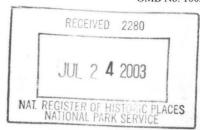
United States Department of the Interior National Park Service



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 Prop	erty	
historic name other names/site n	Amendment to the Hale Avenue Historic District	
2. Location		
2. Location		
street & number	Area(s) included in the Western ½ of Block 18 and Northeastern ¼ of Block 10, downtown Osceola, specifically 107 W. Hale Ave., 109 W. Hale Ave., 111 W. Hale Ave., 302 W. Hale Ave., 306 W. Hale Ave., 101 N. Walnut St., 103 N. Walnut St., 105 N. Walnut St., 107 N. Walnut St., and 109 N. Walnut St.	not for publication
city or town Os	sceola	☐ vicinity
state Arkansas	code AR county Mississippi code 093	zip code <u>72370</u>
3. State/Federal	Agency Certification	
request for determ Places and meets does not meet the nationally Signature of cer State or Federal In my opinion, the comments.) Signature of cer State or Federal	authority under the National Historic Preservation Act, as amended, I hereby certify that this indication of eligibility meets the documentation standards for registering properties in the National Register procedural and professional requirements set for in 36 CFR Part 60. In my opinion, the property National Register criteria. I recommend that this property be considered significant statewide locally. (See continuation sheet for additional comments.) The property does not meet the National Register criteria. (Discontinuation sheet for tifying official/Title does not meet the National Register criteria. (Discontinuation sheet for agency and bureau does not meet the National Register criteria.)	ister of Historic ☑ meets □
I hereby certify that th ☐ entered in the ☐ See of ☐ determined el National Re	National Register. continuation sheet igible for the gister. continuation sheet of eligible for the egister. in the National	P 2 2003

The state of the s	Amendment	to	the	Hale	Avenue	Historic	District
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Mississippi County, Arkansas County and State

Ownership of Property (Check as many boxes as apply) Category (Check only	of Property one box)	Number of Resources v (Do not include previously list					
 □ private □ public-local □	building(s) district	Contributing	Noncontributing				
public-State	site	8	2	buildings			
☐ public-Federal ☐ structure ☐ object		0	0	sites			
		0	0	structure			
		0	0	objects			
		8	2	Total			
Name of related multiple property list (Enter "N/A" if property is not part of a multiple	ting property listing.)	Number of Contributing in the National Registe		listed			
Historic Resources of Osceola, Arkansa	s- MRA	14					
6. Function or Use			Territor T				
Historic Functions (Enter categories from instructions)		Current Functions (Enter categories from instruct	tions)				
COMMERCE/TRADE: specialty store		COMMERCE/TRADE: business					
COMMERCE/TRADE: professional		VACANT/NOT IN USE					
COMMERCE/TRADE: restaurant		•		CHAR			
RECREATION AND CULTURE: theat	er						
7. Description							
Architectural Classification (Enter categories from instructions)		Materials (Enter categories from instruct	ions)				
LATE 19 TH AND EARLY 20 TH CENTU		foundation BRICK		* 180			
AMERICAN MOVEMENTS: Commercial	cial Style	walls BRICK					
		roof OTHER: Tar bu	ilt-up				
		other					

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

Mississippi County, Arkansas

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National Register of Historic Places Continuation Sheet

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Summary

The amendment to the Hale Avenue Historic District contains portions of two blocks adjacent to the current district on the west and east. The area included in the proposed boundary increase contains a total of 10 structures, of which eight are historically significant to the development of the downtown business district and contemporary with the period of significance, 1901-1936, of the original Hale Avenue Historic District.

Elaboration

The amendment to the existing Hale Avenue Historic District (listed on the National Register of Historic Places 09-14-87) is composed of portions of two blocks adjacent on the west and east of the current district. The area in the amendment contains a total of ten structures, eight of which are historic and contribute to the significance of the district. Two structures, 302 W. Hale and 306 W. Hale, were determined non-contributing due to the remodeled brickwork in the 1980s.

Eastern Boundary Addition

The following three buildings are located in the first block of Hale Avenue, just west of the railroad tracks. Visually, these structures appear as one large building on the exterior, with the brick parapet running the length and with separate entries. On the interior, the spaces are separated by fire walls, which serve as common walls with the adjoining structure.

