

United States Department of the Interior
National Park Service

BC 3328

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any 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.

1. Name of Property

Historic name: Batesville Commercial Historic District Boundary Increase and Additional Documentation

Other names/site number: Site #IN0439

Name of related multiple property listing: N/A

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: Roughly Main Street between State and 5th streets, Broad Street between Main and Boswell streets, and Central Avenue between College Avenue and the railroad line

City or town: Batesville State: Arkansas County: Independence

Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X 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 forth in 36 CFR Part 60.

In my opinion, the property X meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

 national statewide X local

Applicable National Register Criteria:

X A B X C D

<p style="font-size: 2em; font-family: cursive; margin: 0;"><i>Stacy Mint</i></p> <hr/> <p>Signature of certifying official/Title: Arkansas Historic Preservation Program <u> </u> State or Federal agency/bureau or Tribal Government</p>	<p style="font-size: 1.5em; font-family: cursive; margin: 0;">10-12-18</p> <hr/> <p>Date</p>
<p>In my opinion, the property <u> </u> meets <u> </u> does not meet the National Register criteria.</p> <hr/> <p>Signature of commenting official:</p> <hr/> <p>Title :</p>	
<p>State or Federal agency/bureau or Tribal Government</p>	

Batesville Commercial Historic District Boundary
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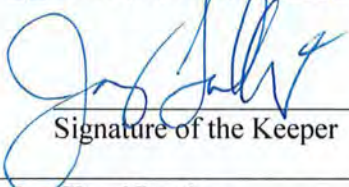
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4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:) Accept AD


Signature of the Keeper

1-24-2019
Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

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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 the count)

Contributing	Noncontributing	
<u>51</u>	<u>13</u>	buildings
<u> </u>	<u>5</u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>51</u>	<u>18</u>	Total

Number of contributing resources previously listed in the National Register 2

6. Function or Use

Historic Functions

(Enter categories from instructions.)

COMMERCE/financial institution/professional/specialty store/general store/department store/restaurant

HEALTH CARE/hospital/clinic/medical business

GOVERNMENT/courthouse/post office

DOMESTIC/apartment

RECREATION AND CULTURE/theater/auditorium

EDUCATION/library

LANDSCAPE/parking lot

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Current Functions

(Enter categories from instructions.)

COMMERCE/financial institution/professional/specialty store/restaurant

GOVERNMENT/courthouse

DOMESTIC/apartment

RECREATION AND CULTURE/theater

EDUCATION/library

LANDSCAPE/parking lot/park

VACANT/NOT IN USE

7. Description

Architectural Classification

(Enter categories from instructions.)

LATE VICTORIAN: Italianate

LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS: Commercial

MODERN MOVEMENT: Art Deco

OTHER: Mid-Century Modern

MODERN MOVEMENT: International

Materials: (enter categories from instructions.)

Principal exterior materials of the property: Stone, brick

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Batesville Commercial Historic District is located near the west end of Arkansas' oldest existing Main Street, platted in 1821, and gradually extended northeastward straight up the series of river terraces on the peninsula between the White River and Poke Bayou on which Batesville is built, rising about 100 feet in its one-and-a-half mile length. Because of frequent flooding, the original commercial district moved to higher ground, replacing residences, a process which stopped only in the 1950s, when businesses began spreading to the south edge of the district up

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to the mid-1960s, when commercial growth re-focused on the highways running along the edges of the traditional commercial center and downtown growth stopped.

The Commercial Historic District still contains a high concentration of significant structures retaining their original fabric, plus updates which are now old enough to be considered historic in themselves. The lower boundary begins at State Street on the west and runs up Main to 5th Street on the east. It is focused on buildings fronting on Main but expands to include the entire block where the Independence County Courthouse is located and part of the next block to the south. The predominating materials are the local sandstone and limestone, plus brick. In the newer buildings and mid-century remodeling of older buildings, structural glass, aluminum facings, stucco, and even concrete aggregate facing (on a 1962 building) are found. Moving up the street presents a gradual shift from stone buildings with arched windows to mid-century brick and from two-story to one story buildings. The oldest buildings have a vaguely Italianate or Gothic Revival flavor expressed by their arched windows. A few, most importantly the courthouse, demonstrate the Art Deco style popular before World War II, and post-war buildings become very simple one-story structures with brick or stone fronts mainly occupied by large display windows. The visual qualities shared by the earliest surviving buildings and more recent ones (one- and two-story, party-wall, masonry commercial storefront buildings) form a relatively continuous streetscape, with the architecture adapting to address the influence of the automobile and changing tastes stimulated by the desire to stay “up-to-date.” The 1962 First National Bank building at Broad and Harrison Streets, one of the newest buildings in the district, is the only example in the city of mid-century design influenced by the International style and conceived by Little Rock architect Edward Brueggeman.

Nearly all the buildings are in good condition, with only a few currently requiring significant repairs. Despite the loss of bracketed cornices and some alteration to lower facades, the basic fabric of the District remains intact with sufficient detail to evoke historic continuity and represent the sustained commercial prosperity of the nineteenth century and first two-thirds of the twentieth.

Narrative Description

The Batesville Commercial Historic District retains strong integrity that conveys its significance as the continuing governmental center of Independence County and its reviving significance as a commercial, service, and entertainment center for the town, county, and visitors. Although the earliest commercial and governmental buildings are long gone, a good deal of the post-Civil War architecture remains (some 15 buildings), along with early twentieth century buildings (18), and buildings significantly altered to look more modern or newly-constructed in the mid-twentieth century (19). In addition, a few buildings retain their original massing and some details but have been significantly altered after the period of significance, making them non-contributing in their present condition but still recognizable as part of an older landscape. When a new building was constructed in 2016, it used local sandstone to complement the sandstone buildings that make up a big part of downtown. A few buildings have been lost to fire, but tearing down and rebuilding has not been part of the downtown ethos in the last 50 years. Downtown Batesville reflects

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changing architectural and commercial tastes over a time span of nearly 100 years, 1870-1968. Original materials and design elements are still present, and buildings which have been “updated” with architectural glass, stucco, metal slipcovers, or even the replacement of the original fronts with newer materials (e.g., red brick replaced by buff brick) still present a coherent whole: a real, living, and active downtown that is once again becoming an important destination for shoppers, fun-seekers, and those needing government services.

- 1) Arlington/Marvin Hotel site (IN0433, non-contributing), 189 W. Main: this formerly contributing building burned.
- 2) Guenzel Tailor Shop site (IN0549, non-contributing), 177 W. Main: formerly contributing building which burned.
- 3) Wycough-Long Building site (IN0546, non-contributing), 175 W. Main: building burned.
- 4) People’s Savings Bank (IN0545, contributing), 161 W. Main: one-story tan sandstone with rusticated gray limestone façade; two heavy Romanesque arches supported on ogee moldings; red terra cotta plaques inset.
- 5) Garbacz Cobbler Shop (IN0544, contributing), 155 W. Main: one story red brick; corbelled and paneled above, simple tin cornice, recessed entrance, cloth canopy across façade above display windows.
- 6) Adler Building (IN0543, contributing), 151 W. Main: two-story red brick; cast iron paneled pilasters and fluted Corinthian columns below; center staircase door with fanlight; double doors centered to each side; above, round arch windows with limestone keystones, corbelled brick pilasters with string course; letter “A” carved on keystone of central traceried window; wooden cable molding applied to the reveals of the front upper windows. The majority of the back wall recently collapsed, leaving the upper level floor sagging.
- 7) Baker Tin Shop (IN0532, contributing), 141 W. Main: one-story sandstone with buff brick façade; limestone trim; corbelled brick cornice.
- 8) Brewer Store (IN0541, contributing), 133 W. Main: sheet tin lintel with two vents, supported by wooden frame attached to party walls.
- 9) Melba Theater (IN0540, contributing), 115 W. Main: Two-story sandstone and brick with stuccoed façade; neon-trimmed marquee and sign; stylized pilaster capital on east corner.
- 10) Batesville Insurance and Abstract Building (IN0539, non-contributing), 103 W. Main: one-story brick and frame; brick ends terminate in stylized chimney outlines.
- 11) Handford Sign Shop (IN0536, contributing), 151 N. Central: one-story sandstone rubble; capped with flat course.
- 12) Todisman-Walls Building (IN0548, contributing), 171 N. Central: two-story sandstone with red brick façade; round arch openings below; segmental arched windows above; parapet paneled below corbelled cornice; stepped to follow slope of the street.
- 13) Erwin-Ewing Building (IN0537, contributing), 175 N. Central: two-story sandstone; round arch openings below three rectangular windows with metal replacement sashes; lower façade covered with brown-painted board-and-batten siding, shingled canopy. New gabled roof with ridge running parallel to façade.

