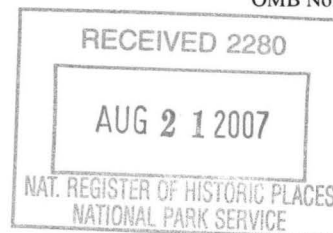


United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



1028

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 West Dickson Street Commercial Historic District

other names/site number _____

2. Location

street & number Dickson Street between Arkansas Avenue and Saint Charles Avenue and
West Avenue between Dickson Street and Lafayette Street

☐ not for publication

city or town Fayetteville

☐ vicinity

state Arkansas code 143 county Washington code AR zip code 72701

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.)

Cacheri Hatcher
Signature of certifying official/Title

7/5/07
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

10/1/07

West Dickson Street Commercial Historic District
Name of Property

Washington 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	
35	20	buildings
		sites
		structures
		objects
35	20	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**

(1) Frisco Depot (listed 12/08/88)

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC: single dwelling, multiple dwelling, hotel

COMMERCE/TRADE: business, professional, financial

institution, specialty store, department store, restaurant,

warehouse

EDUCATION: college, education-related

RELIGION: religious facility

RECREATION & CULTURE: theater, music facility

INDUSTRY/PROCESSING/EXTRACTION: mill

AGRICULTURE & SUBSISTENCE: processing

TRANSPORTATION: rail-related, road-related

Current Functions

(Enter categories from instructions)

DOMESTIC: single dwelling, multiple dwelling

COMMERCE/TRADE: business, professional, financial

institution, specialty store, restaurant

RELIGION: religious facility

RECREATION & CULTURE: theater, music facility

7. Description

Architectural Classification

(Enter categories from instructions)

LATE VICTORIAN: Queen Anne

LATE 19TH & 20TH CENTURY REVIVALS: Tudor

Revival, Neo-Classical, Mission/Spanish Revival,

Italianate

LATE 19TH & 20TH CENTURY AMERICAN MVMT.:

Prairie School

OTHER: 19TH & 20TH Century Commercial, "Faye

Jones Modern"

Materials

(Enter categories from instructions)

foundation CONCRETE

walls BRICK, STONE, STUCCO, CONCRETE

roof ASBESTOS, OTHER: Tar built up

other N/A

Narrative Description

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

See Section 7 Continuation Sheets.

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*West Dickson Street, Dickson Street, and Dickson are used synonymously throughout the text.

SUMMARY

The West Dickson Street Commercial Historic District is being submitted for nomination to the National Register of Historic Places under **Criteria A and Criteria C**. The proposed district is a thriving commercial venue that was first developed around the St. Louis - San Francisco Railroad. The district possesses a strong sense of integrity with a total of 56 resources: 35 (63.6%) are contributing resources; 20 (36.4%) are noncontributing resources; and one resource, the Frisco Depot, has previously been listed in the National Register of Historic Places (listed 12/08/88). The majority of the buildings in the district are brick, twentieth-century commercial buildings, some of which display architectural elements of styles such as Italianate, Spanish Revival, Art Moderne and Art Deco. There are two residential buildings located within the district that are representative of the Queen Anne style. Despite some of the new construction and renovations, the 7 city blocks (approximately 100 block of West Dickson through the 700 Block of West Dickson and the 300 Block of North West Avenue) that compromise the district still adequately convey a sense of time and place. The buildings validate the district's **period of significance** by documenting the history and development of West Dickson Street from **1892 to 1957**.

ELABORATION

Fayetteville is the county seat of Washington County and home of the University of Arkansas. It is located in the northwest corner of Arkansas in the Ozark Mountains; Fayetteville sits at 1,400 feet and presently occupies 43.4 square miles (2000 Census). Since the first city lots were sold in Fayetteville in 1828, it has remained the most prominent town in the northwest corner of the state.¹

The land that now encompasses Dickson Street started out as large undeveloped pasture that was home to families such as the Dicksons, Campbells, Suttons, Boles, Watsons, Fergusons, Williams, Reeds and McIlroys. The first big change to occur in this area happened in 1872, with the establishment and opening of the Arkansas Industrial University at the far west end of what is now Dickson Street, formerly McIlroy land (700 through 1000 Blocks). The 1880s ushered in a decade of change for Fayetteville and especially for the Dickson Street area. In 1881, the railroad completed the construction of the St. Louis - San Francisco Railroad line in the Dickson Street area. The railroad was the impetus for the commercial growth that began shortly thereafter. Initial development occurred along the north side of West Dickson Street and the south end of North West Street, while the east end of West Dickson Street remained residential.² In 1888, the city received electricity, which influenced how some business could operate and their hours of operation. An 1892 Sanborn Map shows development occurring on the north side of West Dickson with business that included: a grocery store, barber shop, meat market, confectioners, grain & feed, steam & laundry, as well as a boarding house located on the south side of West Dickson Street. The earliest buildings were primarily of frame construction; although, there were some such as the building at 430 West Dickson (WA0143) that were of native stone or possibly brick or cast stone. In 1911, a fire destroyed most of the 400 Block of West Dickson (except for 430 West Dickson). The fire was a catalyst for constructing future buildings out of "fireproof" materials which changed the appearance of West Dickson Street. Further

¹The WPA guide to 1930s Arkansas, with and Introduction by Elliott West (Lawrence, KS: University Press of Kansas, 1987, reprint of: *Arkansas: A Guide to the State*, 1941), 311-314.

²Anthony J. Wappel with Ethel C. Simpson, "Once Upon Dickson, A Pictorial History," (unpublished manuscript in possession of authors, 2007)

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“updating” the look of West Dickson Street was the paving of the road in 1918.³ From the 1920s through the 1960s, West Dickson Street evolved primarily as a commercial center, entertaining its ups and downs, but primarily enjoying much success. The area continued to serve those in the vicinity, many of whom were affiliated with the railroad and the university. New buildings were built throughout the years to replace older ones or to expand existing businesses.

The majority of the buildings within the district boundaries are 20th Century Commercial in style and function. However, there are a couple of commercial and a couple of residential buildings that date to the late 1800s and a few other buildings that date to the very early 1900s. The majority of the contributing buildings appear to have been built in the 20s, 30s, and 40s. The earliest buildings were constructed to support the railroad’s shipping and packing industry, as well as to accommodate the people working for the railroad. Later businesses also catered to nearby university students as evidenced by names such as: U of A Barber Shop (WA0191), Razorback Toggery, Student Cleaners, and the Varsity Shop. The oldest remaining commercial building in the district is the two-story, sandstone, corner commercial building at 430 West Dickson (WA0143). From 1892 until 1898 it served as a grocery store and from 1899 until 1904 it was known as the Bates Brothers Market. Frisco Drug Store occupied the building from 1904 through the 1920s.⁴ Two of the oldest residential buildings are an 1896 Queen Anne house at 301 West Dickson Street (WA0037) and a circa 1900 Queen Anne house at 206 West Dickson (WA0177). The home at 206 West Dickson has been in the Davis family since 1947 and was restored by the family circa 1980.⁵

As previously stated, the majority of West Dickson Street today is comprised of 20th Century commercial architecture with few 19th Century buildings remaining. Some of these buildings display design elements of various architectural styles such as Italianate, Neoclassical, English Revival, Spanish Revival, Art Deco, and Art Moderne. There are some remodeled buildings and new construction that borrow elements from classic styles but are modern day interpretations of those styles; those styles are not described below. Most of the information in the following style descriptions comes from personal observations and A Field Guide to American Houses by Virginia and Lee McAlester. The following styles and buildings that represent them are historic.

Commercial

Late Nineteenth & Twentieth-Century Commercial: Late Nineteenth & Twentieth-Century Commercial Architecture as applied to historic buildings (pre-1957) are generally free standing buildings or a continuous row of buildings of brick or frame construction. Many buildings constructed during this time period, especially in the early- to mid- twentieth century, are solid brick or solid concrete block construction, or at least present a veneer of brick, concrete, or stone. These commercial buildings vary in height based upon when and where they were constructed and the technology employed. The commercial buildings along West Dickson Street and North West Avenue are primarily one or two stories and are clad in brick or stucco. The following are some good examples of this style of

³Kent Brown, A Timeless Epoch: Fayetteville a Pictorial History (City Unknown: Donning Press, 1982), 40.

