United States Department of the Interior National Park Service



NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

1. Name of Property	
Historic Name: <u>Pine Bluff Street Historic Dis</u>	
Other Name/Site Number: N/A	
2. Location	
Street & Number: <u>Pine Bluff Street bounded rowwest and McNeal Street to the east</u>	Not for Publication: N/A
City/Town: Malvern	Vicinity: N/A
State: AR County: Hot Spring Code	AR059 Zip Code: 72104
3. Classification Ownership of Property: private	
Category of Property: <u>DISTRICT</u>	
Number of Resources within Property:	
Contributing Noncontributing	
Number of contributing resources previously 1 Register: 2	isted in the National
Name of related multiple property listing: N/	A

4. State/Federal Agency Certification	L	
As the designated authority under the of 1986, as amended, I hereby certify request for determination of eligibil standards for registering properties Historic Places and meets the procedu set forth in 36 CFR Part 60. In my o does not meet the National Regis sheet.	e National Historic Preser that this <u>X</u> nomination ity meets the documentation in the National Register aral and professional required opinion, the property <u>X</u>	on on of irements meets continuation
Signature of certifying official	Date	
Arkansas Historic Preservation Progra State or Federal agency and bureau In my opinion, the property meet Register criteria See continuat	s does not meet the	-
Signature of commenting or other offi	cial Date	
State or Federal agency and bureau		
5. National Park Service Certification	n	
I, hereby certify that this property — see continuation sheet. — determined eligible for the National Register — see continuation sheet. — determined not eligible for the National Register — removed from the National Regist — other (explain):	is: A. Louyin er	2/16/99
	★ Signature of Keeper	Date of Action

Pine	В	luff	Street	Historic	District
Name o					

Hot	S	pri	ng	County,	AR
Coun	tv	and	St	ate	

Historic: DOMESTIC	Sub: single dwelling
Current : DOMESTIC	Sub: single dwelling
7. Description	
Architectural Classification:	
Bungalow/Craftsman Colonial Revival Classical Revival Oueen Anne Shingle Style Second Empire	
Materials: foundation BRICK	

Describe present and historic physical appearance:

Summary

The Pine Bluff Street Historic District in Malvern is distinctive in presenting a variety of architectural styles built to appeal to medium-income families from the 1890s until the 1940s. The district contains thirty-five buildings beginning with #204 Pine Bluff Street and ending at #728 Pine Bluff Street. Not included within the district boundaries is the two block section on the north side of Pine Bluff Street between Overman and Banks Streets (506, 516, 526, 542, 608, 616 and 624), because this area contains no properties contributing to the district. However, the major reason that they do not contribute is the presence of artificial siding; their form, massing and set back are consistent with other homes in the Thus they do not detract from the visual continuity of the neighborhood. district. Eighteen residences are contributing to the district, meaning they retain their historic integrity and are over fifty years old. properties within the district are already listed in the National Register of Historic Places. These properties are the Gatewood House, and the Anderson-Coston House.

Only fifteen buildings are non-contributing, twelve because non-historic siding obscures their historic integrity and three because they are less than fifty years old. Of the thirty-five properties within the district, just over 57% are contributing and just under 43% are non-contributing.

Architectural Survey

The Pine Bluff Street Historic District, an exclusively residential neighborhood save for a modern dentist's office, reflects the modest residential architecture styles found in Malvern from the 1890s to the 1940s.

Several historic architectural styles are evident within the district. These styles are Second Empire, Shingle, Queen Anne, Colonial Revival, Plain/Traditional, Craftsman, and Tudor. Already listed in the National Register are the Alderson-Coston House (5/26/95) at 202 Pine Bluff Street, and the Gatewood House (7/24/92) at 235 Pine Bluff Street.

Second Empire

Built around 1889, the Bratt-Lea House (HS0029), at 225 Pine Bluff Street is an excellent example of a style rare for Arkansas. This simple example of the Second Empire style has neither eave brackets nor decorative window surrounds. Typical of the simple mansard roof version of the style, the rectangular house has a symmetrical front facade that is broken into three ranks. On the top story two front-facing gables have straight mansard roofs, while the main mansard roof has a gradual concavity. The Bratt-Lea House is the only example of the Second Empire style in the Pine Bluff District. This is unique because it is a relatively modest version of the usually elaborate style.

