

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NR 4-19-78

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM

RECEIVED

DATE ENTERED

PU 3255

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS  
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC

ZEB WARD BUILDING

AND/OR COMMON

2 LOCATION

STREET & NUMBER

1001-1003 West Markham

CITY, TOWN

Little Rock

VICINITY OF

NOT FOR PUBLICATION

CONGRESSIONAL DISTRICT

2

STATE

Arkansas

CODE

05

COUNTY

Pulaski

CODE

119

3 CLASSIFICATION

CATEGORY

OWNERSHIP

STATUS

PRESENT USE

DISTRICT

PUBLIC

OCCUPIED

AGRICULTURE

MUSEUM

XX BUILDING(S)

XX PRIVATE

UNOCCUPIED

XX COMMERCIAL

PARK

STRUCTURE

BOTH

XX WORK IN PROGRESS

EDUCATIONAL

PRIVATE RESIDENCE

SITE

PUBLIC ACQUISITION

ACCESSIBLE

ENTERTAINMENT

RELIGIOUS

OBJECT

IN PROCESS

YES: RESTRICTED

GOVERNMENT

SCIENTIFIC

BEING CONSIDERED

XX YES: UNRESTRICTED

INDUSTRIAL

TRANSPORTATION

NO

MILITARY

OTHER

4 OWNER OF PROPERTY

NAME

RECTOR-PHILLIPS-MORSE - GENERAL PARTNER

STREET & NUMBER

1501 N. University Avenue

CITY, TOWN

Little Rock

VICINITY OF

STATE

Arkansas

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,

REGISTRY OF DEEDS, ETC.

County Clerk's Office

STREET & NUMBER

Pulaski County Courthouse

CITY, TOWN

Little Rock

STATE

Arkansas 72201

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

DATE

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR  
SURVEY RECORDS

CITY, TOWN

STATE

Roll # 751 + 752

## 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

The Zeb Ward Building, 1001-1003 West Markham, at the southwest corner of West Markham and South Chester Streets is a two-story late 19th Century brick masonry commercial structure. The building was constructed in 1881 in the shape of a large rectangular block measuring approximately 50 feet x 125 feet and 35 feet in height. It has the tall narrow proportions and detailing of the late Victorian Italianate style. The detailing on the building remains quite simple. The main facade which faces West Markham Street is defined in three bays. On the second level above the molded brick stringcourse there are three windows with shallow arched headings on either side of the central bay which has two attenuated windows with round arched headings. All these windows and most on the second level have triple-hung sashes composed of two lights per sash and stone lintels. The grouping of these windows is achieved by setting them in panels formed by simple brick pilasters located at the corners of the building and flanking the narrow round arched windows in the central bay. The panels are defined above and below the windows by stringcourses. Above the upper stringcourse is a parapet with a central stepped portion. Four ornamental window forms and a cast iron semicircular ornament containing the name, Z. WARD, 1881, in relief, are located within the stepped portion. A simple brick coping serves as the cornice.

The present composition of the ground floor facade follows the bay definition established above it. The west bay has cast iron work, with three cast iron pillars. These pillars frame two large windows in between entrance doors which open into a former grocery store. Above the doors and windows are large transoms of eight lights each. The windows, transom lights and doors are wood-framed with simple detailing. The east bay of the north facade is composed of large glazed areas and a corner entrance with a single cast iron column support. The glazing consists of two large glass panels with a four-light transom above. A molded pressed metal cornice crowns the glazed areas and continues around the corner onto the Chester Street facade. In the central bay double entrance doors are enframed with a classically detailed wooden tabernacle frame. The door surround consists of two half columns resting on pedestals. They support an entablature above which is a semicircular fanlight with sidelights detailed with a wooden grille.

Turning off Markham onto Chester, the west facade is defined horizontally by a continuation of the molded brick stringcourses between first and second floors and below the parapet. On the second floor eleven of the triple-hung sash windows with shallow arched headings pierce the long wall. Each window is set in a panel defined by simple brick pilasters similar to the south facade on Markham. The east wall is broken into two major portions with one central defining bay. This separating bay is achieved by an extension of the pilasters flanking its window into the parapet, creating a slight rise in the cornice line at the juncture of pilaster and cornice. The handling of the pilasters here is similar to that employed with the central bay on the south facade.

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CONTINUATION SHEET (DESCRIPTION) ITEM NUMBER 7 PAGE TWO (2)

The composition of apertures on the ground floor has at the south end a continuation of the large glass areas opening onto the former drugstore with its molded cornice of pressed metal above. Next along the wall are three semicircular windows opening close to the stringcourse. Double doors pierce the wall below the window in the central bay. Flanking this doorway are two arched windows. Two large trabeated windows flank another set of doors while at the north end is a set of service doors.

