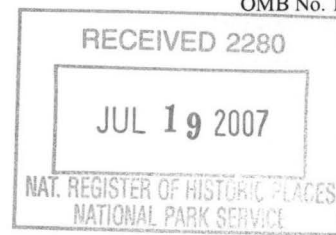


United States Department of the Interior
National Park Service



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 South Main Street Commercial Historic District
other names/site number PU0997, PU3084, PU3507, PU3508, PU3509, PU3510, PU3511, PU3512, PU3513, PU3514, PU3515, PU3516, PU3517, PU3518, PU3519, PU3521, PU3522, PU3523, PU3524, PU3526, PU3527, PU3528, PU3529, PU3530, PU9874, PU9875, PU9889

2. Location

street & number South Main Street from 12th Street to 17th Street not for publication
city or town Little Rock vicinity
state Arkansas code AR county Pulaski code 119 zip code 72206

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.)
Catherine Shellen 7/2/07
Signature of certifying official/Title 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 of the Keeper *Daniel J. Voz* Date of Action 8/31/07

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 | |
|--------------|-----------------|------------|
| 12 | 13 | buildings |
| | | sites |
| | | structures |
| | | objects |
| 12 | 13 | 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

2 (Lincoln Building [PU3519], First Hotze House [PU3084])

6. Function or Use

Historic Functions
(Enter categories from instructions)

- DOMESTIC/single dwelling
- COMMERCE/TRADE/business
- COMMERCE/TRADE/professional
- COMMERCE/TRADE/specialty store
- COMMERCE/TRADE/restaurant

Current Functions
(Enter categories from instructions)

- DOMESTIC/single dwelling
- COMMERCE/TRADE/business
- COMMERCE/TRADE/professional
- COMMERCE/TRADE/specialty store
- COMMERCE/TRADE/restaurant
- VACANT

7. Description

Architectural Classification
(Enter categories from instructions)

LATE 19TH AND EARLY 20TH CENTURY
 AMERICAN MOVEMENTS/Commercial style,
 Bungalow/Craftsman MODERN MOVEMENT/Art
 Deco LATE 19TH AND EARLY 20TH CENTURY
 REVIVALS Classical Revival, Mission/Spanish
 Colonial Revival
 OTHER

Materials
(Enter categories from instructions)

foundation Concrete, Brick
 walls Brick, Stucco, Novelty Siding, Weatherboard
 Concrete block, Cast Concrete
 roof Tar built up, composite shingles
 other

Narrative Description

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

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Continuation Sheet

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SUMMARY

The South Main Street Commercial Historic District is located south of the main downtown part of Little Rock, Arkansas. The city is the capital of Arkansas as well as the county seat for Pulaski County. Two buildings within the district boundaries have been previously listed on the National Register of Historic Places. The Lincoln Building (PU3519, listed on 10 June 1975) and the First Hotze House (PU3084) are both located in the southern part of the district. There are a total of 27 resources within the boundaries of this district. Of these resources, 52 percent (14 resources total) maintain a high level of integrity and contribute to the district or are already listed. There are 13 resources, representing 48 percent of the overall district, that are non-contributing. The period of significance for this district is 1905 to 1950; this represents the period of construction for the commercial buildings in the district. The South Main Street Commercial Historic District is a strong collection of early-twentieth-century commercial buildings that are associated with the development of this suburb of Little Rock.

ELABORATION

Pre-1905

There is only one building—the First Hotze House (PU3084)—constructed in the boundaries of the South Main Street Commercial Historic District that remains from the years before 1905. The house is a small-scale example of Italianate architectural style and a fine example of the style in Arkansas. A successful cotton broker and businessman based in Little Rock and New York City, Peter Hotze built the cottage when he first arrived in Little Rock in the 1860s. After he became more successful, he constructed the more elaborate Hotze House (NR listed 11 August 1975) at 1619 South Louisiana Street in 1900 for him and his wife, Johanna Kraus, and helped finance the 1908 Beaux-Arts Arkansas Gazette Building (NR listed 22 October 1976) in downtown Little Rock. The First Hotze House was listed on the National Register of Historic Places in 2006. At the time of its construction, it was in a rural area and Main Street had not yet been paved. It had a detached kitchen that was reconstructed in 2005 to match the footprint (PU3084A).

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1905-1919

There were only three buildings (11 percent of the overall district) constructed in the boundaries of the South Main Street Commercial Historic District that remain from the years between 1905 and 1919. The Lincoln Building (PU3519), on the northeast corner of 15th and South Main streets, dates from 1905. The two-story, red-brick commercial building was designed in the Neoclassical style that was popular with commercial buildings around the turn of the century. The first floor was retail space and the second floor served as residential space.¹ Five years later, another two-story commercial building was constructed north of the Lincoln Building. The commercial building at 1417 South Main Street (PU3518) continued the architectural style patterns established by the Lincoln Building. The final surviving building from this early period is the Cohn Building (PU3508) at the southwest corner of 12th and South Main streets. Constructed circa 1911, this two-story, brick commercial building has arched second-floor window surrounds and dentiled cornice features. The 1913 Sanborn maps show a variety of businesses in these buildings, illustrating the diversity of economic activity in the area.

1920-1929

There were eight buildings (30 percent of the overall district) constructed in the boundaries of the South Main Street Commercial Historic District that remain from the years between 1920 and 1929. The collection of commercial buildings at the 1300-1316 block of South Main Street are typical of the two-story, brick commercial buildings from the time period; however, several of them also have secondary architectural characteristics that make them unique. For example, the Oaklawn Dairy Building (PU3512) has Spanish influences as exemplified in the stucco wall material, arched grouping of windows, a three-story tower on the rear, and a tiled parapet. The Metrailer Building (PU3514) and 1314 South Main Street (PU3515) also have Craftsman-style influences. Finally, the Kordsmeier/Jung Building (PU3516) has Greek Revival influences,

¹ Arkansas Historic Preservation Program, "Lincoln Building," National Register of Historic Places Registration Form. 5 August 1994.

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including its windows and entablature. The Kupferle Building (PU3511) at 1220-1224 South Main Street is a one-story, brick commercial building with Art Deco cast-concrete fluted pilasters. The Imperial Laundry Building (PU3521) at 1501 South Main Street also is a one-story, brick commercial building with some Craftsman detail in stone inserts in the brickwork. The Jones Cleaners Building (PU0997) is the largest departure from the twentieth-century commercial style. This one-story, brick building has heavy Craftsman and English Revival-style influences. The 1930 Sanborn maps show several types of businesses in these buildings, illustrating the growing specialization in the economic activity of the area. For example, several dairy-related businesses and laundries are in the area.

