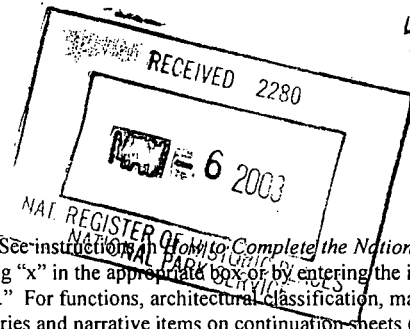


United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions on 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.



532

1. Name of Property

historic name Pleasant Street Historic District

other names/site number John L. Webb Neighborhood Historic District

2. Location

street & number Malvern Ave., Pleasant, Church, Gulpha, Garden, Grove and Kirk Streets

☐ not for publication

city or town Hot Springs

☐ vicinity

state Arkansas code AR county Garland code 051 zip code 71902

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.)

Catherine Madden
Signature of certifying official/Title

4/4/03
Date

State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See Continuation sheet for additional comments.)

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

- I hereby certify that the property is:
- ☒ entered in the National Register.
 - ☐ See continuation sheet
 - ☐ determined eligible for the National Register.
 - ☐ See continuation sheet
 - ☐ determined not eligible for the National Register.
 - ☐ removed from the National Register.
 - ☐ other, (explain:)

Signature of the Keeper

Date of Action

Edson H. Beall

6/20/03

Pleasant Street Historic District

Name of Property

Garland County, Arkansas

County and State

5. Classification**Ownership of Property**
(Check as many boxes as apply)

- ☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property
(Check only one box)

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

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

Contributing

Noncontributing

73

18

buildings

0

0

sites

0

0

structures

0

0

objects

73

18

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**

2

6. Function or Use**Historic Functions**

(Enter categories from instructions)

RELIGION: religious facility

SOCIAL: meeting hall

COMMERCE/TRADE: business

DOMESTIC: single and multiple dwellings

Current Functions

(Enter categories from instructions)

RELIGION: religious facility

COMMERCE/TRADE: business

DOMESTIC: single and multiple dwellings

7. Description**Architectural Classification**

(Enter categories from instructions)

Colonial Revival

Craftsman

20th Century Commerical

Minimal Traditional

Late Moderne

Materials

(Enter categories from instructions)

Foundation BRICK, CONCRETE

walls BRICK; WOOD: weatherboard; CONCRETE BLOCK

roof ASPHALT; CERAMIC TILE; OTHER: 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 Pleasant Street Historic District, located near Hot Springs, Arkansas', famous Bathhouse Row (NR, NHL) in the Hot Springs National Park, is a collection of ninety-three (93) buildings representing the most contiguous extant area of the city's historic black community. The Malvern Avenue commercial corridor and its adjacent neighborhood, in its heyday from 1920-40, and 1950-70, was a thriving mixture of professional offices, stores, musical venues, churches, schools, hotels, rooming houses and single family residences. Buildings in the district represent the remaining fragment of the neighborhood, now surrounded by new development and ever-changing major thoroughfares through the city (E. Grand-Highway 70 and Malvern Avenue). Two buildings in the district were previously listed on the National Register of Historic Places- Visitors' Chapel A.M.E. Church, at 317 Church Street (NR 6-02-95) and the Woodmen of the Union Building at 501 Malvern Avenue (NR 9-02-98). Additionally, one building, the Webb Center at 133 Pleasant Street was listed on the Arkansas Register of Historic Places. Sixty-nine or 74% of the buildings in the district have been determined contributing to the historic significance of the neighborhood.

Elaboration

The Pleasant Street Historic District is the most intact portion of the historic residential and commercial center of the black community of Hot Springs. Though largely changed from its historic appearance on its perimeters, the district reflects the development of the neighborhood through its built environment containing a collection of buildings that includes churches, residential structures, and commercial structures, ranging in construction date from the early 20th century through the 1950s. The majority of the buildings in the district is largely restrained in detail, but reflects the influences of such architectural styles as the Italianate, Queen Anne, Colonial Revival, Craftsman, English Revival, Moderne, and Minimal Traditional styles. A large number of the buildings in the district are faced in brick.

1900-1919

Nineteen buildings in the district were constructed in the first two decades of the 20th century. The Queen-Anne style influenced house at 403 Pleasant Street, known as the John L. Webb House, was constructed around 1900. Originally frame, the house was bricked and a green tile roof added in the 1920s. The dark red brick veneer is thought to have been done in the 1920s by then occupant contractor John L. Webb. The Wallace House at 605 Pleasant Street, constructed c.1903 is another of the earliest extant homes in the neighborhood and also reflects the irregular massing characteristic of the Queen Anne style.

The Visitor' Chapel A.M.E. Church at 317 Church Street was constructed in 1913 to replace a previous building destroyed by fire. The Visitor's Chapel A.M.E. Church remains a cornerstone in the neighborhood. Residences located at 232 Garden, 234 Garden, 229 Garden, 231 Garden display modest Colonial Revival characteristics in steep hipped roofs, and dormers. Other examples of Colonial Revival feature full-width porches with principal areas of interest at entrances, and on cornices. The earliest of the extant buildings constructed in this era are brick and display slight Italianate style influence. The multi-family two-story brick buildings at 215 and 221 Cottage, although devoid of ornamentation, reflect a transition from the vertical orientation of the Italianate. The Wadkins House at 212 Garden Street is a more detailed version of the Colonial Revival style house constructed in the neighborhood in the early years of the twentieth century. Constructed around 1914, the house is two and one-half stories with brick veneer, dormers, full-width front porch and window detail. The Webb Center at 133 Pleasant Street, constructed in 1918, is typical of vernacular commercial architecture.