The 1908 Sanborn map (the earliest city map), shows two one-story brick buildings on the southeast corner of Hale and Popular Streets. The 1913 Sanborn map shows four structures on this block. The four structures, going from the railroad to the corner of Popular to the west, are listed as: a tailor store; a meat grocery and harness store (these two are separated by a framed partition); a harness/hardware store; and a store for farm implements. The tailor store was destroyed at an unknown date, and is now an empty lot. The remaining buildings are typical of the late nineteenth and early twentieth century commercial structures in location, size, scale, and massing. The buildings complemented the growing business district of Osceola, especially once the county courthouse was constructed in 1919 in the next block, across the street.

107 West Hale Avenue (MS0257)

The structure at 107 W. Hale is called the Adolf Wineburge building. It is a one-story, rectangular, brick structure on a continuous foundation with a flat roof and a brick parapet. The brick parapet is corbelled as well. The centered entry is recessed with flanking display windows.

109 West Hale Avenue (MS0159)

The 109 W. Hale structure, known as the Eli Saphin Building, is due west of the above-mentioned, and was constructed circa 1910. It is separated from the previously listed by a fire wall. It is typical of commercial buildings at the turn of the century, being one-story, rectangular, brick structure on a continuous foundation with a parapet wall along the flat roof. The brick parapet is corbelled with dentil work along the top. Cast iron columns complement the front facade, flanking the door. The centered entry has flanking display windows on each side; there are fixed paned, transom windows the width of the structure.

111 West Hale Avenue (MS0160)

The 111 W. Hale building, on the southeast corner of Hale and Poplar, is called the LK Herwarg Building and was constructed circa 1910. The 1908 Sanborn Insurance map indicates such a building on this corner. It is a one-story, rectangular, brick structure on a continuous foundation with a flat roof and a brick parapet. It is typical of commercial buildings at the turn of the century with a centered, inset or recessed, front door with flanking display windows.

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Western Boundary Addition

The structures located in the 100 block of Walnut and the 300 block of Hale are the architectural foundation of the northwest corner of Walnut and Hale streets. They are a major aspect of the town's commercial area and are across the street from the county courthouse.

The five structures facing Walnut Street appear as one long, one-story structure with a brick parapet spanning the entire length of the buildings, with asymmetrical placement of a decorative parapet massing on the second and fourth bays. The pediments are different in style but not in height. There is a brick parapet wall along the front and side facades. These five structures were constructed circa 1905 by Eatmon construction Company, with William Frank Little as the architect. A unique architectural feature of these individual structures is that each entry is recessed with fixed transoms over the display windows and the entry. In the latter case, with all entries, the fixed transoms are located on the structure's exterior facade (building line), creating a protective entrance feature; there is a fixed transom over the recessed entry as well. Under all the display windows are raised wooden panels. The entire length of this exterior facade was remodeled in the 1980s. The remodeling included bricks cleaned, new entrances, some windows and doors altered, etc. Also, awnings were placed over the display windows.

The 1919 Sanborn listed these structures as a grocery store, an office, a barber shop, a restaurant, a bottling works company, and an auto repair shop. This structural unit has one interior, fire-rated wall, with the other walls being framed partitions that separate the independent stores listed in the 1919 map.

101 North Walnut (MS0134)

The building at **101 N. Walnut** is historically known as the Cramer's Café. This structure is the corner unit on the northwest corner of Walnut and Hale streets. It is rectangular in shape, of brick construction with a recessed front door.

103 North Walnut (MS0251)

At 103 N. Walnut, the historic name is Joy Theatre. The centered front entry is recessed with flanking, display windows. This structure has the prominent, stepped brick parapet wall with decorative brick detailing.

105 North Walnut (MS0252)

The structure at 105 N. Walnut is historically called the Courthouse Café, and in the 1919 Sanborn, a restaurant was listed at this site. The entry is similar to its southern counterpart (103 N. Walnut), but there is no decorative pedimented parapet; its lines are straight with a raised brick banding above the vents.

107 North Walnut (MS0253)

At 107 N. Walnut, the structure's historical name is the Young Insurance Agency. This structure has a pediment, which is stepped and centered between the last two bays. The pediment is simple with a brick banding along the facade. The fixed transoms have been altered to not allow light; also, it does not have awnings over the display windows.

109 North Walnut (MS0254)

The structure at 109 N. Walnut is historically known as Dr. Turentine's Office and is the last bay of this overall facade. The exterior facade maintains the same rhythm, pattern and massing as its predecessors. It is a simplified ending to an overall architectural gem.

