

United States Department of the Interior
National Park Service



131

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

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1. Name of Property

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Historic Name: Mrs. Young Building

Other Name/Site Number: WA0385

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2. Location

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Street & Number: 5 South Block Avenue

Not for Publication: N/A

City/Town: Fayetteville

Vicinity: N/A

State: AR County: Washington Code: AR 143

Zip Code: 72701

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3. Classification

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Ownership of Property: Private

Category of Property: Building

Number of Resources within Property:

Contributing	Noncontributing
<u>1</u>	<u> </u> buildings
<u> </u>	<u> </u> sites
<u> </u>	<u> </u> structures
<u> </u>	<u> </u> objects
<u>1</u>	<u>0</u> Total

Number of contributing resources previously listed in the National Register: N/A

Name of related multiple property listing: N/A

Mrs. Young Building
Name of Property

Washington, Co. Arkansas
County and State

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4. State/Federal Agency Certification

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As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X 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 forth in 36 CFR Part 60. In my opinion, the property X meets does not meet the National Register Criteria. See continuation sheet.

Carlump H Slatu
Signature of certifying official

5-19-99
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.

Signature of commenting or other official

Date

State or Federal agency and bureau

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5. National Park Service Certification

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I, hereby certify that this 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):

Edson H. Beall
Signature of Keeper
for
Date
6-25-99
of Action

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6. Function or Use

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Historic: Commerce/Trade Sub: specialty store
Current: Commerce/Trade Sub: financial institution
(Work in progress)

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7. Description

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Architectural Classification:

Italianate

Materials: foundation STONE roof ASPHALT
walls Brick/Cast iron other _____

Describe present and historic physical appearance:

Summary

Constructed in 1887, the Mrs. Young Building is a small two-story brick commercial building with a decorative cast iron façade in the Italianate manner. The building rests on a stone foundation and is covered by a flat asphalt roof that is not visible from the ground because of the facade that rises well above the second story. The building was constructed to accommodate two separate businesses, one on the first floor and another on the second floor; therefore there is no interior stairway on the first floor leading to the second. Rather the second story can be reached only by exterior stairs that ascend directly from the street.

Elaboration

The Mrs. Young Building is an 1887, Italianate cast iron commercial storefront forming a portion of the west side of the Fayetteville square.

Across the top of the first story are four panels of glass work, currently painted over. Below these panels were floor to ceiling windows, each with twenty-one panes. At some point these were replaced by plate glass of the showcase-type on each side of the street entrance to the first floor. These plate glass windows rest on dark green tiles, rising about two feet in height from the street. The interior of the first story has undergone a minimum of alterations over the years. Most changes involved movable fixtures required by its various tenants.

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When C.H. Bell, who purchased the property from Mrs. Young, in 1907, sold it to C.M. Cook shortly thereafter, the depth of the Mrs. Young Building was substantially reduced, from 20'x81.25' to a 20"x40' structure. Both the Sanborn Maps and deeds confirm the alteration in the structure's size. Bell added the rear footage of the Young property to the next-door property to the north which he had also acquired. This property (Lot 1, Block 26), coupled with the rear footage of what had been Mrs. Young's property, became the site of the Lewis Brothers Hardware Building in 1908.

The second story served as Mrs. Young's studio, and after she retired, it became the studio of at least two photographers that succeeded her. Mrs. Young's reputation and the familiar location redounded to the benefit of her successors. To ensure that her studio would be totally separate from the street-level floor, Mrs. Young entered into a legal agreement (June 21, 1887) with Annie E. Pettigrew, the owner of the adjacent lot who contemplated building a two-story structure. Their contract was designed to facilitate access to the second story of each building. They agreed to construct a flight of stairs, five feet wide, to be located entirely on Pettigrew's property. Mrs. Young was to be responsible for the cost of constructing the stairs and for their maintenance, although they were to be used jointly by both parties. Mrs. Pettigrew agreed to include a five-foot wide hall on the second floor of her contemplated building. The hallway was to be kept open for light and air for the mutual use and benefit of both parties. Through her agreement with Mrs. Pettigrew, Mrs. Young succeeded in having an upstairs studio that was private and separate from the remainder of her building.

The front exterior of the second floor of the Mrs. Young Building includes both artistic scroll work and sculptural relief and two floor-to-ceiling windows within an iron balcony. These large center windows were and remain flanked on either side by decorative columns and two smaller windows. In recent years the second floor was transformed into a residential apartment. Recently created, the apartment was occupied only briefly and has remained vacant ever since. The skylight that was slanted 22 degrees from the north wall has apparently been removed; at least it has not been discovered by those undertaking the restoration/renovation of the building.

