**United States Department of the Interior National Park Service** 

### National Register of Historic Places Registration Form



691

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property		
historic name Clifton and Greening	Streets Historic District—Additional	Documentation and Boundary Increase III
other names/site number Site #OU0		•
2. Location		
street & number 140 California N.W		not for publication
city or town Camden		☐ vicinity
state Arkansas code	AR county Ouachita	code 103 zip code 71701
3. State/Federal Agency Certification		
does not meet the National Register criteria. 1	Date open not meet the National Register criteria.	significant s.y
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:)		of the Reper Date of Action 9-23-11

Clifton and Greening Street Documentation and Bounda	s Historic District—Additional ry Increase III	Ouachita County, Arkansas  County and State	
Name of Property			
5. Classification			
Ownership of Property (Check as many boxes as apply)	Category of Property (Check only one box)	Number of Resources within Property (Do not include previously listed resources in count.)	
<ul><li>□ private</li><li>□ public-local</li><li>□ public-State</li><li>□ public-Federal</li></ul>	<ul> <li>□ building(s)</li> <li>□ district</li> <li>□ site</li> <li>□ structure</li> <li>□ object</li> </ul>	Contributing Noncontributing  1	buildings sites structures objects
		1	_ Total
Name of related multiple p (Enter "N/A" if property is not par		Number of Contributing resources previously in the National Register	listed
6. Function or Use			
Historic Functions (Enter categories from instructions DOMESTIC/multiple dwell		Current Functions (Enter categories from instructions)  DOMESTIC/multiple dwelling	
7. Description			
Architectural Classification (Enter categories from instructions OTHER/Minimal Traditions)	)	Materials (Enter categories from instructions) foundation BRICK walls ASBESTOS	
		roof ASPHALT other	

 $\begin{tabular}{ll} \textbf{Narrative Description} \\ (\textbf{Describe the historic and current condition of the property on one or more continuation sheets.)} \end{tabular}$ 

See continuation sheet

Clifton and Greening Streets Historic District—Additional	
Documentation and Boundary Increase III	

Name of Property

Ouachita County, Arkansas

County and State

### United States Department of the Interior

National Park Service

# **National Register of Historic Places Continuation Sheet**

Section nu	mber	7	Page	1	
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#### **SUMMARY**

This amendment proposes to add one contributing building, a 1943 World War II-era asbestos-clad duplex, to the existing Clifton and Greening Streets Historic District. This property occupies the southwest corner of the intersection of Greening Street with California Avenue. One of its two component units faces Greening (addressed as 405) and the other faces N. California (addressed as 140). The western border of the property is directly contiguous to the existing Clifton and Greening Streets Historic District and the southern border directly joins the recently recognized Washington Street Historic District (NR-listed January 22, 2010), and it will merge the two districts at a highly visible intersection.

When the Clifton and Greening Streets District was created, this property and two similar adjoining duplexes on Greening Street (built at the same time) were severely deteriorated rental properties whose owners were rental landlords disinterested in historic rehabilitation and neighborhood quality. Subsequently the other two structures changed ownership and were added to the district in 2001. They were subsequently rehabilitated. The remaining building, the subject of this amendment, was rescued from eyesore status last year and is scheduled for immediate renovation. If added to the district, this property would increase the number of contributing properties in the entire District to thirty-nine properties. With eight non-contributing properties computed, the percentage of contributing properties would be 83%.

The Lato Duplex at 140 California N.W., like its neighbors, exhibits the Minimal Traditional architecture and the appeal of simply styled and affordably built small residences in Camden's wartime and postwar housing stock.

#### **ELABORATION**

The Lato Duplex at 140 California N.W. is an example of the Minimal Traditional building style common during the Depression, World War II, and the years soon afterward. The spare economy and shortage of materials during the Depression and war years and the burgeoning demand for inexpensive mass housing after the war placed a premium on simple styling and the use of affordable materials. The duplex is a wood frame building with a low-pitched hipped roof and closely-raked eaves. The duplex has little decorative trim beyond simple posts and rails used as porch roof supports and for a limited balustrade. A small front porch for the California Street apartment (east elevation) is covered by a gable roof while a smaller front porch for the Greening Street apartment (north elevation) is covered by a small shed roof. Minimal shed roofs overhang the two back entrances on the west elevation.

