

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

\_\_\_\_\_  
Name of Property

\_\_\_\_\_  
County and State

Section number \_\_\_\_\_ Page \_\_\_\_\_

\_\_\_\_\_  
Name of multiple property listing (if applicable)

## SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 03000951

Date Listed: 9/27/2003

Property Name: Hotel Freiderica

County: Pulaski

State: AR

-----  
This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

  
\_\_\_\_\_  
Signature of the Keeper  
fa

1-8-2016  
\_\_\_\_\_  
Date of Action

-----  
Amended Items in Nomination:

Section 8: Architect

The spelling of the architect's name is hereby correct to read: **Stone, Edward Durell**

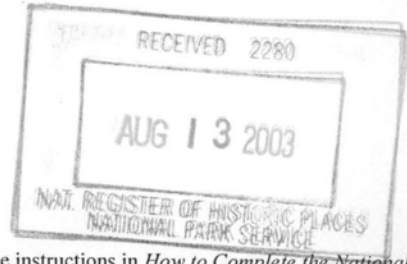
\_\_\_\_\_  
The Arkansas State Historic Preservation Office was notified of this amendment.

### DISTRIBUTION:

- National Register property file
- Nominating Authority (without nomination attachment)

957

United States Department of the Interior  
National Park Service



National Register of Historic Places  
Registration Form

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

1. Name of Property

historic name Hotel Frederica

other names/site number PU4654, Sam Peck Hotel, Radisson Legacy Hotel, Legacy Hotel

2. Location

street & number 625 West Capitol Avenue

not for publication

city or town Little Rock

vicinity

state Arkansas

code AR

County Pulaski

code 119

zip code 72201

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set for in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria. I recommend that this property be considered significant  nationally  statewide  locally. (See continuation sheet for additional comments.)

[Signature]  
Signature of certifying official/Title

8/11/03  
Date

Arkansas Historic Preservation Program

State or Federal agency and bureau

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

\_\_\_\_\_  
Signature of certifying official/Title

\_\_\_\_\_  
Date

\_\_\_\_\_  
State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

entered in the National Register.

See continuation sheet

determined eligible for the National Register.

See continuation sheet

determined not eligible for the National Register.

removed from the National Register.

other, (explain): \_\_\_\_\_

[Signature]  
Signature of the Keeper

Date of Action

SEP 27 2003

Hotel Freiderica  
Name of Property

Pulaski County, Arkansas  
County and State

**5. Classification**

**Ownership of Property**  
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

**Category of Property**  
(Check only one box)

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

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

Contributing	Noncontributing	
1	0	buildings
0	0	Sites
0	0	structures
0	0	objects
1	0	Total

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

N/A

**Number of Contributing resources previously listed in the National Register**

N/A

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions)

DOMESTIC: hotel  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Current Functions**  
(Enter categories from instructions)

WORK IN PROGRESS  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**7. Description**

**Architectural Classification**  
(Enter categories from instructions)

20<sup>th</sup> Century Commercial Style  
\_\_\_\_\_  
International Style  
\_\_\_\_\_  
\_\_\_\_\_

**Materials**  
(Enter categories from instructions)

foundation CONCRETE  
walls BRICK  
\_\_\_\_\_  
roof OTHER: tar built-up  
other \_\_\_\_\_  
\_\_\_\_\_

**Narrative Description**

(Describe the historic and current condition of the property on one or more continuation sheets.)

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 7 Page 1

### SUMMARY

Located across the street from the Little Rock U.S. Post Office and Courthouse (NR Listed 12/23/99) in downtown Little Rock, Pulaski County, the Hotel Frederica is a five-story brick hotel building designed in the early 20<sup>th</sup> Century Commercial Style. The original building has been elongated and taken a rectangular shape due to the 1941 annex and the 1960 addition. Its flat, built-up tar roof is set behind the brick parapet walls, and the entire structure is supported upon a continuous brick foundation.

### ORIGINAL FREIDERICA HOTEL ARCHITECTURAL DESCRIPTION

#### North Elevation

The original front façade, facing north, was defined by a two-story, flat-roof, center projecting portico. The square brick columns supported a wooden entablature marked with dentils. The second story of the porch was encircled by a detailed cast iron railing. Moving east to west, the first floor of the front façade was fenestrated with three plates of stationary glass topped with three transoms. The center and western sections are similar in that two plates of stationary glass flank a wooden door with a glass panel, topped with three transoms. The western section's door is recessed. The second story of the front façade consists of two sets of two side-by-side double hung windows located along the eastern and western sides. The center of the second story consists of a set of three-paned glass French doors in between two double-hung windows. The third, fourth, and fifth stories are identical on the front façade. Moving east to west, a set of two side-by-side double hung windows, a set of four side-by-side double hung windows, and another set of two side-by-side double hung windows fenestrates the wall. All around the top of the building is an entablature marked with dentils. All of the double hung windows have a sill. In between the fifth floor set of windows and below the entablature is diamond over rectangle brick designs. Located in between the third and fourth floor was a concrete or limestone rectangular block with the embossed words "The Frederica."

#### West Elevation

Moving north to south, the first story of the west façade was fenestrated by a large stationary window topped with a two-paned transom, two small windows, a set of single-paned French doors topped with a transom, a single-paned door topped with a transom, a double hung window, and then a large stationary window topped with a two-paned transom. The second, third, fourth, and fifth stories are identical. Moving north to south, the west façade was fenestrated by a double hung window, a small and slender double hung window, six double hung windows, a small and slender double hung window, and then another double hung window. Only the first and last double hung windows are flanked with the diamonds over rectangles brick designs.

#### South Elevation

No photographs from that era exist that shows the rear façade. However, the original plans called for a chimney and a five-story iron fire escape to be located on the rear. The plans also called for the first story to be fenestrated with four windows and two doors.

#### East Elevation

No exterior plans or photographs exist of the east elevation. A photograph dating from 1915 shows a residence next to the hotel. However, by examining the original interior plans and a 1963 photograph, the east elevation can be described. Along the first story, seven double hung windows fenestrated the wall. The rest of the stories appear to have been identical. Moving north to south, the east façade was fenestrated by a double hung window, a small window, and a double hung window. At that point, the building recesses slightly where the service entrance was located. The original plans do not show this recession, but by 1963, it is there. After the recession, the wall is fenestrated by four more double hung windows.