On the north facade or rear of the building, two triple-hung sash windows are at either corner. A central door with a double transom opened onto a porch which has been removed; however, there are plans to replace it. Two smaller windows flank the door. All of these openings have shallow arched headings. The west facade has a similar composition to that on the east with the exception that there are nine openings on the second floor and no modulation of the wall surface by brick pilasters, brick detailing, or stringcourses. The building has a low-hipped roof behind the parapet walls. The brick is laid in common bond and three wythes thick.

The interior spaces are in a reasonable state of repair. The ground floor is composed of spaces for two stores; the grocery which occupied the east side has plaster finished walls and a pressed metal ceiling while the drugstore on the west side also has the plastered walls, but without the pressed metal ceiling. Floor to ceiling height is approximately 15'6". Access to the second floor is through the central bay entrance. There is a small vestibule with a black and white marble floor and a pressed metal ceiling. A very wide staircase with one landing climbs to the second floor, which as originally conceived, apparently was one large space. The present wood frame partitions must date from at least 1910 when the floor became a rooming house/hotel. The space is composed of a central hallway with rooms opening on either side. At the juncture of hall and staircase, the walls curve back to provide access to two secondary halls flanking the stairwell. The northernmost rooms and those at the side of the stairwell open onto these hallways. Curved walls are also located on the north end to provide access to the original water closets. There is beaded board wainscoting of approximately 3-1/2 feet high and a picture mold approximately two feet from the ceiling. Wooden door and window surrounds have simple detailing while wall surfaces and ceilings were papered. Above the doors transoms rise to ceiling height, an elegant but practical ventilation consideration. The most prominent features on the second floor are the two recessed circular ventilators with ornate moldings and gold colored linings. Fans and lighting fixtures apparently hung from the centers. They have an approximate 6-foot diameter. Floor to ceiling height is an impressive 16 feet.

In the foreseeable future, the Zeb Ward Building will be converted to office space which will be an excellent adaptive re-use to preserve this example of a late 19th Century commercial structure.

# 8 SIGNIFICANCE

1728  
1881  
27.4

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/HUMANITARIAN	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER	
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION	
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input checked="" type="checkbox"/> OTHER (SPECIFY) (Prison System)	
		<input type="checkbox"/> INVENTION			

SPECIFIC DATES 1881 BUILDER/ARCHITECT ZEB WARD

## STATEMENT OF SIGNIFICANCE

Constructed in 1881, the Zeb Ward Building, is an example of a late 19th Century commercial structure. It is particularly noteworthy for its builder, Zeb Ward, who was lessee of the old Arkansas State Penitentiary. Ward built five houses on the south side of the block fronting on West 2nd Street for his five sons and four commercial buildings on the north side of the block fronting West Markham. Three of the houses and three of the commercial buildings are extant; this 1881 structure being one of the most prominent. It is believed that this commercial building was constructed by prison labor using bricks made in the prison yard. In the century since its construction, the Zeb Ward Building has served several functions and uses such as a drugstore, grocery, meeting hall, library and hotel. All these uses were commercial and public service oriented.

Zeb Ward purchased this block of property in 1877 from C. W. Beebe who had inherited it from his father Roswell Beebe in 1860. Roswell Beebe was appointed by the U.S. Government to settle land disputes in Little Rock and wound up owning a great deal of the property in question. After the building at 1001-1003 Markham was built about 1881, it was used by the Quapaw Guards as its Armory. The Guards was a civilian militia headquartered in Little Rock. The building was large enough to be used for public meetings and was used for a banquet hall when on March 27, 1883, a banquet was given by his friends for Augustus H. Garland, Governor of Arkansas, U.S. Senator, and Attorney General of the U.S. during Grover Cleveland's administration.

By 1886, the building was being used by a druggist, a grocer, and a private library, The Marquand. From that time on one of the two downstairs shops was used as a drugstore. After the library moved in 1899, the building was used as a public meeting hall and was known as Ward's Hall.

By 1903, R. E. Shillcutt had purchased the drug company in the building and from that time until 1970, he or his son, June, ran a neighborhood drugstore frequented by many of the children living nearby because of its excellent soda fountain.

In 1910, the Quapaw Hotel occupied the upper floor of the Ward Building, as it came to be called. From that point on, various hotels or rooming houses were in evidence there until 1966 when the top floor became permanently vacant.

This corner location became popular for grocers, with a meat market and several independent grocers occupying 1003, on the west side of the Ward Building. It was also rented at various times by a jeweler, a laundry, a film company, and a second hand furniture company.

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Markham Avenue has been a main commercial street for the City of Little Rock from its founding and in the late 1800's Markham became the thoroughfare leading directly to Union Train Station. The 1000 block of Markham has been a thriving part of that avenue for many years, with doctors' offices, restaurants, auto parts stores, liquor stores, rooming houses, laundries, and grocers there. The Ward Building was always occupied by businesses representative of this bustling atmosphere until the early 1960's, when train service began to fall into disuse. As people no longer visited Union Station, they had little reason to visit the western end of Markham Avenue. The Ward Building, however, continued to house Shillcut Drug Company until August 10, 1970, when June Shillcutt was robbed and killed in his drugstore late that evening. From that time until the present the Ward Building has been unoccupied.

