

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY

RECEIVED

JUN 14 1979

DATE ENTERED

AUG 9 1979

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC

Citizens Building

AND/OR COMMON

First Federal Building

2 LOCATION

STREET & NUMBER

723 Central Avenue

NOT FOR PUBLICATION

CITY, TOWN

CONGRESSIONAL DISTRICT

Hot Springs

VICINITY OF

Third

STATE

CODE

COUNTY

CODE

Arkansas

05

Garland

051

3 CLASSIFICATION

CATEGORY

___DISTRICT

☒ BUILDING(S)

___STRUCTURE

___SITE

___OBJECT

OWNERSHIP

___PUBLIC

☒ PRIVATE

___BOTH

PUBLIC ACQUISITION

___IN PROCESS

___BEING CONSIDERED

STATUS

☒ OCCUPIED

___UNOCCUPIED

☒ WORK IN PROGRESS

ACCESSIBLE

☒ YES: RESTRICTED

___YES: UNRESTRICTED

___NO

PRESENT USE

___AGRICULTURE

___MUSEUM

☒ COMMERCIAL

___PARK

___EDUCATIONAL

___PRIVATE RESIDENCE

___ENTERTAINMENT

___RELIGIOUS

___GOVERNMENT

___SCIENTIFIC

___INDUSTRIAL

___TRANSPORTATION

___MILITARY

___OTHER:

4 OWNER OF PROPERTY

NAME

Nedeljko Todorovich

STREET & NUMBER

723 Central Avenue

CITY, TOWN

STATE

Hot Springs

VICINITY OF

Arkansas

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Circuit Clerk's Office

STREET & NUMBER

Garland County Courthouse

CITY, TOWN

STATE

Hot Springs

Arkansas

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

DATE

___FEDERAL ___STATE ___COUNTY ___LOCAL

DEPOSITORY FOR
SURVEY RECORDS

CITY, TOWN

STATE

7 DESCRIPTION

CONDITION

☐ EXCELLENT
☒ GOOD
☐ FAIR

☐ DETERIORATED
☐ RUINS
☐ UNEXPOSED

CHECK ONE

☐ UNALTERED
☒ ALTERED

CHECK ONE

☒ ORIGINAL SITE
☐ MOVED DATE 1911-1912

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Since the turn of the century, Bird's eye view postcards showing the center of Hot Springs have been popular with the thousands of tourists and patients that visit the spa each year. Because of its relative height, location, and shiny white brick the Citizens Building has often been the master of such scenes. Located at the base of a narrow finger which points up Central Avenue past Bathhouse Row, the Citizens Building has been an imposing landmark in downtown Hot Springs since its construction in 1911-1912. Confined to a tight (25 feet by 110 feet) lot the tall narrow six floor silhouette is striking.

The Citizens Building was the first modern office building of skyscraper design in the city. It was a completely up-to-date building when constructed. Raymond Ledwidge, the president of First Federal Savings and Loan and manager of the building for years, said that no expense was spared in its construction. An Oklahoma construction firm that took the contract to build it is said to have gone broke in the process because the cost was so high. With its fancy brick work, extensive fireproofing, interior marble stairs and trim, hot air registers, and modern elevator, the Citizens Building was "the talk of the town" when it was built, said Ledwidge.

The design of the Citizens Building is based upon a tripartite formula identified with Louis H. Sullivan and common in early twentieth century skyscraper design. Corresponding to the parts of a classical column, the building has a base, a shaft, and a capital, arranged in a 1-4-1 pattern. The base is made up of nine imposing arches, seven on the south side and one each at the narrow ends. Large heavy tiles radiate from the arches, and each has a decorative keystone. Bands of green decorative tile articulate the division between the base and shaft at each end of the building.

The four storey shaft presents a calm clean look. The steel cage construction of the building allowed an abundance of windows in the shaft. At the ends of the building each of the upper floors has three double-hung windows. On the south side each floor has seven pairs of double-hung windows. The windows collectively provide very bright and agreeable work spaces inside the building. A strong line of corbelling divides the shaft from the one-storey capital. Like the classical Corinthian column the capital is a crown more rich in decoration than the base. The multi-leveled cornice appears to be supported at each end by four giant cartouches. Each set of cartouches is linked by green bands of tile similar to those found above the base.

