

United States Department of the Interior  
Heritage Conservation and Recreation Service

# National Register of Historic Places Inventory—Nomination Form

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

For HCRS use only

received DEC 2 1983

date entered

## 1. Name

historic George R. Mann Buildingand/or common Adkins Building

## 2. Location

street & number 115 East <sup>5th</sup> Fifth Street

N/A not for publication

city, town Little Rock N/A vicinity of congressional district Secondstate Arkansas code 05 county Pulaski code 119

## 3. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input type="checkbox"/> private residence
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
	N/A	<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

## 4. Owner of Property

name Walter E. Hussman, Jr.street & number P.O. Box 2221city, town Little Rock N/A vicinity of state Arkansas

## 5. Location of Legal Description

courthouse, registry of deeds, etc. Pulaski County Courthousestreet & number 405 West Markhamcity, town Little Rock state Arkansas

## 6. Representation in Existing Surveys

Arkansas Historic Preservation Program  
title State Survey - Little Rock Main Street Survey has this property been determined eligible? ☒ yes ☐ no  
date 1977 ☐ federal ☒ state ☐ county ☐ local

depository for survey records Arkansas Historic Preservation Programcity, town Little Rock state Arkansas

## 7. Description

### Condition

☐ excellent  
☐ good  
☒ fair

☐ deteriorated  
☐ ruins  
☐ unexposed

### Check one

☐ unaltered  
☒ altered  
(Interior)

### Check one

☒ original site  
☐ moved date \_\_\_\_\_

**Describe the present and original (if known) physical appearance**

### SUMMARY

Built in 1906, the George R. Mann building, named for its architect -- George R. Mann, displays the Classical vocabulary and design pedantry popular during the early twentieth century and often associated in Arkansas with the work of its designer. The two-story flat-roofed symmetrically massed commercial structure is sited on a side street running perpendicular to Main Street, Little Rock's downtown commercial center since the late-nineteenth century, freestanding on a lot surrounded on three sides by narrow alleys. Constructed of wood joists spanning masonry bearing walls, the building's side and rear elevations are faced with a light buff-colored brick veneer which complements the white terra cotta facade's rich application of Classical decorative details, including a full entablature, dentiling and two-story fluted Ionic columns, and bay "Chicago style" windows. Continuously providing office space since its construction, the long, narrow building was designed on a symmetrical plan with offices flanking a double-loaded central corridor.

### ELABORATION

In spite of the building's small scale, the order and monumentality inherent in Beaux Arts Classicism is apparent in the Mann Building's principal (north) elevation. The corners of the facade project slightly, marking the termination of the structural wall, and are articulated with moulded terra cotta blocks that visually create a raised vertical panel framed by a narrow bank of talon moulding. This treatment creates the impression of two-story pilasters. These strong vertical elements are set upon square terra cotta block pedestals with recessed central panels, articulated bases and egg and dart moulding capped cornices, and are surmounted by decorative cartouches. Each end pedestal also supports a fluted, engaged Doric half-column which together with four additional like-designed two-story tall columns, on pedestals narrower than but identical in design to the corner pedestals, carry the building's elaborately embellished entablature. Above a simple architrave, terra cotta blocks cast with a raised design of sinuous foliated forms comprise the entablature's frieze. Medallions featuring single rosettes also appear in the frieze, defining each bay of the facade and further enriching this decorative element. The entablature's dentiled cornice is capped with a series of cartouches that rhythmically decorate the parapet which caps the building. The corners of the parapet project slightly articulating the termination of the facade. A simple coping completes the crowning parapet wall.

The decorative Classical spirit of the facade is clearly reflected in the articulation of its fenestration. Four tall rectangular one-over-one double-hung windows pierce the chamfered bays of the first story elevation. Today, the original dimensions of the windows have been diminished by the creation of a false transom and a single glass door has replaced the western-most window. Both alterations date to the 1930s and will soon be corrected as part of a proposed rehabilitation project. The windows are set on a base of terra cotta blocks laid flush with the building line, thus emphasizing the profile of the chamfered bay above, and are framed with a band of egg and dart moulding that is contiguous across the facade, spanning the column pedestals as well as surrounding the windows. Fascia bands and a narrow cornice with enriched talon moulding define the transition from the first to the second story of the facade. Even richer than the first floor fenestration, the second floor features the bay or "Chicago" windows Mann often employed in commercial structures here composed of one-

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

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

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DATE ENTERED

CONTINUATION SHEET

ITEM NUMBER 7

PAGE 2

over-one double-hung windows, each surmounted by a transom. Two slender colonnettes, the height of the window and of the transom respectively, and a narrow band of dentiling articulate the wood window surrounds. A dentiled cornice board above the transoms mediates between the facades angular front and the dominant entablature above.