### EDWARD DURRELL STONE ANNEX

In 1941, then Hotel Frederica owner, Samuel Julius Peck, hired Fayetteville native architect, Edward Durrell Stone to modernize the hotel. Stone remodeled the interior of the hotel and added a penthouse to the roof of the original hotel. He also created an annex that adjoined the rear of the hotel. The annex and penthouse were designed in the then newly popular International Style.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 7 Page 2

### Penthouse

The penthouse was constructed on top and to the rear of the roof of the hotel. An entrance located at the front and the rear of the penthouse opens to the tar-built up roof allowing penthouse occupants to use the roof as a balcony. Each elevation is fenestrated with ribbon and corner windows. The roof is flat with very little ledge.

### Annex

The five-story, steel frame annex was finished with brick and glass. The annex features an asymmetrical plan forming a rough "square." The fifth story is comprised of two penthouses. The west penthouse had a balcony overlooking the rear of the building, while the east penthouse's balcony was recessed and overlooked the east elevation. The west elevation of the annex contained a balcony for each of the rear corner rooms on every story, while the east elevation contained corner windows for each of the rear corner rooms. The windows on the annex represent the International Style through the use of ribbon and corner stationary windows. An exterior metal fire escape was located on the east elevation, next to the original hotel building. The roof slopes slightly towards the rear of the original hotel. Metal awnings shaded the penthouse windows while flat awnings were located over the west elevation windows.

As is typical of the International Style, the exterior materials and their organization within the overall composition form the only details on the buildings' surface. The brick wall material and ribbon, corner, and large stationary windows combine to create the smooth, planar surfaces that dominate this design.

No known photos exist of the rear of the annex as it looked when it was built. More than likely, the rear of the annex resembled the east and west elevations.

In 1957, a swimming pool and open court was built. Two years later, the Sam Peck Motel began construction.

### SAM PECK MOTEL

In 1955, Peck hired Stone again to design the Sam Peck Motel. However, the forty-nine room addition arranged in the fashion of motor inns of that time period was not constructed until 1960. The Sam Peck Motel was a separate structure located behind the Sam Peck Hotel, with the first floor as a parking garage. The motel looked like an upside down L-shaped structure that almost touched the east elevation of the annex. Along the east elevation, open air metal walkways and railing joined the motel to the hotel on the third and fourth floors. Thus, those occupants staying in the Sam Peck Motel had access to the amenities located in the Sam Peck Hotel, without having to use the sidewalks and go around the structures. The east and west elevations of the motel consisted of exterior walkways on the second, third and fourth floors. The west elevation exterior walkways overlooked the swimming pool and open court. The south elevation of the motel apparently was flat with large stationary windows for each room, and topped with a flat overhang. Further details of the original appearance of the Sam Peck Motel cannot be described as no known photographs exist.

### 1963 REMODEL

In 1963, Peck had his hotel and motel exteriors remodeled. This time the Erhart, Eichenbaum, Rauch & Blass (EER&B) architectural firm was hired. EER&B totally changed the exterior view of the Sam Peck Hotel along the north and east elevations of the original hotel structure. Brick and stucco cladding was added over the original facades, extending slightly away from the building.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 7 Page 3

### North Elevation

Large slabs of stucco covered the east and west corners of the north elevation façade, all the way up to the roof. Similar slabs of stucco ran across the entire front of the roof, and slightly around the west elevation. Two brick walls, starting just below the second story, extended upward to the stuccoed slabs along the roofline. Between the brick walls were center ribbon windows, which had replaced the original double hung windows. Located between the corner slabs of stucco and the brick walls, and extending up to the roof, were thin slant metal grates. Over the center ribbon windows were four vertical metal grates situated halfway up the second, third, fourth, and fifth story. The east and center sections of the first story consisted of three large panes of stationary windows topped with three transoms. The west section, where recessed entry was originally, was replaced with a glass door, and three large panes of stationary windows topped with three transoms. The stucco and brick cladding completely hid the original Hotel Freiderica front façade.

### West Elevation

The majority of the west façade of the Hotel Freiderica retained its original configuration from 1913. However, the first floor was modified slightly. Moving north to south, the large stationary window topped with a two paned transom was replaced by a multi-paned stationary window. The two small windows were filled in. Two large six-paned stationary windows replaced the original set of single-paned French doors topped with a transom, the single-paned door topped with a transom, and the double hung window. The last original large stationary window was replaced by a large six-paned stationary window similar to the previous windows.

According to photographs taken in the early 1980s, the west façade of the annex was also not modified in 1963.

### South Elevation

No known photographs of the south elevation exist. There is no evidence if the south elevation underwent remodeling or retained its 1960's appearance.

### East Elevation

The modifications to the east elevation of the Hotel Freiderica resemble the north elevation. Metal railed balconies with sliding glass doors were located in between the stucco and brick walls on the second, third, fourth and fifth stories. An entrance was added on the northern end of the east elevation. The east elevation of the annex was not modified. It retained its 1941 appearance. The Sam Peck Motel however, was modified to resemble the modifications on the north and east elevations of the Hotel Freiderica. Again, no known photographs exist of the motel during this remodeling, so the motel can not be described.

### 1969 INTERIOR REMODEL

Sam Peck passed away on 6 April 1967. His wife and their son took ownership of the hotel. In 1969, a fire broke out inside the hotel. Although no exterior damage occurred, the interior suffered from smoke damage. Therefore, the interior of the Sam Peck Hotel was updated and remodeled. The owners of the hotel hired the architectural firm Ginocchio, Cromwell, Carter, and Neyland. It is interesting to note that Ginocchio worked with the original architect for the Hotel Freiderica, Sanders, from 1919 until Sanders retired in 1941. During this remodeling, the electrical and mechanical devices located inside the hotel were updated to accommodate the occupants. The lobby was changed by the addition of an acoustic ceiling and barn wood paneling. The center door, originally the front door, was blocked off. The wall between the drug store and the lobby was removed. Visitors to the Sam Peck Hotel now entered from the recessed entry located at the western end of the north elevation or from the 1960s entrance located on the east elevation.