Shingle Style

The Gatewood House, (HS0074) is an example of a style uncommon in Arkansas. Like the Brett-Lea House, the Gatewood House is a more modest example of a usually large and elaborate style. Built in 1905, this distinctive house is already listed in the National Register (7/24/92). Notable features of the two-story frame house include, an irregular plan, a gambrel roof, Tuscan columns, and the characteristic wood shingle siding, found on much of the second story.

Queen Anne

Only one of three examples of the Queen Anne style is considered contributing to the district. Artificial siding now sheathes two other Queen Anne cottages (HS0114 and HS0098). Constructed around the turn-of-the-century, the Glover House (HS0112) retains its original novelty siding, and front bay window, but was updated in the 1920s with a Craftsman front porch and porte-cochere.

Colonial Revival

The Colonial Revival style is one of the longest lived architectural styles in American. According to Virginia and Lee McAlester in A Field Guide to American Houses, the popularity of the style is dated from 1880 to 1955. The four examples of the Colonial Revival style within the district are divided between the early (1900s) and late (1930s and 1940s) dates of the style. The House at 403 Pine Bluff Street (HS0096) represents a late adaptation of the Cape Cod style, the most popular of all one-story, Colonial Revival-styled houses. The brick residence is embellished by three gabled dormers on the side-gabled roof, dentils on the cornices and a segmental pediment over a central front door. No non-contributing buildings within the district truly reflect the Colonial Revival style of architecture.

Neoclassical and Tudor Revival

The simple square columns of the two-story front porch mark the House at 721 Pine Bluff Street (HS0130) as a late example of the Classical Revival style. Constructed in the 1930s, the house also features a pedimented gable, a second story balcony, and transoms over the front door and sidelights. An early one-story example of the style is found at 543 Pine Bluff Street (HS0122). The Neoclassical cottage has a hipped roof with prominent central dormers. The colonnaded porch is included under the main roof.

The brick house found at 414 Pine Bluff Street (HS0117), is the most exemplary of the two representatives of the Tudor Revival style. This 1930s house exhibits characteristic Tudor Revival details including, a prominent double-shafted chimney with metal strapwork, half-timbering in the gable ends, and Tudor arches over the porch and front door. The green Spanish tile shingles on the roof add a Mediterranean touch.

Craftsman

The Craftsman is numerically the largest category of architecture found within the district. Of the fifteen Craftsman style bungalows, nine are contributing and the Anderson-Coston House (HS0077) is already listed in the National Register (5/26/95). This two-story Craftsman style bungalow exhibits decorative braces under the eaves, a wide porch supported by piers, unenclosed eave overhang and exposed roof rafters. Another notable example is the Claude Mann House (HS0097), designed by Ye Planry Architects of Dallas Texas. It features a Oriental-inspired dormer and jigsawn rafter ends.

The smaller and less elaborate Craftsman houses and bungalows are more numerous. Included among them are the houses at 306 Pine Bluff Street (HS0113) and 503 Pine Bluff Street (HS0135). The floor plans of these two bungalows are mirror images of each other. The only noticeable differences are a small amount of artificial siding on the House at 503 and a lack of half-timbering in the gable end of House 306.

New Construction

Two buildings within the boundaries of the Pine Bluff Street Historic District are less than fifty-years-old and are therefore considered non-contributing to the district. These buildings include, a 1995 dentist's office at 230 Pine Bluff Street, and a 1960s Ranch house at 707 Pine Bluff Street.

Not included within the district boundaries is the two block section on the north side of Pine Bluff Street between Overman and Banks Streets (506, 516, 526, 542, 608, 616 and 624), because this area contains no properties contributing to the district. The properties at 526, and 608 Pine Bluff Street both date to c. 1960. However, the reason that the other properties within this two block area do not contribute is the presence of artificial siding; their form, massing and set back are consistent with other homes in the neighborhood. Thus, they do not detract from the visual continuity of the district. It is hoped that National Register designation will lead to renovations that will allow these buildings to be amended to the district in the future.