1930-1939

There were only three buildings (11 percent of the overall district) constructed in the boundaries of the South Main Street Commercial Historic District that remain from the years between 1930 and 1939. These buildings still reflect elements of the twentieth-century standard commercial style; however, unlike the previous buildings, these three buildings lacked any of the secondary style elements. The Samuelson Building (PU3523) and the Safeway Grocery Store (PU3517) are both one-story, brick commercial buildings. Their facades were altered during the 1950s with new windows and veneers. The Madison Cadillac Building (PU3507) was an early-twentieth-century commercial building used for automobile sales; however, it was remodeled in the 1970s and no longer retains its integrity.

1940-1945

There were only five buildings (19 percent of the overall district) constructed in the boundaries of the South Main Street Commercial Historic District that remain from the years between 1940 and 1945. These buildings still reflect elements of the twentieth-century standard commercial style; however, there is some Art Deco detailing as well. The Munson Price Company Building (PU3528) is a one-story, cast-concrete commercial building with Art Deco horizontal reveals, vertical reveals in the frieze, and glass blocks on the Main Street elevation. The commercial building (PU3529) next door to the Munson Price Company Building is a one-story building

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with novelty siding and a plate-glass storefront. The three other commercial buildings from this time period (PU3509, PU3510, and PU3524) are one-story buildings that have been altered and no longer retain their integrity.

1946-Present

Eight buildings, representing 29 percent of the overall district, have been constructed within the boundaries of the South Main Street Commercial Historic District since 1946. These are primarily mid- to late-twentieth-century commercial-style buildings that range from franchise style (PU9875 and PU9889) to typical 1960s suburban strip-mall design (PU9874).

INTEGRITY

With 52 percent of the resources contributing or already listed, the integrity of the South Main Street Commercial Historic District has a strong visual connection to its period of significance. Interruptions in this district can be directly related to infill. Although the ratio of contributing and non-contributing buildings is close, the district is still able to convey its significance. The non-contributing buildings are mainly concentrated near the southern end of the district and largely constitute infill built after the period of significance. As a result, there is still a large concentration of historic buildings, especially near the northern end of the district, that is able to convey the district's architectural significance. The district is also able to convey its associations with the development of Little Rock because the buildings in the district do date from a wide range of periods, which illustrates the area's development throughout the twentieth century.

| Survey Number | Name | Address | Primary Style | Date | NRHP Eligibility |
|---------------|---------------------------------|---------------------|----------------------------------|------|-------------------------|
| PU0997 | Jones Cleaners | 1121 West 14th St. | Craftsman Style | 1929 | Contributing element |
| PU3508 | Cohn Building | 1200 South Main | 20th Century Standard Commercial | 1911 | Contributing element |
| PU3507 | Madison Cadillac | 1201 South Main St. | 20th Century Standard Commercial | 1936 | Noncontributing element |
| PU3509 | Air Conditioning Supply Company | 1210 South Main St. | 20th Century Standard Commercial | 1948 | Noncontributing element |

Name of Property

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| Survey Number | Name | Address | Primary Style | Date | NRHP Eligibility |
|---------------|----------------------------------|--------------------------|----------------------------------|------|-------------------------|
| PU3510 | Unnamed Commercial Building | 1214-1218 South Main St. | 20th Century Standard Commercial | 1945 | Contributing element |
| PU3511 | Kupferle Building | 1220-1224 South Main St. | 20th Century Standard Commercial | 1929 | Contributing element |
| PU3512 | Oaklawn Dairy Building | 1300 South Main St. | 20th Century Standard Commercial | 1929 | Contributing element |
| PU3513 | Unnamed Commercial Building | 1304 South Main St. | 20th Century Standard Commercial | 1920 | Contributing element |
| PU3514 | Metrailer Building | 1308 South Main St. | 20th Century Standard Commercial | 1920 | Contributing element |
| PU3515 | Unnamed Commercial Building | 1314 South Main St. | 20th Century Standard Commercial | 1920 | Contributing element |
| PU3516 | Kordsmeier/Jung Building | 1316 South Main St. | 20th Century Standard Commercial | 1920 | Contributing element |
| PU9889 | Stax Stax Stax Convenience Store | 1321-23 South Main St. | Late 20th Century Modern | 1975 | Noncontributing Element |
| PU3517 | Safeway Grocery Store | 1324 South Main St. | 20th Century Standard Commercial | 1930 | Noncontributing Element |
| PU9874 | Unnamed Commercial Building | 1408 South Main St. | 20th Century Standard Commercial | 1980 | Noncontributing Element |
| PU3518 | Unnamed Commercial Building | 1417 South Main St. | 20th Century Standard Commercial | 1910 | Contributing element |
| PU3519 | Lincoln Building | 1419 South Main St. | 20th Century Standard Commercial | 1905 | Listed |
| PU9875 | Kentucky Fried Chicken | 1424 South Main St. | 20th Century Standard Commercial | 1980 | Noncontributing Element |
| PU3522 | Sweden Creme | 1500 South Main St. | 20th Century Standard Commercial | 1961 | Noncontributing Element |
| PU3521 | Imperial Laundry Building | 1501 South Main St. | 20th Century Standard Commercial | 1920 | Contributing element |
| PU3523 | Samelson Building | 1510 South Main St. | 20th Century Standard Commercial | 1930 | Noncontributing Element |
| PU3524 | Holt, Paul Filling Station | 1520 South Main St. | plain traditional | 1940 | Noncontributing Element |
| PU3528 | Munson Price Company Building | 1600 South Main St. | Art Deco | 1940 | Contributing element |
| PU3529 | Unnamed Commercial Building | 1604 South Main St. | 20th Century Standard Commercial | 1940 | Noncontributing Element |
| PU3526 | Unnamed Commercial | 1611 South Main St. | Late 20th Century | 1970 | Noncontributing |

Name of Property

County and State

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| | Building | | Modern | | Element |
|---------------|------------------------------|---------------------|----------------------------------|------|-------------------------|
| Survey Number | Name | Address | Primary Style | Date | NRHP Eligibility |
| PU3530 | Unnamed Commercial Building | 1612 South Main St. | 20th Century Standard Commercial | 1960 | Noncontributing Element |
| PU3084 | First Hotze House | 1620 South Main St. | Italianate | 1869 | Listed |
| PU3084A | Detached Kitchen | 1620 South Main St. | Italianate | 2005 | Noncontributing Element |
| PU3527 | Cash Oil Co. Service Station | 1623 South Main St. | Late 20th Century Modern | 1950 | Contributing element |

