NPS Form 10-900 OMB No. 1024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form.* If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: Meadow Spring Historic District

Other names/site number: _____

2. Location

Street & number: Roughly bound by NW Avenue, School Avenue, Locust Avenue, and Church Avenue between W. Dickson Street and W. Mountain Street

City or town: Fayetteville State: AR County: Washington

Not For Publication: ☐ Vicinity: ☐

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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. I recommend that this property be considered significant at the following level(s) of significance:

___national ___statewide X local

Applicable National Register Criteria: X A ___B X C ___D

_____ 7-13-18

Signature of certifying official/Title: Date

Arkansas Historic Preservation Program

State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

_____

Signature of commenting official: Date

_____

Title: State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

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1. Name of Property

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City or town: Fayetteville State: AR County: Washington

Not For Publication: [ ] Vicinity: [X]

3. State/Federal Agency Certification

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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 ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___national ___statewide _X_local

Applicable National Register Criteria: _X_A ___B _X_C ___D

_____ _____
Signature of certifying official/Title: Date

_____
State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

_____ _____
Signature of commenting official: Date

_____
Title: State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

___ entered in the National Register
___ determined eligible for the National Register
___ determined not eligible for the National Register
___ removed from the National Register
___ other (explain:) _____

_____ _____
Signature of the Keeper Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private:	X
Public – Local	
Public – State	X
Public – Federal	

Category of Property

(Check only **one** box.)

Building(s)	
District	X
Site	
Structure	
Object	

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
49	29	buildings
00	05	sites
00	00	structures
00	00	objects
49	34	Total

Number of contributing resources previously listed in the National Register 02

6. Function or Use

Historic Functions:

- Domestic: single dwelling
- Domestic: multiple dwelling
- Domestic: institutional housing
- Commerce/Trade: specialty store
- Commercial: restaurant
- Health care: clinic
- Health care: medical business/office

Current Functions:

- Domestic: single dwelling
- Domestic: multiple dwelling
- Domestic: institutional housing
- Commerce/Trade: business
- Commerce/Trade: specialty store
- Education: training classrooms
- Health care: clinic

7. Description

Architectural Classification:

- Mid-nineteenth century revivals (Gothic Revival)
- Late Victorian (Queen Anne, Italianate)
- Folk house (National Folk, Folk Victorian, plain/traditional)
- Late nineteenth and early twentieth century revivals (Colonial Revival, Dutch Colonial Revival, Classical Revival, Tudor Revival, Mission Revival)
- Early twentieth century American movements (Craftsman, Prairie)
- Mid-century modern residential (Minimal Traditional)
- Late eclectic and mid-century modern commercial (twentieth century standard commercial, mid-century standard commercial)

Materials:

- Wood (weatherboard wood siding, wood shingle, novelty wood siding, board and batten
- Brick (brick masonry, brick veneer)
- Stone (sandstone, stone veneer)
- Metal (aluminum siding)
- Stucco
- Asbestos (asbestos shingle siding)
- Concrete (cast concrete)
- Ceramic Tile (structural clay tile)
- Synthetics (vinyl siding, composition wood board)

Summary Description

The Meadow Spring Historic District is a primarily residential neighborhood located within the city of Fayetteville, Washington County, Arkansas. The city is located in the northwest corner of Arkansas in the Ozark Mountains. Fayetteville is located 140 miles northwest of the state capitol, Little Rock, along Interstate Highway 49. The city is home to the University of Arkansas and serves as the county seat of Washington County. The historic district boundaries include portions of eleven city blocks within the original town plat of the city of Fayetteville. The resources are

located between W. Spring Street to the north and W. Mountain Street to the south; and between N. West Avenue to the west and N. Church Avenue to the east. The neighborhood developed slowly over time from 1870 until modern day, with major periods of development at the turn-of-the-nineteenth century and from 1920 until 1940.

The neighborhood follows a traditional, rectilinear street grid that extends west and north from the original commercial center. Sited at the base of Mount Nord to the north and Mount Sequoyah to the east, the terrain of the neighborhood reflects the gently rolling hills of the area. The historic district is bounded by commercial buildings to the north along Dickson Street and to the east along N. Block Avenue. A branch of the West Fork of the White River runs along the railroad tracks and forms the western boundary of the historic district.

The area encompassed by the historic district includes 76 residential buildings and eight commercial buildings. The district includes representative examples of architectural styles spanning almost 100 years from 1870 until 1955. The buildings reflect a shift in housing patterns from the high-style Queen Anne residences built at the turn-of-the-nineteenth century to the modest Craftsman bungalows and Minimal Traditional homes of the early- to mid-twentieth century. The historic district features single-family residences, multi-family residences originally constructed as boarding houses, historic-age and modern apartment buildings, and mid-century commercial buildings.

General Description of the District

Fayetteville can trace its history of early European settlement back almost 200 years. Early settlers, George McGarrah and his sons James, John, and William settled at a spring near the base of Mount Sequoyah. The town developed in the valley between the Arkansas River and the White River, on land originally set aside for the Cherokee Nation as Indian Territory. Housing within the Meadow Spring Historic District began primarily as large, single-family homes on expansive city lots. Major periods of housing development within the neighborhood reflect the influence of the railroad and industry on the city of Fayetteville.

Architectural styles found within the historic district represent modest interpretations of noteworthy styles popular throughout the United States. A two-story Gothic Revival home at 21 N. West Avenue is the earliest residence within the historic district. The construction of both high-style and vernacular Queen Anne homes followed through the turn-of-the-nineteenth century. A wide range of homes also reflect revival styles popular during the early twentieth century – from Colonial and Classical Revival to Mission and Tudor Revival styles – provide a stunning assortment of visual interest within the neighborhood. Modest and high-style Craftsman homes constructed from 1900 through the 1930s, along with a small collection of modest mid-century homes and commercial buildings, reflect the transition and densification of the neighborhood throughout the early twentieth century.

Natural Terrain and Geographic Features

The Meadow Spring Historic District is located within the original town plat of the city of Fayetteville, Washington County, Arkansas. The neighborhood is located directly west of the original commercial center and southeast of the University of Arkansas. Major highways are located to the south (U.S. Highway 62), west (Interstate Highway (IH) 49) and east (U.S. Highway 71-Business). The area encompassing the historic district is located at the base of Mount Nord to the north and Mount Sequoyah (East Mountain) to the east. The city blocks slope gently away to the west and north from a high point at Church Avenue and Center Street. This slope is most noticeable along School Avenue looking northwest towards the University of Arkansas campus (*Figure 1*). The most dramatic elevation change is seen along W. Center Street, which slopes down to the Tanglewood Branch of the West Fork of the White River.

Streets within the historic district are lined with several varieties of native trees, including white and willow oaks, pecan, and the American Hornbeam. Many properties have modest front yards with grass lawns and small shrubs around the perimeter of the house. Many of the blocks within the historic district are lined with stone retaining walls, to accommodate the elevation change from the street to grade of each front lawn. The earliest stone walls are located at Block 18 along W. Meadow Street and Block 19 along N. Locust Avenue and W. Meadow Street. A rusticated stone wall with a stone cap surrounds Block 24 along W. Mountain Street, W. Center Street, and W. Meadow Street. A 1984 survey form for 224 N. Locust Avenue notes that the decorative stone wall surrounding the residence was originally constructed for the Arkansas Building at the 1900 World's Fair in St. Louis. The stones were numbered for transport back to Fayetteville. Concrete steps and sidewalks lead to entrances of many residences. Some concrete steps, like those at 215 and 217 W. Meadow Street, feature decorative metal railings and posts.

Arrangement and spatial relationship of buildings in the district

Although the properties within the Meadow Spring Historic District developed over time, most follow the original lot lines platted in the 1836 city plan. Setbacks are consistent throughout the neighborhood, with minimal variation. Commercial buildings are generally located near the front property line, while several properties located along N. Locust Avenue are sited 30 or more feet from the sidewalk. Most houses however, are located within 20-feet of the front property line. Sidewalks are located along each city block except for the north side of Block 21 along W. Meadow Street, and the west and a portion of the north side of Block 20 along N. West Avenue and W. Meadow Street. Lot sizes and orientation are generally consistent, with lots along Blocks 4 and 5 smaller in width than others in the district. Buildings face the major thoroughfare associated with the lot, except for the corner lots at 102 N. School and 121 N. School, which address both W. Spring (121 N. School) and W. Meadow (102 N. School).

Many buildings have narrow side yards and shallow rear yards. Those properties with larger rear yards, specifically those along the south side of W. Spring Street, N. School Avenue, and W. Meadow Street, paved parking lots have been constructed to provide additional parking to residents or business customers. Modern, multi-story apartment buildings have also been constructed at the rear of 109 N. School Avenue, 309 W. Spring Street, and 201 N. Locust Avenue. There are four major exceptions to the consistent layout of resources within the historic district, and all have occurred as part of modern development within the historic district. The Doctor's Building (241 W. Spring Street) is surrounded by a paved parking lot, and sits on three city lots. The Harris Dental Clinic (106 N. Locust Avenue) has a paved parking lot along its front façade. The Hillcrest Towers (1 N. School Avenue), which sits on an entire city block, has parking lots on both the southwest corner and north side of the facility. The KUAF Radio Station (9 S. School Avenue) fronts W. Mountain Street with off-street parking along N. School Avenue.

Architectural characteristics of the buildings in the district

Development within the Meadow Spring Historic District occurred slowly over almost 100 years and includes representations of both popular national architectural styles and local variations on styles found in pattern books and constructed by local builders. The following narrative addresses noteworthy styles within the historic district from 1870 until 1955.

Mid-Nineteenth Century Revival and Late Victorian Architectural Styles (1870-1910)

The earliest homes within the Meadow Spring Historic District date to the late nineteenth century and are located along West Avenue, School Avenue, Mountain Street and Meadow Street (*Table 1*). Prior to 1870, the land south of Dickson Street and west of the commercial center was largely open farmland (*Figure 2*). The Putnam-Harris House at 21 N. West Avenue is the earliest residence within the historic district. Located at the southwest corner of Meadow Street and West Avenue, the building serves as an anchor for the most intact grouping of Victorian-era homes along N. West Avenue and Colonial Revival-era homes along Meadow Street in the district. The residence was constructed by local brick mason, John S. Vest in 1870. Vest purchased the lot at the north end of Block 21 on April 4, 1870 for $100 and sold the lot with the house on October 1, 1870 to Reding Putnam for $1,200. Vest was a partner in the Kelton-Vest brick works which supplied the masonry for Old Main at the University of Arkansas. The one-and-one-half brick building at 21 N. West Avenue is a modest interpretation of the Gothic Revival architectural style, with some Italianate detailing. The Gothic Revival style gained popularity after the 1842 publication of Andrew Jackson Downing's, *Cottage Residences*, and was often employed in the Reconstruction era architecture of the South. The Putnam-Harris House is the only brick masonry home within the district and represents the prevailing construction techniques of the post-Civil War era in Fayetteville. The residence features a steeply pitched, centered gable roof with a wide, overhanging eave supported by decorative brackets. Although the shed-roof front porch with classical columns on brick piers is not original, it matches the original configuration

of the porch. Windows are tall and narrow and topped by a flattened masonry arch. The four-paneled front door is centered on the façade and features a three-light transom. A door is located at the second story above the roof of the front porch. A secondary entrance at the north side of the building is covered by a shallow front-gabled roof supported by classical columns. A one-story wood-frame addition at the rear, constructed c. 1905, features a hipped roof and walls are covered with wood shingles. The residence was listed in the National Register in 1979 at the local level of significance for its architectural merit.[1]

Many of the earliest homes in the district were constructed in the Queen Anne architectural style, a national style popular during this time period. Advances in building construction in the late nineteenth century allowed greater freedom in architectural design. Balloon framing soon replaced the use of heavy timber and simplified the construction of complex floor plans, overhangs, and wall extensions. Combined with the ease of railroad transport for building materials and mass-produced building elements, the complex and extravagant Queen Anne style quickly grew in popularity throughout the United States. The Queen Anne architectural style differed from earlier revival styles that closely followed the design principles of earlier prototypes, such as Greek or Gothic Revival. While its asymmetrical floor plans and multi-textured and multi-colored walls drew inspiration from Medieval and classical buildings, the Queen Anne style evolved into its own eclectic style instead of a strict interpretation of earlier designs. Many of the Late Victorian-era homes within the historic district reflect the national shift at the end of the nineteenth century to classical styles with Georgian and Adam details.

Two of the most unique examples of the Victorian-era architecture within the historic district are the Edward M. Allison House (102 N. School Avenue) and the Othel G. Warbritton House (121 N. School Avenue). The houses feature a rare floor plan designed to address their prominent location on corner lots. The Allison House (c. 1883) and the Warbritton House (c. 1905) are two-story, wood-frame buildings with a cross-gabled roof and triangular porch centered on its two angular wings. The Allison House features distinct elements common to the Stick architectural style. The steeply pitched roof forms have decorative wooden king's post trusses at gable ends. Curved bracing supports the gable overhang of the south-facing cutaway bay. A cantilevered bay projection on the west façade is supported by wooden brackets. The central, front porch with a second floor balcony is supported by Classical columns. The front entrance features a single paneled door with transom that is mirrored at the second floor balcony.

The one-story front porch of the Warbritton House is inset beneath the center gable extension of the second floor. The porch is supported by Classical columns and the front entrance, although altered from the original, is composed of a centered front door, flanked by sidelights and topped

[1] Robert D. Besom, "John S. Vest House," *National Register of Historic Places Registration Form*, (Washington, DC: National Park Service), 1979.

by a transom. The cross-gabled roof with wide, overhanging eaves that return at gable ends, does not exhibit the ornamentation or the roof pitch typically associated with the Queen Anne style. The lack of ornamentation and change in roof form speaks to the evolution of the architectural style after the turn-of-the-century. The transitional style of the Warbritton House represents the shift from the heavy ornamentation of the Queen Anne style to the understated grace of the early-twentieth century Colonial Revival style.

Houses within the district designed using more traditional elements commonly associated with the Queen Anne style include a block of Late Victorian houses on N. West Avenue and two houses at the southwest corner of Block 24 at W. Mountain Street and S. School Avenue. The John C. Roberts House (320 W. Mountain Street) and the Moses B. Tharp House (15 N. West Avenue) are similar in design and form. Both are one-and-one-half story wood-frame buildings with an asymmetrical floor plan. The hipped roof with lower cross gable forms over side wings are common to the Queen Anne style. A local variation on the style includes a projecting front-gabled balcony set off-center from the front entrance to the house. While the Roberts House features a cutaway bay at the front ell, the Tharp House has a simple front-gabled wing with a pent roof enclosing the gable. A wraparound one-story porch with Classical columns supporting a hipped roof is seen at both houses. Entrances feature a paneled wood door with a single light topped by a transom.

Two-story examples of the Queen Anne style within the district include a house at 11 N. West Avenue, the William W. Simpson House (5 N. West Avenue) and the house at 50 S. School Avenue. All are wing-and-gable plans with projecting front ells and a cross-gabled roof. Built c. 1890, the house at 11 N. West Avenue features a double gallery porch supported by Classical columns on brick piers, while the other two residences have single-story porches. The porch at the Simpson House wraps around the front façade. This house also features the local variation on the style with a second-floor balcony projecting over the first-floor porch. The house at 11 N. West Avenue has Stick-style ornamentation at windows and the front gable end. Windows are topped by a cornice supported by wooden brackets. Wooden ornamentation has been applied to panels above and between the windows and also at a bargeboard along the gable end.

Table 1. Mid-Nineteenth Century Revival and Victorian-era architectural styles within the Meadow Spring Historic District.

Resource No.	Address	Date Built	Stylistic Influence	NRHP Status
67	21 N West Avenue	1870	Italianate	NRHP Listed
39a	102 N School Avenue	c. 1883	Queen Anne	Contributing
69	11 N West Avenue	c. 1890	Queen Anne	Contributing
87	320 W Mountain Street	1896	Queen Anne	Contributing

Resource No.	Address	Date Built	Stylistic Influence	NRHP Status
34	103 N School Avenue	c. 1900	Italianate	Non-Contributing
43	304 W Meadow Street	c. 1900	Queen Anne	Non- Contributing
68	15 N West Avenue	1904	Queen Anne	NRHP Listed
29	121 N School Avenue	c. 1900	Queen Anne	Contributing
70	5 N West Avenue	c. 1905	Queen Anne	Contributing
86	50 S School Avenue	1906	Queen Anne	Contributing

Folk House Forms (1895-1930)

In addition to the Queen Anne style homes within the historic district, many turn-of-the-nineteenth century residences are simple folk houses that incorporate design principles or elements commonly associated with Victorian-era styles (*Table 2*). Similar to the Queen Anne and Italianate architectural styles, the use of the Folk Victorian architectural style nationwide was made possible by the expansion of the railroad system. Easy access to lumber and trim suppliers increased availability and lowered costs of pre-cut detailing. Wooden ornamentation such as spindlework, balustrades, and friezes could be applied to a common folk house form familiar to local builders. While folk houses within the district do not exhibit the elaborate trim and spindlework common to the Queen Anne architectural style, they do incorporate other design concepts and therefore can be seen as modest interpretations of the Victorian-era style.

The Orin Stapleton House (216 W. Spring Street) and the house at 212 N. Locust Avenue, both constructed at the turn-of-the-nineteenth century, are similar in design. Both have a hipped roof form with lower cross gables, common to the Queen Anne style. The front porch, although screened at 212 N. Locust, extends along the front projecting wing to the main entrance. The cross-gabled end wall at 212 N. Locust also features a pent roof enclosing the gable. The James William House (20 N. Locust) is the best example of a common plan type within the historic district. The wing-and-gable floor plan features a two-bay front porch with turned columns. The primary entrance is located within the inner bay of the main portion of the house. A secondary door provides entry to the front projecting wing. The Fred Couch House (115 N. Locust Avenue) is another good example of the Folk Victorian style within the district. The one-story side-gabled roof building features a ¾-width front porch with chamfered posts supporting a hipped roof. The symmetrical front façade and hall-and-parlor plan are common to the Folk Victorian style. The house first appears on the 1930 Sanborn Fire Insurance map for Fayetteville, so the house is also representative of a subtle shift from a more vernacular Folk style to the Craftsman style popular during this period.