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- 14) Barnett Warehouse Building (IN0538, contributing), 171 N. Central: two-story 19th century sandstone with brick façade added in 1934; metal casement windows; recessed loading dock; marble plaque lettered "BARNETT."
- 15) Case Building (IN0532, contributing), 101 E. Main: two-story brick; recessed center door; façade supported on two circular iron posts; segmentally arched windows, pressed tin lintel caps; parapet raised above brick dentil cornice.
- 16) Case Block (IN0531, contributing), 109/115 E. Main: two-story brick round arch openings below; segmentally arched windows with stone lintels above; corbelled brick cornice; circular vents in center of brick panels.
- 17) Dorr-Kennerly Sanitorium (IN0627, contributing), 129 E. Main: One-story stone masonry, originally two separate buildings, with tan brick façade resulting from 1960 remodeling that included removing the original second story and installing the angled display window in keeping with prevailing mid-century modern taste.
- 18) L. C. Burr Store (IN0628, non-contributing), 143 E. Main: Two-story sandstone masonry structure; constructed in the simple vernacular stone masonry style indigenous to the Ozark region; First floor storefront remodeled in 1955; upper windows filled in with brick.
- 19) Main Street Gym (IN0629, non-contributing), 157 E. Main: Two story sandstone structure with two entries on first floor; remodeled in 1965 when front was covered with a modern buff brick façade.
- 20) Maxfield Buildings (IN0630, contributing), 167/177 E. Main: Originally three small store fronts, but reconstructed as just two after a fire. Shortly after the rebuilding, both were opened up and connected to the Wycough-Maxfield Building to create a single large variety store. Recently the two-story structure has once again been separated from the one-story section. It is stone masonry, with a buff brick and tile façade.
- 21) Wycough-Maxfield Building (contributing), 187 E. Main: originally a two-story sandstone building with a red brick façade, the building was completely remodeled in the early 1960s and the original façade replaced with buff brick and tile. A new storefront featured two pairs of double doors separating three plate glass display windows. The original second-story window frames have recently been restored on the south and east sides.
- 22) Simply Southern (IN0631, non-contributing), 201 E. Main: Two-story sandstone masonry structure, updated with stucco and black architectural glass around 1940, with a buff brick façade installed in the 1990s; diagonal corner entrance bay, with two bays extending to the east and six bays extending to the north. The massing is the same as it has been since the 1940s.
- 23) Maxfield Building (IN0632, contributing), 217 E. Main: Two-story sandstone masonry building; substantially remodeled with addition of black Vitrolux glass and plate glass display windows with a recessed central entry door ca. 1950, along with blocking two rows of six arched windows and covering the remainder of the storefront with stucco.
- 24) Hail Building (IN0633, contributing), 231 E. Main: Three-story sandstone building with Batesville marble trim. Originally constructed in 1908 as a one-story building, with second story added in 1914 and third story in 1925, when the brick front was added. The square-headed windows with decorative lintel "squares" and sills of Batesville marble and their nine-over-one sash windows show Craftsman influence in the design.

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- 25) Paul Wright's Men's Store (IN0634, contributing), 243 E. Main: One and one-half story brick building with decorative paneled brick façade and parapet and projecting brick cornice; stone walls and foundation; an example of the simple commercial vernacular style popular throughout the state in the 1920s for smaller commercial buildings.
- 26) Thompson's Jewelry (IN0635, contributing), 255 E. Main: Single story brick masonry with a stone and concrete foundation; façade substantially remodeled in 1925 when the brick signage panels were added above what had been two separate shops; dentil course beneath the projecting cornice and corbelling above signage panels. The first-floor storefront was changed in the mid-1960s.
- 27) Barnett Brothers Store (IN0636, contributing), 267 E. Main: Two-story stone masonry commercial building with sandstone walls and a façade of pressed and thinly-mortared brick trimmed with splayed sandstone voussoirs above the upper windows, quoins, and other decorative insets. Fourteen arched windows light the second floor. The front was remodeled in the 1930s, with black Vitrolux glass installed below sheet glass display windows. When the front was again remodeled in the early 1980s, the glass was removed and replaced with brick to match the original façade. The multi-paned second floor windows were also replaced with one-over-one modern windows at that time.
- 28) Parks Hardware (IN0637, contributing), 301-309 E. Main: One-story stone masonry building with glass block and brick façade added in 1960. The building has just been renovated to remove later changes and return it to its 1960s appearance.
- 29) OTASCO store site (IN0638, non-contributing), 315 E. Main: stone building which burned, now used as a "pocket park."
- 30) BEW Building (IN0639, contributing), 325-327 E. Main: One-story stone masonry building with original panel brick façade, substantially intact above the first floor, with stone quoins and coping along the cornice and a delicate dentil course at the top of each recessed brick panel.
- 31) Barnett-Ketz Building (IN0640, contributing), 345-347 E. Main: One-story stone masonry building originally faced with panels of Batesville marble and designed as two separate storefronts. It was designed by the Little Rock architectural firm of Wittenberg, Deloney and Davidson in a spare interpretation of the Art Deco style. The Batesville marble façade is topped by a marble dentil course, and the west storefront has been dramatically altered, with the lower two-thirds of the original façade replaced by red brick and three one-over-one windows with false muntins that give the appearance of nine-over-nine sashes.
- 32) 1959 Barnett Building (IN0641, contributing), 359-363 E. Main: Single-story brick masonry building with cut sandstone ("cherrystone," a relative thin and flat rectangular shape popular in mid-century Arkansas) and metal façade, unaltered since its construction in 1959. It is a typical example of a modest 20th-century commercial building containing two separate retail spaces.
- 33) Estes Studio/Johnston-Ketz Clinic (IN0642, contributing), 369-377 E. Main: One-story brick and sandstone masonry building; façade features cream-colored brick with sandstone trim, glass block and structural black glass insets. Designed by the Little Rock architectural firm of Wittenberg, Deloney and Davidson, its streamlined Art Moderne style is seen in the use of black glass insets at the tops of the pilasters, use of glass blocks set in an alternating checker

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- board pattern, and the decorative geometric patterning of the brick on the pilasters to draw attention to them and contrast with the plain surface of the rest of the façade.
- 34) Barnett Service Station (IN0643, contributing), 389 E. Main: one-story brick structure with some wood brackets and other trim; supported by brick foundation and covered with a hipped roof; one of only a few originally detached buildings in the district (the others are the old federal Post Office, the County Courthouse, and the First National Bank Building). Its style emulates that of many automobile service stations of the first half of the 20th century, with an overhang designed to protect patrons at the gasoline pumps (now missing). Craftsman influence is revealed in the partially chamfered brick columns and the wooden brackets which rise from them to support the roof. Still intact, except for removal of gas pumps and the front and addition of a small greenhouse at the rear.
- 35) Roberson Hardware (IN0264, contributing), 407 E. Main: one-story brick structure with roof projecting beyond the front wall at an upward angle to protect shoppers from the weather; reinforced concrete foundation and flat roof; large plate glass display windows and centered front door. The roof projection continues around the SW corner for approximately 15 feet, giving a modern version of a sort of wrap-around porch.
- 36) Hinkle Building (IN0265, contributing), 409 E. Main: two-story brick building that has been painted; plate glass display windows with centered door. The canopy created by the Roberson building's projecting roof continues across the entire front, visually linking the two buildings together.
- 37) R. B. Evans Building (IN0266, contributing), 417 E. Main: two-story building with stucco covering walls; building material not known. One-story concrete block addition at the rear.
- 38) Dr. Gray's Hospital (IN0271, non-contributing), 477 E. Main: three-story buff brick building with limestone trim on windows. Frame addition to façade with brick veneer ca. 1990 goes completely across front of first story; windows bricked in on second story; original windows in place on third floor, sides, and rear. Two-story nurses' quarters and kitchen attached to rear by an elevated walkway. Three-story elevator tower attached to west end. Original carved limestone front door lintel has been moved to the new front entry doorway. One structure on the site is a tile block and concrete block storage building immediately behind the hospital.
- 39) Old Post Office (IN0660, contributing), 368 E. Main: Three-story brick masonry institutional building with Batesville marble trim; foundation is brick and Batesville marble; roof is a hipped standing seam metal roof. A detached structure, it is five bays long by three bays deep, with a small one-story later addition at the rear. Its Renaissance Revival style was popularized by the firm of McKim, Mead and White and was favored by the Treasury Department for post office designs. Significant details include segmented arch windows in the middle three bays on the front and the Batesville marble decorative panels, keystones, and stringcourses. The heavy dentillated brackets beneath the cornice unite all four elevations.
- 40) Landers Theater (IN0659, contributing), 332 E. Main: two-story stone masonry commercial building with an original buff brick façade, three bays across and blank side elevations. After the roof and part of the rear wall collapsed, the theater was converted to a church, and a new rear wall was constructed featuring three large windows. A small sandstone addition was

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made at the building's rear. The front shows the influence of the Spanish Colonial style in Batesville, including a stepped Spanish parapet with a central semi-circle and concrete coping, a Classical concrete cornice and stringcourse below, and bracketed sills beneath the second story windows.