The historic significance of the Ward Building lies not only in the part it played in the economic structure of a thriving young city, but also in the man who built it. Zeb Ward was born of Scotch-Irish parentage on January 14, 1822, at Cynthiana, Kentucky. He was at various times a farmer, clerk on a Mississippi River steamboat line, soldier in the Mexican War, and California gold miner. In 1851, he returned to Cynthiana and married Mary E. Worthen. He bought a farm in Woodford, Kentucky, and moved his family there. The bondsmen of the Sheriff of Kentucky (Kenton County) chose him to take charge of the sheriff's office there and straighten out the scandals the former sheriff had been involved in. After his experience with the sheriff's office, Ward profitably leased the Kentucky Penitentiary for four years. In 1860 he was elected to the Kentucky legislature where he took a strong anti-secession stand. He later leased the Tennessee Penitentiary, again to his profit.

Ward arrived on the political, economic, and social scene in Little Rock in 1872. He immediately obtained a ten year lease on the Arkansas Penitentiary. It was during this period that Ward's influence was established in Arkansas. It was widely known that he "wined and dined" the state officials and legislators to keep them from looking too deeply into the way he managed the prison. Ward made a fortune from each prison he leased, but the Arkansas Penitentiary was by far his most advantageous venture. Then, when the yellow fever epidemic broke out in the south in 1874, Ward volunteered the services of the entire prison population to improve the sanitary condition of Little Rock, an act which won him a great deal of public esteem.

During the 1880's Ward built and owned the Little Rock Oil Mills and Cotton Compress, the Home Water Company, Little Rock's first public water works, and was contractor for the building of the railroad between Little Rock and Pine Bluff. He was also President of the Little Rock and Mississippi Railroad Line. Ward died on December 28, 1894, of an apparent heart attack. He is buried in Mount Holly Cemetery in Little Rock.

# BIBLIOGRAPHICAL REFERENCES

Gazette. December 29, 1894 -- Arkansas Gazette. August 12, 1970.  
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ict Lease System in Arkansas. Unpublished M.A. Thesis at George Peabody College,  
 1970. 71 pp. Pulaski County Arkansas Real Estate Assessment Books. 1880, 1883,  
 1885-1886. Pulaski County Deed Records. Book U. p. 360. Book D<sup>2</sup>, pp. 322 & 332.  
 Book H. p. 361. Book 36, p. 536.

## GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY Less than 1 acre

UTM REFERENCES

A 1 5 5 6 5 8 0 0 3 8 4 5 2 8 0  
 ZONE EASTING NORTHING

B                                               
 ZONE EASTING NORTHING

C                                               
 D                                               
 VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

STATE	CODE	COUNTY	CODE
-------	------	--------	------

## FORM PREPARED BY

NAME / TITLE Hobson Crow / Cromwell Firm, Inc. - #1 Spring St. - Little Rock, Ark.  
Connie Cook / Quapaw Quarter Assoc. - 308 E. 8th St. - Little Rock, Ark.

ORGANIZATION

DATE

7-77

STREET & NUMBER

TELEPHONE

(501) 372-2900

CITY OR TOWN

STATE

## STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL   

STATE   

LOCAL X

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

*Anne B. A.*

TITLE

DATE

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

ATTEST:

DATE

KEEPER OF THE NATIONAL REGISTER





# ARKANSAS HISTORIC PRESERVATION PROGRAM



August 10, 1977

Suite 500, Continental Building, Main and Markham  
Little Rock, Arkansas 72201 Telephone: (501) 371-2763

Rector-Phillips-Morse  
1501 North University Avenue  
Little Rock, Arkansas 72205

8/15/77

Re: Zeb Ward Building  
Little Rock, Pulaski County

Dear Sirs:

The staff of the Arkansas Historic Preservation Program is preparing a National Register nomination for the Zeb Ward Building which will be presented to the Arkansas State Review Committee at their September meeting. If approved the nomination will be submitted to the National Register office in Washington for final consideration.

The National Register of Historic Places is a listing of historic sites, buildings, objects and districts from all across the country that are worthy of preservation. Entry in the National Register is an honor which places no obligation on a private owner. It does, however, provide protection through comment by the Advisory Council on Historic Preservation from federally funded, assisted or licensed projects that might affect a National Register property.

On October 4, 1976, the President signed a Tax Reform Act of which Section 2124 refers to tax incentives for historic properties. Enclosed you will find an information sheet on that tax act.

If you have any questions concerning the program or this property's nomination please contact Sandra Taylor of our staff.

Enclosed are two copies of this letter. Please complete the form below, sign and return the original to our office. The copy is for your files. We would appreciate receiving any comments you might have concerning the nomination of this property. If we do not hear from you within 30 days your approval will be assumed.

