

United States Department of the Interior
National Park Service

NR 8/1/08

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 *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an 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. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Hale Avenue Historic District Boundary Increase II
other names/site number _____

2. Location

street & number 100 & 300 Blocks W. Hale Ave; 100, 200 blocks E. Hale Avenue; 100 block N. Poplar not for publication
city or town Osceola vicinity
state Arkansas code AR county Mississippi code 093 zip code 72370

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this 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 for 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 nationally statewide locally. (See continuation sheet for additional comments.)
Catherine Matthews 6/10/08
Signature of certifying official/Title Date
Arkansas Historic Preservation Program
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See Continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:
 entered in the National Register. See continuation sheet
 determined eligible for the National Register. See continuation sheet
 determined not eligible for the National Register.
 removed from the National Register.
 other, (explain:) _____
Signature of the Keeper Date of Action

5. Classification

Ownership of Property (Check as many boxes as apply)

Category of Property (Check only one box)

Number of Resources within Property (Do not include previously listed resources in count.)

- private, public-local, public-State, public-Federal

- building(s), district, site, structure, object

Table with columns: Contributing, Noncontributing, buildings, sites, structures, objects, Total. Values: 20, 15, 2 (vacant lots), 20, 17.

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.)

Number of Contributing resources previously listed in the National Register

Historic Resources of Osceola, AR, MRA
Hale Avenue Historic District Boundary Increase I

10

6. Function or Use

Historic Functions

(Enter categories from instructions)

Commerce/Trade: Speciality Store; Professional; Restaurant, Financial Institution, Department Store

Social: Fraternal Meeting Hall

Government: Post Office

Religion: Religious Facility

Funerary: Mortuary

Recreation: Movie Theater

Health Care: Doctor's Office

Current Functions

(Enter categories from instructions)

Commerce/Trade: Speciality Store, Professional; Financial Institution

Social: Fraternal Meeting Hall

Government: City Hall

Religion: Religious Facility

7. Description

Architectural Classification

(Enter categories from instructions)

Other: 20th Century Vernacular Commercial Architecture

Modern Movement: Art Deco

Materials

(Enter categories from instructions)

foundation Brick, Concrete

walls Brick, Stucco, Marble

roof Asphalt, Tar Build/Up

other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

See Continuation Sheets, Section 7

Name of Property

County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- Criteria A, B, C, D with checkboxes and descriptions.

Levels of Significance (local, state, national)

Local

Areas of Significance (Enter categories from instructions)

- Architecture, Commerce, Social History, Community Planning and Development

Period of Significance

1900 - 1958

Significant Dates

1900 - 1958

Significant Person (Complete if Criterion B is marked)

N/A

Cultural Affiliation (Complete if Criterion D is marked)

N/A

Architect/Builder

Criteria Considerations

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

Property is:

- Criteria A through G with checkboxes and descriptions.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- Documentation checkboxes: preliminary determination, previously listed, National Historic Landmark, Historic American Buildings Survey, Historic American Engineering Record.

Primary location of additional data:

- Location checkboxes: State Historic Preservation Office, Other State Agency, Federal Agency, Local Government, University, Other.

Name of repository:

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National Park Service

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Summary

The Historic Resources of Osceola, Arkansas, was listed in the National Register of Historic Places 08-06-87. This nomination identified fourteen individual buildings and one historic district in the downtown commercial district of Osceola. The Hale Avenue Historic District (National Register 09-14-87) consists of six buildings along the south side of the 200 block of East Hale Avenue and the Mississippi County Courthouse (listed in the National Register of Historic Places 12-13-78). A boundary increase to the Hale Avenue Historic District in 2003 added ten buildings located in portions of two blocks adjacent on the west and east of the Hale Avenue Historic District. This second increase (Boundary Increase II) extends the Hale Avenue Historic District two full blocks to the east and one block to the west of the current district. Forty-five buildings and two vacant lots are contained in this increase, providing a contiguous downtown commercial historic district that encompasses the core of historic downtown Osceola.

The purpose of the Boundary Increase II is to combine individually listed buildings, the Hale Avenue Historic District (1987) and Boundary Increase I (2003) with the remaining historic fabric defining historic downtown Osceola in one district.

Elaboration

Boundary Increase II to the Hale Avenue Historic District contains two blocks on E. Hale Avenue, two blocks on W. Hale Avenue with buildings on portions of N. Poplar, N. Ash, and N. and S. Pecan Streets. This area contains a total of forty-five buildings, ten of which were individually listed in the Historic Resources of Osceola, AR, National Register of Historic Places 1987 listing, and twenty that contribute to the historic character of the district. Fifteen buildings located in this boundary increase were determined non-contributing. Although the majority of the non-contributing buildings were constructed in the period of significance, alterations have masked their historic character in the context of the Hale Avenue Historic District. Two vacant lots are located in the district boundaries.

Hale Avenue was established as the main east/west corridor in the town of Osceola when it moved west from its original location to be close to rail lines in the early years of the 20th century. The railroad tracks and Railroad Avenue, a broad street that once contained the city's railroad depot, separate East and West blocks of Hale Avenue.

The buildings in the boundary increase are most representative of the period 1900-1919 when 40% of all the buildings in the area were constructed. Architectural styles represented in the Hale Avenue Historic District Boundary Increase II include commercial versions of the Italianate, Neo-Classical, Art Deco, Colonial Revival styles, and most commonly, the simple early 20th century vernacular brick commercial building.

