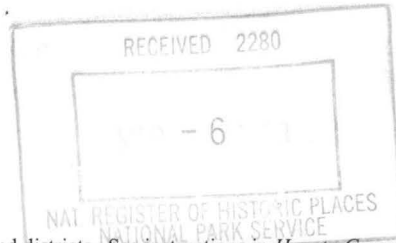


United States Department of the Interior
National Park Service

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 Tuf Nut Historic District

other names/site number _____

2. Location

street & number 300-312 S. Rock Street, 423 East Third Street

☐ not for publication

city or town Little Rock

☐ vicinity

state Arkansas code AR county Pulaski code 119 zip code 72201

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.)

Cochie Matthews
Signature of certifying official/Title

3/4/03
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

Daniel J. Vivian 3/27/03

Tuf Nut Historic District
Name of Property

Pulaski County, AR
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
2	
	buildings
	sites
	structures
	objects
2	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)

Manufacturing Facility
Warehouse
Wholesale/Retail

Current Functions
(Enter categories from instructions)

Vacant

7. Description

Architectural Classification
(Enter categories from instructions)

20th Century Vernacular Commercial/Industrial

Materials
(Enter categories from instructions)

foundation Concrete
Walls Brick
Concrete
roof Tar/build-up
Other

Narrative Description

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

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Section number 7 Page 1

Summary

The Tuf Nut Historic District consists of two brick and steel-reinforced concrete buildings, both constructed in the 1920s and located one block apart. The Tuf Nut-Sterling-Dailey Building is located at 300-312 S. Rock Street and was constructed in 1922. The Little Rock Tent and Awning Building, located at 423 East Third Street was constructed in 1927. The 1920s block of both buildings are two-stories. Each building has a significant addition dating from the 1940s. The Tuf Nut Historic District buildings are the best surviving examples of the type of continually evolving patterns of commercial/industrial development in the eastern section of downtown Little Rock during the period prior to 1950. The buildings represent the era from 1920 to 1950 which saw the development of certain "new" commercial forms during the 1920s followed by a pattern of secondary growth and expansion during the 1940s using compatible yet more modern building forms.

Elaboration

The two buildings which comprise the Tuf Nut Historic District in downtown Little Rock represent the once thriving commercial-industrial district which developed in the blocks surrounding the buildings in the 1920s. Additions to both buildings in the 1940s represent the evolving development of the growth and expansion of the area as an industrial/manufacturing/warehouse district. The Tuf Nut-Sterling-Dailey Building at 300-312 S. Rock Street and the Little Rock Tent & Awning-Tuf Nut Building at 423 East Third Street are large brick commercial-industrial buildings located one block apart. Original construction of the S. Rock Street building was in 1922, while the E. Third Street building was constructed in 1927. Significant additions were made to both buildings in the 1940s and are representative of the use of modern building forms compatible with the 1920s presentation of the buildings.

Both buildings occupy a full $\frac{1}{4}$ of their city block and present a significant historic presence in their surroundings. The character of the surrounding blocks derives from its development in the 1920s as a commercial/industrial district, as the business district in Little Rock began to move west. Prior to 1913 the commercial center of Little Rock centered on East Markham Street, three blocks to the north of the location of the Tuf Nut Historic District. The original commercial district extended south only two blocks, with an adjacent residential and small business neighborhood. During the prosperity of the 1920s Little Rock's business center expanded to the west. The East Markham Street (East Markham Street Historic District NR 05-05-99) area quickly evolved into a wholesale/warehouse commercial district. The Terminal Building (NR 04-29-82) and the Fones Brothers Building (although significantly altered from its original appearance) are the only other large commercial/industrial buildings remaining in this once thriving commercial section of Little Rock. Significant decline and alteration of the neighborhood began with construction of Interstate 30 through its eastern edge in the early 1960s. Sporadic construction of motels and service stations catering to the interstate occurred in the 1960s and 1970s. Wholesale demolition of historic buildings in the area did not decline until the mid 1990s when redevelopment of this eastern section of downtown Little Rock began.

300-312 S. Rock Street

The Tuf Nut-Sterling-Dailey Building at 300-312 S. Rock Street is a three-story brick and steel-reinforced concrete building constructed c.1922 for the Tuf Nut Garment Manufacturing Company. The south one-half of the current building is the original, 1922 portion, while the northern one-half of the building was added in 1946.

A photograph of the 300-312 S. Rock Street building in 1927 reveals that the original portion of the building's façade (east) remains largely unaltered. The front or eastern elevation of the 1922 portion of the building is symmetrically divided into four bays. Pairs of large multiple-pane awning windows are located on each floor of the four bays. The principal entrance to the building is located in the second bay from the north. A gable roof supported by wood posts has been added to denote the entrance. The northernmost bay of the 1922 building's front (east), which contains the building's original elevator, features one twelve-light awning window on each story. A decorative parapet panel rises above the roofline on the end bays of the front or east elevation of the 1922 portion of the building.