### 1984 RESTORATION

By 1984, The Sam Peck Hotel had changed hands, and it was now called the Radisson Legacy Hotel. That year, the exterior of the hotel was restored. The stucco and brick cladding was removed from the north and east elevations of the Hotel Freiderica to reveal the original façade. The entire building was painted pink with the brick details painted white.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 7 Page 4

### North Elevation

The north elevation was restored almost to its original appearance. Moving east to west along the first floor, the eastern section is fenestrated with six ribbon casement windows. The center section of the first floor is defined by two swinging entrance glass doors flanked by two slender windows. The western section of the first floor originally contained a recessed entrance. That was pushed forward and made flushed with the wall. The western section is identical to the eastern section. Stucco molds were added around the first floor windows. The original double-hung windows located on the remaining stories were replaced with two-over-two stationary windows. The rest of the north elevation look like it did in 1914.

### West Elevation

The west elevation was never remodeled. Therefore, the west elevation looks much like it always did. However, the first floor was changed slightly. Moving north to south, the multi-paned stationary window was replaced by a four-paned stationary window. The two small windows were replaced by a large stationary window, which was filled in. The remaining large stationary windows were also filled in.

Since the annex was never remodeled, it did not need restoration. The annex retains its original appearance from its construction in 1941. Since no known photographs exist of the motel from the 1963 remodeling, it can not be determined if the west elevation underwent remodeling.

### South Elevation

Since no known photographs exist of the motel from the 1963 remodeling, it can not be determined if the south elevation underwent remodeling.

### East Elevation

Like the north elevation, the east elevation was restored almost to its original appearance. The brick and stucco cladding was removed and the windows were replaced with two-paned stationary windows. The side entrance remained on the east elevation. Existing photographs make it is difficult to describe the rest of the first floor from the 1984 restoration.

Since the annex was never remodeled, it did not need restoration. The annex retained its original appearance from its construction in 1941. The open air metal walkways and railing joining the motel to the hotel on the third and fourth floors remained intact. The 1963 modifications done on the east elevation of the motel remained. However, it too was painted pink.

### 2003 REMODEL

In 2001, the current owner, Amin Amarshi, purchased the Radisson Legacy Hotel, and renamed it the Legacy Hotel. It had been vacant for a number of years. In 2003, Amarshi began remodeling the exterior of the old motel and the interior of both the hotel and motel. The majority of the work is being conducted to the interior. The number of rooms decreased from 117 to 96 in order to create larger rooms and added modern amenities for occupants. The 1960s lobby was updated, but done in a matter to resemble historic hotel interiors. The exterior of the building was painted beige with the brick and remaining stucco details painted white.

### North Elevation

The north elevation looks exactly like it did from the 1984 restoration project.

### West Elevation

The west elevation looks exactly like it did from the 1984 restoration project, including the annex and motel.

### South Elevation

Apparently the south elevation has never changed from its construction in 1960.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 7 Page 5

---

### East Elevation

The east elevation received the majority of the exterior remodeling. The Hotel Freiderica structure looks exactly like it did from the 1984 restoration project. The annex looks exactly like it did from the 1984 restoration project. The motel has been changed. The metal walkways and railings were removed. The hotel and motel were connected. The motel was enclosed to place the hallways inside the structure instead of outside like the original motel. The walls are flushed and fenestrated by five small windows. The parking garage on the first floor remains. A side entrance similar to the one located on the east elevation of the Hotel Freiderica was installed on the east elevation of the motel. However, it is important to note that the current changes were made to the non-historic rear of the building.



**8. Statement of Significance**

**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

**Criteria Considerations**

(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** birthplace or grave of a historical figure of outstanding importance.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property
- G** less than 50 years of age or achieved significance within the past 50 years.

**Levels of Significance** (local, state, national)

Local

**Areas of Significance** (Enter categories from instructions)

Architecture

**Period of Significance**

1914

1941

**Significant Dates**

1914 (built)

1941 (annex added)

**Significant Person** (Complete if Criterion B is marked)

N/A

**Cultural Affiliation** (Complete if Criterion D is marked)

N/A

**Architect/Builder**

Theodore M. Sanders, Architect (original building)

Edward Durrell Stone, Architect (annex)

**Narrative Statement of Significance**

(Explain the significance of the property on one or more continuation sheets.)

**9. Major Bibliographical References**

**Bibliography**

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

**Previous documentation on file (NPS):**

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- Previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office
- Other State Agency
- Federal Agency
- Local Government
- University
- Other

Name of repository: \_\_\_\_\_

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 8 Page 1

### SUMMARY

The Hotel Freiderica located at 625 W. Capitol Avenue in Little Rock, Pulaski County, is being nominated to the National Register of Historic Places with **local significance** under **Criterion C** for its association with Arkansas architects Theodore M. Sanders and Edward Durrell Stone. The original hotel building and its additions also represent good examples of two major styles in architecture; the 20<sup>th</sup> Century Commercial style and the International style.

### ELABORATION

As the capital city of Arkansas, Little Rock's downtown business district experienced a peak period in the years between 1900 and 1930 when the commercial, financial, entertainment, civic and social centers of the city's life were located in the downtown area. The new buildings of this time period were larger and more expensive than those of Victorian Little Rock. It was during this period that Little Rock businessman Fred W. Allsopp conceived the idea to construct the finest hotel in not only Little Rock, but throughout Arkansas.

