



United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

1. Name of Property

historic name: Sam Epstein House

other name/site number: CH0081

2. Location

street & number: 488 Lake Shore Drive

not for publication: N/A

city/town: Lake Village

vicinity: N/A

state: AR county: Chicot

code: AR 017

zip code: 71653

3. Classification

Ownership of Property: Private

Category of Property: Building

Number of Resources within Property:

Contributing	Noncontributing
<u>3</u>	<u> </u> buildings
<u> </u>	<u> </u> sites
<u> </u>	<u> </u> structures
<u> </u>	<u> </u> objects
<u>3</u>	<u>0</u> Total

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

Name of related multiple property listing: Historic and Architectural Resources Associated With The Ethnic and Racial Minority Settlement of the Arkansas Delta

=====

4. State/Federal Agency Certification

=====

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.

Cathryn A. Buford
Signature of certifying official

8-3-93
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

=====

5. National Park Service Certification

=====

I, hereby certify that this property is:

X 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): _____

Ma J. M. Hay 9/21/92

for Signature of Keeper Date
of Action

=====

6. Function or Use

=====

Historic: DOMESTIC

Sub: Single dwelling

Current: DOMESTIC

Sub: Single dwelling

=====

7. Description

=====

Architectural Classification:

Colonial Revival

Craftsman

Other Description: N/A

Materials: foundation Brick roof Asphalt
walls WOOD/Weatherboard other _____

Describe present and historic physical appearance. X See continuation sheet.

=====

8. Statement of Significance

=====

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

Applicable National Register Criteria: B

Criteria Considerations (Exceptions): N/A

Areas of Significance: COMMERCE
ETHNIC HERITAGE/EUROPEAN
COMMUNITY PLANNING AND DEVELOPMENT

Period(s) of Significance: c. 1910-1930

Significant Dates: N/A

Significant Person(s): Epstein, Sam

Cultural Affiliation: N/A

Architect/Builder: Unknown

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.
X See continuation sheet.

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

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 1

Summary

The Sam Epstein House is a two-story, wood frame residence designed in the Colonial Revival style, though it also features some Craftsman-style additions. It is located on Lakeshore Drive, the principal thoroughfare along Lake Chicot that has historically served as one of the most select residential neighborhoods in Lake Village.

Elaboration

The Sam Epstein House is a two-story, wood frame residence designed in the Colonial Revival style, though it also features some Craftsman-style additions. It is laid-out in a "T"-shaped plan, with a gable roof front section being intersected on its rear elevation by another gable roof ell. The single-story, gable roof front porch, as well as the shed and gable roof additions on the rear all appear to have been added later, though probably no later than 1925. Two small, internal brick chimneys rise through the gable peak on the front section of the house, and another brick chimney is attached to the exterior of the gable end of the rear ell. The roof is covered with asphalt shingles, the walls are sheathed with novelty siding and the entire structure is supported upon brick piers. It is located on Lakeshore Drive, the principal thoroughfare along Lake Chicot that has historically served as one of the most select residential neighborhoods in Lake Village.

The eastern or front elevation is composed of the single-story, gable roof front porch and the wall dormer behind to the south and the side gable wall to the north, surmounted by a hipped roof dormer. The open porch is partially screened and consists of three stuccoed piers with square wood posts that support the stuccoed pediment beneath the bracketed cornice. The wall dormer behind is lighted with a central grouping of three windows, each of which contains double-hung sash; the upper sash contains seventeen diamond-shaped panes, and the lower sash contains a single pane. Directly below, the porch steps lead to the single-leaf entry directly to the west and its surrounding half-sidelights and eight-pane transom. Another entrance into the screened porch area is placed to the south, within which a group of three one-over-one wood sash windows lights the wall to the house. The hipped roof dormer to the north is lighted with three casement windows, each of which contains the same diamond-shaped panes, and the window below contains the transom above the larger window that is typical of Colonial Revival designs of this period.