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100 block W. Hale Avenue

Three buildings on the south side of the 100 block of W. Hale (107, 109, and 111 W. Hale) were added to the Hale Avenue Historic District in Boundary Increase I in 2003. Boundary Increase II contains the remaining two buildings in this side of the block. The Silverfield Department Store building at 101 W. Hale is a vernacular one-story brick building constructed c.1914. The building at 103 W. Hale was reconstructed in the 1970s. Across the street, the Van Adkins Department Store Building at 106-108 W. Hale is one of only three buildings in the boundary increase constructed in the 1920s. It is a one-story brick building with tiled storefront and modest brick pattern details in the upper portions of the building.

100 block N. Poplar Street

The Osceola Times Building at 112 N. Poplar was individually listed in the National Register of Historic Places in 1987. Constructed in 1901 it is the oldest extant building in the historic downtown. Adjacent to the south is a one-story concrete block building constructed 1914. To the north of the Osceola Times Building is a large two-story office building constructed c.1963. The 100 block of N. Poplar faces the Mississippi County Courthouse.

300 Block W. Hale Avenue

Located to the west of the Courthouse Square, the 300 block of W. Hale contains eight buildings, two of which were individually listed in the National Register in 1987. The Osceola Post Office Building at 316 W. Hale is a one-story, red brick structure constructed by the WPA in 1935. Currently utilized as the Osceola City Hall, the building features modest Federal style in its design. Constructed in 1949, the Progressive Club Building at 320 W. Hale is a two-story brick building with Colonial Revival influence in its symmetrical façade with centered one-story porch. The Florida Brothers Building at 317 W. Hale (National Register 1987) is a small Art Deco style commercial building, constructed in 1936. The First National Bank Building at 303 W. Hale also features Art Deco in its design. Built by the Florida Brothers in 1935, the First National Bank building was constructed of white marble block from Batesville, Arkansas. Located at 311 W. Hale between the Art Deco style 1930s buildings is an early 1960s one-story office of concrete block construction with a veneer of narrow cut stone on the front. The building at 318 W. Hale is a one-story brick office building constructed in 1949. The Judge Motel at 319 W. Hale is located on the southwest corner of the block. Constructed in the early 1960s, this building is a two-story brick structure with two-story recessed porch wrapping all four sides.

100 Block E. Hale Avenue

100 block E. Hale Avenue contains some of the oldest extant buildings in Osceola. There are eleven buildings in this block. Buildings on the southwest corner of the block were reconstructed c.1975 after a fire destroyed much of the fabric of the block. The Swift Funeral Home Building at 108 E. Hale, constructed in

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1931, features Art Deco design in fluted concrete pilasters. The building at 107-109 E. Hale Avenue was constructed c.1908 and features a distinctive raised front parapet. Other buildings in the block are one-story brick structures with simple brick paneled cornices, constructed in the early decades of the twentieth century. Various methods of alterations have occurred to several of the early vernacular buildings in this block including storefront changes and the application of aluminum wall covering.

200 block of E. Hale Avenue

The 200 block of E. Hale contains two historic bank buildings listed on the National Register in 1987. The First State Bank/Planters Bank at 200 E. Hale is a Classical Revival style two-story brick building constructed in 1919. A formal triangular pediment marks the building's elaborate entry with fluted Doric-capped columns. On the north side of this block, the Bank of Osceola at 207-209 W. Hale, (listed in the National Register in 1987) features an elaborate brick patterned cornice and large round arched windows. Other buildings in the 200 block of E. Hale are examples of simple early 20th century vernacular commercial construction. The building at 208 E. Hale is a small one-story brick building with original wood storefront, transom windows, and brick patterned cornice.

100 block N. Ash Street

The only church included in Boundary Increase II is located at 101 N. Ash. The Calvary Episcopal Church, constructed c.1904, originally faced E. Hale. It has been turned to face N. Ash Street and bricked. Also located in the 100 block of N. Ash is the Bell Telephone Building, (National Register 1987). This two-story brick structure was constructed in 1911.

Pecan Street

The building at 109 N. Pecan is a one-story vernacular brick building constructed c.1916 and used as a physician's office for many years. Constructed in 1931, the Sheddan Clinic building at 109 S. Pecan is a stand-alone brick building with decorative cast concrete detail. The building at 113 S. Pecan was constructed in the early 1940s and features glass block and metal casement windows.

Integrity

The forty-five buildings contained in Boundary Increase II to the Hale Avenue Historic District are significant representations of the development of the Osceola's commercial core. Although five were reconstructed c.1975 and several have alterations masking their original character, the streetscape of Hale Avenue as a whole retains its historic character with this collection of buildings. The buildings that contribute to the historic significance of the district display historic integrity in their materials and workmanship.

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SUMMARY

The Multiple Resources of Osceola, Arkansas was listed on the National Register of Historic Places on 08-06-87. The nomination listed fourteen individual buildings and one six building historic district, defined as the Hale Avenue Historic District. An increase to the Hale Avenue Historic District boundary in 2003 added ten additional buildings located in blocks of W. Walnut and E. Hale adjacent to the district. The second boundary increase of 2007 adds buildings in a contiguous area which represents the same period of significance. Boundary Increase II encompasses the most historically significant buildings remaining in Osceola's historic downtown. A total of forty-five buildings are included, ten of which were previously listed in the National Register. Two vacant lots are located in the district.