Born at Tetenhall near Wolverhampton, England, on 25 June 1867, Allsopp was the eldest son of William and Harriet D. Allsopp. In 1868, the Allsopp family moved to Toronto, Canada. In 1880, the family moved again, this time to Prescott, Arkansas, which is located approximately 98 miles southwest of Little Rock. In 1884, at the age of 17, Allsopp moved to Little Rock to work at the local newspaper, *The Arkansas Gazette*. He worked as a mailing clerk, stenographer, bookkeeper, reporter, and advertising manager. Allsopp excelled at his work and proved to be very ambitious by eventually becoming an owner of *The Arkansas Gazette*. On 7 September 1892, Allsopp married Mary F. Chapple of Little Rock. Besides the newspaper, Allsopp emerged himself into business politics. He was the Secretary of the City Market & Arcade Company, Director of the Union and Mercantile Trust Company, and a commissioner of the Broadway Main Street Bridge District. He founded and owned the Allsopp & Chapple Book and Stationary Store for twenty-one years. He was the author of two books, *Twenty Years in a Newspaper Office*, and *Life Story of Albert Pike*. In addition, he was a member of the Elks, the Ancient Order of United Workman, the Country Club, the Lakeside Club, the Arkansas Press Association, the National Editorial Association, the Little Rock Advertising Club, and the Little Rock Board of Commerce. Allsopp also dabbled in real estate, including the Hotel Freiderica.

In 1910, Allsopp dreamed of a first-rate hotel to be located on the then "outskirts" of the Little Rock downtown business district. He chose the northwest corner of Capitol Avenue and Gaines Street for the hotel, just down the street from the Arkansas State Capitol (**NR Listed 06/28/74**). Allsopp hired Theodore M. Sanders, a young local architect who had just opened his own firm.

Sanders was born in Little Rock on 13 March 1879, one of ten children. After graduating from high school in 1898, he attended the University of Illinois School of Architecture, graduating in 1902. He went across the Atlantic to study at the Beaux Arts Institute of Design in Paris, France. He traveled Europe for a few years where he produced many sketches and watercolors. Upon returning to Little Rock, Sanders worked as a draftsman for Frank Gibb, a local architect, and made partner in 1906. He stayed with Gibb until 1910, when he left and opened his own firm. He worked on his own from 1910 to 1919. In 1919, he joined with Frank Ginocchio as a partner. This partnership continued until 1927 when Charles L. Thompson dissolved his partnership with Tom Harding and joined Sanders and Ginocchio. Even after Thompson retired in 1938, Sanders and Ginocchio continued the practice until 1941 when Sanders retired. During Sanders forty-five years as an architect, he was involved in the construction of many buildings and residences in thirty-four counties of Arkansas and one large residence in Memphis. Some of those buildings include the Ada Thompson Memorial Home in Little Rock, Pulaski County (**NR Listed 08/03/77**); the Benevolent and Protective Order of Elk building in Little Rock, Pulaski County (**NR Listed 12/22/82**); the North Little Rock Post Office in North Little Rock, Pulaski County (**NR Listed 12/22/82**); the Democrat Printing & Lithograph Building in Little Rock, Pulaski County (**NR Listed 12/17/98**), and the Cleveland County Courthouse in Rison, Cleveland County (**NR Listed 4/11/77**).

## United States Department of the Interior

National Park Service

# National Register of Historic Places

## Continuation Sheet

Section number 8 Page 2

During Sanders' training as an architect in the late 19<sup>th</sup> Century, the Eclectic movement was popular. Sanders was taught to use the traditional styles of architecture – Ancient Classical, Medieval, and Renaissance Classical – as inspiration for his creations. The Eclectic movement stressed relatively pure copies of these traditional styles as originally built in Europe and America. The Eclectic movement created new styles that became popular up until the 1930s. These styles include Italian Renaissance, Chateausque, Beaux Arts, Tudor, and Colonial Revival.

In 1908, Sanders constructed the Benevolent and Protective Order of Elks building (**NR Listed 12/22/82**) for the members in Little Rock. It is possible that Allsopp, a member of the Elks, was familiar with Sanders' work from the B.P.O.E. Building. In any case, just two years later, Sanders headed his own firm and Allsopp hired Sanders to construct the Hotel Freiderica.

Sanders designed a rectangular shaped (80' x 62'), five-story, flat-roof, dark brick building designed in an assorted mixture of Italianate Renaissance, Colonial Revival, and Early 20<sup>th</sup> Century Commercial styles with minimal details resting upon a continuous foundation of cast concrete. Sometime in 1913, the five-story framework for the hotel was erected in just eighteen working days, which the *Arkansas Gazette* touted as a "record-breaker for this section of the country." By 1914, the Hotel Freiderica was open for business. The original room rates were \$2.00 per day for a corner room, and \$20.00 per month. The dining room located on the first level charged fifty cents per meal. The Freiderica Pharmacy originally occupied almost the entire west side of the first floor of the building. However, sometime before 1937, the Freiderica Pharmacy moved across the street to 701 W. Capitol Avenue. Two smaller offices were located near the rear of the drug store. The hotel occupied the rest of the first floor and the remaining upper stories. The original lobby was located in the center of the first floor. A marble front desk was located along the wall to the drug store. Past the desk was an elevator and two staircases, one for the occupants and the other for hotel help. The dining room was located east of the lobby. Past the dining room was the kitchen and a three stall restroom.

Research does not indicate whether or not Allsopp remained the owner of the Hotel Freiderica from 1914 to 1938. In any case, Samuel Julius Peck purchased the hotel in 1938 when he and his wife, Henrietta, moved to Little Rock, from Fort Smith.

Peck was born in Dallas, Texas, on 7 December 1904, to Isaac and Eulah (Martin) Peck. The family lived in Magazine, Logan County. Peck attended public school in Fort Smith, Sebastian County, Little Rock, Pulaski County, and Castle Heights Military Academy in Lebanon, Tennessee. Peck spent one term at Hendrix College in Conway, Faulkner County, and one term at the University of Arkansas in Fayetteville, Washington County. He left school to pursue a career as an assistant manager at the Goldman Hotel. In 1929, he purchased the Plaza Hotel in Tonkawa, Oklahoma, and the Washington Hotel in Fayetteville, where the Pecks made their home. In 1935, the Pecks moved from Fayetteville to Little Rock to expand their hotel business. In 1938, Peck purchased the Hotel Freiderica. Peck added the Freiderica Coffee Shop, probably in the space left behind by the drug store. However, by the early 1940s, the coffee shop is no longer mentioned. Peck wanted to modernize the Hotel Freiderica, so in 1941, Peck hired a young architect, Fayetteville native Edward Durrell Stone.