Table 2. Folk House Forms within the Meadow Spring Historic District.

Resource No.	Address	Date Built	Stylistic Influence	NRHP Status
18	216 W Spring Street	c. 1895	Folk Victorian	Contributing
60	24 N Locust Avenue	c. 1895	Folk Victorian	Contributing
61	20 N Locust Avenue	c. 1894	Folk Victorian	Contributing
36	115 N School Avenue	c. 1900	National Folk; Craftsman	Non-Contributing
65	14 N School Avenue	c. 1900	Folk Victorian; Craftsman	Contributing
25	309 W Spring Street	c. 1900	Folk Victorian	Non-Contributing
37	116 N School Avenue	c. 1900	Folk Victorian	Non-Contributing
35	109 N School Avenue	1901	Folk Victorian	Non-Contributing
14	212 N Locust Avenue	c. 1905	Folk Victorian	Contributing
77	413 W Center Street	c. 1905	Folk Victorian	Non-Contributing
74	315 W Center Street	1906	Folk Victorian	Contributing
12	224 N Locust Avenue	c. 1910	Folk Victorian	Contributing
31	418 W Meadow Street	c. 1910	Folk Victorian	Contributing
33	414 W Meadow Street	c. 1915	Folk Victorian	Contributing
21	123 W Spring Street	c. 1920	Folk Victorian; Craftsman	Contributing

Late Nineteenth and Early Twentieth Century Revivals (1880-1940)

The stylistic freedom of the Victorian-era Queen Anne and Italianate residences continued into the early twentieth century. The gradual decline of the style ushered in a new period of architectural design focused on historical accuracy. Revival styles of the late-nineteenth and early-twentieth century looked to create relatively pure copies of earlier architectural traditions. Residential design during this period looked to both European and Colonial American styles for inspiration. With advances in building technology, including the use of brick and stone veneer on traditional wood-frame buildings, the Revival styles grew in popularity throughout the United States. Many good representations of Revival styles are present within the historic district and include Colonial Revival, Dutch Colonial, Neoclassical, Mission Revival, and Tudor Revival (*Table 3*).

The house at 216 N. Locust Avenue is a two-story wood-frame Colonial Revival-style residence with a side-gabled roof and full-width porch. The front porch has a pedimented entranceway, centered on the hipped roof and is supported by Classical columns. The symmetrical front façade features two entrances, flanked by one-over-one windows.

Two good representations of a Colonial Revival subtype, the Dutch Colonial, are located within the district. This subtype, characterized by a gambrel roof, characterizes only 10-percent of all

Colonial Revival houses in the United States.[2] The Clyde Walters House (230 W. Meadow Street) has a front-facing gambrel roof and the Alpha L. Goss House (215 W. Meadow Street) has a front-facing clipped gable roof that closely resembles a gambrel roof. A full-width porch supported by boxed columns (Walters House) and Corinthian columns (Goss House) support a hipped roof. Both houses have projecting front bays. The Walters House has a cutaway bay at the front façade, while the Goss House has a standard projecting front wing. Both houses feature side dormers that follow the roof form of the front gable. The Walters House has two additional front-gabled dormers along the west side of the house. Primary entrances are paneled wood doors with a single light topped by a transom.

The only example of the Classical Revival style within the historic district is the Ada Knesal House at 416 W. Meadow Street. The one-story cottage with a hipped roof is a common subtype of the style. The Knesal House features a full-width porch supported by columns with Ionic capitals on cast stone piers. Similar to the Colonial Revival house at 216 N. Locust Avenue, a front-gabled dormer centered above the front porch evokes a sense of a pedimented entranceway. The primary door features a single light and is flanked by sidelights and topped by transom windows.

The W.P. Putnam House (111 N. Church Avenue) is a unique resource within the historic district. The Mission Revival style began in California in the 1890s and it is rarely seen outside of the southwestern states. Its popularity outside of this region can be attributed to its appearance in pattern book catalogs from the 1920s and 1930s. A description in the 1928 Sears Catalog describes their Mission Revival-style model home, the *San Jose*, as "combining the beautiful Spanish mission lines, with the latest idea in a splendid floor plan. Adaptable to any section of the country, it offers every modern comfort possible in a design of this kind."[3] The Putnam House is a modest interpretation of the style, with a shaped Mission roof parapet with concrete coping on the front façade and two side elevations. The shaped parapet is a derivative of the Mission San Juan Capistrano parapet, a common prototype for the style. The symmetrical façade features a single door flanked by paired windows. The simple square plan of the one-story building is disrupted only by an exterior chimney located near the northeast corner of the building. The stuccoed wall surface is painted white with a shallow concrete projection at the base of each wall. Unlike most homes within the district, the Putnam House does not have a front porch, but instead has a concrete stoop covered by a canvas awning at the primary entrance.

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[2] Virginia and Lee McAlester, *A Field Guide to American Houses*, (New York: Alfred A. Knopf, Inc.), p. 322.

[3] "The San Jose, No. P3268," *Sears Archives, 1927-1932* (online collection), http://www.searsarchives.com/homes/images/1927-1932/1928_p3268.jpg

Three Tudor Revival-style homes were built in the historic district during the 1920s and 1930s. One of the best preserved examples is the Nora Weber House at 226 N. Locust Avenue. The building has a steeply pitched side-gabled roof and front-gabled entry with a curved roof form that extends past the roof eave – both are common elements of the style. The modest, one-and-one-half story stone-veneered cottage has a shallow entry porch with rounded arch entrances at two sides. Although the house does not feature a massive or decorative exterior chimney, another common element of the style, a tall brick chimney with a triangular cast concrete cap is located at the interior of the house.

The design of two apartment buildings in the historic district in the late 1920s is closely associated with late Revival styles. The Read Apartments (110 W. Meadow Street) and the Meadow Apartments (219 W. Meadow Street) were constructed to support the growing number of single and young, married business professionals in the city of Fayetteville. Both are two-story, brick masonry buildings. The original Read Apartments consist of two flat-roof buildings with a masonry parapet. The buildings feature a shaped parapet that exhibit some Mission Revival influence. Corners of each building create a quoin-like effect with projecting brick units set perpendicular at each course. This effect is continued at masonry piers at each entry porch. Two entry porches with balconies above are located at the front façade of each building. A single door and adjacent window are located at the primary façade for each unit. The two porches are separated by a central stair that provides access to the upper units at the interior. The Meadow Apartments are similar in design to the Read Apartments, but the architectural elements reflect a Classical influence rather than the Mission Revival style. The two-story building also features a flat roof with a stepped brick parapet. The entry porches and balconies have boxed wooden columns with a dentilated cornice. The Meadow Apartments retain many of their original elements, including six-over-one wood windows at the front façade. The building has the similar central stair that provides access to the units at the second floor.

Table 3. Late Nineteenth and Early Twentieth Century Revival architectural styles within the Meadow Spring Historic District.

Resource No.	Address	Date Built	Stylistic Influence	NRHP Status
47	230 W Meadow Street	c. 1910	Dutch Colonial Revival	Contributing
13	216 N Locust Avenue	c. 1910	Colonial Revival	Contributing
32	416 W Meadow Street	c. 1915	Classical Revival	Contributing
57	215 W Meadow Street	c. 1915	Dutch Colonial	Contributing
17	202 N Locust Avenue	1920	Tudor Revival	Non-Contributing
16	206 N Locust Avenue	1922	Tudor Revival	Contributing
56	110 W Meadow Street	1925	Mission Revival	Contributing
59	219 W Meadow Street	c. 1928	Colonial Revival	Contributing

Resource No.	Address	Date Built	Stylistic Influence	NRHP Status
27	313 W Spring Street	c. 1930	Colonial Revival	Contributing
51	111 N Church Avenue	c. 1930	Spanish/Mission Revival	Contributing
80	12 S West Avenue	c. 1930	Colonial Revival	Contributing
54	110 N Church Avenue	1935	Tudor Revival	Contributing
11	226 N Locust Avenue	c. 1935	Tudor Revival	Contributing
55	124 W Meadow Street	c. 1935	Colonial Revival	Contributing
49	204 W Meadow Street	c. 1940	Colonial Revival	Contributing

Late Nineteenth and Early Twentieth Century American Movements (1900-1930)

The most popular architectural style extant within the historic district is the Craftsman bungalow. Although the modest house form of the bungalow began in the 1880s, it gained popularity in California during the initial period of the suburbanization of its larger cities at the beginning of the twentieth century. To meet the increased demand for single-family homes, a small but attractive dwelling was developed that could be constructed easily and economically. Architects, such as Charles and Henry Greene, and furniture designer Gustav Stickley began to influence the artistic styling of the bungalow form and added elements of true craftsmanship to both the exterior and interior of the home. The Craftsman Style, together with its contemporary, the Prairie Style, represents the first American architectural movement based on modern design concepts without looking to earlier European precedents. The Craftsman style grew in popularity as homes were featured in publications such as the *Ladies Home Journal.* But it was the adaptation of the style by pattern books and local builders that truly influenced the appearance of the Craftsman bungalow throughout the United States. However, the simplicity of the bungalow was not for all tastes – an editorial in the Daily Democrat describes the spread of the type in Fayetteville as "gregarious." The article goes on to state,

> It is remarkable, when the cost of the bungalow's roof, which is wholly ornamental, is so great that it should be so popular. But people will have it, and it is especially adorable to young married couples, with whom the dream of love in a bungalow has superseded "love in a cottage.[4]

Eighteen homes within the historic district are categorized as Craftsman-style residences. The Frank W. Peel House (21 N. Locust Avenue) and the house at 201 N. Locust Avenue represent two of the best examples of Craftsman bungalows within the historic district. Both were constructed in the 1920s but offer two distinct interpretations of the style. The Peel House has a

[4] Globe Democrat editor, "Evolutionized 'Bungalo,'" *Fayetteville Daily Democrat*, March 31, 1916 (online collection, newspapers.com).

cross-gabled roof with exposed rafter tails, and wide eave overhangs supported by wooden brackets. A full-width inset porch is supported by chamfered boxed wood columns on piers. The piers are clad in stucco so it is unclear whether they are brick or stone. The primary entrance is offset from center of the front façade and is flanked by two pairs of four-over-one windows. A large stone chimney is located at the exterior of the north gable end wall. The house at 201 N. Locust features offset front gables with wide overhangs supported by wooden brackets. The most impressive element of the home is a large, wraparound porch under a side-gabled roof supported by chamfered cast stone columns. Two entrances are located off of the porch, one is located at the corner of the primary façade and the other provides access to the projecting wing of the house. A pair of five-over-one windows flank the primary entrance. A three-part window defines the front façade of the projecting wing. The house retains its original wooden novelty siding and stone foundation.

The two-and-one-half story Arthur R. Mintun House (321 W. Center Street) is a good example of the American Foursquare variation of the Craftsman architectural style. It features a hipped roof with dormers at the primary façade and side elevations. The Mintun House represents a subtle transition from the Queen Anne and Classical Revival architectural styles to Craftsman. The house features an irregular floor plan with projecting front-gabled bays at the west and east elevations. A pent roof encloses the gable of each projecting bay. A front-gabled dormer is located at the front façade and features a boxed eave with decorative arched opening and a Palladian-style window/vent opening. A wraparound porch is covered by a hipped roof supported by chamfered boxed wood columns on stone piers. Simple wood brackets support the boxed eave of the porch. The front entrance is located off-center of the front façade but is framed by two porch columns. The door is flanked by sidelights and topped by transoms. A three-part one-over-one window unit is located west of the entrance. A fixed light is located to the east of the entrance. A second Palladian-style window unit is located at the second story of the front façade, with a shallow bay window to the west. A large brick exterior chimney is located near the front corner of the west elevation. The Mintun House embodies the transition of the elaborate Queen Anne-style homes of the historic district to the simplicity and attention to workmanship of the Craftsman style.

The Alvin Kendrick House (323 W. Spring Street) is a Craftsman-style residence with Italianate influences. in the district. The Kendrick House is a wood-framed building on a masonry foundation. The two-story house has an asymmetrical floor plan, a low-pitched hipped roof, offset front gables, and a one-bay inset porch, all common characteristics of the style. The wide, overhanging boxed eaves are supported with simple wooden brackets. The two-story hipped roof mass is offset by the smaller gables and the inset porch of the front facade. The porch features one boxed wood column on a wood-framed half wall that is capped by a wide, horizontal wood trim piece. The front entrance is inconspicuous, and the primary façade is articulated by a single door and four-over-one window under the porch and a row of four, four-over-one window units

at the projecting wing. A secondary door leads from the porch to the projecting front wing. Common to the style, all façades are dominated by rows of single and three-part window units, creating a strong horizontal emphasis to all elevations.

Table 4. Late Nineteenth and Early Twentieth Century American architectural styles within the Meadow Spring Historic District.

Resource No.	Address	Date Built	Stylistic Influence	NRHP Status
41	320 W Meadow Street	c. 1900	Craftsman	Non-Contributing
15	210 N Locust Avenue	c. 1905	Craftsman	Contributing
24	301 W Spring Street	c. 1910	Craftsman	Contributing
79	419 W Center Street	c. 1910	Craftsman	Contributing
58	217 W Meadow Street	c. 1915	Craftsman (American Foursquare)	Contributing
75	321 W Center Street	c. 1915	Craftsman (American Foursquare)	Contributing
81	16 S West Avenue	c. 1915	Craftsman	Non-Contributing
5	207 N Locust Avenue	1921	Craftsman	Contributing
62	21 N Locust Avenue	1925	Craftsman	Contributing
4	201 N Locust Street	1929	Craftsman	Contributing
2	318 W Spring Street	c. 1930	Craftsman	Contributing
3	314 W Spring Street	c. 1930	Craftsman	Non-Contributing
26	311 W Spring Street	c. 1930	Craftsman	Non-Contributing
28	323 W Spring Street	c. 1930	Craftsman	Contributing
44	101 N Locust Avenue	c. 1930	Craftsman	Non-Contributing
52	117 N Church Avenue	c. 1930	Craftsman	Contributing
53	114 N Church Avenue	c. 1930	Craftsman	Contributing
82	414 W Mountain Street	c. 1930	Craftsman	Contributing

The Mid-Century Modern Movement (1925-1960)

No buildings within the historic district date from the Interwar and Post World War II periods. The building industry slowed leading up to and during World War II as resources were focused on the war effort. Architectural styles after World War II were more restrained and reflected the continued difficulty in attaining building materials. One non-contributing resource dates to the postwar period; the remainder of the postwar buildings within the district are commercial buildings.

Table 5. Mid-Century Modern residential architectural style within the Meadow Spring Historic District.

Resource No.	Address	Date Built	Stylistic Influence	NRHP Status
50	202 W Meadow Street	1949	Minimal Traditional/Neo-Colonial	Non-Contributing

During the mid-twentieth century, during a period of suburbanization, commercial buildings began to migrate away from the downtown core of most cities within the United States. The commercial buildings within the historic district were all constructed during this time period and reflect this nationwide trend. A restaurant and lunch counter were located along School Avenue due to their proximity to the Fayetteville High School in response to the popularity of auto-tourism along the Jefferson Highway.

Marshall's Grocery (322 W. Spring Street) is a one-story brick masonry commercial building with a corner store plan. The corner store plan was common in small towns and cities during the early twentieth century (1900-1940). The angled corner entrance is oriented toward the intersection of Spring Street and School Avenue. Although commonly part of a complete streetscape, the Marshall Grocery stands alone on the north side of Spring Street. The flat roof is surrounded by a stepped brick parapet capped by a tile coping. The upper façade features a decorative brick design composed of a basket-weave pattern framed by bricks in a header (vertical ends) and rowlock (horizontal bands) course. A metal canopy extends over the sidewalk along both Spring Street and School Avenue. The corner entrance has two original wood paneled doors with a single light topped by a transom.

The Northwest Tobacco and Candy Company building (102 N. School Avenue) is a two-story brick masonry single retail structure. The building is connected to the house at the corner of School Avenue and Meadow Street and currently functions as a single-family residence. Historically, the building was used as a small retail store and lunch counter for the nearby Fayetteville High School. The flat roof is surrounded by a stepped brick parapet with tile coping at the sides and a cast concrete cap at the front façade. The front façade has a standard commercial storefront with multi-light, full-height windows at either side of the pair of front doors. The doors and storefront windows are topped by an eight-light transom. Two sets of paired nine-over-one windows are located at the second floor of the front façade. This window type continues along the second floor on both the north and south facades. A secondary entrance to the second floor is located at the south side of the building and is accessed by a set of metal stairs.

The latest buildings within the historic district are the commercial buildings at 16 and 20 N. School Avenue (Walker's Cleaners and Rushing Plumbing & Heating). Although connected, the two buildings were not constructed at the same time. The buildings exhibit a streamlined, mid-century modern design. The one-story buildings are constructed of structural clay tile with a

brick veneer at the front façade. The flat roof features a brick parapet with tile coping on three sides. A brick chimney is centered on the front façade of 20 N. School Avenue. This building originally housed Walker's Cleaners – the structure housed both a small retail space and an industrial space, functions that are reflected in the articulation of the building's design. The front façade has a single, metal door and a three-part fixed window. The commercial building at 16 N. School Avenue originally housed a professional office and retail space. The front façade has a single door, centered on the façade and flanked by two large, fixed picture windows.