ELABORATION

Boundary Increase II to the Hale Avenue Historic District (listed in the NR 9-14-87) is comprised of portions of three blocks facing Hale Avenue and adjacent buildings on Poplar, Pecan and Ash Streets. The area contains a total of forty-five buildings and two vacant lots. Ten of these buildings are listed in the National Register of Historic Places. Of the thirty-five remaining buildings being added to the district, twenty (57%) contribute to the historic significance of the district. These buildings were constructed in the period from 1900 to 1975. A majority (74%) of the buildings were constructed between 1900 and 1919. Five buildings in the 100 block of E. Hale were reconstructed in 1975 after a fire destroyed virtually all of the south side of the block.

Osceola, Arkansas, is an early settlement in the Mississippi Delta of northeastern Arkansas. The site is located atop a low ridge on the western bank of the Mississippi River. It first developed as a steamboat landing. The Frisco Railroad constructed a line west of the town in the 1890s. Osceola re-established near the railroad line, west of the original town site. A newly formed town-site company platted Osceola in a traditional grid pattern with the lots nearest the rail lines selling first. Hale Avenue was established as the main east/west thoroughfare through the town. East and West Hale Avenue were divided by the railroad tracks, and a street appropriately named Railroad Avenue.

A building boom took place on Hale Avenue in the "new town" in 1901. Some of the earliest buildings constructed in the new town site included the Osceola Times Building at 112 N. Poplar, built in 1901, and several buildings on in the 200 block of W. Hale. The Bank of Osceola constructed a new building in 1908 at 207-209 E. Hale. The Mississippi County Courthouse (listed in the National Register of Historic Places 1978) was constructed in 1912 on land that had been drained and filled-in to support the weight of the

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building. Located in the center of the new town site, the Mississippi County Courthouse with its prominent domed roof is the largest and most dominant building in Osceola's historic downtown.

Forty percent (40%) of buildings in Boundary Increase II to the Hale Avenue Historic District were constructed between 1910 and 1920. These buildings reflect the most prolific period of Osceola's development as businesses relocated around the rail line. Hale Avenue was the first paved street in the city, and was completely paved by 1917. The downtown commercial area was largely constructed by 1920 and only fourteen buildings within Boundary Increase II were constructed after 1920.

Architectural styles represented in the Hale Avenue Historic District Boundary Increase II include vernacular commercial versions of Italianate, Neo-Classical, Art Deco, Colonial Revival, and most commonly, the simple early 20th century vernacular brick commercial building.

Statement of Significance

The forty-five buildings in Boundary Increase II to the Hale Avenue Historic District are significant representations of the development of Osceola's commercial downtown. Their addition completes a contiguous district of the Hale Avenue Historic District and individual property listings in the historic resources of Osceola, Arkansas, as listed in the National Register in 1987. This boundary increase is being nominated for inclusion in the National Register of Historic Places under Criteria A and C with local significance in association with the planning and development of a community and architectural significance in their conveyance of workmanship and examples of vernacular American commercial building design popular in the early decades of the 20th century.

Hale Avenue Historic District Boundary Increase II
Name of Property

Mississippi County, Arkansas
County and State

United States Department of the Interior
National Park Service

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BIBLIOGRAPHY

"Mississippi County: The Garden Spot of the World" Blytheville, Arkansas, Harold Newsprint, 1918.

"Osceola, Arkansas: Mississippi County, The Land of Two Crops", Osceola, AR, The Business Men's Club, 1914-1915.

Sanborn Fire Insurance Maps for Osceola, Arkansas: 1908, 1913, 1919, 1931.

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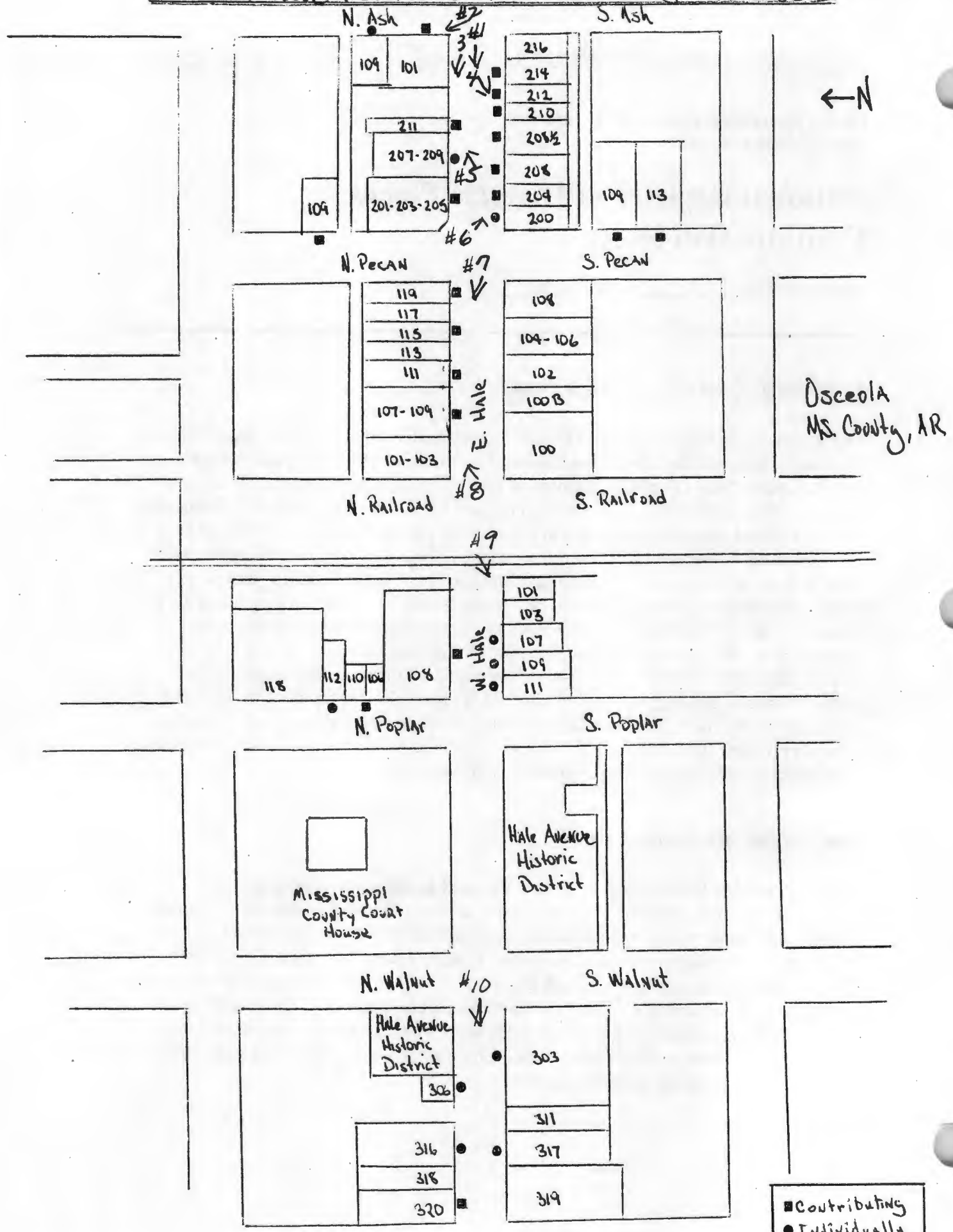
VERBAL BOUNDARY DESCRIPTION