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
COMMERCE

Period of Significance

1905-1950

Significant Dates

1905-1950

Significant Person (Complete if Criterion B is marked)

Cultural Affiliation (Complete if Criterion D is marked)

Architect/Builder

W.H. Baldwin

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:

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National Park Service

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SUMMARY

The South Main Street Commercial Historic District is being nominated to the National Register of Historic Places under **Criterion A** for its association with the development of Little Rock and **Criterion C** for its assortment and quality of twentieth-century commercial structures. The district is being nominated with **local significance**. South Main Street Commercial Historic District represents the development of the city through the 1940s. Its period of significance spans the years from 1905 to 1950.

ELABORATION

From the founding of Little Rock in the 1820s, Main Street has served as one of the city's primary commercial centers. The site of Little Rock was established because it was the center of the Arkansas territory, and it was near two important transportation routes, the Arkansas River and the Southwest Trail. In the 1830s, because it was the territorial capital, Little Rock grew in importance and in size. When the U.S. Congress admitted Arkansas as a state in 1836, Little Rock was a large frontier town. It was not until the 1850s that Little Rock obtained many of the trappings of modern cities. A railroad from Memphis, Tennessee, to Little Rock provided linkage to the growing transportation network of the East. A college was established in town. Gas lighting and a telegraph line were also introduced. The Civil War and its aftermath slowed Little Rock's growth for a time, like many other Southern cities; however, this decline was reversed by the postwar boom of the late 1800s.²

After the Civil War, Little Rock had a population of 4,000 persons, but that would soon change as the city went through dramatic changes in the late 1800s. It was at this time that Little Rock experienced its first building boom. In the 1860s, Main Street south of Tenth Street was a dirt road. Fred Hotze described the area as being very rural, where farmers camped on his property and Main Street was "a dim road alongside of which ran a little rail or path where people walked

² Arkansas Historic Preservation Program, "Little Rock Apartment Buildings, 1900-1945," National Register of Historic Places Multiple Property Documentation Form. 7 April 1995:E-1.

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while numerous tree stumps in the middle of the street made wagon transportation rough.”³ After the Civil War, the influx of Northern capital resulted in the expansion of the railroad, allowing for the development of Little Rock along Main Street rather than its traditional growth along the river.⁴ By the late 1800s, Main Street had a collection of two- to three-story, brick commercial buildings and was losing its rural feel.

In the early years, the area around South Main Street originally was a residential area for several important individuals in the city. For example, Colonel William Davidson constructed a home at 1500 South Main Street for \$20,000, and it was “one of the best constructed and most palatial homes in the city.”⁵ Additionally, Peter Hotze, who had settled in Little Rock, Pulaski County, Arkansas, in 1856 and entered into the general merchandise business, purchased the plans for a cottage from Memphis architect M. H. Baldwin for \$35 and built the 2,000-square-foot house on Block 166 at the southern edge of the original city of Little Rock.⁶ Also, the map *Bird's eye view of the city of Little Rock, the capitol of Arkansas 1871* shows a few residences in the area, although overall it is not very developed.⁷

The turn of the twentieth century saw the continued expansion of Little Rock and the growth of the South Main Street area. The *Perspective map of the city of Little Rock, Ark., State capital of Arkansas, county seat of Pulaski County* of 1887 shows some commercial development between

³ *Arkansas Gazette*, 7 November 1931.

⁴ Ralph Megana and Julie Wiedower. “Little Rock Main Street Multiple Resource Area.” National Register of Historic Places Registration Form. 1987.

⁵ *Arkansas Gazette*, 25 June 1928.

⁶ Ralph Megana and Julie Wiedower. “Little Rock Main Street Multiple Resource Area.” National Register of Historic Places Registration Form. 1987.

⁷ A. Ruger, *Bird's eye view of the city of Little Rock, the capitol of Arkansas 1871*. Library of Congress. Ruger Map Collection, no. 2.

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12th and 14th streets, but the remainder of the area is residential.⁸ By the end of the nineteenth century, the commercial district along Main Street only extended to approximately Tenth Street. The Little Rock Board of Trade's Eighteenth Annual Report of 1 April 1907 stated that "the Year of 1906 was the Most Prosperous in the History of Little Rock," and among the improvements of 1906 was the construction of the Lincoln Building at Main and Fifteenth⁹

Several other commercial buildings were constructed along South Main Street. While larger "skyscrapers" like the State Bank building were being built in the downtown area, the commercial development along South Main Street retained the typical nineteenth-century commercial building style. These were one to three stories, with an iron frame and brick veneer. Most had some sort of stylistic detailing. By the late 1920s, several of the large homes in the commercial area were being torn down to make room for commercial construction.¹⁰

In addition to the commercial buildings, residential buildings in the area also changed primary functions during this time. For example, after Peter and Johanna Hotze moved to New York, the First Hotze House became a rented residence and continued as such until about 1932; the last tenant was Albert Haynes, the local U.S. Army recruiter. During the Great Depression, Mrs. Mary Dodge Hodges, a local schoolteacher, used the house as her private school. She converted the four main rooms into classrooms for kindergarten, first, second, and third grades. Hodges continued to operate the Mary Dodge School for about 10 years until World War II. Because of rationing, many parents took their children out of private schools to attend neighborhood schools within walking distance, and Hodges had to close her school on Main Street. For approximately

⁸ Beck & Pauli Lith. Co. *Perspective map of the city of Little Rock, Ark., State capital of Arkansas, county seat of Pulaski County*. 1887.

⁹ Little Rock Board of Trade, *Eighteenth Annual Report, April 1, 1907* (Little Rock: Democrat Printing and Lithographing Co., 1907), 104.

¹⁰ *Arkansas Gazette*, 25 June 1928.