Table 6. Mid-Century Modern commercial architectural style within the Meadow Spring Historic District.

Resource No.	Address	Date Built	Stylistic Influence	NRHP Status
1	322 W Spring Street	c. 1945	20th Century Standard Commercial	Contributing
39b	102 N School Avenue	c. 1946	20th Century Standard Commercial	Contributing
85	7 S School Avenue	d. 1948	20th Century Standard Commercial	Contributing
72	16 N School Avenue	c. 1950	Mid-Century Standard Commercial	Contributing
84	9 S School Avenue	c. 1950; 2009	Contemporary	Non-Contributing
23	241 W Spring Street	1952	Mid-Century Standard Commercial	Non-Contributing
71	20 N School Avenue	c. 1955	Mid-Century Standard Commercial	Contributing

Contributing/Non-contributing Resources within the District

An architectural survey of the resources within the Meadow Spring Historic District was completed in August 2017. The survey documented the physical attributes of each building and noted alterations to original fabric that had occurred to the resource over time. Non-contributing resources within the Meadow Spring Historic District include either contemporary resources that fall outside of the period of significance for the district, or resources that have been altered to an extent that they are no longer recognizable to the period of significance.

The Meadow Spring Historic District consists of 85 properties. The majority of resources are residential, although the district also includes commercial and institutional resources. The following table (*Table 7*) provides a summary of contributing and non-contributing resources within the district. Refer also to *Map 2* which illustrates the location of contributing resources within the Meadow Spring Historic District, using the resource number as reference.

Table 7. Summary of Contributing/Non-contributing Resources within the Meadow Spring Historic District.

Resource No.	AHPP Survey No.	Historic Name	Address	Date Built	NRHP Status
1	WA0167	Marshall's Grocery	322 W. Spring	c. 1945	Contributing

Resource No.	AHPP Survey No.	Historic Name	Address	Date Built	NRHP Status
2	WA0138	Clarence Marshall House	318 W. Spring	c. 1930	Contributing
3	WA0137	Otto B. Hanks House	314 W. Spring	c. 1930	Non-Contributing
4	WA0136	John P. Bell House	201 N. Locust	1929	Contributing
5	WA0135	Jacob M. Cook House	207 N. Locust	1921	Contributing
11	WA1551	Nora Weber House	226 N. Locust	c. 1935	Contributing
12	WA0127	House at 224 N. Locust	224 N. Locust	c. 1910	Contributing
13	WA0126	Mac Davis Wilson House	216 N. Locust	c. 1910	Contributing
14	WA0125	House at 212 N. Locust	212 N. Locust	c. 1905	Contributing
15	WA0124	Henry Shadel House	210 N. Locust	c. 1905	Contributing
16	WA0123	Alvin Jones House	206 N. Locust	1922	Contributing
17	WA0122	Fred Thomsen House	202 N. Locust	1920	Non-Contributing
18	WA0196	Orin Stapleton House	216 W. Spring	c. 1895	Contributing
21	WA1554	Aaron F. Shamblin House	123 W. Spring	c. 1920	Contributing
22	WA1555	NWA Center for Equality	203 S. Spring	1994	Non-Contributing
23	WA1556	Doctor's Building	241 S. Spring	1952	Non-Contributing
24	WA1557	George W. Williams House	301 W. Spring	c. 1910	Contributing
25	WA1558	Oliver Brown House	309 W. Spring	c. 1900	Non-Contributing
26	WA1559	Earl Shook House	311 W. Spring	c. 1930	Non-Contributing
27	WA1560	Paul Jeffries House	313 W. Spring	c. 1930	Contributing
28	WA1561	Alvin Kendrick House	323 W. Spring	c. 1930	Contributing
29	WA1562	Othel G Warbritton House	121 N. School	c. 1900	Contributing
31	WA1564	Thomas C. Steele House	418 W. Meadow	c. 1910	Contributing
32	WA1565	Ada Knesal House	416 W. Meadow	c. 1915	Contributing
33	WA1566	House at 414 W. Meadow	414 W. Meadow	c. 1915	Contributing
34	WA1567	John C. Hansard House	103 N. School	c. 1900	Non-Contributing
35	WA1568	John Feathers House	109 N. School	1901	Non-Contributing
36	WA1569	House at 115 N. School	115 N. School	c. 1900	Non-Contributing
37	WA1570	House at 116 N. School	116 N. School	c. 1900	Non-Contributing
38	WA1571	Apt. at 110 N. School	110 N. School	2003	Non-Contributing
39	WA1572	Edward M. Allison House (a); Northwest Tobacco and Candy Co. (b)	102 N. School	c. 1883 (a); c. 1946 (b)	Contributing (a); Contributing (b)
40	WA1573	House at 322 W. Meadow	322 W. Meadow	c. 1910	Non-Contributing
41	WA1574	House at 320 W. Meadow	320 W. Meadow	c. 1900	Non-Contributing
42	WA1575	Workshop at Shipley Alley	101-B N. Locust	c. 1995	Non-Contributing

Resource No.	AHPP Survey No.	Historic Name	Address	Date Built	NRHP Status
43	WA1576	House at 304 W. Meadow	304 W. Meadow	c. 1900	Non-Contributing
44	WA1577	Elizabeth Farmer House	101 N. Locust	c. 1930	Non-Contributing
45	WA1578	Fred T. Couch House	115 N. Locust	c. 1930	Contributing
46	WA1579	Harris Dental Clinic	106 N. Locust	1966	Non-Contributing
47	WA1580	Clyde Walters House	230 W. Meadow	c. 1910	Contributing
48	WA1614	House at 224 W. Meadow	224 W. Meadow	c. 1900	Non-Contributing
49	WA1581	Clay S. Duggans House	204 W. Meadow	c. 1940	Contributing
50	WA1582	James A Head House	202 W. Meadow	1949	Non-Contributing
51	WA1583	W.P. Putman House	111 N. Church	c. 1930	Contributing
52	WA1584	John W. Faller House	117 N. Church	c. 1930	Contributing
53	WA1585	Frank Smiley/Frederick L. Werber House	114 N. Church	c. 1930	Contributing
54	WA1586	House at 110 N. Church	110 N. Church	1935	Contributing
55	WA1587	Dr. David C. Roberts House	124 N. Church	c. 1935	Contributing
56	WA1588	Read Apt.	110 W. Meadow	1925	Contributing
57	WA1589	Alpha L. Goss House	215 W. Meadow	c. 1915	Contributing
58	WA1590	John F. Goss House	217 W. Meadow	c. 1915	Contributing
59	WA1591	Meadow Apts.	219 W. Meadow	c. 1928	Contributing
60	WA1592	House at 24 N. Locust	24 N. Locust	c. 1895	Contributing
61	WA1593	James Williams House	20 N. Locust	c. 1894	Contributing
62	WA1594	Frank W. Peel House	21 N. Locust	1925	Contributing
63	WA1595	Apts at 309-311 W. Meadow	309-311 W. Meadow	1996	Non-Contributing
64	WA1596	House at 327 W. Meadow	327 W. Meadow	1998	Non-Contributing
65	WA1597	House at 14 N. School	14 N. School	c. 1900	Contributing
66	WA1260	Hillcrest Tower	1 N. School	1972	Non-Contributing
67	WA1598	Putnam-Harris House	21 N. West	1870	NRHP Listed
68	WA0054	Moses B. Tharp House	15 N. West	1905	NRHP Listed
69	WA0055	James H. Cooper House	11 N. West	c. 1890	Contributing
70	WA0056	William W. Simpson House	5 N. West	c. 1905	Contributing
71	WA1599	Walker Cleaners	20 N. School	c. 1955	Contributing
72	WA1600	Rushing Plumbing & Heating	16 N. School	c. 1950	Contributing
73	WA1620	House at 10 N. School	10 N. School	c. 1900	Non-Contributing
	WA1621	House 314 W. Center	314 W. Center	c. 1905	Non-Contributing
	WA1622	House at 320 W. Center	320 W. Center	c. 1910	Non-Contributing

Resource No.	AHPP Survey No.	Historic Name	Address	Date Built	NRHP Status
74	WA1237	House at 315 W. Center	315 W. Center	1906	Contributing
75	WA1238	Arthur R. Mintun	321 W. Center	c. 1915	Contributing
76	WA1623	House at 5 S. School	5 S. School	c. 1900	Non-Contributing
77	WA1601	Owen C. Mitchell House	413 W. Center	c. 1905	Non-Contributing
78	WA1602	House at 415 W. Center	415 W. Center	c. 1896	Non-Contributing
79	WA1603	House at 419 W. Center	419 W. Center	c. 1910	Contributing
80	WA1604	Frank M. Keller House	12 S. West	c. 1930	Contributing
81	WA1605	Williams Briggans House	16 S. West	c. 1915	Non-Contributing
82	WA1606	Ethel L. Busey House	414 W. Mountain	c. 1930	Contributing
83	WA1624	House At 402 W. Mountain	402 W. Mountain	c. 1930	Non-Contributing
84	WA1607	Andy's Drive-Inn Restaurant	9 S. School	c. 1950	Non-Contributing
85	WA1608	Fayetteville Floor Co.	7 S. School	c. 1948	Contributing
86	WA1242	House at 50 S. School	50 S. School	1906	Contributing
87	WA1243	John C. Roberts House	320 W. Mountain	1896	Contributing
89	WA1547	Apt at 201 N. Locust	201 N. Locust	2003	Non-Contributing
93	WA1612	Apt Complex at 164 N. Shipley	164 N. Shipley	1975	Non-Contributing
94	WA1613	Apt Complex at 109 N. School	109 N. School	1974	Non-Contributing

Integrity

It appears that all resources within the historic district are located on their original site; therefore the historic district retains integrity of location. The original architectural design and workmanship for the majority of resources within the district remains readily identifiable and unchanged. Many retain their original architectural ornamentation, floor plan and façade composition. Although a few resources have been altered to such a degree that their original architectural style is no longer identifiable, those changes have occurred as part of the continuous evolution of the neighborhood to support additional housing needs of the neighborhood and a transition from residential to commercial buildings. Therefore, the historic district retains integrity of workmanship and design to a good degree. Many buildings retain their original construction materials, while common changes include the addition of asbestos shingles (within the historic period), vinyl, aluminum, or synthetic siding, or in rare cases, the replacement of original doors and windows. Some front porches of houses along N. Locust Avenue have also been screened. Therefore, the historic district retains integrity of materials. With the exception of Hillcrest Towers at Block 20, the parking lot at the southwest corner of Block 19, and the office building, dental clinic, and surface parking lots at Block 11, it is not difficult to discern the

historic setting of the Meadow Spring Historic District. Except for the addition of modern sidewalks and some modern concrete and concrete block retaining walls, the site for each resource remains relatively unaltered. The greatest impact on individual properties is the addition of ancillary dwelling units or multi-story apartment buildings to the rear of historic buildings within the district. The majority of buildings added to the site are not attached to the historic building, although the additions at 103 N. School and 109 N. School overwhelm the historic residence to the extent that they can no longer convey their historic and architectural significance. The historic district retains its integrity of feeling, setting, and association to a good degree. As a whole, the Meadow Spring Historic District retains significant historical associations, and its built environment continues to evoke a strong sense of the past as the original residential section of the city of Fayetteville that evolved from 1870 until 1955.

8. Statement of Significance

Applicable National Register Criteria

[X] A. Property is associated with events that have made a significant contribution to the broad patterns of our history.

[ ] B. Property is associated with the lives of persons significant in our past.

[X] C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

[ ] D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations
(Mark "x" in all the boxes that apply.)

[ ] A. Owned by a religious institution or used for religious purposes

[ ] B. Removed from its original location

[ ] C. A birthplace or grave

[ ] D. A cemetery

[ ] E. A reconstructed building, object, or structure

[ ] F. A commemorative property

[ ] G. Less than 50 years old or achieving significance within the past 50 years

Areas of Significance: Community Planning and Development, Architecture

Period of Significance: 1870-1955

Significant Dates:

Significant Person: N/A

Cultural Affiliation: N/A

Architect/Builder: N/A

Statement of Significance

The Meadow Spring Historic District represents the growth and development of one of Fayetteville's earliest residential areas. Platted in 1836, the city of Fayetteville was designed with a central courthouse and town square, surrounded by commercial buildings fronting the public square. Town blocks located north, west, and south of the central commercial district developed slowly over time as residential areas. The earliest homes within the Meadow Spring Historic District date to 1870 and are located adjacent to the original St. Louis and San Francisco Railway line. The historic district contains excellent examples of both modest and high-style residential architecture constructed after the arrival of the railroad until the rise of suburban development after World War II. The neighborhood encompasses many significant historical themes related to the growth of the city as an educational and commercial center, including the evolution of original housing stock from single-family to multi-family homes and apartments. The buildings within the Meadow Spring Historic District retain significant architectural and historical associations at a local level and combine to create a cohesive setting representing late-nineteenth and early-twentieth century residential development within the city of Fayetteville. Therefore, the Meadow Spring Historic District is being nominated under **NRHP Criterion A** for its association with community planning and development of the town of Fayetteville at the local level of significance.

The historic adaptation of the district illustrates the evolution of its historic character over time. Properties within the district reflect the growth of the city of Fayetteville as it grew from a small town to a large urban center. From its earliest history, many of the buildings within the district were used as boarding houses to support visitors to Fayetteville via the railroad, to provide housing for students and teachers at the town's educational institutions, and to house employees of businesses within the original commercial district and industrial operations along the railroad. To accommodate the growth of business, industry, and educational institutions and the associated demand for housing within the city center, properties evolved over time to include detached dwellings units and larger, apartment-like buildings.

In addition, many resources are good examples of architectural styles popular during the period of significance (1870-1955). The predominant architectural styles within the historic district reflect the influence of the railroad, downtown commerce and educational institutions within the city of Fayetteville. The buildings reflect the availability of materials and predominant national styles at the time of their construction and also include regional variations on national styles. The built environment embody distinctive characteristics of a type, period and method of construction and together form a cohesive grouping of resources that represent the growth and development of the town of Fayetteville – from Reconstruction to mid-twentieth century. Therefore, the Meadow Spring Historic District is also nominated under **NRHP Criterion C** in architecture at the local level of significance.

Developmental History/Historic Context

Early History of Fayetteville

Located in the Ozark Mountains of northwestern Arkansas, the city of Fayetteville (originally Washington Court House) began in 1828 as an outpost in the newly formed Territory of Arkansas. The area encompassing the city was initially opened by the Arkansas territorial government for settlement with the demarcation of Lovely County in 1827.[5] A store and blacksmith shop was established near the base of Mount Sequoyah and early pioneer families such as James McGarrah and James Leeper acquired homestead land grants for settlement of the area.[6] After the Treaty of 1828 firmly established the western boundary of Arkansas Territory, Lovely County was abolished and Washington County formed in its place.[7] The settlement of Washington Courthouse grew from a small village to the county seat of Washington County and served as the center of commerce and trade for the northwest region of Arkansas.

To avoid confusion with the town of Washington in Hempstead County, Washington Court House became the town of Fayetteville in 1829 when the town requested a post office.[8] A log courthouse built at the town center was soon surrounded by frame commercial buildings, residences, and churches. As transportation networks improved and a road constructed from Jackson (Lawrence County) through Fayetteville to Fort Smith, the town became the center of commerce, social and civic life for the region.[9] To pay for the construction of a courthouse and clerk's office, the city lots within the 160 acres were auctioned between 1834 and 1837.[10] Washington County Commissioners began to offer town lots for sale on December 8, 1834. The lots were described as, "well laid out both for fancy and convenience."[11] The U.S. government issued a patent for 160 acres on February 27, 1835 for a section of land roughly bounded by present-day College Avenue to the east, Gregg Avenue to the west, Dickson Street to the north

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[5] Miller, C.J. "Lovely County," *The Encyclopedia of Arkansas History & Culture* (online database, www.encyclopediaofarkansas.net)

[6] Stewart, Charles W. "Fayetteville (Washington County)," *The Encyclopedia of Arkansas History & Culture* (online database, www.encyclopediaofarkansas.net)

[7] Miller, C.J. "Lovely County," *The Encyclopedia of Arkansas History & Culture* (online database, www.encyclopediaofarkansas.net)

[8] Alison, Charles Y. *A Brief History of Fayetteville, Arkansas*

[9] Alison, Charles Y. *A Brief History of Fayetteville, Arkansas*

[10] Alison, Charles Y. *A Brief History of Fayetteville, Arkansas*

[11] "Sale of Lots in the Town of Fayetteville," *The Arkansas Gazette*, October 28, 1834 (online collection, www.newspapers.com)

and South Street to the south (*Figure 3*).[12] Charles McClelland, deputy county surveyor, platted city lots and blocks in 1836. The plat was designed with a central courthouse and town square, surrounded by commercial buildings and stables (*Figure 4*).