Stone was born in Fayetteville on 9 March 1902 to Benjamin Hicks and Ruth (Johnson) Stone. Stone attended the University of Arkansas in Fayetteville, Harvard Architectural School, and the School of Architecture at MIT. In 1927, Stone received the Rotch Travelling Scholarship in Architecture to travel to Europe. Upon returning to the states in 1929, Stone worked on the Waldorf=Astoria Hotel in New York City, which was erected in 1931. From 1932 to 1940, he worked on the Rockefeller Center, and became friends with Nelson Rockefeller. Rockefeller got Stone the position of associate architect for the Museum in Modern Art that was constructed in 1939. During World War II, he served as a Major in the US Army Air Force from 1942 to 1945, as the Chief of Planning and Design Section. Over his lifetime, Stone received numerous doctorates and honorary awards. He taught at Yale, Princeton, MIT, Cornell, Columbia, New York University, and the University of Arkansas. Some of Stone's designs include the John F. Kennedy Center for the Performing Arts (1971) and the National Geographic Building in Washington, D.C., the American Pavilion at the 1957 Brussels World's Fair, New York's General Motors Building (1968), Chicago's eighty-story Standard Oil of Indiana Tower (1972), and the Eisenhower Medical Center in Palm Desert, California (1971).

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 8 Page 3

During Stone's travels in Europe on a student scholarship in the early 20<sup>th</sup> Century, the International style was becoming popular. The architects who are credited with creating the International style (Le Corbusier in France, Oud and Rietveld in Holland, Walter Gropius and Mies van der Rohe in Germany) exploited the materials and technology of the day. The International style stresses a structural skeleton as the base of the building that can be covered by a thin, non-structural skin. International style buildings are defined by concrete, steel and/or glass construction that emphasizes the skeleton of the structure. Also, International style buildings generally do not contain non-essential decorations. In addition, these buildings will be fenestrated with ribbon windows and corner windows, with thin, metal panels sometimes separating large, single-pane windows. International style buildings have a flat roof without a ledge, and asymmetrical facades with sharp angles. Stone was deeply influenced by this style of architecture, which is obviously represented in his work. Stone became known as a leading International style architect.

By the time Peck hired Stone to update his hotel in 1941, Stone had completed his training and was making a name for himself in the world of architecture. Stone remodeled the interior spaces of the Hotel Freiderica, which included introducing what Stone called "studio bed arrangement," or couch-beds, in some of the rooms, and added a penthouse to the roof of the hotel. The studio bed arrangement allowed the room to be used as a sitting room during the day, and became popular during the mid-20<sup>th</sup> Century. Stone also designed an annex that adjoined the rear of the hotel. He created an International Style addition, generally recognized by architects as one of the classic examples of that area of design in Central Arkansas. This annex is also significant because it was the first structure Stone designed in Arkansas.

Sometime in the mid-1940s, Peck changed the name of the hotel from Hotel Freiderica to the Sam Peck Hotel. Stone lived at the Sam Peck Hotel when he designed the University of Arkansas Medical Center in Little Rock and the Fine Arts Building in Fayetteville. By the 1950s, it became evident to Peck that he needed to expand his hotel even more, but wanted to provide more affordable lodging. So, in 1955, Peck asked Stone to design the Sam Peck Motel. Construction began in 1959 and concluded in 1960. The Sam Peck Motel was separate from and located behind the Sam Peck Hotel. Along the east elevation, open air metal walkways and railings joined the two structures on the third and fourth floors. Thus, those occupants staying in the Sam Peck Motel had access to the amenities located in the Sam Peck Hotel, without having to use the sidewalks and go around the structures. In 1957, an open court and swimming pool were constructed along the west elevation.

Sometime between the construction of the Hotel Freiderica and 1963, the front brick portico was removed. A metal design was put around the second and third story center ribbon windows topped with a mansard roof. This metal design covered the sign, "The Freiderica." Also, a side entrance for guests was created near the north edge of the east elevation. A covered walkway extended away from the structure.

In 1963, Peck wanted his hotel and motel exteriors modernized. This time the Erhart, Eichenbaum, Rauch & Blass (EER&B) architectural firm was hired. EER&B totally changed the exterior view of the Sam Peck Hotel along the north and east elevations of the original hotel structure. Brick and stucco cladding was added over the original facades, extending slightly away from the building.

On 6 April 1967, Sam Peck passed away in Little Rock. The Sam Peck Hotel and Motel were taken over by his wife and their son. In 1969, a fire broke out inside the hotel. Although no exterior damage occurred, the interior suffered from smoke damage. Therefore, the interior of the Sam Peck Hotel was updated and remodeled that same year. The owners of the hotel hired the architectural firm Ginocchio, Cromwell, Carter, and Neyland. It is interesting to note that Ginocchio worked with the original architect for the Hotel Freiderica, Sanders, from 1919 until Sanders' retirement in 1941. During this remodeling, the electrical and mechanical devices located inside the hotel were updated to accommodate the occupants.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 8 Page 4

Sometime in the 1970s, the Peck family sold the Sam Peck Hotel to Herbert Weissberg of New York. The hotel changed owners at least another six times from Weissberg to today. In 1984, the then current owners decided to remove the 1963 brick and stucco cladding to reveal the original building's facades. The building was also painted pink. The name of the hotel was changed to the Radisson Legacy Hotel.

In 2001, the current owner, Amin Amarshi, purchased the Radisson Legacy Hotel, and renamed it the Legacy Hotel. Amarshi owns and operates the Best Western and other historic properties in Osceola, Mississippi County, Arkansas. In 2003, Amarshi began remodeling the exterior of the old motel and the interior. The majority of the work is being conducted to the interior. The number of rooms is decreasing, because he is making the rooms larger, and adding modern amenities for the modern business traveler. The 1960s lobby was updated, but done in matter to resemble historic hotel interiors. The exterior of the building was painted beige with the brick and remaining stucco details painted white.

The Hotel Freiderica is significant due to the two prominent Arkansas architects associated with the structure. However, its significance does not end there. The Hotel Freiderica was important to businesses and politics of Arkansas.