1920s

The most prolific period of development and growth in the Pleasant Street neighborhood took place in the 1920s. Fifty-one (55%) of the buildings in the district were constructed in Hot Springs' most prolific period in history. With tourism related to the hot waters, gambling, horse racing, and music, the city enjoyed a significant period of prosperity and growth. The Malvern Avenue district, during this time was transformed to a bustling neighborhood with one of the city's busiest commercial streets, Malvern

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Avenue with a contiguous neighborhood containing rooming houses, residences, churches, and schools. Most of the buildings in the district constructed in the 1920s are one-story brick Craftsman Bungalows with the typical exposed rafters, front porches supported by columns on piers and low, horizontal emphasis. Most of the houses built in this area in the district are brick, veneered, specifically, in dark red brick. A frequent plan seen is a front corner recessed porch. Also characteristic of the houses built in this era is a cast concrete foundation.

Construction of the four-story brick Woodmen of the Union Building in the 500 block of Malvern Avenue in 1922-23 marked the most prolific building project in the district's history. The stately four story brick building spans the entire east side of the 500 block of Malvern and although now vacant, remains the most significant structure in the district. Contractor John L. Webb, Supreme Custodian of the Woodmen of the Union Building, was responsible for the design and construction of the building. The red brick walls are trimmed with cream-colored, Classical Revival-style terra cotta decorations including porch columns, brackets, belt courses and cornices.

Although there is no record of contractor John L. Webb's construction projects in the neighborhood, the use of dark red brick as seen on many of the residences are thought to be indicative of his work. Another individual who constructed buildings in the neighborhood during the 1920s and '30s was Ed B. Mooney. Mooney operated a storage company and advertised as a contractor specializing in well drilling, steam shovel work and concrete work. Buff brick characterizes the structures thought to have been constructed by Mooney as seen in the Mooney Building at 320-322 Church Street and the houses at 605 and 607 Malvern Avenue.

1930s- 1940s

Although four houses were constructed in the Pleasant Street neighborhood during the early, 1930s, the growth of the area reflected the nationwide downturn in the economy and decline of the peak of prosperity along Malvern Avenue experienced during the 1920s. The houses built in the early 1930s- 120, 127 and 129 Grove Street and 108 Pleasant Street- reflect a continuance of the Craftsman style in their design characteristics.

Nine buildings in the district were constructed in the 1940s. The Union Baptist Church at 219 Gulpha built a new sanctuary in the late 1940s to replace a building the congregation had outgrown. Commercial construction in the 1940s included the buildings at 203 and 207 Pleasant Street, the gas station at 625 Malvern and residential properties were built on Grove and Kirk Streets.

1950s

The Monte Carlo Liquor Store at 611 Malvern and the Texan Apartment Building at 305 Pleasant Street were products of the revived popularity of the neighborhood in the 1950s when the National Baptist Association took over the Woodmen of the Union Building and the building hosted a number of large conventions, attracting visitors from all over the state to the neighborhood. A total of six properties in the district derive from the early 1950s. All of these buildings are faced in buff brick and range from Minimal Traditional to revival of Moderne style.

Non-Contributing Buildings

The twenty-four buildings in the historic district determined non-contributing have been significantly altered from their original appearance and do not reflect their historic construction date. One building, in the 100 block of Grove Street, was constructed in the 1960s. This concrete block structure was originally used as a church facility, but has been abandoned for many years. The Guinn House at 413 Pleasant was constructed in 1968 and is a good example of the vernacular ranch form popular in Arkansas during the time.

The collection of ninety-three buildings in the Pleasant Street Historic District represents the most concise representation of the once thriving commercial and residential center of the black community in Hot Springs. Although the neighborhood is threatened by urban encroachment, it remains a viable part of the downtown Hot Springs community.

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)

COMMUNITY PLANNING AND DEVELOPMENT

ETHNIC HERITAGE: Black

ARCHITECTURE

Period of Significance

1900-1950

Significant Dates

1913, 1922-23

Significant Person (Complete if Criterion B is marked)

N/A

Cultural Affiliation (Complete if Criterion D is marked)

N/A

Architect/Builder

John L. Webb

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:

Record # _____

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Summary

Anchored by the Woodmen of the Union Building on Malvern Avenue off Bathhouse Row in downtown Hot Springs, Arkansas, the Pleasant Street Historic District is an area containing ninety-three buildings representing the once thriving Malvern Avenue business district and its adjacent residential neighborhood. The neighborhood business district peaked in commercial activity as numerous black-owned hotels, restaurants, physicians' offices, barber shops, dry cleaners and others thrived alongside white establishments off the resort town's tourist trade during the 1920s and '30s. Although only a few historic buildings on Malvern Avenue remain to reflect the area's historic commercial activities, the adjacent residential neighborhood retains continuity a strong sense of time and place.