Washington County granted an incorporation request by the citizens of Fayetteville in 1841 and P. Vinson Rhea was elected the first city alderman.[13] A city charter was granted to the town of Fayetteville by the General Assembly of the State of Arkansas in 1859.[14] The city adopted the mayor-council form of government and J.W. Walker served as the first mayor, J.W. Washbourne, C.E. Butterfield, P.P. Van Hoose, J.B. Simpson, A. Crouch, J.H. Stirman, and E.C. Boudinot were elected city aldermen and G.C. North served as the first city marshall.[15]

As the town continued to grow as a commercial center for northwest Arkansas, educational institutions were established for students in the area. The Fayetteville Female Seminary, founded by missionary Sophia Sawyer in 1839, served as one of the first schools in the area and educated girls from Fayetteville and the surrounding region, including the Cherokee Nation. In 1844, Cephas Washburn founded Far West Seminary in nearby Mount Comfort as a collegiate-level institution. The school never opened after its school building was destroyed by fire just prior to the commencement of classes. The Ozark Institute, initially planned to serve as a primary school as a counterpart to the Far West Seminary, was built on the same property in 1845 and like the Female Seminary, educated boys from the surrounding area and the Cherokee Nation. Reverend Robert Graham, a teacher at the Ozark Institute and pastor for the Fayetteville Christian Church, founded the Fayetteville Male Academy in the late 1850s as a secondary school to complement the Institute. Soon renamed Arkansas College, the school educated students from the state of Arkansas, as well as those from Missouri, Texas, and the Indian Territory. The college was the first in the state to be confer the degree of doctor "and other academical degrees," a request granted by the Arkansas General Assembly on December 14, 1852.[16]

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[12] Stewart, Charles W. "Fayetteville (Washington County)," *The Encyclopedia of Arkansas History & Culture* (online database, www.encyclopediaofarkansas.net)

[13] "Fayetteville Mayors," *City of Fayetteville Arkansas*, (online database, https://www.fayetteville-ar.gov/1437/Fayetteville-Mayors)

[14] Stewart, Charles W. "Fayetteville (Washington County)," *The Encyclopedia of Arkansas History & Culture* (online database, www.encyclopediaofarkansas.net)

[15] __. *The Arkansian*, page 2, April 9, 1859 – (online document, www.ancestry.com)

[16] Alison, Charles Y. *A Brief History of Fayetteville, Arkansas*

The Civil War's impact on northwest Arkansas and the town of Fayetteville

Transportation routes connected Fayetteville with major U.S. cities by the 1850s, but the growth and prosperity of the town was halted during the Civil War. During the spring of 1861, as hostilities between the states increased, citizens of Washington County elected four men sympathetic to the Union to represent the county at the Arkansas Secession Convention. Judge David Walker of Fayetteville was selected to serve as chairman of the convention. While the initial vote on March 16th was 39-35 against secession, the convention was adjourned and Arkansas hoped it could work with other states to settle the crisis while remaining part of the Union. However, after the bombardment of Fort Sumter and its subsequent occupation by Confederate troops, President Walker reconvened the convention. The convention members voted to secede on May 6, 1861, with one dissenter – Isaac Murphy of Madison County, a former Fayetteville teacher.[17]

As Union forces moved south toward Arkansas in 1862, the town of Fayetteville saw a mass exodus of its residents. Confederate troops initially posted within the town of Fayetteville, but as the Union army moved closer, they moved farther south and burned the courthouse square and other buildings within the town that could be occupied by the Union. The Confederate army destroyed the town rather than allow Union forces to take supplies, armory and ammunition stored in Fayetteville. Subsequent skirmishes in and around the town laid ruin to many of the remaining buildings.[18] Control of northwest Arkansas by Union and Confederate forces changed at many points during the war. After an extended period of back-and-forth occupation, Union forces held control of the town of Fayetteville from September 1863 until the end of the war.[19] While no local government was maintained during the war, it was restored under an 1859 charter. The first post-Civil War mayor was former Union Colonel Marcus LaRue Harrison. elected mayor. Tensions arose out of the Harrison administration and the 1859 charter was abandoned. Local government would not be established again until a general statue was made by order of the Washington County Court on August 24, 1870.[20]

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[17] Stewart, Charles W. "Fayetteville (Washington County)," *The Encyclopedia of Arkansas History & Culture* (online database, www.encyclopediaofarkansas.net)

[18] Alison, Charles Y. *A Brief History of Fayetteville, Arkansas*

[19] Kent, Carolyn Yancey. "Operations around Fayetteville (October 25-November 4, 1864)," *The Encyclopedia of Arkansas History & Culture* (online database, www.encyclopediaofarkansas.net)

[20] Stewart, Charles W. "Fayetteville (Washington County)," *The Encyclopedia of Arkansas History & Culture* (online database, www.encyclopediaofarkansas.net)

Reconstruction and the Arrival of the Railroad

During the Reconstruction era, the town was rebuilt and regained its status as a commercial and educational center for northwest Arkansas. Soon after the Civil War, the first school district in the state of Arkansas was established. In 1871, the Arkansas General Assembly, under the Morrill Land Grant Act of 1862, established the state's college of agriculture and mechanical arts (engineering). The act allowed 30,000 acres of public land to be sold in each state to provide an endowment to support a college of agriculture and mechanical arts. Fayetteville was awarded the bid for the college in October 1871 and the school opened as the Arkansas Industrial University on January 22, 1872 to a class of eight students. The school name was changed in 1899 to the University of Arkansas.[21]

As the Arkansas General Assembly considered Fayetteville's request for an agricultural and engineering college, local newspapers promoted the positive attributes of the city to readers. The *Arkansian* was the first newspaper established in Fayetteville with a state goal to "advance the principles of the democratic party, advocate the building of a railroad from coast to coast along the 35th parallel and to promote the cause of education."[22] The *Fayetteville Weekly Democrat* also touted the climate, agricultural production, natural resources, and social and civic life of Northwest Arkansas to "justify those seeking good homes to give us a trial." The prospects of Fayetteville were described in an 1871 article as...

> ...one of the most important points in the State of Arkansas. It is directly on the great thoroughfare of travel between the terminus of the South Pacific Railroad on the east, and Texas, it has built up an extensive business, and contains some of the finest business houses in the southwest. The town has a population of 1500. It is so situated that it must necessarily be on the line of three different railroads, all of which are chartered and two of which will be finished within a very few years, when the town will take its place in the van of interior cities.[23]

It would be ten years after this article was published before the railroad reached Fayetteville. Looking for a direct route to Paris, Texas, the St. Louis and San Francisco Railway completed their line to Fayetteville in 1881. Once the line was complete to Fort Smith, Fayetteville saw its

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[21] Stewart, Charles W. "Fayetteville (Washington County)," *The Encyclopedia of Arkansas History & Culture* (online database, www.encyclopediaofarkansas.net)

[22] Hall, Reverend Andrew, "The History of Fayetteville," address prepared for the Fayetteville Rotary Club and presented on November 3, 1966, (University of Arkansas Special Collections, Vertical Files: Fayetteville/History/Speeches, Folder 321)

[23] ___. "North West Arkansas: Its Climate, Products, Resources, Etc." *Fayetteville Weekly Democrat*, September 23, 1871. (online collection, www.newspapers.com)

first passenger train arrived one year later on July 4, 1882.[24] Prior to its arrival, the Fayetteville economy focused on timber, apples, fruits and vegetables. Local timber and bricks made of native clay were used in the construction of buildings. After the arrival of the railway to Fayetteville, the community and its industry had its first easy access to market these goods to both regional and national markets. Additional railway lines would reach Fayetteville over the next two decades, opening markets to the east and west.[25] A railroad depot was constructed at Dickson Street and residential and commercial development of the area along the railway soon followed.

Growth and development of Fayetteville

As a result of the railroad, the manufacturing and processing industries in Fayetteville expanded during the late 1800s and early 1900s.[26] This industry grew along the railroad lines west of the residential and commercial center of Fayetteville, bordering West Street from Dickson to Rock Streets. Warehouses, lumber yards, a fruit drying plant, and stores appear on the 1886 Sanborn map of this area. By 1892, an ice house, cider mill, and wagon shop are also located near the railroad line. The Cazort Brothers Lumber Yard (1892) / W.R. Pickering Lumber Company (1897), located at the southwest corner of Dickson and School Streets, sold shingles, dimensional lumber and window sashes and doors. Small, one-story commercial buildings built along the north side of Dickson Street adjacent to the passenger platform housed a barber shop, grocery store, lunch counter and restaurant, confectionary, and a steam laundry. The Arkansas Planing and Shaping Company and the Sweitzer Wagon Company plants were constructed just west of the railroad line and the J.P. Scott Grain warehouse was built north of Dickson along the railroad line by 1897.

Single-family residences, boarding houses, tenements and churches began to populate the area west of the commercial center, from East to West Streets, between Dickson (to the north) and Rock (to the south) Streets by the turn-of-the-nineteenth century. An 1884 parcel ownership map for the city of Fayetteville provides information on the configuration of the lots and blocks within the historic district near the end of the nineteenth century (*Figure 5*). The blocks at the western end of the historic district (Blocks 5-6, 9-11) were subdivided into smaller lots fronting Dickson and Spring Streets, with central alleys. The middle portion of the larger blocks (Blocks 5-6) were further subdivided into lots facing their respective north–south streets (West, School,

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[24] Alison, Charles Y. *A Brief History of Fayetteville, Arkansas*

[25] Stewart, Charles W. "Fayetteville (Washington County)," *The Encyclopedia of Arkansas History & Culture* (online database, www.encyclopediaofarkansas.net)

[26] Alison, Charles Y. and Ellen K. Compton. *Images of America: Fayetteville.* (Arcadia Publishing: Charleston, South Carolina), 8.

Locust, and Church Streets). The remaining blocks were either left un-subdivided (Block 20) or divided into larger lots, either two, four, or six lots to a city block (Blocks 8, 19-21, 23-24). Owners of the lots are noted on the map and include T.L. Blakemore (Block 4), Major W.D. Reagan (Block 5), J.A. Ferguson (Blocks 8 and 24), Moses Rock (Block 19), Allen Hodges (Block 20) and P.R. Britt and McIlroy (Block 23). From the plat map, it is clear that areas of commercial development was expected near the railroad along Dickson and Spring Streets. While larger lots along Meadow, Center and Meadow Streets, and south of Dickson from Locust to Block Avenue created areas favorable for less dense residential neighborhoods.[27]

By 1885, Fayetteville had been designated a city of the second class. The next year construction began on the Fayetteville and Little Rock Railway and telephone service reaches the city. Electrical service soon followed when the Fayetteville Electric Light and Power Company organized and built a plant east of the commercial center at College Avenue and Center Street. A pump station constructed on the West Fork of the White River brought water service to the city in 1889, ensuring modern conveniences were available to the citizens of Fayetteville. The 1886 Sanborn Fire Insurance map for Fayetteville is one of the earliest illustrations of the built environment within the Meadow Spring Historic District. Residential buildings are located along Meadow Street with a consistent setback, centered on deep town lots. While only a portion of the district is mapped, many of the remaining town blocks shown feature single residences with property boundaries encompassing several town lots. Blocks 3-4 and Blocks 9-11 had been subdivided by the turn-of-the-century and the density of residential development within the district increased by 1894.[28, 29]

An 1894 hand-drawn map archived at the Fayetteville Public Library gives an account of the built environment at the end of the nineteenth century (*Figure 6*). The condition of residences is provided, with buildings noted as either large and well-kept, small and comfortable, or in poor condition. Churches, public institutions, schools, motion picture theaters, and hospitals are also noted. A key provides additional information on the use of many buildings. A total of 59 residences are located within the boundaries of the historic district, although only four buildings are still extant. Vacant lots comprise 24 lots within the boundaries of the historic district. The majority of the dwellings within the district were marked as either large and well-kept or small

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[27] S.B. Robertson, "The Official Map of the City of Fayetteville, Washington County, Arkansas," *Atlas Map Collection: Washington County, Arkansas*, Fayetteville Public Library: Fayetteville, Arkansas.

[28] "Sanborn Fire Insurance Map from Fayetteville, Washington County, Arkansas," Library of Congress Geography and Map Division, Washington, DC. (online collection, http://hdl.loc.gov/loc.gmd/g4004fm.g002431897)

[29] 1908 Fayetteville Plat Map

and comfortable. The following table provides an account of the condition of the extant homes during this 1894 survey.

Table 8. Extant homes within the historic district noted on the 1894 survey of the city of Fayetteville.

Historic Name	Address	Date Built	Historic Name
Putnam-Harris House	21 N. West Avenue	1870	Poor condition
James H. Cooper House	11 N. West Avenue	c. 1890	Poor condition
James Williams House	20 N. Locust	c. 1894	Small but comfortable
Edward M. Allison House	102 N. School	c. 1883	Large and well-kept

The map also indicates that Dickson Street and School Avenue were the only paved streets at the time of the 1894 survey. The Gilbert Hotel is located at the southwest corner of the intersection at North Locust Avenue and West Spring Street. Many buildings along western boundary of the historic district are associated with the railroad. A cooper shop is located northwest of the Putnam-Harris House, along the rail line at the end of West Meadow Street. Machine shops, a lumber yard and a spoke-and-handle factory are located at the western boundary of the historic district near West Spring Street, North West Avenue, and North School Avenue. A school is located on the northwest corner of South School Avenue and West Mountain Street.[30]

City life was promoted by many accounts in local newspapers at the turn-of-the-nineteenth century, in the hopes of attracting new business and residents to Fayetteville. C. D. Ambrose's account of Fayetteville appeared in a special brochure published by the *Evening News* in December 1901. The *Evening News* was a daily published by Ambrose, who also published the *Republican*. He noted that, in addition to their churches and schools, Fayetteville was "fully equipped with modern improvements such as water works, electric lights, telephone, granitoid walks on many of our leading thoroughfares and movement is on foot to put down a modern sewerage system and an electric street railway."[31] The Fayetteville Electric Light and Power Company was located west of the St. Louis and San Francisco railroad at West Meadow and N. Gregg Avenue by 1904.[32] Progress was made quickly on infrastructure improvements, as described by Reverend P.C. Fletcher in an account from 1908. He stated that concrete pavements were found on nearly every street and an up-to-date sewerage system would soon be in place. He

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[30] "Map of Fayetteville, Arkansas, 1894" *Atlas Map Collection: Washington County, Arkansas*, Fayetteville Public Library: Fayetteville, Arkansas.

[31] Pat Donat, "1901 Edition: Fair City is Praised," *Northwest Arkansas Times*, November 14, 1976. (University of Arkansas Special Collections: The Washington County Historical Society Papers (MC 1368), Box 14: General, Folder 4)

[32] 1904 Sanborn Fire Insurance Map

noted that the progress made in the city included, "...improved streets, remodeled houses, beautified yards, painted residences, increased manufacturing facilities, enlarged places of business, improved business methods and the erection of many cottages."[33] Industrial warehouses and plants continued to develop along the railroad between Dickson and Rock Streets. The Fayetteville Wagon, Wood & Lumber Company site south of West Spring Street expanded to include a berry box factory and cooper shop by 1908.[34] The Aaron Poultry and Egg Company established the first modern poultry processing farm on Dickson Street in 1914. The Fulbright Company constructed a processing plant on West Avenue in 1916. The company was instrumental in improving egg production and broiler processing and sent products across the nation.[35]

By 1908, much of the current built environment of the area just west of the railroad is in place, specifically along North West and North School (*Figures 7-8*). The residential district continues to feel pressure from the industrial processes expanding along the railroad. A large apple barrel factory is built at the corner of North West and West Spring streets. The Fayetteville Produce Company, specializing is located west of the factory.[36] One of the most significant changes within the historic district during the first decade of the twentieth century was the construction of Fayetteville High School at Block 20 – west of School Avenue between Meadow and Center Streets. The two-story building fronted North School Avenue. An early postcard of the building provides emphasizes the commanding presence the building had on the landscape. The school sits high above surrounding homes within the neighborhood. Wings added to the north and south of the central block in the 1920s created an impressive structure. A c. 1920s postcard of the school building also indicates that stone retaining walls were once extant along the north side of West Central Street (*Figure 9*).[37]

Merchants dependent on the railroad looked to reside in the area along the western boundary of the original town plat. William M. Simpson, after his marriage to Hattie E. Ladd in 1885, moved to Fayetteville and started a shipping business. Simpson would continue as a produce distributor until his death in 1930. He began shipping evaporated apples in boxes in 1892 and founded

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[33] "Building Boom Opens 20th Century," *Northwest Arkansas Times*, July 16, 1978. (University of Arkansas Special Collections: The Washington County Historical Society Papers (MC 1368), Box 14: General, Folder 4)

[34] 1904 Sanborn Fire Insurance Map

[35] Matthew Bryan Kirkpatrick, "Washington County," *The Encyclopedia of Arkansas History & Culture* (online database, www.encyclopediaofarkansas.net)

[36] 1908 Sanborn Fire Insurance Map

[37] Charles Y. Alison and Ellen K. Compton, *Images of America: Fayetteville*, (Arcadia Publishing: Charleston, South Carolina), 44.

Simpson & Ladd with his brother-in-law James F. Ladd. The residence at 5 N. West Avenue was constructed for the Simpson family in 1905. His "handsome residence" was mentioned in the 1908 account of the growth of the city by Reverend P.C. Fletcher, pastor of Central Methodist Church.[38] Simpson withdrew from Simpson & Ladd in 1905, when his daughter Stella married Ardivan R. Mintun. He first founded the W.M. Simpson Company in 1905 and then the Simpson-Mintun Company in 1908.[39] The company began selling dried fruit, but expanded to seeds, flour and feed by 1916. Within a decade, the company expanded to become one of the largest food distributers in the region, opening a branch house in Lincoln in 1919.[40]

Growth of agriculture, industry and urbanization in the early- and mid-twentieth century

At the turn-of-the-nineteenth century, Washington County's agricultural success came from apples and berries. That year the county shipped a total of 1,600 carloads of apples with a value of $72,000. A new poultry industry was burgeoning, with a total of 212 carloads of eggs and poultry shipped from the county.[41] Large cold storage and ice, canning, and produce companies begin to construct plants along North West Avenue south of Dickson in response to this growing industry. This rapid urbanization of the city of Fayetteville marked the transition from an agrarian-based economy to one focused on industrialized processes. Likely constructed in part to support the workforce needed for the produce and poultry industry, the neighborhood south of Dickson continued to develop, with small cottages built along the east side of North Locust Avenue and the north side of West Meadow Street by 1913. In contrast, the older residences within the neighborhood still occupied large lots, such as the four lots that compose Block 19.[42]

With its location on the main line of the Frisco System and the terminus of the Ozark and Cherokee Central, Fayetteville was well-suited to become a major distribution point in Northwest Arkansas. In fact, Fayetteville would become one of America's leaders in the growth of agricultural processing and industrial plants. By the early 1920s, Washington County had risen to second in the state in value of farm products. In 1920, the county had its highest shipment of apples at $2.05 million and poultry and eggs at $2 million. The Fayetteville Berry

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[38] "Building Boom Opens 20th Century," *Northwest Arkansas Times,* July 16, 1978. (University of Arkansas Special Collections: The Washington County Historical Society Papers (MC 1368), Box 14: General, Folder 4)

[39] *One Hundred Years of Fayetteville*, p. 41.