- 41) OTASCO (IN0658, contributing), 320 E. Main: one-story sandstone commercial building with a brick façade added in 1955; its two store fronts are surrounded with black structural glass and aluminum frames, and an opening now links the interior of what was originally separate spaces.
- 42) R. D. Williams Store (IN0657, contributing), 308 E. Main: one-story stone masonry commercial building with a façade reface with new stone in 1940, continuing the vernacular cut-stone building tradition found throughout the Ozark region. Large plate glass display windows flank a central door.
- 43) First National-Skinner's Building (IN0656, contributing), 296 E. Main: two-story stone masonry commercial building faced with red brick; plate glass display window with door toward the east side. In 1957, the original 1890s structure, very similar in appearance to its next-door neighbor, was dramatically remodeled for a more modern look in keeping with the mid-century modern style. In addition to the new brick, white cement panels were also installed on the north and east sides along with modern windows.
- 44) Batesville Drug Co. Building (IN0655, contributing), 286 E. Main: one of the finest examples in Batesville of the panel brick commercial building tradition which was popular in the U. S. in the 1890s. Two-story stone masonry commercial building with its original brick façade on the second story, which is three bays wide and features a central entry between two beveled storefront display windows. The segmental arch windows above have new sashes but retain the ornamental stone sills and ashlar-faced stone voussoirs set in a stepped pattern around a central keystone. The upper wall is divided by a dentillated cornice into two separate fields, the lower featuring an alternating corbelled brick pattern the upper featuring an alternating pattern of larger and smaller panels that are also corbelled at the top. Stone coping caps the main section of the façade, which is finished at the tops of the exterior brick pilasters with decorative metal caps. Black architectural glass added ca. 1960 has recently been replaced with brick, and the blocked transoms have been opened up again.
- 45) William Allen Building (IN0654, contributing), 276 E. Main: two-story brick masonry commercial building three bays in length with a single storefront of plate glass and an entry door on the east side of the façade.
- 46) Mosby Jewelry (IN0653, contributing), 266 E. Main: one-story stone masonry commercial building with a brick parapet at its top. The brick dentil course, created by turning the bricks at an angle, allows the corners to create the dentils. The brick is corbelled at the cornice. A central entry is set deep into a beveled storefront with plate glass display windows. The lower part of the storefront is covered in two shades of green architectural glass.
- 47) Harris Style Shop (IN0652, contributing), 250 E. Main: originally two separate buildings, these were joined in 1965 and the metal cornice, very stylish at the time, was added to modernize the storefront's appearance. It is a one-story stone masonry structure, entered by a deeply recessed door in the western part of the building, which is set between plate glass display windows, also used on the eastern part of the building.

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- 48) J. H. Burhop Building (IN0651, contributing), 248 E. Main: one-story brick masonry commercial building faced with dark tan bricks and trimmed with Batesville marble. A single central entry is set into a plate glass storefront now partially covered with vertical wood siding. This building reflects the trend in commercial design in the early automobile era toward simple, two-dimensional facades presenting a display area for signage that could be easily read from the street. The use of the Batesville marble to imitate quoins and to otherwise ornament the façade indicates, however, the residual influence of traditional Classical architectural styles.
- 49) Heuer's Shoes (IN0650, contributing), 226 E. Main: one-story brick masonry commercial building with an attic. Originally displaying a brick storefront, a decorative metal and plate glass façade was added in the 1950s; two storefronts in length, it is currently home to two businesses, one in the front part of the east side and the other occupying the remainder of the building. The western part has plate glass display windows and a central door. The eastern part has an angled display window and off-center door.
- 50) Barnwell Building (IN0649, contributing), 220 E. Main: two-story brick and stone masonry commercial building with a red brick façade fenestrated with one-over-one wood sash windows above and a plate glass storefront with central entry below. The simple panel brick style has its upper windows set into a recessed corbelled brick panel. The parapet is coped with stone.
- 51) Fitzhugh Building (IN0648, contributing), 206 E. Main: two-story stone masonry commercial building with a stuccoed exterior. Its northern elevation is divided into six bays and its western elevation into twelve bays. The first floor of the Main Street elevation features a plate glass storefront and display area surrounded by pinkish-tan and black glass panels. The building was reconstructed in 1927 after a fire left only the exterior walls standing; twelve-over-one second floor windows reveal Craftsman-style influences.
- 52) Independence County Courthouse (IN0431, NR-Listed), 192 E. Main: two-story stone masonry institutional building with a raised basement and a Batesville marble exterior; Its plan is roughly "H"-shaped, and the central, taller section is five bays in length along the Main Street elevation and is accessed through central double doors. Lower flanking sections are a single bay across. The eastern and western elevations are five bays in length. Metal casement and awning windows are found throughout. The foundation is cast concrete, and the roof is flat. Designed by Wittenberg and Deloney in 1940, it is Batesville's best example of the Art Deco style. A symmetrical plan, emphasis on large areas of uninterrupted wall surface, and the spare and symmetrically-applied geometric stylized Classical ornament render it a pure Art Deco design. Another contributing historic feature is the 1907 Batesville marble Confederate monument designed by master stoneworker Otto Pfeiffer and installed in 1907 (listed on National Register in 1996). In addition, a small pavilion (non-contributing) holds the bell from the second Independence County Courthouse.
- 53) Wade Building (IN0647, contributing), 158 E. Main: two-story brick masonry commercial building with original façade above the first floor. The first-floor storefront has a recessed central door with plate glass display windows on each side. The entry is bordered with modern decorative sheet metal and has a modern metal canopy. This vernacular panel brick building is typical of smaller downtown commercial buildings of the 1920s, with the brick

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paneling and corbelling shallower and less three-dimensional than 19th-century examples. The flatter surface provides uninterrupted spaces for signage visible from the street. The second story features a central group of three windows bordered by bricks and a limestone windowsill and is detailed only by a shallow dentil course near the cornice. A Batesville marble plaque above the triple windows carries the name "Wade" and "1926," the date of construction.

- 54) Guenzel Dry Cleaning (IN0646, contributing), 148 E. Main: one-story masonry commercial building with a brown and tan brick façade and decorative green clay tile roof. The first-floor central entry has plate glass display windows. The style is a commercial vernacular interpretation of the Craftsman style. Decorative brick "parquet" patterning uses random placement of the two colors of bricks to lend character to an otherwise unornamented flat façade. The tile roof and exposed wood brackets further underscore the Craftsmen style, rendering this structure a somewhat unusual building for downtown Batesville. The name "Guenzel" and "1930" appear on a Batesville marble plaque centered near the top of the storefront.
- 55) Guenzel Building (IN0645, contributing), 146 E. Main: one-story stone masonry commercial building with a beige and brown brick façade laid in a running bond. The storefront features a central recessed door between two plate glass display windows. The only decoration is two symmetrically-placed ventilation grates. This structure is typical of much of the commercial vernacular architecture popular in small towns across the state during the period of 1920-40.
- 56) Earnheart Stores (IN0644, non-contributing), 134 E. Main: one-story stone masonry commercial building with three storefronts designated by different tones of red brick up to the area above the windows. This façade replaced an earlier concrete, stucco, and brick façade which itself replaced the original façade. The older brick area at the top of the building is still in place, painted brick red.
- 57) Earnheart Building (IN0535, contributing), 120 E. Main: two-story sandstone masonry commercial building with brick detailing. A center entry accesses the first-floor space while another to the west accesses the second floor, which was originally residential. The building was designed in the local vernacular stone tradition with brick used for a stringcourse between the two floors and for coping atop the parapet, and decorative window lintels and sills. The second story has two symmetrically-placed pairs of one-over-one wood sash windows.
- 58) The Pinto (IN0272, non-contributing), 100 E. Main: One-story sandstone and galvanized metal building, constructed in 2017 on the site of the Earnheart Hotel and the I. N. Reed Store, which burned. The most recent addition to downtown, and the first non-office construction downtown since the 1950s.
- 59) Hickerson Chrysler Building (IN0296, non-contributing), 181 S. Central: masonry building with stucco surface; two garage doors have been closed up and stuccoed over; windows have been replaced. Building preserves its original footprint, with a covered auto display area set into the southwest corner and supported by square columns. The covering is an extension of the flat roof.
- 60) Batesville Public Library (IN0267, contributing), 110 S. Broad: one-story masonry building constructed as a public library in 1957; buff brick and Batesville marble. Central double

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door, flanked by plate glass display window to the south and corner window at the NE corner, flat roof below a parapet.