During its heyday, the prosperous racially-mixed neighborhood encompassed residential and business development on Church, Cottage, Gulpha, Garden and Pleasant Streets, continuing the growth of previous decades as home to businessmen and professionals who helped shape the development of Hot Springs. The ninety-three buildings in the district, 74% of which contribute to the historic significance of the area, represent the center of African-American economic and cultural activity that peaked during the 1920s and '30, and again in the 1950s and '60s.

Elaboration

Located about 50 miles southwest of central Arkansas, Hot Springs is located in the Ouachita Mountain Range. The core of the city nestles in the valley between two large mountains from which an average of 850,000 gallons of hot water per day gushes from springs located in these mountains.

Native Americans considered the hot springs neutral ground where different tribes came to hunt, trade, and bathe in peace. Folklore states that the first European to see the hot springs was the Spanish explorer Hernando de Soto in 1541. French trappers and hunters became familiar with the area in the late 17th century. The hot springs were included in the area the United States acquired from the French government as part of the Louisiana Purchase in 1803. The following year President Thomas Jefferson dispatched an expedition led by William Dunbar and George Hunter to explore the newly acquired springs. Their report was widely publicized, and more and more people came to the hot springs in subsequent years.

The reputation of Hot Springs as a resort town was well established by the mid nineteenth century due to the widespread belief that the hot springs contained medicinal qualities, long used by the Native Americans. Settlers had begun to build homes in the Hot Springs area by the early 1800s, hoping to benefit from the healing waters. The first crude bathhouses were constructed in 1830 and proved so popular that two years later, in 1832, the United States government set aside four sections of land around the springs as a reservation to prevent commercial exploitation. This was the first United States reservation made for the sole purpose of protecting a natural resource.

The town of Hot Springs was incorporated in 1851. It was still only a straggling village consisting of two rows of hotels, bathhouses, saloons, doctors' offices and stores. The Civil War shut off the flow of visitors from the North and East and many residents migrated to Texas. Despite its decline during the war years, Hot Springs was gradually rebuilt and repopulated after the war. The town was named the seat of Garland County in 1874.

By the 1870s, Hot Springs was a thriving town attracting tourists from across the nation. Slogans such as "The National Spa" and "The Nation's Health Sanitarium" were used to promote the city. Growth was facilitated in 1875 with the completion of a narrow-gauge railroad from Malvern, a town some twenty miles to the east. This first rail connection to Hot Springs was constructed by Joseph "Diamond Jo" Reynolds, of New York, a wealthy businessman who came to Hot Springs to "take the cure" for his rheumatism. After finding he could go as far as Malvern by train, but could reach Hot Springs only after a bumpy stagecoach ride,

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Reynolds connected the resort town to the railroad line at Malvern. A second railroad to Hot Springs was constructed in 1890 by Colonel Samuel W. Fordyce. This railroad directly connected Hot Springs to Arkansas' capital city, Little Rock. The new rail line was a standard-gauge railway, which accommodated the rich and famous who visited Hot Springs in their private Pullman cars. Because of the natural resources of the area, including the hot waters as well as an abundance of flora, lakes, streams and breathtaking vistas, Hot Springs experienced relatively steady growth, transforming from a small, primitive village into a fashionable resort.

By 1921 the Hot Springs Reservation was such a popular destination for vacationers and those seeking health remedies that the new National Park Service's first director, Stephen Mather, convinced Congress to declare the reservation the 18th National Park designated in the United States. Modest buildings containing bathing facilities were replaced with elaborate bathhouses along Bathhouse Row (NR 11-13-74, NHL 05-28-87), catering to the wealthy patrons who frequented the city in the 1920s.

The earliest black settlements in and around Hot Springs go back at least to the 1860s when Roanoke Baptist Church was founded in the Whittington Avenue area. The first public school for black children operated at the church. A number of black residents of Hot Springs lived in a hollow at the end of Fountain Street. Records from the Freedmen's Bureau Papers indicate two Freedmen's schools for black students were holding classes in the late 1860s in the Hot Springs vicinity.

In south Hot Springs the Reverend Henderson Patillo organized the Visitor's Chapel A.M.E. Church beneath a brush arbor in 1868. A few years later Reynolds donated land that enabled Visitor's Chapel to build a sanctuary at 303 Church Street, about a block east of Malvern Avenue. Two fires devastated the building, but it was rebuilt by congregants after a 1913 fire and remains one of the focal points of the neighborhood. The Visitors' Chapel A.M.E. Church at 317 Church Street was listed on the National Register of Historic Places June 2, 1995. The existence of the church, which derives its name from the visitors who were sent there from the nearby railroad depot, suggests that a significant black population was settling in the neighborhood around the church.