The boundary of the Hale Avenue Historic District including the original historic district, Boundary Increase I, and Boundary Increase II is roughly defined by a point beginning at the alley west of the Telephone Building at 109 N. Ash. The boundary runs due west along the alley north of the 100 and 200 blocks of E. Hale Avenue, crosses N. Railroad and the railroad tracks where it turns to run north to the intersection of N. Railroad and Johnson Avenue where it turns and runs west along Johnson Avenue to its intersection with N. Walnut Street. At N. Walnut and Johnson Avenue, the boundary turns to run south to the center of the 100 block of N. Walnut where it turns to run west along the rear property lines of buildings in the 300 block of W. Hale Avenue to the intersection with Maple Street. At this point the boundary turns to run south along Maple Street to the alley south of the 300 block of W. Hale. The boundary then runs east behind the rear property lines of buildings in the 300 block of W. Hale, the 200 block of W. Hale, the 100 block of W. Hale. The boundary continues to run due east along the alleys to the south of property in the 100 and 200 blocks of E. Hale Avenue to its intersection with S. Ash Street where it turns to run north to the point of origin.

BOUNDARY JUSTIFICATION

The Hale Avenue Historic District with the second boundary increase contains contiguous and intact historic resources at the center of Osceola's commercial area whose original functions were commercial and governmental in nature. This district, as contained in Boundary Increase II, documents Osceola from 1900 through the 1950s. These historic resources largely lie on the city's main commercial artery, Hale Avenue, and include the Mississippi County Courthouse. The boundaries of the Hale Avenue Historic District encompass the area that has always been Osceola's commercial and governmental center and highlights those buildings that portray Osceola's commercial development during the twentieth-century.

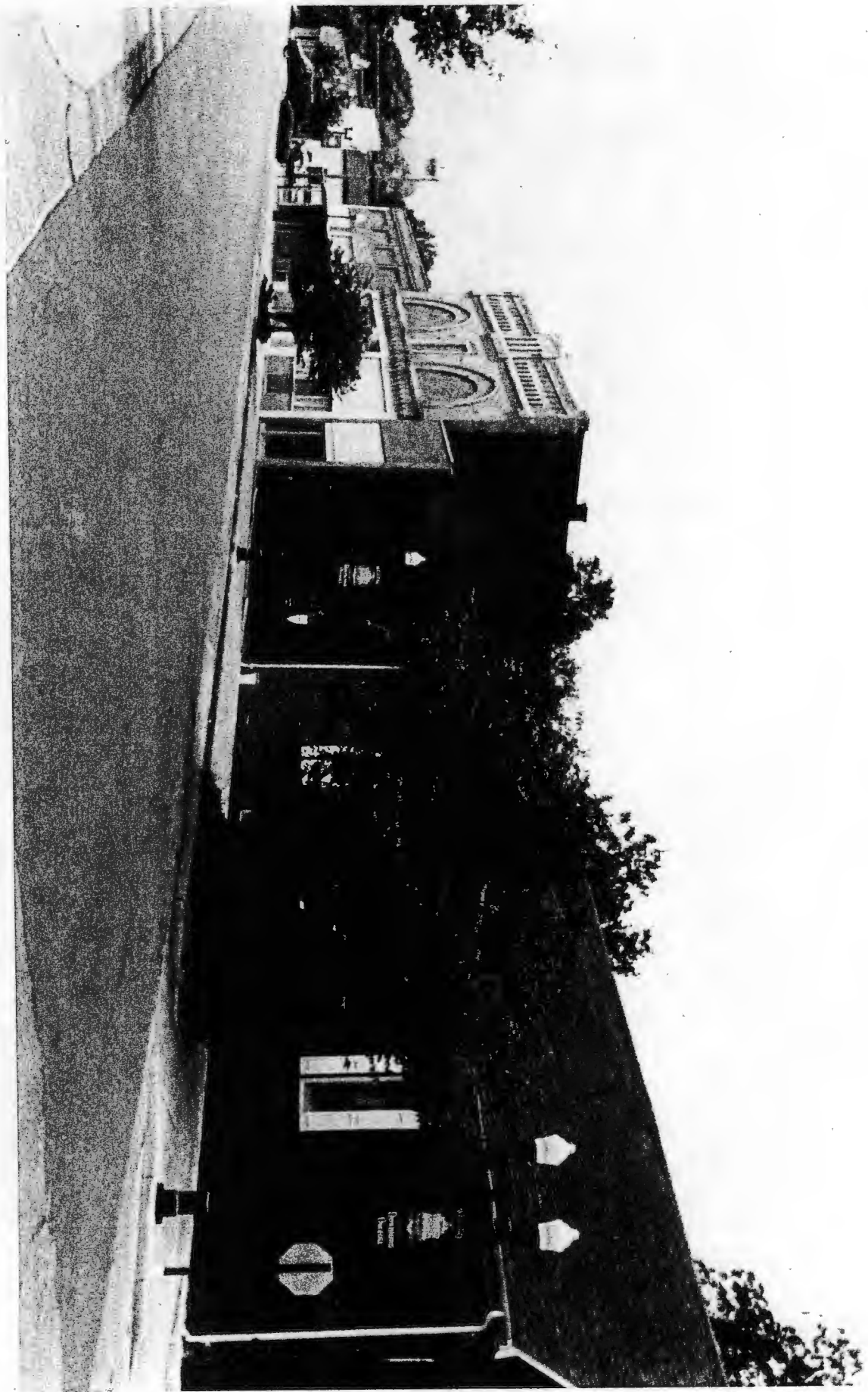
Hale Avenue Historic District Boundary Increase II