Amendment to the Hale Avenue Historic Distri	Amendment	to	the	Hale	Avenue	Historic	Distric
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302 West Hale, rear side of 101 North Walnut (MS0255)

The structure at **302 W. Hale** is located on the northwest corner of Walnut and Hale, and is the historical rear side of 101 N. Walnut, known as Cramer's Café. On the 1919 Sanborn, this structure does have an address, but no business is listed. There are four windows along this façade, counting the corner display window, two windows, an entrance and another window. The entrance is recessed with a single display window on the left; there is paneled wood trim below the window and framing the entrance. As with the structures facing Walnut, there is a fixed transom at the street level as well as at the door level. This structure is non-contributing due to the remodeling in the 1980s.

306 West Hale (MS0256)

The structure at **306 W. Hale** was added after the ca. 1905 construction. There are double display windows on the south elevation and two windows on the west elevation, along the alley. The main entry on the south elevation has a recessed entrance with flanking display windows. This area appears to have been altered dramatically with an exaggerated entrance on the facade at the western-most end of the structure, by the alley, making it non-contributing.

designated a National Historic Landmark recorded by Historic American Buildings Survey recorded by Historic American Engineering

Record #

Other Name of repository:

Amendment to	the	Hale	Avenue	Historic	District

Mississippi County, Arkansas
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United States Department of the Interior

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National Register of Historic Places Continuation Sheet

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Section number	•	1 use	-

Summary

The original nomination of the Hale Avenue Historic District in Osceola, Arkansas (listed on the National Register of Historic Places 09/14/87) recognizes an ensemble of historic buildings constructed during the period 1901 to 1936. This amendment seeks to add two areas adjacent to the eastern and western edges of the district containing a total of ten structures. Of these ten structures, eight contribute to the significance of the historic district. The areas contained in the amendment represent the same development and commercial growth patterns historically important to the Hale Avenue Historic District.

Elaboration

The amendment to the existing Hale Avenue Historic District (listed on the National Register of Historic Places 09-14-87) is composed of portions of two blocks adjacent on the West and East of the current district. The area in the amendment contains a total of ten structures, eight of which are historic and contribute to the significance of the district. Two structures, 302 W. Hale and 306 W. Hale, were determined non-contributing due to the remodeled brickwork in the 1980s.

The 100 block of West Hale is the primary focus of the town's development along the railroad and contains significant structures, constructed circa 1910, which are identified with small town development during this time period. These three structures (107, 109 and 111 W. Hale) are located in the first block off the railroad tracks and are across the street from a hotel and cattycorner from the courthouse. The structures are representative of vernacular commercial buildings and provided a wide range of services. Also, the structures have provided the town with a focal point for businesses well into the 21st century.

The 300 block of West Hale (302 and 306) and the 100 block of Walnut (101, 103, 105, 107 and 109) serve as anchors to an important part of Osceola's downtown historic district in that they are located on the northwest corner of Hale and Walnut, due west of the courthouse and have been a vital aspect of the town's architectural heritage. This may be represented by the fact that these structures were remodeled in the 1980s and continue to serve the town. These two structures are considered non-contributing due to the brick remodeling.

These seven structures, in close proximity to the Hale Avenue Historic District, are a reminder of the value of a delta town, which served as the county center for government and business. Their architectural statement is an endorsement. These seven structures were constructed circa 1900 by Eatmon Construction Company. The architect is listed as William Frank Little, 1825-1925, who moved to the area after the Civil War. Although Little lived near Osceola for several years, he later moved to Jonesboro. It is not documented that he was an architect, but he was a businessman in Jonesboro. These structures, altogether, provide an interesting perspective of the importance of rhythm, pattern, massing and continuity on a street. Their continued use and visual unity serve as a model for adaptive re-use of historic buildings and as reminders of the benefits of architectural design.

The eight contributing structures in the amendment to the Hale Avenue Historic District maintain the historic association with the economic development of Osceola. Thus, due to both the direct associations of the contributing properties in the area to be added to the district with the original development that created this commercial area, the amendment to the Hale Avenue Historic District is eligible under **Criterion A** with **local significance**. It is being nominated under the MRA, **Historic Resources of Osceola**, **Arkansas**.