- 61) Livingston Building (IN0268, contributing), 150 S. Broad: one-story building with two sections to the front façade: cherrystone to the north, with a central door, matched in size by a vertical wood panel. A flat projecting canopy sits immediately above the door and crosses the wood panel. To the south the face continues the vertical wood, with small cherrystone planters at the base of three narrow vertical fixed windows. The roof line is slightly lower for this section, with a slightly projecting overhang. The style reflects the mid-century modern look popular when it was built in 1966.
- 62) S. A. Hail Building (IN0269, contributing), 147 S. Broad: one-story masonry building with a tan brick and plate glass façade and decorative red clay tile roof. The roof and wood brackets follow the Craftsman style found in many Batesville residences of the period. Originally it was divided into four units, each with entrances from Broad Street and from the parking area in back of the building. The partitions were removed in the early 1950s to create a single retail space with three entry doors separated by display windows. The area below the windows is filled in with long rectangular wood panels. Stone tablets at the top of each end have "Hail" and "1929" carved into them, indicating the building date and owner.
- 63) Conway Hail Building (IN0297, contributing), 157 S. Broad/185 College: one-story flat-roofed red brick building, with aluminum facing added to Broad Street facade and part of the College Street side. Built as three small commercial spaces, the Broad Street side has two sections, with a common metal awning. The more southerly section has a central door flanked by plate glass windows and the more northerly one window and a door. This whole area is now open along the party wall to 147 S. Broad next door to extend the furniture store's selling space. The College Street façade has plate glass windows and a central door opening into an office space, with a metal awning designating the office space.
- 64) First National Bank (IN0298, contributing), 250 S. Broad: two-story mid-century modern building with International style influences, designed by Little Rock architect Edward F. Brueggeman, A.I.A. Basically rectangular, its second floor projects out over the first floor. On the southeast corner, a recessed area creates a larger overhang providing a sheltered location for the main entry door. This corner is below street level and can be reached by red brick stairs coming down from the sidewalk, past a green area originally housing a fountain set off by a red brick wall on three sides. A secondary entrance is centered in the west side, and the west side is recessed to permit angled access to three drive-up windows. Large windows, typical of the mid-century aesthetic, are found around the building, although some have been closed up over time, such as the ground floor windows on the east side. The first floor is dark brown brick, while the upper floor is clad in thin, washed white concrete panels. This is the only building in this archetypal mid-century style in Batesville and represents the final expansion of the downtown commercial district to the south of Main Street, two blocks away.
- 65) Parking lot (non-contributing), 102 W. Main
- 66) Rutherford Hall (IN0528, contributing), 108 W. Main: two-story sandstone with scored stucco façade; round arched windows, semicircular fanlight above center door; belt course. An iron balcony has been removed.

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- 67) George Miniken Store (IN0529, contributing), 120 W. Main: two-story sandstone; round arch openings with flush facings supporting keystones; segmentally arched lintels above.
- 68) Miniken Store (IN0527, contributing), 136 W. Main: two-story sandstone; continuation of lower façade of George Miniken Store with narrower arches broken by insertion of a heavy lintel at imposts; staircase entrance on west end.
- 69) Canaan's Building (IN0526, contributing), 148 W. Main: two-story rusticated sandstone; cast iron rectangular posts in pilaster form; rusticated lintels and sills above.
- 70) Bevans Drug Co. site (non-contributing), 162 W. Main: Building no longer standing.
- 71) My Choice Clinic (non-contributing), 194 W. Main: small one-story office building constructed in 1990s. Flat roof with overhang on three sides of building. Stucco façade is broken by an entry door with sidelights to each side and narrow full-length fixed windows.

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.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery

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- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

Areas of Significance

(Enter categories from instructions.)

Architecture
Commerce
Politics/Government
Entertainment/Recreation

Period of Significance

1870-1969

Significant Dates

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Wittenberg, Deloney & Davidson
Edward Brueggeman

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The proposed expanded Batesville Commercial Historic District meets the criteria for significance in the areas of events and design/construction under **Criteria A and C with local significance**. Since its beginnings in the very early 19th century up into the mid 1980s, it has been the commercial center of a region in north central Arkansas that includes six counties. Both retail and wholesale commerce have operated successfully here and continue to do so. Families of merchants became locally- and regionally significant leaders, with a number of businesses operating for three generations. These people protected the vitality of downtown by discouraging national chains from coming to town up into the early 1970s, when the only chain stores in town were Sterling's, Magic Mart, Cato's, a Sears appliance and catalog store, Safeway, and Kroger. A vital group of downtown merchants from post-Civil War days up into the 1930s were Jewish retailers, led by Simon Adler. The last Jewish-owned business did not close until the 1960s. In their design, the downtown buildings display the styles in fashion throughout the entire period of significance, 1870-1969. The oldest surviving buildings date from the 1870s and reflect either Victorian influence in brick or vernacular patterns seen across the Ozarks and using the easily-available sandstone to construct simple rectangular buildings with arched doors and windows. By the early 20th century, Art Deco and Craftsman elements were seen on new stores. In the 1950s and '60s, mid-century modern could be seen in both new construction and remodeling of older buildings, the epitome for this style in Batesville being the 1962 First National Bank building on the south side of downtown.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

The Batesville Commercial Historic District represents the town's growth as the commercial focus of Independence and contiguous rural counties. From its earliest days it was the locus of trade with other inhabitants of the area now making up Independence, Stone, IZard, and Sharp Counties, and to some extent southern Fulton and northern White Counties. These inhabitants included both Native Americans and white settlers. The small community was located at the westernmost point of the White River, an important early immigration and trade route, that was navigable year-round, and the first steamboat, the Waverly, arrived at Batesville in January of 1831.¹ As late as the 1980s, references to the "five-county area" were common among Batesville merchants and other entrepreneurs describing the reach of their businesses beyond their home county. Older customers' memories of earlier times include spending a day in a wagon getting to Batesville to shop, stores staying open in the evenings, rural shoppers spending the night in a large barn constructed by one of the merchant families, and returning home the next day.

¹ McGinnis, A. C., "A History of Independence County, Ark.," *Independence County Historical Society Chronicle*, Vol. XVII, No. 3, April 1976, p. 37.

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Batesville is the oldest surviving city in Arkansas. When Independence County was carved out of Lawrence County (one of the five “mother counties” of Arkansas Territory) in 1820, there was no city to serve as the county seat. A trading post was in place at the confluence of Poke Bayou and the White River by 1812 and another by 1814, selling, among other items, “Levantine silk” at \$4 a yard. An 1814 letter to William Rector, deputy land surveyor for the Missouri Territory, mentioned settlements along the White River, including “quite a promising young settlement on the Poke Bayou,” the name by which Batesville was then known.²

When Henry Rowe Schoolcraft descended the White in 1819 and described the settlement as “a village of a dozen houses situated on the north bank of the river, where we arrived about four o’clock in the afternoon and were entertained with great hospitality by Mr. Robert Bean, merchant of that place.”³ The settlement which he described as the place where he returned to civilization, was platted in 1821 as Batesville, named in honor of early resident Judge James Woodson Bates, the first territorial delegate to the U. S. Congress.⁴ The original plat shows Main Street running seven blocks up from the White River to Spring Street, now known as Central Avenue.⁵ Paralleling Poke Bayou, Main Street ran 47° east of north, a pattern that prevailed until 1840, when additions to the city followed the more normal pattern of aligning with the cardinal points of the compass. By 1828 the “Old Town Addition” extended Main Street, with the “School Addition” of 1840 extending even farther to the northeast.⁶

These expansions moved homes and businesses up the terraces that rose up from the White to the north. The lowest four blocks of Main, home to the public square, courthouse, jail, and businesses, as well as several homes, were prone to frequent flooding. In 1823, for instance, water was over the counters in a store on Block 3 in the second set of blocks from the riverbank and just below the location of the square. By 1857, the original courthouse was abandoned and a new built five blocks up Main on Block 15. As the earliest homes and business buildings were abandoned, Main and Central became the locus of commercial development.⁷

The little town gradually expanded (in 1860, Independence County had the fourth-largest population in the state, behind Jefferson, Phillips, and Washington counties⁸) until the Civil War halted development. While never the site of a major battle, Batesville was occupied three times by Union troops and even more often by Confederates, and guerrilla groups ravaged the countryside. By war’s end, the people and their resources were exhausted, but development slowly started up again. Devastating floods in the late 1870s and early 1880s continued to wreak

² McGinnis, pp. 15, 16-17.

³ McGinnis, p. 21.

⁴ McGinnis, p. 29; *Biographical and Historical Memoirs of Northeast Arkansas*, Chicago: Goodspeed Publishing Co., 1889, p. 112.

⁵ See McGinnis, p. 28, for a reproduction of the original “Plan of Batesville, Arkansas in 1821.”

⁶ Lankford, George, “The Rise and Fall of Lower Main Street,” in *Up From the River: The Story of Batesville’s Historic Main Street*, ed. Diane Tebbetts, 2017, pp. 2-3, 7.

⁷ McGinnis, p. 27; Lankford, “Rise and Fall,” pp. 3, 6.

⁸ “Jefferson County, Arkansas,” “Phillips County, Arkansas,” “Washington County,” and “Independence county, Arkansas,” www.wikipedia.org, accessed April 20, 2018.