Numerous associations, club, and organizations used the Hotel Freiderica as their meeting place. These groups include the following: American Society of Heating, Refrigerating, and Air-Conditioning Engineers, Inc.; the Little Rock School Board (during the 1957 Central High School crisis); the Unitarian Universalist Church of Little Rock; the Little Rock Civitan Club; the Arkansas Association of Hospital Pharmacists, a chapter of the American Society of Hospital Pharmacists; and the Arkansas chapter of the Association of Fundraising Professionals.

The Hotel Freiderica played an important role in Arkansas politics. When Winthrop Rockefeller arrived in Arkansas on 9 June 1953, he moved into the penthouse on top of the original hotel. He stayed there for an extended period time while he built Winrock Farms, a home on top of Petit Jean Mountain. Rockefeller ran unsuccessfully for governor as a Republican in 1964 against Orval Faubus. However, in 1966, Rockefeller won the governorship and was re-elected in 1968. He was the state's first Republican governor since Reconstruction. Rockefeller used the penthouse at the Sam Peck Hotel whenever he was in Little Rock. On 10 June 2003, the fifty year anniversary of Rockefeller moving to Arkansas, Lt. Gov. Win Rockefeller, son of Governor Rockefeller, announced his candidacy for lieutenant governor at the Legacy Hotel.

Due to its close proximity of the Arkansas State Capitol (**NR Listed 06/28/74**) and the Little Rock U.S. Post Office and Courthouse (**NR Listed 12/23/99**), the hotel's bar, the Filibuster, was a gathering place for politicians and businessmen for a number of years. The conversations, arguments and debates held in this room have probably had a significant impact on Arkansas's politics and economics.

In 1995 and 1996, the Whitewater hearings were held at the Little Rock U.S. Post Office and Courthouse (**NR Listed 12/23/99**), directly across the street from the Hotel Freiderica. Television announcers reported from the hotel so they could broadcast with a view of the courthouse.

### STATEMENT OF SIGNIFICANCE

The Hotel Freiderica located at 625 W. Capitol Avenue in Little Rock, Pulaski County, is being nominated to the National Register of Historic Places with **local significance** under **Criterion C** for its association with Arkansas architects Theodore M. Sanders and Edward Durrell Stone. The original hotel building and its additions also represent good examples of two major styles in architecture; the 20<sup>th</sup> Century Commercial style and the International style.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 9 Page 1

### BIBLIOGRAPHY

#### Books

*Arkansas and Its People: A History, 1541-1930, Volume III.* New York: The American Historical Society, Inc., 1930.

Polk's Little Rock and North Little Rock City Directory, 1937-1949.

Russell, Jerry L. and Bessie Butler Newson Allard, eds. *Who's Who in Arkansas: Volume 2.* Little Rock: Allard House, Publishers, 1968.

Who's Who Publishers. *Who's Who in Little Rock.* Little Rock: The New Era Press, 1921

#### Magazines and Newspapers

Brown, Wesley. "Rockefeller Says He's Mulling A Run for Governor," *Arkansas News*, 10 June 2003.

Mann, Janie. "Sam Peck Lives: Historic Hotel Will Be Legacy at the Cambridge Suites," *Arkansas Times*, 20 December 2002.

"Owner of Hotel, Sam Peck, Dies," *Arkansas Gazette*, 6 April 1967, 12 B, col. 5.

"School Board Meets to Discuss 'Developments,'" *Arkansas Gazette*, 21 September 1957.

#### Repositories

Arkansas Historic Preservation Program, "Topical Files: Architects in Arkansas: Theodore Sanders"

Arkansas Historic Preservation Program, "Topical Files: Architects in Arkansas: Edward Durrell Stone"

University of Arkansas, Archives, "Edward Durrell Stone Papers."

#### Architectural Plans

Erhart, Eichenbaum, Rauch & Blass Architects, "Additions to the Sam Peck Motel," 15 March 1962.

Ginocchio, Cromwell, Carter & Neyland Architects, "Remodel of the Sam Peck Hotel," 29 December 1929.

#### Interviews

Amarshi, Amin. Owner of the Legacy Hotel.

Fruchey, Lyn. Owner of the Freiderica Pharmacy.

Peterson, Capi Peck. Grand-daughter to Sam Peck.

#### Websites

American Society of Heating, Refrigerating, and Air-Conditioning Engineers, Inc. Website,

<http://65.67.91.252/award%20body.htm>

Arkansas Association of Hospital Pharmacists Website, [www.aahponline.org/aahphistory.htm](http://www.aahponline.org/aahphistory.htm)

Arkansas Jazz Heritage Foundation Website, [www.arjazz.org/sponsors/legacy.html](http://www.arjazz.org/sponsors/legacy.html)

Association of Fundraising Professionals Website, [www.afpnet.org/chap\\_hp.cfm?chpt=AR1&folder\\_id=932](http://www.afpnet.org/chap_hp.cfm?chpt=AR1&folder_id=932)

Capital Avenue and the Arkansas State Capitol Website, [www.picturearkansas.com/capitol.htm](http://www.picturearkansas.com/capitol.htm)

Cromwell Architects Engineers Website, [www.cromwell.com/history.htm](http://www.cromwell.com/history.htm)

Kinco Constructors, LLC Website, [www.kincoinc.com/projects/lgy\\_hl.html](http://www.kincoinc.com/projects/lgy_hl.html)

Little Rock Civitan Club Website, [www.civitan.net/litterock/pageslitterock/2\\_2.html](http://www.civitan.net/litterock/pageslitterock/2_2.html)

Unitarian Universalist Church of Little Rock History Website, [www.uuclr.org/About\\_Us/our\\_history.htm](http://www.uuclr.org/About_Us/our_history.htm)

Winthrop Rockefeller Website, "A Significant Life in Arkansas," <http://library1.uarl.edu/wr50th/story.html>

Hotel Freiderica  
Name of Property

Pulaski County, Arkansas  
County and State

### 10. Geographical Data

Acreege of Property Approx. one acre

#### UTM References

(Place additional UTM references on a continuation sheet.)