⁴Anthony J. Wappel, “Brief History of 430 West Dickson,” (U of A, Special Collection, Vertical File: Dickson Street).

⁵Susan Lewis, “This Old House Gallery,” (U of A, Special Collection, Vertical File: Dickson Street).

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architecture: 410 West Dickson (WA0187); 412 West Dickson (WA0036); 518 West Dickson (WA0213); 540 West Dickson (WA0216); 326 North West Avenue (WA0033); 339 North West Avenue (WA0004); Oberman Shirt Factory (WA0094); and 352 North West Avenue (WA0095).

Italianate: The building at 404 West Dickson Street (WA0184) display restrained characteristics of the Italianate style popularized in the early 20th Century. It was a style primarily for architect-designed landmarks in major metropolitan areas. Prior to WWI, vernacular interpretations of the style spread widely with the perfection of masonry veneering techniques. Some characteristics include: symmetry, heavy brackets, hood moldings, colonnaded entries, quoining, roofline parapet or balustrade, and rusticated first story.

Neoclassical: Neoclassical was a dominant style for buildings, specifically domestic buildings, throughout the first half of the 20th century. A full-height porch with roof supported by classical columns usually dominates the front. Columns typically have Ionic or Corinthian capitals; pediments are often a prominent feature as are dentils. Symmetry is also an important characteristic of Neoclassical Revival. The building at 414 West Dickson (WA0188), although altered, displays restrained characteristics of this style with engaged columns and brick dentil work.

English Revival: Steeply pitched, side-gable roofs usually dominated by one or more prominent cross gables characterize this style that was popular in the 1890s through the 1940s. Other features often include half timbering and stucco as well as stone, brick or wooden wall coverings. There is only one example displaying restrained characteristics of the English Revival style located at 241 West Dickson (WA0172).

Art Deco: Geometric motifs such as decorative elements on the façade, as well as towers and other vertical projections that thrust above the roofline characterize Art Deco architecture. This style was emulated during the 1920s through the 1940s. There are four excellent examples of this style, all built by W. F. Sonneman and designed by architect Paul Young: U-ARK Bowl at 622 West Dickson (WA0233); The Courts, 623-641 West Dickson (WA0227); 626, 628, 632 & 648 West Dickson (WA0218); and UARK Theater, 643-653 West Dickson (WA0228).

Art Moderne: This style that was popular from the 1920s to the 1940s. Smooth, curved wall surfaces that are oftentimes covered in stucco are associated with this style as are flat roofs, usually with a small ledge or band at the roofline. Two examples of this style are Collier Drug at 100 West Dickson (WA0175) and Shipley Baking Company at 311 West Dickson Street (WA0171) that was designed by W. E. Long (Long also designed the adjacent building at 313 West Dickson/WA0170).

Mediterranean/Spanish Revival: Mission-shaped dormer or roof parapet; roof commonly clad with red tile; widely overhanging eaves, usually open; porch roofs supported by large, square piers, commonly arched above; wall surface usually displaying smooth stucco are defining elements of this style that was popular from the 1890s through the 1920s. The Frisco Depot at 550 West Dickson (WA0212, NR Listed 12/08/88) is the only example of this style in the district.

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Fay Jones "Modern": The Underwood Building (WA0867) at 611 West Dickson, designed by nationally known architect, E. Fay Jones, reflects Jones' design philosophy of organic architecture, relating, symbiotically a building to its site, by displaying and using materials honestly. Although, not considered "historic," due to its 1966, construction date, it possesses great significance and is a testament to Jones' early designs.⁶

Residential or Other Use

Queen Anne: This style was a dominant style of domestic building from about 1880 until 1900. Defining elements of this style include a steeply pitched roof of irregular shape, usually with a dominant front-facing gable; asymmetrical façade with partial or full-width porch which is usually one story high and extended along one or both side walls; patterned shingles, cutaway bay windows, and other devices used to avoid a smooth-walled appearance. There are two examples of this style in the district: 206 West Dickson (WA0177); 301 West Dickson (WA0037)

Prairie Style: Most popular from 1900 through the 1920, the Prairie Style is characterized by a low-pitched roof, usually hipped, with widely overhanging eaves; two stories, with one story wings or porches; eaves, cornices, and façade detailing emphasizing horizontal lines; often with massive, square porch supports. A restrained version of this, possibly more of a "neo-Prairie Style," is the Lutheran Church at 310 North Arkansas Avenue (WA0958).

Most of the commercial buildings are made of brick or are of frame construction with a brick, stone, or stucco veneer. Because of its proximity to Fort Smith, it is likely that much of the brick used came from Fort Smith Brick and Tile in Fort Smith, Arkansas, which was purchased by ACME brick in 1923. At that time, the bricks used were known as "dry pressed" brick, now referred to as "solids." Trains were a common method for shipping bricks at that time.⁷ The building at 410 West Dickson (WA0187) is of stone construction as is 430 West Dickson (WA0143), which is now clad in stucco. The building at 227 West Dickson (WA0173) is constructed of molded concrete blocks. The Old Ice House at 329 West Dickson has a native stone veneer (WA0005). The two residential structures remaining in the district are all frame construction.

Conclusion

Throughout the years West Dickson Street has undergone changes. Some of the most visible changes include the following: some buildings were lost to fire in 1911, only to be replaced with more permanent structures; Dickson Street was first paved in 1918 to accommodate the ever-present automobile; new buildings were constructed in the 20s, 30s, and 40s; during the 1930s, George's Majestic Lounge began offering live entertainment; the area continued to thrive until the mid 1960s. During the 1970s and 1980s the street went in to a state of decline, only to be revived by the coming of the

⁶Cheryl Nichols and Helen Barry, The Arkansas Designs of E. Fay Jones, 1956-1997 (Little Rock, AR: Arkansas Historic Preservation Program, 1997), 14-15.

⁷"ACME Brick: History," <http://www.brick.com/company/history.htm>; Pitts, Kerry, "A Conversation with Kerry Pitts," interview by Kara Oosterhous, March 2007.

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Walton Arts Center in 1992, which served as a catalyst for the rebirth of the area. In 2003, the area received a multi-million dollar contract to improve the streetscape with new lighting, sidewalk, landscaping and brick pavers. This newly reborn pride in West Dickson Street has resulted in the restoration and improvement of many of the business along Dickson Street. Although there has been new construction in the area, most of which are condos and multi-family dwellings, or additions to historic buildings to make them more functional, Dickson Street has stayed true to its roots. The buildings are an eclectic mix, which are a testament to West Dickson Street's colorful heritage. Perhaps Curtis Shipley, whose father and uncle began Shipley Baking Co. in 1921, and whose family owned and operated the Shipley Bakery on Dickson beginning in 1936, best describes West Dickson Street in the following way, "When the baking company came to Dickson Street it was the hub of the town, the industrial center. The banks and retail stores were on the square, but Dickson Street was where people lived and worked and went to church..."⁸ This statement remains true today, the street has evolved but the buildings still stay true to their original purpose... serving the public, providing a microcosmic look at the various social aspects of Fayetteville, a place where businesses, entertainment and various cultures meet.⁹

INTEGRITY

The West Dickson Street Commercial Historic District is a cohesive group of buildings that maintain the integrity needed to convey their architectural and historic significance. These buildings possess integrity of location and setting as they still possess their original setbacks and configurations. The buildings, which contribute to the district's significance, are still true to their original design displaying the historic materials used in their construction as well as the attention to detail that validates the workmanship displayed when built. The buildings continue to maintain their integrity of association as they have continuously been used as places of commerce and residential abodes. The buildings serve as a reminder of how West Dickson Street has evolved with the times while staying true to its original design. Although the streetscape has changed in appearance since it first began to grow as a commercial and industrial venue in 1882 (year first depot was built), the extant buildings still convey a mid-twentieth century ambience.