The white glazed bricks that cover the upper floors of the structure make it especially distinctive. Hot Springs residents commonly refer to them as Tiffany brick and with good reason. The bricks were shipped to the city by rail from Mokena, Illinois, where they were produced by Leon Tiffany. An indentation on the back of each brick carries the name, Tiffany, and in some cases the date the brick was fired. Tiffany bricks were apparently produced for only a limited period of time, two to three decades (c. 1900-1930). During that time three other Hot Springs buildings were covered with the brick. The largest of the three, the famous Como Hotel, was demolished in 1976, and for a time thereafter, individual Tiffany bricks from the Como circulated through local antique shops. The other two buildings

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CONTINUATION SHEET

ITEM NUMBER 7 PAGE 1

with Tiffany brick, the Southern Apartments and a private residence, still stand.

The ground floor of the Citizens Building has been remodeled twice to accommodate the operations of different occupants. The latest remodeling for First Federal Savings and Loan in 1957-1958 made extensive use of marble and walnut trim which remains intact. The upper floors, with a primary entrance on the south side, have been changed very little. Two elevators and a stairwell give access to the 18 office suites above. The upstairs hallways are paved with small hexagonal tiles and lined with marble baseboards. Much of the original wood moldings seem to be intact in the offices. Most of the offices have heavy wooden doors with large one-light obscure-glass windows announcing the names of former tenants in bold black letters.

8 SIGNIFICANCE

PERIOD		AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION	
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE	
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE	
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER	
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION	
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)	
		<input type="checkbox"/> INVENTION			

SPECIFIC DATES 1911-1912

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

Its dramatic silhouette and attractive white brick veneer have made the Citizens Building a landmark in downtown Hot Springs. As the first modern office building in the spa, the structure has a significant position in the architectural tradition of a city widely known for its attractive buildings. The Citizens Building was built in 1911-1912 for the old Citizens National Bank which occupied part of the Spencer Building across the street during its construction. Some of the most highly respected businessmen of Hot Springs, Citizens National officers, presided over the construction. David Beitler, who retired from a successful wholesale grocery business in 1905 to become a banker, was president until he died in 1912. Gus Strauss became the new president, and Hamp Williams, active in many Hot Springs enterprises and a popular civic leader, was vice-president.

The Citizens National Bank occupied the lower floor of the building until it was absorbed by the Arkansas National Bank in 1926. After the bank closed the first floor was occupied by an insurance and investment firm. In the early 1930's (and perhaps earlier), the ground floor was converted into Hot Springs' first bus terminal. The Tri-State Union Bus Depot occupied the location until 1946 when it was moved to the Missouri Pacific Railroad Station, and First Federal Savings and Loan Association moved into the downstairs. Chartered in 1934, First Federal experienced a remarkable growth over the years. In 1957 First Federal bought the building in what was called by the Hot Springs Sentinel Record (June 8, 1956) "the largest real estate transaction involving business property here in several years." During the next year First Federal had the lower floor and mezzanine remodeled and made the 18 rental suites above more comfortable with air conditioning, new lighting, and a new elevator.

The office suites were occupied at various times throughout the history of the building by government agencies, lawyers, chiropractors, accountants, the Christian Science Association, and the Hot Springs Memorial Park Cemetery Company. The federal agencies that had suites in the building included the Forest Service, Selective Service, Social Security Board, and the Federal Bureau of Investigation. The Citizens Building was the place in Hot Springs to have an office. According to 89 year old Vernal S. Ledgerwood, "It was full all the time." Ledgerwood, an attorney, political leader and municipal judge, had offices in the building for 35 years.