Amendment to the	Hale Avenue Historic Distr	rict
Name of Property		

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National Register of Historic Places Continuation Sheet

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Bibliography

Craighead County Historical Quarterly, Vol V, #2, p.13.

Sanborn Maps for Osceola, AR: Roll 10, #319 for years 1908, 1913 and 1919

Name of Property		C	ounty and	1 State	
10. Geographical Data					
Acreage of Property Appx. 2 acres					
UTM References (Place additional UTM references on a continuation sheet.)					
Zone Easting Northing 2		3	Zone S	Easting Lee continuation sheet	Northing
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					7.777.1.384
name/title V. Anne Guthrie					
organization Consultant for Osceola CLG			date	3 February 2003	
street & number 1910 Arch Street		telep	hone	501-374-1178	
city or town Little Rock	state	A	R	zip code 72	206
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 A Sketch map for historic districts and properties having large a			nerous r	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 / Ed Harshman					23 May 1 /
street & number P.O. Box 648 / 202 W. Johnson				telephone	
city or town Osceola	state		AR	zip code	
Paperwork Reduction Act Statement: This information is being collected for application	s to the N	Vationa	l Register	of Historic Places to not	minate properties for

Mississippi County, Arkansas

Amendment to the Hale Avenue Historic District

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.

Amendment	to	the	Hale	Avenue	Historic	District
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UTM References

No. ZONE		EAST	NORTH	
1.	16	231419	3954826	
2.	16	231399	3954826	
3.	16	231282	3954882	
4.	16	231277	3954846	
5.	16	231247	3954851	

VERBAL BOUNDARY DESCRIPTION

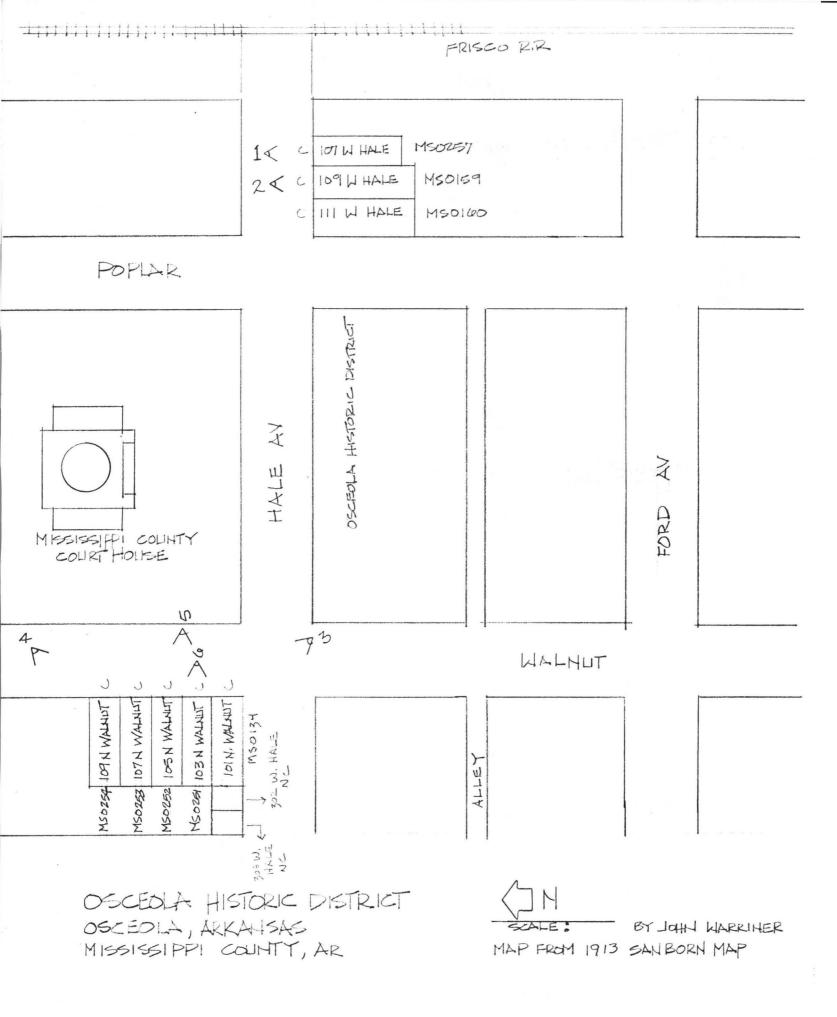
The boundaries of two sections being amended to the Hale Avenue Historic District are described as follows:

The first section begins at 306 Hale Avenue. The boundary moves east towards the intersection of Walnut and Hale, then turns north and runs along the western line of Walnut Street, and ending at 109 North Walnut Street.

