

United States Department of the Interior
National Park Service

**National Register of Historic Places
Inventory—Nomination Form**

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

For NPS use only

received AUG 3 1982

date entered

1. Name

historic PEOPLES BUILDING & LOAN BUILDING

and/or common BATHURST BUILDING

2. Location

street & number 213-217 ^{W. 2nd St.} West Second Street

NA not for publication

city, town Little Rock

NA vicinity of

~~congressional district~~ Second

state Arkansas

code 05

county Pulaski

code 119

3. Classification

Category	Ownership	Status	Present Use
<u> </u> district	<u> </u> public	<u> </u> occupied	<u> </u> agriculture
<u>X</u> building(s)	<u>X</u> private	<u>X</u> unoccupied	<u>X</u> commercial
<u> </u> structure	<u> </u> both	<u> </u> work in progress	<u> </u> educational
<u> </u> site	Public Acquisition	Accessible	<u> </u> entertainment
<u> </u> object	<u>NA</u> in process	<u>X</u> yes: restricted	<u> </u> government
	<u>NA</u> being considered	<u> </u> yes: unrestricted	<u> </u> industrial
		<u> </u> no	<u> </u> military
			<u> </u> museum
			<u> </u> park
			<u> </u> private residence
			<u> </u> religious
			<u> </u> scientific
			<u> </u> transportation
			<u> </u> other:

4. Owner of Property

name Gans Building Partnership

street & number P.O. Box 7416

city, town Little Rock,

NA vicinity of

state Arkansas

5. Location of Legal Description

courthouse, registry of deeds, etc. Pulaski County Courthouse

street & number 405 West Markham

city, town Little Rock

state Arkansas

6. Representation in Existing Surveys

title Little Rock Main Street Historic Survey has this property been determined eligible? yes X no

date 1977

 federal state county X local

depository for survey records Arkansas Historic Preservation Program

city, town Little Rock

state Arkansas

7. Description

Condition

☐ excellent
☐ good
☒ fair

☐ deteriorated
☐ ruins
☐ unexposed

Check one

☐ unaltered
☒ altered

Check one

☒ original site
☐ moved date _____

Describe the present and original (if known) physical appearance

SUMMARY:

This structure is a small three-story commercial building of brick and limestone with decorative terra cotta. The building combines sparse classical details with compact clear massing, suggesting perhaps its architect was aware of the emerging Prairie School styles. Seen in this context, this building represents the transitional period between the Revival styles of the nineteenth century and Modern styles of the twentieth century.

ELABORATION:

Elements suggesting Prairie School influence include the use of brown brick in crisply defined wall planes; the front wall facade expressed in clean lines emphasizing structural system over decorative embellishments; and horizontal banding on the facade strengthened by the terra cotta cornice projecting above the third floor. The cornice is surmounted by a low brick parapet terminating at each corner in brick piers. The parapet and piers are capped with stone coping.

Another prominent stylistic characteristic apparent in the building's front is the grouping of second and third story windows, bounded and delineated through vertical segmentation, into three bays of fenestration framed by bands of recessed and projecting brickwork in a "checkerboard" pattern. (The cross tension created between vertical elements and horizontal banding is typical of Prairie School architecture.) The restrained reference to historical style in favor of a spare classicism, seen in the detailing of the facade, also hints at Prairie School influences. Besides the before mentioned cornice, this same restraint is illustrated in the horizontal banding of recessed brick between the upper floors' window bays. Also, a single Ionic column separates the two center window bays that are above the entrance.

As a deliberate departure from the spare style of the body of the building, the detailing of the entrance structure is the most elaborate and least vernacular element. It demonstrates the pervasive influence of the Classical Revival style and consists of a triangular pediment upheld by scrolls with acanthus leaf decoration framing a high doorway. This element is an accent, a bow to classicism juxtaposed to Prairie School restraint placing the building again in its historical context of bridging stylistic influences.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1903

Builder/Architect Unknown

Statement of Significance (in one paragraph)

SUMMARY:

The Peoples Building and Loan Building is architecturally significant due to its uniqueness of style in Little Rock and in the immediate area. Its early reference to the Prairie School, clean facade lines and crisp definition of the wall plan on the north facade represent a unique blend of architectural elements in this early-twentieth century commercial structure. Today, the building plays an important role as a linking element between the Classical architecture style found in the Gazette Building to the east and the skyscraper, Pyramid Life Building, just to the west. Further, it significantly contributes to the overall historic texture of downtown.