1	<u>15</u> Zone	<u>566120</u> Easting	<u>3844762</u> Northing	3	<u>          </u> Zone	<u>          </u> Easting	<u>          </u> Northing
2	<u>          </u>	<u>          </u>	<u>          </u>	4	<u>          </u>	<u>          </u>	<u>          </u>

See continuation sheet

#### Verbal Boundary Description

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

#### Boundary Justification

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

### 11. Form Prepared By

name/title Wendy S. Perkins, National Register Historian  
Organization Arkansas Historic Preservation Program date 19 June 2003  
street & number 1500 Tower Building, 323 Center Street telephone 501-324-9874  
city or town Little Rock state Arkansas zip code 72201

#### Additional Documentation

Submit the following items with the completed form:

##### Continuation Sheets

##### Maps

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

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

##### Photographs

Representative **black and white photographs** of the property.

#### Additional items

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

### Property Owner

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

name Amin Amarshi  
street & number P.O. Box 648 telephone             
city or town Osceola state Arkansas zip code 72370

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listing. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*)

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P. O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20303.

Hotel Freiderica

Name of Property

Pulaski County, Arkansas

County and State

**United States Department of the Interior**

National Park Service

## **National Register of Historic Places**

### **Continuation Sheet**

Section number 10 Page 1

---

#### **VERBAL BOUNDARY DESCRIPTION**

Lots 1, 2, 3, 4, 5, and 6, all in Block 127 of the Original City of Little Rock, Pulaski County, Arkansas.

#### **BOUNDARY JUSTIFICATION**

This boundary includes all of the property that has historically been associated with this resource.





1. Hotel Frederica
2. Pulaski Co, AR
3. Zac Cotwen
4. June 2003
5. AHPP
6. North (front) and west (side) elevations. View looking southeast.  
(Original building)
7. #1



RESERVED

RESERVED

1. Hotel Frederica
2. Pulaski Co., AR
3. Zae Cothren
4. June 2003
5. AHPP
6. West side of 1941 addition. Looking east
7. #2



LEGACY  
HOTEL

P

1. Hotel Freiderica

2. Dulaski Co., AR

3. Zae Cethren

4. June 2003

5. AHPP

6. 1960 Sam Peck Motel addition and a portion of the 1941 addition,  
south and east elevations. Looking northwest.

7. #3



CLOSED  
FOR  
CONSTRUCTION

CHEVROLET

1. Hotel Frederica

2. Pulaski Co., AR

3. Zac Cochran

4. June 2003

5. AHPP

6. East elevation. Looking southwest.

7. #4



CIRCA 1915



1. Hotel Frederica
2. Pulaski Co., AR
3. Unknown
4. Circa 1915
5. AHPP
6. Historic (circa 1915) North and west elevation. Looking Southeast
7. # 5