The duplex still has its original seventeen windows, which are wood-frame, double-hung, six-over-six windows. The asbestos cladding is also original, although the initial white color has been painted over by interim owners who preferred other colors. The building rests on a continuous brick foundation.

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Documentation and Boundary increase III	ion and Boundary Increase III

County and State

Ouachita County, Arkansas

Name of Property

United States Department of the Interior National Park Service

# **National Register of Historic Places Continuation Sheet**

Section number	7	Page	2	
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#### East Façade

The east façade of the building is dominated by the central front porch, which has a gabled roof, and is supported by two square, wood posts at near each corner. The porch is supported by a concrete slab floor that rests on a continuous concrete foundation. A set of concrete steps provides access to the porch. The porch shelters the main entrance to the unit, which has a six-paneled door. To the right of the entrance, also sheltered by the porch, is a single wood-frame, double-hung, six-over-six window. To the right of the porch is another single wood-frame, double-hung, six-over-six window followed by a pair of single wood-frame, double-hung, six-over-six windows near the north end of the façade. To the left of the porch is a pair of wood-frame, double-hung, six-over-six windows followed by a single wood-frame, double-hung, six-over-six windows followed by a single wood-frame, double-hung, six-over-six window near the south end of the façade.

#### North Façade

The north façade, like the east façade is dominated by the front porch, which is slightly left of center and has a shed roof. The porch roof is supported by two square, wood posts at near each corner. The porch is supported by a concrete slab floor that rests on a continuous concrete foundation. A set of concrete steps provides access to the porch. The porch shelters the main entrance to the unit, which has a six-paneled door. To the left of the entrance, the porch also shelters a single wood-frame, double-hung, six-over-six window. To the right of the porch is another single wood-frame, double-hung, six-over-six window.

#### West Façade

At the north end of the west façade is a small shed-roof awning with knee braces that shelters another entrance to the north unit. The entrance has a wood door with three horizontal panels in the bottom half and six rectangular panes in the top half. The awning also shelters a single wood-frame, double-hung, six-oversix window to the left of the entrance. To the right of the entrance is a small single wood-frame, double-hung, six-over-six window. To the right of the small window is another full-size single wood-frame, double-hung, six-over-six window.

Proceeding south along the façade is the rear entrance to the south unit. As with the north unit's entrance, the south unit's entrance is sheltered by a small shed-roof awning with knee braces. To the left of the unit's entrance, also sheltered by the awning, is a single wood-frame, double-hung, six-over-six window. To the right of the entrance is a small single wood-frame, double-hung, six-over-six window. To the right of the small window is another full-size single wood-frame, double-hung, six-over-six window near the façade's south end.

#### South Façade

The south façade is fenestrated by two wood-frame, double-hung, six-over-six windows, one near each end of the façade.

Clifton and Greening Streets Historic District—Additional
Documentation and Boundary Increase III

Name of Property

Ouachita County, Arkansas

County and State

### United States Department of the Interior

National Park Service

### **National Register of Historic Places Continuation Sheet**

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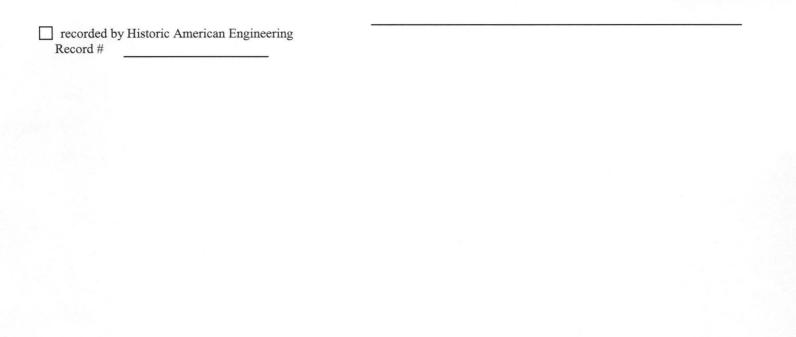
#### Interior

The Lato Duplexes are very similar to each other, but the builders made a few concessions to variety. Unlike the other two buildings, which follow an "L" shaped plan, this building has a rectangular plan, except for small rectangular porch projections. This duplex is distinguished from the others as the only one originally designed with two-bedroom apartments, and with one of the apartments noticeably larger than the other. Early in the building's history, the internal walls were altered so that one bedroom was detached from the smaller apartment (the one facing Greening) and added to the California apartment to enlarge the kitchen of the latter. Since this building was the only one occupied by its first owner (who purchased it from the builder), it follows that the change was made to enlarge the owner's living quarters. Even so, this duplex remains the only one of the three that offers a two-bedroom unit.