Sincerely,

*Barbara Woodard*

Barbara Woodard, Deputy Director  
Arkansas Historic Preservation Program

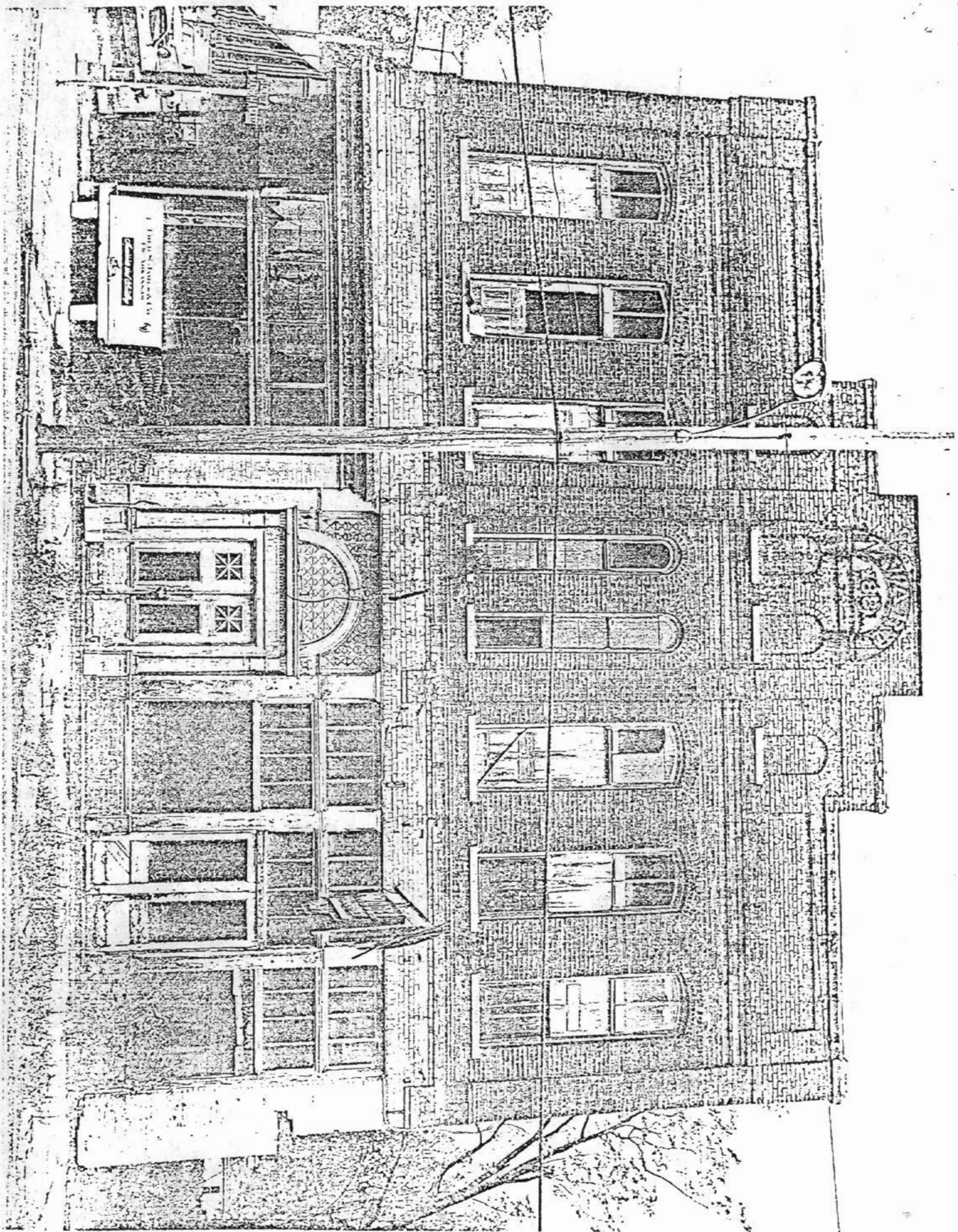
I approve of the nomination of the above property  
to the National Register of Historic Places

☒ Yes ☐ No

Comments:

8/15/77  
Date

*W.F. Rector*  
Signature





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CITY, TOWN

Little Rock

VICINITY OF

COUNTY

Pulaski

STATE

Arkansas

**3 PHOTO REFERENCE**

PHOTO CREDIT Bob Dunn

DATE OF PHOTO August, 1977

NEGATIVE FILED AT Arkansas Historic Preservation Program

**4 IDENTIFICATION**

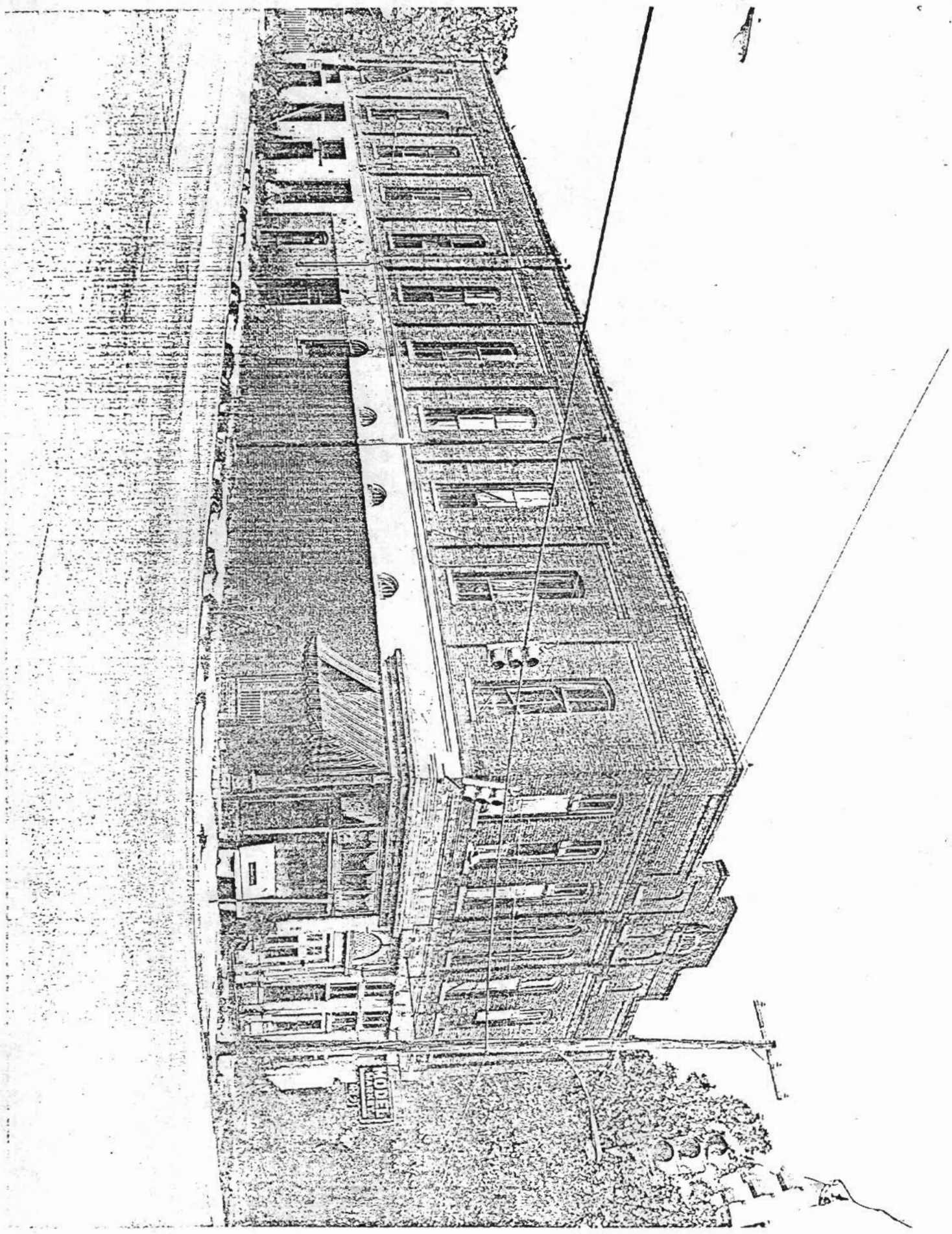
DESCRIBE VIEW, DIRECTION, ETC. IF DISTRICT, GIVE BUILDING NAME &amp; STREET

PHOTO NO.