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havoc on the original town center, as well as changing the path of the White River, moving it south and away from the landings and warehouses built up for the steamboat trade.⁹

Like many other Arkansas towns in the 19th century, Batesville had Jewish merchants and traders before the Civil War—mainly members of two immigrant families, the Hirsches and the Adlers. When that cataclysm ended, most had left for places that didn't change hands between Union and Confederate generals, disrupting trade, especially trade in slaves and cotton which had made a few of these traders wealthy men. Only one, however, remained in Batesville at war's end: Simon Adler, who remained in business there for the next 38 years. He was the only Jew in town from 1866 until 1877, when he hired a Jewish bookkeeper from St. Louis for his store. Three buildings connected to Adler still stand (151, 155, and 161 W. Main). By 1880, Batesville had two more Jewish-owned businesses, and in 1881 Samuel and Max Siesel relocated from Union City, Tennessee. Sigmund Bacharach and Michael Jacobs transferred from an Adler business in Jacksonport to work for them. Other Jews arrived in that decade, usually men who were related to Adler or had worked for him elsewhere. When Simon Adler died in 1904, Batesville's mayor called for businesses to close for an hour and for people to gather in the Circuit Court Room to honor him. Only his son Nathan, the Jacobs family, and Herman Schott, another merchant, remained of the Jewish community at that time, the others having left in the 1890s following the collapse of the cotton market. The last Jewish-owned business in town was a variety store in what is now the east side of 226 E. Main, run by Michael Jacobs until his death and then continued by his wife and daughters until 1952.¹⁰

The 1870s saw new commercial buildings going up on Blocks 11-16, extending "downtown" three more blocks up and away from the river. Many were frame and were later replaced with brick or sandstone buildings. Three of these buildings still stand, two (101 and 109-115 E. Main, facades still very similar to their original appearance) built for businesswoman Sarah Case and the third (217 E. Main, much changed from its original appearance) for the Maxfield family of merchants. The Maxfield family arrived in the 1840s, headed by Uriah Maxfield, a shoemaker who quickly set up shop in what was then the small downtown. As Batesville grew, his descendants became leading merchants, with various locations over time ranging from early frame buildings to later substantial stone buildings. Besides 217 E. Main, four others still stand at 143, 167/177, 187, and 201 E. Main. The last Maxfield business in town closed in 1978, ending over 130 years of the family's involvement in the city's commerce.¹¹

⁹ Lankford, "Rise and Fall," p. 5, 6.

¹⁰ Lankford, George, "Main Street: Blocks 13 and 14," in *Up From the River: The Story of Batesville's Historic Main Street*, ed. Diane Tebbetts, 2017, p. 14; Zilbergeld, Nancy and Britton, Nancy, "The Jewish Community in Batesville, Arkansas, 1853-1977," *Independence County Historical Society Chronicle*, Vol. XXI, No. 3, April 1980; Matthews, Linda, "Broad to Third: Blocks 17 and 18," in *Up From the River: The Story of Batesville's Historic Main Street*, ed. Diane Tebbetts, 2017, pp. 59-60.

¹¹ Matthews, Linda, "Broad to Third: Blocks 17 and 18," in *Up From the River: The Story of Batesville's Historic Main Street*, ed. Diane Tebbetts, 2017, pp. 47-50; *Biographical and Historical Memoirs of Northeast Arkansas*, p. 628.

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In 1883 the railroad reached Batesville from Newport in Jackson County. It crossed Main Street at the location of the first courthouse, and building up an embankment high enough to keep the rails out of floodwaters meant the disappearance of what remained of the original commercial center. It also meant, however, the opportunity for Batesville to become an even more important center of commerce, with wholesaling coming to the fore, providing goods to shopkeepers to the west and north, with salesmen even going up into Missouri. One wholesaler brought far-away customers to town each March on a special train that collected store owners from the eastern and central Ozarks of Arkansas and Missouri.¹² The railroad did not continue up the White River valley until 1905, making Batesville the rail shipping terminal for a wide area and increasing the city's importance as a trading center.¹³ In addition to the railroad, steamboat shipping continued up to the 1920s, although gradually declining after the 1890s.

Wholesalers offered grocery staples, feeds and farm equipment, and small manufactured goods. One major firm was Yeatman-Gray Grocery Co., which built a large warehouse beside the railroad tracks that run along Poke Bayou (177 N. Central). The business later moved to Main Street, taking over the Adler Building (151 W. Main), while the Barnett family of merchants bought and remodeled the front of the original warehouse and later purchased the Adler Building and took over the wholesale business there.¹⁴ Batesville also remained a center for purchasing of furs, hides, and fresh-water pearls up into the 20th century, providing cash to families in isolated areas where such items were plentiful. Probably in the 1920s, a sandstone building was constructed behind 250 E. Main to house such a business.¹⁵ Even today, downtown Batesville is home to a fabric wholesaler who buys and sells internationally, even designing fabrics which are produced in China and shipped to Batesville by the container-load.

The 1880s and 1890s saw the town flourish, with numerous buildings going up that still stand. These range from vernacular sandstone buildings with arched windows (108, 120, and 136 W. Main) to more ornate structures, such as the Romanesque limestone People's Savings Bank (161 W. Main), the Adler Building, with its cast iron paneled pilasters and fluted Corinthian columns, round arch windows with limestone keystones, and wooden cable molding applied to the reveals of the front upper windows (151 W. Main), and the Batesville Drug Co. Building (286 E. Main), a fine example of a panel brick commercial building. An indication of what downtown encompassed in 1886 is found in a memoir by a prominent local banker, John Quincy Wolf, Sr.:

Directly in front of Hinkle and Company [301-309 E. Main], where the Annex stands, was a cedar grove owned by James G. Ferrill, who was then running a store at Cushman. Uncle Dudley Williams bought the property from Mr. Ferrill and built the first installment of the Annex Building on it and opened up a general store there in the late summer of 1887 [R. D. Williams Store, 308 E. Main]. This stone

¹² Matthews, pp. 52-54.

¹³ McGinnis, p. 75.

¹⁴ Lankford, "Main Street," pp.14-15.

¹⁵ Matthews, p. 61.

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building has been added to twice since it was built, extending it back to the old cemetery.¹⁶

The early 1900s saw the rise of another family important to Batesville's development: the Barnetts. Three Barnett brothers came from a smaller nearby community in the 1880s, working in a general store owned by an uncle (and still standing). Over time, they rose to be the town's leading merchant family and also owned substantial farmland. "Barnett's—the BIG store in Batesville" was the slogan of the family department store for decades, and a survey done in the area several years ago indicated that the store was second only to the county courthouse in being what people thought of when they thought of downtown. The department store at 267 E. Main was built as an experiment. James, Nelson, and Charles Barnett needed more room than their uncle's old store provided, but they were unsure that a large department store would succeed. They therefore had a building designed with four entries from Main Street, allowing the large interior to be easily converted into separate retail spaces. They need not have worried: the department store, built in 1904 by the local firm of Handford & Joblin, remained in business until 1988. The family business expanded, eventually creating separate stores for what had begun as departments within the single building: a grocery, a farm supply, a furniture store. They also owned a downtown car dealership for a time, along with several additional storefronts that were rented to other retailers or to such professionals as doctors, dentists, and lawyers. The Barnetts also acquired older buildings they did not themselves have built, expanding into the wholesale business. Nine buildings connected with the Barnetts still stand (151 W. Main, 177 N. Central, 267 E. Main, 308 E. Main, 325-327 E. Main, 345-347 E. Main, 359-363 E. Main, 369-377 E. Main, and 389 E. Main).¹⁷

New types of businesses also affected the downtown. About 1915, when tax records indicated just twenty townspeople owned cars, three Hickerson brothers opened Batesville's first auto dealership, and in 1916, their stock consisted of two vehicles, according to tax records. Originally taking over Rutherford Hall at 108 W. Main, by the 1920s, the business had relocated to 181 S. Central, taking over spaces formerly occupied by a blacksmith, a wagon company, and then a garage—plus a gas station that faced the east corner of the block. These separate buildings were incorporated into a single building, with a recessed entrance and a large overhang supported by pillars at that east corner. As business expanded, the building expanded to keep pace, adding garage space stretching toward Main Street. The Hickersons continued to operate the business until 1942, when they sold it to Sinclair Oil Co. The dealership changed hands two more times before relocating in 2016 to Highway 167 south of the White River. By 1920, the town had two other car dealers (B.E.W. Auto Co. at 325-327 E. Main and Dixie Auto Co.,

¹⁶ Wolf, John Quincy, Sr., "My Fifty Years in Batesville, Arkansas," *Independence County Historical Society Chronicle*, Vol. XXIII, Nos. 1 and 2, p. 7.

¹⁷ McGinnis, p. 84; Matthews, pp. 43-46; Tebbetts, Diane and Wright, Twyla, "Third to Fourth Street: Blocks 19 and 20," in *Up From the River: The Story of Batesville's Historic Main Street*, ed. Diane Tebbetts, 2017, pp. 73-74, 86-90.