#### Integrity

The duplex at 140 California, N.W., has excellent integrity, retaining all of its original windows, doors, and siding. The only alterations to the building have occurred on the interior, most notably the relocation of some walls. As a result, the building still reflects its original design and still sits in a residential neighborhood, as it did in 1943. Addition of this property to the Clifton and Greening Streets Historic District will finally include all of the Lato Duplexes in the district. It will also further exhibit the popularity of Minimal Traditional architecture and wartime and postwar building themes in Camden.

Documentation and Boundary Increase III  Name of Property	County and State
8. Statement of Significance	County and state
Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property	Levels of Significance (local, state, national)
for National Register listing.)	
for National Register fishing.)	
A Property is associated with events that have made	
a significant contribution to the broad patterns of	Areas of Significance (Enter categories from instructions)
our history.	Architecture
_	Community Planning and Development
<b>B</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	Period of Significance
individual distinction.	1890-1957
_	
D Property has yielded, or is likely to yield,	
information important in prehistory or history.	
Criteria Considerations	Significant Dates
(Mark "x" in all the boxes that apply.)	1943
Property is:	
A owned by a religious institution or used for	
religious purposes.	
□ P 16 - i - i - i - i - i - i - i - i - i -	Significant Person (Complete if Criterion B is marked)
☐ B. removed from its original location.	
C. birthplace or grave of a historical figure of outstanding	
importance.	Cultural Affiliation (Complete if Criterion D is marked)
D a cemetery.	
☐ E a reconstructed building, object, or structure.	
☐ F a commemorative property	
	Architect/Builder
G less than 50 years of age or achieved significance	
within the past 50 years.	
Narrative Statement of Significance	
(Explain the significance of the property on one or more continuation sheets.) se	ee continuation sheet
9. Major Bibliographical References	
Bibliography	
(Cite the books, articles, and other sources used in preparing this form on one or	more continuation sheets.)
see continuation sheet	
	Primary location of additional data:
preliminary determination of individual listing (36	State Historic Preservation Office
CFR 67) has been requested  previously listed in the National Register	☐ Other State Agency ☐ Federal Agency
Previously determined eligible by the National	Local Government
I reviously determined engine by the National	
	1   University
Register designated a National Historic Landmark	University Other



Clifton and Greening Streets Historic District—Additional	
Documentation and Boundary Increase III	
Name of Property	_

County and State

Ouachita County, Camden, Arkansas

United States Department of the Interior National Park Service

# **National Register of Historic Places Continuation Sheet**

Section number	8	Page	1
Section number	U	1 age	•

#### **SUMMARY**

The Clifton and Greening Streets National Register Historic District (listed in 1997 under Criterion A and C with local significance) was recognized as distinctive in representing three sequential eras of residential building in Camden since 1890, while at the same time displaying exemplary architectural styles in each. The oldest structures in the area date from the "turn of the century years" (1890-1920). These were vigorously supplemented in the vibrant oil boom years (1920s-1930s). The final wave of building accompanied the "defense industry boom" beginning in the final months of Word War II and continuing through the Korean War in the early 1950s.

The defense industry boom arrived with dramatic suddenness in 1944 with the rapid construction of a massive Naval Ammunition Depot just across the Ouachita River northeast of town. Immediate housing was needed for thousands of construction workers and plant employees. Demand was further augmented by returning war veterans needing residences for themselves and their families. Both rental units and purchasable single family homes were at a premium.