Sholes' Hot Springs City Directory Hot Springs in 1883-1884 shows that a number of black residents lived in both the Malvern Avenue and Whittington areas and worked in a variety of jobs connected with the city's tourism. Many were bath attendants, waiters, cooks and bellhops, but there were also grocers, restaurateurs, carpenters, launderers, educators and politicians. The Hot Springs city clerk, David H. Harris, was a black man. A black justice of the peace is listed in the directory as well as three black police officers. With the opening of the Army and Navy Hospital near the neighborhood in 1887, hotels and rooming houses began to be built on Church Street and hospital jobs opened up. The nearby railroad station continued supplying a stream of people into the area. A number of black owned businesses were listed in the 1883-1884 directory. Development around Visitor's Chapel A.M.E. Church had begun in earnest, though the Cutter's Guide of Hot Springs in 1888 depicts black shanties and black people in menial jobs.

Clearly the black community was involved in the fabric of Hot Springs life and had grown significantly since the Civil War. But the 1890s proved politically unkind as segregation was legally sanctioned, starting in Arkansas with a separate coach law in 1891. Arkansas had enjoyed a relatively good reputation for racial tolerance compared with other Southern states until it joined them in adopting "Jim Crow" segregation laws. News dispatches sent from Hot Springs to the Freeman newspaper in Indianapolis in 1894 noted that there was only one black physician in Hot Springs, no black police officers, and no blacks held political positions.

Prior to 1890 black patrons could bathe in the city's bathhouses as long as white people were not present bathing. The free government bathhouse allowed black and white customers at the same time during the evening hours. When the political landscape changed after 1890, black patrons were allowed to use only one bathhouse. To use the free government bathhouse, blacks were forced to sign a pauper's oath. Opportunities for bathing to black people were extremely limited until the exclusively black Crystal Bathhouse opened at 415 Malvern Avenue in 1904. For a time, the Alhambra Bathhouse also exclusively served black patrons.

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Schools were an important institution in Hot Springs' black community. Although none are extant in the district, the schools in this neighborhood were substantial buildings such as Goldstein Elementary School and Langston High School. St. Gabriel's Catholic School in the neighborhood also educated generations of black students. A 1976 article in *The Record* on the history of black schools in Hot Springs credited a number of educators in the first half of the 20th century as leaving "a lasting impression on the community". *The Hot Springs Sentinel-Record*, in an article in 1959, reported that many of the city's black graduates had returned to Hot Springs after receiving their college degrees to teach.

By 1915 Malvern Avenue offered a diversity of trade in a mix of black and white-owned businesses. According to the 1915 city directory, there were 45 businesses in a three block strip of Malvern Avenue between Church and Garden streets, nineteen of which were black-owned or operated. The city's four black physicians had offices on this stretch of Malvern Avenue as did black lawyers. There were hotels located on Malvern Avenue, Church Street and Cottage Street. St Mary's Chapel, built on Cottage Street in 1906, became the state's largest black congregation until merging with St. Luke's Episcopal Church in 1966. Visitors Chapel A.M.E. Church at 317 Church Street and Union Baptist Church at 219 Gulpha Street continue to remain significant centers of life in the neighborhood.

In 1919 the Woodmen of the Union fraternal organization purchased the block on the east side of Malvern Avenue between Gulpha and Garden streets. The organization's charter was transferred from Mississippi to Arkansas around 1915 by the Grand Lecturer of the Masons of Mississippi, John L. Webb.

Perhaps the most significant single individual associated with the historic district is John L. Webb. He was born in Tuskegee, Alabama, on September 17, 1877. The birth of son John L. to the Reverend B. L. Webb, a Baptist minister, and wife Henrietta brought the number of children in the Webb family to eleven. Reverend Webb was for many years, in addition to being a Baptist minister, the moderator of the Baptist Association. In this capacity, he traveled a great deal, taking his son John with him often. At an early age, John L. Webb developed a reputation as a speaker. John Webb entered the Tuskegee Institute at the age of nineteen. After volunteering and serving in the Spanish-American War, he returned to Tuskegee Institute and graduated with a certificate of carpentry in 1900. He was further granted an honorary diploma in 1912 due to his "excellent record of accomplishment".

Founded in 1881, the Tuskegee Institute was headed by Dr. Booker T. Washington until his death in 1915. One of the most prestigious black educational institutions in the south, the Tuskegee Institute has graduated many students trained in technical and professional fields. George Washington Carver taught at Tuskegee and conducted his famous agricultural experiments there.

After obtaining his certificate in carpentry from Tuskegee, Webb worked in various towns, including Marianna, Arkansas, where he met his future wife Carrie around 1903. They married two years later and he built her a home in Yazoo, Mississippi, where he was living at the time. In 1913 Webb accepted the position of Grand Lecturer for the Masons of Mississippi, but the state that year began requiring fraternal orders to deposit \$10,000 to operate within its borders. Webb, a savvy businessman who had made good money as a contractor, came up with the entire \$10,000 for the Supreme Lodge of the Woodmen of the Union. Finally, in seeking a more tolerant atmosphere, Webb moved the Woodmen's headquarters and his family to Hot Springs, Arkansas, around 1918.