The second section begins at the southeastern point of the Hale Avenue and Poplar Street intersection. The boundary moves eastern along the southern line of Hale Avenue, and ends at 111 West Hale Avenue.

BOUNDARY JUSTIFICATION

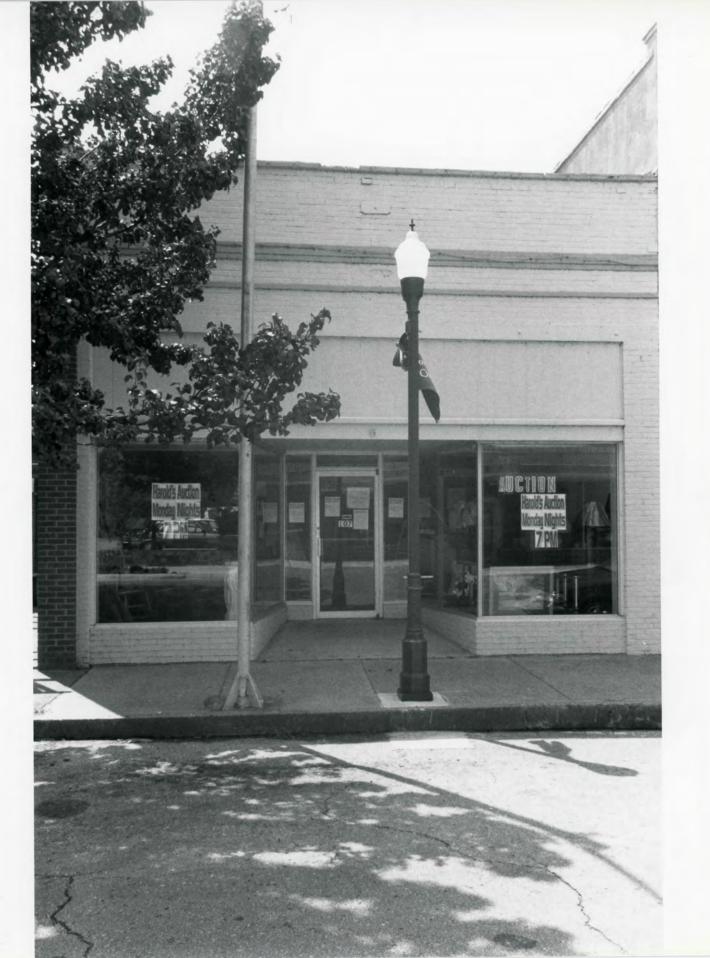
These boundaries include all of the properties that historically have been associated with the district that retains their integrity.



UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES EVALUATION/RETURN SHEET

REQUESTED A	C'I'ION: NOMINA	TION			
PROPERTY NAME:	Hale Avenue Hi	storic Dist	rict (Bou	ındary Increa	ıse)
MULTIPLE NAME:	Osceola MRA				
STATE & COU	NTY: ARKANSAS	, Mississip	pi		
	ED: 7/24 H DAY: 8/29 KLY LIST:			ENDING LIST: 5TH DAY:	
REFERENCE N	UMBER: 030008	63			
REASONS FOR	REVIEW:				
OTHER: N	DATA PROBLEM: PDIL: SAMPLE:	N PERIOD:	N PF	ROGRAM UNAPPR	
COMMENT WAI	VER: N		SEP 2	2003	
ACCEPT	RETURN	REJECT	0L, 2	DATE	
ABSTRACT/SU	MMARY COMMENTS	:		Entered National	in the Register
RECOM./	CRITERIA				
REVIEWER_		DISCIPLINE			
TELEPHONE		DATE			
DOCUMEN	TATION see atta	ached comme	nts Y/N s	see attached	SLR Y/N



