

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

For HCRS use only

received **DEC 2 1983**

date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic George R. Mann Building

and/or common Adkins Building

2. Location

street & number 115 East ^{5th} Fifth Street N/A not for publication

city, town Little Rock N/A vicinity of congressional district Second

state Arkansas code 05 county Pulaski code 119

3. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
	<u>N/A</u>	<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

name Walter E. Hussman, Jr.

street & number P.O. Box 2221

city, town Little Rock N/A vicinity of state Arkansas

5. Location of Legal Description

courthouse, registry of deeds, etc. Pulaski County Courthouse

street & number 405 West Markham

city, town Little Rock state Arkansas

6. Representation in Existing Surveys

title Arkansas Historic Preservation Program
State Survey - Little Rock Main has this property been determined eligible? yes no
Street Survey

date 1977 federal state county local

depository for survey records Arkansas Historic Preservation Program

city, town Little Rock state Arkansas

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed	(Interior)	

Describe the present and original (if known) physical appearance

SUMMARY

Built in 1906, the George R. Mann building, named for its architect -- George R. Mann, displays the Classical vocabulary and design pedantry popular during the early twentieth century and often associated in Arkansas with the work of its designer. The two-story flat-roofed symmetrically massed commercial structure is sited on a side street running perpendicular to Main Street, Little Rock's downtown commercial center since the late-nineteenth century, freestanding on a lot surrounded on three sides by narrow alleys. Constructed of wood joists spanning masonry bearing walls, the building's side and rear elevations are faced with a light buff-colored brick veneer which complements the white terra cotta facade's rich application of Classical decorative details, including a full entablature, dentiling and two-story fluted Ionic columns, and bay "Chicago style" windows. Continuously providing office space since its construction, the long, narrow building was designed on a symmetrical plan with offices flanking a double-loaded central corridor.

ELABORATION

In spite of the building's small scale, the order and monumentality inherent in Beaux Arts Classicism is apparent in the Mann Building's principal (north) elevation. The corners of the facade project slightly, marking the termination of the structural wall, and are articulated with moulded terra cotta blocks that visually create a raised vertical panel framed by a narrow bank of talon moulding. This treatment creates the impression of two-story pilasters. These strong vertical elements are set upon square terra cotta block pedestals with recessed central panels, articulated bases and egg and dart moulding capped cornices, and are surmounted by decorative cartouches. Each end pedestal also supports a fluted, engaged Doric half-column which together with four additional like-designed two-story tall columns, on pedestals narrower than but identical in design to the corner pedestals, carry the building's elaborately embellished entablature. Above a simple architrave, terra cotta blocks cast with a raised design of sinuous foliated forms comprise the entablature's frieze. Medallions featuring single rosettes also appear in the frieze, defining each bay of the facade and further enriching this decorative element. The entablature's dentiled cornice is capped with a series of cartouches that rhythmically decorate the parapet which caps the building. The corners of the parapet project slightly articulating the termination of the facade. A simple coping completes the crowning parapet wall.

The decorative Classical spirit of the facade is clearly reflected in the articulation of its fenestration. Four tall rectangular one-over-one double-hung windows pierce the chamfered bays of the first story elevation. Today, the original dimensions of the windows have been diminished by the creation of a false transom and a single glass door has replaced the western-most window. Both alterations date to the 1930s and will soon be corrected as part of a proposed rehabilitation project. The windows are set on a base of terra cotta blocks lain flush with the building line, thus emphasizing the profile of the chamfered bay above, and are framed with a band of egg and dart moulding that is contiguous across the facade, spanning the column pedestals as well as surrounding the windows. Fascia bands and a narrow cornice with enriched talon moulding define the transition from the first to the second story of the facade. Even richer than the first floor fenestration, the second floor features the bay or "Chicago" windows Mann often employed in commercial structures here composed of one-

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

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DATE ENTERED

CONTINUATION SHEET

ITEM NUMBER 7

PAGE 2

over-one double-hung windows, each surmounted by a transom. Two slender colonnettes, the height of the window and of the transom respectively, and a narrow band of dentiling articulate the wood window surrounds. A dented cornice board above the transoms mediates between the facades angular front and the dominant entablature above.

A double-leaf entrance, definitively, framed by a one-story flat-roofed surround projecting slightly beyond the facade's central bay offers principal access to the building. The recessed doorway, composed of simple wood doors with large rectangular lights, is raised slightly above grade and reached by two shallow steps. The door surround features a perimeter of egg and dart moulding, terra cotta panels decorated with garlands, and a panel bearing the name "Adkins" (dating to a 1930s ownership change) in the lintel.