Webb's largest and most significant building project was the Woodmen of the Union Building at 501 Malvern Avenue. By 1921 work was underway on construction of the Woodmen of the Union Headquarters building on Malvern Avenue. The four-story brick building spans the entire east side of the 500 block of Malvern between Gulpha and Garden streets. Sanborn Fire Insurance maps indicate that a few small buildings were on the site when the Woodmen acquired the land in 1919. A full-page advertisement the Woodmen placed in the city directory for 1921 says that "on April 1st we commenced the erection of our \$100,000 bathhouse and hospital which will be erected and paid for in cash without extra taxation or assessment of any kind, and will open the doors to do business on October 1." John L. Webb was listed as the Woodman of the Union's supreme custodian and Dr. E. A. Kendall, the supreme president. Dedicated on January 17, 1924, the building became the center of activity in the black community of Hot Springs. The building housed the various activities of the fraternity. Also within the building were a 100-bed hospital and nurse

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training school, a 75 room bath hotel, the Woodman of the Union Bank, an electrically operated printing plant, professional and executive offices and a 2,500 seat auditorium, which featured such attractions as Count Basie and Duke Ellington.

John L. Webb managed, in a few short years, to strengthen and grow the Woodmen of the Union fraternal organization from a membership of 82 in 1913 with significant debt to a prosperous organization with membership of over 70,000, with assets of \$600,000 and debt free by 1926.

In addition to relocating the Woodmen of the Union and construction of their monumental four-story building, Webb made a significant impact in the neighborhood through construction of a number of the residential and commercial buildings. One building he did not construct, however, now bears the name in memorial of his daughter, Emma Elease Webb. Built in 1918, the building at 133 Pleasant Street originally housed a restaurant, grocery store and offices. John Webb bought the two-story building in the 1930s and conveyed it into a school and a dorm for nurses and bath attendants. Webb donated the building to the surrounding community in 1945 as the Emma Elease Webb Community Center and it remains an important part of the neighborhood.

The house where John L. Webb and his family lived in Hot Springs remains a focal point in the Pleasant Street Historic District. Known for many years as the John L. Webb House, the Victorian style home at 403 Pleasant Street was home to the Webb family for almost thirty years, from the early 1920s through the 1940s. The Webb House was constructed around 1900 by the Edwin Hogaboom family. Brothers George and Gilbert Hogaboom were in business with Milo and Aaron Buckstaff and operated the Rammelsburg Bath House on Central Avenue, which later became the Buckstaff Bath House. By 1912 the Hogabooms had sold the house to Robert L. Peters who owned and operated the Peters Brothers Grocery store at 516 Malvern Avenue.

Originally the 703 Pleasant Street House was frame, but was later veneered in the dark red brick characteristic of John L. Webb's work on many of the buildings in the neighborhood. The brick veneer is thought to have been done by John L. Webb in the 1920s. The remodeling of the house by Webb also included installation of a green tile roof.

City directories available for the years 1923 to the mid 1930s reflect a busy life along Malvern Avenue and its adjacent residential streets. The neighborhood flourished amid the restaurants, grocery stores, barber shops, rooming houses and churches. The Federal Writers' Project of the Works Progress Administration recorded of Hot Springs' black community in the 1930s, "Along Malvern Avenue and Pleasant Street in the southeast section of the city live the majority of Hot Springs' more than 4,000 Negroes....They have their own business and recreation centers, hotels, schools, hospitals, and a Government-supervised bathhouse. Negro homes in Hot Springs, many of them substantial brick residences owned by their occupants, reflect a stable and fairly high income level."

Likewise, the residential neighborhood changed in the prosperous decades of the 1920s and '30s. Although there had been a significant stock of small frame homes in the area, they were often replaced by more substantial homes as the neighborhood grew and prospered from business along Malvern Avenue. Many of the physicians whose offices were located along Malvern Avenue lived in the adjacent neighborhood. Residents of the neighborhood included doctors, dentists, educators, barbers, railroad workers, bathhouse employees and hotel employees. Abraham Logan, head waiter at the prestigious Arlington Hotel restaurant, lived in the modest Craftsman Bungalow at 319 Garden Street for over thirty years. Neighbors included the Albert Harris family at 319 Garden, who owned and operated Harris Funeral Home at 122 Pleasant Street, William Jackson, a bellman at the Arlington Hotel lived at 322 Garden. The house at 338 Garden, was operated as boarding house by its first two owners, then purchased by the Eldridge Bonner family who remain a strong presence in the neighborhood.

As the economic effects of the Great Depression began to take its toll on the national economy, business in Hot Springs' black community also declined. With the downturn in economics and the decline of the Woodmen of the Union, black businesses began to diminish and those connected with the Woodmen, with the exception of a few, left Hot Springs to find employment elsewhere.

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By the early 1940s the WOU Building, which had been kept open and operated a few years by the Knights of the Invisible Crusaders, was vacant except for one doctor's office.

In the late 1940s, the National Baptist Association USA acquired the nearly abandoned Woodmen of the Union Building and remodeled it, reopening in 1950 as the National Baptist Sanitarium and Bathhouse. For the next three decades, the National Baptist Building attracted large numbers of visitors, chiefly through conventions held in the building. One of the most significant annual conventions was the Black Teachers Association. Thousands of convention attendees, bathhouse visitors, and tourists helped support the continuance of Malvern Avenue as an active downtown business district through the 1950s and 60s. Gambling in the city ceased in 1967 at the insistence of Governor Winthrop Rockefeller, and immediately tourism declined. Segregated teacher conferences continued until the late 1960s, when white and black teachers' associations merged, and held annual meetings in Little Rock. The end of segregation contributed to a drop off in business at the National Baptist Hotel and Bathhouse, which closed in 1981 and has remained vacant.