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location unknown), and tax records showed 227 people out of a total city population of 734 (30.9%) then owned cars. Some 15% of car owners had more than one.¹⁸

Another new business was motion pictures. When the Gem Theater opened at 332 E. Main in 1908, it was a vaudeville venue, but as “movies” got started, the Gem incorporated them into its offerings. In 1931, owner William Landers, who had renamed the venue the Landers Theater, brought the first “talkie” to town: *Father’s Son*, starring Lewis Stone, Irene Rich, and Leon Janney. By this time, Landers had completely renovated and redecorated the building as a movie house, updating it again in the late 1940s with the addition of the marquee that can be seen across its front today. It continued in business until the late 1990s, when competition from television and movie rentals finally closed it down.¹⁹ It remained empty and deteriorating until it was purchased by Fellowship Bible Church in 2008 and massively renovated, with changes to the interior layout. The front and easterly side walls, however, were left unchanged, with the neon marquee still in place.

Other movie houses also opened downtown, re-using buildings that had begun as a grocery store and a saloon. In 1909 an existing building in Block 13 (address uncertain, but now one of the vacant sites on the block) was adapted for use as the Princess Theatre, which could seat 400 people. The 1914 Sanborn map shows a new large building there labeled “moving pictures,” but by the time the 1923 map appeared, the labeling had changed. The same map, however, showed yet another new building at 115 W. Main, where F. W. Brewer operated a grocery store for several years. The 1930 Sanborn map indicated that the building’s function had changed, labeling it “movies.” By the early 1940s, this was the Melba, which first opened in 1934 in the Luster Building at 120 E. Main, the remnants of which can be seen adjacent to 100 E. Main. That relocation left the building open to become the Cozy Theater in 1946. By the mid-1950s, it had closed, leaving only the Landers and the Melba to keep entertaining Batesville citizens. After a shaky existence as a low-end movie house and then a second run theater before being purchased in 2016 and restored, continuing to operate as a movie theater and concert venue.²⁰

Another important service provided in several downtown buildings was health care. Doctors, dentists, and pharmacists had their offices and stores in downtown where the only hospitals were located until White River Medical Center opened in 1986 a mile east of downtown on Highway 69. Today, no medical services are offered in the commercial historic district, but most of the buildings where these were offered still stand. Doctors and dentists occupied such locations as 162 W. Main (now a vacant lot), upstairs in offices above the Fitzhugh’s Building at 206 E. Main, City Drug at 286 E. Main, Dr. Slaughter’s Office, 417 E. Main, Crosby Drugs at 201 E. Main, offices on the second floor of the Barnett Brothers Department Store at 267 E. Main, a

¹⁸ Pratt, Kenneth C., “The Autoculture of Batesville, Arkansas: 1910-1920,” *Independence County Historical Society Chronicle*, Vol. XXVII, Nos. 1-2, pp. 11-12; Britton, Nancy, “*Independence County Historical Society Chronicle*, Vol. LV, No. 2, pp. 2, 13-14.

¹⁹ Tebbetts and Wright, pp. 77-79.

²⁰ Lankford, “Main Street,” pp. 22-23; Wright, Twyla, “Central Avenue to Broad Street: Blocks 15 and 16,” in *Up From the River: The Story of Batesville’s Historic Main Street*, ed. Diane Tebbetts, 2017, pp. 34-35.

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drug store at 256 E. Main, the Johnston-Ketz Clinic at 377 E. Main, and the New Drug Store at 409 E. Main.

Three hospitals have been located downtown. The first was located at 129 E. Main, now the site of a furniture store. Drs. J. H. Kennerly and R. C. Dorr established a “sanitarium” in half of the building in 1913 and by 1923 had expanded to include all of the second floor, with 18 beds available. They were eventually joined by Drs. Frank Gray, O. J. T. Johnston, and M. S. Craig.²¹ By 1934 all had relocated to other buildings in the downtown, and the hospital became a hotel on the second floor, and a café, music store, and barbershop on the first floor. Around 1960, the second story was removed and a new buff brick façade brought this smaller version up to date.

The third downtown hospital was the Clinic Hospital, established by a group of doctors in a former hotel, now the site of a parking lot at the northeast corner of College and Broad, a location outside the proposed district. The second hospital, however, still stands at 477 E. Main. It is, unfortunately, a non-contributing building at this time because of the blocking up of the front windows and construction of a one-story addition onto the front. Dr. Gray’s Hospital opened in May of 1939, the culmination of decades of planning by Dr. Frank A Gray, one of the doctors who had practiced at the Kennerly-Dorr Sanitarium. He had come to Batesville in 1910 and opened his first office upstairs in a Maxfield building (now Simply Southern) at 201 E. Main. That same year, First Presbyterian Church relocated from Main Street to a new building on College Avenue, and Dr. Gray bought the old church, converting it to a five-bed clinic. It closed in 1913 when Gray joined Kennerly and Dorr. In 1928, he leased a house in Block 21, remodeled it, and enlarged it into a 20-bed hospital. As the need for hospital beds grew over the next decade, he finally decided to purchase land and build a modern hospital

Dr. Gray’s Hospital, constructed at a cost of \$75,000, formally opened on May 12, 1939, and was the first building in the city built to serve as a hospital. With its opening Batesville became the hospital center for northern Arkansas and southern Missouri. Originally three floors plus an attic that held 12 two-bed rooms for the indigent. The gabled roof was broken by gabled dormers that furnished natural light to each room. The ground floor housed offices for the doctors and hospital administrators plus labs, while the second floor offered 14 private rooms, a four-bed ward for men, the maternity suite, and the operating suite. The third floor provided 18 private rooms and two three-bed wards, one for men and one for women.

In addition to the main block, a covered ambulance drive on rear connected to the annex, which provided nurses’ quarters and the kitchen. The annex roof was level with the third floor of the main building, allowing patients to be taken to a sun porch above the annex. An automatic elevator served all floors of the main building. After Gray’s death in 1942, his son, also Dr. Paul Gray, took over the hospital, which he ran until his death.

In 1966, the attic was converted to a full fourth floor with a flat roof, and in 1979, the addition was made to the front of the building to house the x-ray unit, physiotherapy and respiratory

²¹ McGinnis, p. 109; Wright, pp. 28-29.

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therapy departments, medical records, administrator's office, and business office. Following the younger Dr. Gray's death, the hospital continued to operate under out-of-state ownership until 1987, when it was purchased by White River Medical Center, which close all acute care services. In 1991, it sold again to an agency that provides care for homeless and at-risk individuals. The building has been vacant for the last several years.²²

New styles became popular and influenced downtown Batesville. The Craftsman style is clearly seen in the buildings at 147 S. Broad and 148 E. Main. Both feature glazed clay tile roofs. The Guenzel Building on Main has a tapestry brick front, while the Sleep Starlite Building on Broad, while using brick, also uses wood panels below the display windows and knee braces which appear to support the roof.

The Art Deco style arrived in 1939-40, when the 1895 high Victorian courthouse was replaced by the current structure (192 E. Main, the third courthouse at that location),²³ with its flat limestone walls, restrained low-relief geometric carvings, and steel windows. It was designed by Wittenberg and Delony, an architectural firm located in Little Rock, and built by the WPA. Bricks and large timbers from its 1893 predecessor on the same site were recycled to construct the walls and build the forms for the poured concrete basement. An article in the local newspaper described the new building on the day before its dedication:

The county offices were described as spacious, comfortable and convenient. The prize of the building to many who worked there was the vault directly under the circuit clerk's office. The vault is approximately 20 by 30 feet, giving ample space and is equipped with special windows having outside metal protection. The particular vault door was taken from the vault in the old courthouse. A special spiral steel staircase leads from the clerk's office to the vault.

There is a staircase of Independence County stone and marble to the second floor where other offices are situated. The crowning touch is the courtroom. There is none superior in the state.

The huge windows shed a glow of light over the room that rivals the Kleig lights of Hollywood. Nine large and handsome electric chandeliers are set in the ceiling and available for night sessions or gloomy days, while ten radiators fed by the building's own heating plant in a sub-basement are standing by for the winter months.

Fourteen rows of stalwart oak benches are set on each side of the room, giving a seating capacity of approximately 600. The jurors' chairs are of oak and of the swivel type, as are the judge's dais and chair.

The ceiling itself is a thing of beauty, constructed of plaster panels and fiber board. A total of 3,389 square feet of acoustical material is installed in the ceiling,

²² Matthews, Linda and Tebbetts, Diane, "Fourth to Fifth Streets: Blocks 21 and 22," in *Up From the River: The Story of Batesville's Historic Main Street*, ed. Diane Tebbetts, 2017, pp. 91-95.

²³ McGinnis, pp. 49, 87; Wright, "Central Avenue," pp. 38-41; *Biographical and Historical Memoirs of Northeast Arkansas*, p. 621.

Batesville Commercial Historic District Boundary
Increase and Additional Documentation

Independence Co., AR

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County and State

and it's not necessary for court officials or witnesses to burst a lung to be heard in the rear.

Above all this, on the roof, is the bell tower which houses the ancient bell from the old building. It is still rung by a rope arrangement dropped through the roof.