A double-leaf entrance, definitively, framed by a one-story flat-roofed surround projecting slightly beyond the facade's central bay offers principal access to the building. The recessed doorway, composed of simple wood doors with large rectangular lights, is raised slightly above grade and reached by two shallow steps. The door surround features a perimeter of egg and dart moulding, terra cotta panels decorated with garlands, and a panel bearing the name "Adkins" (dating to a 1930s ownership change) in the lintel.

The side (east and west) elevations of the building appear to have been conceived to afford maximum light to the relatively narrow office spaces within. The long facade features a variety of window designs to achieve this end. The first story of the brick walls is penetrated by eight tripartite openings each consisting of two narrow one-over-one double-hung windows flanking a larger center window. Wood lintels and concrete sills offer further definition. In the second story, like-designed tripartite windows alternate with four bay windows with exposed concrete slabs forming their flat roofs and projecting floors. Single double-hung one-over-one rectangular windows in segmental arched surrounds appear in both the first and second stories of the southern end bays of the side elevations. The rear (south) elevation is the least distinguished of the building's facades, exhibiting no fabric of architectural significance.

In contrast to its richly decorated facade, the interior of the Mann Building is almost utilitarian. The original plan of the building provided only for a double-loaded corridor flanked by offices with a stairway occupying a central location along the interior east wall. Although the building has no formal lobby space, finely milled arched doorways with transoms appear along the first floor corridor and the first floor corridor features a tile wainscot. A similar wainscot lines the walls of the stairwell that holds the building's U-planned cast iron stair. Distinguished by its decorative rail, the stair is the building's most significant interior feature. As the cumulative result of alterations made by a succession of tenants over the building's life, little additional interior fabric of importance survives. Some original baseboard and window moulding remains but not contiguously nor characteristically throughout the building. A recent rehabilitation project has assured the continuation of the Mann Building's historic use as an office building and protectively restored its outstanding facade.



## 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/
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

**Specific dates** 1906

**Builder/Architect** George R. Mann

### Statement of Significance (in one paragraph)

The George R. Mann Building is of architectural significance both as an example of the pervasive influence of Beaux Arts Classicism on the American architecture of the early twentieth century and as an example of the work of its designer, prominent architect George R. Mann who maintained his professional offices in the building from the time of its construction until 1911-12. Among other early tenants of the Mann Building were some of Little Rock's most distinguished professionals, including Dr. Frank Visonhale, Dr. E. R. Dibrell and Dr. M. E. McCaskill, thus suggesting, as contemporary City Directories indicate, that this was indeed a prime location. In 1911-12, the building was sold and renamed the Urquhart Building. It again changed hands in the 1930s and has since been known as the Adkins Building. The monumentality and Classical proportions intrinsic to the Beaux Arts style in its most literal interpretations are most frequently associated with and especially well suited to the design of public buildings. However, they are skillfully translated in the Mann Building even within the constraints of its small scale rendering the building truly outstanding among Little Rock's commercial architecture of this period. Recognized as one of Arkansas' most significant architects for his execution of a wealth of important, largely Classical, structures including the Pulaski County Courthouse (1912, NR listed 18 October 1979), the Arkansas Gazette Building (1908, NR listed 22 October 1976) and the Arkansas State Capitol (c. 1900-1912, NR listed 28 June 1974). Mann's training in Classicism both during his studies at the Massachusetts Institute of Technology with William R. Ware and in earlier practice with Beaux Arts trained Edward Jacques Eckel, prepared him well to apply the dictates of the style. In this building, his fluency in the Classical vocabulary is evidenced by the richly decorative facade's foliated frieze, dentiled cornice and cartouche laden parapet. These features, together with Mann's adaption of the more modern bay or "Chicago" window, contribute to the building's esthetically pleasing appearance while continuing to serve its historic function as an office facility.