HOTEL  
BECK



2. Pulaski Cor, AR  
reiderica (Sam Peck Hotel)

3. Unknown

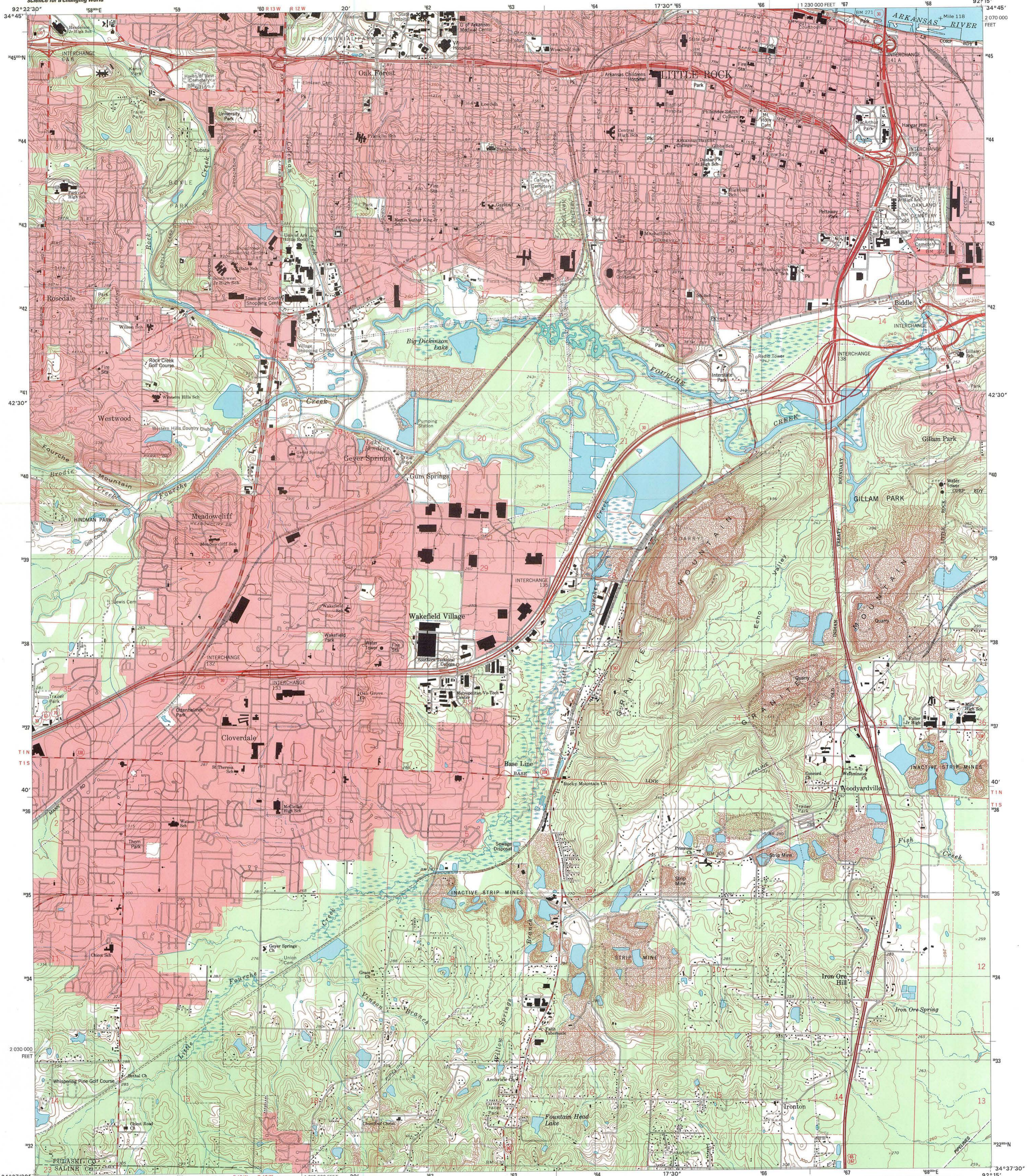
4. Circa 1980

5. AHPP

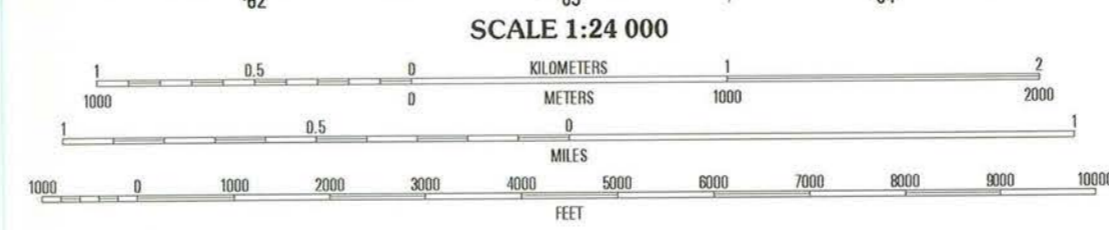
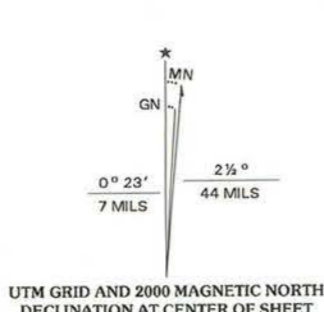
6. North ad west elevation. Before 1984 restoration.  
Looking Southeast.

7. #6

Hotel Frederica  
Little Rock, Pulaski Co., AR  
UTM: 15/566120/3844762



Produced by the United States Geological Survey  
Topography compiled 1960. Planimetry derived from imagery taken 1994 and other sources. Public Land Survey System and survey control current as of 1985.  
North American Datum of 1983 (NAD 83). Projection and 1000-meter grid: Universal Transverse Mercator, zone 15  
10 000-foot ticks: Arkansas Coordinate System of 1983 (south zone)  
North American Datum of 1927 (NAD 27) is shown by dashed corner ticks. The values of the shift between NAD 83 and NAD 27 for 7.5-minute intersections are obtainable from National Geodetic Survey NADCON software.  
There may be private inholdings within the boundaries of the National or State reservations shown on this map.  
Landmark buildings verified 1985.



CONTOUR INTERVAL 10 FEET  
SUPPLEMENTARY CONTOUR INTERVAL 5 FEET  
NATIONAL GEODETIC VERTICAL DATUM OF 1929  
TO CONVERT FROM FEET TO METERS, MULTIPLY BY 0.3048

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS  
FOR SALE BY U.S. GEOLOGICAL SURVEY, P.O. BOX 25286, DENVER, COLORADO 80225  
AND ARKANSAS GEOLOGICAL COMMISSION, LITTLE ROCK, ARKANSAS 72204  
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



**ROAD CLASSIFICATION**

Primary highway  
hard surface .....  
Secondary highway  
hard surface .....

Light-duty road, hard or  
improved surface .....

Unimproved road .....

Interstate Route U.S. Route State Route

1	2	3	1 Pinnacle Mountain
4	5	5 Sweet Home	2 North Little Rock
6	7	7 Spring Lake	3 McAlmont
	8	8 Woodson	4 Alexander

**LITTLE ROCK, AR**

1994

NIMA 7553 III NE-SERIES V884



UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Hotel Freiderica  
NAME:

MULTIPLE  
NAME:

STATE & COUNTY: ARKANSAS, Pulaski

DATE RECEIVED: 8/13/03 DATE OF PENDING LIST: 9/15/03  
DATE OF 16TH DAY: 10/01/03 DATE OF 45TH DAY: 9/27/03  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 03000951

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N  
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N  
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT  RETURN  REJECT SEP 27 2003 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in the  
National Register

RECOM./CRITERIA \_\_\_\_\_

REVIEWER \_\_\_\_\_ DISCIPLINE \_\_\_\_\_

TELEPHONE \_\_\_\_\_ DATE \_\_\_\_\_

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



# The Department of Arkansas Heritage

Mike Huckabee, Governor  
Cathie Matthews, Director

Arkansas Arts Council

Arkansas Natural Heritage  
Commission

Historic Arkansas Museum

Delta Cultural Center

Old State House Museum



## Arkansas Historic Preservation Program

1500 Tower Building  
323 Center Street  
Little Rock, AR 72201

(501)324-9880

fax: (501)324-9184

tdd: (501)324-9811

e-mail:

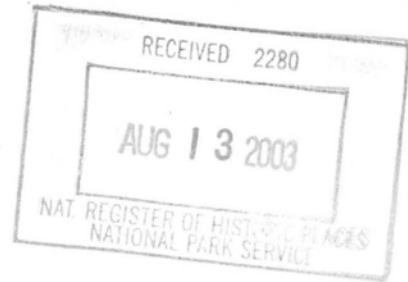
info@arkansaspreservation.org

website:

www.arkansaspreservation.org

August 7, 2003

Carol D. Shull  
Chief of Registration  
United States Department of the Interior  
National Register of Historic Places  
National Park Service  
8th Floor  
1201 Eye Street, NW  
Washington, DC 20005



RE: Hotel Freiderica-Little Rock, Pulaski County

Dear Carol:

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

If you need further information, please call Ralph S. Wilcox of my staff at (501) 324-9787. Thank you for your cooperation in this matter.

Sincerely,

Cathie Matthews  
State Historic Preservation Officer

CM:zc

Enclosure

An Equal Opportunity Employer