[40] "Simpson-Mintun Open Branch at Lincoln," *Fayetteville Daily Democrat*, July 16, 1919. (online collection, www.newspapers.com)

[41] Pat Donat, "1901 Edition: Fair City is Praised," *Northwest Arkansas Times*, November 14, 1976. (University of Arkansas Special Collections: The Washington County Historical Society Papers (MC 1368), Box 14: General, Folder 4)

[42] 1913 Sanborn Fire Insurance Map

Growers association shipped 54 carloads with a value of $117,934. Over-ripe berries were sold to the Southern Packing Company preserving plant in Fayetteville. In addition to the fruit and poultry industry, Washington County became the greatest producer of grape juice.[43] In 1920, a $500,000 grape juice plant was erected.

In a 1922 marketing brochure for the Western Methodist Assembly in the Ozark Mounts at Mount Sequoyah, Fayetteville was described as having, "tasteful and comfortable homes, strong banks and business houses, fine public and private schools and attractive churches. Its principal streets are paved and it has a complete sewer system and electric light and water plants." The diversified farming of the area is praised, noting that area farmers provide the city with moderately-priced products. It noted that the Agricultural Department of the University of Arkansas contributed to the success of area farms by supplying the scientific knowledge necessary for successful agriculture. The brochure ended the section on the city of Fayetteville by stating it was, "pre-eminently a country of good homes and genuine American life of the best Southern type."[44]

The neighborhood south of Dickson Street experienced a construction boom during the 1920s and 1930s, with new cottages built along the west side of North Locust Avenue, and both sides of Spring Street and North Church Avenue.[45] The population of Fayetteville grew from 5,362 persons in 1920 to 8,212 persons in 1940 – a 65-percent change.[46] The proximity to the commercial center of Fayetteville offered residents a home within walkable distance of local businesses. The Campbell & Bell Dry Goods Company store, the first department store in Fayetteville, was founded in 1901 and served as a major employer of residents in the neighborhood south of Dickson. Mrs. Mary T. Goss lived at 217 W. Meadow and worked as a clerk at Campbell & Bell Dry Goods during the 1920s. Mrs. Minnie E. Wallace, a widow, lived at 224 N. Locust and worked as a saleswoman for the store starting in 1939.[47]

The success of industrial operations in the city can also help to explain a portion of this growth. Due to the proximity of the railroad and industrial plants along Dickson, Spring and West Streets and the availability of vacant lots within the neighborhood, the area was well-suited for

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[43] "Fayetteville," The Midland Magazine, September 1919, p. 17 (University of Arkansas Special Collections: The Washington County Historical Society Papers (MC 1368), Box 15: Fayetteville History, Folder 4)

[44] "Western Methodist Assembly in the Ozark Mountains on Mount Sequoyah," brochure, 1922 (University of Arkansas Special Collections: The Washington County Historical Society Papers (MC 1368), Box 15: Fayetteville History, Folder 4)

[45] 1930 Sanborn Fire Insurance Map

[46] "Timeline – 1920s; 1940s," *Fayetteville History* (online collection, www.fayettevillehistory.org)

[47] Fayetteville city directories, 1904-1959

additional residential development during this period. Jerpe Dairy Products Corporation plant began as a partnership between Carl A. Swanson, John Jerpe and Frank Ellison in Fayetteville in 1886. By 1930, the Jerpe Dairy Products Company plant was located south West Spring Street near the railroad at North West Avenue. The firm collected area farm products, like eggs and cream, processed them and then sold them to the local market. The business name changed to C.A. Swanson and Sons in 1928 and the company became one of the largest providers of poultry and eggs in the United States. One of the first businesses to capitalize on women entering the workforce, Swanson introduced frozen convenience foods in 1951. Dubbed "television dinners," the product line was a great success. Swanson's Frozen Chicken opened a processing plat at the corner of Spring Street and West Avenue in 1955. At one time the processing plant employed over 700 workers.[48] Swanson's advertised tours of their processing plant where you could see the "chicken carried through an assembly-line process from feathers to deep freeze and even to the frying pan." The company and its plants were acquired by the Campbell Soup Company in 1955.[49] By the late 1960s, Campbell's Soup Company operated two frozen food plants and a poultry research center in Fayetteville. The plant employed many people who lived within the neighborhood south of Dickson Street. Joetta M. Harriman, a feme sole and original owner of the 1930 home at 414 W. Mountain (and still resides at this address), was a long-time employee of Campbell's Soup Company.

The evolution and diversification of the housing stock – from rooming houses to apartments

With its proximity to the downtown commercial center and the University of Arkansas, the area within the historic district was well-sited to appeal to a broad range of residents. From students to business professionals, the neighborhood was within a walkable distance of the industrial, educational, and business centers of Fayetteville. The city directories for Fayetteville indicate that many of the houses within the historic district offered rooms to students at the University of Arkansas, single women, and railroad employees for most of their history. Many operated informally with one or two rooms offered for boarders. The James William House (20 N. Locust Avenue) housed seven boarders – all male students at the university – according to the 1900 Federal Census. The 1904 City Directory lists Joseph Allen, John Hurst, and Cadimus Reynolds, all students at the university, rooming at 102 N. School with the Allison family.

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[48] Marilyn Johnson Heifner, "Clinton House," *National Register of Historic Places Registration Form*, (Washington, DC: National Park Service), June 19, 2009.

[49] "Historic Fayetteville, Arkansas: A Vacation Guide," brochure, 1955 (University of Arkansas Special Collections: The Washington County Historical Society Papers (MC 1368), Box 13: Fayetteville Description and Travel, Folder 32).

The residence at 9 N. West Avenue is listed on the 1904 Sanborn as a boarding house. Known as the Cooper Boarding House, or the "Railroad House," the rooming house was operated by James H. Cooper, a local justice of the peace. The 1904 city directory lists a number of employees (1 brakeman and 2 firemen) of the Frisco Railroad as boarders, and a turner for the Ozark Wagon Company. The residence continued as a boarding house until the death of James H. Cooper in 1908. His son, Hayden R. Cooper re-opened the rooming house as the Cooper House in 1934. Although Hayden died in 1945, his wife Maude Evans Cooper continued to manage the rooming house until at least the early 1970s. In a 1971 newspaper article celebrating her 90th birthday, Mrs. Cooper stated she held boarders to a strict code of ethics and if they did not live up to them, she asked them to leave.[50]

By the early 1920s, some of the larger homes in the historic district transitioned to more formal boarding houses. Accommodations were offered as furnished sleeping rooms, such as the Warbritton House at 121 N. School. Deed research indicates the two-story home was purchased by Martha A. Vernon, a feme sole, in 1917.[51] She subsequently purchased the two-story home at 102 N. School in 1919 and operated both as rooming houses.[52] In additional to her holdings within the city of Fayetteville, Ms. Vernon owned large parcels of land near Clear Creek, Washington County, Arkansas. A 1923 advertisement in the *Fayetteville Daily Democrat* states, "For Rent – furnished sleeping rooms, 121 N. School."[53]

Othel Warbritton, a barber at the University of Arkansas Shop, and his wife Eva, purchased the home at 121 N. School in 1929. Although his wife died that same year, Othel continued to live at the home with his three daughters, Fay, Dorothy, and Josephine and he remarried in 1931. After Othel and his wife, Katherine, moved to Crosses, Madison County, Arkansas in 1937, his daughters began to operate their family home as a boarding house. Fay is listed as a public school teacher and head of household in the 1940 Federal Census. Living with her sister, Josephine, the pair manage two additional three-room apartments within 121 N. School.[54] The house was sold in the mid-1940s – it was renovated and continued as a rooming house by the

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[50] "Mrs. Maude Cooper Gives Reasons for Longevity," *Northwest Arkansas Times*: Fayetteville, Arkansas, October 27, 1971, (online collection, www.newspapers.com)

[51] *Washington County Deed Records*: Book 170, Page 391 (Washington County Archives, online collection, https://www.co.washington.ar.us/government/departments-a-e/archives)

[52] Washington County Deed Records: Book 177, Page 510 (Washington County Archives, online collection, https://www.co.washington.ar.us/government/departments-a-e/archives)

[53] "For Rent," *Fayetteville Daily Democrat*: Fayetteville, Arkansas, June 12, 1923 (online collection, www.newspapers.com)

[54] "3-Room Furnished," *Northwest Arkansas Times*: Fayetteville, Arkansas, May 5, 1941, (online collection, www.newspapers.com)

new owners. A 1948 newspaper advertisement offers "Rooms at 121 N. School. New decoration. New furniture...University students or working couples preferred."[55]

From the mid-1910s until World War II, apartment buildings gained popularity throughout the nation to house America's growing urban population. Described as "kitchenettes" or housekeeping apartments, the small apartments offered efficiency and modernity with built-in fixtures and furnished kitchens for single businessmen and women and young married couples. Two apartment buildings located near the downtown commercial district along Meadow Street clearly represent this national trend. The Read Apartments, constructed in 1925, contained eight two- and three-room units with a kitchenette and were equipped with an electric refrigerator.[56] Early occupants included an instructor and student at the University of Arkansas, several single businessmen, and a pharmacist and dentist. The Meadow Apartments, constructed c. 1928, contained five units that were described as "clean and cozy." Both furnished or unfurnished modern apartments with four rooms and a bath were offered for rent.[57]

Auto-tourism and the Sub-urbanization of Fayetteville

With the advent of national auto trails and scenic byways, the town also grew in popularity as an auto route through the Ozark Mountains. The Alexander Road Law, passed on March 30, 1915, enabled property owners in the Boston Mountains to create a road improvement district, borrow money, and finance the construction of a hard-surfaced highway from Fayetteville south to Winslow. The work began in 1916 and within five years Fayetteville had its first "trunkline" hard-surfaced highway. By 1924, the last section of paved roadway between the Missouri border south to Fort Smith had been completed. Once it was finished, this section of roadway was added to the National Auto Trail system as a branch of the Jefferson Highway. The Jefferson Highway connected Winnipeg, Manitoba Province, Canada to New Orleans, Louisiana. The original route of the auto trail traveled through Oklahoma into southern Arkansas, but in 1928, the Fayetteville Good Roads Association successfully lobbied to have the route shifted to travel through Fayetteville. The route entered Fayetteville along Greenland Road to the south and traveled along School Avenue to either Center, Meadow, or Dickson Streets to connect with College

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[55] "Rooms," *Northwest Arkansas Times*: Fayetteville, Arkansas, May 3, 1948, (online collection, www.newspapers.com)

[56] "Furnished Apartment," *Northwest Arkansas Times*: Fayetteville, Arkansas, March 22, 1941, (online collection, www.newspapers.com)

[57] "Furnished," *Northwest Arkansas Times*: Fayetteville, Arkansas, September 9, 1937, (online collection, www.newspapers.com)

Avenue.[58] The institution of this new route through the heart of the neighborhood south of Dickson Street marked the beginning of a new era.

The Jefferson Highway was designated U.S. Highway 71 after the federal government created the U.S. National Highway System. Gas stations, drive inns, and cafes began to appear along the route, catering to a new market – the auto-tourist. Businesses began to move away from the commercial center of Fayetteville to new locations along the route. Six commercial buildings were constructed within the boundaries of the historic district during the period of 1930-1955. Andy's Drive-Inn Restaurant, located at 9 S. School Avenue opened in the late 1940s. Northwest Tobacco and Candy Company, located at 102 N. School Avenue, operated a retail business and lunch counter beginning in 1946. Marshall's Grocery (322 W. Spring) opened at the corner of N. School Avenue and W. Spring Street in 1945. Rushing Plumbing and Heating (16 N. School), Fayetteville Floor Company (7 S. School) and Walker Cleaners (20 N. School) constructed one-story commercial buildings along School Avenue in the late 1940s and early 1950s.

The neighborhood within the boundaries of the historic district continued to evolve after the mid-twentieth century, following similar trends in development. A new high school was constructed in 1952 and the school building and gym at the crest of School Avenue between Meadow and Center Streets was converted to the Hillcrest Junior High. A fire destroyed the property in the late 1960s. The buildings were razed and the Hillcrest Towers, a nine-story housing complex, was constructed at the site in 1972. A doctor's building and pharmacy was constructed at 241 W. Spring in 1952. A dental clinic was added south of the doctor's office at 106 N. Locust in 1966. However, the most significant evolution of the neighborhood since the mid-1950s continues to be the addition of multi-family housing units and apartment buildings to the rear of existing lots (*Figure 10*).

Today, the city of Fayetteville remains a center for education and industry for the region and the state. Industrial employment has increased every year since 1950. As evidenced by the continued desire for density of housing units in the area, the neighborhood within the Meadow Spring Historic District is still well-sited for students, professors, and staff at the University of Arkansas and those employed by businesses and offices located within the commercial center of Fayetteville.

Period of Significance (justification)

Although the land within the Meadow Spring Historic District was platted in 1836, the earliest home in the neighborhood was constructed in 1870. Many of the homes within the district date from two major periods of construction – at the turn-of-the-nineteenth century and from 1920

[58] Alison, Charles Y. *A Brief History of Fayetteville, Arkansas*

until 1940. However, good representative examples of residential architecture constructed during each decade of the period of significance exist in the neighborhood. The evolution of the neighborhood continued into the mid-twentieth century when commercial buildings began to replace residential buildings along N. School Avenue. These commercial buildings mark an important trend within the city of Fayetteville – a move away from the original town center and the growth of suburban residential development. The earliest commercial buildings respected the lot size and building form of the residential neighborhood. However, after 1955, larger commercial buildings and multi-family residential buildings began to encroach upon the residential scale of the neighborhood. Therefore, the period of significance for the Meadow Spring Historic District spans from 1870 and the construction of the earliest extant residence until 1955 and the construction of the last commercial buildings in the district that maintained the size and form of the residential neighborhood.

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Previous documentation on file (NPS):

__X__ preliminary determination of individual listing (36 CFR 67) has been requested: 219 W. Meadow
__X__ previously listed in the National Register: 21 N. West Avenue; 15 N. West Avenue
____previously determined eligible by the National Register
____designated a National Historic Landmark
____ recorded by Historic American Buildings Survey #_____
____recorded by Historic American Engineering Record # _____
____ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

__X__ State Historic Preservation Office
____ Other State agency
____ Federal agency
____ Local government
____ University
____ Other
Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property _____22.5 acres_____

Latitude/Longitude Coordinates (decimal degrees)

A. Latitude: 36.06585°N	Longitude: 94.16299°W
B. Latitude: 36.06583°N	Longitude: 94.16241°W
C. Latitude: 36.06471°N	Longitude: 94.16239°W
D. Latitude: 36.06471°N	Longitude: 94.1615°W
E. Latitude: 36.06369°N	Longitude: 94.1612°W
F. Latitude: 36.06338°N	Longitude: 94.16181°W
G. Latitude: 36.06349°N	Longitude: 94.16395°W
H. Latitude: 36.06198°N	Longitude: 94.16398°W
I. Latitude: 36.062°N	Longitude: 94.16558°W
J. Latitude: 36.06276°N	Longitude: 94.16557°W
K. Latitude: 36.06279°N	Longitude: 94.16605°W

L. Latitude: 36.06378°N	Longitude: 94.16621°W
M.Latitude: 36.06377°N	Longitude: 94.16553°W
N. Latitude: 36.06405°N	Longitude: 94.16552°W
O. Latitude: 36.06404°N	Longitude: 94.1649°W
P. Latitude: 36.06476°N	Longitude: 94.16464°W
Q. Latitude: 36.06476°N	Longitude: 94.16426°W
R. Latitude: 36.06511°N	Longitude: 94.16424°W
S. Latitude: 36.06513°N	Longitude: 94.163°W

Verbal Boundary Description (Describe the boundaries of the property.)

The Meadow Spring Historic District is located west of the original commercial center of Fayetteville, Arkansas, within the boundaries of the original town plat. The district is located south of Dickson Street, north of Mountain Street, between the original St. Louis & San Francisco Railroad line to the west and Block Avenue to the east. The district includes residential, commercial and institutional buildings on 22.55 acres within portions of Blocks 4-5, 9, 12, 19 and 24, and entire city blocks for Blocks 10-11, 20-21 and 23. Refer to Map 2 for an illustration of the boundaries for the Meadow Spring Historic District.

Boundary Justification (Explain why the boundaries were selected.)

The boundary for the Meadow Spring Historic District was based on findings from an August 2017 survey of the neighborhood. The boundaries represent the most cohesive grouping of resources that reflect the historical and architectural significance of the neighborhood during the period of significance.