## 9. Major Bibliographical References

Autobiographical Sketch, George R. Mann, written October 6, 1932.

City Directories, City of Little Rock, 1904 to present.

Sanborn Insurance Maps, 1897 and 1913

"Little Rock and Arkansas Development Edition", Arkansas Gazette, March 1908 p. 10

## 10. Geographical Data

Acreeage of nominated property less than one

Quadrangle name Little Rock, ARK

Quadrangle scale 1:24000

UMT References

A 

1	5	5	6	6	8	2	0	3	8	4	4	6	7	0
Zone			Easting				Northing							

B 

Zone			Easting				Northing							

C 

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D 

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

E 

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F 

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G 

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H 

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Verbal boundary description and justification

W 50' of lots 11 and 12 and W 50" of the N 40" of Lot 10 block 6 original city of Little Rock

List all states and counties for properties overlapping state or county boundaries

state	N/A	code	county	code

state	code	county	code

## 11. Form Prepared By

name/title Ethel Goodstein, Architectural Historian (ed. by staff of the AHPP)

organization Arkansas Historic Preservation Program date August 17, 1981

street & number Suite 500 Continental Building telephone (501) 371-2763

city or town Little Rock state 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 Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature

*Wilson Shirley*

title State Historic Preservation Officer

date April 13, 1983

For HCRS use only

I hereby certify that this property is included in the National Register

*John M. Byers*  
Keeper of the National Register

Entered in the  
National Register

date 12/29/83

Attest:

date

Chief of Registration

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Mann, George R., Building  
Pulaski County  
ARKANSAS

Working No. 12/2/83  
Fed. Reg. Date: 2-5-85  
Date Due: 12/29/83 - 1/16/84  
Action: ☒ ACCEPT 12/29/83  
☐ RETURN  
☐ REJECT  
Federal Agency: \_\_\_\_\_

- ☐ resubmission  
☐ nomination by person or local government  
☐ owner objection  
☐ appeal

Entered in the  
National Register

Substantive Review: ☐ sample ☐ request ☐ appeal ☐ NR decision

Reviewer's comments:

Recom./Criteria \_\_\_\_\_  
Reviewer \_\_\_\_\_  
Discipline \_\_\_\_\_  
Date \_\_\_\_\_  
\_\_\_\_\_ see continuation sheet

Nomination returned for: \_\_\_\_\_ technical corrections cited below  
\_\_\_\_\_ substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible? ☐ yes ☐ no

7. Description

Condition

- |                                    |                                       |
|------------------------------------|---------------------------------------|
| <input type="checkbox"/> excellent | <input type="checkbox"/> deteriorated |
| <input type="checkbox"/> good      | <input type="checkbox"/> ruins        |
| <input type="checkbox"/> fair      | <input type="checkbox"/> unexposed    |

Check one

- ☐ unaltered  
☐ altered

Check one

- ☐ original site  
☐ moved date \_\_\_\_\_

Describe the present and original (if known) physical appearance

- ☐ summary paragraph  
☐ completeness  
☐ clarity  
☐ alterations/integrity  
☐ dates  
☐ boundary selection

## 8. Significance

Period \_\_\_\_\_ Areas of Significance—Check and justify below

Specific dates \_\_\_\_\_

Builder/Architect \_\_\_\_\_

Statement of Significance (*in one paragraph*)

- ☐ summary paragraph
- ☐ completeness
- ☐ clarity
- ☐ applicable criteria
- ☐ justification of areas checked
- ☐ relating significance to the resource
- ☐ context
- ☐ relationship of integrity to significance
- ☐ justification of exception
- ☐ other

## 9. Major Bibliographical References

## 10. Geographical Data

Acreage of nominated property \_\_\_\_\_

Quadrangle name \_\_\_\_\_

UTM References \_\_\_\_\_

Verbal boundary description and justification \_\_\_\_\_

## 11. Form Prepared By

## 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

\_\_\_\_\_ national \_\_\_\_\_ state \_\_\_\_\_ local

State Historic Preservation Officer signature

title \_\_\_\_\_

date \_\_\_\_\_

## 13. Other

- ☐ Maps
- ☐ Photographs
- ☐ Other

Questions concerning this nomination may be directed to \_\_\_\_\_

Signed \_\_\_\_\_ Date \_\_\_\_\_ Phone: \_\_\_\_\_

*Comments for any item may be continued on an attached sheet*





Geroge R. Mann Building  
Little Rock, Arkansas  
Bob Dunn, Photographer  
May, 1981