ELABORATION:

The building was built for the Peoples Building and Loan Association by L.B. Leigh and Solomon and Gus Gans, all prominent, local businessmen. Leigh was the most prominent of the group, as he was not only one of the leading businessmen in Little Rock but also a politician active in the state legislature. In 1872, after moving to Little Rock, he organized L.B. Leigh Company, which became one of the largest insurance agencies in the state. Leigh served as president of the Peoples Building & Loan Association (incorporated in 1884 and still operating today) during the early 1900's, and after the Peoples Building opened in 1903, located both the Building and Loan Association and his insurance agency there. During the early 1900's, West Second Street was home to numerous insurance and finance companies. In 1906, there were ten insurance companies located in the 100-200 blocks of West Second, three of which were located in the Peoples Building. In 1907 and 1908, of the twelve building and loan associations located in the city, five were on West Second Street. The insurance companies in the two block area numbered seventeen; four of these were located in the Peoples Building and five in the Southern Trust Building, its new neighbor. Between 1911 and 1915, the building was renamed the Gans Building as Peoples relocated to 210 West Second Street. By 1925, the building was sold to Dr. William R. Bathurst, a prominent Little Rock physician. Although Bathurst never officed in the building, a major abstract company was located there, Little Rock Abstract & Guaranty Company. James Penick and Wilbur Gulley, members of two of Little Rock's most prominent financial families, were employees of Little Rock Abstract during this time. The Bathurst Building, as it was then known and remains today, suffered from the Depression during the early 1930's. In 1934, the Bathurst Building contained a land company, a fraternal organization, labor offices and a number of vacant offices. During the 1940's, Beach Abstract Company moved into the building and remained there until the mid 1970's. The last remaining tenant in the building today is William Bathurst, Jr., son of Dr. Bathurst.

9. Major Bibliographical References

Arkansas and Its People, Vol. III, 1930
City Directories, City of Little Rock, 1900 to present
Fire Insurance Maps of Arkansas, Sanborn Insurance Company, 1885-1892

10. Geographical Data

Acreage of nominated property less than 1 acre

Quadrangle name Little Rock

Quadrangle scale 1:24000

UMT References

A

1	5	5	6	16	0	4	5	3	18	4	15	6	12	10
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Zone Easting Northing

B

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Zone Easting Northing

C

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D

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G

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H

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Verbal boundary description and justification

East 46.7 ft. of lots 1 & 2 Block 82 Original City of Little Rock, Arkansas

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
N/A			

state	code	county	code
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11. Form Prepared By

name/title James A. Moses (City Planner) and John Allison (Architect) Edited by staff of Arkansas Historic Preservation Program

organization Gans Building Partnership date 2/24/82

street & number P.O. Box 7416 telephone 501-664-5000

city or town Little Rock state Arkansas

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

☐ national ☐ state ☒ local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

William Skelton

title SHPO

date 7-16-82

For NPS use only

I hereby certify that this property is included in the National Register

Entered in the
National Register

date 9/2/82

Delores Byers
Keeper of the National Register

Attest:

date

Chief of Registration

United States Department of the Interior
National Park Service

Peoples Building & Loan Building
Pulaski County, ARKANSAS

82002129

Working No. 8/3/82-2137

Fed. Reg. Date: 2.1.83

Date Due: 9-2-82 / 9-17-82

Action: ☒ ACCEPT 9/2/82
Entered in the ☐ RETURN
National Register ☐ REJECT

Federal Agency: _____

☐ resubmission
☐ nomination by person or local government
☐ owner objection
☐ appeal

Substantive Review: ☐ sample ☐ request ☐ appeal ☐ NR decision

Reviewer's comments:

Recom./Criteria _____

Reviewer _____

Discipline _____

Date _____

☐ see continuation sheet

Nomination returned for: ☐ technical corrections cited below
☐ substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

has this property been determined eligible? ☐ yes ☐ no

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

☐ summary paragraph
☐ completeness
☐ clarity
☐ alterations/integrity
☐ dates
☐ boundary selection

8. Significance

Period _____ Areas of Significance—Check and justify below

Specific dates _____ Builder/Architect _____

Statement of Significance (in one paragraph)

- _____ summary paragraph
- _____ completeness
- _____ clarity
- _____ applicable criteria
- _____ justification of areas checked
- _____ relating significance to the resource
- _____ context
- _____ relationship of integrity to significance
- _____ justification of exception
- _____ other