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An addition to the north side of the building in 1946 virtually doubled the size of the Tuf Nut-Sterling-Dailey Building. This three-story addition was constructed of steel-reinforced concrete with the exterior faced in brick. The 1946 addition features fifteen-pane awning windows similar to original windows on the 1922 portion of the building.

The north elevation of the building is that of the three-story 1946 addition. Fourteen awning windows with eighteen panes span the width of the north elevation on each of the three floors. The front (east) of the 1946 portion projects slightly from the remaining six bays on the north elevation that are denoted by brick pilasters with concrete cap bands. On rear (west) elevation of the 1946 addition the ground floor is recessed and supported by square concrete columns providing access to a concrete loading dock. A square elevator shaft rises above the three-story building on the rear (north) end of the original 1922 portion of the building on the west. The southern end of the rear (west) elevation is the original 1922 building, featuring multi-pane awning windows. A small one-story flat roof concrete block building on the west side of the adjacent alley is not associated with the Tuf Nut-Sterling-Dailey Building.

The south elevation is the 1922 building, which is seven bays wide, has pairs of metal sixteen-pane awning windows in each bay on the third story. Windows on the first floor and some on the second story of the building have been concealed by construction, in 1966, of an L-shaped, one story strip office building which abuts the southern elevation of the building.

A 1927 photograph of the original building reveals that this portion appears much as it did with the exception of the replacement of the original suspended flat roof canopy over the main entry on S. Rock Street by gable roof entry porch. Photographs of the building in 1948 and 1956 indicate it appears much as it did after construction of the addition in 1946.

423 E. Third Street

One block directly east of the Tuf Nut-Sterling-Dailey Building is a similar appearing commercial-industrial building which was constructed in 1927 for the Little Rock Tent & Awning Company. The two-story building with flat roof is of brick construction with steel posts. In 1940 an L-shaped three story addition of steel-reinforced concrete was constructed along the west and south elevations. The east end, or northern façade, of this addition is faced in dark red brick as on the original building and features cast concrete details on pilasters, window ledges and along the roof parapet mimicking detail on the original portion of the building. Both the original building and the 1940 addition rest on a cast concrete foundation.

The 1927 portion of the building on the front (north) is two-stories and defined by six bays denoted by brick pilasters with cast concrete bases and caps. The front (north) of the Little Rock Tent & Awning- Tuf Nut Building features the main entry in the easternmost bay at the corner of the building. The wide door opening is surrounded by cast concrete.

Pairs of twenty-pane metal awning windows with a center six-pane opening section are located on the first floor of the front (north) of the Little Rock Tent & Awning-Tuf Nut Building. Second and third story windows are smaller, but are similar awning windows. An L-shaped addition constructed in 1940 wraps around the south and west elevations of the original 1927 building. On the front (east) of this addition, features from the 1927 building such as dark red brick, brick pilasters with concrete bases and caps defining bays, and multi-pane metal awning windows were repeated. Although the north end of the 1940 addition was carefully constructed to provide continuity with the original building, it is three stories rather than the original building's two stories.

The east elevation of the building contains two loading bays with concrete piers on the first floor. The majority of this elevation is the 1927 building dark red brick facing but with less ornamentation than seen in the modest detailing on the front (north). The east end of the 1940 addition features a door opening onto a small iron balcony on the second and third floors.

The rear (west) elevation is part of the three-story L-shaped addition constructed in 1940. On the north end of this elevation, dark red brick faces the corner bay and each floor features a set of multi-pane metal awning windows and small entry with iron balcony

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and stairs, providing continuity with the brick faced front (north). Walls on the remaining portions of the rear (west) elevation are cast concrete with pairs of fifteen-pane metal awning windows in each of its six bays.

The south elevation of the building is a wing of the L-shaped 1940 addition. It features pairs of fifteen-pane metal awning windows on its third floor and smaller awning windows on the second story. Three small metal windows are located on the rear portion of the first floor of the building's south elevation. A four story chimney shaft rises above the roofline on the rear portion of this elevation.

Both Tuf Nut buildings occupy a full ¼ of their city block and present a significant historic presence in their surroundings. Redevelopment begun in the 1990s has resulted in the evolution of this eastern area of downtown Little Rock into a thriving entertainment and retail district. Construction of a new Federal Post Office, one block south of the Tuf Nut Buildings, and planned construction of several multi-story office buildings continue the area's evolution. The William J. Clinton Presidential Library, under construction a few blocks to the east, will solidify the area's new sense of place and time in Little Rock's history.