Facade, facing south

1

INT: 2983-75



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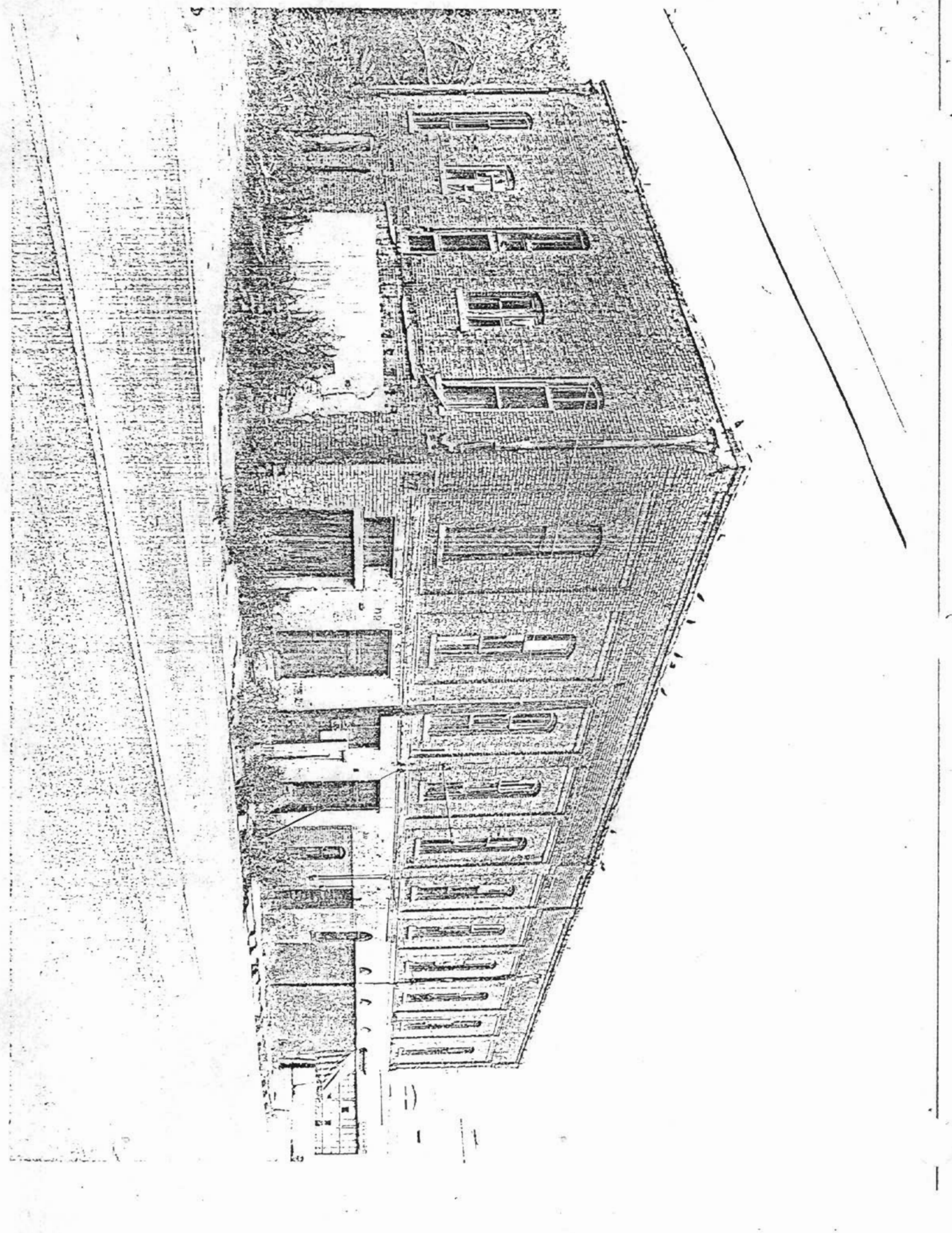
4 IDENTIFICATION

DESCRIBE VIEW, DIRECTION, ETC. IF DISTRICT, GIVE BUILDING NAME & STREET

PHOTO NO.

East and north elevations viewed from the northeast.

2



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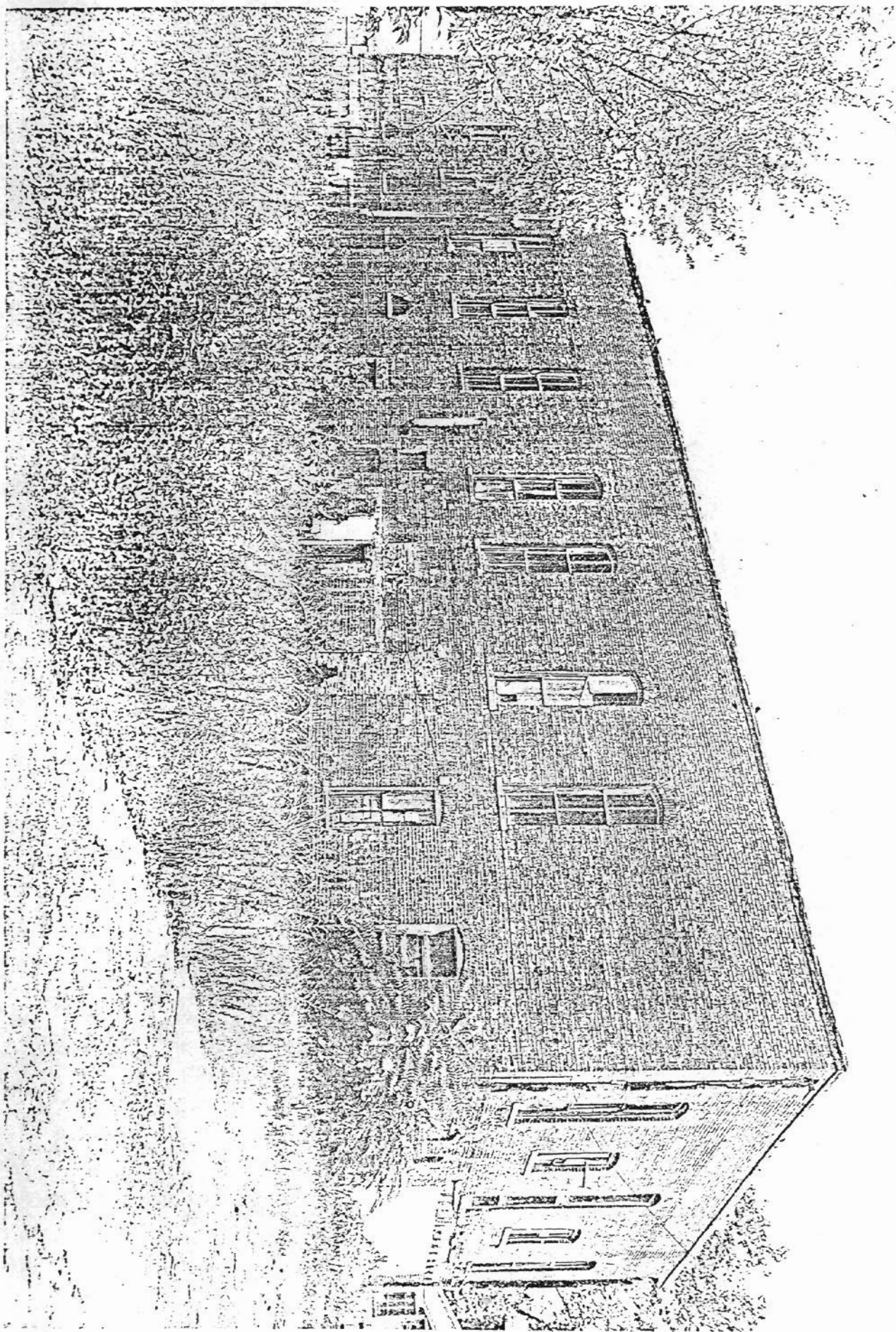
PHOTO NO.