On the western edge of the district, Malvern Avenue is dramatically different from the area in its heyday. But along other streets in the district, Gulpha, Garden, Pleasant, Cottage, Church, the streetscape is relatively intact enough to convey a sense of time and place in the era of the district's status as the center of Hot Springs' black community. Brick homes and buildings line these streets on the interior of the district. Of the ninety-three buildings in the district, there are two churches, twelve commercial buildings, one community center with the majority of the fabric residential. The houses are one and two-story modest buildings often with brick veneer, many thought to have been originally frame and remodeled by John L. Webb. The Craftsman style dominates the design of homes in the neighborhood, with a few Victorian style influenced and Colonial Revival style buildings constructed in the early years of the twentieth century. Significant representations of the Colonial Revival, Craftsman, Moderne, and Minimal Traditional styles are found throughout the district.

Although the business community in the neighborhood has drastically declined and physically changed through demolition of much of Malvern Avenue's historic building fabric, the residential streets have changed little. The Hot Springs Convention Center, built as part of a downtown redevelopment plan, and considered one of Arkansas' most successful and progressive civic and convention centers, eliminated a portion of the neighborhood and now is contiguous with the northern edge of the district. The neighborhood once the center of black life in Hot Springs is sandwiched between a major thoroughfare (E. Grand Avenue/ U. S. Highway 70), the Convention Center, and the continuously changing Malvern Avenue thoroughfare. A major boulevard from Highway 70 leading to the Convention Center has been constructed through portions of the eastern areas of the original historic neighborhood.

Although the Pleasant Street Historic District is surrounded by changes, the ninety-three buildings defined by the district boundaries represent the most cohesive extant area of the historic black community in Hot Springs. Adjacent to a large complex containing the recently constructed Hot Springs Civic and Convention Center, the neighborhood retains continuity in its residential area while struggling to remain in the face of the decline and subsequent demolition of much of the historic commercial fabric of the area along Malvern Avenue. Therefore, the Pleasant Historic District is being nominated to the National Register of Historic Places under **Criterion C**. It is also being nominated under **Criterion A** for its association with the black community in the Pleasant Street commercial district.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 9 Page 1

Bibliography

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Pleasant Street Historic District

Name of Property

Garland County, Arkansas

County and State

10. Geographical Data

Acreage of Property Appx 30 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1 Zone Easting Northing
2

3 Zone Easting Northing
4

☒ See continuation sheet

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title Sandra Taylor Smith, Consultant

organization City of Hot Springs date September 20, 2002

street & number P.O. Box 700 telephone (501)321-6872

city or town Hot Springs State AR zip code 71902

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

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

Photographs

Representative black and white photographs of the property.

Additional items

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

Property Owner

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

name Multiple owners

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.

United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet

Section number 10 Page 1

UTMS

	Zone	Easting	Northing
1	15	495742	3817986
2	15	495690	3818062
3	15	495554	3817971
4	15	495456	3818164
5	15	495497	3818230
6	15	495365	3818352
7	15	495446	3818397
8	15	495671	3818387
9	15	495864	3818316
10	15	495823	3818174
11	15	495731	3818128
12	15	495792	3818006