In 1978, First Federal moved to a new building constructed on the site of the old Como Hotel, and the Citizens Building fell vacant. In late 1978, Ned Todorovich, a former Chicago contractor, bought the building. He plans to restore it and open it once again as an office building.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Francis J. Scully, Hot Springs and Hot Springs National Park (1966)
Inez E. Cline, "Hotel Como--A Man and a Dream," The Record, Garland County Historical Society (1977)
Hot Springs Sentinel Record, especially June 8, 1958
Hot Springs Business Directories
Hot Springs Telephone Directories

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY less than one acre

UTM REFERENCES

A

--	--	--	--	--	--	--	--	--	--

ZONE EASTING NORTHING
C

--	--	--	--	--	--	--	--	--	--

B

--	--	--	--	--	--	--	--	--	--

ZONE EASTING NORTHING
D

--	--	--	--	--	--	--	--	--	--

VERBAL BOUNDARY DESCRIPTION Lot 1 of block 129. Bounded on the east by Broadway Street, on the south by Bridge Street, on the west by Central Avenue, and on the north by the 1957-1958 two story addition to the Citizens Building.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
Arkansas	05	Garland	051
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Robert D. Besom

ORGANIZATION

DATE

February 1, 1979

STREET & NUMBER

TELEPHONE

17 North Locust

501-442-9208

CITY OR TOWN

STATE

Fayetteville

Arkansas

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL ☐

STATE ☐

LOCAL ☒

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

TITLE

State Historic Preservation Program

DATE May 22, 1979

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

ATTEST:

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

KEEPER OF THE NATIONAL REGISTER

DATE

DATE

KEEPER OF THE NATIONAL REGISTER

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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CONTINUATION SHEET

ITEM NUMBER 9 PAGE 1

Sanborn Insurance Maps of Hot Springs
Interviews with Rene Diaz, Judge Vernal S. Ledgerwood, and Raymond Ledwidge

Property

Citizens Building

State

Ark. (Garland)

Working Number

6.14.79.1441

79000440

TECHNICAL

Photos

2

Maps

1

CONTROL

OK ^{pl} 6.14.79

HISTORIAN

Sheffield
8-7-79

See no significance other than architectural. Defer to AH.

Architecturally important as the first local modern office building, it has been an imposing landmark in downtown Hot Springs since its construction. Its design is based on a tripartite formula identified with Louis H. Sullivan, but no reference was made of the architect who is responsible. Alterations to the first story fenestration altered the character somewhat, but the integrity of the arched openings was maintained. VBD indicates modern addition to the north has been excluded from National Register boundaries.

ARCHITECTURAL HISTORIAN

Gale Brook
8/9/79

ARCHEOLOGIST

OTHER

HAER

Inventory _____

Review _____

Based on architectural importance described above, the building has at least local significance.

REVIEW UNIT CHIEF

Accept
Gale Brook
8/9/79

BRANCH CHIEF

KEEPER

National Register Write-up

Send-back _____

Entered _____

Federal Register Entry

9-4-79

Re-submit _____



Garland County, Arkansas

Citizens Building
Hot Springs, Arkansas

Robert D. Besom

1979

AHPP

West Elevation

#1

92

DOE

AUG

9 1979

JUN 14 1979

Missing Core Documentation

Property Name

Citizens Building

County, State

Garland, Arkansas

Reference Number

79000440

The following Core Documentation is missing from this entry:

☐ Nomination Form

☒ Photographs (Photo 2 of 2)