1. 107 W. HALE, OSCRAP HISTORIE DISTRICT

2. OSCEDLA, ARKANSAS

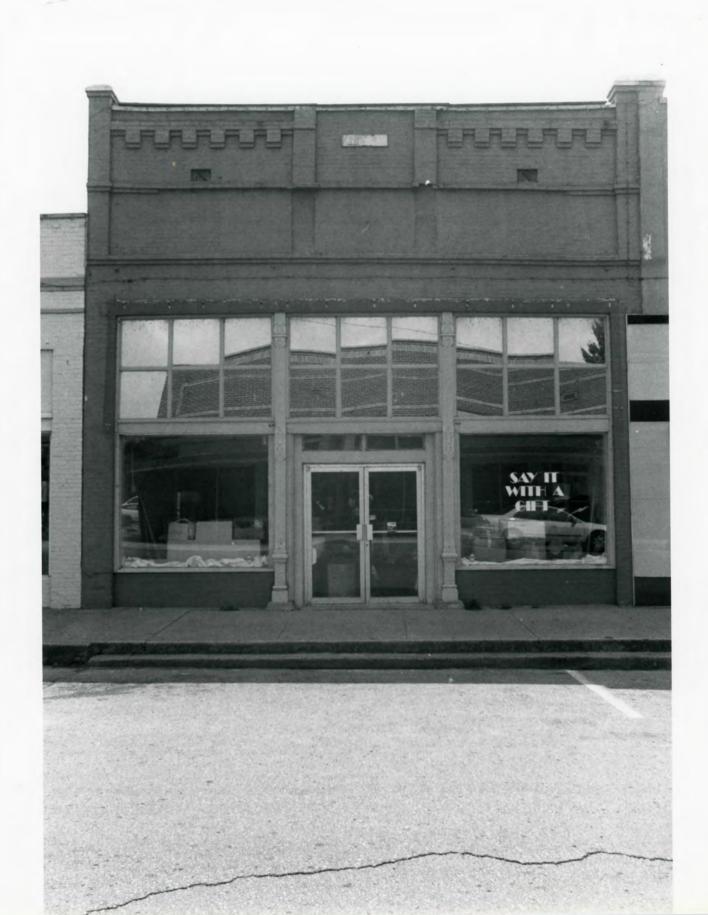
3, PHOTO BY JOHN WARRINER

4. MARCH 22, 2003

5. NEGATIVE AT AHPP

6. VIEW LOOKING SOUTH FROM HALE AVE

7. PHOTO NO 1



1. 109 W. HALE OSCEDLA ARKAISAS

2. OSCEDLA, ARKANSAS

3. PHOTO BY JOHN WARRINER

4. MARCH 22, 2003

5. NEGATIVE AT AHPP

6. VIEW LOOKING SOUTH FROM HOLE AVE

7. PAOTO No 2.



1. 101 NORTH WALNUT - 109 NORTH WALNUT, 101, 103, 105, 107 OSCADA HISTORIC DISTRICT

2. OSCROLA, ARKANSAS

3 PAOTO BY JOHN WARRINER

4. MARCH 22, 2003