⁸ Heidi Stambuck, "Bakery Provides Bread and Butter for Generations of Shipley Family," The Morning News, 19 April 1992, 14, (U of A, Special Collection, Vertical File: Dickson Street).

⁹ Photo and Caption of Dickson Street, The Morning News, 19 April 1992, 8, (U of A, Special Collection, Vertical File: Dickson Street).

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)

COMMERCE

ARCHITECTURE

Period of Significance

1892-1957

Significant Dates

1892-1957

Significant Person (Complete if Criterion B is marked)

N/A

Cultural Affiliation (Complete if Criterion D is marked)

N/A

Architect/Builder

Bill Sonneman/Paul Young, Fay Jones, W. E. Long

Narrative Statement of Significance

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

See Section 8 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.)

See Section 9 Continuation Sheets.

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*West Dickson Street, Dickson Street, and Dickson are used synonymously throughout the text.

SUMMARY

The West Dickson Street Commercial Historic District is located in Fayetteville, Arkansas, in Washington County. The history of the Dickson Street area dates back to 1835, to the original survey of the town of Fayetteville; it's commercial growth began in earnest after the arrival of the St. Louis - San Francisco Railroad to Dickson Street in 1881. Fifty-six resources; 35 contributing resources and 20 noncontributing resources comprise the West Dickson Street Commercial Historic District. One building, the Frisco Depot, is listed in the National Register of Historic Places (Listed 08/12/88). West Dickson Street has always catered to the needs of local residents and university students. The district is being nominated for inclusion to the National Register of Historic Places, with **local significance**, under **Criteria A** for its associations with the commercial development of Fayetteville and **C** for its good collection of late nineteenth and early twentieth-century commercial buildings, with a **period of significance** spanning 1892 to 1957.

ELABORATION

Washington County

Fayetteville, Arkansas, is the county seat of Washington County. Located in northwest Arkansas, in the Ozark Mountains, the history of the county extends back to October 1828; when Washington County was formed from Lovely County, formerly home to the Osage Indians.¹ It was after the establishment of Washington County that true settlement began. By 1834, Congress had authorized the county commissioners to sell 160 acres of land to underwrite the building of a new courthouse. An article printed in the *Arkansas Advocate* described the region as follows:

The town is admirably situated, on a beautiful eminence, on the dividing land between the waters of Illinois and White Rivers. On the south and east, blue hills and mountains, with intervening prairies, present themselves as far as the eye can reach; and on the southwest, there is much prairie land, of excellent quality. The growth of the adjacent forest is oak, hickory, ash, mulberry, walnut, cherry, black locust, paw-paw, spice-wood, and the largest and most delicious grape in the world.²

Fayetteville

On 16 June 1834, President Andrew Jackson authorized the patent for the land of the Original Town (soon to be Fayetteville). In 1835, the President issued the patent that established the original town on 27 February 1835. As recorded, the original township included the south half N.E. ¼, and north half of S.E. ¼, Sec. 16, Township 16, Range 30 West. That same year, 1835, Deputy County Surveyor Chas. McClelland, John Wes, William McGarrah, James Parr, John Smallman, and A. Mankins surveyed the original lots, most of which were located between present-day College Avenue on the east, Gregg Street on the west, Dickson Street on the north, and South Street to the south.³ Five years later the 1840 U.S. Census (the first one recorded for Fayetteville) shows the town's population as being 425 people: 292 whites, 123 blacks, of which 120 were slaves and 3 were free. The town continued to grow and by 1850 it

¹Matthew Bryan Kirkpatrick, *The Encyclopedia of Arkansas History*, "Washington County"
<http://encyclopediaofarkansas.net/encyclopedia/entry-detail.aspx?entryID=813>

²Kent R. Brown, *A Timeless Epoch: Fayetteville A Pictorial History* (City Unknown :Donning, 1982), pg. 14-15.

³William S. Campbell, *One Hundred Years of Fayetteville, 1828-1928: The Journal of Marian Tebbetts Banes* (Fayetteville, AR: Washington County Historical Society, 1977), 5-6.

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was home to 600 residents.⁴ In 1871, Fayetteville received authorization to establish the Arkansas Industrial College, which opened its doors to the first students in February 1872. The first "school building" was a farmhouse on the McIlroy Farm which welcomed 8 students, one being female. Even prior to the Civil War, Fayetteville had become the economic, religious, scholastic, and political center of the county and northwest Arkansas.⁵

Dickson Street

There are numerous well-known areas in Fayetteville; among them are the U of A campus, the Square, and Dickson Street. The history of Dickson Street dates back to the original survey of the town in 1835, with present-day Dickson Street serving as the northern boundary. Dickson Street was named for one of the early families in Fayetteville, the Joseph L. Dickson (1817-1868) family. The Dickson home was located where Central United Methodist Church now stands on what is now known as Dickson Street. During the Civil War Battle of Fayetteville (16 April 1863), the Dickson house served as a hospital (it appears that the Dickson family remained in Fayetteville through 1861). Confederate troops fought Union troops at what is present-day College and Dickson Streets in a battle that left few men dead but left the place with the name "Bloody Corner." Dickson was a merchant (Stirman & Dickson later Dickson & Co.) and financier in Fayetteville during the 1840s and 50s. Dickson's antebellum mercantile was located on the north side of the square; he also built a flour mill southeast of the square.⁶

Beginning in the mid 1850s, businessmen in Fayetteville began trying to bring a train line in to town. In 1855, the Washington County Court states, "In view of our growing population and the great success of our agricultural and commercial interests, it becomes imperative on us to use every reasonable exertion for the purpose of securing for ourselves a cheaper and more speedy means of transportation." Their efforts were likely thwarted by the Civil War. However, the virgin forests of northwest Arkansas were too hard to resist and were a prime attraction enticing railroad tycoons to the area. In 1881, nearly twenty-five years after initial efforts began in 1855, those businessmen's vision became a reality when the St. Louis - San Francisco Railroad came to Dickson Street.⁷

Depot Town

In 1882, the railroad built the first depot, which was of frame construction; it served the town until 1896, when it was destroyed by fire. Prior to the coming of the railroad, the first known business on Dickson Street was Uncle Gus Lewis's mercantile (ca. 1875) that primarily served the university students (located at the site of present-day George's, WA0148). However, after the coming of the railroad, the area along Dickson Street began to grow and develop as a

⁴Ibid., 10.

⁵First School of higher learning was Sophia Sawyer's Fayetteville Female Seminary (1839); Arkansas College (1852); Van Horne's Fayetteville Female Institute (ca. 1854); Arkansas Industrial University/U of A (1872). Brown, A Timeless Epoch: Fayetteville A Pictorial History, 15-16; Nancy Hendricks, The Encyclopedia of Arkansas History, "University of Arkansas, Fayetteville" <http://encyclopediaofarkansas.net/encyclopedia/entry-detail.aspx?search=1&entryID=2163>

⁶. Brown, A Timeless Epoch: Fayetteville A Pictorial History, 15-16; Campbell, One Hundred Years of Fayetteville, 1828-1928, 5, 6, & 11; Dave Edmark, "Merchant Founded 'Dickson Street' in Mid-1800s," The Morning News, 19 April 1992, 15 (U of A, Special Collection, Vertical File: Dickson Street).

⁷Brown, A Timeless Epoch: Fayetteville A Pictorial History, 40.