■ Contributing
 ● Individually NR-listed





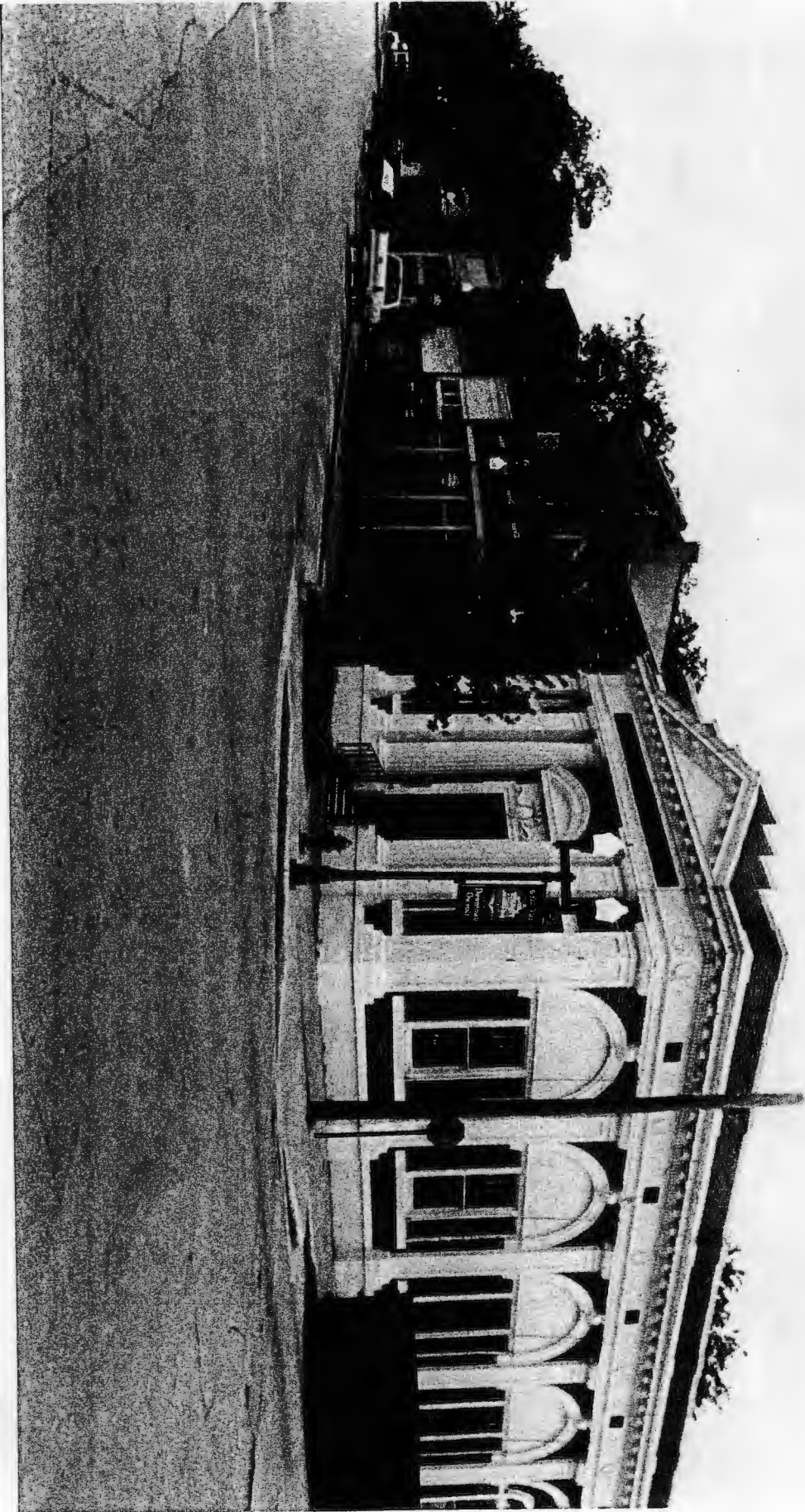


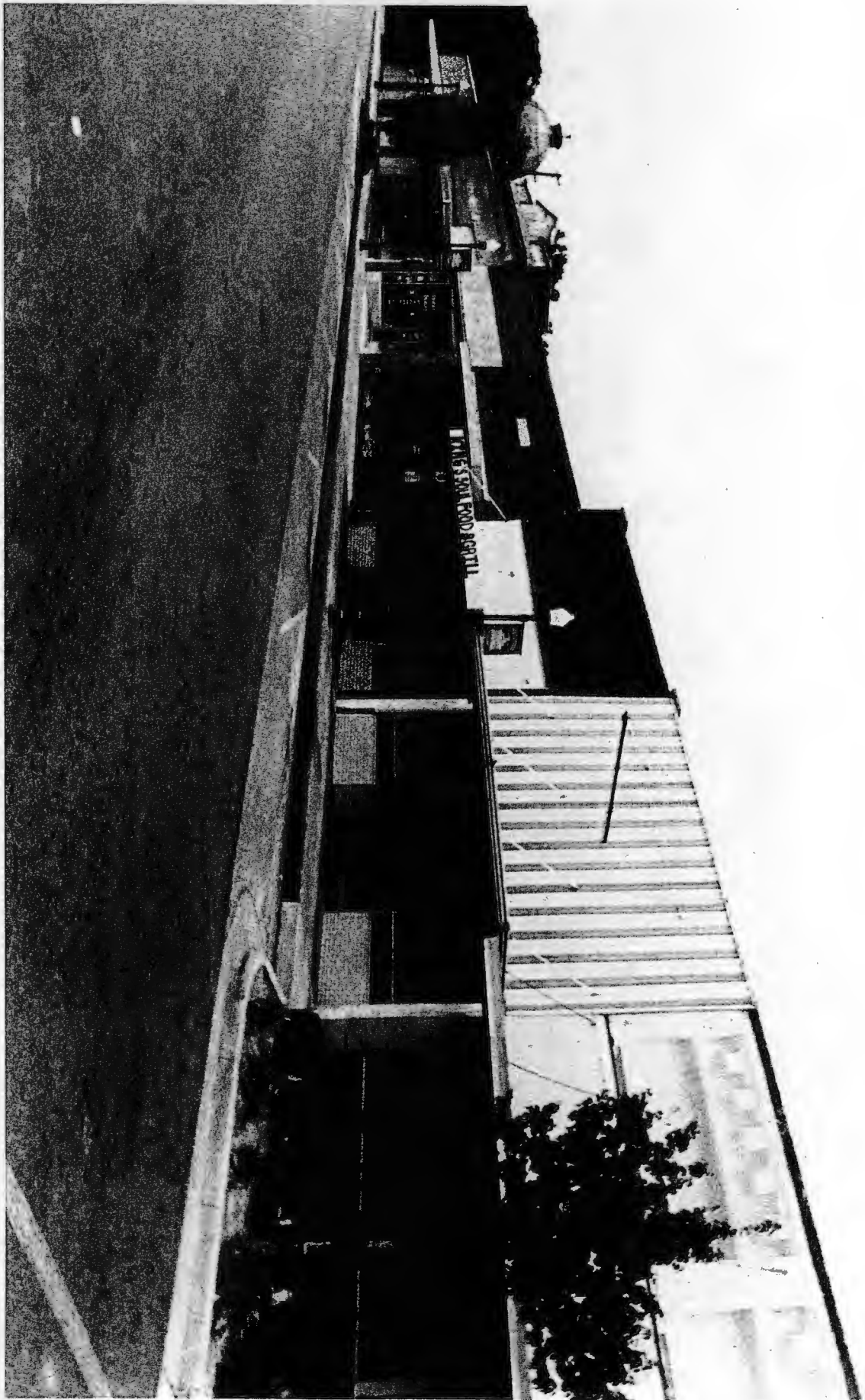