The suddenness, the scale, and the duration of the boom brought about the use of Minimal Traditional building style, which lent itself to rapid and inexpensive construction. Typical buildings were modest, wood frame, box-like structures with low pitched roofs, little ornamentation, and the use of affordable materials such as asbestos plate siding. The three Lato Duplexes at the intersection of Greening St. and California Avenue are representative of structures built for wartime needs and of the simplicity of the style used to build them. Two of them are presently part of the district, and this boundary increase seeks to include the building at 140 California N.W.

#### **ELABORATION**

Camden's first infusion of new wartime residents came in 1942 with the establishment of an Army Cadet pilot training school, which during the war trained several classes of airmen for combat. But the most dramatic impact came with the late 1943 announcement of the impending construction of a huge Naval Ammunition Depot (N.A.D.) designed to manufacture rockets for use in the Pacific war and for defense needs thereafter. Some five thousand construction workers were needed immediately and a similar number were required to operate the plant. For a time Camden's population of some ten thousand nearly doubled, immediately posing a serious housing shortage. After first scheming for temporary shelters, city leaders were soon imploring citizens to partition their homes into apartments, add rooms onto them, improvise garage apartments, or build new housing units. The continued relevance of the N.A.D. after World War II—and especially during the Korean War buildup—ensured that housing demand would continue. Reminders of this phenomenon are still evident about town. They can be seen in older homes made into apartment houses

Clifton and Greening Streets Historic District—Additional
Documentation and Boundary Increase III
Name of Property

Ouachita County, Arkansas

County and State

United States Department of the Interior National Park Service

# **National Register of Historic Places Continuation Sheet**

Section number	8	Page	2	

or with rooms added on, in clusters of duplexes or of small homogenous single-family homes, and in tract home subdivisions on the periphery of what was once the edge of town. Asbestos siding is very common in the buildings dating from this era.

In 1943 and 1944 a corporate entity known as Lato Properties, headed by A.W. Bridges, anticipated the coming housing demand by purchasing vacant tracts in several Camden locations. This was followed by immediate construction of small duplex clusters or clusters of small homogenous single-family homes. Nearly all were sided with asbestos plate. At the southwest edge of town (near the juncture of South Agee and present Elm Street) some twenty-six small homes were built. Two duplex clusters, three at each location, were built on North Agee near Banner St. and at the corner of Greening and California. The latter group, which included two units facing Greening and the other facing both streets at the corner, was located about two blocks from Camden's commercial center.

All three properties near Greening and California were sold immediately upon completion. Both Greening Street units were bought by Butane Gas merchant R.J. Dodson, who placed them in service as rental property. The corner building—subject of this proposal--was sold to Blanche Williford, who utilized the California Street apartment as a personal residence while renting the other side. Some years later, she moved elsewhere and rented both sides.

For a decade and a half after their construction the Lato duplexes remained as desirable rental property. But as years passed and newer residential development bypassed the older parts of town, the structures declined in appearance and desirability. Eventually all three of them became a blight upon the neighborhood and remained so for years. The Greening Street buildings won reprieve in 2000 when new owners purchased them, successfully included them in the historic district, and proceeded in phases to rehabilitate them with historic sensitivity. But the corner duplex continued to be a problem property until 2010 when the owners of the Greening Street houses were able to obtain it.

Amending the Clifton and Greening Streets Historic District to include the building at 140 California N.W. will facilitate rehabilitation of the property by qualifying the owners to apply for the federal rehabilitation tax credit. In addition, it is significant for reflecting the Minimal Traditional architecture popular in the Camden area during the World War II and Korean War era, and for reflecting residential development during Camden's defense industry boom years.

Clifton and Greening Streets Historic District—Additional	Ouachita County, Arkansas
Documentation and Boundary Increase III	
Name of Property	County and State

United States Department of the Interior National Park Service

# **National Register of Historic Places Continuation Sheet**

Section number	9	Page	1	

#### BIBLIOGRAPHY

Assessment and Extension of Taxes Against Real Property, Ouachita County, Town Lots 1943—1949. County Clerk's Office, Ouachita County Courthouse (For Lato duplexes on Greening St., especially 1943, p. 60 and 1944 p. 60. For all Lato properties see volumes which report lots on the South Side of Greening St. and lots in North Parkview, Saxon Park, and Rumph Park subdivisions).