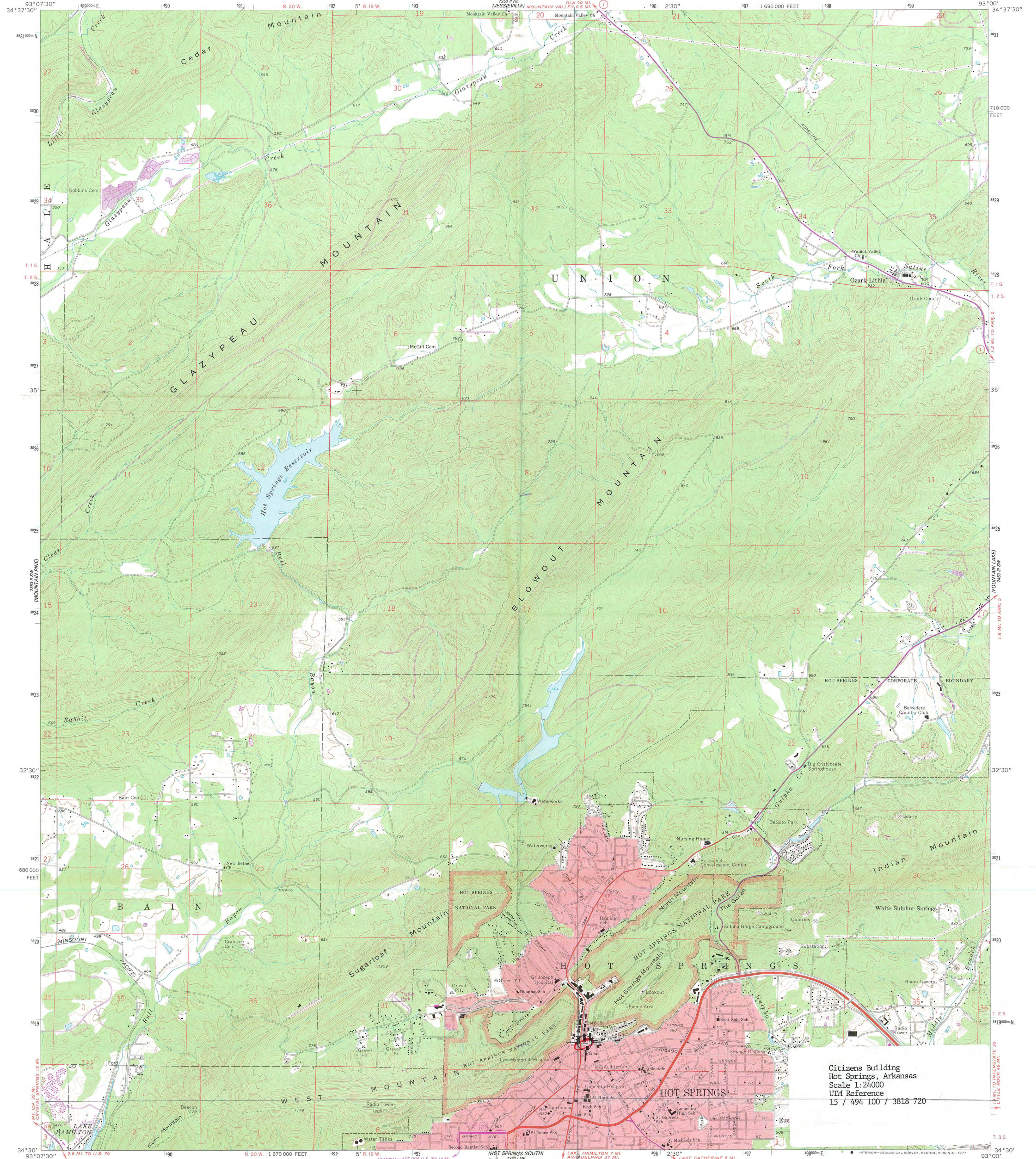
☐ USGS Map

7353 I NW
HAMILTON

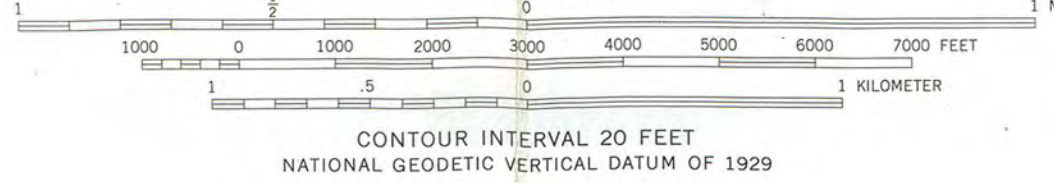
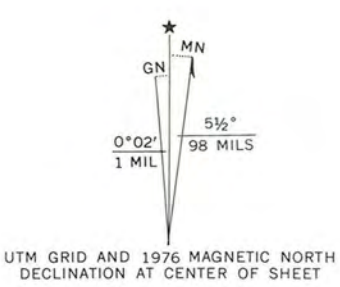
UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

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

7353 II NW
ROCKY MOUNTAIN



Mapped, edited, and published by the Geological Survey
Control by USGS and USC&GS
Topography by photogrammetric methods from aerial
photographs taken 1965. Field checked 1966
Polyconic projection. 1927 North American datum
10,000-foot grid based on Arkansas coordinate system, south zone
1000-meter Universal Transverse Mercator grid ticks,
zone 15, shown in blue
Red tint indicates areas in which only landmark buildings are shown
Fine red dashed lines indicate selected fence and field lines where
generally visible on aerial photographs. This information is unchecked
Revisions shown in purple compiled from aerial photographs
taken 1976. This information not field checked