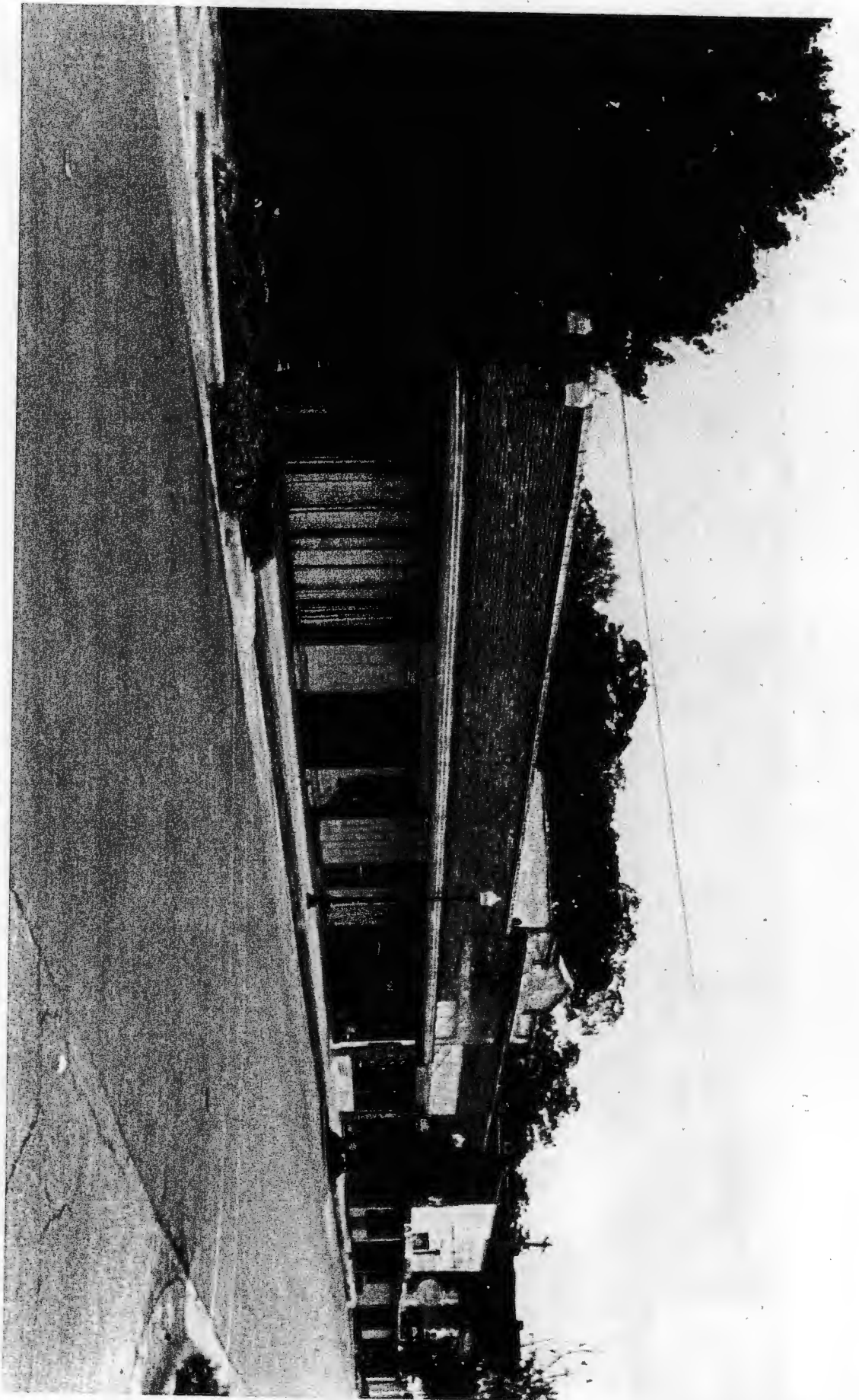
Joe Ferris, Jr.
FERRIS
• 565-6798

SALES

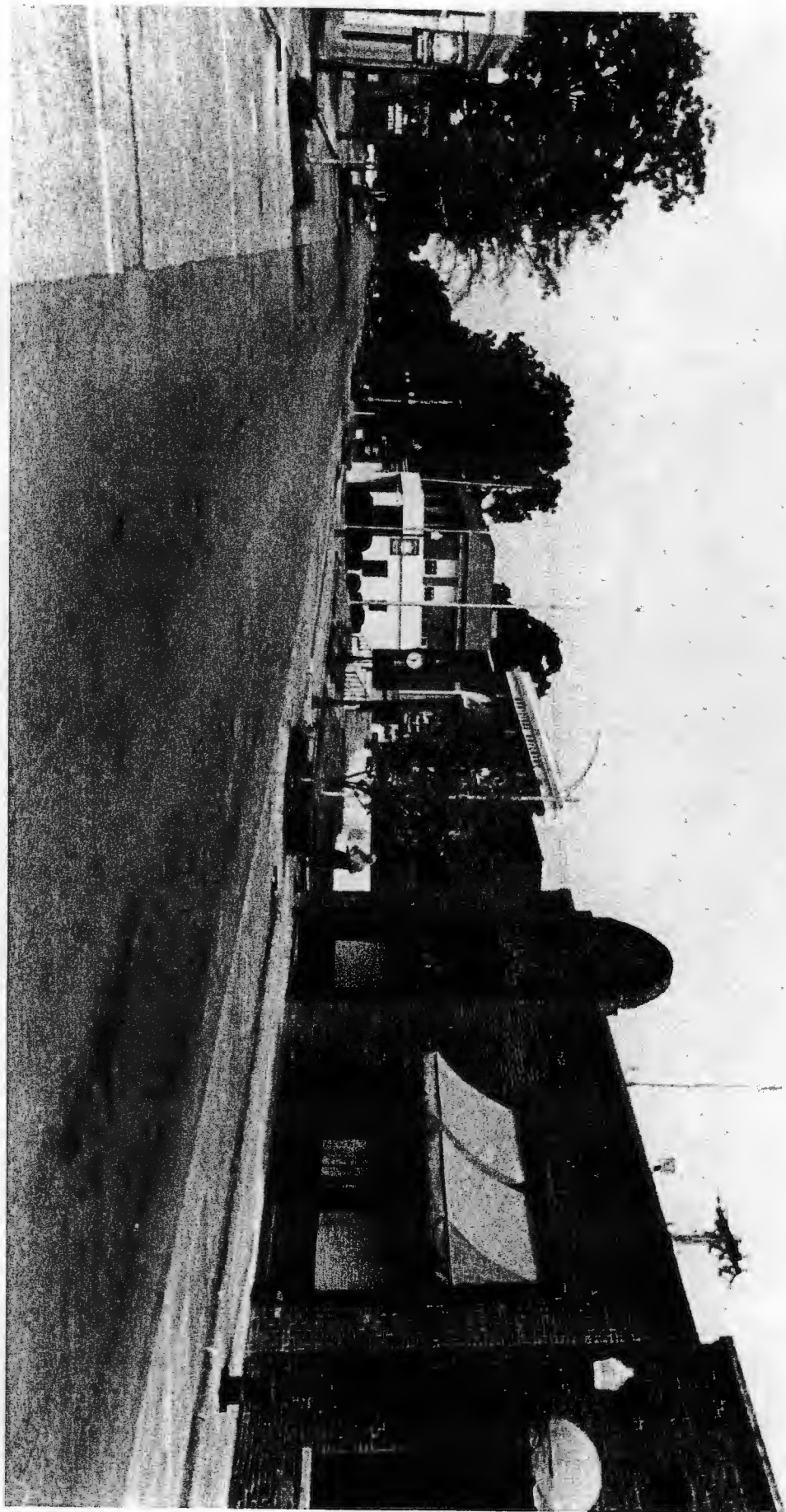