11. Form Prepared By

name/title: S. Elizabeth Valenzuela. Preservation Specialist. Valenzuela Preservation Studio
street & number: P.O. Box 90202
city or town: Austin state: TX zip code: 78709
e-mail beth@v-preservationstudio.com
telephone: 512/291-8108
date: February 19, 2018

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

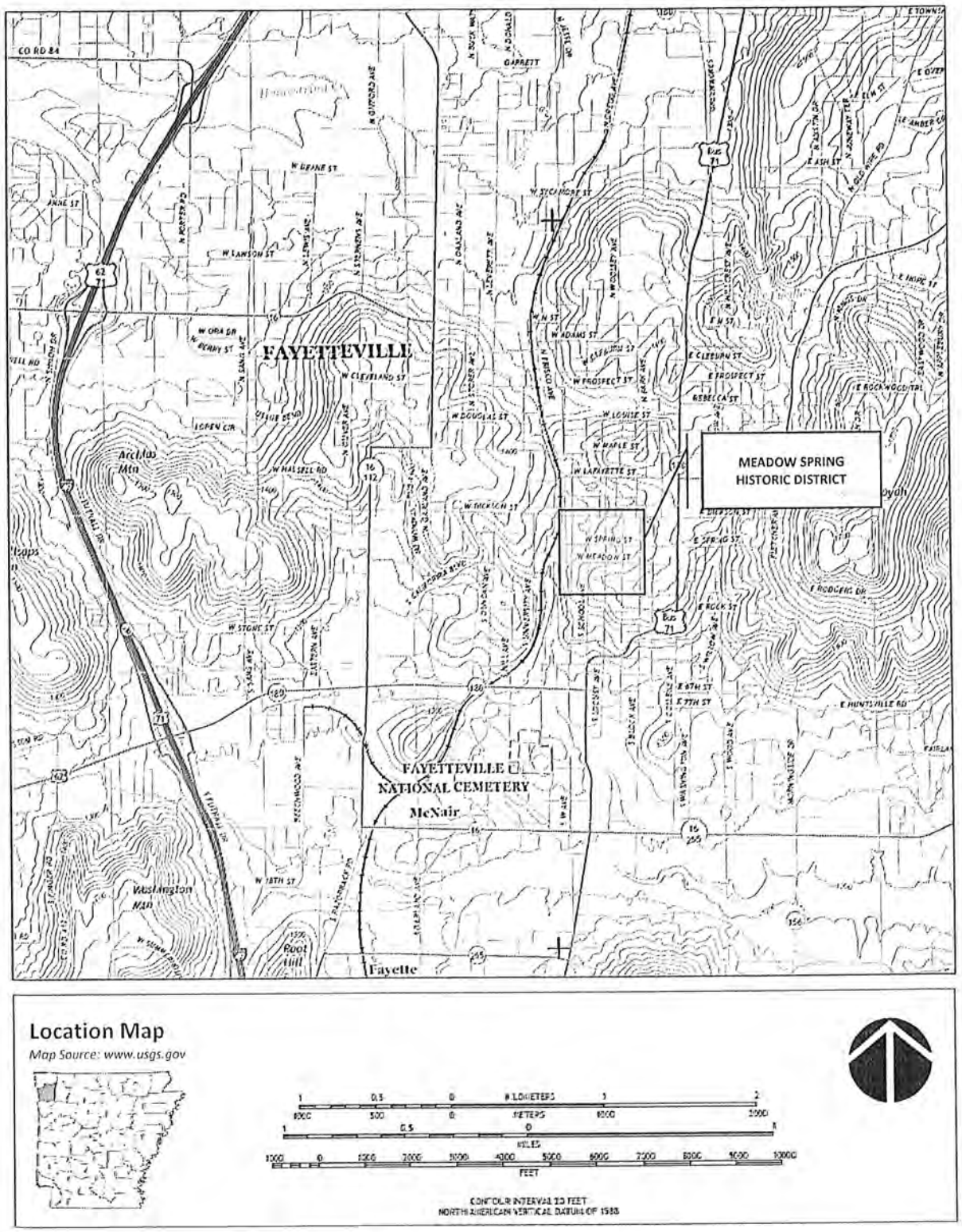
Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management. U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Additional Documentation

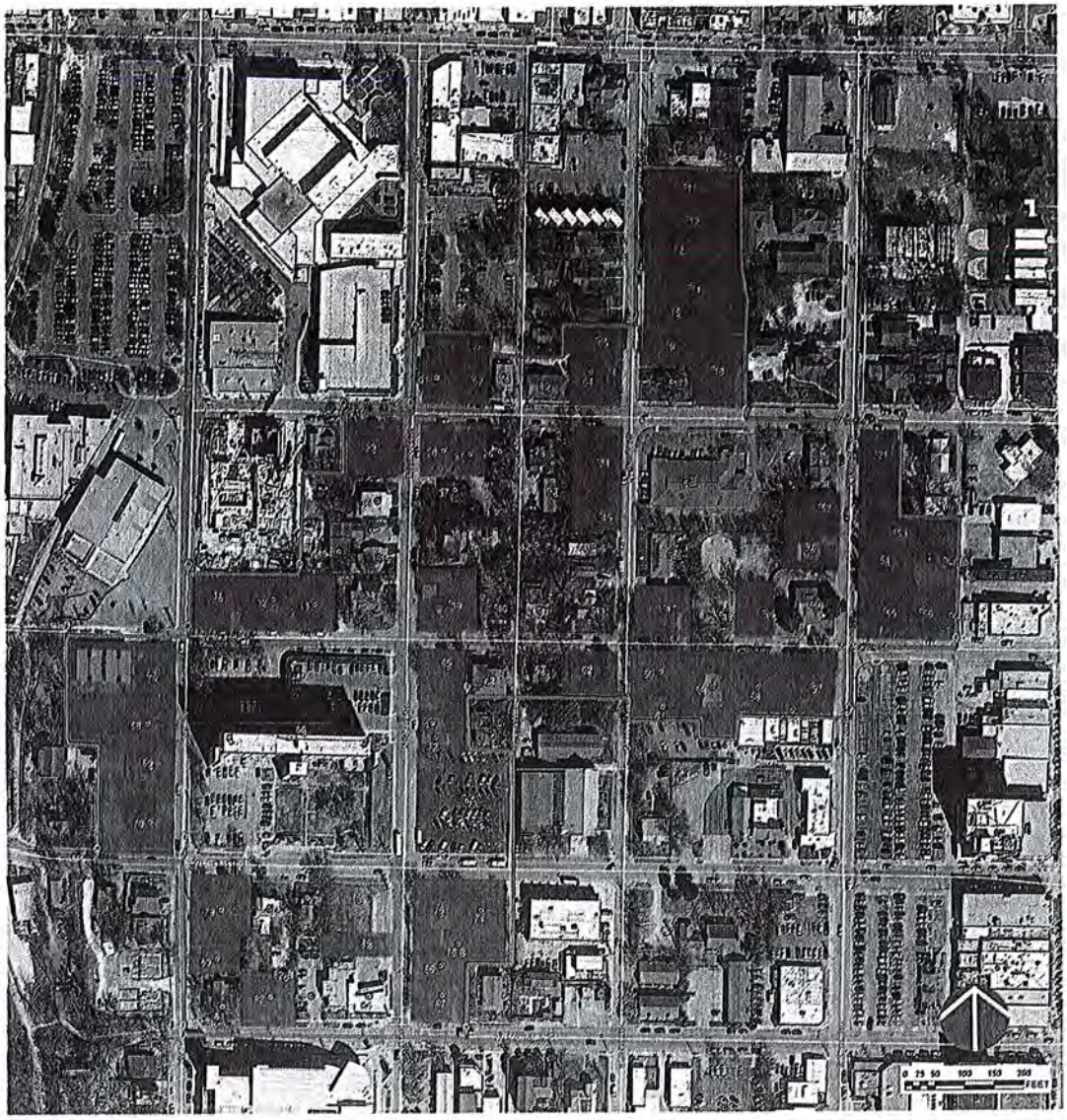
Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

Map 1: *USGS Topographical Map indicating location of Meadow Spring Historic District*



Map 2: Meadow Springs NRHP Historic District boundaries (Source: Google Earth, 2017)



	Latitude	Longitude
A	36.06585°N	94.16299°W
B	36.06583°N	94.16241°W
C	36.06471°N	94.16239°W
D	36.06471°N	94.1615°W
E	36.06369°N	94.1612°W
F	36.06338°N	94.16181°W
G	36.06349°N	94.16395°W
H	36.06198°N	94.16398°W
I	36.062°N	94.16558°W
J	36.06276°N	94.16557°W

	Latitude	Longitude
K	36.06279°N	94.16605°W
L	36.06378°N	94.16621°W
M	36.06377°N	94.16553°W
N	36.06405°N	94.16552°W
O	36.06404°N	94.1649°W
P	36.06476°N	94.16464°W
Q	36.06476°N	94.16426°W
R	36.06511°N	94.16424°W
S	36.06513°N	94.163°W



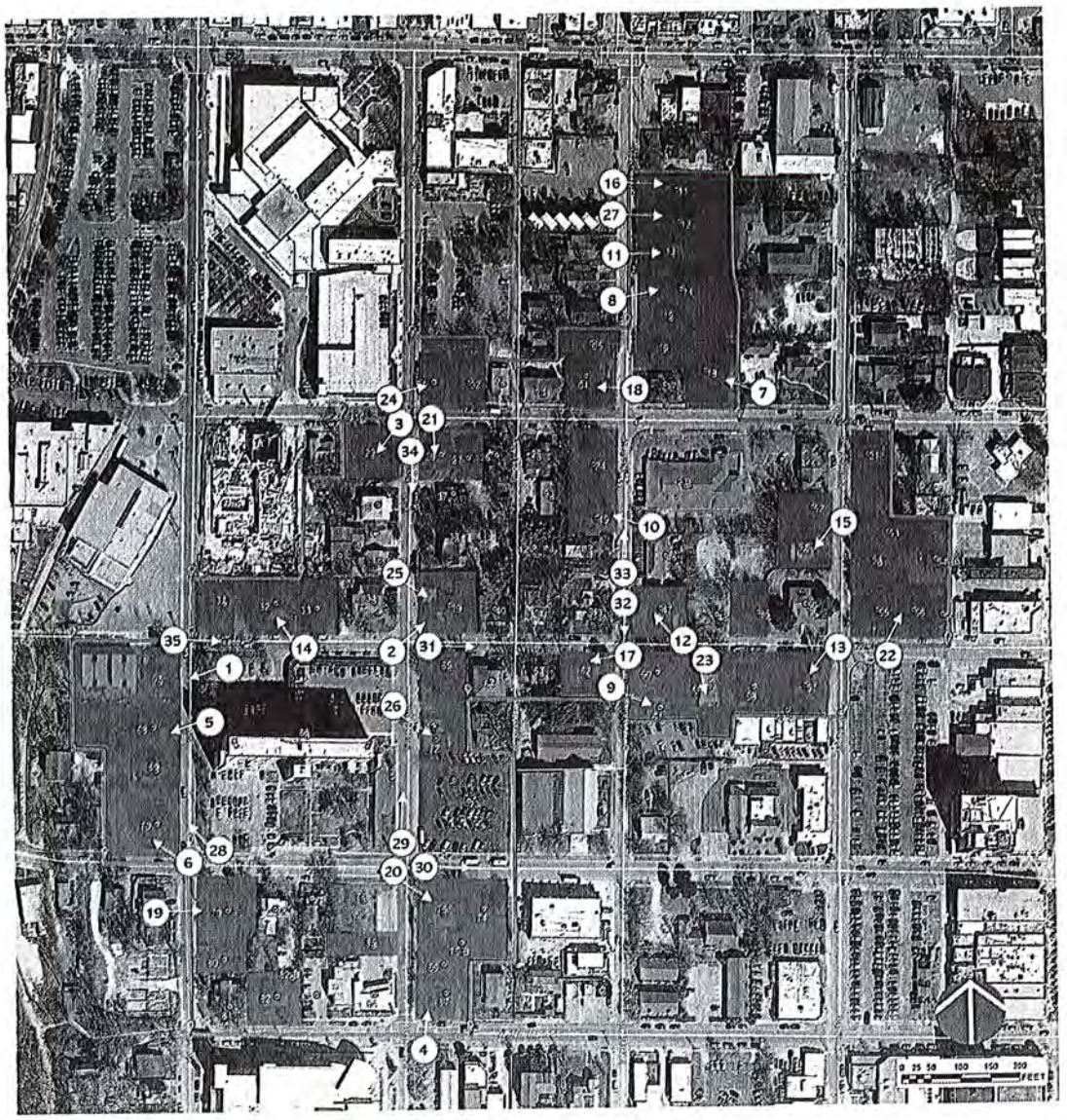
Meadow Spring Historic District
Fayetteville, Washington County, Arkansas

NRHP Historic District Boundary Map

Scale: 1" = 200'-0"

Legend
- NRHP Historic District Boundaries
- Boundary Corners
- Contributing Resources
- Survey Numbers

Map 3: Meadow Springs NRHP Historic District photograph locations (Source: Google Earth, 2017)





Meadow Spring Historic District
Fayetteville, Washington County, Arkansas

NRHP Historic District Photograph Locations

Scale: 1" = 200'-0"

Legend
- NRHP Historic District Boundaries
- Boundary Corners
- Contributing Resources
- Survey Numbers
- 6 Photograph Location and View

Photograph Log

Name of Property: Meadow Spring Historic District
City or Vicinity: Fayetteville
County, State: Washington County, Arkansas
Photographer: S. Elizabeth Valenzuela
Date Photographed: March 2017
Number of Photos: 35

Photo #1
Photo Location: 21 N. West Avenue
Photo Description: Oblique view of front façade, looking southwest

Photo #2
Photo Location: 102 N. School Avenue
Photo Description: Oblique view of front façade, looking northeast

Photo #3
Photo Location: 121 N. School Avenue
Photo Description: Oblique view of front façade, looking southwest

Photo #4
Photo Location: 320 W. Mountain Street
Photo Description: View of front façade, looking north

Photo #5
Photo Location: 15 N. West Avenue
Photo Description: Oblique view of front façade, looking southwest

Photo #6
Photo Location: 5 N. West Avenue
Photo Description: Oblique view of front façade, looking northwest

Photo #7
Photo Location: 216 W. Spring Street
Photo Description: View of side façade, looking west

Photo #8
Photo Location: 212 N. Locust Avenue
Photo Description: Oblique view of front façade, looking northeast

Photo #9
Photo Location: 20 N. Locust Avenue
Photo Description: Oblique view of front façade, looking southeast

Photo #10
Photo Location: 115 N. Locust Avenue
Photo Description: Oblique view of front façade, looking northwest

Photo #11
Photo Location: 216 N. Locust Avenue
Photo Description: View of front façade, looking east

Photo #12
Photo Location: 230 W. Meadow Street
Photo Description: Oblique view of front façade, looking northeast

Photo #13
Photo Location: 215 W. Meadow Street
Photo Description: Oblique view of front façade, looking southwest

Photo #14
Photo Location: 416 W. Meadow Street
Photo Description: Oblique view of front façade, looking northwest

Photo #15
Photo Location: 111 N. Church Avenue
Photo Description: Oblique view of front façade, looking southwest

Photo #16
Photo Location: 226 N. Locust Avenue
Photo Description: View of front façade, looking east

Photo #17
Photo Location: 21 N. Locust Avenue
Photo Description: View of front façade, looking west

Photo #18
Photo Location: 201 N. Locust Avenue
Photo Description: View of front façade, looking west

Photo #19
Photo Location: 419 W. Center Street
Photo Description: Oblique view of front façade, looking southeast

Photo #20
Photo Location: 319 W. Center Street
Photo Description: Oblique view of front façade, looking southeast

Photo #21
Photo Location: 323 W. Spring Street
Photo Description: View of front façade, looking south

Photo #22
Photo Location: 110 W. Meadow Street
Photo Description: Oblique view of front façade, looking northeast

Photo #23
Photo Location: 219-221 W. Meadow Street
Photo Description: Oblique view of front façade, looking southeast

Photo #24
Photo Location: 322 W. Spring Street
Photo Description: Oblique view of front façade, looking northeast

Photo #25
Photo Location: 102 N. School Avenue
Photo Description: Oblique view of front façade, looking southeast

Photo #26
Photo Location: 16-20 N. School Avenue
Photo Description: Oblique view of front façade, looking southeast

Photo #27
Photo Location: 224 N. Locust Avenue
Photo Description: View of stone retaining wall along sidewalk. Retaining wall was originally constructed for the Arkansas Building at the 1900 World's Fair in St. Louis.