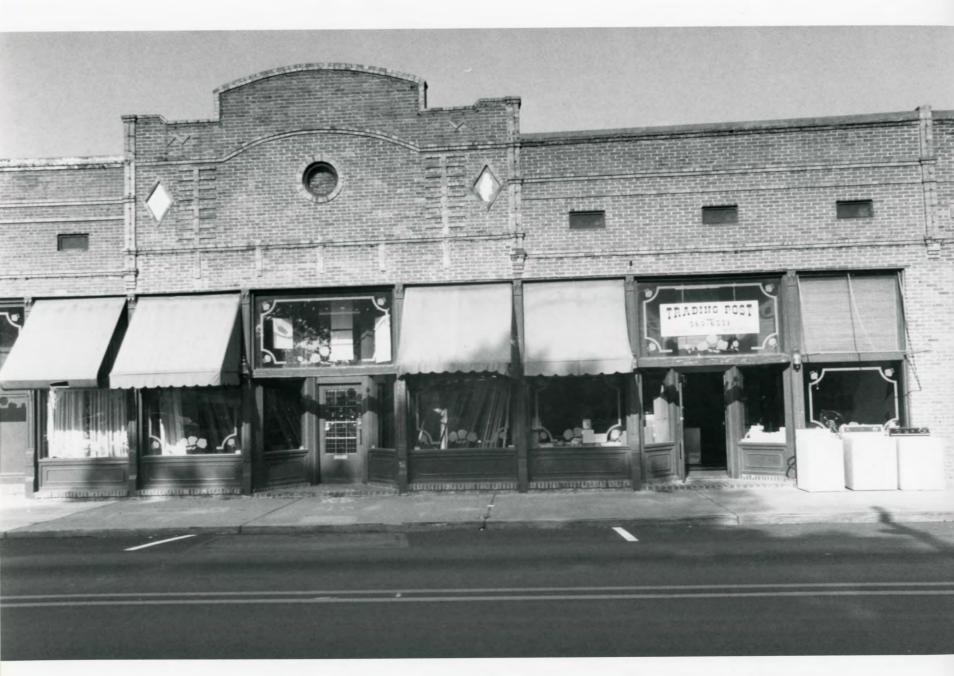
5. NEGATIVE AT AHPP

6 VIEW LOOKING NORTH WEST FROM HALE WALNUTS

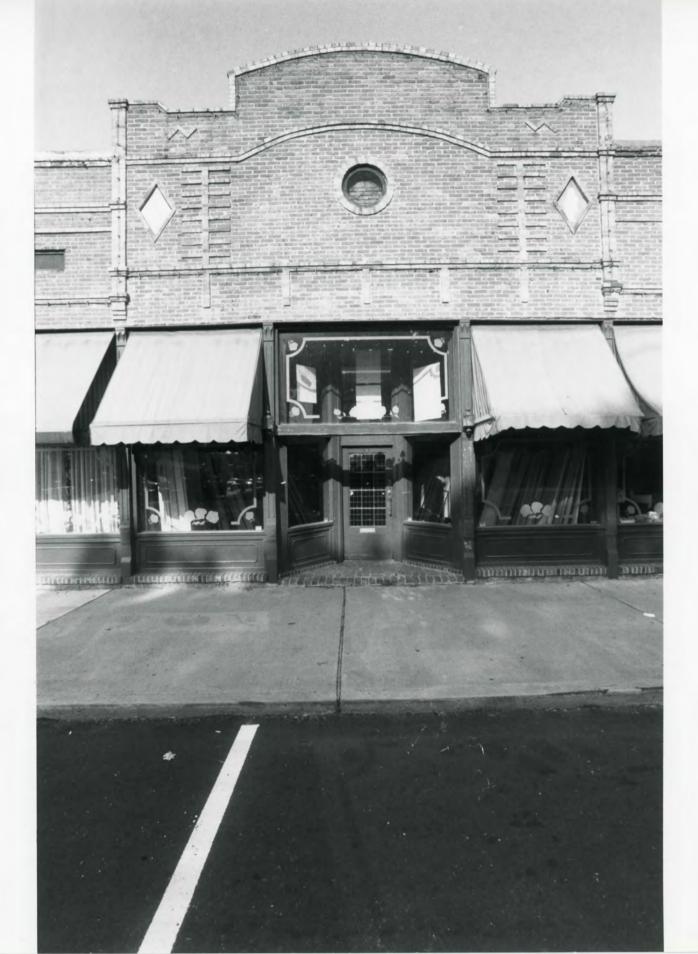
7. PHOTO NO.3



- 1. 109, 107, 105, 103 \$ 101 NORTH WALNUT OSCEDLA, ARKANSAS, OSCEDLA HISTORIE DISTRICE
- 2. OSCEDA, ARKANAS
- 3. PHOTO BY JOHN WARRINER
 - 4. MARCH 22, 2003
 - 5. NEGATIVE AT AAPP
 - 6. VIEW LOOKING SOUTHWEST FROM WALNUT
 - 7. PHOTO NO. 4



- OSCEPTA HISTORIC DISTRICT
- 2. OSCIOLA, ARKANSAS
- 3, PHOD BY JOHN WARRINER
- 4. MARCH 22, 2003
- 5. NEGATIVE AT AHPP
- Q. VIEW LOOKING WEST FROM WOLLING
- 7. PAOTO NOS