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commercial, lodging, shipping, and packing center. It was during this time that Dickson Street became known as "Depot Town." Some of those businesses included: A. B. Lewis Grocery (ca. 1870s – on or near George's Majestic Lounge); Bates Bros. Grocery (1898), J. F. Winchester (groceries/meat); Simmons Bros. Clothing Store, Scott Hotel, Citizen's Bank, the Fayetteville Mercantile (1910), and Simpson-Mintun Packing Company (1913), Midway Hotel, and Scott Hotel.⁸ In 1922, the 1896 brick depot was destroyed and replaced with the present-day Spanish Revival depot. This area along Dickson Street continued to be known as depot town until the 1890s, when due to a young man named Fred Shuler, the area became known as Shulertown.⁹

Shulertown

Depot Town was "renamed" Shulertown in the 1890s after college student Fred Shuler who worked part-time at a soda fountain on Dickson Street. Oftentimes, Shuler's friends would visit him while he was working. After graduation, Schuler opened his own drug store on Dickson that became a favorite "haunt" of university students... and hence, "Shulertown" was born (although, "Shulertown" really referenced the 400 and 500 blocks of West Dickson Street, it became synonymous for most of the area through the 1960s). After the coming of the railroad and through the turn of the century, Dickson Street continued to grow as an industrial area supporting the growing export by train of produce such as apples, peaches, livestock, corn, oats, wheat, alfalfa, and barley; whereas, the town square around the courthouse supported many of Fayetteville's retail businesses, banks, and professional jobs and was the political center of Fayetteville.¹⁰ A 1904 Sanborn fire insurance map shows the types of businesses located along Dickson Street and North West Avenue during the turn of the century. Located along North West Avenue was: Fayetteville Ice and Storage Co., Fayetteville Roller Mills, Scott and Wright Feed and Fuel, Fayetteville Iron Works, Waters-Pierce Oil Company, and Freight & Passenger Depot. Located along Dickson Street were: grocery stores, barber shops, bakeries, a bicycle shop, a drug store, restaurants, residences, and hotels. On 30 April 1911, a fire destroyed most of the north block at the intersection of Dickson and West Avenue (with the exception of 430 West Dickson which is actually two buildings constructed between 1889-1908/ WA0143, WA0035).¹¹ Following the fire, new construction in the area tended to be of stone and/or brick.¹² From 1915 on, the automobile changed Dickson Street, as well as the entire city of Fayetteville. Dickson Street was first paved in 1918 to meet the demands placed on the roads by the automobile.

⁸The building at 430 West Dickson Street served as a grocery store from 1892 until 1898 when it was acquired by the Bates Brothers. It is the oldest building in the district, although it has been altered and clad in stucco. Anthony J. Wappel, "A Brief History of 430 West Dickson," (U of A, Special Collection, Vertical File: Dickson Street); Anthony J. Wappel with Ethel C. Simpson, "Once Upon Dickson, A Pictorial History," (unpublished manuscript in possession of authors, 1997); Brown, A Timeless Epoch: Fayetteville A Pictorial History, 40; Campbell, One Hundred Years of Fayetteville, 1828-1928, 16-18.

⁹ Campbell, One Hundred Years of Fayetteville, 1828-1928, 15-18 20, 22; Brown, A Timeless Epoch: Fayetteville A Pictorial History, 40.

¹⁰Brown, A Timeless Epoch: Fayetteville A Pictorial History, 40, 66; Anthony Wappel, to Kara Oosterhous, 18 March 2007, email in the possession of Kara Oosterhous.

¹¹Wappel/Oosterhous correspondence.

¹²Brown, A Timeless Epoch: Fayetteville A Pictorial History, 91.

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Automobile related business such as car dealerships, repair shops, and gas stations like the one at 241 West Dickson (WA0172) were built all over the town.

The 1920s were not only a time of growth for Fayetteville but also for the University of Arkansas, as well as Dickson Street. However, with growth often comes crime. In 1920, the first known nightly police patrol began on Dickson Street after a series of petty thefts. By the late 20s there were approximately 30 filling stations in Fayetteville and close to 1,000 automobiles. During this era, businesses opened on Dickson; such as radio station KUOA which began broadcasting on air in 1927.¹³ In 1927, George Papas opened The Majestic Café (now George's Majestic Lounge/WA0148), which was a restaurant, bar, and general market and a popular hangout for U of A students.¹⁴ It is also evident when looking at the following directory and Sanborn Maps, that Dickson Street was still a mixed-use area with industrial businesses such as Dyke Lumber Company, Kelley Bros. Lumber Company, Sanford & Sons Iron Works, and Fayetteville Packing Company and Hotels such as the Midway Hotel, O. K. Hotel, Southern Hotel, The 1928 City Directory for Fayetteville lists the following businesses on West Dickson Street and North West Avenue:

1928 City Directory

(West Dickson St./ N. West Ave. businesses only/boarding houses not included unless named as such)

American Railway Express	E. L. Nettleship office	Ely-Walker Shirt Factory (N. West)
Barts Brothers (426 Dickson)	O. K. Hotel	Fayetteville Mercantile (N. West)
Champion News Co. (520 Dickson)	Ozark Grocery Co. (509 Dickson)	Fayetteville Ice (333 N. West)
Citizens Bank	Palace Drug Store (422 Dickson)	Fayetteville Packing Co. (N. West)
City Bakery (316 Dickson)	Red Ball Transfer & Storage Co. & Night Telephone	O.K. Transfer & Taxi (N. West)
Dyke Lumber Co. (Dickson & St. Chs.)	St. Louis & San Francisco Railway	Pierce Petroleum Corp (N. West)
The Fashion Shop (402 Dickson)	Sanford & Son Iron Works	
The Shue Shop (408 Dickson)	Silverman Bros.	
Fitzgarell Coal Co. (324 Dickson)	Simmons Bros (410 Dickson)	
Frisco Freight Depot	Simpson Mintun Co.	
Frisco Passenger Station	A. B. Smith Tire Shop	
Griffen Grocery Co.	Southern Hotel (406 Dickson)	
Tom Hodges Café (Dickson & West)	Stapes (320 Dickson)	
Kelley Bros Lumber Co.	Star Grocery Store	
Majestic Café	Star Taxi Line	
Manhattan Café	Tonys (520 Dickson)	
Maria Dress Shop	U of A Barber Shop (420 Dickson)	
Midway Hotel	Vickers Cleaners Dryers & Hatters	

¹³According to Charles W. Stewart, in 1924, the U of A erected a wireless apparatus and began broadcasting as KFMQ radio, later changed to KUOA; it is recognized as one of the oldest radio stations in the world. UA sold KUOA to a commercial company in 1933 who in turn sold it to John Brown University in Siloam Springs (Benton County). Charles W. Stewart, "Fayetteville," The Encyclopedia of Arkansas History and Culture, <http://encyclopediaofarkansas.net/encyclopedia/entry-detail.aspx?entryID=1006>; Brown, A Timeless Epoch: Fayetteville A Pictorial History, 110 –111.

¹⁴Wappel and Simpson, "Once Upon Dickson, A Pictorial History"; "George's Majestic Lounge," <http://www.georgemajesticlounge.com/history.htm>.

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Above: "UARK Theater," 1947
Photo courtesy of U of A Special Collections online exhibit

The Depression of the 1930s impacted business owners as business declined during these years but overall, there were few severe economic scars during this time; new businesses were even built such as Shipley Baking Company. In 1937, Harry and W. G. Shipley opened the Shipley Baking Company at 311 West Dickson (WA0171), which was one of the longest-running business on Dickson Street.¹⁵ By 1939, Hob Nob Liquor, the first Liquor Store had opened on Dickson Street. Another longtime business still in operation today that was open by 1939 was the De Lux Eat Shop at 306 West Dickson (WA0179). Despite the war, which did impact the citizens and students of Fayetteville, Dickson Street continued to meet the everyday demands of local citizens and students. The appearance of the 600 Block of West Dickson changed dramatically in 1940. Builder Bill Sonneman constructed the first of four Art Deco influenced buildings, the UARK Theater at 643-653 West Dickson (WA0228). Sonneman further developed the block with the construction of student apartments and additional retail space at 623-641 West Dickson and 626 to 648 West Dickson (WA0233, WA0218). Across the street Sonneman constructed a bowling alley and dance hall to cater to the university students (WA0227).¹⁶



To the Left: "Jerpe Dairy Products," ca. 1940
(photo showing 241 West Dickson)
Photo courtesy of U of A Special Collections online exhibit

¹⁵ Heidi Stambuck, "Bakery Provides Bread and Butter for Generations of Shipley Family," The Morning News, 19 April 1992, 14, (U of A, Special Collection, Vertical File: Dickson Street).