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



ROAD CLASSIFICATION

Heavy-duty	Light-duty
Medium-duty	Unimproved dirt
U.S. Route	State Route

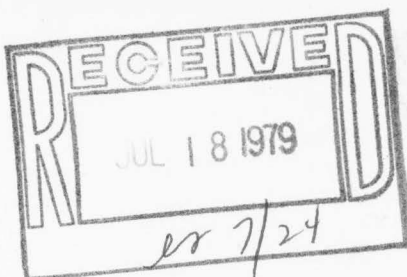
RECEIVED JUN 14 1979 NATIONAL REGISTER

HOT SPRINGS NORTH, ARK.
N3430—W9300/7.5

1966
AMS 7353 II SE—SERIES V884
AUG 9 1979

9P

listed
aug. 9-79



Citizens Building
6/26/79

Nedeljko Todorovic
723 Central Ave.
Hot Springs, Arkansas
Re: Citizens Building

AR

July 15, 1979

Garland Co.

Dr. William J. Murtagh
Keeper of the National Register
Heritage Conservation and
Recreation Service
Department of the Interior,
Pension Building, 440 G Street,
N.W., Washington, D.C. 20243

Attn: NOM,

Dear Sir,

We are pleased and proud to be owners of a building that is being considered for the national Register of Historic Places.

Yes we most certainly do feel that this building should be listed, and are most eagerly hoping that it will.

This building possess unique architectural qualities, and most extraordinary workmanship, with some of the finest materials.

But, it has been many years since this building has been constructed, and is therefore subject to deterioration, as is any other structure. Even though this brave and wonderful building has stood up extraordinarily to time, it nevertheless is in need of some improvements and repairs, which is quite understandable.

We are eager to undo any damage done by time, and bring out more fully it's beauty and charm, that have delighted both the residents and visitors of Hot Springs. This is where any Federal grant we may receive would be of great help.

It's location in the town is such, that from any direction, it gives one a magnificent view, offering a substantial contribution to the city's landscape. It is truly a landmark.

Surely such a building deserves the honor of being listed in the National Register of Historic Places.

Thank you for this opportunity.

Respectfully Yours

Nedeljko and Maria Todorovic
Nedeljko and Maria Todorovic

Re: no. H32-NR

ENTRIES IN THE NATIONAL REGISTER

STATE ARKANSAS

Date Entered AUG 9 1979

Name

Location

Adams-Leslie House

Warren vicinity
Bradley County

Citizens Building

Hot Springs
Garland County

Also Notified

Honorable Dale Bumpers

Honorable David Pryor
Honorable Beryl F. Anthony, Jr.
Honorable John P. Hammerschmidt

State Historic Preservation Officer
Ms. Joan Baldrige
Arkansas Historic Preservation Program
Suite 500, Continental Building
Markham and Main Streets
Little Rock, Arkansas 72201

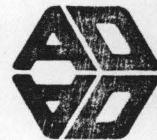
NR Byers/bjr 8/13/79

For further information, please call the National Register at (202)343-6401.

FILE HAS NOT YET BEEN
Ward Secip copy
FYI
730

ARCHITECTURAL DESIGNS

901 CENTRAL — HOT SPRINGS, ARKANSAS 71901 — 501/624-4678



JULY 15, 1982

MEMO

TO: TECHNICAL PRESERVATION SERVICES DIVISION
NATIONAL PARK SERVICE
440 G STREET, N.W.
WASHINGTON, D.C. 20243

RE: CITIZENS BUILDING CERTIFICATION
HOT SPRINGS, ARKANSAS

ATTN: MR. LEE H. NELSON, AIA

PURSUANT TO 1208.10 APPEALS, WE HEREBY INITIATE OUR
APPEAL FOR F78(SWR-PC):