1. 103 NORTH WALNUT, OSCICALA HISTORIC DISTERS

21 osciente, ARRANSAS

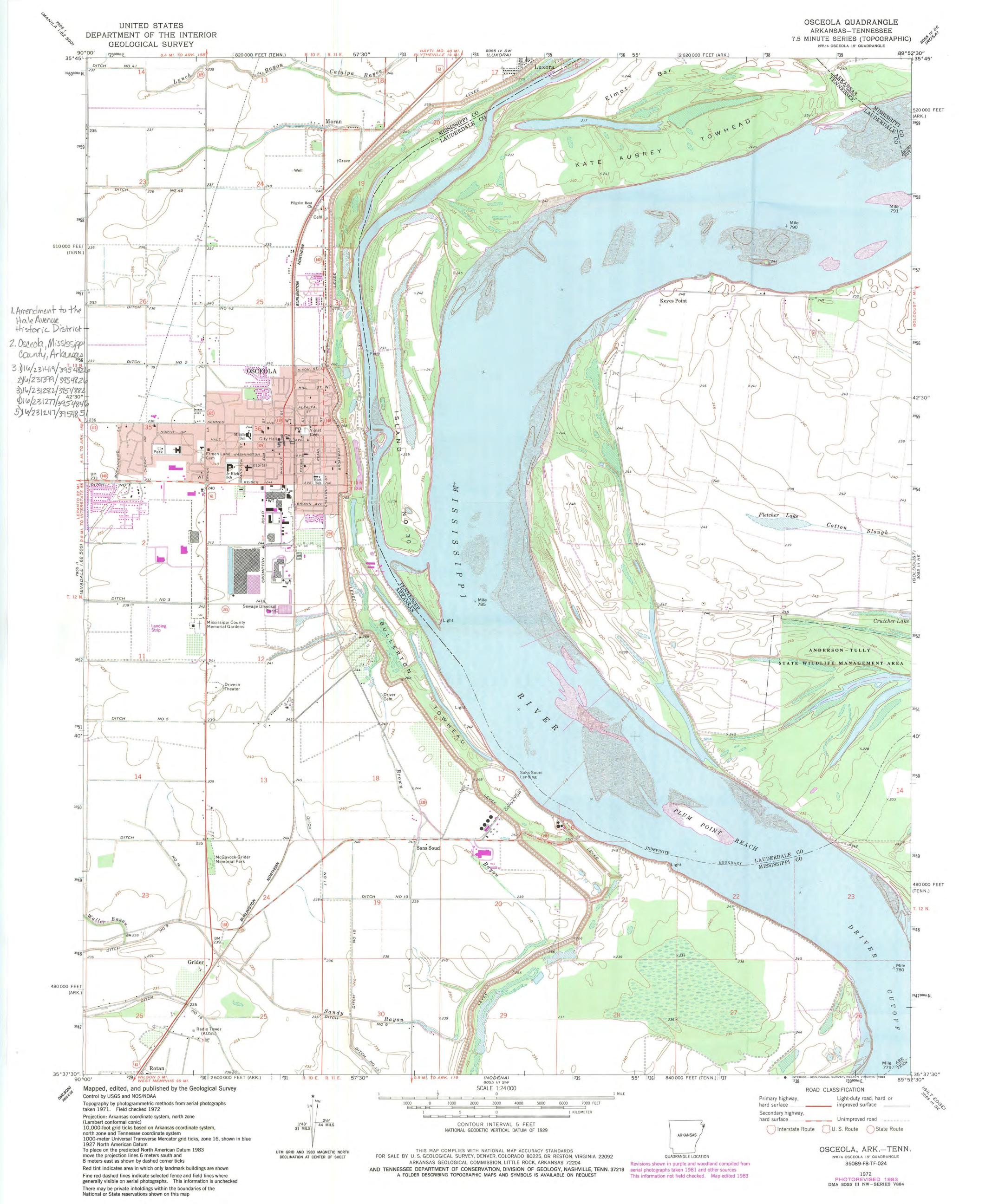
3. PAOTO BY JOHN WARRINER

4. MARCH 22, 2003

5. NEGATIVE AT AMPP

Ce. VIEW LOOKING WEST FROM WALNUT

7. PHOTO NOG.





The Department of Arkansas Heritage

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NAT. REGISTER OF HISTORIC PLACES NATIONAL PARK SERVICE

4 April 2003

Mike Huckabee, Governor Cathie Matthews, Director

Arkansas Arts Council

Arkansas Natural Heritage Commission

Historic Arkansas Museum

Delta Cultural Center

Old State House Museum

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: Amendment to the Hale Avenue Historic District – Osceola, Mississippi County

Dear Carol:

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

Thank you for your consideration in this matter.

Sincerely,

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 Cathie Matthews,

State Historic Preservation Officer

Cathe Matthews

CM:zc

Enclosures

An Equal Opportunity Employer