Photo #28
Photo Location: W. Center Street at N. West Avenue
Photo Description: Streetscape view looking northwest

Photo #29
Photo Location: W. Center Street at N. School Avenue
Photo Description: Streetscape view looking north

Photo #30
Photo Location: W. Center Street at N. School Avenue
Photo Description: Streetscape view looking east

Photo #31
Photo Location: W. Meadow Street at N. School Avenue
Photo Description: Streetscape view looking east

Photo #32
Photo Location: W. Meadow Street at N. Locust Avenue
Photo Description: Streetscape view looking south

Photo #33
Photo Location: W. Meadow Street at N. Locust Avenue
Photo Description: Streetscape view looking north

Photo #34
Photo Location: N. School Avenue at W. Spring Street
Photo Description: Streetscape view looking south

Photo #35
Photo Location: W. Spring Street near N. West Avenue
Photo Description: Streetscape view looking east

Additional Figures

Figure 1: *View looking northwest to University of Arkansas Campus and Old Main from the parking lot south of 16 N. School Avenue, near the intersection of School Avenue and Center Street.*

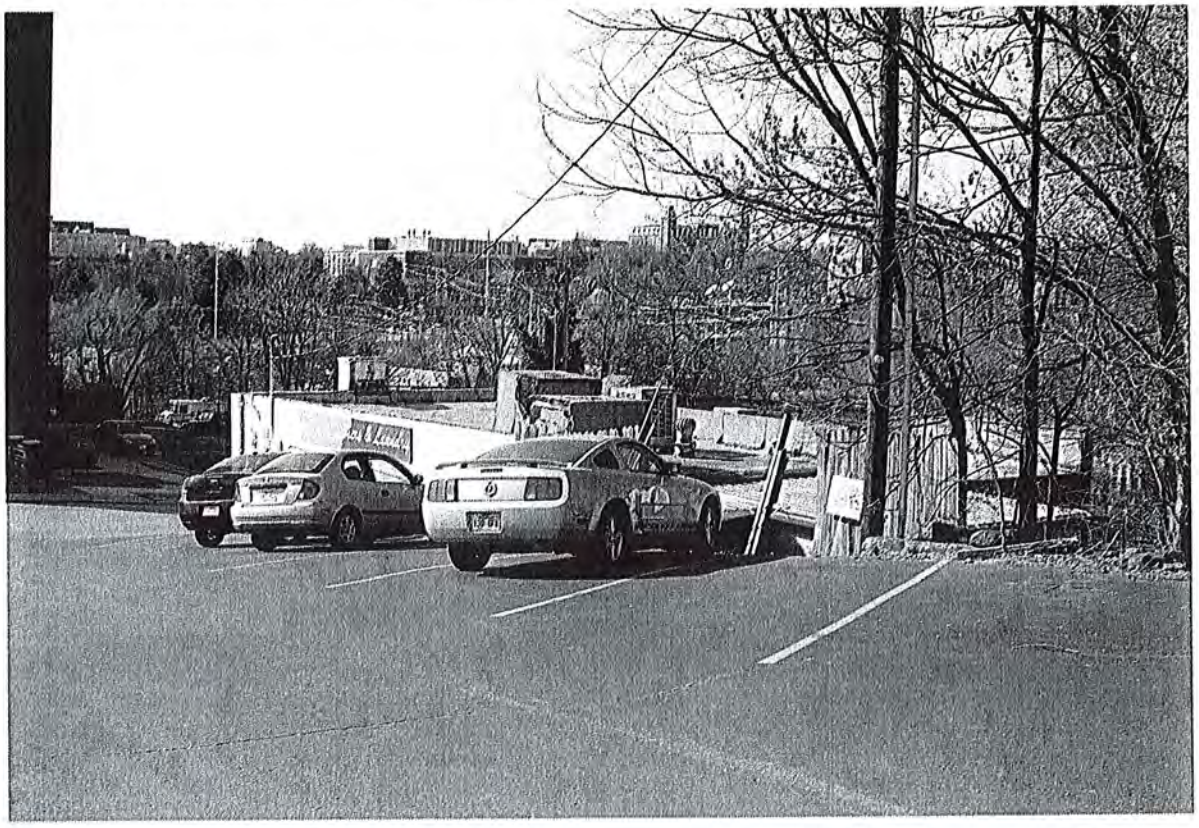


Figure 2: *Aerial view of south Fayetteville, Arkansas from the site of what would become the University of Arkansas campus. Note vacant land and cornfield west of downtown, near image center, pre-1870 (Source: University of Arkansas Libraries, Fayetteville, Arkansas; William Simeon Campbell Photograph Albums and Papers, Box 4, Album 10, Page 29)*

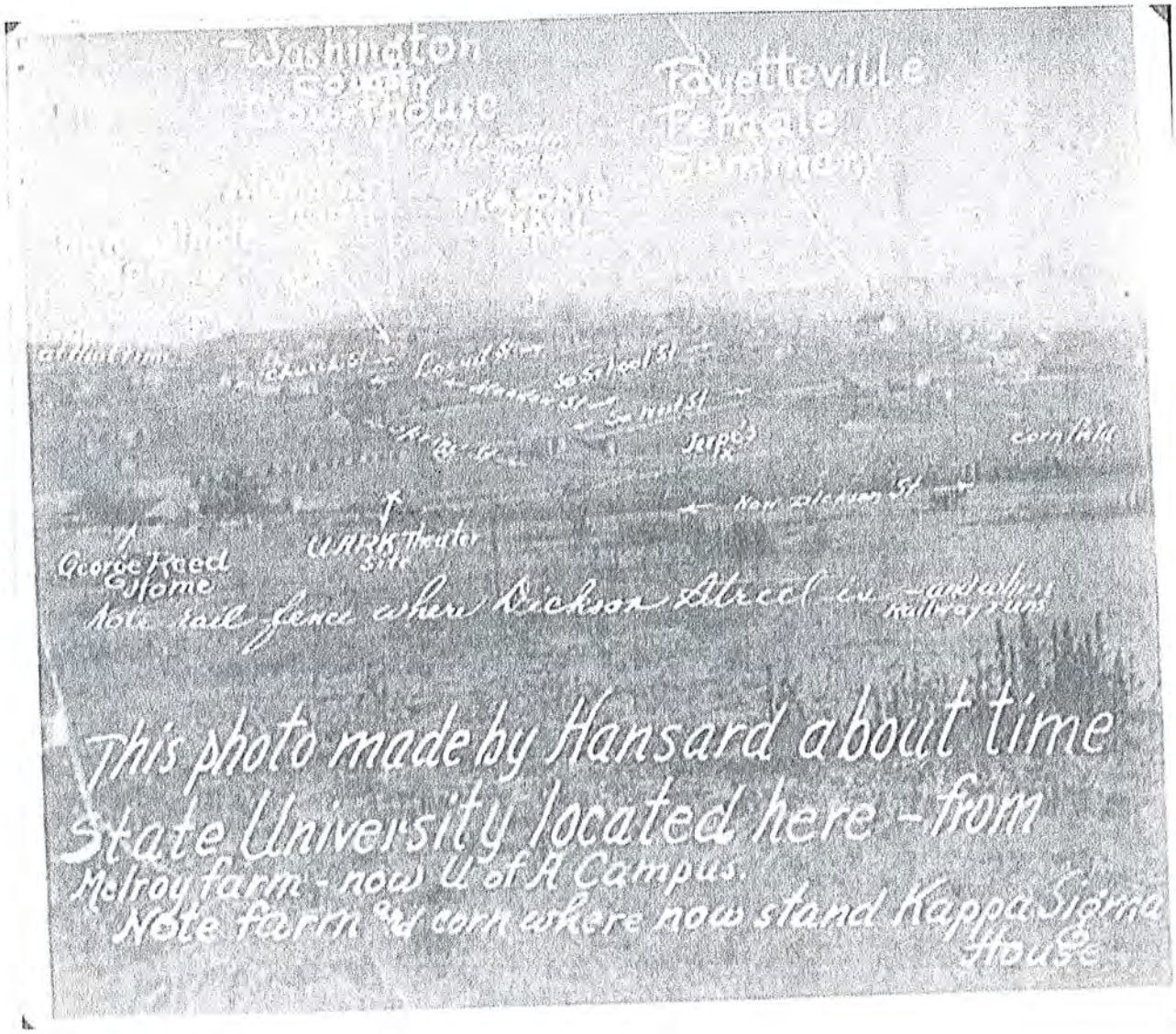


Figure 3: *Original patent for 160 acres on February 27, 1835, Washington County Deed Book U, Page 76 (Source: Washington County Archives, online collection, https://www.co.washington.ar.us/government/departments-a-e/archives)*

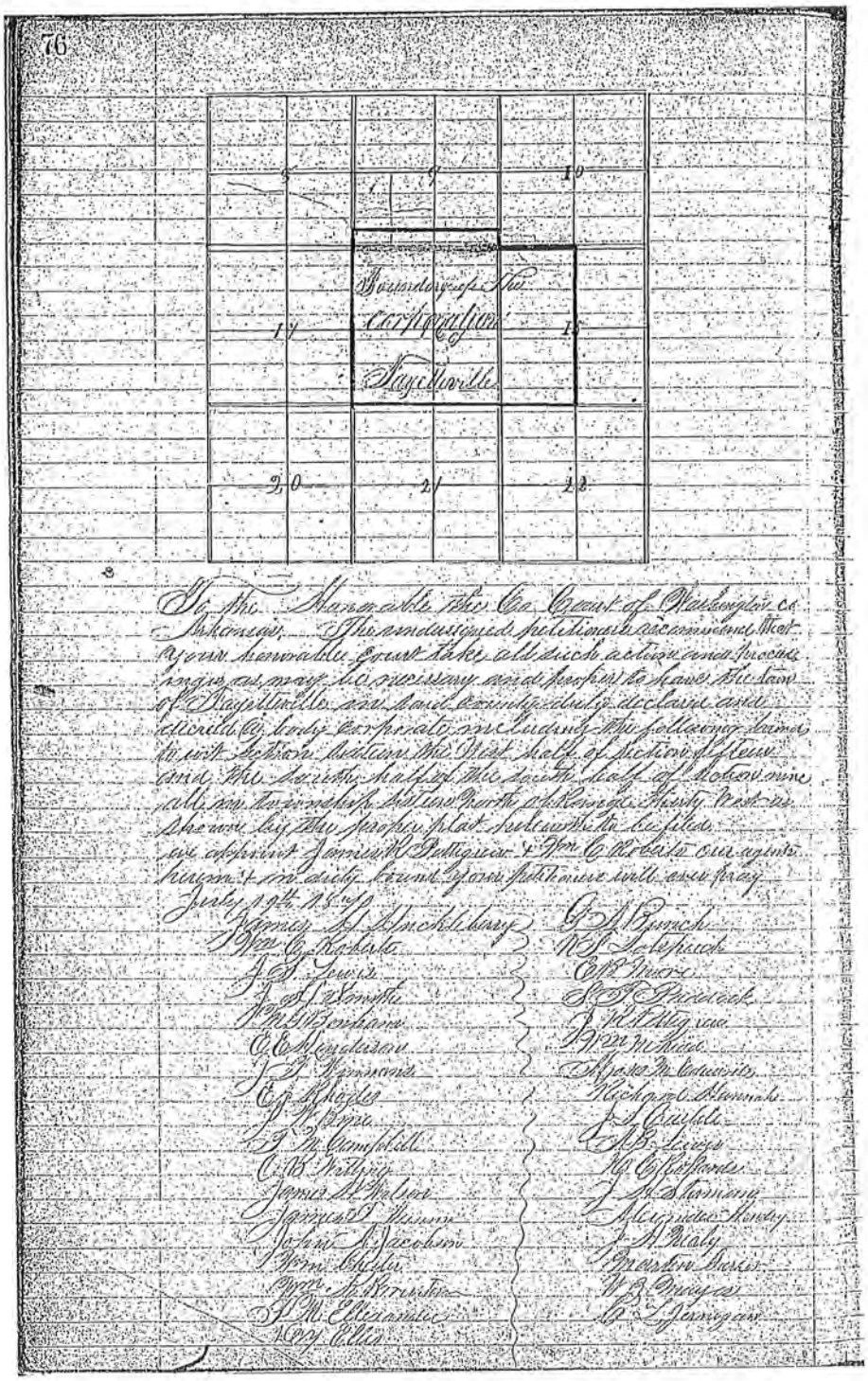


Figure 4: *Original plat map, town of Fayetteville, 1834 (Source: Washington County Archives: Land Records, online collection, https://www.co.washington.ar.us/government/departments-a-e/archives/land-records).*

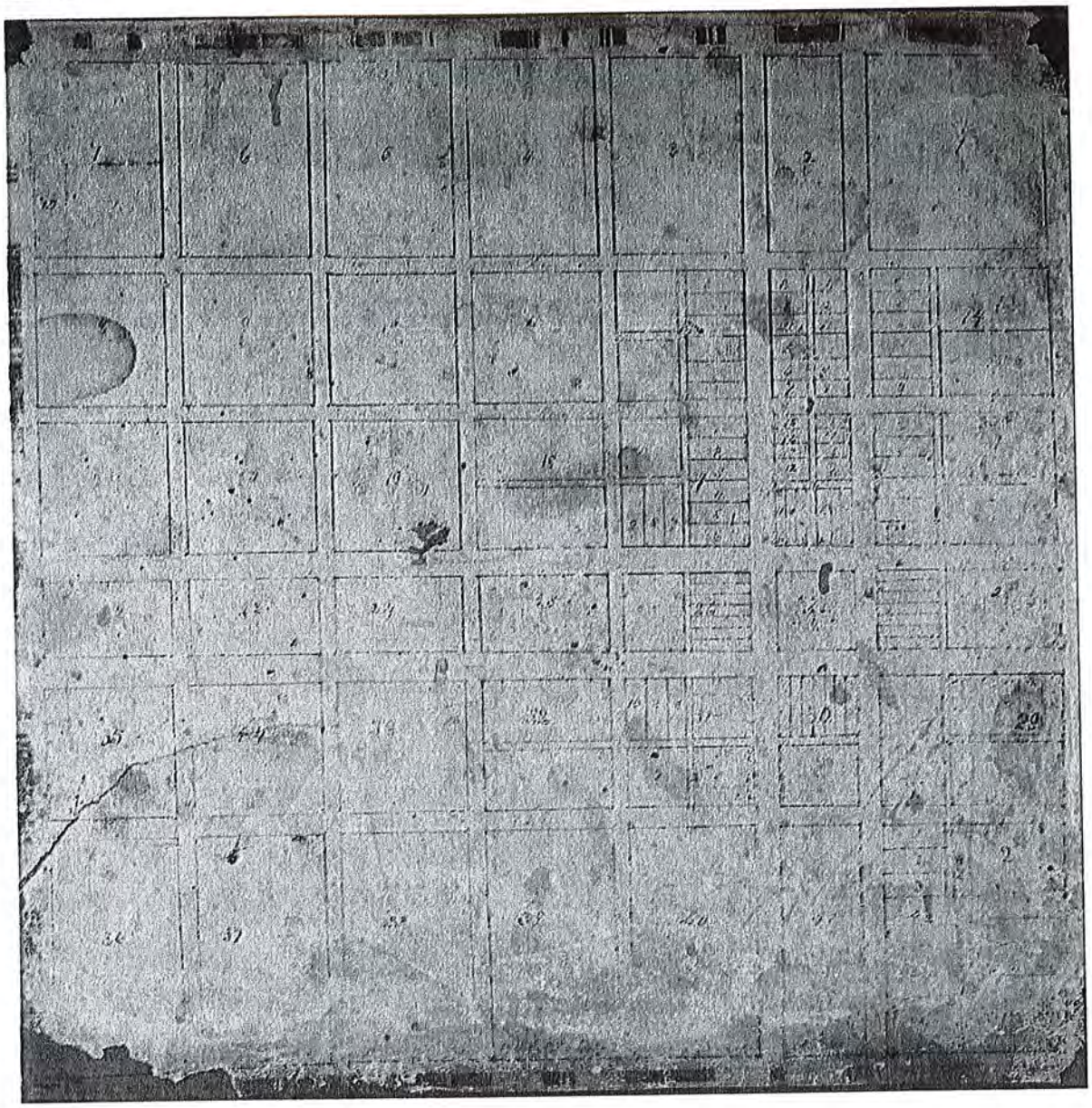


Figure 5: *1884 Parcel Ownership Map, City of Fayetteville (Source: Atlas Map Collection: Washington County, Arkansas, Fayetteville Public Library: Fayetteville, Arkansas).*

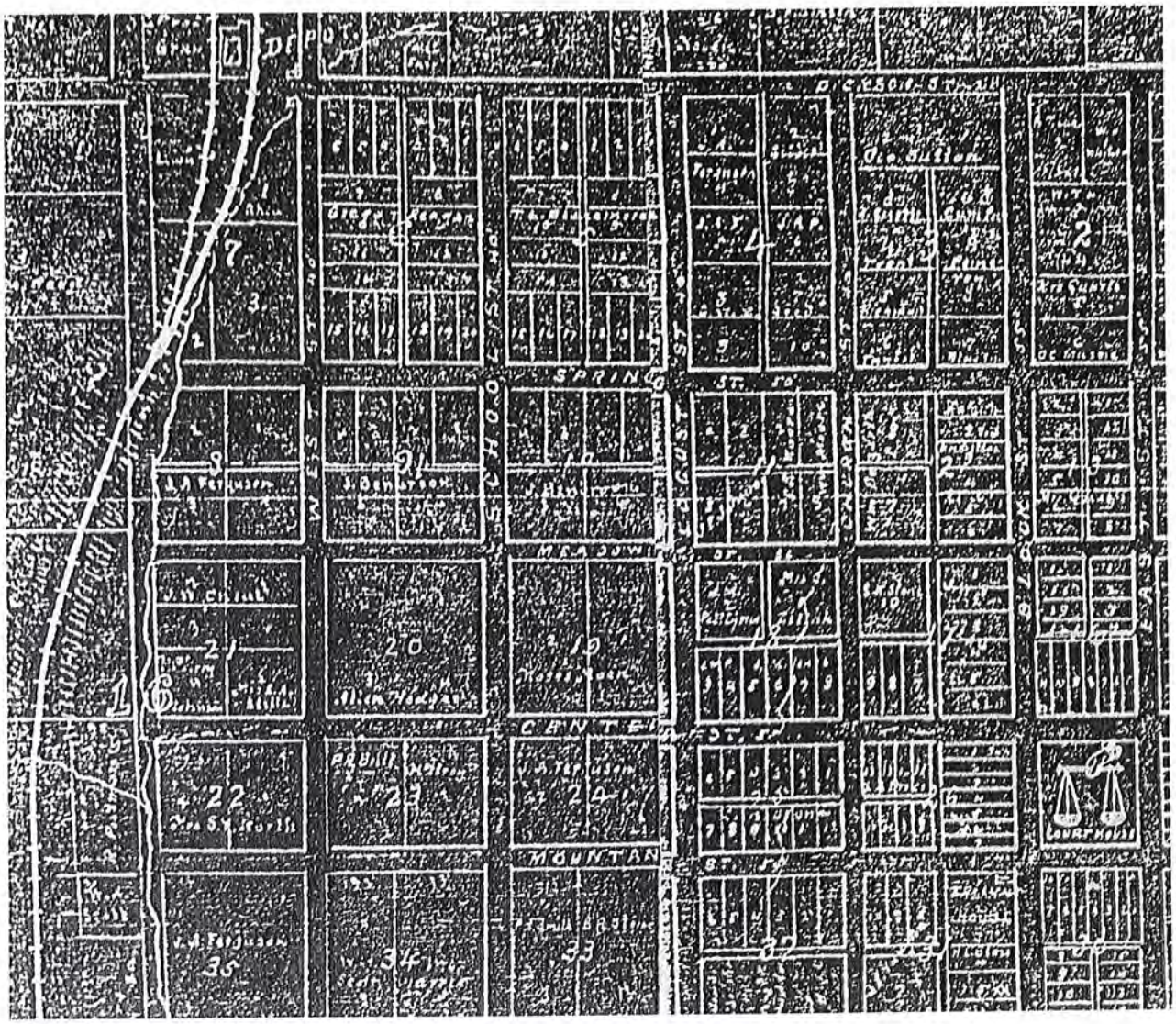


Figure 6: 1894 Survey of the Physical Condition of Buildings within the City of Fayetteville, 1894 (Source: Atlas Map Collection: Washington County, Arkansas, Fayetteville Public Library: Fayetteville, Arkansas).