9. Major Bibliographical References

10. Geographical Data

Acres of nominated property _____

Quadrangle name _____

UMT References _____

Verbal boundary description and justification _____

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

_____ national _____ state _____ local

State Historic Preservation Officer signature _____

title _____ date _____

13. Other

- _____ Maps
- _____ Photographs
- _____ Other

Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: 202 272-3504

Comments for any item may be continued on an attached sheet



ARKANSAS HISTORIC PRESERVATION PROGRAM

Suite 500, Continental Building · Markham and Main · Little Rock, Arkansas 72201

Phone: (501) 371-2763

July 30, 1982

Ms. Carol Shull
Acting Keeper of the National Register
U. S. Department of the Interior
National Park Service
440 G Street
Washington, D. C. 20240

Re: Peoples Building and Loan Building
Little Rock, Pulaski County

Dear Carol:

We are enclosing for your review a nomination for the Peoples Building and Loan Building in Little Rock, Arkansas. The Arkansas Historic Preservation Program has complied with all applicable nominating procedures and notification requirements in the nomination process. This property received a preliminary certification of significance in March, 1982.

Thank you for your consideration in this matter.

Sincerely,

Wilson Stiles
State Historic Preservation Officer

WS/AJ/ss

Enclosures



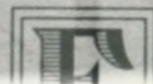


Peoples Building & Loan Building
Little Rock, Pulaski County
Gans Building Partnership, photographers
February, 1982
Negatives on file with the Gans Building
Partnership
View from the north
Photo 1 of 7



BATHURST

FOR INFORMATION



NOW

Peoples Building & Loan Building
Little Rock, Pulaski County
Gans Building Partnership, photographers
February, 1982
Negatives on file with the Gans Building
Partnership
View from the north
Photo 2 of 7



Peoples Building & Loan Building
Little Rock, Pulaski County
Gans Building Partnership, photographers
February, 1982
Negatives on file with the Gans Building
Partnership
View from the north
Photo 3 of 7



Peoples Building & Loan Building
Little Rock, Pulaski County
Gans Building Partnership, photographers
February, 1982

Negatives on file with the Gans Building
Partnership

View from the northeast

Photo 4 of 7



Peoples Building & Loan Building
Little Rock, Pulaski County
Gans Building Partnership, photographers
February, 1982
Negatives on file with the Gans Building
Partnership
View from the east/northeast
Photo 5 of 7



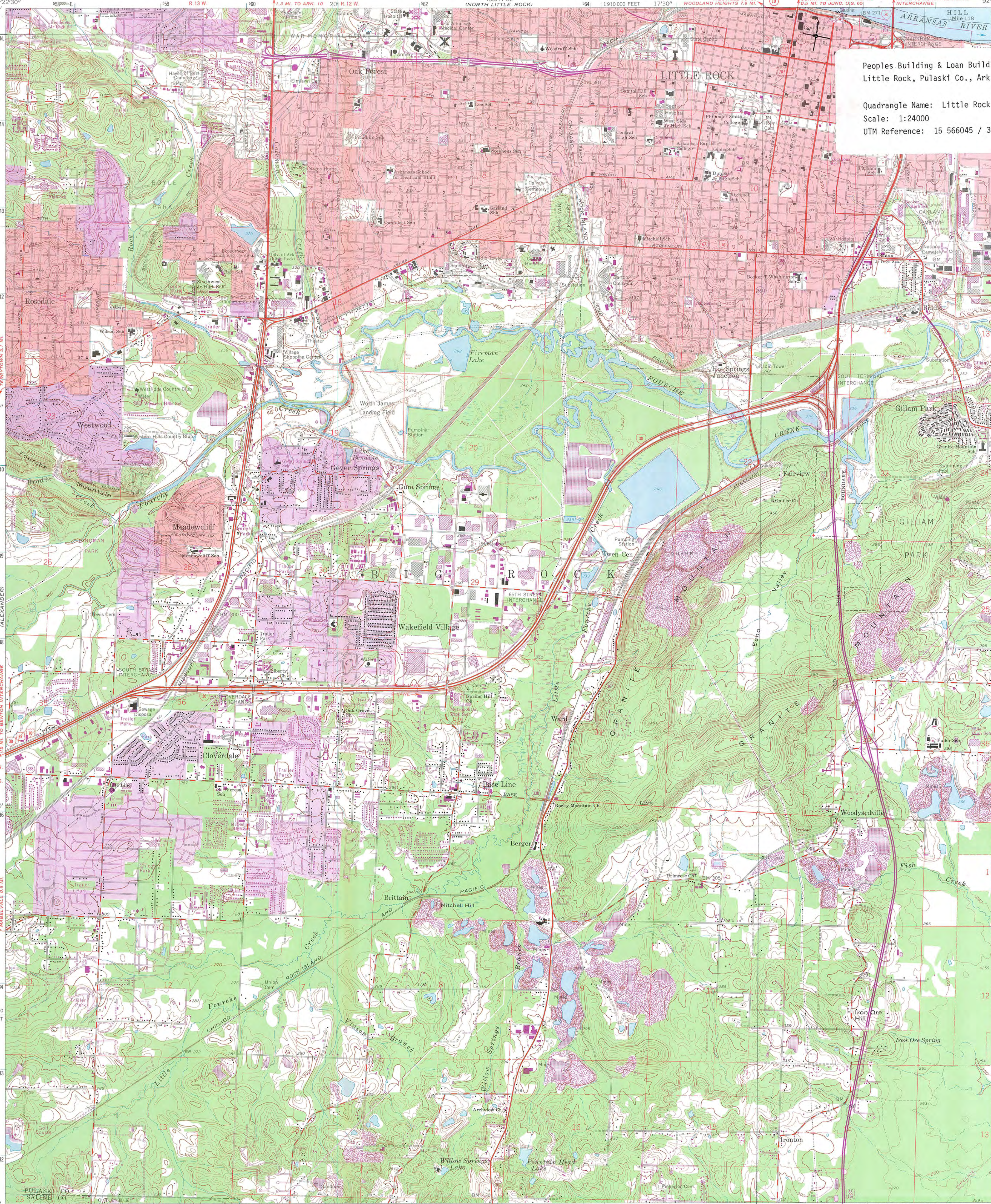
Peoples Building & Loan Building
Little Rock, Pulaski County
Gans Building Partnership, photographers
February, 1982
Negatives on file with the Gans Building
Partnership
View from the southeast
Photo 6 of 7