Camden News. 25, 29 September, 6, 12 October, and 20 December 1944.

Deed Records, Ouachita County. Circuit Clerk's Office, Ouachita County Courthouse, books for 1943-45 and especially Book 131, p. 487 and Book 130, p. 629

Interview transcripts from July 2000 used to support nomination of Lato Duplexes on Greening: Mr. Joe Bob Dodson (son of R.J. Dodson, postwar purchaser of Lato Duplexes on Greening), 5 July; Vera Alice Holleman (longtime resident of Greening St.), 5 July; Mr. Edwin Horton, (onetime resident of Lato duplex at Greening and California), 27 July; Mr. Raymond Purifoy (postwar resident of Lato Duplexes on Greening) 5 July; Mr. Harold Tutt (prominent Camden contractor) 15 June, 27 July.

Rowe, Mary Carolyn. "N.A.D. Changes the Faces of Camden: An Early History," in *Ouachita Historical Quarterly* 16, no. 2 (December 1984): 23-40.

"World War II Saw 4,600 Army Air Corp Pilots Earn Their Wings in Camden," *Ouachita Historical Quarterly* 23, no. 3 (Spring 1992): 9-13.

Clifton and Greening Streets Historic District—Additional	Ouachita County, Arkansas	
Documentation and Boundary Increase III  Name of Property	County and State	
10. Geographical Data		
Acreage of Property Less than one acre.		
UTM References (Place additional UTM references on a continuation sheet.)		
1 15 515337 3716272	3	
Zone Easting Northing	Zone Easting Northing	
2	4	
	See continuation sheet	
Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.) See continuation sheet Boundary Justification (Explain why the boundaries were selected on a continuation sheet.) See continuation sheet		
11. Form Prepared By		
name/title _ John Wheeler, Edited by Ralph S. Wilcox, National Register &	z Survey Coordinator	
organization Arkansas Historic Preservation Program	date June 1, 2011	
street & number 1500 Tower Building, 323 Center Street	telephone (501) 324-9787	
city or town Little Rock s	state AR zip code 72201	
Additional Documentation		
Submit the following items with the completed form:		
Continuation Sheets		
Continuation Sheets		
Maps A USGS map (7.5 or 15 minute series) indicating the property's loc A Sketch map for historic districts and properties having large acre		
Maps A USGS map (7.5 or 15 minute series) indicating the property's local series of the property of the proper		
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Maps A USGS map (7.5 or 15 minute series) indicating the property's loc A Sketch map for historic districts and properties having large acre Photographs Representative black and white photographs of the property.  Additional items (Check with the SHPO or FPO for any additional items.)		
Maps A USGS map (7.5 or 15 minute series) indicating the property's loc A Sketch map for historic districts and properties having large acre Photographs Representative black and white photographs of the property.  Additional items (Check with the SHPO or FPO for any additional items.)		
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Maps  A USGS map (7.5 or 15 minute series) indicating the property's local A Sketch map for historic districts and properties having large acress 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.)		
Maps A USGS map (7.5 or 15 minute series) indicating the property's local A Sketch map for historic districts and properties having large acress 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 Slatner Co., LLC	eage or numerous resources.	

**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.

Clifton and Greening Streets Historic District—Additional	Ouachita County, Arkansas		
Documentation and Boundary Increase III	- Company of the Comp		
Name of Property	County and State		

### United States Department of the Interior

National Park Service

# **National Register of Historic Places Continuation Sheet**

Section number	10	Page	1	

#### VERBAL BOUNDARY DESCRIPTION

140 California Avenue NW—Parcel #777-00001-00R

#### **BOUNDARY JUSTIFICATION**

The boundary increase includes property adjacent to the current boundary of the historic district that reflects the area's Minimal Traditional architecture popular during Camden's World War II defense industry boom. The proposed addition retains integrity and reflects the significance of the district.

## UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE

## NATIONAL REGISTER OF HISTORIC PLACES EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Clifton and Greening Streets Historic District (Boundary Inc NAME: rease III)
MULTIPLE NAME:
STATE & COUNTY: ARKANSAS, Ouachita
DATE RECEIVED: 8/11/11 DATE OF PENDING LIST: 9/08/11 DATE OF WEEKLY LIST: 9/23/11 DATE OF WEEKLY LIST:
REFERENCE NUMBER: 11000691
REASONS FOR REVIEW:
APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N
COMMENT WAIVER: N
ACCEPT RETURN REJECT 9.23.11 DATE
ABSTRACT/SUMMARY COMMENTS:
Entered in The National Register
of Historic Places
RECOM./CRITERIA
REVIEWERDISCIPLINE
TELEPHONE DATE
DOCUMENTATION see attached comments Y/N see attached SLR Y/N
If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



OUACHITA COUNTY, AR
RALPH S. WILLOX

APRIL 2010

ARKANSAS HISTORIC PRESERVATION PROGRAM, LITTLE ROCK, AR EAST FACADE, LOOKING WEST



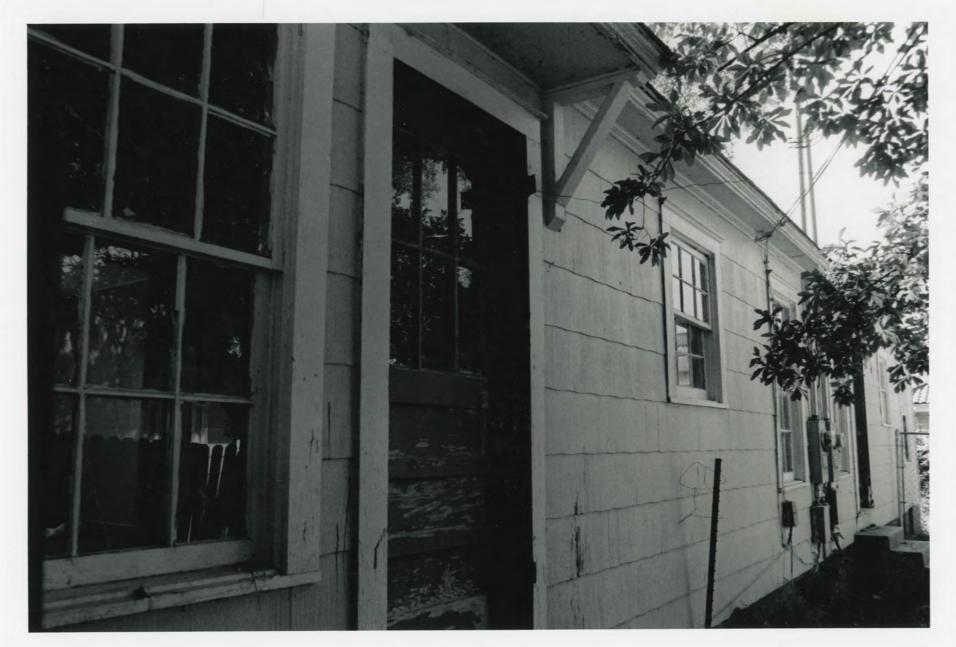
CLIFTON AND GREENING STREETS HISTORIC DISTRICT - 140 CALIFORNIA OUACHITA COUNTY, AR

