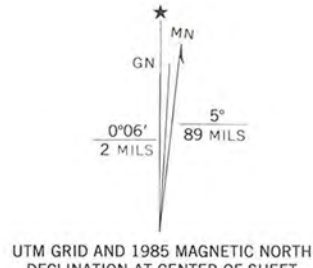
NORTH SIDE OF CLIFTON) LOOKING NORTHWEST.

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

CAMDEN QUADRANGLE
ARKANSAS
7.5 MINUTE SERIES (TOPOGRAPHIC)



Mapped, edited, and published by the Geological Survey in cooperation with Arkansas Geological Commission
Control by USGS and USC&GS
Planimetry by photogrammetric methods from aerial photographs taken 1940. Topography by planetable surveys 1949-50
Revised from aerial photographs taken 1970. Field checked 1971
Polyconic projection. 1927 North American datum
10,000-foot grid based on Arkansas coordinate system, south zone
1000-meter Universal Transverse Mercator grid ticks, zone 15, shown in blue
Red tint indicates areas in which only landmark buildings are shown
Fine red dashed lines indicate selected fence and field lines where generally visible on aerial photographs. This information is unchecked
To place on the predicted North American Datum 1983, move the projection lines 10 meters south and 15 meters east as shown by dashed corner ticks
Purple tint indicates extension of urban areas



THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
AND ARKANSAS GEOLOGICAL COMMISSION, LITTLE ROCK, ARKANSAS 72204
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



| ROAD CLASSIFICATION | |
|---------------------------------|---|
| Primary highway, hard surface | Light-duty road, hard or improved surface |
| Secondary highway, hard surface | Unimproved road |
| Interstate Route | U. S. Route |
| | State Route |

CAMDEN, ARK.

33092-E7-TF-024

1971
PHOTOREVISED 1985
DMA 7451 III SE-SERIES V884

Revisions shown in purple compiled from aerial photographs taken 1984 and other sources. This information not field checked. Map edited 1985



**The Department of
Arkansas
Heritage**

Mike Beebe
Governor

Cathie Matthews
Director

Arkansas Arts Council

*

Arkansas Natural Heritage
Commission

*

Delta Cultural Center

*

Historic Arkansas Museum

*

Mosaic Templars
Cultural Center

*

Old State House Museum



**Arkansas Historic
Preservation Program**

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tdd: (501) 324-9811

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info@arkansaspreservation.org

website:

www.arkansaspreservation.org

August 1, 2007

Dr. Janet Matthews
Chief of Registration
United States Department of the Interior
National Register of Historic Places
National Park Service
8th Floor
1201 Eye Street, NW
Washington, DC 20005



RE: Clifton and Greening Streets Historic District Additional
Documentation and Boundary Increase II – Camden, Ouachita
County, Arkansas

Dear Dr. Matthews:

We are enclosing for your review the above-referenced nomination.
The Arkansas Historic Preservation Program has complied with all
applicable nominating procedures and notification requirements in the
nomination process.

If you need further information, please call Ralph S. Wilcox of my staff
at (501) 324-9787. Thank you for your cooperation in this matter.

Sincerely,

Cathie Matthews
State Historic Preservation Officer

CM:rsu

Enclosure