8. Statement of Significance
Certifying official has considered the significance of this property in relation to other properties: local .
Applicable National Register Criteria: <u>C</u>
Criteria Considerations (Exceptions): N/A
Areas of Significance: ARCHITECTURE
Period(s) of Significance: 1889 to c. 1940
Significant Dates: 1889 to c. 1940
Significant Person(s): N/A
Cultural Affiliation: N/A
Architect/Builder: <u>Ye Planry Architects, Dallas Texas</u> Unknown

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above:

Summary

From the 1889 Second Empire style Bratt-Lea House (HS0029) 1940s adaptation of the Cape Cod style house 403 Pine Bluff Street (HS0096), the district encompasses many architectural styles. The district is composed of buildings constructed for the middle and working classes. Although some houses have elaborate details such as the Tudor Revival house at 414 Pine Bluff Street (HS0117), or are one-and-one-half-story like the Gatewood House (HS0074), all are of a more modest scale than the elaborate mansions one found just two blocks north of this area. The Pine Bluff Street Historic District is being nominated to the National Register of Historic Places under Criterion C with local significance for its depiction of popular architectural styles from 1889 until the 1940s.

Elaboration

The town of Malvern was laid out in 1873 by the St. Louis, Iron Mountain & Southern Railroad Company. The town grew slowly during its first two years. However, upon completion of the "Diamond Joe" Railroad from Malvern to Hot Springs, the town quickly prospered and became the county seat and principle town of Hot Spring County. It was incorporated on July 5, 1876.

Pine Bluff Street got its name from being the Pine Bluff Highway connecting Malvern with the city of Pine Bluff, Arkansas. In the 1920s, Page Avenue became Highway 270 to Pine Bluff because it was considered a more direct route than Pine Bluff Street. The grandest homes in Malvern at this time were on Page Avenue while the homes on Pine Bluff Street were less elegant. Because of the redirecting of the highway, more modest Pine Bluff Street homes have survived while most of the grand houses on Page Avenue have been razed for commercial purposes. Also in the 1920s, the residents Pine Bluff Street formed a paving district for the purpose of paying to have the street curbed and paves. Each resident of Pine Bluff Street payed a tax for twenty years to meet the cost of initially paving the street from Main Street to McNeal Street.

The arrival of the railroad brought new architectural styles and tastes into the heart of a county that had previously experienced rather little architectural innovation. As a railroad town and county seat of Hot Spring County, Malvern was quickly introduced to national styles and manufactured building materials. This trend continued from the introduction of the railroad in the 1870s well on into the twentieth century. Such stiles as the Shingle, Second Empire, Colonial Revival and Craftsman were all reflective of the effect of the railroad and the new cultural influences it introduced.

The Pine Bluff Street Historic District is being nominated to the National

_ Other -- Specify Repository:

Hot Spring County, AR County and State

ct)

Register of Historic Places under Criterion C with local significance for its depiction of poplar national architectural styles from 1889 until the 1940s. Twenty residences are contributing to the district, meaning they retain their historic integrity and are over fifty-years-old. Only fifteen residences are non-contributing, twelve because non-historic siding obscures certain historic architectural details and three because they are less than fifty years old.

9. Major Bibliographical References
The Heritage. Hot Spring County Arkansas Historical society Journal. Volume V.
The Malvern Times Journal. 1985.
Herndon, Dallas T. Annals of Arkansas. Little Rock: The Historical Record Association, 1947. Vol. I, 486.
Interview with Jean Smith (resident of Pine Bluff Street Historic District February 1998.
Previous documentation on file (NPS):
<pre>_ 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 #</pre>
Primary Location of Additional Data:
x State historic preservation office _ Other state agency _ Federal agency _ Local government _ University

10. Geographical Data

Acreage of Property: approximately ten acres

UTM References: Zone Easting Northing Zone Easting Northing

A <u>15</u> <u>517510</u> <u>3802130</u> B <u>15</u> <u>518600</u> <u>3802130</u> C <u>15</u> <u>518120</u> <u>3802030</u> D <u>15</u> <u>517540</u> <u>3802030</u>

Verbal Boundary Description:

Beginning at the Northwest corner of 204 Pine Bluff Street the boundary extends East along said property line, thence across the rear property lines of 212, 218, 224, 230 Pine Bluff Street to a point at the Northeast property line of 230 Pine Bluff Street thence continuing in a straight line across Mann Street to a point on the Northwest corner of 306 Pine Bluff Street thence east along said property line continuing across the rear property line of 312 to the Northeast corner of said property line; thence South to the Southeast corner of said property line continuing East in a straight line parallel but outside of the property line of 320 Pine Bluff Street; thence continuing in a straight line across the alley and to the Southwest corner of 338 Pine Bluff Street, thence North to a point formed by the Northwest corner of said property line; thence continuing East across the rear (North) property lines of 338, 406, and 414 Pine Bluff Street to a point formed by the Northeast corner of the latter property line; thence South to a point formed by the Southeast property line of 414 Pine Bluff, continuing East in a straight imaginary line across Overman Street and proceeding parallel to the property lines of 506, 516, 526 and 542 Pine Bluff Street, crossing Keith Street, and continuing parallel 608, 616, 624 and Pine Bluff Street and continuing East across Banks Street to a point formed by the Southwest corner of 704 Pine Bluff Street; thence continuing North along said property line to a point formed by the Northwest corner of the property line; thence East following the rear (North) property lines of 704, 714, 722, and 728 Pine Bluff Street to a point formed by the Northeast corner of the latter property; thence proceeding South along said property line to the Southeast corner of 728 Pine Bluff Street; thence continuing West across the property lines of said property and 722 Pine Bluff Street to a point formed by an imaginary line formed by the intersection a North extension of the Eastern property line of 721 Pine Bluff Street; thence South along said line across Pine Bluff Street continuing to a point formed by the Southeast corner of 721 Pine Bluff Street; thence West along the rear (South) property lines of 721, 707, 631, 623, 617, 613 Pine Bluff Street, continuing in a straight imaginary line West across Keith Street to a point formed by the Southeast corner of 543 Pine Bluff Street; thence continuing West across the rear (South) property lines of 543, 533, 521, 513, 503, 413, and 403 Pine Bluff

continuing West in a straight imaginary line across School Street to a point formed by the Southeast corner of 341 Pine Bluff Street; thence continuing across the rear (South) property lines of 341, 325, 319, 313, 309, 303, 235 and 225 to a point formed by the Southwest corner of 225; thence North along the Western property line of said property (225 Pine Bluff Street) to a point formed by the Northwest corner of said property line; continuing North along a straight imaginary extention the Western property line of 225 Pine Bluff Street across Pine Bluff Street to a point formed by the Southeast corner of the property line of 212 Pine Bluff Street; thence along the front (South) property lines of 212, and 204 Pine Bluff Street to a point formed by the Southwest corner of the latter property line; thence north along the Western property line of 204 Pine Bluff Street to the point of beginning.

Boundary Justification:

This boundary contains all remaining historically significant buildings associated with this district. However, at the property owner's adamant request, 213, a one-story apartment building (located to the east of the alley and between 320, and 338 Pine Bluff Street), and 320 Pine Bluff Street were not included in the nomination. The house located at 213 Pine Bluff Street is a well-preserved turn-of-the-century Colonial Revival-styled house featuring Ionic columns along its wraparound porch. The property would contribute to the district if included within the boundaries. The property located at 320 Pine Bluff Street is a 1947, World War II era apartment building. It would contribute to the district if included within the boundaries. The one-story apartment building still undergoing construction would not contribute to the district if it were included within the district boundary. The two blocks of houses located on the north side of Pine Bluff Street between Overman and Banks (506, 516, 526, 542, 608, 616 and 624) are sheathed in vinyl siding and would not contribute to the district if included within the boundaries. However, it is hoped that by excluding these properties it will spur the majority of property owners to renovate and seek to amend their properties to the district.

11. Form Prepared By				
Name/Title: Amy Bennett, Survey Historian				
Organization: Arkansas Historic Preservation Program Date: 12/22/98				
Street & Number: 1500 Tower Bldg., 323 Center St. Telephone: (501) 324-9880				
City or Town: Little Rock State: AR ZIP: 72201				

UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES EVALUATION/RETURN SHEET

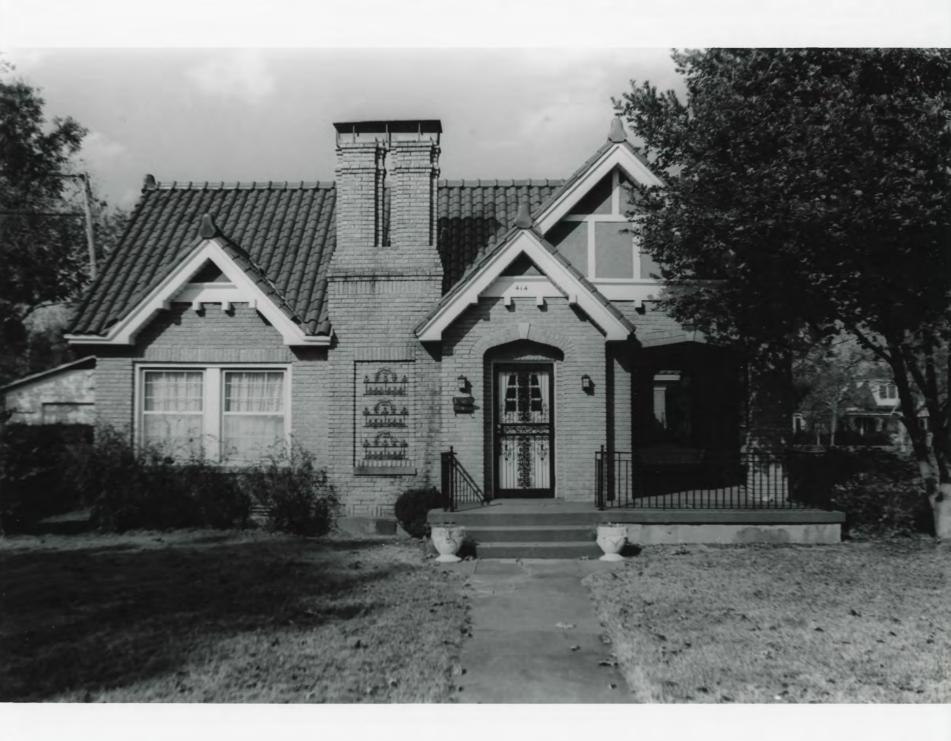
REQUESTED ACTION: NOMINA	TIO:	N				
PROPERTY Pine Bluff Stre	eet	Historic D	ist	rict		
MULTIPLE NAME:						
STATE & COUNTY: ARKANSAS	, н	ot Spring				
DATE RECEIVED: 1/14, DATE OF 16TH DAY: 2/11, DATE OF WEEKLY LIST:	/99 /99	DATE DATE	OF OF	PENDING LIST: 45TH DAY:	1/26/2/28/	99 99
REFERENCE NUMBER: 990001	54					
REASONS FOR REVIEW:						
APPEAL: N DATA PROBLEM: OTHER: N PDIL: REQUEST: N SAMPLE:	N	PERIOD:	N	PROGRAM UNAPPR		N N N
COMMENT WAIVER: N						
ACCEPTRETURN		_REJECT		DATE		
ABSTRACT/SUMMARY COMMENTS						

The Pine Bluff Street Historic District is locally significant under National Register Criterion C (Architecture). The district contains a locally significant collection of residential architecture dating from the late nineteenth and early twentieth centuries, reflecting well-maintained examples of the common building forms and styles popular with middle class homeowners during the period. The majority of the noncontributing buildings erected during district's the period of significance feature modern (non-historic) siding materials, yet most still retain the basic forms, scale, and setbacks of the historic contributing resources.

RECOM. / CRITERIA CLEST CRITCHIOS C				
REVIEWER TAUL LUSIGNAN	DISCIPI	INE_	+	ISTORIAN
TELEPHONE	DATE	2	16	99
DOCUMENTATION see attached comme	nts V/N	988	att	ached SLR V/N



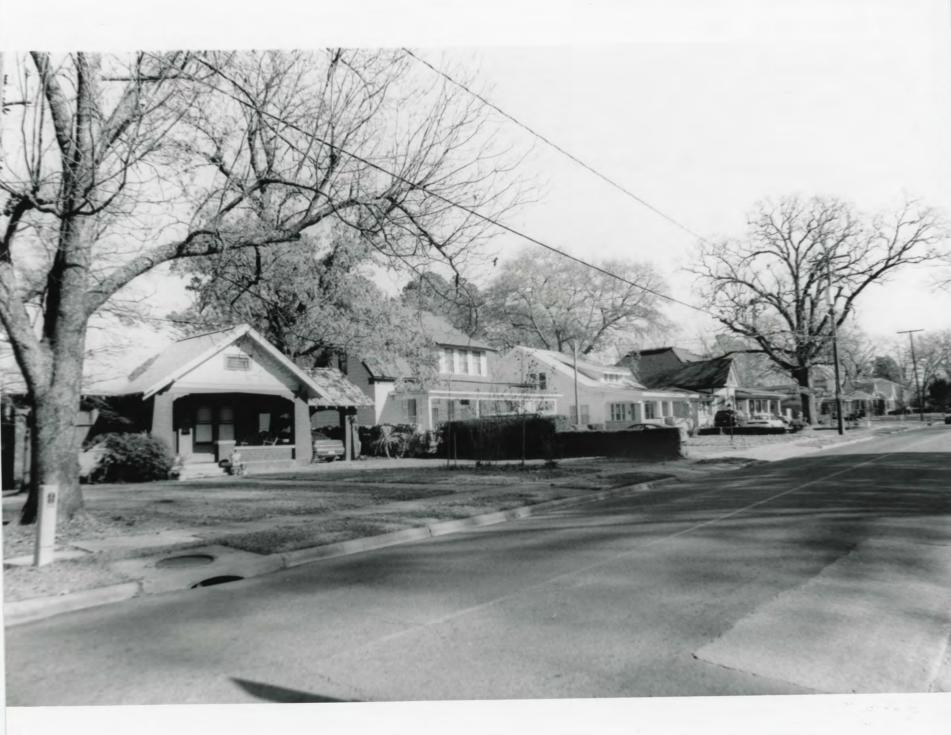
1. Claude Mann House, Pine Bluff Street Historic District
2. Hot Spring County, AR
3. Amy Bennett
4. September, 1998
5. AHPP
6. Front facade, looking South
7. #23