The structure gives every evidence of having cost more than it did. Judge Adams and the WPA can take credit for the fact that, although the original project was set up for \$113,000, a heavy savings was effected in the labor cost through the judicious use of the skills of the workers on the job. Final cost figures on the completed building and landscaping were given at \$105,204.52 with the county's expenses fixed at \$44,453.93 and the WPA's at \$60,750.58 of which total \$50,763.91 went for labor and \$10,013.67 went for material and non-labor items.

It should be remembered however that the county's share of \$44,453.91 did not represent an all-cash outlay. The county furnished trucks and other equipment and this was credited to the sponsor's contribution.²⁴

The exterior remains substantially the same as it did when new, while the main change to the interior is the addition of modern heating and air conditioning.

During the same timeframe, the Barnetts used the Wittenberg firm to design a building with two storefronts at 369-377 E. Main in 1939, followed by a second two-storefront building at 345-347 E. Main in 1940.²⁵ The first of these was brick with sandstone trim, glass blocks, and structural black glass insets, while the second was faced with flat limestone panels, with a small decorative motif in the panels below the plate glass windows.

As the 20th century progressed, new buildings continued to be built, often replacing older buildings (e.g., Fitzhugh's at 206 E. Main, rebuilt in 1927 on the site of an 1866 building that burned) and even old homes (e.g. Barnett's Department store and the "new" post office at 368 E. Main).²⁶ More commonly, older buildings were "updated." The oldest buildings started life with arched windows and doorways but often were "improved" with installation of new recessed entries and large plate glass display windows (e.g., 115, 143, 255, and 266 E. Main. Their sandstone fronts were covered with stucco (217 E. Main), or ornate brick fronts were taken down and replaced with more stylish buff brick (187 E. Main, 301-309 E. Main), their dentils, corbels, and paneling replaced by perfectly flat fronts (320 E. Main). Pressed tin cornices were removed and replaced with simple brick or metal coping (151 W. Main, 101 E. Main). In a few cases, storefronts paralleling the street were replaced with fronts set at an angle (129 E. Main, 325-327 E. Main). These changes have by now been in place well over 50 years and are historic in their own right.

²⁴ Lindsey-Allen, Barbara, "Then There Were Four: The Building of the Present Independence County Courthouse," *Independence County Historical Society Chronicle*, Vol. XXXIII, Nos. 3-4, pp. 11-12. Ms. Lindsey-Allen quotes from the *Batesville Guard* of June 24, 1941, Sect. 1, pp. 2-8.

²⁵ Tebbetts and Wright, pp. 87-89.

²⁶ Matthews, pp. 42-43, 56; Tebbetts and Wright, p. 79.

**Batesville Commercial Historic District Boundary
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The last style influencing downtown's architecture was mid-century modern, part of the aesthetic that replaced ornate storefronts with simple, flat ones. Simple mid-century buildings include 359-363 E. Main, which remains just as it was when constructed in 1959, with a metal panel at the top and a metal awning separating that section from the plate glass display windows, which are underpinned with "cherrystone," flat rectangular-shaped sandstone blocks popular at that time. The former hardware store at 407 E. Main is plain red brick, with large plate glass display windows and a metal canopy, constructed to appear that it slants up as it comes out from the façade. The Livingston Building at 150 S. Broad combines sandstone with vertical wood panels and a flat metal canopy.

The most significant example is the First National Bank Building, designed by Little Rock architect, Edward F. Brueggman when, in 1962, it became the first bank in city history not to be located on Main Street. The building is characterized by flat planes, lack of ornament, large glass windows, flat roof, broad roof overhangs, and strongly horizontal massing, all key features of mid-century style. Like the earlier International Style Villa Savoye by Le Corbusier and the Dessau Bauhaus by Walter Gropius, Brueggman's design seems to "quote" such features of these buildings as the pillars that support the upper floor as customers approached the main entrance on the ground floor, acknowledgement of the need for cars to enter the space below the upper floor where the drive-up windows are located, ribbon windows, and the dominance of the color white. Except for houses, international-style forms dominated American architecture from the 1950s through the late 1970s, and even Batesville enjoyed this single example of its dominance.

Downtown Batesville is significant for its physical design, embodying distinctive characteristics of the periods when its buildings were constructed. While the majority of those buildings lack individual distinction, as a group they still constitute a significant and distinguishable entity. As the National Register criteria state, downtown Batesville today "illustrates the evolution of historic character of a place over a particular span of time" and displays "the interrelationship of its resources, which . . . convey a visual sense of the overall historic environment." As tastes and marketing methods changed, so did downtown. And the commercial area continued to grow, gradually moving to the east up Main and down side streets to the north and south. Besides the old vernacular sandstone buildings, downtown now features examples of styles from Victorian to mid-century modern. Architects were not involved in creating the majority of downtown buildings, with the actual builders probably "designing" the bulk of Batesville's downtown commercial district.

With no paved roads leading out of Batesville until the late 1930s, people largely continued to shop at home, and they could find a full range of goods available in the compact downtown area. With paving came the eventual predominance of cars and the interest of national chains in entering the Batesville market. These eventually located along U.S. 167 (St. Louis Street) and Arkansas 69 (Harrison Street). Downtown remained the main shopping and service center up through the 1980s, and when Main Street Arkansas was established in 1984, Batesville was one of the first five cities selected to participate. But as businesses like Wal-Mart, Kroger, J. C. Penney, and now Stage, T. J. Maxx, Petsense, Walgreen's, Home Depot, Hobby Lobby, Sally

**Batesville Commercial Historic District Boundary
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Beauty, Dollar Tree, and a host of fast food restaurants spread along those highways, downtown fell on bad times. As many as a quarter of downtown commercial buildings sat vacant as recently 2014, when a revitalized Main Street Batesville went to work. Today few buildings are empty, and downtown has become a dining, entertainment, and niche shopping center for the town. Enlarging the existing Batesville Commercial Historic District will bring recognition to and stimulate further economic development of the state's oldest surviving downtown.

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

1982 National Register District Nomination Form

1990 Amendment to the Batesville Commercial Historic District (Boundary Increase)

Batesville Guard, January 1877-present

Biographical and Historical Memoirs of Northeast Arkansas, Chicago: Goodspeed Publishing Co., 1889

Hempstead, Fay. *A Pictorial History of Arkansas*. St. Louis: N. D. Thompson Publishing Co., 1890

Independence County Chronicle. Batesville, Arkansas. Published quarterly by the Independence County Historical Society. I (October 1959-present)

McGinnis, Clyde. "A History of Independence County, Arkansas," *Independence County Chronicle*, XVII (April 1976)

Up from the River: The Story of Batesville's Historic Main Street, ed. Diane Tebbetts. Batesville: Main Street Batesville, 2017

Various holdings of the Old Independence Regional Museum, Batesville.

Previous documentation on file (NPS):

preliminary determination of individual listing (36 CFR 67) has been requested

previously listed in the National Register

previously determined eligible by the National Register

designated a National Historic Landmark

recorded by Historic American Buildings Survey # _____

recorded by Historic American Engineering Record # _____

recorded by Historic American Landscape Survey # _____

**Batesville Commercial Historic District Boundary
Increase and Additional Documentation**

Name of Property

Independence Co., AR

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Primary location of additional data:

State Historic Preservation Office

Other State agency

Federal agency

Local government

University

Other

Name of repository: Old Independence Regional Museum

Historic Resources Survey Number (if assigned): _____

9. Geographical Data

Acreeage of Property Approximately 15 acres.

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates (decimal degrees)

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

1. Latitude: _____ Longitude: _____

2. Latitude: _____ Longitude: _____

3. Latitude: _____ Longitude: _____

4. Latitude: _____ Longitude: _____

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

1. Zone: 15 Easting: 6215175 Northing: 3959241

2. Zone: 15 Easting: 621539 Northing: 3959320

**Batesville Commercial Historic District Boundary
Increase and Additional Documentation**

Independence Co., AR

Name of Property		County and State
3. Zone: 15	Easting: 621584	Northing: 3959355
4. Zone: 15	Easting: 621968	Northing: 3959568
5. Zone: 15	Easting: 621996	Northing: 3959526
6. Zone: 15	Easting: 621947	Northing: 3959429
7. Zone: 15	Easting: 621866	Northing: 3959171
8. Zone: 15	Easting: 621806	Northing: 3959129
9. Zone: 15	Easting: 621575	Northing: 3959163

Verbal Boundary Description (Describe the boundaries of the property.)

The district includes the following: in the Old Town Addition, all properties facing Main and Central in Block 13; all properties facing Main in Block 14; all of Block 15; all properties fronting on Main in Blocks 16, 17, 18, 19, and 20; and all properties fronting on Main on the north side of Block 21. On the block bordered by College, Broad, Boswell, and Central (no block number assigned), the east half, fronting on Broad St.

Boundary Justification (Explain why the boundaries were selected.)

The boundaries include the bulk of the historically and architecturally significant buildings built during the period of significance, 1870-1968, still standing in the historic central business district. Outside this area is only some peripheral commercial development to the south, west, and north, some of which has seen dramatic change over time, along with buildings constructed after the period of significance. To the east is a largely residential area, already listed as a district on the National Register, three churches, and, at the far eastern end of the street, the city's first strip shopping center.