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)

Commerce/Trade

Industry/Manufacturing

Architecture

Period of Significance

1922-1950

Significant Dates

1922, 1927, 1940, 1946

Significant Person (Complete if Criterion B is marked)**Cultural Affiliation** (Complete if Criterion D is marked)**Architect/Builder**

Unknown

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: _____

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National Park Service

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Summary

The Tuf Nut Historic District in downtown Little Rock consists of two large historic commercial/industrial buildings constructed in the 1920s. The Tuf Nut-Sterling-Dailey Building at 300-312 S. Rock Street was constructed in 1922 and housed the Tuf Nut Garment Manufacturing Company until the early 1930s. The Little Rock Tent & Awning-Tuf Nut Building, located one block east at 423 East Third Street, was constructed in 1927 and was the location of the Tuf Nut Garment Manufacturing Co. from 1931 until the company closed in the 1970s. These buildings are representative of the development of a commercial/industrial district in the eastern section of downtown Little Rock in the early twentieth century as the area evolved through its peak in the 1950s.

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" (NR listed 10-06-70), is located at the foot of what is now Rock Street and was the focus of business activity as the site began development in the early 1820s. 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 river below the "little rock". Until well after the Civil War, this area remained the business center of Little Rock.

As a result of the coming of the railroad to central Arkansas in the 1870s, the business center of Little Rock grew to the west. The original business district on the river quickly adjusted to this change and began to develop into a commercial/industrial center. During the economic boom of the 1920s, this commercial/industrial growth spread to the blocks south. Although the original commercial center of Little Rock was located in the blocks just north of the Tuf Nut Historic District, the blocks on which these two large industrial/manufacturing buildings are located contained residences until the early 1920s.

The growth of Little Rock in the early twentieth century paralleled the economic prosperity of the nation. This nationwide prosperity was reflected in the construction of many new commercial buildings in downtown Little Rock, some of which were the city's first "skyscrapers". During the 1920s technology became an ever-more-important part of daily life. Part of the "new" technology at this time was the use of steel framework in the construction of large industrial buildings. Both buildings in the Tuf Nut Historic District utilized steel in their original construction in the 1920s and in additions made to the buildings in the 1940s. Exteriors were straightforward and functional, featuring many windows, the arrangement of which gives the buildings their architectural character.

Tuf Nut-Sterling-Dailey Building- 300-312 S. Rock Street

The building located at the corner of East Third and South Rock Streets was constructed in two sections almost twenty years apart. The southernmost portion of the building was built in 1922 for a company called West-Nelson Manufacturing Co. The West-Nelson Company manufactured garments and was owned by Little Rock residents Oscar D. West, President, and Robert A. Nelson, Secretary-Treasurer. By 1927 the company had changed and been given a new name - The Tuf Nut Garment Manufacturing Company, but remained in the building at 300-312 S. Rock Street. President and owner of the Tuf Nut Company was Robert Nelson, former co-owner of the West-Nelson Garment Manufacturing Company.

A full page advertisement in the *Arkansas Gazette* on October 10, 1927, featured a photograph of the Tuf Nut Company's building at 300-312 S. Rock Street. The advertisement stated that the company conducted business in ten states and employed 400 people with a payroll of over \$300,000. The company boasted that a large percentage of their employees were stockholders in the business. The Tuf Nut Garment Manufacturing Company claimed to have been established for several years in the 1927 ad. Because there is no record of any Tuf Nut Company prior to 1927, it appears the owner, Robert Nelson, counted the years he was an owner in the West-Nelson Garment Manufacturing Company.

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The Tuf Nut Garment Manufacturing Company produced overalls, pants, shirts and "autoals" for the working man. The garments were made of 100% cotton, which the company proudly stated was purchased from mills in the South. Late in 1927 the Tuf Nut Company opened a second factory in McComb, Mississippi, for manufacture of shirts only.

However successful the first few years of business, Robert Nelson's tenure as president and sole owner of the Tuf Nut Company was short-lived. In late 1929 substantial interests in the Tuf Nut Company were purchased by brothers J. R. Alexander and Robert A. Alexander, plantation owners and businessmen from nearby Scott, Arkansas. The business continued to operate at the same location at 300-312 S. Rock Street.

The Tuf Nut Garment Manufacturing Company was purchased by the Little Rock Tent & Awning Co. in 1930 and was relocated to a building at 423 E. Third Street, one block east. From 1930 to 1935 the first floor of the S. Rock Street building was occupied by a radio equipment manufacturing company and the second and third floors were occupied by Sterling Stores, Inc. as offices and warehouse for the novelty store chain.

Sterling Stores, Inc. expanded their operations and occupied the entire S. Rock Street building by the late 1930s. Sterling Stores constructed a large three-story addition to the north side of the building in 1946. Sterling Stores, Inc. remained in the building until the early 1960s. For a few years afterward, Pfeifer's of Arkansas Department Store utilized a portion of the building as a service center.