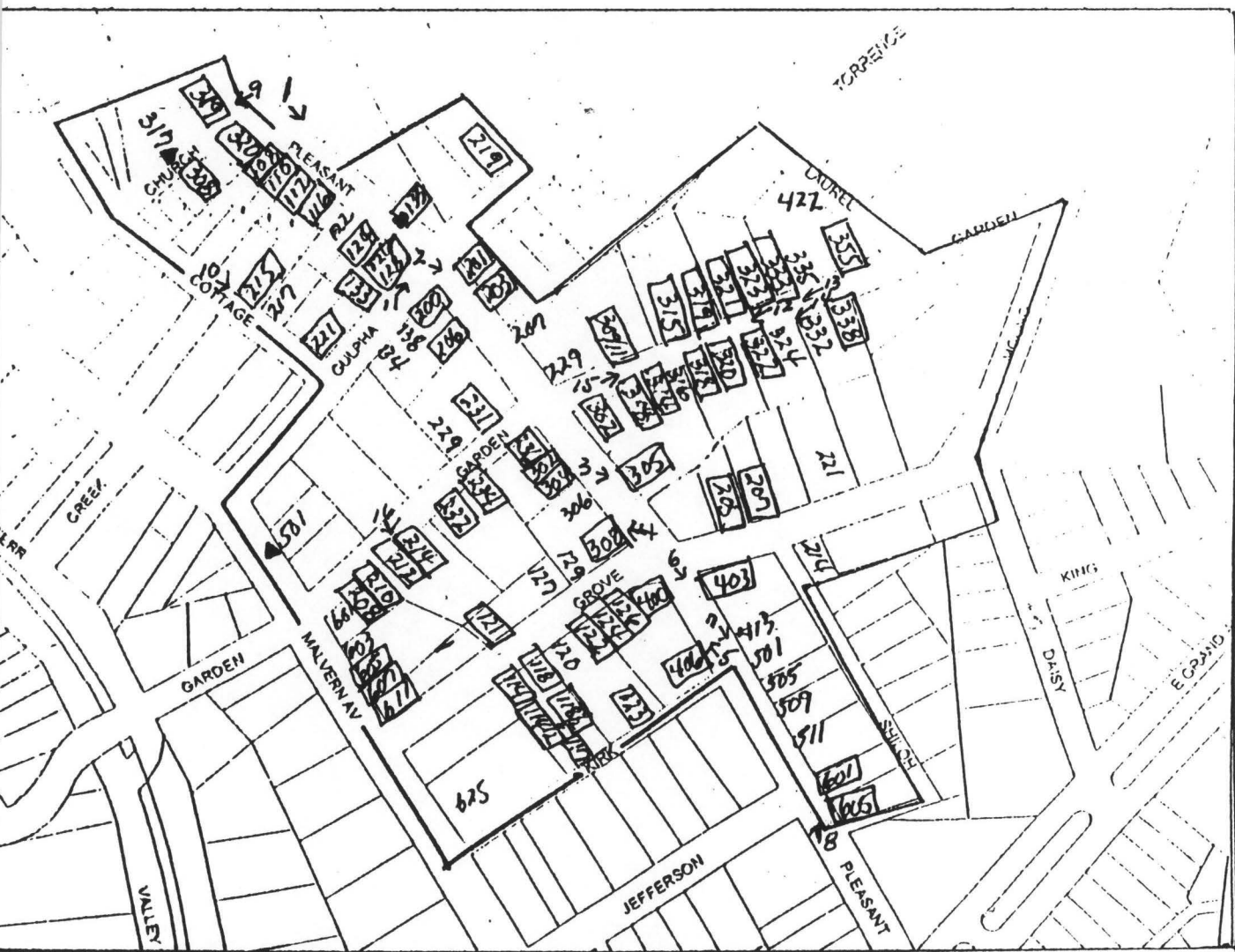
Verbal Boundary Description

The boundaries of the Pleasant Street Historic District are described as follows:

Beginning at a point where Kirk Street and Malvern Avenue intersect, the boundary runs north along the center line of Malvern Avenue to the intersection of Malvern and Gulpha. At this point the boundary turns and runs east along Gulpha to its intersection with Cottage Street. At Gulpha and Cottage Street, the boundary turns and runs north along the center line of Cottage Street to its intersection with Church Street. The boundary runs north across Church Street to the rear property line of the Visitors' Chapel A.M.E. Church at 317 Church Street and then turns and runs east along the rear property line of 317 and 319 Church Street to its intersection with Pleasant Street. At this point the boundary turns to run south along Pleasant Street where it veers east and encompasses the building at 133 Pleasant and the Union Baptist Church at 219 Gulpha. At the easternmost rear property line of 219 Gulpha, the boundary turns and runs south to Gulpha Street. At Gulpha Street the boundary runs west to the rear property line of the buildings at 201, 203 and 207 Pleasant Street where it turns and runs south along these rear property lines to the northern rear corner of the property at 229 Pleasant Street. At this point the boundary turns and runs east along the rear property lines of the houses on the north side of the 300 block of Garden Street to Laurel Street. At the edge of the northern property line of 422 Laurel Street. At this point the boundary turns to run south along Laurel Street to its intersection with Garden Street. At Laurel and Garden Streets the boundary runs east along the center line of Garden Street to its intersection with Mound Street. The boundary then runs south along Mound Street to Grove Street where it runs west along rear property lines of the south side of the 200 block of Grove Street to Shiloh Street. At this point the boundary runs south along the center line of Shiloh, turns with Shiloh Street to the west then intersects with Pleasant Street. At Pleasant Street and Shiloh the boundary runs north along Pleasant Street to its intersection with Kirk Street where it turns to run west along Kirk Street to the point of beginning at Kirk Street and Malvern Avenue.




Verbal Boundary Justification

This boundary includes all of the properties that historically have been associated with the district that retains their integrity.



500 0 500 1000 Feet

PLEASANT STREET HISTORIC DISTRICT HOT SPRINGS, GARLAND COUNTY, AR

contributing 
 previously listed on the National Register 
 listed on the AR Register of Historic Places 



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Pleasant Street Historic District
NAME:

MULTIPLE
NAME:

STATE & COUNTY: ARKANSAS, Garland

DATE RECEIVED: 5/06/03 DATE OF PENDING LIST: 6/06/03
DATE OF 16TH DAY: 6/22/03 DATE OF 45TH DAY: 6/20/03
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 03000532

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 6/20/03 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in the
National Register

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

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



1. Intersection of Church & Pleasant Street
Pleasant Street Historic District
2. Hot Springs, Garland Co.
3. photo by Sandra Taylor Smith
4. 4-26-03
5. negative at AHPP
6. view looking southeast
7. photo #1



1. 201, 203, 207, 229 PLEASANT ST.
PLEASANT STREET HISTORIC DISTRICT
2. Hot Springs, GARLAND Cty.
3. Photo By Sandra Taylor Smith
4. 4-26-03
5. negative At AHPP
6. view Looking Southeast
7. photo #2