1. 414 Pine Bluff Street, Pine Bluff Street Historic District 2. Hot Spring Co., AR 3. Amy Bennett 4. September, 1998 5. AHPP 6. Front facade, looking North 7. #24



1. 230 Pine Bluff Street, Pine Bluff Greet Historic District 2. Hot Spring County, AR 3. Amy Bennett 4. September, 1998 5. AHPP 6. Front facade, looking NORTH 7. #8, portion of #6



1. Pine Bluff Street Historic District 2. Hot Spring Co., AR

3. Amy Bennett

4. December, 1998

5. AHPP

6. Streetscape, looking Northeast from Southwest corner of Bois D'Arc

子. 42, #3, #5, #6



- 1. Pine Bluff Street Historic District
- 2. Hot Spring Co., AR
- 3. Amy Bennett
- 4. December, 1998
- 5, AHPP
- 6. Streetscape, looking West from East boundary of District
- 7, #45, #43, (Right); # 42, #40 (left)



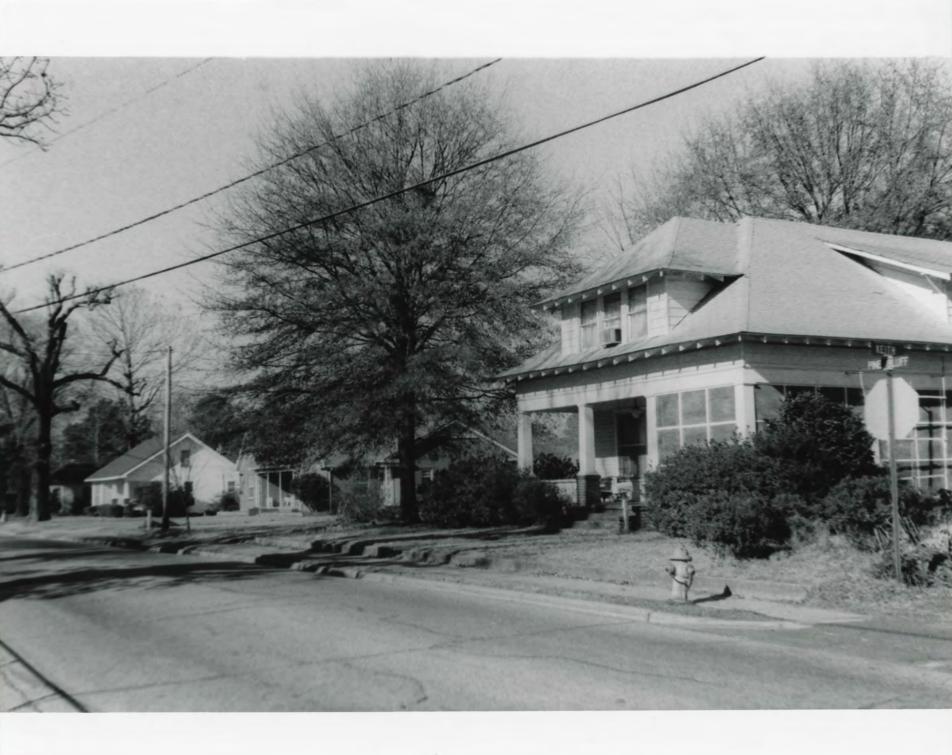
1. Pine Bluff Street Historic District
2. Hot Spring Co., AR
3. Amy Bennett
4. December, 1998
5. AHPP
6. Street scape, looking Southeast from West boundary
7. # 225, # 235, # 303