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the next 25 years, the Ouachita Council of the Girl Scouts used the house as their headquarters. In 1968, a new Girl Scout headquarters building was constructed on West 29th Street in North Little Rock. After the Girl Scouts vacated the First Hotze House, it was used for many businesses, including the Charles House of Beauty Salon, a daycare center, and the Pettit paint stripping shop. The property remained vacant for about 14 years immediately prior to its 2001-2002 restoration.¹¹

Sanborn maps and city directories from the 1930s and 1940s show that most of the establishments along South Main Street were small businesses that provided services to nearby residences. They included bakeries, dairies, laundries, etc. Ralph Henson, owner of the Community Bakery at 1318 South Main Street, moved his bakery from North Little Rock to Main Street in 1952. He said that at that time the "business block resembled a present day shopping center. The block included a furniture shop, shoe shop, cleaning plant, barber shop, liquor store, grocery-market (Krogers) and the struggling Snell Artificial Limb and Brace Company."¹²

During the post-World War II economic boom and the resulting creation of large suburbs separated from the core of the city, the commercial area along South Main Street began to decline. Several of the businesses gradually closed and were replaced or left abandoned. Also, infill such as the construction of gas stations and chain restaurants resulted in the removal of historic buildings.

The 1980s brought an infamous event to the South Main Street Commercial Historic District. In 1984, Jim and Susan McDougal renovated the Imperial Laundry Building (PU3521) as the

¹¹ Arkansas Historic Preservation Program, "First Hotze House," National Register of Historic Places Registration Form. 2006.

¹² "Baker Reminisces About Main Street," *Quapaw Quarterly Chronicle*. On file at the South Main Street Office, Little Rock. No date.

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headquarters for the Madison Guaranty Savings and Loan. They saw it as an opportunity to provide loans and financial services to the area. However, Madison Guaranty Savings and Loan also made loans to then Governor Bill Clinton for the failed Whitewater deals that would be prominent during the late 1990s Clinton impeachment.¹³

STATEMENT OF SIGNIFICANCE

The South Main Street Commercial Historic District is being nominated to the National Register of Historic Places under **Criterion A** for its association with the development of Little Rock and **Criterion C** for its assortment and quality of twentieth-century commercial structures. The district is being nominated with **local significance**. South Main Street Commercial Historic District represents the development of the city through the 1940s. Its period of significance spans the years from 1905 to 1950.

¹³ Louis Guida, "South Main Gets Infusion of \$900,000 for New S & L," *Chronicle*, February 1984.

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_____. "Little Rock Apartment Buildings, 1900-1945," National Register of Historic Places Multiple Property Documentation Form. 7 April 1995.

"Baker Reminisces About Main Street," *Quapaw Quarterly Chronicle*. On file at the South Main Street Office, Little Rock. No date.

Beck & Pauli Lith. Co. *Perspective map of the city of Little Rock, Ark., State capital of Arkansas, county seat of Pulaski County*. 1887.

Guida, Louis. "South Main Gets Infusion of \$900,000 for New S & L," *Chronicle*, February 1984.

Little Rock Board of Trade. *Eighteenth Annual Report, April 1, 1907*. Little Rock: Democrat Printing and Lithographing Co., 1907.

Megna, Ralph, and Julie Wiedower. "Little Rock Main Street Multiple Resource Area." National Register of Historic Places Registration Form. 1987.

Ruger, A. *Bird's eye view of the city of Little Rock, the capitol of Arkansas 1871*. Library of Congress. Ruger Map Collection, no. 2. Available at www.loc.gov.

South Main Street Commercial Historic District
Name of Property

Pulaski County, AR
County and State

10. Geographical Data

Acreage of Property 13.129

UTM References

(Place additional UTM references on a continuation sheet.)

| | | | | | | | |
|---|-----------|---------------|----------------|---|-----------|---------------|----------------|
| 1 | <u>15</u> | <u>566600</u> | <u>3843942</u> | 3 | <u>15</u> | <u>566630</u> | <u>3843942</u> |
| | Zone | Easting | Northing | | Zone | Easting | Northing |
| 2 | <u>15</u> | <u>566499</u> | <u>3843221</u> | 4 | <u>15</u> | <u>566529</u> | <u>3843185</u> |
| | Zone | Easting | Northing | | Zone | Easting | Northing |

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 Edward Salo, Senior Architectural Historian
organization Brockington and Associates, Inc. date 11 January 2007
street & number 1054 Johnnie Dodds Blvd, Suite F telephone 843.881.3128
city or town Mt. Pleasant state SC zip code 29464

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 _____
street & number _____ telephone _____
city or town _____ state _____ zip code _____

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.

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VERBAL BOUNDARY DESCRIPTION

The district is bordered on the north by 12th Street and runs south including the lots on the west side of South Main Street until 14th Street. Then the district includes the lots facing South Main Street on the east and west side of the street until 17th Street, which is the southern border.

BOUNDARY JUSTIFICATION

This boundary was drawn to include properties in the historic South Main Street commercial area with the greatest density of structures maintaining a high level of historic integrity.

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PHOTOGRAPHS

South Main Street Commercial Historic District

Pulaski County, Arkansas

Edward Salo, Brockington and Associates, Inc.

December 2006

AHPP, Little Rock, Arkansas

Cohn Building, 1200 South Main Street, looking west

Photograph 1

South Main Street Commercial Historic District

Pulaski County, Arkansas

Edward Salo, Brockington and Associates, Inc.

December 2006

AHPP, Little Rock, Arkansas

1214-1218 South Main Street, looking west

Photograph 2

South Main Street Commercial Historic District

Pulaski County, Arkansas

Edward Salo, Brockington and Associates, Inc.

December 2006

AHPP, Little Rock, Arkansas

Kupferle Building, 1220-1224 South Main Street, looking west

Photograph 3

South Main Street Commercial Historic District

Pulaski County, Arkansas

Edward Salo, Brockington and Associates, Inc.

December 2006

AHPP, Little Rock, Arkansas

1300 block of South Main Street, looking southwest

Photograph 4

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number _____ Page 15

South Main Street Commercial Historic District

Pulaski County, Arkansas
Edward Salo, Brockington and Associates, Inc.
December 2006
AHPP, Little Rock, Arkansas
1304, 1308, and 1314 South Main Street, looking west
Photograph 5

South Main Street Commercial Historic District

Pulaski County, Arkansas
Edward Salo, Brockington and Associates, Inc.
December 2006
AHPP, Little Rock, Arkansas
1300 block South Main Street, looking west
Photograph 6

South Main Street Commercial Historic District

Pulaski County, Arkansas
Edward Salo, Brockington and Associates, Inc.
December 2006
AHPP, Little Rock, Arkansas
Lincoln Building, 1419 South Main Street, looking northeast
Photograph 7

South Main Street Commercial Historic District

Pulaski County, Arkansas
Edward Salo, Brockington and Associates, Inc.
December 2006
AHPP, Little Rock, Arkansas
1417 South Main Street, looking east
Photograph 8

United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet

Section number _____ Page 16

South Main Street Commercial Historic District

Pulaski County, Arkansas

Edward Salo, Brockington and Associates, Inc.