Negative at AHPP  
Principal (north) elevation from the  
northwest

*from NW*





George R. Mann Building  
Little Rock, Arkansas  
Bob Dunn, Photographer  
May, 1981

Negative at AHPP

Principal (north) elevation from the  
northeast



George R. Mann Building

Little Rock, Arkansas

Bob Dunn, Photographer

May, 1981

Negative at AHPP

Detail of cornice on principal elevation





George R. Mann Building  
Little Rock, Arkansas  
Bob Dunn, Photographer  
May, 1981

Negative at AHPP

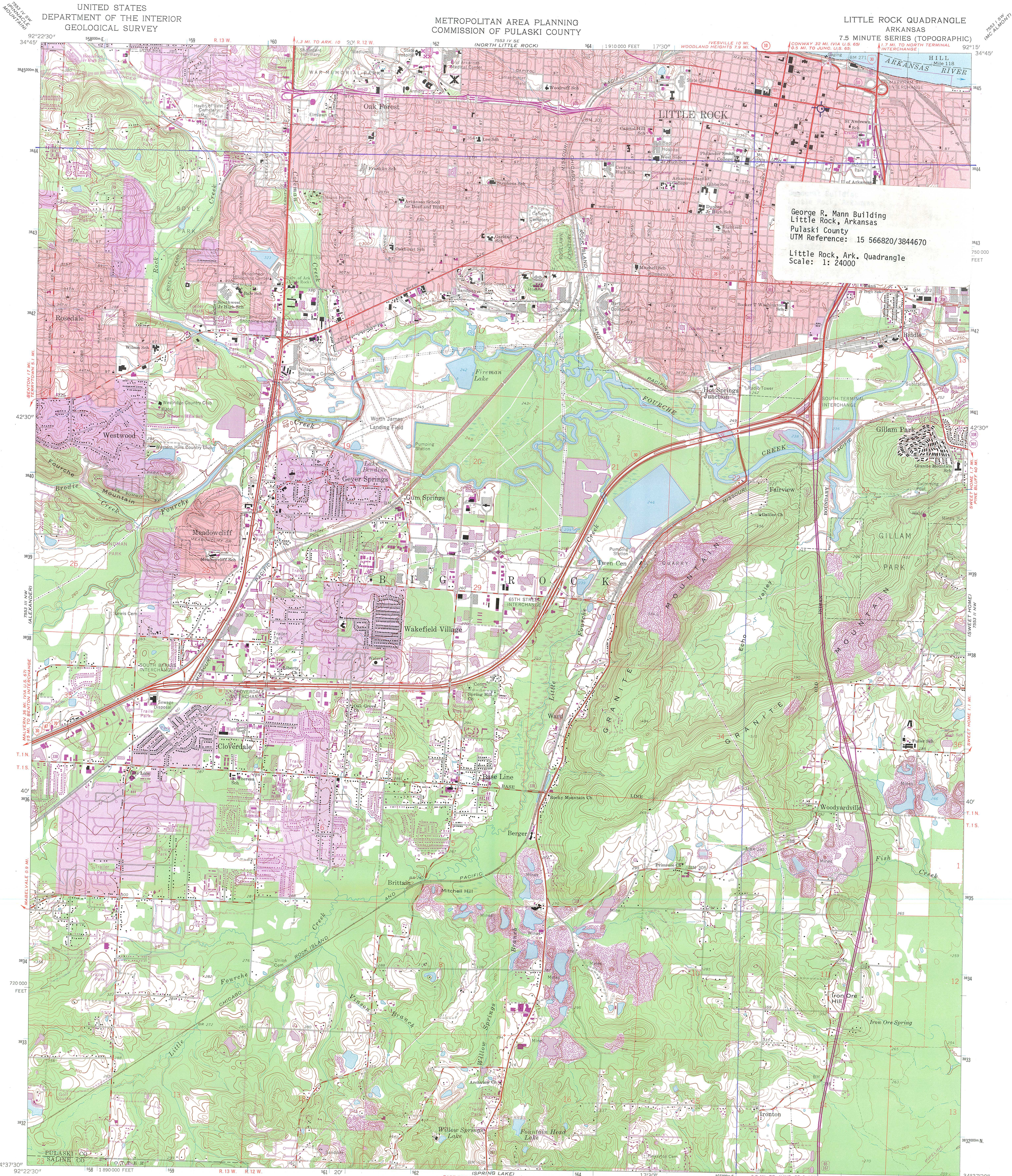
Rear (south) elevation and west elevation  
from the southwest