South and east elevations viewed from the southeast.

3

INT: 2983-75





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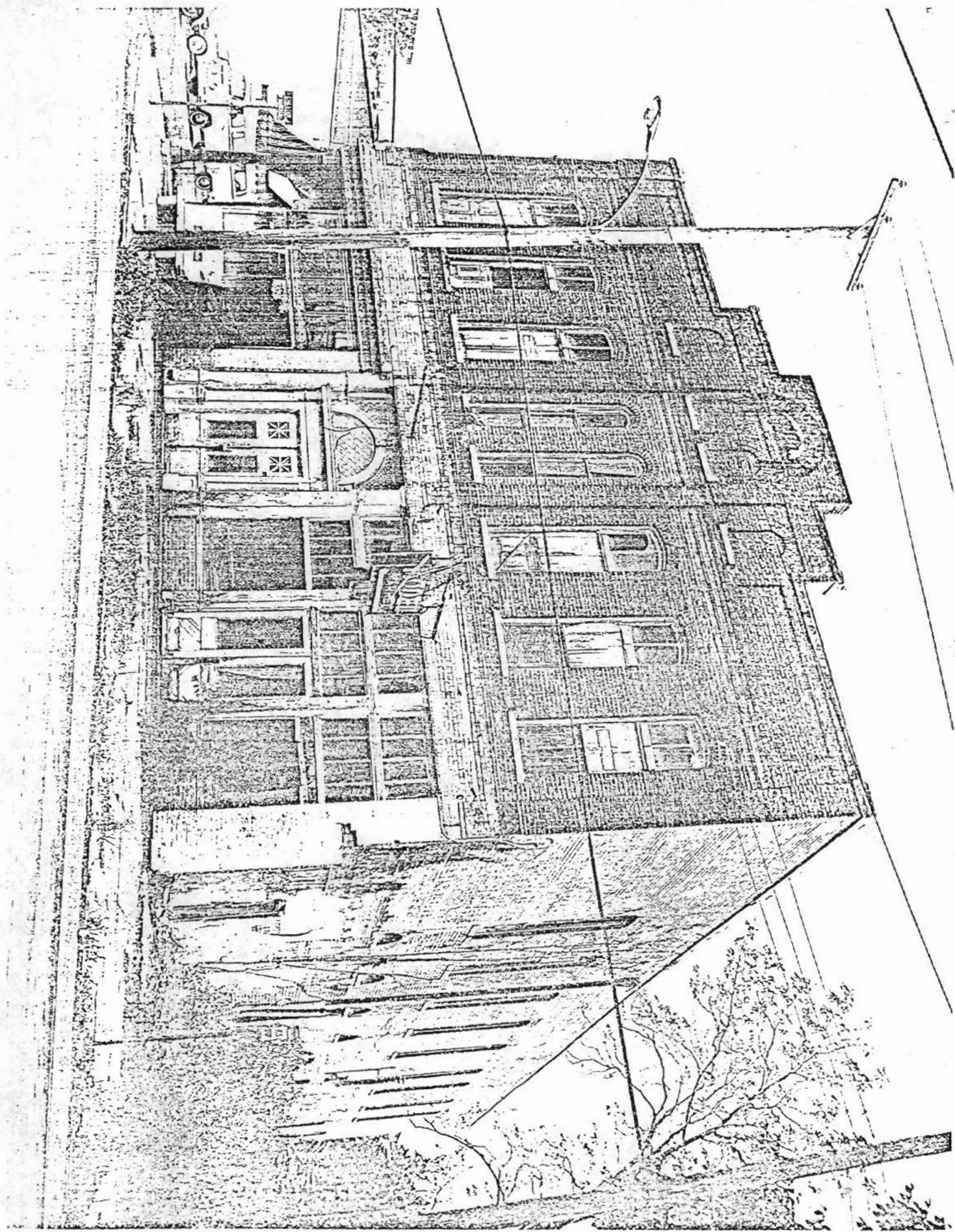
4 IDENTIFICATION

DESCRIBE VIEW, DIRECTION, ETC. IF DISTRICT, GIVE BUILDING NAME & STREET

PHOTO NO.