HISTORIC PRESERVATION CERTIFICATION

CITIZEN'S BUILDING
723 CENTRAL AVENUE
HOT SPRINGS, ARKANSAS, 71901
PROJECT #AK-82-0062

WE DISAGREE WITH THE FINDINGS OF NON-CONFORMANCE TO
STANDARDS, ESPECIALLY THE DECISION REGARDING FENESTRATION.
I AGREE DOUBLE HUNG WINDOWS WERE UTILIZED IN MANY BUILDINGS
OF THIS PERIOD, ESPECIALLY LOWER BUDGET PROJECTS. HAD THE
OWNER HAD MORE MONEY, I AM SURE HE WOULD HAVE USED METAL
CASEMENT WINDOWS WHICH WERE MORE DESIRABLE AND USED ON
MORE PRESTIGIOUS PROJECTS OF THE ERA IN QUESTION. WE
CAPTURED THE LOOK OF THE OLD METAL CASEMENT WINDOW OF THE
PERIOD IN QUESTION WITH THE NEW WINDOWS WE INSTALLED
MAKING THE WINDOWS LOOK MORE IN KEEPING WITH THE QUALITY
OF THE FACADE. THE EXISTING WINDOWS WERE NOT REPRESENTA-
TIVE OF THE TECHNOLOGY OF THE TIME AND CERTAINLY ARE NOT
A CRITERIA OF APPEARANCE OF THE TIME. I DISAGREE

BERNIE LIEDER, R. A.

ARKANSAS AIA REG. 1233

ARCHITECTURAL DESIGNS

901 CENTRAL — HOT SPRINGS, ARKANSAS 71901 — 501/624-4678



JULY 15, 1982

TO: TECHNICAL PRESERVATION SERVICES DIVISION

PAGE 2

ENTIRELY WITH THE STATEMENT REGARDING THE REPLACEMENT WINDOWS "LOOKING MODERN" AS THEY DUPLICATE EXACTLY THE APPEARANCE OF THE OLD HOPE'S METAL CASEMENT WINDOW USED EXTENSIVELY IN THE PERIOD. RETAINAGE OF THE EXISTING WINDOWS WOULD HAVE VIOLATED THE ENERGY CODES NOW IN FORCE IN ARKANSAS AND NATIONALLY.

AS FAR AS THE INTERIOR FLOORS IMPROVEMENTS ARE CONCERNED, THERE IS NOTHING OF SIGNIFICANCE IN THE INTERIOR. AL THE FLOORS WERE BUILT USING COMMERCIAL MATERIALS FOR AVERAGE OFFICES OF THE TIME. ALL OF THE FLOORS HAVE BEEN MODIFIED THRUOUT THE LIFE OF THE BUILDING USING CONTEMPORARY MATERIALS WHEN THE OFFICES CHANGED. THIS OCCURS CONTINUOUSLY IN THE LIFE OF AN OFFICE BUILDING. MY OPINION, AS PREVIOUSLY STATED, IS THE TYPICAL FLOOR INTERIORS HAVE ZERO HISTORICAL SIGNIFICANCE. HAD THE BUILDING BEEN A CORPORATE HEADQUARTERS IN LIEU OF A MULTIPLE TENANT BUILDING, THE INTERIORS MAY HAVE BEEN OF BETTER QUALITY.

THE HISTORICAL SIGNIFICANCE OF THE BUILDING IS ITS TIFFANY BRICK FACADE, CERAMIC INSERTS, GLAZED TERRA COTTA ORNAMENTS AND STEEL STRUCTURE, ALL OF WHICH HAVE BEEN RETAINED AND RESTORED. WE TOOK GREAT CARE TO REPAIR THESE FEATURES WITHOUT ANY ALTERATION OF THESE SIGNIFICANT ITEMS OF HISTORICAL SIGNIFICANCE. ALL OF THE EXTERIOR ITEMS MENTIONED ARE NO LONGER MANUFACTURED AND WERE HARD TO PROCURE BUT WE DID!

BERNIE LIEDER, R. A.