near S  
side W



George R. Mann Building  
Little Rock, Arkansas  
Alice Jones, Photographer  
October, 1983  
Negative at AHPP  
Principal (north) elevation from the  
    northeast  
After rehabilitation

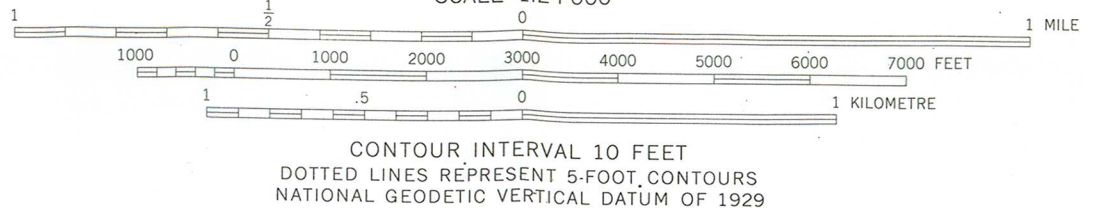
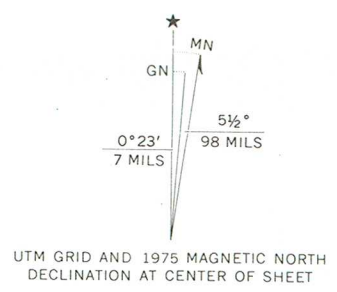




George R. Mann Building  
Little Rock, Arkansas  
Pulaski County  
UTM Reference: 15 566820/3844670  
Little Rock, Ark. Quadrangle  
Scale: 1:24000

Mapped, edited, and published by the Geological Survey

Control by USGS and USC&GS  
Topography by photogrammetric methods from aerial photographs taken 1960. Field checked 1961.  
Polyconic projection. 1927 North American datum.  
10,000-foot grid based on Arkansas coordinate system, south zone  
1000-metre 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 1970 and 1975. This information not field checked  
Purple tint indicates extension of urban areas



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



ROAD CLASSIFICATION  
Heavy-duty ——— Light-duty ———  
Medium-duty ——— Unimproved dirt ———  
Interstate Route U.S. Route State Route

LITTLE ROCK, ARK.  
N3437.5-W9215.7.5

1961  
PHOTOREVISED 1970 AND 1975  
AMS 7553 III NE-SERIES V884





ARKANSAS  
HISTORIC  
PRESERVATION  
PROGRAM

Carol D. Shull  
Chief of Registration  
United States Department of the Interior  
National Register of Historic Places  
National Park Service  
1100 "L" Street, N.W.  
Washington, D.C. 20240

Re: George R. Mann Building  
Little Rock  
Pulaski County

Dear Carol:

We are enclosing for your review the nomination for the George R. Mann Building in Little Rock, Arkansas. The Arkansas Historic Preservation Program has complied with all applicable nominating procedures and notification requirements in the nomination process.

This building has received final certification of rehabilitation for tax purposes. As well the owner has expressed an interest in granting an historic easement for this year. Therefore, we are asking that this nomination be given prompt attention and that some action be taken on it before the end of December, 1983. The Arkansas Historic Preservation Program will begin to accept easements in a few weeks and would like for this to be one of our first. We are asking you to waive the 45-day commenting period for the Mann Building and act on the 16th day instead. You have been quite gracious in the past to do this for us when there is a special circumstance such as this.

Thank you for your consideration in this matter.

Sincerely,

Wilson Stiles  
State Historic Preservation Officer

WS/AJ/SS

Enclosures