The interior of the building has suffered some major alterations, including the removal of the interior plaster. However, the upstairs contains an original arched partition and a closet door.

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8. Statement of Significance

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Certifying official has considered the significance of this property in relation to other properties: local

Applicable National Register Criteria: B, C

Criteria Considerations (Exceptions): N/A

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Areas of Significance:

COMMERCE
ARCHITECTURE

Period(s) of Significance: 1887-1907

Significant Dates: 1887

Significant Person(s): Mrs. Sarah J. Young

Cultural Affiliation: N/A

Architect/Builder: Unknown

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

Summary

The Mrs. Young Building is being nominated to the National Register of Historic Places with local significance under Criterion B for its association with a pioneer business woman, Sarah Jesie Young, a professional photographer, and for the role it played in the history and development of Fayetteville's downtown business district. The building is also significant under Criterion C for its elaborate Italianate-styled cast iron facade.

Historical Background

Sarah J. Young was an extraordinary woman who successfully competed in a profession that was dominated locally by men. According to *Polk's Arkansas State Gazette and Business Directory* Mrs. Young was one of only two women photographers in Arkansas in 1888. The other one was located in Alma. By 1892 there were four women photographers in the state, Mrs. Young and three others in Clarksville and Conway, out of a total of eighty-seven photographers in the state listed in the directory.

Born in Illinois in 1848, Mrs. Young married a traveling dentist, Dr. H.R. Young and resided for a time in Springfield, Missouri. The couple had a son, born in 1877 in Arkansas while Dr. Young and his wife were in Fayetteville. Abandoned by her husband, Mrs. Young was forced to provide a livelihood for herself and her son. She secured a divorce from Dr. Young in 1883 and was given sole custody of their son. In the meantime, she turned to photography as a respectable occupation by which middle class women could make a living. It is unclear how or under what circumstances she learned photography but by 1880 she was earning a living as a photographic artist. She quickly achieved local prominence as a talented practitioner of her profession. In time she became the photographer of

choice for many of the most prominent families in Fayetteville and the surrounding vicinity. The extant photographs by Mrs. Young attest to her expertise.

For a time in the 1880s, Mrs. Young had her studio in a modest wooden structure on the west side of the square located on part of lot 2 in block 26. In 1884 she purchased this property, had the existing structure demolished, and three years later constructed the two-story brick building that still bears her name at the apex of its facade. Mrs. Young designed her building to accommodate two separate businesses with her studio on the second story and the first floor (street-level) leased over the years to a succession of enterprises. The rent from the first story was an important source of income which, coupled with that from photography, enabled her not only to maintain a middle class standard of living for herself and her son, but also to acquire other property in Fayetteville and to purchase up-to-date photographic equipment. Extant legal documents and a photograph of her residence provide ample evidence of her resourcefulness and business acumen.

At the time Mrs. Young established her photography business in Fayetteville, the town was undergoing extraordinary growth and expansion. In the decade of the 1880s the town's population increased by 64%, from 1,783 to 2,942. One observer noted that, "immigration into our city is so rapid of late that one scarcely knows half the people he meets on the streets." The arrival of the railroad in 1881 the St. Louis and San Francisco Railway Company, known as the Frisco encouraged such immigration and enhanced Fayetteville's position as distribution center for a large area of northwest Arkansas. The proliferation of financial institutions reflected the town's economic growth. A savings and loan association and two additional banks were established in the 1880s. One of these banks, the Bank of Fayetteville, became the second tenant to occupy the ground floor of Mrs. Young's building. The economic center of the town was located around the town square. There were no stores away from the square until the 1890s, according to one authority. The square witnessed the opening of numerous new mercantile establishments, wholesale and retail groceries, lumber companies, restaurants, and a new opera house in the 1880s. Most professional offices in that decade were also concentrated around the square. The decade also witnessed the establishment of the Fayetteville Electric Light and Power Company and a telephone company. No less significant was the expansion of both the local public school system and Arkansas Industrial University (University of Arkansas). The growth and increasing prosperity of Fayetteville and surrounding communities undoubtedly contributed to Mrs. Young's success.