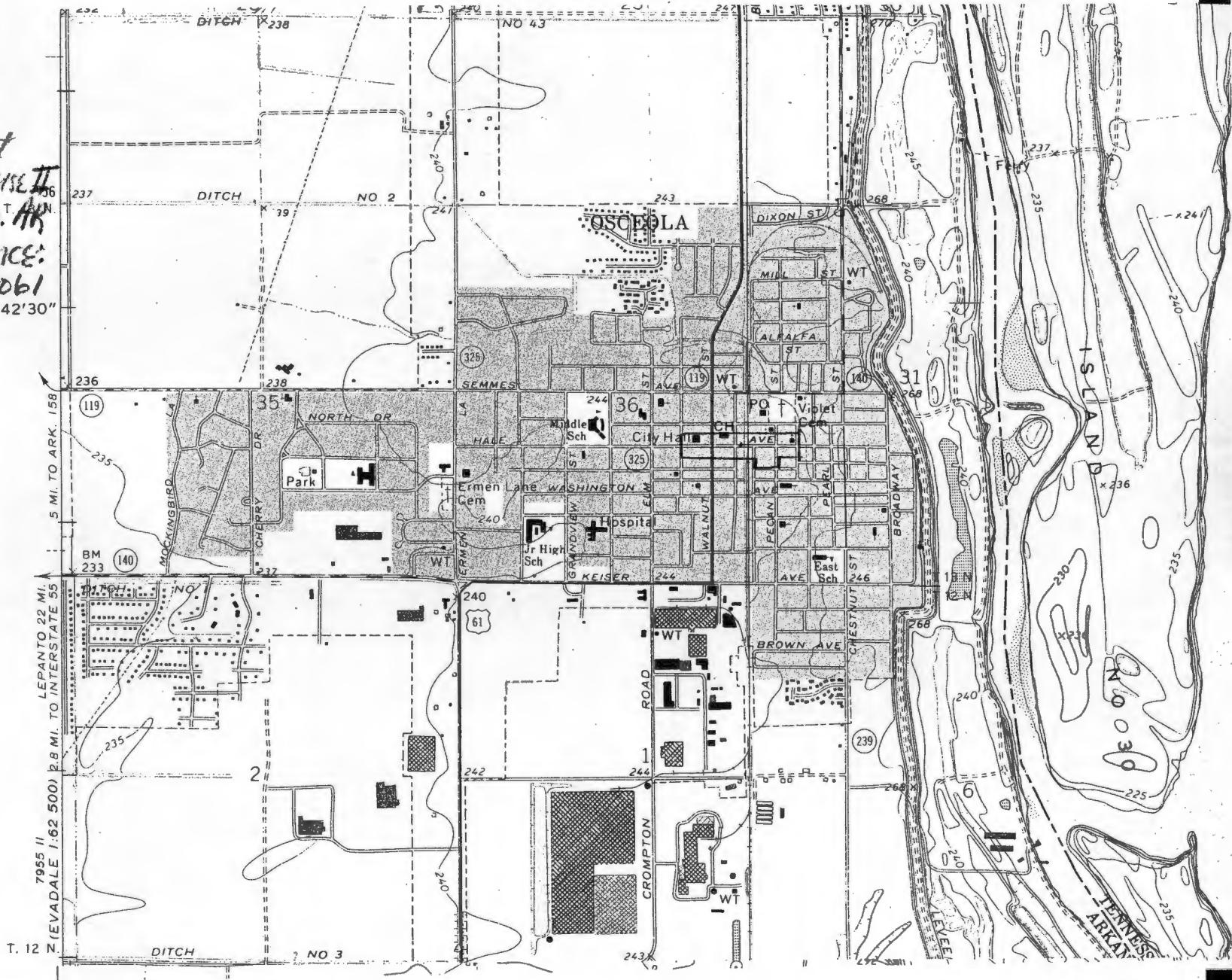








Hate Avenue
Historic District
Boundary Increase II
OSCEOLA, MISS. CTY. AR
UTM Reference:
16/231449/3955061
42'30"



5 MI. TO ARK. 158
7955 II
LEPANTO 22 MI.
ZEVADALE 1:62 500. 2.8 MI. TO INTERSTATE 55
T. 12