Day out the car

RALPHS. WILCOX

APRIL 2010

ARKANSAS HISTORIC PRESERVATION PROGRAM, LITTLE ROCK, AR WEST FACADE, LOOKING NORTHEAST



CLIFTON AND GREENING STREETS HISTORIC DISTRICT-140 CALIFORNIA OUACHITA COUNTY, AR RALPH S. WILCOX APRIL ZOIO

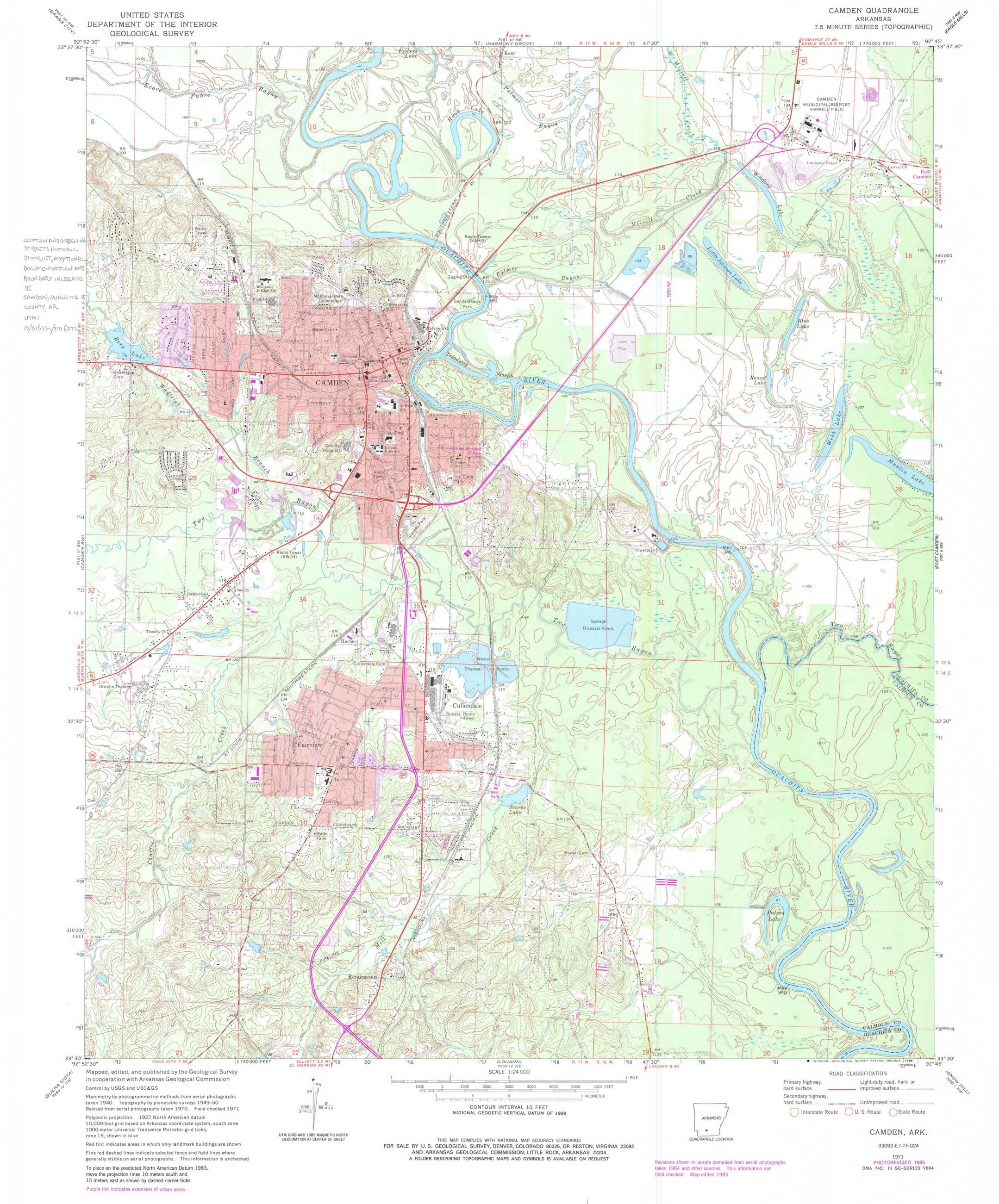
ARKANSAS HISTORIC PRESERVATION PROGRAM, LITTLE ROCK, AR WEST FACADE, LOOKING SOUTHEAST