Dalton Dailey & Associates purchased the building at 300-312 S. Rock Street in the mid 1960s. The company specialized in office design and layout and sold office furniture and supplies. The Dailey's occupied the building through the mid 1990s. Dalton Dailey and son Jim Dailey operated the family business for over thirty years at the Rock Street location. Jim Dailey has served as Mayor of the City of Little Rock for over ten years.

Tuf Nut Building- 423 East Third Street

At the time the advertisement for the Tuf Nut Company appeared in the 1927 *Arkansas Gazette* newspaper, another locally owned manufacturing company was constructing a building just one block to the east at 423 East Third Street. The business, Little Rock Tent & Awning, had outgrown their former space on Main Street and was constructing a large brick manufacturing building to house their expanded business.

Little Rock Tent & Awning Company was owned by local businessmen Vernon Jackson, President, Robin Nichols, Vice-President, and James Simpson, Secretary-Treasurer. The business which manufactured tents, custom made awnings, blinds, and other window fittings, had begun in 1917.

In 1930 the owners of Little Rock Tent & Awning bought the Tuf Nut Garment Manufacturing Company, relocated it to their building at 423 E. Third Street and combined the two businesses' manufacturing production. A three-story L-shaped addition was made to the building in 1940 as business operations expanded. The Little Rock Tent & Awning Co. and the Tuf Nut Garment Manufacturing Company operated in the building at 423 E. Third Street until the mid-1960s when the Little Rock Tent & Awning Company moved to a new location further south in the downtown. The Tuf Nut Garment Manufacturing Company remained in the building at 423 E. Third until the late 1970s when the company was closed. The building was thereafter used as a warehouse by an industrial supply business located nearby, then vacated.

Significance

Both buildings located in the Tuf Nut Historic District are architecturally representative of the development and growth of a commercial/industrial district in downtown Little Rock. Prior to 1920 the blocks south of Little Rock's commercial center contained a mix of residences and small retail establishments. The only large commercial building was located at S. Rock and E.

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Third Streets where an ice cream factory once stood in the now vacant lots between the two Tuf Nut Buildings. The decade of the 1920s saw significant development in the areas south of Little Rock's commercial center. This era produced a number of industrial/manufacturing/warehouse buildings in this area of downtown, very little of which remains. The Fones Building at the corner of Rock and East Second Street, constructed in 1920 and the Terminal Warehouse Building at 500 E. Markham (NR listed 04-29-82) was constructed in 1926 are the only other remaining large commercial/industrial buildings in the area. Construction of U.S. Interstate 30 on the eastern edge of the area and subsequent development of service stations and motels distinctly changed the nature of the district. By the early 1990s development from the 1960s had been razed, leaving expanses of vacant blocks in the area. In the late 1990s a row of townhouses constructed in the 1970s were razed in the blocks south of the Tuf Nut Buildings for construction of a new downtown post office. Additional new multi-story office building construction is changing the character of the area as it evolves into an urban live and work neighborhood. Construction of the William Jefferson Clinton Presidential Library a few blocks to the east is scheduled for completion in 2004.

The vernacular industrial/manufacturing design of both Tuf Nut buildings' original form in the 1920s and additions in the 1940s was intended to be sturdy and functional rather than stylish. Bands of large multiple-pane awning windows span the elevations of both buildings. Only minimal decorative detailing is utilized on either of the buildings and their additions. The 1922 section of the Rock Street building features a decorative roof parapet, while the 1927 portion of the E. Third Street building is decorated with bands of cast concrete on the parapet and window ledges contrasting with the dark red brick.

The Tuf Nut Historic District, consisting of the Tuf Nut-Sterling-Dailey Building at 300-312 S. Rock Street and the Little Rock Tent & Awning-Tuf Nut Building at 423 East Third Street is being nominated to the National Register of Historic Places under Criterion A with local significance for its association with the development of manufacturing industry in downtown Little Rock's east side and under Criterion C with local significance as two of the few remaining examples of commercial/industrial buildings constructed in the area in the prosperous years of the 1920s, evolving commercially and architecturally with additions in the 1940s.

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National Register of Historic Places Continuation Sheet

Section number 9 Page 1

Bibliography

Arkansas Gazette, October 10, 1927.

Dailey, Mrs. Dalton, Telephone interview by S. T. Smith, May 20, 1991.

Insurance Maps of Little Rock, including Argenta and Pulaski Heights, Arkansas. Vol. I New York: Sanborn Map Co., 1913.

Insurance Maps of Little Rock and North Little Rock, Arkansas. Vol II. New York: Sanborn Map Co., 1939, 1947, 1952.

Little Rock City Directories, 1905 through 1990.