10. Form Prepared By

name/title: Diane Tebbetts, edited by Ralph S. Wilcox, National Register & Survey
Coordinator

organization: Main Street Batesville & Arkansas Historic Preservation Program

street & number: 1100 North Street

city or town: Little Rock state: Arkansas zip code: 72201

e-mail: ralph.wilcox@arkansas.gov

telephone: (501) 324-9787

date: April 23, 2018

**Batesville Commercial Historic District Boundary
Increase and Additional Documentation**

Independence Co., AR

Name of Property

County and State

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Batesville Commercial Historic District Boundary Increase and
Additional Documentation

City or Vicinity: Batesville

County: Independence County

State: Arkansas

Photographer: Ralph S. Wilcox

Date Photographed: May 23, 2018

Description of Photograph(s) and number, include description of view indicating direction of camera:

1 of 20: View of the Dr. Gray's Hospital at 5th and Main, looking west.

2 of 20: View of the northwest side of Main Street from 4th Street, looking west.

Batesville Commercial Historic District Boundary
Increase and Additional Documentation

Independence Co., AR

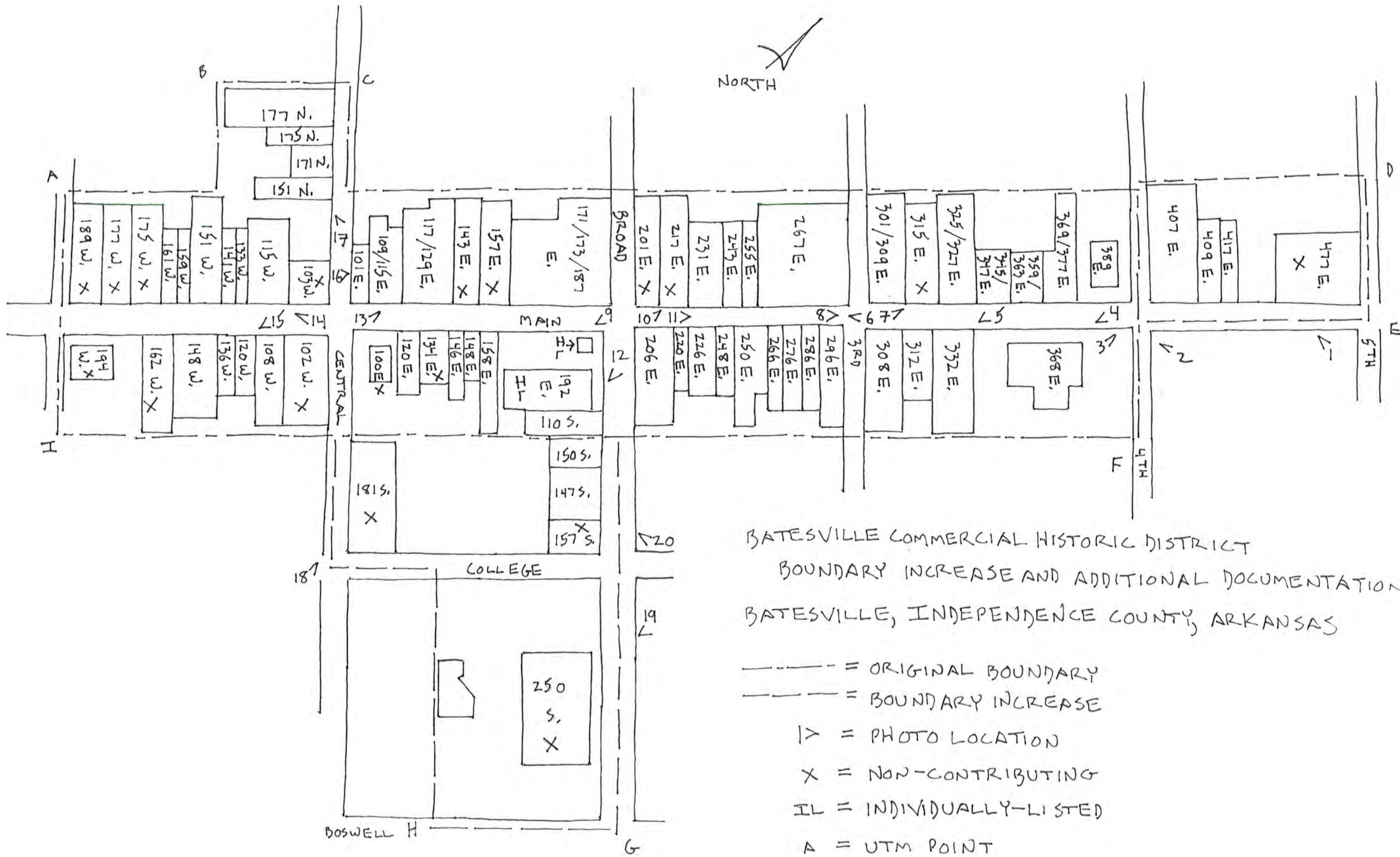
Name of Property

County and State

- 3 of 20: View of the northwest side of Main Street from 4th Street, looking north.
- 4 of 20: View of the Post Office at 368 East Main Street, looking south.
- 5 of 20: View of the Landers Theater at 332 East Main Street, looking south.
- 6 of 20: View southwest along Main Street from 3rd Street.
- 7 of 20: View of the northwest side of Main Street from 3rd Street, looking north.
- 8 of 20: View of the southeast side of Main Street from 3rd Street, looking east.
- 9 of 20: View of the Independence County Courthouse and the Confederate Monument, looking south.
- 10 of 20: View of the northwest side of Main Street from 2nd Street, looking north.
- 11 of 20: View of the southeast side of Main Street from 2nd Street, looking east.
- 12 of 20: View os the southwest side of Broad Street from Main Street, looking south.
- 13 of 20: View looking north on Main Street from Central Avenue.
- 14 of 20: View of the northwest side of Main Street from Central Avenue, looking west.
- 15 of 20: View of the southeast side of Main Street from Central Avenue, looking south.
- 16 of 20: View of the southwest side of 101 East Main Street, looking northeast.
- 17 of 20: View of the southwest side of Central Avenue, looking west.
- 18 of 20: View of the building at 181 South Central Avenue, looking northwest.
- 19 of 20: View of the building at 250 South Broad, looking south.
- 20 of 20: View of the southwest side of Broad from College, looking west.

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 listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.





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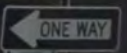
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UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action: Boundary Update

Property Name: Batesville Commercial Historic District (Boundary Increase III)

Multiple Name: _____

State & County: ARKANSAS, Independence

Date Received: 12/10/2018 Date of Pending List: 12/28/2018 Date of 16th Day: 1/14/2019 Date of 45th Day: 1/24/2019 Date of Weekly List: _____

Reference number: BC100003328

Nominator: SHPO

Reason For Review:

<input type="checkbox"/> Appeal	<input checked="" type="checkbox"/> PDIL	<input type="checkbox"/> Text/Data Issue
<input type="checkbox"/> SHPO Request	<input type="checkbox"/> Landscape	<input type="checkbox"/> Photo
<input type="checkbox"/> Waiver	<input type="checkbox"/> National	<input type="checkbox"/> Map/Boundary
<input type="checkbox"/> Resubmission	<input type="checkbox"/> Mobile Resource	<input type="checkbox"/> Period
<input type="checkbox"/> Other	<input type="checkbox"/> TCP	<input type="checkbox"/> Less than 50 years
	<input type="checkbox"/> CLG	

Accept Return Reject 1/24/2019 Date

Abstract/Summary Automatic listing due to Federal Government shutdown
Comments:

Recommendation/ Criteria Accept Boundary Increase and AD / Criteria A & C

Reviewer Jim Gabbert Discipline Historian

Telephone (202)354-2275 Date 1-28-2019

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.



THE DEPARTMENT OF ARKANSAS
HERITAGE

Asa Hutchinson
Governor

Stacy Hurst
Director

December 5, 2018

Joy Beasley, Keeper and Chief
National Register and National Historic Landmark Programs
National Register of Historic Places
1849 C Street, NW
Mail Stop 7228
Washington D.C. 20240

Arkansas Arts Council

Arkansas Historic
Preservation Program

Arkansas Natural
Heritage Commission

Arkansas State Archives

Delta Cultural Center

Historic Arkansas Museum

Mosaic Templars
Cultural Center

Old State House Museum

RE: Batesville Commercial Historic District Boundary Increase
and Additional Documentation – Batesville, Independence
County, Arkansas

Dear Ms. Beasley:

We are enclosing for your review the above-referenced nomination. The enclosed disk contains the true and correct copy of the nomination for the Batesville Commercial Historic District Boundary Increase and Additional Documentation to the National Register of Historic Places. 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,

Stacy Hurst
State Historic Preservation Officer

SH:rsw

Enclosure



ARKANSAS HISTORIC
PRESERVATION PROGRAM



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Little Rock, AR 72201

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