The northern elevation is composed of the end gable of the front section, a projecting, gable roof three-sided bay to the west, and the side of the rear ell at the western end of the elevation. The

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet**Section number 7 Page 2

gable end is lighted with two centrally-placed double-hung windows in the peak of the gable, each of which is filled with a multi-pane upper sash and a single-pane lower sash. A group of two one-over-one wood sash windows lights the wall to the east below. The pedimented bay projects from the wall of the end gable to the west; its pediment covers a three-sided bay below, each face of which is lighted with a single one-over-one wood sash window. The side wall of the ell to the west is lighted with a pair of one-over-one wood sash windows above a set of three casement windows in the first story wall. The side wall of the single-story, gable roof ell is lighted with a group of three windows. The southern elevation is similar in that it consists of the same window configuration on both the second story and the eastern half of the first story; however, this elevation does not feature the three-sided bay, and is lighted instead with two separated one-over-one wood sash windows. The side wall of the ell to the west is lighted with three sash windows on the second story and a smaller, stationary window in the side wall of the single-story, shed roof rear ell at the rear of the larger, two-story rear ell.

The western elevation is vented by two large louvered openings placed symmetrically within the peak of the gable roof. The second story is lighted with a group of two one-over-one wood sash windows to the north of the chimney and another just to the south; a row of four modern aluminum windows lights the sleeping porch to the south. The first story is fenestrated with a row of four casement windows to the north, just above the roof of the low, gable roof projecting room. This gable end is lighted with two horizontal windows placed to either side of the central, single-leaf entrance. Above and to the south of this room is a group of four, smaller casement windows. The shed roof porch to the south is screened and accessed via a central, single-leaf entrance; this porch, in turn, projects from a shed roof room that is lighted with a pair of windows that wrap-around the southwestern corner.

Significant exterior details are limited to the Craftsman-style brackets at the eaves, the half-timbering and stucco in the pediment of the front porch, and the diamond-shaped panes employed in several of the front windows.

Also included in the nomination are a single-story, wood frame servant's quarters and a single-story, wood frame, Craftsman-style automobile garage.

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

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 1

Summary

Criterion B, local significance

The Sam Epstein House is the single historic resource most directly associated with Sam Epstein, one of Lake Village's most prosperous settlers of the early twentieth century who was part of the earliest Jewish settlement in the area. Sam Epstein constructed this house soon after his arrival in the area and lived here through the next several decades, during which he amassed the extensive land holdings throughout Chicot County and built the cotton growing and ginning business for which the family is still known today.

Elaboration

Sam Epstein was born in Russia in the mid-1870's and came to America through New York City at the age of 12. As a young adult he moved to Pine Bluff, Arkansas with his brother Nathan and peddled a variety of goods between that city and the Louisiana border. Sam left Pine Bluff to settle in what is now the Lake Village area after 1890, residing initially in what was then known as Luna Landing, located on the Mississippi River. By the late 1890's he had opened a small mercantile store at Lake Village, where he became one of the town's first incorporators.

Though his initial entrepreneurial efforts were modest (as was his lifestyle -- he reportedly slept upon the counter in his store), he soon prospered enough to begin investing in other opportunities. Noteworthy among these were his farming, cotton ginning and real estate acquisitions (of note among his real estate purchases was the Lakeport Plantation in Lakeport, which he purchased from the Johnson family in the 1920's). At one point he had accumulated over ten thousand acres of land within Chicot County. He later became a director of both the Valley Chemical Company and the Bank of Lake Village, and even personally helped to get others in town started in their own businesses. Among the beneficiaries of this generosity was the oil speculator H.L. Hunt, who started his enterprise in Lake Village and went on to become one of the most successful businessmen in the United States.

Sam Epstein also became heavily involved in community development and growth. He worked on the development of the Mississippi River Levee System, served on the Chicot County Drainage Board and helped refinance the drainage district's bonded indebtedness. He also promoted the advancement of education in the area and himself served as president of the local school board for many years.

The Sam Epstein House, built c. 1910, was constructed and lived in by the Jewish

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

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 2

immigrant Sam Epstein during the period of significance of the associated historic context *Minority Settlement in the Mississippi River Counties of the Arkansas Delta, 1870-1930*. As a property directly associated with one of the minorities identified in that context, it qualifies as one of the property types so defined. It is eligible under Criterion B with local significance as the historic resource most directly associated with this important and influential Jewish resident of Lake Village and Chicot County.