North Little Rock Chamber of Commerce, "Annual Publication", 1956.

Pulaski County, AR
County and State

Acreage of Property	Less than one acre
----------------------------	--------------------

(Place additional UTM references on a continuation sheet.)

1	<u>15</u>	<u>567068</u>	<u>3884840</u>
	Zone	Easting	Northing
2	<u>15</u>	<u>567170</u>	<u>3844820</u>

3	Zone	Easting	Northing
4			

☐ See continuation sheet

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

Lots 4, 5, 6, Block 16 of Pope's Addition to the City of Little Rock, AR and Lots 10, 11, 12 of Block 38, Original City of Little Rock, AR

The boundaries contain the buildings historically associated with the Tuf Nut Company.

name/title	Sandra Taylor Smith, Consultant / Ralph S. Wilcox, National Register & Survey Coordinator				
organization	Arkansas Historic Preservation Program			date	March 5, 2003
street & number	1500 Tower Building, 323 Center Street			telephone	(501) 324-9787
city or town	Little Rock	state	AR	zip code	72201

Submit the following items with the completed form:

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.

Representative **black and white** photographs of the property.

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

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

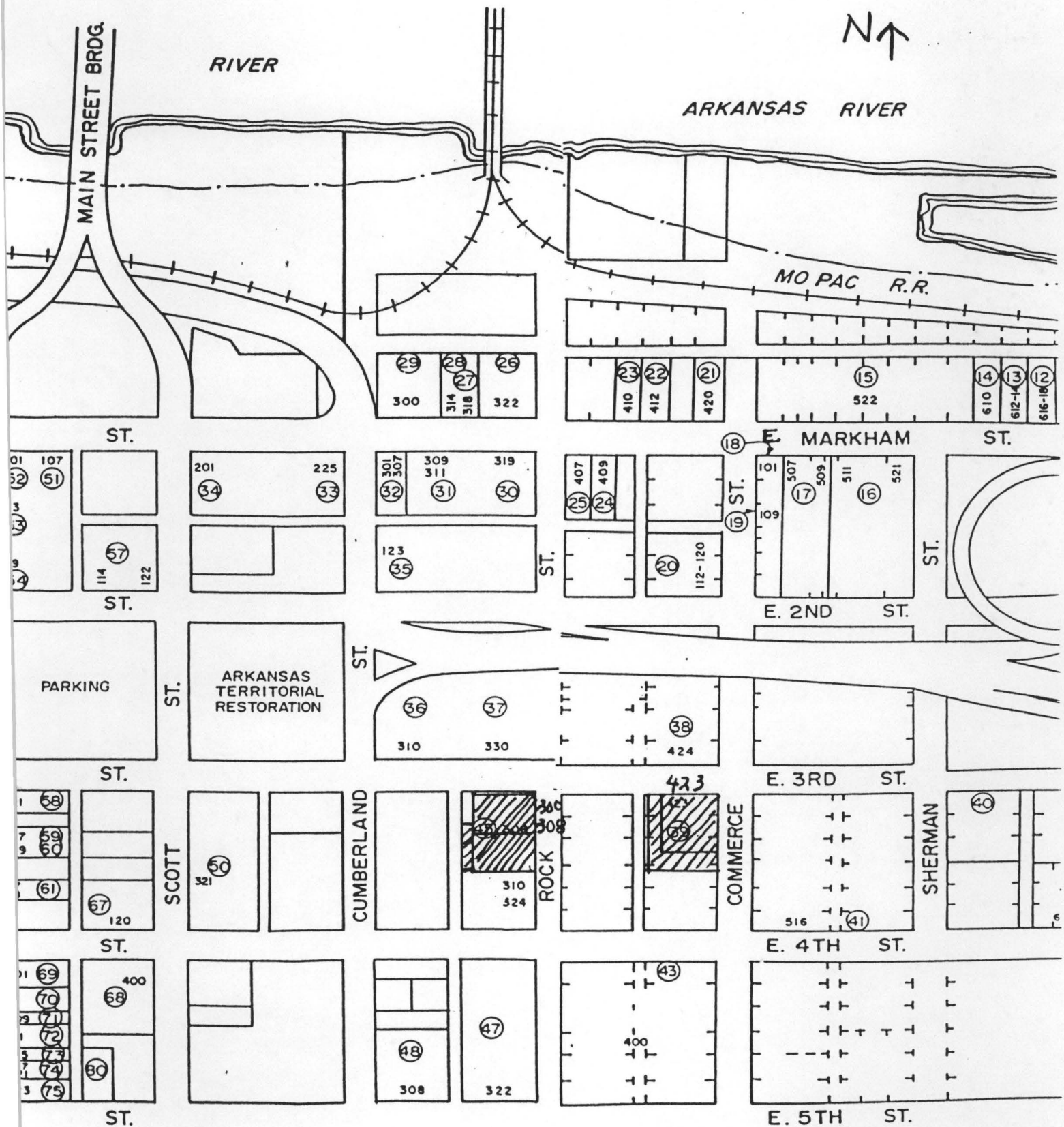
name _____

street & number _____ telephone _____

city or town _____ state _____ zip code _____

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.