The developments in the field of photography also made the 1880s a propitious time for Mrs. Young to launch a career in photography. Throughout the nation women were increasingly moving beyond the domestic sphere to embark on careers outside the home. That some, like Mrs. Young, chose photography was related to technological innovations, especially in the manufacture of dry plates in the 1870s that eliminated the necessity of portable dark rooms. In addition, photographic equipment became less cumbersome and could be easily transported. In the 1880s the substitution of celluloid for glass as a negative base, the perfection of hand cameras, the appearance of more carefully crafted lenses, and other developments combined to make photography less tedious and less a matter of trial and error. Mrs. Young embarked on photography out of necessity at a time

not only when such a profession provided acceptable work for middle-class women, but also when the technical aspects of the profession were undergoing rapid changes. In Fayetteville Mrs. Young was conspicuous as a professional and as a business person in an era and place in which both were monopolized by men. Other women in Fayetteville in the late nineteenth and early twentieth centuries earned their livelihood, both inside and outside their homes, by pursuing gender specific occupations such as seamstresses, milliners, teachers, and operators of boarding houses.

Mrs. Young began to withdraw from active involvement in photography in the mid-1890s when she leased her studio first to C.E. Watton and then to Burch Enos Grabill, both photographers. In 1907, at the age of 59, she sold her building on the square for \$7,000 to Charles H. Bell, a local businessman and banker, and moved away from Fayetteville permanently.

The Mrs. Young Building has been occupied by a variety of important businesses during its 101 year history. Its tenants have included several photographers, a grocery store, a bank, a restaurant, a millinery shop, and a dry goods store, among others. For the last 81 years The Mrs. Young Building has been the property of two families. J.M. Cook and his wife, Rachel, who purchased it in 1907 from C.H. Bell, operated a jewelry store in its first story until about 1941. In that year Rachel Cook, the widow of C.M. Cook, leased the building to A.D. McAllister, Sr. and his wife, Matilda, who purchased it four years later. The McAllisters operated a ladies fashion shop in the building until 1961 when it was purchased by A.D. McAllister, Jr. and his wife, Virginia. Virginia McAllister continued to operate a fashion shop under the name Matilda's Inc., in the Mrs. Young Building until 1998 when she retired and the Bank of Fayetteville purchased the property.

In view of photograph of the original building, an attempt has been made to reconstruct its dimensions and appearance from extant photographs and from Sanborn Fire Insurance maps. These maps were issued irregularly, the first one for Fayetteville appearing in 1886, the year prior to the construction of the Mrs. Young Building. The 1886 map indicates a wood structure on the lot occupied by a photographic studio. The 1892 Sanborn Map, the first to appear after the construction of Mrs. Young's building, indicates that she had constructed a building approximately 20 feet wide and 81.25 feet deep on a lot 20 feet wide and 155 feet deep. The downstairs was occupied by a restaurant and confectionary shop; upstairs was a millinery shop and Mrs. Young's photographic studio. The 1892 map also shows that the building had an ironclad front and a skylight on the north wall in its second story. The iron work was done by Mesker and Brothers of St. Louis. According to the Sanborn Map of 1897, the building remained the same as five years earlier with two exceptions: the millinery shop on the second floor was gone, leaving only a photographic studio; and either a wood balcony or street cover had been attached to the front of the building.

Historical and Architectural Significance

Despite a succession of owners and tenants for more than a century, the Mrs. Young Building has undergone relatively few major alterations. The building contains the only nineteenth century storefront in Fayetteville that is composed

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entirely of cast iron and glass. As examples of this segment of architecture and building history disappear it becomes important that survivors are identified and preserved. Prominent on the building's elaborate Italianate façade is the name of its first owner, Sarah Jesie Young, a pioneer business woman and a representative of the history and development of Fayetteville's downtown business district. For these reasons the building is being nominated to the National Register of Historic Places under Criteria B and C with local significance.

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9. Major Bibliographical References

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Tax, Circuit and Chancery Court, and Deed Records, Washington County, Arkansas, Washington County Courthouse (Archives Division).

Northwest Arkansas Times, October 12, 1988.

The Fayetteville-Democrat 1873-1914.

The Arkansas Sentinel, 1878-1904.

John Lewis File on the Mrs. Young Building (including notes, clippings, and memoranda).

Population Census of the United States, Washington County, Arkansas, 1880, 1900
Palmquest, Peter E. Photographers in Petticoats, *Journal of the West*, XXI
(April, 1882), 58-64.

Rosenblum, Naomi A *History of Women Photographers* New York: Abbeville Press, 1994.