December 2006

AHPP, Little Rock, Arkansas

Imperial Laundry Building, 1501 South Main Street, looking northeast

Photograph 9

South Main Street Commercial Historic District

Pulaski County, Arkansas

Edward Salo, Brockington and Associates, Inc.

December 2006

AHPP, Little Rock, Arkansas

Cash Oil Co. Service Station, 1623 South Main Street, looking east

Photograph 10

South Main Street Commercial Historic District

Pulaski County, Arkansas

Edward Salo, Brockington and Associates, Inc.

December 2006

AHPP, Little Rock, Arkansas

Munson Price Company Building, 1600 South Main Street, looking west

Photograph 11

South Main Street Commercial Historic District

Pulaski County, Arkansas

Edward Salo, Brockington and Associates, Inc.

December 2006

AHPP, Little Rock, Arkansas

First Hotze House, 1620 South Main Street, looking west

Photograph 12

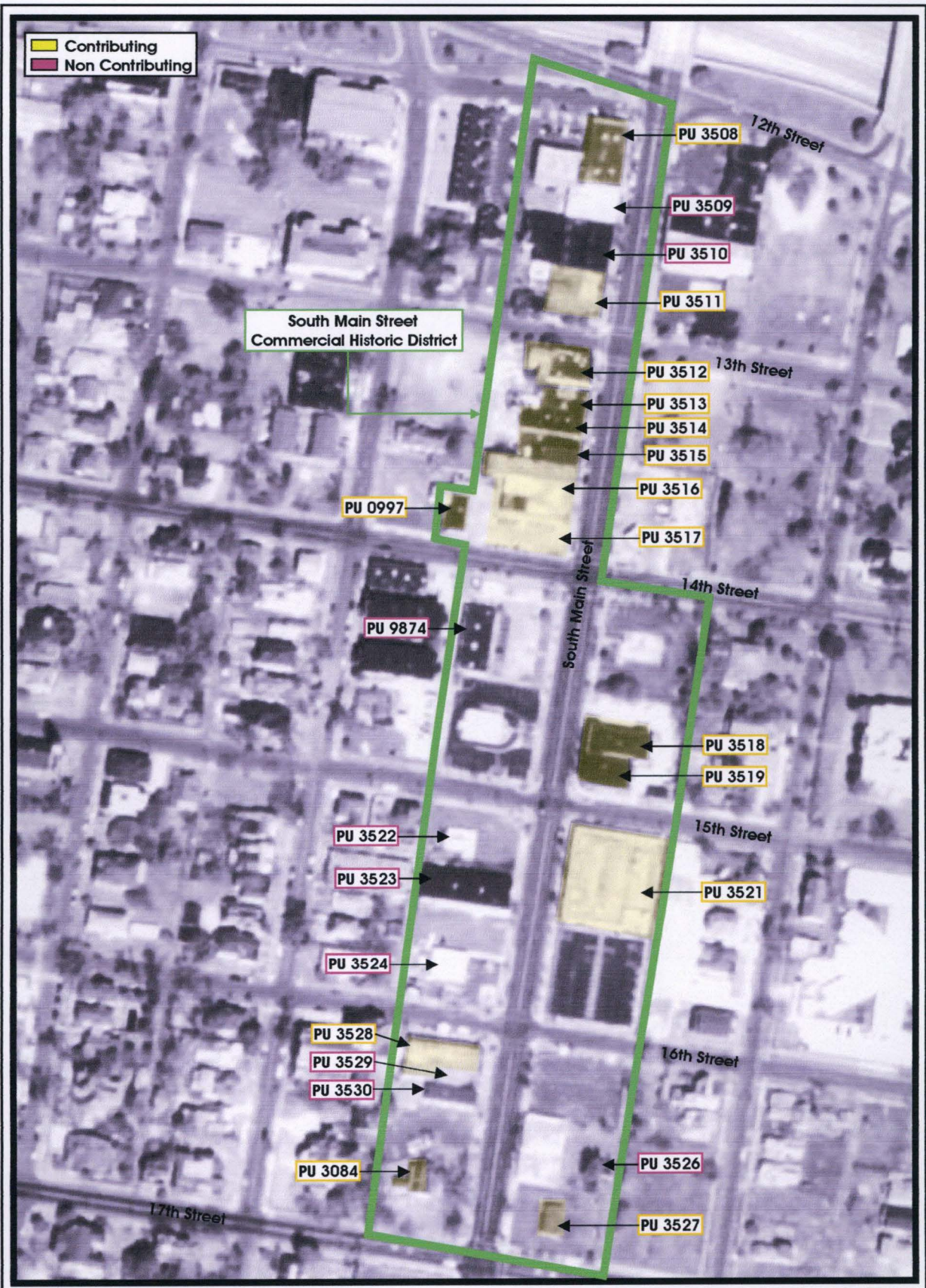


Figure 3. Map showing contributing and non-contributing resources.