¹⁶ Wappel/Oosterhous, correspondence.

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The following 1939 City Directory shows how business were faring on Dickson Street prior to the entrance of the U.S. in WWII:

1939 City Directory

(West Dickson St./ N. West Ave. businesses only/boarding houses not included unless named as such)

Shipley Baking (313 Dickson)	Varsity Shop (524 W. Dickson)	Razorback Toggery (428 Dickson)
Citizens Bank (414 Dickson)	AR Ice & Cold Storage (221 N. West)	Winchester Cash Market (401 Dickson)
U of A Barber Shop (420 Dickson)	Gateway Creamery (323 Dickson)	Fayetteville Mercantile Co. (339 N. West)
Beulah Lee Beauty Shop (418 Dickson)	Fayetteville Milk Co. (339 Dickson)	Ozark Grocery Co. (509 Dickson)
College Beauty Shop (522 Dickson)	Pettigrew & co. Inc. (207 Dickson)	Hob Nob Liquor (404 Dickson)
Z W Ford Boardinghouse (703 Dickson)	Maria Dress Making Shop (206 Dickson)	Kelley Bros. Lumber Co. (324 Dickson)
O.K. Hotel (224 Dickson)	The Rexall Store (422 Dickson)	Sanford & Son Iron Works (557 N. West)
O R Wagner Boardinghouse (629 Dickson)	Fayetteville Ice Co. (333 N. West)	Kings Food Market (300 Dickson)
Coca Cola Bottling Co. (200 Dickson)	Vita-O-Ray Products Co. Inc. (603 Dickson)	Arkansas Packing Co. (325 N. West)
Seven-up Bottling Co. (200 Dickson)	Brashears Bros Service Station (603 Dickson)	T. K. Taylor Wholesale Meats (221 West)
Dyke Lumber Co. (Dickson & St. Chas.)	Maxwell M. C. Service Station (313 Dickson)	Frisco Depot (512 Dickson)
La Niers Cleaners (324 Dickson)	Simpson-Mintun Co. (441 Dickson)	Fisco Passenger Station (Dickson)
The Fashion Shop (402 Dickson)	Bates Bros. Market (426 Dickson)	De Lux Eat Shop (306 Dickson)
Student Cleaners (407 Dickson)	Dever Grocery (352 N. West)	Majestic Café (519 Dickson)
Vickers Cleaners & Laundry (323 Dickson)	Diamond Market (221 N. West)	Sandwich King (520 Dickson)
U of A Café (400 Dickson)	Kroger Grocery & Baking Co. (300 Dickson)	

New construction continued during the 1950s and 60s on West Dickson Street and many of the turn-of-the-century boarding houses began to disappear. In 1950, Collier Rexall Drug opened its Art Moderne store at 100 West Dickson (WA0175) featuring a soda fountain and the first set of electronic doors in Arkansas. The Collier Family had been operating a Drug Store on the square since 1917; however, in 1955, all operations were moved to the Dickson Street store, which became their headquarters.¹⁷ By 1953, Jug Wheeler's Drive-in opened on Dickson Street at 310 W. Dickson and was a popular hangout for university students and locals alike. Also open by 1953 was Fayetteville Business College at 309 West Dickson (WA0128). Curtis Shipley, who came to Fayetteville in the 1960s describes Dickson Street in the following way, "There were dairy companies, lumber yards, drug stores, hardware store, a soft drink bottling company, body shop, laundries, a wholesale grocer, railroad depot, ice plant, Campbell's Soup and Jug Wheeler's – the largest drive-in in the state."¹⁸ According to historian Kent Brown, during the early to mid 60s, "Many who came to town only for a visit found themselves staying permanently. Some spent most of their time on Dickson Street." During this time, Fayetteville's first strip shopping center (WA0954), Campus Bookstore Shopping Center,

¹⁷Collier Drug Store still serves Fayetteville today. The store has expanded since opening in the 1950s. "Collier Drug Stores," <http://www.collierdug.com/index.htm>

¹⁸Wheeler's appears to have been in operation through at least 2003 and then it was torn down and replaced by Bordinos ca. 2005 (WA0949). Stambuck, "Bakery Provides Bread and Butter," 14.

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was built on West Dickson Street circa 1957.¹⁹ One of the most distinctive buildings constructed on Dickson Street during this time was a building constructed for Underwood Jewelers. It also served as the office for now nationally known architect, E. Fay Jones and his partner Maurice Jennings (WA0867). According to Bill Underwood, “(both) needed space but neither could afford it so the struck a deal. Jones designed the building in exchange for five years’ free rent.” Underwood also said that “Instead of having customers look at the beautiful ceilings and lanterns we had to have them looking at the merchandise.” Jones designed every aspect of the showroom including the artful wood and glass display cases highlighted by special lighting with clean lines and distinctive style evident throughout the building.²⁰ The following businesses are listed in the 1953 City Directory:

1953 City Directory

(West Dickson St./ N. West Ave. businesses only/boardings houses not included unless named as such)

Colliers Rexall Drugs (100 Dickson)	G.W. Shirley & Son Plumber (409 Dickson)
Watson Mortuary (100 Dickson)	Wheatley's Shoe Service (410 Dickson)
Coca-Cola Bottling Co. (200 Dickson)	Irwin Jeweler & Carmen's News Stand (412 Dickson)
Holland Bros. Locker & Processing Plant (203 Dickson)	Hometown Café (416 Dickson)
College Club Dairy (207 Dickson)	Allen Lowe Cities Service (418 Dickson)
King's Food Market (216 Dickson)	Beulah Lee Beauty Shop (418 Dickson)
Ludwick Conoco (223 Dickson)	U of A Barber Shop (420 Dickson)
Sines Body Shop (227 Dickson)	Palace Drug Store (422 Dickson)
Laundry Mart (248 Dickson)	Bates Bros. Market (426 Dickson)
Consumers IGA Market (300 Dickson)	Dixie Radio & Supply (430 Dickson)
Gingham Girl Beauty (302 Dickson)	U.S. Post Office, University Sta.(430 Dickson)
Electric Repair Shop (305 Dickson)	Western Motor Co. (441 Dickson)
Deluxe Eat Shop (306 Dickson)	Ozark Grocer (509 Dickson)
Fayetteville Business College (309 Dickson)	Frisco Depot (512 Dickson)
Wheeler's Drive-in (310 Dickson)	Lloyd's Shoe Store (518 Dickson)
Shipley Baking & Hill Esso Service Station (313 Dickson)	Majestic Restaurant & J.S. Hinton (519 Dickson)
Dr. G Harrison Butler, Dr. W. J. Butt, & Dr. Fount Richardson (316 Dickson)	Barrett Quality Shop (522 Dickson)
Hampton's Army & Navy Store (318 Dickson)	Stape's Beauty and Barber Shop (526 Dickson)
Otto Gage & Tri-State Sales Co. (320 Dickson)	Stump Furniture Co. (603 Dickson)
USDA Production & Marketing Admin. Fruit & Vegetable Branch (320 ½ Dickson)	Catholic Student Center (620 Dickson)
Kelley Bros. Lumber (324 Dickson)	Uark Annex (626 Dickson)
Vickers Cleaning & Laundry & Preston Woodruff, Atty. (325 Dickson)	Sonneman Enterprises (626 ½ Dickson)
OK Taxi Co. (400 Dickson)	Metcalf U of A Record Shop (628 Dickson)
Scott Hotel (403 Dickson)	Dixie Cream Donut Shop (629 Dickson)
Hob-Nob Liquor Store (404 Dickson)	Jim Benton Bowling Lanes (623 Dickson)
Dutchie's Recreation Hall (406 Dickson)	Uark Bowl (634 Dickson)
Acme Typewriter (407 Dickson)	St. John's Lutheran Church (Dickson & AR Ave)
Pendleton Electric Co. (408 Dickson)	

¹⁹Wappel/Oosterhous correspondence.