Beeson, Bob. Early Photography in Northwest Arkansas, *Flashback*, XXXIV (May, 1984), 45-48.

Campbell, William S. *One Hundred Years of Fayetteville, 1827-1928*, Fayetteville: Campbell, 1928.

Sanborn Fire Insurance Maps 1886-1908 Special Collections, Mullins Library, University of Arkansas, Fayetteville.

Schieffer, Carl L. Washington County, Arkansas: A Geography of Population Change, 1840-1970, unpublished M.A. thesis, University of Arkansas, 1976.

Interview with A.D. and Virginia McAllister.

Collection of Photographs by Mrs. S.J. Young, Shiloh Museum, Springdale, Arkansas.

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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 -- Specify Repository:

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10. Geographical Data

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Acreage of Property: less than one acre.

UTM References: Zone Easting Northing Zone Easting Northing

A	<u>15</u>	<u>394600</u>	<u>3991510</u>	B	<u> </u>	<u> </u>
C	<u> </u>	<u> </u>	<u> </u>	D	<u> </u>	<u> </u>

Verbal Boundary Description:

A part of Lot 2, Block 26, beginning at the northeast corner of the said lot and running thence west 40 feet; thence south 20 feet; thence east 40 feet; thence north 20 feet to the place of beginning. Also, part of Lot 1 in Block 26, beginning at the northeast corner of Lot 2 in said Block and running thence 40 feet, thence north 5 feet, thence east 40 feet and thence south 5 feet to the place of beginning, same being a part of the Original Town of Fayetteville. From *Abstract*.

Boundary Justification:

This boundary includes the building and all of the property associated with The Mrs. Young Building since 1907.

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11. Form Prepared By

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Name/Title: Dr. Willard Gatewood/University of Arkansas, Fayetteville

Organization: Arkansas Historic Preservation Program Date: 5/5/99

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: NOMINATION

PROPERTY Mrs. Young Building
NAME:

MULTIPLE
NAME:

STATE & COUNTY: ARKANSAS, Washington

DATE RECEIVED: 5/27/99 DATE OF PENDING LIST: 6/09/99
DATE OF 16TH DAY: 6/25/99 DATE OF 45TH DAY: 7/11/99
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 99000731

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

☒ ACCEPT ☐ RETURN ☐ REJECT 6-25-99 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in the
National Register