1. Pine Bluff Street Historic District
2. Hot Spring Co., AR
3. Amy Bennett
4. December, 1998
5. AHPP
6. Streetscape, looking Southeast from Northwest corner of Mann
7. # 14,#15,#17 (right to left)



1. Pine Bluff Street Historic District
2. Hot Spring Co., AR
3. Amy Bennett
4. December, 1998
5. AHPP
6. Street scape, looking Northeast from point Southwest of Overman
7. #26, #28, #30, #32 (left to right)



1. Pine Bluff Street Historic District
2. Hot Spring Co., AR
3. Amy Bennett
4. December, 1998
5. AHPP
6. Streetscape, looking Northwest from Southwest corner of Keith 1. H 32, #30, #28, # 26 (right to left)



1. Pine Bluff Street Historic District
2. Hot Spring County, AR
3. Amy Bennett
4. December, 1998
5. AHPP
6. Streetscape, looking Northwest from Southeast (across from Overman)
7. # 24, # 22, # 19 (extreme right to left)



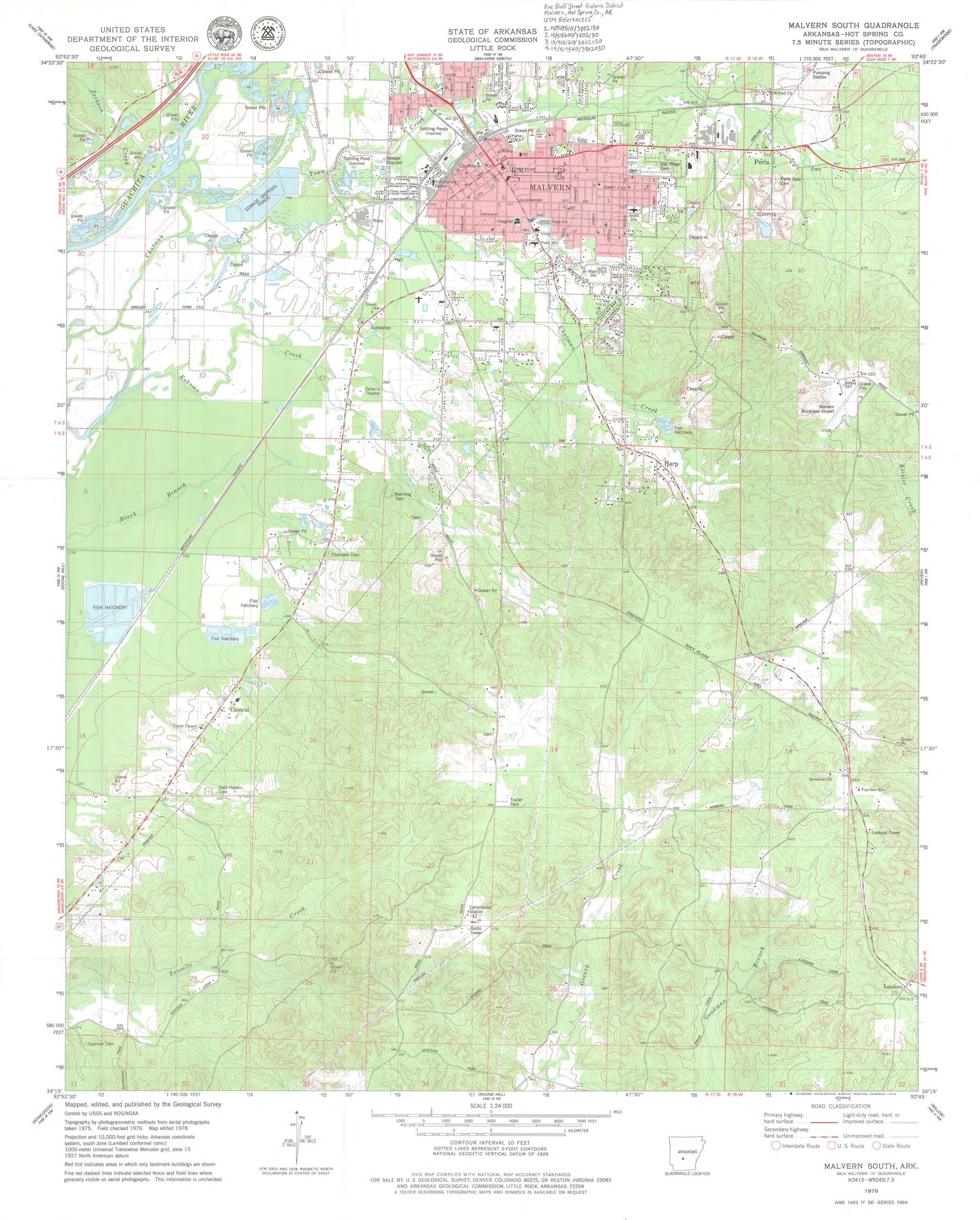
- 1, Pine Bluff Street Historic District Z. Hot Spring County, AR 3. Amy Bennett 4. December, 1998
- 5. AHPP
- 6. Streetscape, looking Northwest from Southeastern edge of District 7. portion of # 46, # 45, # 43, # 41