1. TEXAS Apts. - 305 Pleasant, WEBB House - 403 Pleasant
Pleasant St. Historic District
2. Hot Springs, Garland Co.
3. photo by Sandra Taylor Smith
4. 4-26-03
5. negative at AHPP
6. view looking southeast
7. photo #3



1. 308, 306, 304, 302 Pleasant St.
Pleasant St. Historic District
2. Hot Springs, Garland Cty.
3. photo by Sandra Taylor Smith
4. 426-03
5. negative at AHP
6. View Looking northwest
7. photo #4



1. 406, 400 Pleasant St.
Pleasant St. Historic District
2. Hot Springs, Garland Co.
3. photo By Sandra Taylor Smith
4. 42603
5. negative at AHPP
6. view Looking northwest
7. photo #5



1. WEBB Home-403 Pleasant
Pleasant St. Historic District
2. Hot Springs, Garland Cty.
3. photo By Sandra Taylor Smith
4. 4-26-03
5. negative AT AHPP
6. view Looking Southeast
7. photo #6



1. 501, 505, 509, 311, 601, 605 Pleasant St.
Pleasant Street Historic District
2. Hot Springs, Garland Co.
3. Photo By Sandra Taylor Smith
4. 4-26-03
5. Negative At AHPP
6. View Looking Northeast
7. Photo #7



1. 605, 601, 511, 509 Pleasant St.
Pleasant Street Historic District
2. Hot Springs, Garland City.
3. photo By Sandra Taylor Smith
4. 4-26-03
5. negative at AHPP
6. View Looking north East
7. photo # 8



1. Visitors Chapel A.M.E. Church - 317 Church
319 Church St.
Plant St. Historic District
2. Hot Springs, Garland Cty.
3. photo by Sandra Taylor Smith
4. 4-26-03
5. motive at ATTP
6. view looking west
7. photo # 9



1. 215, 217, 221 Cottage St.
Pleasant St. Historic District
2. Hot Springs, Garland Co.
3. photo by Sandra Taylor Smith
4. 4-26-03
5. negative at AHP
6. view looking south east
7. photo #10



1. 126-28 Pleasant, 133 Pleasant, 219 Sulphur
Pleasant Street Historic District
2. Hot Springs, Garland County.
3. photo By Sandra Taylor Smith
4. 4-26-03
5. negative at AHPD
6. view northeast
7. photo # 11



1. 333, 323, 321, 319, 315, 309/11 GARDEN ST.
PLEASANT STREET Historic District
2. Hot Springs, Garland Co.
3. photo by Sandra Taylor Smith
4. 426-03
5. negative AT AHAP
6. view Looking west
7. photo # 12



1. 333, 323, 321, 319, 315 Garden St.
PLEASANT STREET Historic District
2. Hot Springs, Garland Cty.
3. photo by Sandra Taylor Smith
4. 42603
5. negative at AHPP
6. view looking west
7. photo #13



1. 324, 322, 320, 318, 316 GARDEN
PLEASANT STREET Historic District
2. Hot Springs, Garland Cty.
3. photo By Sandra Taylor Smith
4. 426-03
5. negative AT AHP
6. view Looking west
7. photo # 14

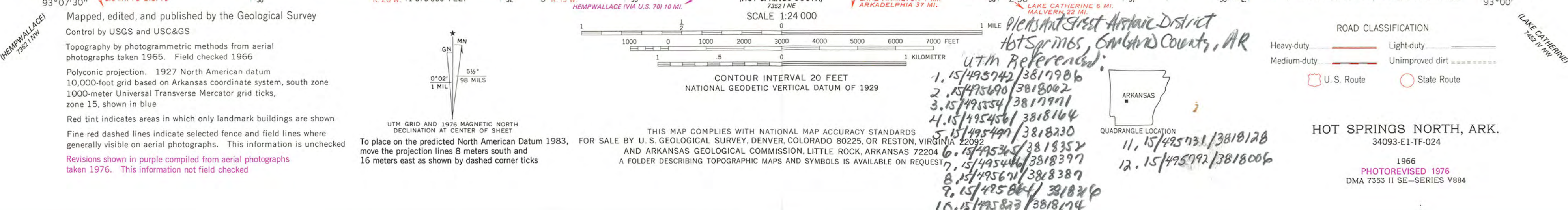


1. 308, 314, 316, 318, 320 GARDEN ST.
Pleasant Street Historic District
2. Hot Springs, Garland Co.
3. photo by Sandra Taylor Smith
4. 4-26-03
5. negative at AHOP
6. view looking east
7. photo # 15



1. 212, 214 Garden St.
Pleasant Street Historic District
2. Hot Springs, Garland Cty.
3. photo by Sandra Taylor Smith
4. 4-26-03
5. negative at AAP
6. view looking south
7. photo #16

HOT SPRINGS NORTH QUADRANGLE
ARKANSAS—GARLAND CO.
7.5 MINUTE SERIES (TOPOGRAPHIC)





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

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info@arkansaspreservation.org

website:

www.arkansaspreservation.org

4 April 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: Pleasant Street Historic District – Hot Springs, Garland County

Dear Carol:

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

Thank you for your consideration in this matter.

Sincerely,

Cathie Matthews,
State Historic Preservation Officer

CM:zc

Enclosures

An Equal Opportunity Employer