²⁰ Laurinda Joenks, “Structures Survive to Provide More Memories of Dickson Street,” The Morning News, 19 April 1992, 16-17 (U of A, Special Collection, Vertical File: Dickson Street).

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Dickson Street: Decline and Rebirth

During the late 1960s and 1970s, Dickson Street began to change. In 1965, the last train ran on the Frisco tracks on Dickson. Many of the anchor businesses closed on Dickson. The Northwest Arkansas Mall was constructed north of town, which lured people away from the downtown commercial area to new shopping developments north of town. It was during the late 1960s and 70s that Dickson Street obtained its reputation as the local center of non-stop partying at places like Roger's (WA0185), Lilly's (WA0189), The Library, Jug's Drive-In, the Swingin' Door and the Bull's Eye Pub to name a few hotspots. Although, George's Majestic Lounge (WA0148) had been offering live entertainment since the 1930s (social events, dances, and piano music), it began offering live music on a regular basis in the 1970s. It is the longest running club and live music venue in.²¹

By the 1980s, Dickson was a far cry from the bustling commercial and industrial center it had been from the turn of the century through the middle of the century. According to one business owner on Dickson, "There was a segment out there that would not come to Dickson Street because all they heard about was how bad it was run down and everything else... it wasn't a good place to be."²² In 1983, several Dickson Street business owners organized and formed the Pride in Dickson Street Association with the goal of reviving Dickson Street and recreating it as the bustling and thriving thoroughfare it had once been. Economically speaking, the turning point for Dickson Street came with the opening of the Walton Arts Center in 1992, which brought people and businesses back to Dickson Street and began the "rebirth" of the area. Many of the historic buildings have been remodeled, the streetscape redone, and the ambience returned. Today, West Dickson Street is a mixed-use area, as it has always been, it is home to numerous restaurants, drinking/entertainment establishments, living quarters and specialty stores. It continues to serve the not only local residents of Fayetteville and numerous tourists, but also the university students, which have always been an integral part of Dickson Street's legacy as it sits at the bottom of the hill of the University of Arkansas's campus.²³

SIGNIFICANCE

The West Dickson Street Commercial Historic District is being nominated for inclusion in the National Register of Historic Places under **Criterion A** for the events that have occurred within the town, specifically the West Dickson Street area, that contribute to a better understanding of local history and broader patterns of history and under **Criterion C** for its architecture that reflects a type, period, and or method of construction. The historic built environment of this district retains its architectural integrity and contributes to the district's period of significance that spans 1892 to 1957. With the Bates Brothers Market, constructed 1892, being the oldest extant building in the district and possibly one of the longest running businesses in the district (430 West Dickson/WA0143) and 1957 being the cut-off date implemented by the National Park Service that deems a property historic. Throughout the years, Dickson Street

²¹"George's Majestic Lounge," www.georgesmajesticlounge.com/history.htm

²² Sandra Cox, "Booming Dickson Street Shakes Stigma," *Arkansas Democrat Gazette*, 24 February 2002, (U of A, Special Collection, Vertical File: Dickson Street); Wappel and Simpson, "Once Upon Dickson, A Pictorial History"; Cathy Carter Gottsponer, "Revisiting Dickson Street: A College Town Welcomes the Return of an Old Friend," 6-7 (U of A, Special Collection, Vertical File: Dickson Street); "Last Train on the Frisco Tracks," *The Grapevine* 18 June 1975, 1 (U of A, Special Collection, Vertical File: Dickson Street).

²³Wappel and Simpson, "Once Upon Dickson, A Pictorial History".

West Dickson Street Commercial Historic District
Name of Property

Washington County, Arkansas
County and State

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has been one important component of Fayetteville's historic narrative and its buildings themselves have contributed to the commercial architectural fabric of this area of the town.

West Dickson Street Commercial Historic District

Name of Property

Washington County, Arkansas

County and State

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:

University of Arkansas Special Collections

10. Geographical Data

Acreage of Property Approx. 23.5

UTM References

(Place additional UTM references on a continuation sheet.)

A	<u>15</u>	<u>394790</u>	<u>3991715</u>
	Zone	Easting	Northing
B	<u>15</u>	<u>394863</u>	<u>3991837</u>

C	<u>15</u>	<u>395487</u>	<u>3991798</u>
	Zone	Easting	Northing
D	<u>15</u>	<u>395404</u>	<u>3991666</u>

☐ See continuation sheet

Verbal Boundary Description

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

See **Enclosed Map** that measures each segment of the perimeter of the boundary and provides an accurate delineation and measurement of the district's boundaries and historic resources.

Boundary Justification

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

The selected boundary contains the majority of commercial buildings that possess integrity and contribute to the district's historic period of significance spanning 1892-1957. The area lying west of the district is part of the University of Arkansas Campus. Excluded from the district, falling outside of the boundaries, are buildings or parking lots that are new construction, or residential buildings that do not contribute to the district's period of significance or area of significance as a commercial center.

11. Form Prepared By

name/title Kara Oosterhous (consultant)

organization for the Arkansas Historic Preservation Program

date

street & number 323 Center Street, 1500 Tower Building

telephone 501.234.9880

city or town Little Rock, AR

state

AR

zip code 72201

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* All Photos are from University of Arkansas Special Collections Online Exhibit: "Shared History: Fayetteville and the University of Arkansas" (<http://libinfo.uark.edu/specialcollections/exhibits/default.asp>) and are not to be reproduced without permission from the University.

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RESOURCES WITHIN DISTRICT BOUNDARIES

RESOURCE #	NAME (HISTORIC NAME USED IF KNOWN)	ADDRESS	CONST. DATE	ARCHITECT	C/NC
WA0175	Collier Drug Building	100 W. Dickson St.	c. 1930	Unknown	NC
WA0176	Coca-Cola Bottling Co.	200 W. Dickson St.	c. 1935	Unknown	C
WA0946	U. S. Pizza Parking Lot	202 W. Dickson St.	c. 1975	Unknown	---
WA0163	Holland Brothers Locker Plant	205-215 W. Dickson St.	c. 1940	Unknown	NC
WA0177	House at 206 W. Dickson St.	206 W. Dickson St.	c. 1900	Unknown	C
WA0947	Three Sisters Building	212-248 W. Dickson St.	c. 1920	Unknown	NC
WA0173	Sine's Body Shop	227 W. Dickson St.	c. 1935	Unknown	NC
WA0172	Keeton's Conoco Station	241 W. Dickson St.	c. 1930	Unknown	NC
WA0178	Needham's Food Market	300 W. Dickson St.	c. 1925	Unknown	C
WA0037	House at 301 W. Dickson St.	301 W. Dickson St.	c. 1900	Unknown	C
WA0948	The Specialty Shop	303 W. Dickson St.	c. 1930	Unknown	C
WA0179	D-Lux Eat Shop	306 W. Dickson St.	c. 1936	Unknown	C
WA0128	Fayetteville Business College	309 W. Dickson St.	c. 1928	*Unknown	C
WA0949	*Bordinos Building	310 W. Dickson St.	c. 2005	Unknown	NC
WA0171	Shipley Holsum Baking Co.	311 W. Dickson St.	c. 1935	W. E. Long	C
WA0170	Shipley Holsum Baking Co.	313 W. Dickson St.	c. 1945	W. E. Long	C
WA0181	Star Grocery	316-318 W. Dickson St.	c. 1908	Unknown	C
WA0950	Minuteman Restaurant	324 W. Dickson St.	c. 1960	Unknown	NC
WA0140	Vickers Laundry	325 W. Dickson St.	c. 1948	Unknown	C
WA0183	Fashion Shop	402 W. Dickson St.	c. 1925	Unknown	C
WA0184	Christman Plumbers Building	404 W. Dickson St.	c. 1900	Unknown	C
WA0185	*Roger's Bar & Recreation	406 W. Dickson St.	c. 1930	Unknown	NC
WA0186	Dowell Meat Market	408 W. Dickson St.	c. 1905	Unknown	NC
WA0187	Building at 410 W. Dickson St.	410 W. Dickson St.	c. 1912	Unknown	C
WA0036	J. W. Randall Grocery	412 W. Dickson St.	c. 1904	Unknown	C
WA0188	Citizens Bank	414 W. Dickson St.	c. 1904	Unknown	NC
WA0189	Lilly's Restaurant	416 W. Dickson St.	c. 1904	Unknown	C
WA0190	Hodge's Café	418 W. Dickson St.	c. 1912	Unknown	C
WA0191	McAdams Drug Store	420 W. Dickson St.	c. 1913	Unknown	C
WA0192	Bates Brothers General Mercantile	422 W. Dickson St.	c. 1913	Unknown	C
WA0035	Apartment Building at 430 W. Dickson St.	430-A W. Dickson St.	c. 1913	Unknown	NC
WA0143	Bates Brothers Grocery	430-B W. Dickson St.	c. 1897	Unknown	NC
WA0951	Frisco Train	542 W. Dickson St.	c. 1990	Unknown	NC
WA0952	Parking Lot at SW corner of W. Dickson St. & N. West Ave.	SW corner of W. Dickson St. & N. West Ave.	c. 1990	Unknown	---
WA0953	Frisco Warehouse	548 W. Dickson St.	c. 1925	Unknown	C
WA0212	Frisco Depot	550 W. Dickson St.	c. 1925	Unknown	L
WA0213	Uncle Sam's Store	518 W. Dickson St.	c. 1940	Unknown	C
WA0148	George's Majestic Building	519 W. Dickson St.	c. 1927	Unknown	NC
WA0214	Building at 522 W. Dickson St.	522 W. Dickson St.	c. 1945	Unknown	C