ARKANSAS AIA REG. 1233

ARCHITECTURAL DESIGNS

901 CENTRAL — HOT SPRINGS, ARKANSAS 71901 — 501/624-4678



JULY 15, 1982

TO: TECHNICAL PRESERVATION SERVICES DIVISION

PAGE 3

LASTLY, THE LAW AS ENACTED BY CONGRESS HAD AN INTENT OF STIMULATION OF ADAPTIVE USES OF HISTORIC BUILDINGS. WE ARE DOING THAT. IT IS NOT FEASIBLE TO MARKET A "RESTORED" PROJECT OF THE TYPE WE HAVE. IT IS FEASIBLE TO "RENOVATE" AND MARKET THE PROJECT USING CONTEMPORARY MATERIALS WHERE THEY WILL NOT COMPROMISE THE ARCHITECTURE OR ITS SIGNIFICANCE AND IMPACT ON THE PUBLIC. THIS IS WHAT WE ARE PROPOSING. THIS IS WHAT WE INTERPRET AS THE INTENT OF CONGRESS IN PASSAGE OF THE LAW.

WE RESPECTFULLY REQUEST CERTIFICATION BE GRANTED BASED ON CONFORMANCE TO THE INTENT OF THE LAW AS ENACTED BY CONGRESS AND RETAINAGE OF AND RESTORATION OF ALL SIGNIFICANT ARCHITECTURAL FEATURES OF THE BUILDING.

A large, stylized handwritten signature in dark ink, appearing to read 'Bernie Lieder'.

BERNIE LIEDER, R. A.

FBL:s1

cc: SENATOR DAVID PRYOR
SENATOR DALE BUMPERS
GOVERNOR FRANK WHITE
REPRESENTATIVE HAMMERSCHMIDT
MARGARET PEPIN-DONAT, DIV. CULT. PROG.
EVE SHACKLEFORD, ARK. HIST. PRES.
SECRETARY JAMES WATT ✓

BERNIE LIEDER, R. A.

ARKANSAS AIA REG. 1233



United States Department of the Interior

NATIONAL PARK SERVICE
WASHINGTON, D.C. 20240

IN REPLY REFER TO:

prepared by C. Fisher 7/27/82

Tax Reform Act Appeal
July 28, 1982

Project: Citizen's Building
723 Central Avenue
Hot Springs, Arkansas
Number: AK-82-0062

Owners: Mr. Bernie Lieder
901 Central Avenue
Hot Springs, Arkansas

Background on building

Individually listed on the National Register for architectural and commerce on August 9, 1979.

"With its fancy brick work, extensive fireproofing, interior marble stairs and trim, hot air registers, modern elevators, the Citizen Building was the "talk of the town" when it was built...At the ends of the building each of the upper floors has 3 double hung windows. On the south side of each floor has 7 pairs of double-hung windows. The windows collectively provide bright and agreeable work spaces inside the building.

The ground floor of the Citizens Building has been remodeled twice to accommodate the operations of different occupants. The latest remodeling (1957-58) made extensive use of marble and walnut trim which remains intact. The upper floors, with a primary entrance on the south side, have been changed little. Two elevators and a stairwell give access to the 18 office suites above. The upstairs hallways are paved with small hexagonal tiles and lined with marble baseboards. Much of the original wood moldings seem to be intact in the offices. Most of the offices have heavy wooden doors with large one-light obscure glass windows announcing the names of former tenants in bold black letters."

Rehabilitation issues

1. Alterations to windows - primary reason
2. Extensive demolition on the interior - secondary reason

June 17, 1982 letter from Region denying certification

"Afternot inconformance with Standards 2,5,6,9...

The original upper floor one over one double hung windows were a significant design detail of the Citizen's Building. The original windows established a rhythm on the major facades that was typical of this type of building. The original windows were also representative of the technology of the period of construction. Their retention or at least visual representation, is necessary for this building to be visually appropriate to the period of construction. The integrity of the upper floor windows is particularly critical in light of the alterations that had already been made to the street level windows prior to your purchasing of the building.

The replacement window units with the vertical dividing mullion had created an appearance inappropriate to the style of the building. The modern appearance of the new metal sash, the elimination of the original setback of the sash and the vertical rather than horizontal orientation precedent for this building style. Further, the use of tinted glass and metallic colored frames is specifically not recommended in the guidelines that accompany the rehabilitation standards.

Ideally, the original window units should have been repaired and retained. Where replacement might have been necessary, new units should have been constructed to at least match the overall design of the original, even if they were not of operable double hung sash. In rehabilitation work, it is extremely important that new replacement window units be compatible with the originals in size, scale, color, material and character.