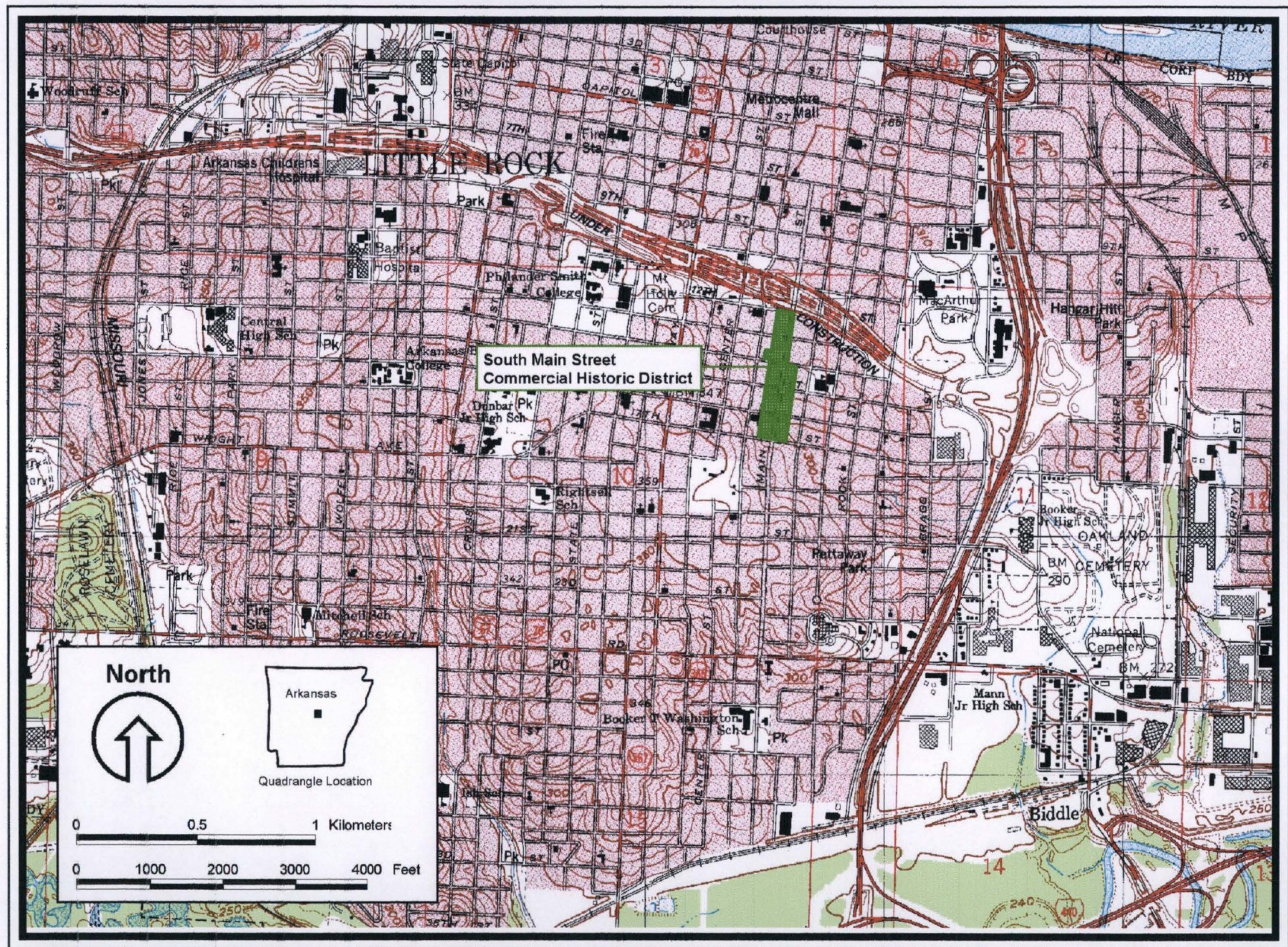


Figure 1. The location of the South Main Street Commercial Historic District on the quadrangle.



Figure 2. Aerial showing resources and the location and direction of photographs.