1. Pine Bluff Street Historic District
2. Hot Spring County, AR
3. Amy Bennett
4. December, 1998
5. AHPP
6. Street scape; looking Southwest from Eastern edge of District
7. # 44, # 42, # 40, # 39 (left to right)



1. Pine Bluff Street Historic District
2. Hot Spring Co., AR
3. Amy Bennett
4. December, 1998
5. AHPP
6. Streetscape, looking northeast from southwest corner of Keith Street
7. # 34, # 36, # 38 (left to right)



PINE BLUFF STREET HISTORIC DISTRICT Malvern Hot Spring County

Maivern, Hot	Spring Co	uncj
approximate scale:	2 inches =	1000 feet

#	Address	Res. #	
1.	203 Pine Bluff St.	HS0090	
2.	204 ""	HS0077	
3.	212 ""	HS0109	
4.	213 ""	HS0110	
5.	218 ""	HS0111	
6.	224 ""	HS0112	
7.	225 ""	HS0029	
8.	230 ""	HS0089	
9.	235 ""	HS0074	BOIS D'ARC 203 NR
10.	303 ""	HS0091	2130 0 212
11.	306 ""	HS0113	1 5555 170 218 1 1 1
12.	309 ""	HS0092	18 7 2358 0 230
13.	312 ""	HS0114	308 MANN
14.	313 ""	HS0093	309○ ⊗306
15.	319 ""	HS0088	313 0 0 312
16.	320 ""	11S0094	ALISY M
17.	325 ""	HS0095	2 do Communicación
18.	New Constr. ""	HS0137	Noncontributing
19.	338 ""	1150115	SCHOOL O406
20.	341 ""	HS0138	1408 ⊗ ur4 Historic Boundary
21.	403 ""	HS0096	DE CONTROLLE
22.	406 ""	HS0116	505 € O 506
23.	413 ""	HS0097	580 0516
24.	414 ""	HS0117	5210 0526
25.	503 ""	HS0135	
26.	506 ""	HS0118	533 🛇 0592
27.	513 ""	HS0136	1 548 Ø KEITH
28.	516 ""	HS0119	KEITH 0608
29.	521 ""	11S0098	KEITH 0 608 0 616
30.	526 ""	HS0120	6178 0 624
31.	533 ""	HS0099	BANKS C
32.	542 ""	11S0121	6310 8704
33.	543 ""	HS0122	1 700 0 24
34.	608 ""	HS0123	1 72/8 8 722 \ (C)
35.	613 ""	HS0100	7280 8 722 8 728 9070 8 806
36.	616 ""	HS0124	9070 0 806 \
37.	617 ""	HS0125	2150 0 3/6
38.	624 ""	HS0127	0 132
39.	623 ""	HS0126	
40.	631 ""	HS0101	Meneal Meneal
41.	704 ""	HS0128	75 11 "
42.	707 ""	HS0102	
43.	714 ""	HS0129	
44.	721 ""	HS0130	
45.	722 ""	HS0131	
46.	728 ""	HS0103	



ARKANSAS HISTORIC PRESERVATION PROGRAM

January 4, 1999

Carol D. Shull
Chief of Registration
United State Department of the Interior
National Register of Historic Places
National Park Service
800 North Capitol Street, Suite 250
Washington, D.C., 20002

RE: Pine Bluff Street Historic District--Malvern, Hot Spring County

Dear Carol:

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

Thank you for your consideration in this matter.

Sincerely,

Cathy Buford \$later

State Historic Preservation Officer

CBS:ab

Enclosures