An area of concern for your proposed project work is the extent of interior demolition. We do not consider that the standards dictate the retention of all the existing interior partition and associated detail, but would recommend that at least a representative sample, perhaps one floors, be retained in its original historic configuration."

SHPO

By transmittal forms; was of the opinion that the project did not meet Standards 1,2,6,9 Notes from file letter of SHPO: On November 20, 1981, Wilson Stiles, Jaci Carfagno and I met with Mr. Bernie Lieder, owner of the Citizen's Building in Hot Springs and made an onsite inspection of the building. At that time, Mr. Lieder told us that in May he had replaced the original double hung windows with single pane vertically divided windows. After inspecting the structure we reviewed the proposed rehab plans. Our major concerns were the replacement windows and the destruction of the interior fabric called for in the rehab plans. We suggested that Mr. Lieder develop plans which would retain the hallways. He agreed to do so and said he would be in touch with us with the next couple of weeks. Additionally we explained that the window replacement was not in compliance with the Secretary of the Interior's "Standards" and might preclude certification of the rehabilitation.

10/20/81 application signed by owner with windows already replaced in May 1981
additional work to continue spring 1982 and continue through fall 1982.
building being converted to offices and apartments
11/11/81 SHPO letter to owner requesting more information
11/20/81 SHPO meets with owner
11/23/81 Owner requests that certification application be withdrawn as unwilling
to use existing corridor configuration
3/5/1982 Owner resubmits application
5/26/82 SHPO recommends denial
6/17/82 Region denies
7/15/82 Owner's letter of appeal (see attached)

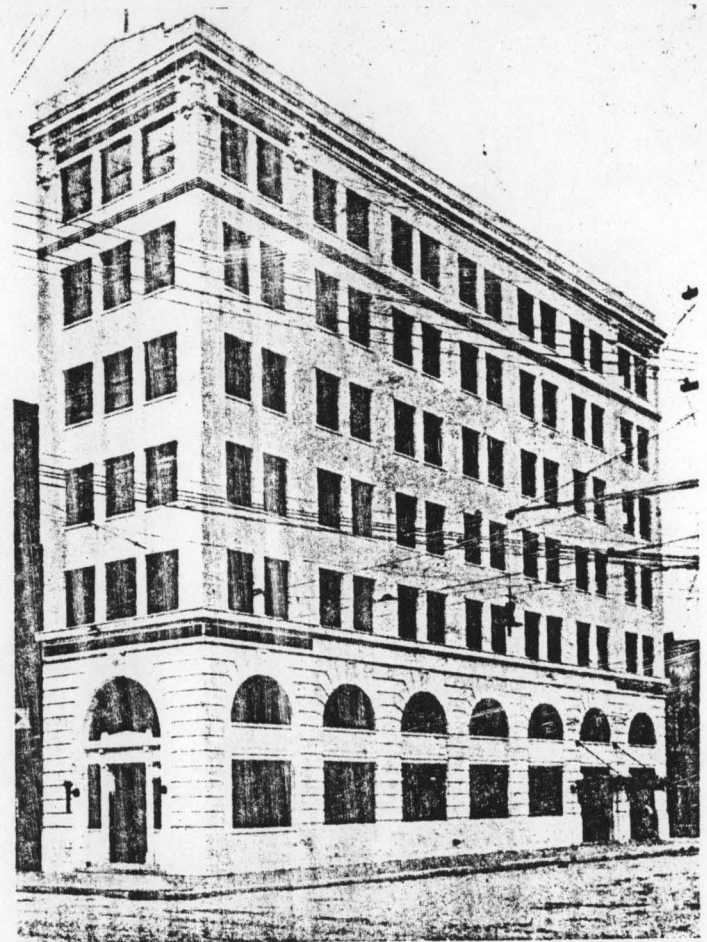
Other comment regarding rehabilitation:

New exterior stair towers and elevator; cornice to be repaired- owner may be willing to restore entrances; plaster on brick of the exterior walls will be retained on the interior along with the window trim. Estimated cost of rehabilitation \$400,000.

1913 CUTTERS



THE DUGAN-STUART OFFICE BUILDING.



CITIZENS NATIONAL BANK BUILDING.

TPS
has original