West and south elevations viewed from the southeast

4



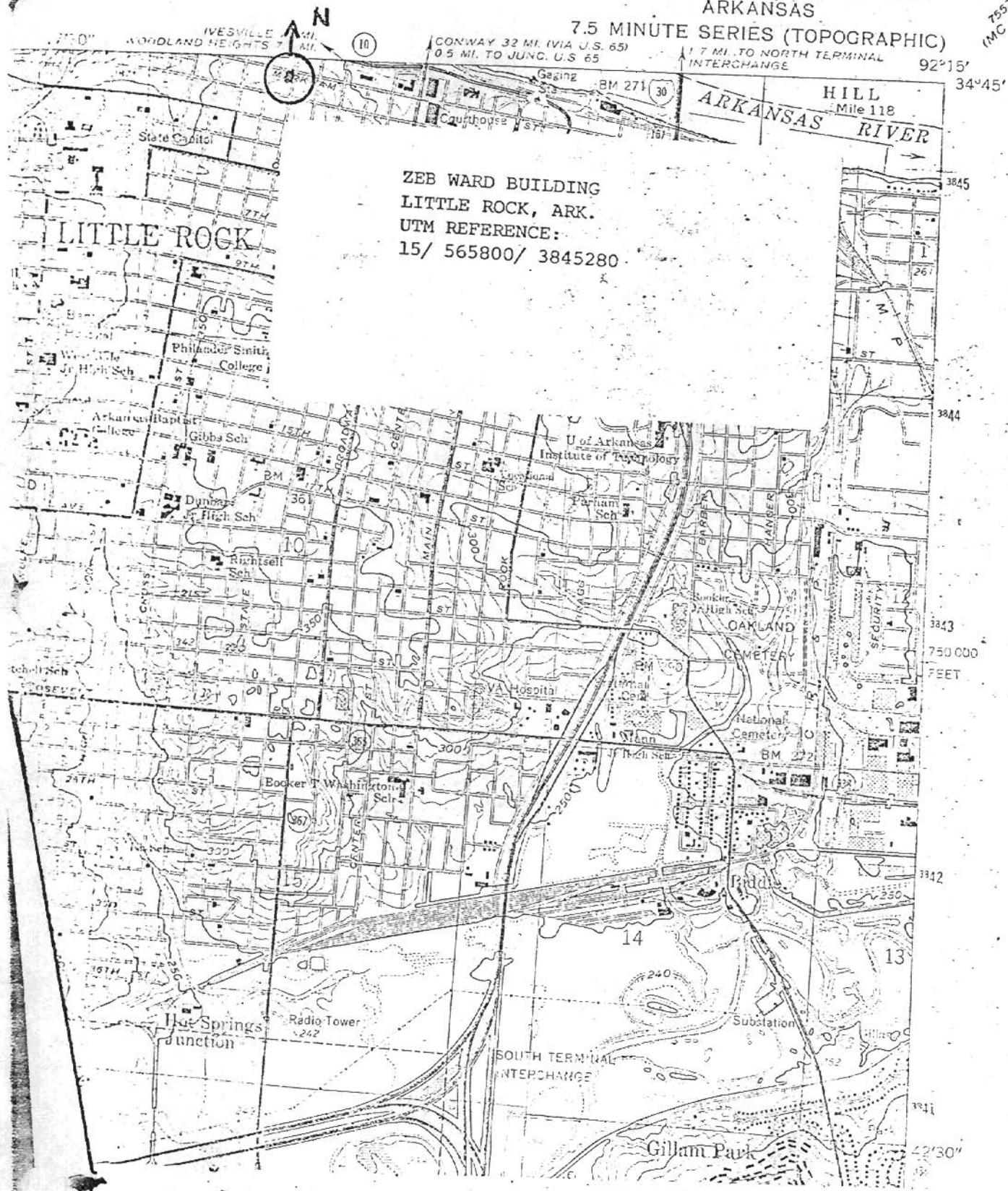


PU3255

# LITTLE ROCK QUADRANGLE ARKANSAS

7.5 MINUTE SERIES (TOPOGRAPHIC)

75531 SW  
(MC ALMONT)



ZEB WARD BUILDING  
LITTLE ROCK, ARK.  
UTM REFERENCE:  
15/ 565800/ 3845280

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PHOTO NO.

North and west elevations viewed from the northwest

5

INT: 2983-75