Tuf Nut-Sterling-Dailey Building
300-312 S. Rock Street

Little Rock Tent & Awning-Tuf Nut Building
423 East Third Street

TUF NUT HISTORIC DISTRICT

TUF NUT HISTORIC COMMERCIAL DISTRICT

Pulaski County, Arkansas

National Register of Historic Places - Return Comments:

The current documentation is being returned so that substantive and technical issues regarding the nomination can be addressed. Upon completion of the revisions the National Register can proceed with formal consideration of the property.

Description

The current physical description of the district is both incomplete and misleading. In an effort to provide a concise narrative, the current nomination overlooks several key elements of the property's current physical condition.

The introductory statement found in the *Elaboration* section is particularly troubling. In stating that the district buildings "...appear much as they did at the time of their construction with the exception of the 1940s additions..." a reader could easily assume that the 1940s additions consisted only of fairly minor alterations or secondary appendages. In fact these alterations dramatically affected the visual character of the original buildings, nearly doubling their size, obscuring major elevations, and altering important interior functional operations.

On page two of the description, the text states that historic photographs of the 1922 building at 300-312 S. Rock reveal "that the original portion remains virtually unaltered." While this may be true for the front facade, this statement appears to fly in the face of the current photographs, which reveal additions on each of the other major elevations of the 1922 block, including the section adjoining the main block of the 1946 addition. The reader is given no information on the physical impact of these additions, particularly on the impact of the 1946 addition to the north wall of the original building. Was the original 1920s north wall completely removed and the two buildings opened up to one another? Were openings merely punched in the north wall to allow passage between the buildings? Or does the wall remain largely intact with both buildings functioning as separate elements? The descriptive narrative should be revised to directly address the impact of the 1940s additions on the historic fabric of the original designs of both buildings.

In revising the nomination, the descriptions should also be careful to include complete descriptions of the contributing properties. The current description for the building at 300-312 S. Rock, for instance, provides information for only the eastern elevation of the building. There is no mention of the character or condition of the southern elevation of the original 1922 building, which appears to feature a modern one-story addition (not discussed). No date is given for the one-story concrete block addition on the western elevation, nor is there any mention of its affect on original historic fabric. The description does not even provide basic general information about the two main buildings such as their scale and overall size or the general interior finishes.

The nomination repeatedly refers to the concept that the buildings are significant as reflections of 1920s era "commercial" design. In actuality these buildings are probably more representative of the evolutionary factors effecting manufacturing design during the early twentieth century.

Rather than stressing the intact, pristine nature of the 1920s-era designs, which is questionable, the nomination would be stronger if it referred instead to the buildings as significant illustrations of the continually evolving patterns of commercial-industrial development in this area of Little Rock during the period prior to 1950. An era which saw the development of certain “new” commercial forms during the 1920s boom followed by a pattern of secondary growth and expansion during the 1940s using compatible yet more modern building forms. Such a direction would help focus both the description *and* significance statements.

Page 7.1 Is the 1946 addition “concrete and reinforced steel” or “steel-reinforced concrete?”

What was located in the intervening space between the two buildings (across Rock Street)? Was it always vacant? Parking? Service access? Do historic period maps identify additional properties? If the area was originally occupied by an industrial property, but is now vacant, that should be mentioned in the text and the question of the historic integrity of the “district” must be addressed. While the extant buildings may reflect the historic era, does the streetscape still retain integrity?

Significance

Criterion C - Architecture. Criterion C is selected on the nomination cover sheet, but no corresponding area of significance is provided. If Criterion C is to be used, then an appropriate area of significance (Architecture) should be noted.

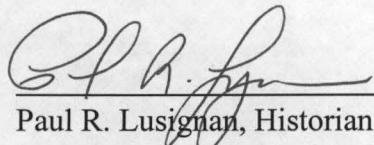
Commercial versus Industrial/manufacturing. The current text often refers to the buildings and their general location as “commercial.” This term is somewhat confusing since the area seems to have functioned predominantly as an industrial/manufacturing center rather than a traditional commercial district. The buildings appear to represent period light-industrial construction forms rather than the typical “commercial” forms commonly associated with downtown business districts and retail areas. You may want to consider whether the use of the term *commercial* is appropriate or whether it needs to be further defined in a consist manner.