=====

9. Major Bibliographical References

=====

See "Historic and Architectural Resources Associated With The Ethnic and Racial Minority Settlement of the Arkansas Delta" Multiple Property Documentation Form, Section H.

___ See continuation sheet.

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:

- X State historic preservation office
- _ Other state agency
- _ Federal agency
- _ Local government
- _ University
- _ Other -- Specify Repository: _____

=====

10. Geographical Data

=====

Acreage of Property: Less than one

UTM References: Zone Easting Northing Zone Easting Northing

A	<u>15</u>	<u>659820</u>	<u>3688560</u>	B	___	___	___
C	___	___	___	D	___	___	___

___ See continuation sheet.

Verbal Boundary Description: ___ See continuation sheet.

Beginning at a point on the western edge of Lake Shore Drive formed by its intersection with a perpendicular line running parallel to the house's northern elevation and located approximately 25 feet to the north thereof, proceed westerly along said line for a distance of approximately 200 feet to its intersection with a perpendicular line running parallel to the house's western elevation; thence proceed southerly along said line for a distance of approximately 100 feet to its intersection with a perpendicular line running parallel to the house's southern elevation; thence proceed easterly along said line for a distance of approximately 200 feet to its intersection with a perpendicular line running along the western edge of Lake Shore Drive; thence proceed northerly along said line for a distance of approximately 100 feet to the point of beginning.

Boundary Justification: ___ See continuation sheet.

Due to the non-historic subdivision of this property -- resulting in an

indefinite lot line -- and the close proximity of the adjacent residences to the north and south, this boundary includes all the property known to be historically-associated with this property that retains its integrity.

=====

11. Form Prepared By

=====

Name/Title: Kenneth Story, Architectural Historian

Organization: Arkansas Historic Preservation Program Date: August 3, 1992

Street & Number: 225 E. Markham, Suite 300 Telephone: (501) 324-9346

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 NAME: Epstein, Sam, House

MULTIPLE NAME: Ethnic and Racial Minority Settlement of the Arkansas Delta
MPS

STATE & COUNTY: ARKANSAS, Chicot

DATE RECEIVED: 8/07/92 DATE OF PENDING LIST: 8/21/92
DATE OF 16TH DAY: 9/06/92 DATE OF 45TH DAY: 9/21/92
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 92001226

NOMINATOR: STATE

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 9/21/92 DATE

ABSTRACT/SUMMARY COMMENTS:

this house is significant for its association with Sam Epstein, an early Jewish settler in the Arkansas delta who established himself as one of the area's leading businessmen & also played an important role in community planning & development.

The registration requirements of the law have been met.

RECOM./CRITERIA Accept/B
REVIEWER Harper
DISCIPLINE Historian
DATE 9/21/92

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

CLASSIFICATION

___count ___resource type

STATE/FEDERAL AGENCY CERTIFICATION

FUNCTION

___historic ___current

DESCRIPTION

___architectural classification
___materials
___descriptive text

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

BIBLIOGRAPHY

GEOGRAPHICAL DATA

___acreage ___verbal boundary description
___UTMs ___boundary justification

ACCOMPANYING DOCUMENTATION/PRESENTATION

___sketch maps ___USGS maps ___photographs ___presentation

OTHER COMMENTS

Questions concerning this nomination may be directed to

Phone

Signed

Date



SAM ERSTEIN HOUSE
LAKE VILLAGE, CHICOT CO., ARKANSAS
PHOTOGRAPHED BY V. DE ROSE
MAY, 1990
NEGATIVE ON FILE AT ANPP
VIEW FROM EAST



VAM EPSTEIN HOUSE
LAKE VILLAGE, CHicot Co., ARKANSAS
PHOTOGRAPHED BY J. DE ROSE
MAY, 1990
NEGATIVE ON FILE AT AMPP
VIEW FROM SOUTH



JAM EPSTEIN HOUSE
LAKE VILLAGE, CHICOT CO., ARKANSAS
PHOTOGRAPHED BY J. DE ROSE
MAY, 1980
NEGATIVE ON FILE AT AHPP
VIEW FROM WEST

Please refer to the map in the
Multiple Property Cover Sheet
for this property

Multiple Property Cover Sheet Reference Number: 64500018