Peoples Building & Loan Building
Rear elevation
Little Rock, Pulaski County
Gans Building Partnership, photographers
February, 1982
Negatives on file with the Gans Building
Partnership
View from the south
Photo 7 of 7

Peoples Building & Loan Building
Little Rock, Pulaski Co., Ark.

Quadrangle Name: Little Rock, Ark.
Scale: 1:24000
UTM Reference: 15 566045 / 3845620



Mapped, edited, and published by the Geological Survey

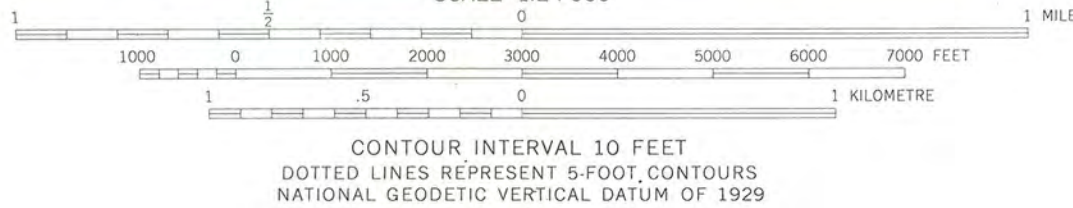
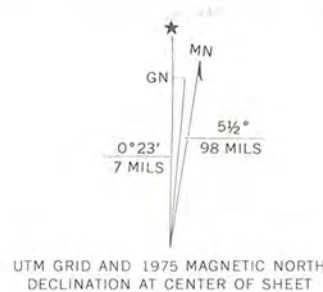
Control by USGS and USC&GS

Topography by photogrammetric methods from aerial
photographs taken 1960. Field checked 1961

Polyconic projection. 1927 North American datum
10,000-foot grid based on Arkansas coordinate system, south zone
1000-metre Universal Transverse Mercator grid ticks,
zone 15, shown in blue

Red tint indicates areas in which only landmark buildings are shown
Fine red dashed lines indicate selected fence and field lines where
generally visible on aerial photographs. This information is unchecked

Revisions shown in purple compiled from aerial photographs
taken 1970 and 1975. This information not field checked
Purple tint indicates extension of urban areas



THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
AND ARKANSAS GEOLOGICAL COMMISSION, LITTLE ROCK, ARKANSAS 72204
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



LITTLE ROCK, ARK.
N3437.5-W9215.7.5

1961
PHOTOREVIEWED 1970 AND 1975
AMS 7553 III NE-SERIES V884