The discussion could also be strengthened by addressing the specific character-defining components that constitute the commercial/light manufacturing/industrial property type these building are said to represent. Making clear how it differed from the more typical commercial/retail/office properties. While focusing on the 1920s designs, this discussion should also include the manner and construction forms characteristic of the 1940s additions, including such factors as the severe stripped down lines, concrete versus brick construction, and the almost complete lack of significant ornamentation. [See the discussion above regarding the treatment of the 1940s designs as significant contributing elements of the overall district eligibility.]

While the historical background information presents a comprehensive listing of the buildings’ former tenants, the documentation does not appear to establish any particular industrial importance or significance for these specific enterprises within the context of industrial development in the city. If the eligibility of the buildings rests instead in their representation of the broader trends of general industrial/manufacturing development in Little Rock during the period, additional material needs to be provided discussing comparable buildings that might

represent these themes and how these buildings represent particularly significant examples. If as stated in the nomination, these buildings are among the few remaining examples of this theme, then information should be provided on what happened to the other examples. Were they demolished for modern construction? Displaced by adjacent highway development? Replaced with newer industrial buildings? Or do the other comparable examples display less historic integrity. A useful element for inclusion in this discussion would be the basis used for making these assessments. Has there been a survey of the area? Was one undertaken for the nomination? If so, please discuss its general parameters or at a minimum include a note in the bibliography.

If you have questions regarding these comments, please contact me directly at the number listed below. [A sample nomination has been included for a similar twentieth century manufacturing property in Wisconsin. The revised Arkansas nomination need not follow this example in detail or level of documentation, but the preparers may find the arguments made for NR significance insightful.]



Paul R. Lusignan, Historian
(for) Keeper of the National Register
(202) 343-1628

8/6/99
Date

A:\tufnut.rtn

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Tuf Nut Historic Commercial District
NAME:

MULTIPLE
NAME:

STATE & COUNTY: ARKANSAS, Pulaski

DATE RECEIVED: 6/22/99 DATE OF PENDING LIST: 7/06/99
DATE OF 16TH DAY: 7/22/99 DATE OF 45TH DAY: 8/06/99
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 99000856

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: Y NATIONAL: N

COMMENT WAIVER: N

___ACCEPT ___RETURN ___REJECT _____DATE

ABSTRACT/SUMMARY COMMENTS:

RETURN

SEE ATTACHED COMMENTS

RECOM./CRITERIA RETURN

REVIEWER Paul R. Lusignan DISCIPLINE HISTORIAN

TELEPHONE _____ DATE 8/6/99

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

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: RESUBMISSION

PROPERTY Tuf Nut Historic Commercial District
NAME:

MULTIPLE
NAME:

STATE & COUNTY: ARKANSAS, Pulaski

DATE RECEIVED: 3/06/03 DATE OF PENDING LIST:
DATE OF 16TH DAY: DATE OF 45TH DAY: 4/20/03
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 99000856

DETAILED EVALUATION:

☒ ACCEPT ☐ RETURN ☐ REJECT _____ DATE

ABSTRACT/SUMMARY COMMENTS:

The Tuf Nut Historic District is locally significant under Criterion A in the areas of commerce and industry and under Criterion C in the area of architecture. The district includes two brick and steel-reinforced concrete buildings erected in the 1920s. The Tuf Nut-Sterling-Dailey Building was erected in 1922 and originally occupied by the Tuf Nut Garment Manufacturing Company. It received a substantial addition in 1946. Located one block away is the Little Rock Tent & Awning Building, which was erected in 1927 and enlarged in 1940. The two buildings reflect the historical development of a commercial and industrial district on the east side of downtown Little Rock. The district retains integrity from its period of significance and illustrates the important role that light manufacturing enterprises played in the local economy between about 1920 and 1950.

RECOM./CRITERIA A C

REVIEWER Daniel Vivian

TELEPHONE (202) 354-2252

DISCIPLINE Historian

DATE 3/27/03

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



TUF NUT HISTORIC COMMERCIAL DISTRICT
(LITTLE ROCK TENT & AWNING — TUF NUT BLDG.)

PULASKI CO., AR

AMY BENNETT

JUNE 1999

AHAP, LITTLE ROCK, AR

EAST FACADE LOOKING WEST



TUF NUT HISTORIC COMMERCIAL DISTRICT
(LITTLE ROCK TENT & AWNING - TUF NUT BLDG.)

PULASKI CO., AR

ARMY BENNETT

JUNE 1999

ADDP, LITTLE ROCK, AR

WEST FACADE LOOKING EAST



TUF NUT HISTORIC COMMERCIAL DISTRICT
(LITTLE ROCK TENT & AWNING - TUF NUT BLDG.)

PULASKI CO., AR

Amy Bennett

June 1999

ANPP, LITTLE ROCK, AR

SOUTH FACADE LOOKING NW



TUF NUT HISTORIC COMMERCIAL DISTRICT
(LITTLE ROCK TENT AND AWNING - TUF NUT BLDG.)