CLIFTON AND GREENING STREETS HISTORIC DISTRICT - 140 CALIFORNIA OUACHITA COUNTY, AR RALPH S. WILLOX

APRIL ZOIO

ARKANSAS HISTORIL PRESERVATION PROGRAM, LITTLE ROCK, AR NORTH FACADE, LOOKING SOUTHWEST

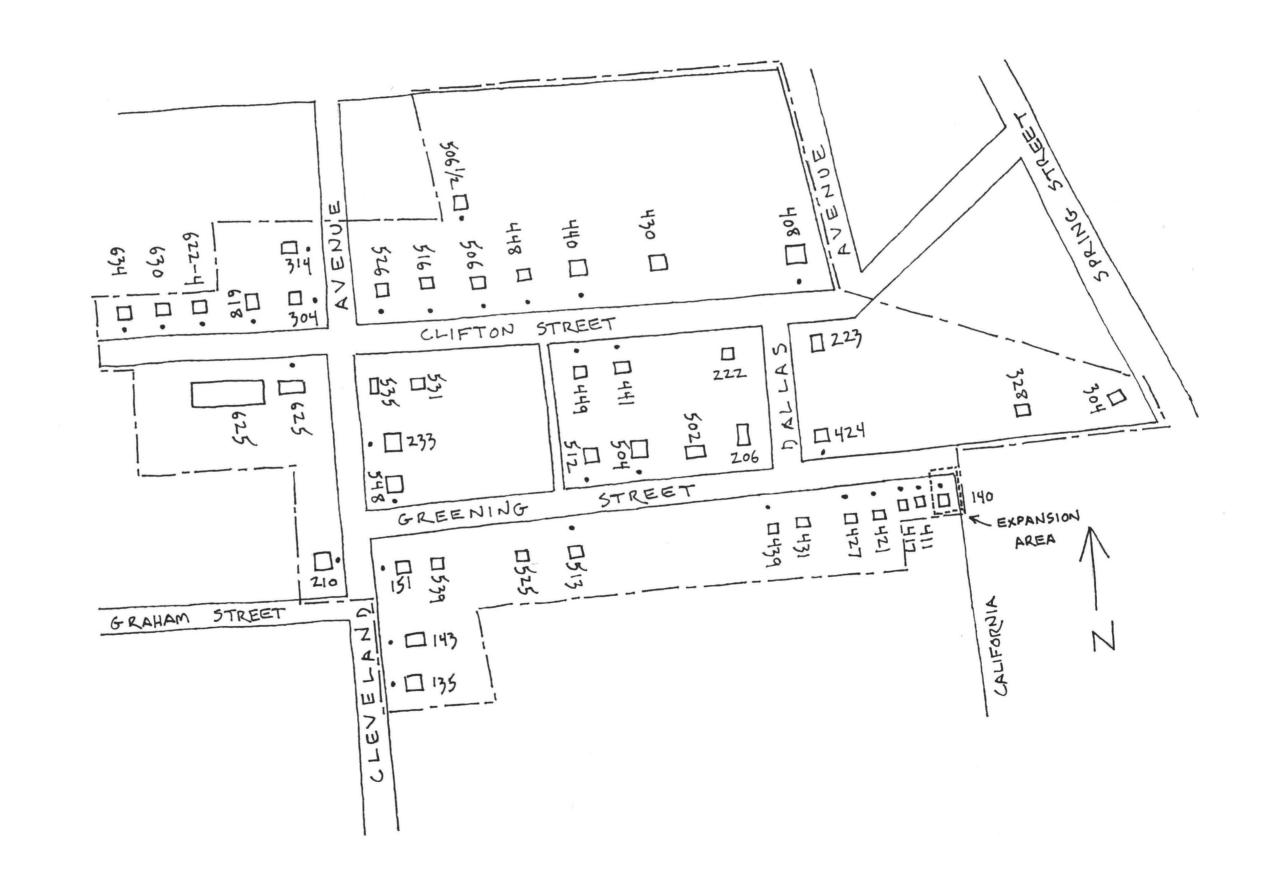


## CLIFTON AND GREENING STREETS HISTORIC DISTRICT

CAMPEN, OUACHITA COUNTY, ARKANSAS

· = CONTRIBUTING

--- = BOUNDARY





### The Department of **Arkansas** Heritage

Mike Beebe Governor

Cathie Matthews Director

Arkansas Arts Council

Arkansas Natural Heritage Commission

Delta Cultural Center

Historic Arkansas Museum

Mosaic Templars Cultural Center

Old State House Museum



### Arkansas Historic Preservation Program

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fax: (501) 324-9184 tdd: (501) 324-9811

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info@arkansaspreservation.org

website:

www.arkansaspreservation.com

An Equal Opportunity Employer





August 3, 2011

Ms. Carol 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: Clifton and Greening Streets Historic District, Additional Documentation and Boundary Increase III - Camden, Ouachita 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

ordo Anatthes

CM:rsw

**Enclosure** 