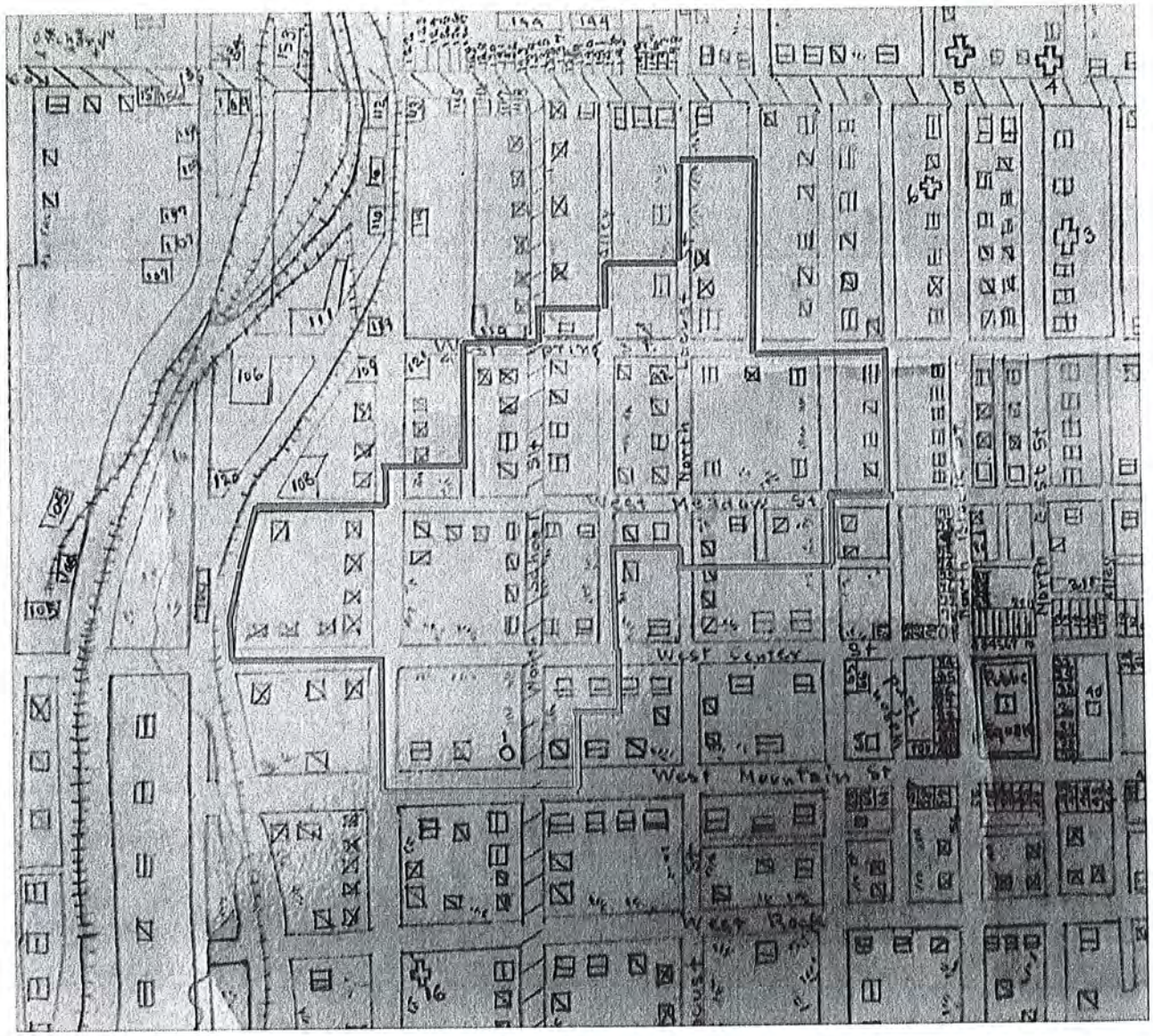


Figure 7: *City of Fayetteville, Arkansas, County Seat of Washington County, Arkansas, 1908: Washington County Plat Book 74 (Source: Washington County Archives, online collection, https://www.co.washington.ar.us/government/departments-a-e/archives)*

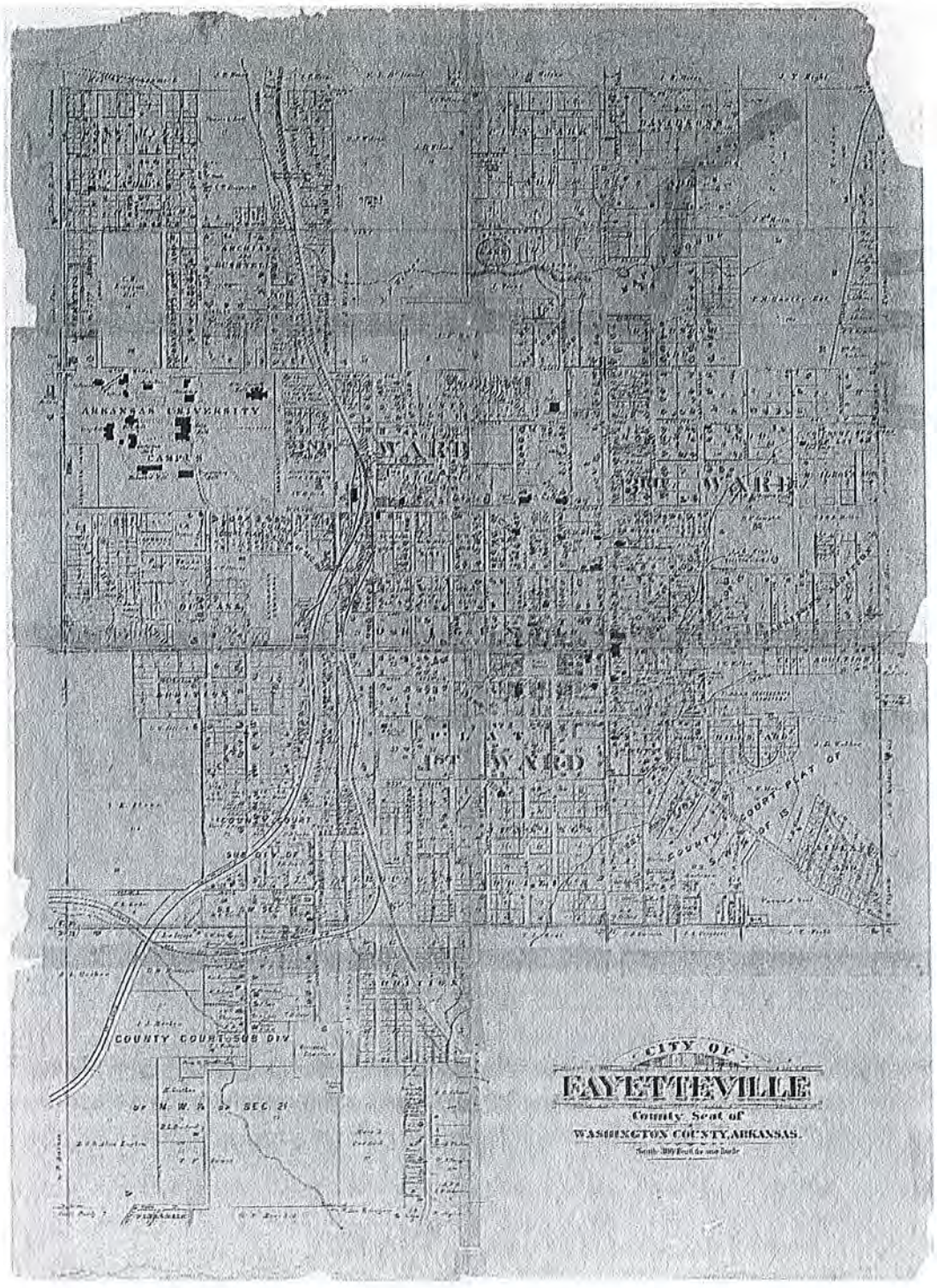


Figure 8: Detail of Meadow Spring Historic District boundaries, 1908 City of Fayetteville, Arkansas map, (Source: Washington County Archives, online collection, https://www.co.washington.ar.us/government/departments-a-e/archives)

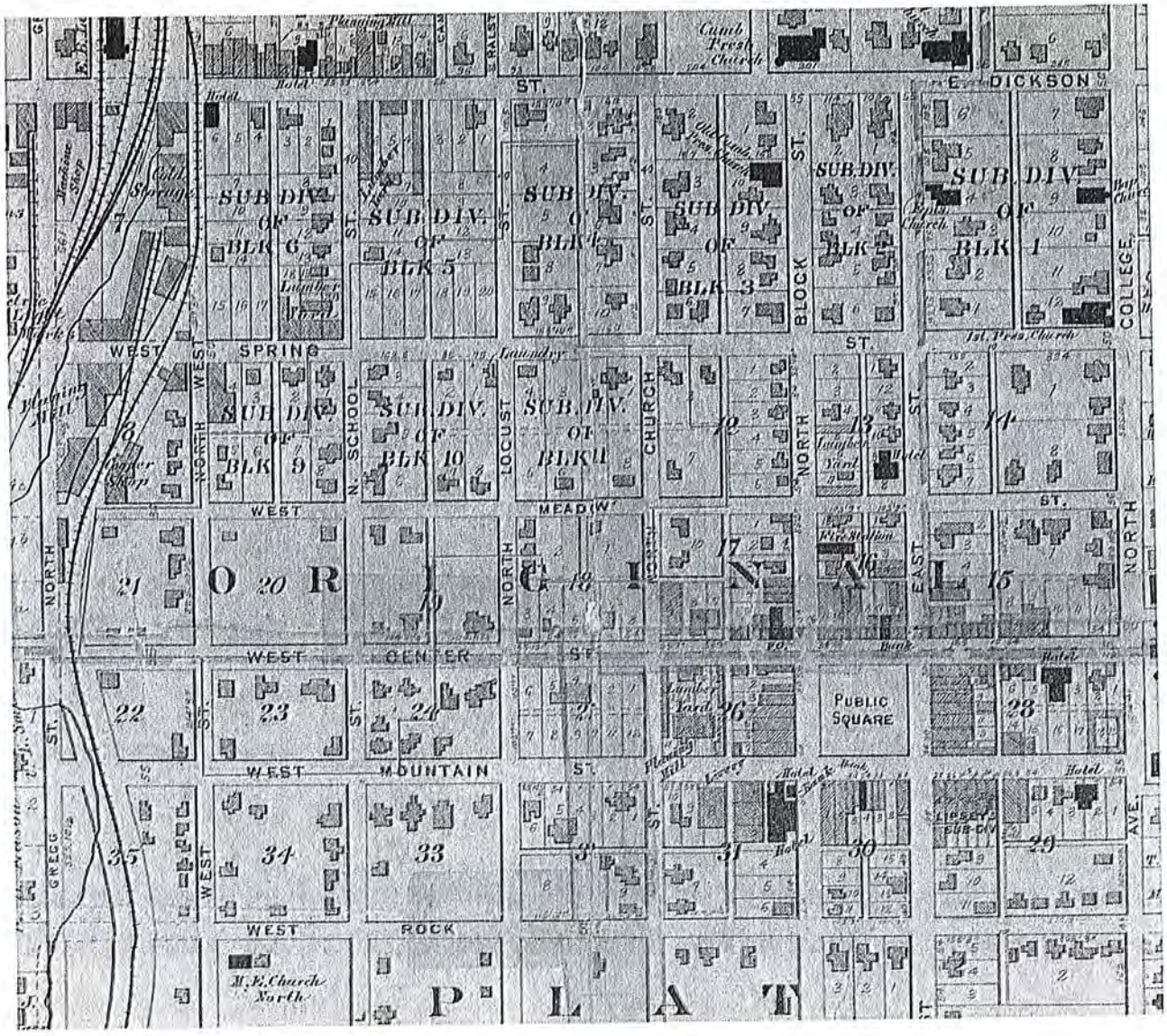


Figure 9: *View looking northwest at the intersection of West Center Street and North School Avenue, c. 1908 (top) and c. 1920 (bottom) postcard of Fayetteville High School, (Source: www.ebay.com).*





Figure 10: *Aerial view of Meadow Spring Historic District boundaries, 1968, (Source: www.historicaerials.com).*




CALAMON
Building Corporation
479-527-2776




121


320








212




115
ungalow






215




LISA LASHLEY HIGGINS
CPA
LASHLEY BUILDING
111 N. Church Ave.


ONE WAY


21


201






Aspire Solutions, Inc
323 W Spring St
323
ADT






The HIGHROLLER Cyclery
SCHWINN
RALEIGH
TREK
OPEN


TOYOTA


Peggy's
CLEANERS and LAUNDRY
ALTERATIONS


224

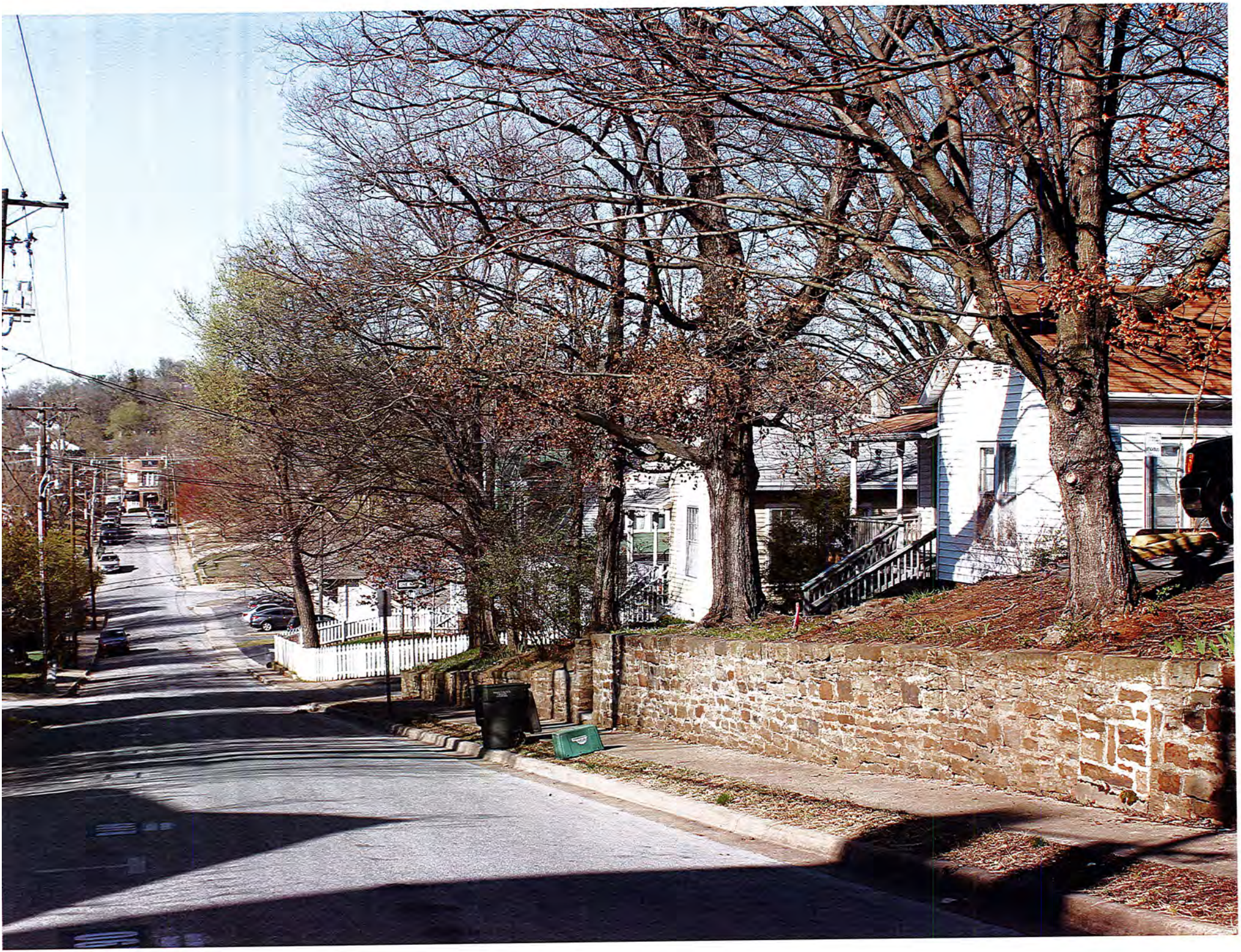

WEST AVE
CENTER ST




SPEED LIMIT
25


School Ave
STOP


ONE WAY






BIKE ROUTE