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 10 Page 2

RESOURCE #	NAME (HISTORIC NAME USED IF KNOWN)	ADDRESS	CONST. DATE	ARCHITECT	C/NC
WA0215	Building at 526 W. Dickson St.	526 W. Dickson St.	c. 1938	Unknown	C
WA0216	Building at 540 W. Dickson St.	540 W. Dickson St.	c. 1938	Unknown	C
WA0225	Ozark McCord Wholesale Grocery	603-605 W. Dickson St.	c. 1904	Unknown	NC
WA0954	Shopping Center at 604-624 W. Dickson St.	604-624 W. Dickson St.	c. 1965	Unknown	NC
WA0955	Building Site of The Lofts	607 W. Dickson St.	N/A	N/A	---
WA0956	Mr. Tux	608 W. Dickson St.	c. 1970	Unknown	NC
WA0867	Underwood Building	611 W. Dickson St.	1966	E. Fay Jones	C
WA0233	U-Ark Bowl	622 W. Dickson St.	c. 1945	*Paul Young	NC
WA0227	The Courts	623-641 W. Dickson St.	c. 1944	*Paul Young	C
WA0218	Building at 626-648 W. Dickson St.	626-648 W. Dickson St.	c. 1948	*Unknown	C
WA0228	Sonneman Building II / U-Ark Theater	643-653 W. Dickson St.	c. 1940	*Paul Young	C
WA0957	Bank Building at 703 W. Dickson St.	703 W. Dickson St.	c. 1978	Unknown	NC
WA0958	Mid-South District Lutheran Church	310 N. Arkansas Ave.	c. 1950	Unknown	C
WA0033	Citizens Cleaners	326 N. West Ave.	c. 1926	Unknown	C
WA0034	Waters-Pierce Oil Co. Site	327 N. West Ave.	1912	Charles L. Thompson	--- (delisted)
WA0005	The Ice House Building	329 N. West Ave.	c. 1915	Unknown	C
WA0959	Stevens Organ Repair Shop	330 N. West Ave. & 326 Watson St.	c. 1925	Unknown	NC
WA0004	The Ice House Building	339 N. West Ave.	c. 1915	Unknown	C
WA0094	Oberman Shirt Factory	346 N. West Ave.	c. 1925	Unknown	C
WA0095	Dever Cash Grocery	352 N. West Ave.	c. 1925	Unknown	C
WA0006	Boarding House at 354 N. West Ave.	354 N. West Ave.	c. 1890	Unknown	*---
WA0092	Dairy Bottling Plant	359 N. West Ave.	c. 1925	Unknown	C

- * WA0128 Architect unknown but builder listed as Will Reed.
- * WA0949 There is no apostrophe in "Bordinos" on the sign that's on the building.
- * WA0185 The historic name is suspect on this one. The Historic Context states "This building has been occupied by Roger's Bar & Recreation for more than 20 years." Whether or not this was the original tenant is unclear.
- * WA0233, WA0227, WA0218, & WA0228 The builder was W. F. Sonneman.
- * WA0006 House to be demolished

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National Park Service

National Register of Historic Places Continuation Sheet

Section number 10 Page 3

West Dickson Street Commercial Historic District



West Dickson Street Commercial Historic District

Name of Property

Washington County, Arkansas

County and State

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.

West Dickson Street Commercial Historic District



* = Contributing Resource

NR = Listed in National Register

= Corresponds with B&W Photographs

WASHINGTON CO. - FAYETTEVILLE, AR

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: West Dickson Street Commercial Historic District

MULTIPLE
NAME:

STATE & COUNTY: ARKANSAS, Washington

DATE RECEIVED: 8/21/07 DATE OF PENDING LIST: 9/10/07
DATE OF 16TH DAY: 9/25/07 DATE OF 45TH DAY: 10/04/07
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 07001028

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: Y NATIONAL: N

COMMENT WAIVER: N

☒ ACCEPT ☐ RETURN ☐ REJECT ☐ DATE

ABSTRACT/SUMMARY COMMENTS:

See Attached Comments

RECOM./CRITERIA A+C

REVIEWER Abernathy

DISCIPLINE Architectural History

TELEPHONE 202 354-2236

DATE 10/1/07

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.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number _____ Page _____

Name of Property

County and State

Name of multiple property listing (if applicable)

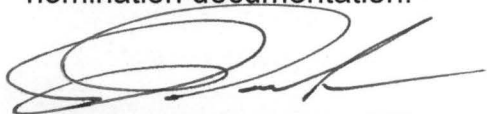
SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 07001028 Date Listed: 10/01/07

Property Name: West Dickson Street Commercial Historic District
Washington County, Arkansas

Multiple Name:

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

10/01/07
Date of Action

=====

Amended Items in Nomination: In section 5 (five) of the National Register form the contributing/non-contributing count has been changed. The contributing count has been reduced to 34 and the non-contributing has been increased to 21 to reflect the removal of the 1966 E. Fay Jones designed building at 611 W. Dickson St. as a contributing resource. Also Criterion Consideration G is removed because the nomination does not justify the extension of the period of significance. The current period of significance ends in 1957 as reflected in the majority of the nomination.

DISTRIBUTION:

National Register property file

Nominating Authority (without nomination attachment)



1. W. Dickson St. Commercial Historic Dist.
(100 W. Dickson)
2. Washington Co., AR
3. K. Osterhaus
4. April 2007
5. ATTP
6. Looking NW at the South Elevation
7. # 1



1. W. Dickson St. Commercial H. D.
2. Washington Co., AR
3. K. Oosterhous
4. April 2007
5. AHPP
6. Looking NW at primarily the South Facades
7. #2



1. W. Dickson St. Commercial Hist. Dist.
2. Washington Co., AR
3. K. Oostermans
4. April 2007
5. AHPP
6. Looking NW at primarily South + East Facades
7. #3



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ALWAYS WORTH IT

1. W. Dickson St. Commercial A. D.
2. Washington Co., Arz
3. K. Oostermous
4. April 2007
5. AHPP
6. Looking NW at primarily South Facades
7. #4



1. W. Dickson St. Commercial H.D.,
(550 W. DICKSON - Frisco Depot)
2. Washington Co., AR
3. Kloostermans
4. April 2007
5. AHPP
6. Looking NW at South + East Facade
7. #5



1. W. Dickson St. Commercial Hist. Dist.
2. Washington Co., AR
3. R. Osterhaus
4. April 2007
5. AHPD
6. Looking NW at primarily South Facades
7. #6