SOUTH MAIN STREET COMMERCIAL HISTORIC DISTRICT

PULASKI COUNTY, AZ

PHOTOGRAPH #1



SOUTH MAIN STREET COMMERCIAL HISTORIC DISTRICT
PULASKI COUNTY, AR
PHOTOGRAPH #2



SOUTH MAIN STREET COMMERCIAL HISTORIC DISTRICT

PULASKI COUNTY, AR

PHOTOGRAPH #3



SOUTH MAIN STREET COMMERCIAL HISTORIC DISTRICT

PULASKI COUNTY, AR

PHOTOGRAPH #4



SOUTH MAIN STREET COMMERCIAL HISTORIC DISTRICT
PULASKI COUNTY, AR
PHOTOGRAPH #5



SOUTH MAIN STREET COMMERCIAL HISTORIC DISTRICT

PULASKI COUNTY, AR

PHOTOGRAPH #6



17 W. WASHINGTON ST.

FOR SALE OR LEASE
501-658-5200

SOUTH OFFICE

17 W. WASHINGTON ST.

17 W. WASHINGTON ST.

375-1848
5th & Main

SOUTH MAIN STREET COMMERCIAL HISTORIC DISTRICT

PULASKI COUNTY, AR

PHOTOGRAPH #7



Main Street

1417

1419

BROOK STREET SECURITIES

SOUTH MAIN STREET COMMERCIAL HISTORIC DISTRICT

PULASKI COUNTY, AR

PHOTOGRAPH #8



SOUTH MAIN STREET COMMERCIAL HISTORIC DISTRICT
PULASKI COUNTY, AR
PHOTOGRAPH #9



BL
THE BOX
RESTAURANT
MON-FRI
11:00AM-2:30PM

SOUTH MAIN STREET COMMERCIAL HISTORIC DISTRICT

PULASKI COUNTY, AR

PHOTOGRAPH # 10



SOUTH MAIN STREET COMMERCIAL HISTORIC DISTRICT

PULASKI COUNTY, AR

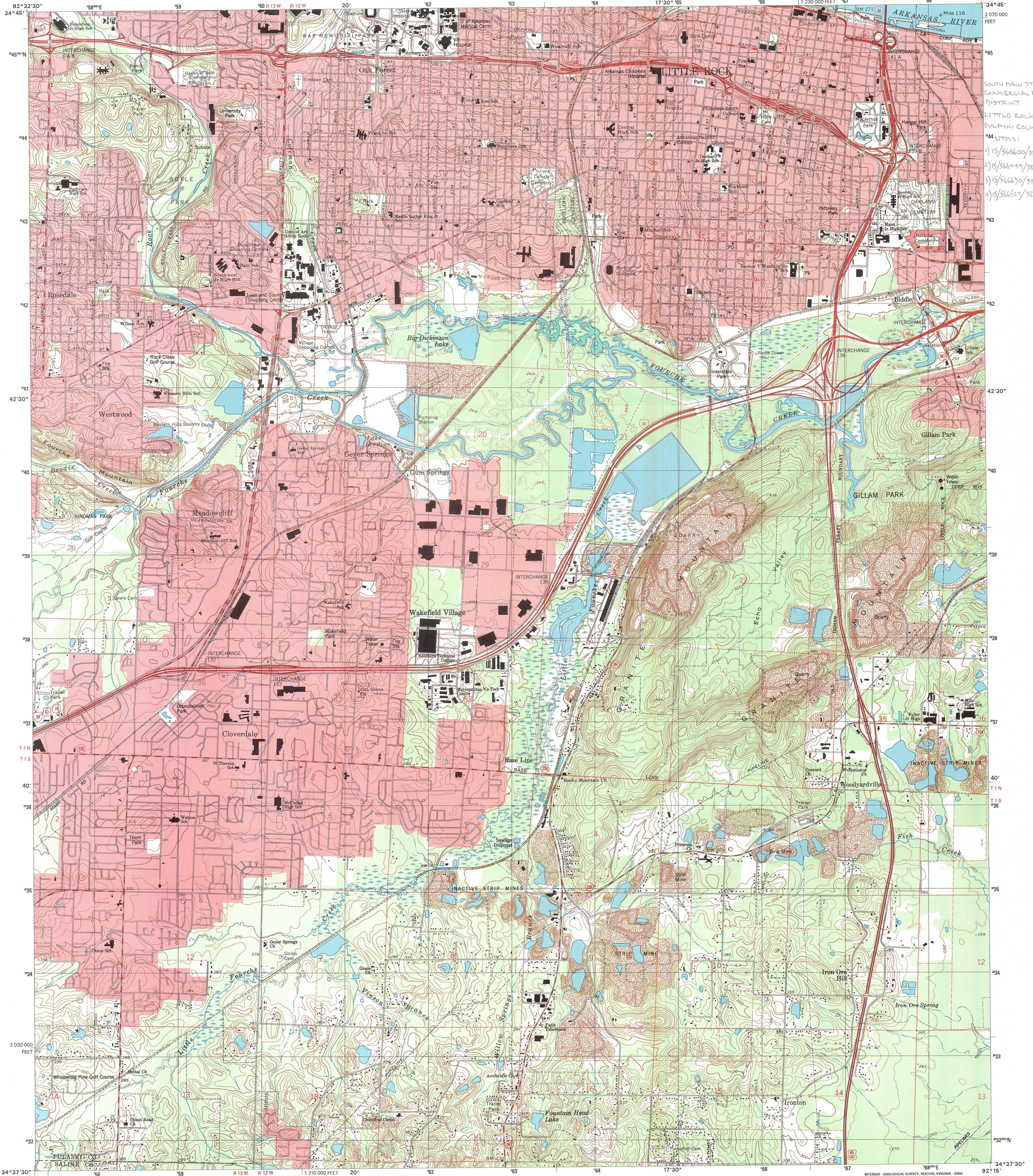
PHOTOGRAPH #11



SOUTH MAIN STREET COMMERCIAL HISTORIC DISTRICT

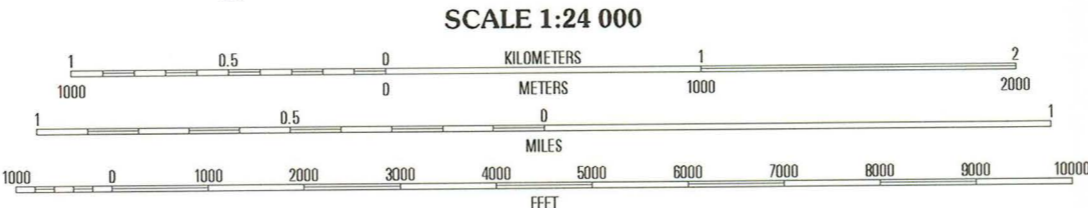
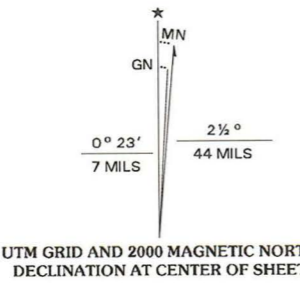
PULASKI COUNTY, AR

PHOTOGRAPH #12



SOUTH MAIN STREET
 COMMERCIAL HISTORIC
 DISTRICT
 LITTLE ROCK,
 PULASKI COUNTY, AR
 44 UTM S:
 1) 15/566600/3843942
 2) 15/566499/3843221
 3) 15/566670/3843942
 4) 15/566529/3843185

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 10,000-foot 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 Light-duty road, hard or improved surface

Secondary highway hard surface Unimproved road

Interstate Route U.S. Route State Route

| | | |
|---|---|---|
| 1 | 2 | 3 |
| 4 | 5 | 6 |
| 7 | 8 | |

ADJOINING 7.5' QUADRANGLE NAMES

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: ADDITIONAL DOCUMENTATION

PROPERTY South Main Street Commercial Historic District
NAME:

MULTIPLE
NAME:

STATE & COUNTY: ARKANSAS, Pulaski

DATE RECEIVED: 4/12/03 DATE OF PENDING LIST:
DATE OF 16TH DAY: DATE OF 45TH DAY: 5/29/03
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 07000435

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 _____ DATE

ABSTRACT/SUMMARY COMMENTS:

Additional Documentation Approved

RECOM./CRITERIA Accept
REVIEWER Edson Ball DISCIPLINE History
TELEPHONE _____ DATE 5.28.13

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

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 5 Page

The revised resource count for the South Main Street Commercial Historic District is:

| | Contributing | Non-contributing |
|------------|--------------|------------------|
| Buildings | 13 | 12 |
| Sites | | |
| Structures | | |
| Objects | | |
| Totals | 13 | 12 |

The district contains the following individually-listed properties:

Lincoln Building at 1423-1425 South Main Street – Listed August 5, 1994.

First Hotze House at 1620 South Main Street – Listed September 20, 2006.

United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet

Section number 7 Page

In the original nomination for the South Main Street Commercial Historic District, the Safeway Grocery Store at 1324 South Main Street was considered to be non-contributing to the District, due to the installation of a slipcover over the original façade (see 1998 photograph below). However, due to the carrying out of a tax credit project, the building should now be considered to be a contributing resource. The project renovated the property closer to its original condition by removing the slipcover and exposing the façade's original Art Deco detailing. As a result, the building is considered to be a contributing resource in the South Main Street Commercial Historic District.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number Additional Page
 Documentation _____



Safeway Grocery Store, 1324 South Main Street, 1998

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number Additional Page
 Documentation _____

Photo Log

Name of Property: Safeway Grocery Store – South Main Street Commercial Historic District

City or Vicinity: Little Rock

County: Pulaski State: Arkansas

Photographer: Ralph S. Wilcox

Date Photographed: March 20, 2013

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

1 of 3. East façade, looking northwest.

2 of 3. South façade, looking northwest.

3 of 3. West façade, looking northeast.