PULASKI CO., AR

Amy Bennett

June 1999

AHPP, Little Rock, AR

NORTH FACADE & EAST SIDE ELEVATION LOOKING SW



TUF NUT HISTORIC COMMERCIAL DISTRICT
(TUF NUT - STERLING - DAILEY BLDG.)

PULASKI CO., AR

Dmy Bennett

JUNE 1999

AHPP, LITTLE ROCK, AR

NORTH FACADE LOOKING SW



TUF NUT HISTORIC COMMERCIAL DISTRICT
(TUF NUT - STERLING - DAILEY BLDG.)

PULASKI CO., AR

Amy Bennett

June 1999

AHPP, Little Rock, AR

WEST FACADE LOOKING EAST



TUF NUT HISTORIC COMMERCIAL DISTRICT
(TUF NUT - STERLING - DAILEY BLDG.)

PULASKI CO., AR

Dany Bennett

JUNE 1999

AHPP, LITTLE ROCK, AR

EAST FACADE SOUTH SIDE LOOKING NW



TUF NUT HISTORIC COMMERCIAL DISTRICT
(TUF NUT - STERLING - DAILEY BLDG.)

PULASKI CO., AR

AMY BENNETT

JUNE 1999

AHAP, LITTLE ROCK, AR

WEST FACADE NORTH SIDE LOOKING SE



TUF NUT HISTORIC COMMERCIAL DISTRICT
(TUF NUT - STERLING - DAILEY BLDG.)

PULASKI CO., AR

Amy BENNETT

JUNE 1999

AHAP, LITTLE ROCK, AR

EAST FACADE LOOKING WEST



TUF NUT HISTORIC COMMERCIAL DISTRICT
(TUF NUT - STERNING - DAINEY BLDG.)

PULASKI CO., AR

AMY BENNETT

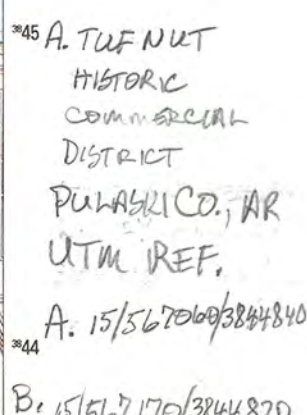
JUNE 1999

AHPP, LITTLE ROCK, AR

NORTH FACADE & EAST SIDE LOOKING SW

LITTLE ROCK QUADRANGLE
ARKANSAS
7.5 MINUTE SERIES (TOPOGRAPHIC)

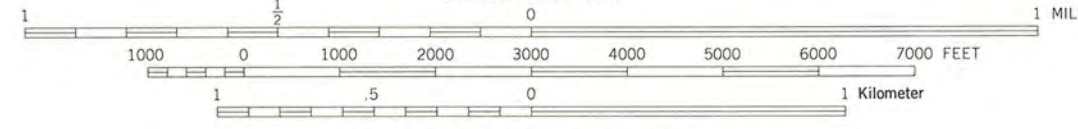
7.5 MINUTE SERIES (TOPOGRAPHIC)



Control by USGS and NOS/NOAA

Projection and 10,000-foot grid ticks: Arkansas coordinate system, south zone (Lambert conformal conic)
1000-meter Universal Transverse Mercator grid, zone 15




Fine red dashed lines indicate selected fence and field lines where generally visible on aerial photographs. This information is unchecked



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



Heavy-duty _____ Light-duty _____
Medium-duty _____ Unimproved dirt _____

 Interstate Route  U. S. Route  State Route

1986

DMA 7553 III NE-SERIES V884



The Department of Arkansas Heritage

Mike Huckabee, Governor
Cathie Matthews, Director

Arkansas Arts Council

Arkansas Natural Heritage
Commission

Historic Arkansas Museum

Delta Cultural Center

Old State House Museum



Arkansas Historic Preservation Program

1500 Tower Building
323 Center Street
Little Rock, AR 72201

(501)324-9880

fax: (501)324-9184

tdd: (501)324-9811

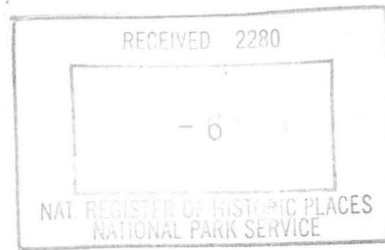
e-mail:

info@arkansaspreservation.org

website:

www.arkansaspreservation.org

An Equal Opportunity Employer



March 5, 2003

Carol D. Shull
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: Tuf Nut Historic District – Little Rock, Pulaski County,
Arkansas

Dear Carol:

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:rsw

Enclosure