1. W. Dickson St. Commercial Historic Dist.
2. Washington Co., AR
3. R. Oosterhous
4. April 2007
5. AHPP
6. Looking NW at primarily South Elevations
7. #7



1. W. Dickson St. Commercial Hist. District
(622 W. Dickson)
2. Washington Co., AR
3. K. Osterhaus
4. April 2007
5. ATRP
6. Looking North at South Elevation
7. #8



SONNEMAN
1940

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UARK

GIANT
POSTERS

SIDNEY'S EMPORIUM
ARTS & CRAFTS

653

1. W. Dickson St. Commercial Historic Dist.
(643-653 W. Dickson)
2. Washington Co., AR
3. R. Osterhous
4. April 2007
5. AITPP
6. Looking SE at the North Facade
7. # 9



1. W. D. Dickson St. Commercial Historic Dist.
2. Washington Co., AR
3. R. Oosterhous
4. April 2007
5. AHPP
6. Looking SW at the North + East Facades
7. # 10



1. W. Dickson St. Commercial Historic Dist.
2. Washington Co., AR
3. K. Oosternhaus
4. April 2007
5. AHP
6. Looking SE at the ^{North} ~~South~~ + West Facades
7. # 11



1. W. Dickson St. Commercial Historic Dist.
(311+313 W. Dickson)
2. Washington Co., Arz
3. R. Oosterhaus
4. April 2007
5. AHP
6. Looking SE at the North + West Facades
7. # 12



1. W. Dickson St. Commercial Historic Dist.
2. Washington Co, Ark
3. K. Oosterhous
4. April 2007
5. AHPP
6. Looking SE at primarily the North Facades
7. #13



1. W. Dickson St. Commercial Hqd. District
2. Washington Co., AR
3. K. Osterhaus
4. April 2007
5. Attrs
6. Looking SE at primarily the North+West Facades
7. # 14



1. W. Dickson St. Commercial Historic Dist.
2. Washington Co., AR
3. K. Osterhaus
4. April 2007
5. AHPP
6. Looking SW at primarily the North + East
Elevations
7. H 15



1. W. Dickson St. Commercial Historic Dist.
(326^{N.} WEST AVE.)
2. Washington Co., AR
3. K. Oosterhuis
4. April 2007
5. AHPD
6. Looking SE at the West Elevation
7. # 16



1. W. Dickson St. Commercial Historic Dist,
(330 N. West Ave)
2. Washington Co; AR
3. K. Osterhous
4. April 2007
5. AHPP
6. Looking NE at West Elevation + South Elev.
7. #17



1. W. Dickson St. Commercial Historic Dist.
2. Washington Co., AK (352 N. WEST AVE)
3. K. Oosterhous
4. April 2007
5. AHPP
6. Looking NE at West + South Elevations
7. #18



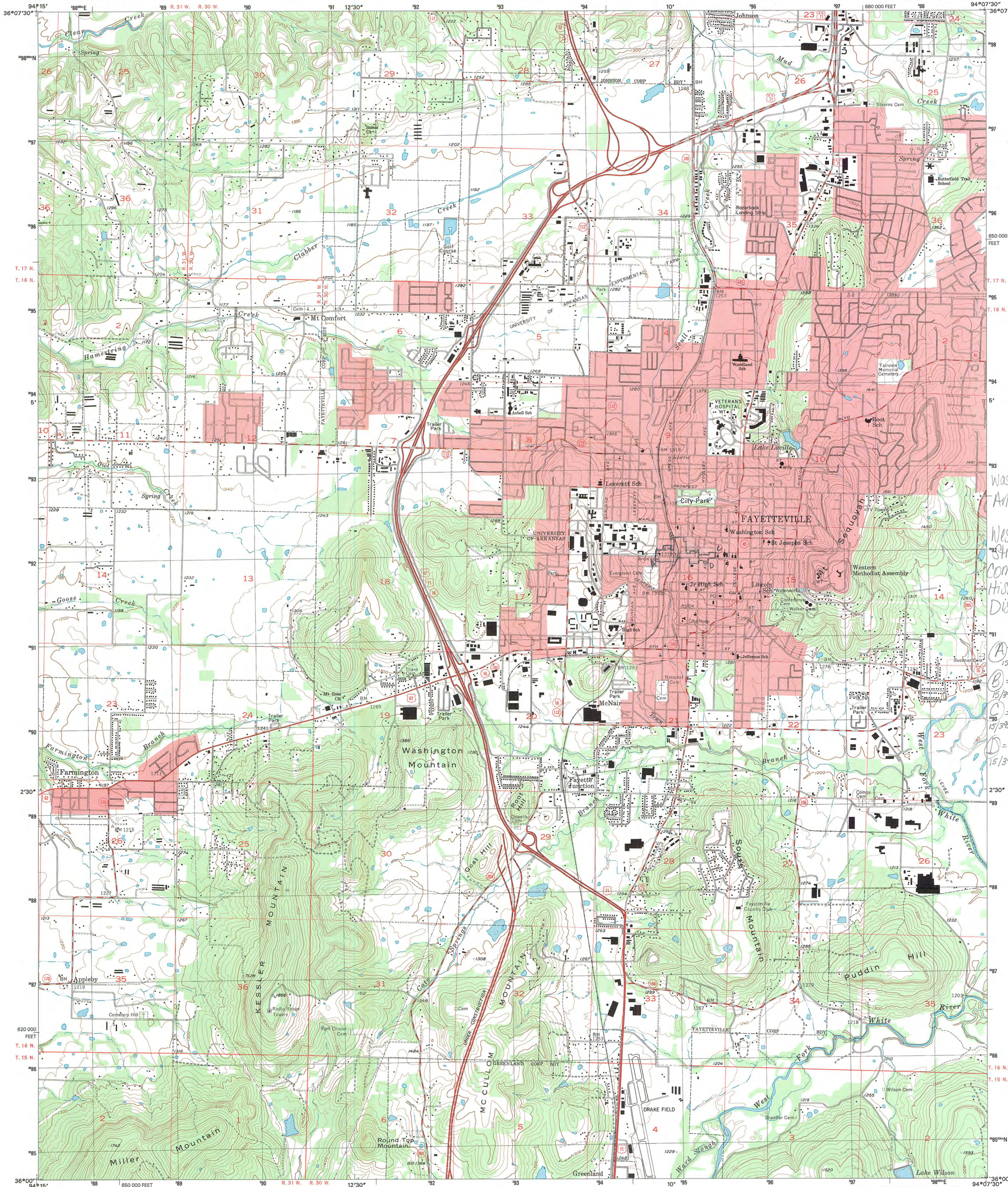
1. W. Dickson St. Commercial Historic Dist.
(339 N. WEST AVE)
2. Washington Co., AR
3. K. Oosterhous
4. April 2007
5. AHPP
6. Looking SW at North + East Elevations
7. # 19



1. W. Dickson St. Commercial Historic Dist.
(329 N. WEST AVE)
2. Washington Co., AR
3. K. Costermans
4. April 2007
5. NHPP
6. Looking NW at South + East Elevations
7. #20



1. W. Dickson St. Commercial Historic Dist.
(548 N. WEST AVE.)
2. Washington Co., AR
3. K. Oosterhaus
4. April 2007
5. ATTPP
6. Looking West at East Elevation
7. # 21



Produced by the United States Geological Survey
Topography compiled 1957. Planimetry derived from imagery taken 1994. Public Land Survey System and survey control current as of 1958.
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 (north 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.
Landmark buildings verified 1958.

UTM GRID AND 1998 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

SCALE 1:24 000
CONTOUR INTERVAL 20 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929
TO CONVERT FROM FEET TO METERS, MULTIPLY BY 0.3048

QUADRANGLE LOCATION

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

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

FAYETTEVILLE, AR
1995

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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

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tdd: (501) 324-9811
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info@arkansaspreservation.org

website:

www.arkansaspreservation.org

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August 1, 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: West Dickson Street Commercial Historic District –
Fayetteville, Washington 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