JOS. JUNG

& KORDSMETER

Midway Billiards





Correspondence

The Correspondence consists of communications from (and possibly to) the nominating authority, notes from the staff of the National Register of Historic Places, and/or other material the National Register of Historic Places received associated with the property.

Correspondence may also include information from other sources, drafts of the nomination, letters of support or objection, memorandums, and ephemera which document the efforts to recognize the property.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: RESUBMISSION

PROPERTY NAME: South Main Street Commercial Historic District

MULTIPLE NAME:

STATE & COUNTY: ARKANSAS, Pulaski

DATE RECEIVED: 7/19/07 DATE OF PENDING LIST:
DATE OF 16TH DAY: DATE OF 45TH DAY: 9/01/07
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 07000435

DETAILED EVALUATION:

 ACCEPT RETURN REJECT DATE

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA Accept A & C

REVIEWER Daniel Viuzza

DISCIPLINE Historian

TELEPHONE (202) 354-2252

DATE 8/31/07

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



The Department of Arkansas Heritage

Mike Beebe
Governor

Cathie Matthews
Director

Arkansas Arts Council

*

Arkansas Natural Heritage
Commission

*

Delta Cultural Center

*

Historic Arkansas Museum

*

Mosaic Templars
Cultural Center

*

Old State House Museum



Arkansas Historic Preservation Program

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.com

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March 9, 2007

Dr. Janet Matthews
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: South Main Street Commercial Historic District – Little
Rock, Pulaski County, Arkansas

Dear Dr. Matthews:

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:rsw

Enclosure



435

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 South Main Street Commercial Historic District

other names/site number PU0997, PU3084, PU3507, PU3508, PU3509, PU3510, PU3511, PU3512, PU3513, PU3514, PU3515, PU3516, PU3517, PU3518, PU3519, PU3521, PU3522, PU3523, PU3524, PU3526, PU3527, PU3528, PU3529, PU3530, PU9874, PU9875, PU9889

2. Location

street & number South Main Street from 12th Street to 17th Street not for publication

city or town Little Rock vicinity

state Arkansas code AR county Pulaski code 119 zip code 72206

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.)

Cathie Marrans 3/12/07
Signature of certifying official/Title 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 of the Keeper

Date of Action

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: South Main Street Commercial Historic District

MULTIPLE NAME:

STATE & COUNTY: ARKANSAS, Pulaski

DATE RECEIVED: 4/10/07 DATE OF PENDING LIST: 4/30/07
DATE OF 16TH DAY: 5/15/07 DATE OF 45TH DAY: 5/24/07
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 07000435

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: Y SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

 ACCEPT RETURN REJECT DATE

ABSTRACT/SUMMARY COMMENTS:

Return. Please see attached comments.

RECOM./CRITERIA

REVIEWER Daniel Vivian DISCIPLINE Historian
TELEPHONE (202) 354-2252 DATE 5/17/07

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

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

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

**National Register of Historic Places
Evaluation/Return Sheet**

Property Name: South Main Street Commercial Historic District
Pulaski County, Arkansas

Reference Number: 07000435

Reason for Return:

This nomination is being returned for the following substantive and technical errors.

Period of Significance

References to the period of significance are inconsistent. Under Section 8 of the registration form, 1905-1945 is specified. On page 1 of Section 7, however, it is said to be 1905-1950. On page 8 of Section 10, pg 8, it is again specified as 1905-1945. Please review the nomination to ensure that the correct period of significance is specified throughout and that all references to it are consistent and accurate.

Number of Resources within Property

It is unclear how many resources the nominated property includes. Under Section 5 of the registration form, 12 contributing and 13 noncontributing resources are specified. On page 1 of Section 7, however, 14 contributing resources are specified. Is this because the two previously-listed properties are included in the latter figure? If so, this should be explicitly stated. Please review the resource count for the nomination and make any revisions that may be necessary.

Integrity

The large number of noncontributing resources raise questions about the integrity of district. Does it retain integrity from its period of significance? Do the contributing resources constitute a significant concentration of historic buildings? Is their overall presence substantially greater than the noncontributing buildings included in the district? How is the district able to convey its significance if it includes an essentially even ratio of contributing and noncontributing resources? What features allow the district to convey its significance under criteria A and C? Please revise the nomination to include a brief discussion concerning the integrity of the district. This

discussion should identify the features, qualities, and characteristics that are crucial to conveying its significance.

Sketch Map

No sketch map was submitted with the nomination. A sketch map showing the boundaries of the district and the locations resources within it is required. Please revise the nomination to include a sketch map.

We hope you find these comments helpful. Please feel free to contact me if you have any questions. You may reach me at (202) 354-2252 or by email at <Dan_Vivian@nps.gov>. We look forward to receiving a revised nomination.

Daniel Vivian, Historian
National Register of Historic Places

May 17, 2007



The Department of
**Arkansas
Heritage**

Mike Beebe
Governor

Cathie Matthews
Director

Arkansas Arts Council

*

Arkansas Natural Heritage
Commission

*

Delta Cultural Center

*

Historic Arkansas Museum

*

Mosaic Templars
Cultural Center

*

Old State House Museum



Arkansas Historic
Preservation Program

1500 Tower Building
323 Center Street
Little Rock, AR 72201
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fax: (501) 324-9184
tdd: (501) 324-9811

e-mail:

info@arkansaspreservation.org

website:

www.arkansaspreservation.com

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July 2, 2007

Dr. Janet Matthews
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: South Main Street Commercial Historic District – Little
Rock, Pulaski County, Arkansas

Dear Dr. Matthews:

We are enclosing for your review the revised 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:rsw

Enclosure

Correspondence

associated with the Additional Documentation



THE DEPARTMENT OF ARKANSAS
HERITAGE

Mike Beebe
Governor

Martha Miller
Director

Arkansas Arts Council

Arkansas Natural Heritage
Commission

Delta Cultural Center

Historic Arkansas Museum

Mosaic Templars
Cultural Center

Old State House Museum



Arkansas Historic
Preservation Program



323 Center Street, Suite 1500
Little Rock, AR 72201

(501) 324-9880
fax: (501) 324-9184
tdd: 711

e-mail:

info@arkansaspreservation.org

website:

www.arkansaspreservation.com

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April 2, 2013

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



07000435

RE: South Main Street Commercial Historic District Additional
Documentation – Little Rock, Pulaski County, Arkansas

Dear Carol:

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

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

Sincerely,

Martha Miller
State Historic Preservation Officer

MM:rsw

Enclosure