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

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



Mrs. Young Building
Washington Co., AR

Holly Hope

March, 1999

AHPP

Front facade, looking east



Mrs. Young Building
Washington Co., AR

Holly Hope

March, 1999

AHPP

Close up of staircase door, looking
east



Mrs. Young Building
Washington Co., AR

Holly Hope

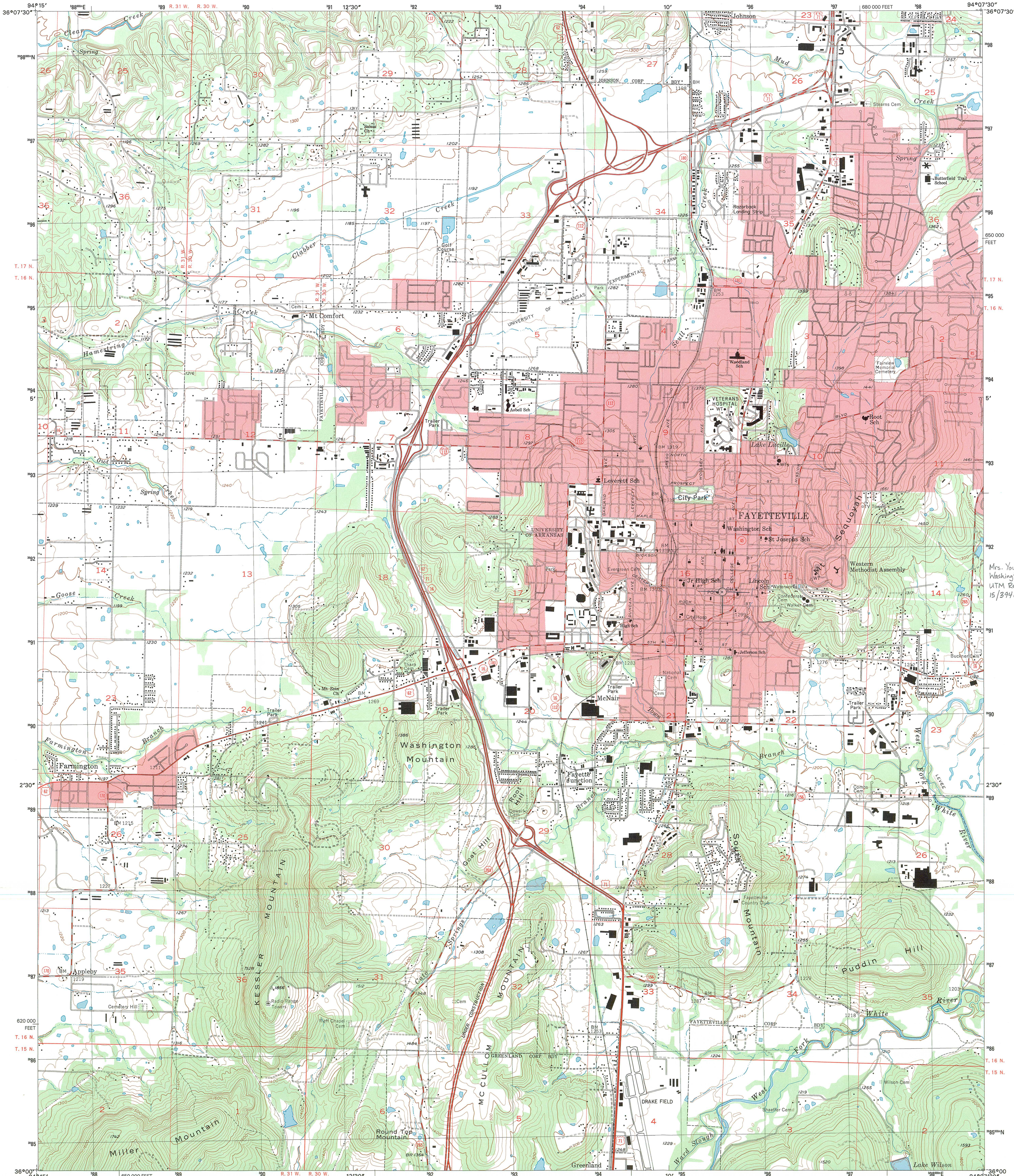
March, 1999

AHPP

Interior second floor, looking east

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

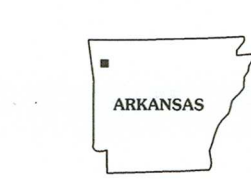
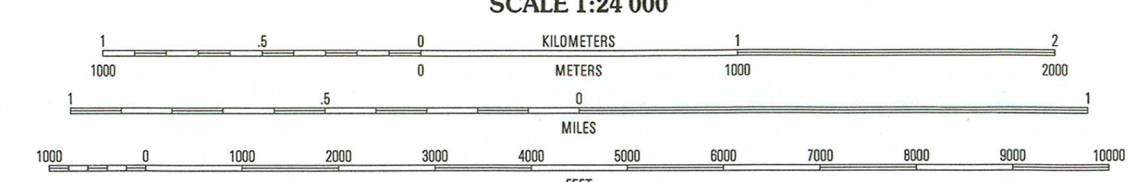
FAYETTEVILLE QUADRANGLE
ARKANSAS-WASHINGTON CO.
7.5-MINUTE SERIES (TOPOGRAPHIC)



Mrs. Young Building
Washington Co., AR
UTM Reference:
15/394600/3991510

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
1 000-meter 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



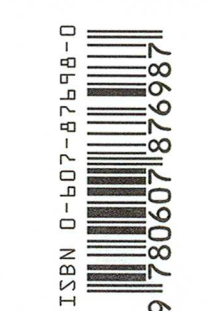
ROAD CLASSIFICATION
Primary highway
hard surface
Secondary highway
hard surface
Unimproved road
Interstate Route
U.S. Route
State Route

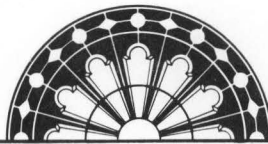
1	2	3
4	5	6
7	8	9

1 Robinson
2 Springfield
3 Sonora
4 Wheeler
5 Elkins
6 Prairie Grove
7 West Fork
8 Sulphur City

FAYETTEVILLE, AR
1995
DMA 7156 II SW-SERIES V884

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





ARKANSAS
HISTORIC
PRESERVATION
PROGRAM

May 19, 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

RE: Mrs. Young Building

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 Slater
State Historic Preservation Officer

CBS:ab

Enclosures