The side (east and west) elevations of the building appear to have been conceived to afford maximum light to the relatively narrow office spaces within. The long facade features a variety of window designs to achieve this end. The first story of the brick walls is penetrated by eight tripartite openings each consisting of two narrow one-over-one double-hung windows flanking a larger center window. Wood lintels and concrete sills offer further definition. In the second story, like-designed tripartite windows alternate with four bay windows with exposed concrete slabs forming their flat roofs and projecting floors. Single double-hung one-over-one rectangular windows in segmental arched surrounds appear in both the first and second stories of the southern end bays of the side elevations. The rear (south) elevation is the least distinguished of the building's facades, exhibiting no fabric of architectural significance.

In contrast to its richly decorated facade, the interior of the Mann Building is almost utilitarian. The original plan of the building provided only for a double-loaded corridor flanked by offices with a stairway occupying a central location along the interior east wall. Although the building has no formal lobby space, finely milled arched doorways with transoms appear along the first floor corridor and the first floor corridor features a tile wainscot. A similar wainscot lines the walls of the stairwell that holds the building's U-planned cast iron stair. Distinguished by its decorative rail, the stair is the building's most significant interior feature. As the cumulative result of alterations made by a succession of tenants over the building's life, little additional interior fabric of importance survives. Some original baseboard and window moulding remains but not contiguously nor characteristically throughout the building. A recent rehabilitation project has assured the continuation of the Mann Building's historic use as an office building and protectively restored its outstanding facade.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates 1906

Builder/Architect George R. Mann

Statement of Significance (in one paragraph)

The George R. Mann Building is of architectural significance both as an example of the pervasive influence of Beaux Arts Classicism on the American architecture of the early twentieth century and as an example of the work of its designer, prominent architect George R. Mann who maintained his professional offices in the building from the time of its construction until 1911-12. Among other early tenants of the Mann Building were some of Little Rock's most distinguished professionals, including Dr. Frank Visonhaler, Dr. E. R. Dibrell and Dr. M. E. McCaskill, thus suggesting, as contemporary City Directories indicate, that this was indeed a prime location. In 1911-12, the building was sold and renamed the Urquhart Building. It again changed hands in the 1930s and has since been known as the Adkins Building. The monumentality and Classical proportions intrinsic to the Beaux Arts style in its most literal interpretations are most frequently associated with and especially well suited to the design of public buildings. However, they are skillfully translated in the Mann Building even within the constraints of its small scale rendering the building truly outstanding among Little Rock's commercial architecture of this period. Recognized as one of Arkansas' most significant architects for his execution of a wealth of important, largely Classical, structures including the Pulaski County Courthouse (1912, NR listed 18 October 1979), the Arkansas Gazette Building (1908, NR listed 22 October 1976) and the Arkansas State Capitol (c. 1900-1912, NR listed 28 June 1974). Mann's training in Classicism both during his studies at the Massachusetts Institute of Technology with William R. Ware and in earlier practice with Beaux Arts trained Edward Jacques Eckel, prepared him well to apply the dictates of the style. In this building, his fluency in the Classical vocabulary is evidenced by the richly decorative facade's foliated frieze, dentiled cornice and cartouche laden parapet. These features, together with Mann's adaption of the more modern bay or "Chicago" window, contribute to the building's esthetically pleasing appearance while continuing to serve its historic function as an office facility.

9. Major Bibliographical References

Autobiographical Sketch, George R. Mann, written October 6, 1932.

City Directories, City of Little Rock, 1904 to present.

Sanborn Insurance Maps, 1897 and 1913

"Little Rock and Arkansas Development Edition", Arkansas Gazette, March 1908 p. 10

10. Geographical Data

Acreage of nominated property less than one

Quadrangle name Little Rock, ARK

Quadrangle scale 1:24000

UMT References

A

1	5	5	6	6	8	2	0	3	8	4	4	6	7	0
Zone			Easting				Northing							

B

Zone			Easting				Northing							

C

Zone			Easting				Northing							

D

Zone			Easting				Northing							

E

Zone			Easting				Northing							

F

Zone			Easting				Northing							

G

Zone			Easting				Northing							

H

Zone			Easting				Northing							

Verbal boundary description and justification

W 50' of lots 11 and 12 and W 50" of the N 40" of Lot 10 block 6 original city of Little Rock

List all states and counties for properties overlapping state or county boundaries

state N/A code county code

state code county code

11. Form Prepared By

name/title Ethel Goodstein, Architectural Historian (ed. by staff of the AHPP)

organization Arkansas Historic Preservation Program date August 17, 1981

street & number Suite 500 Continental Building telephone (501) 371-2763

city or town Little Rock state Arkansas

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature Wilson Shirley

title State Historic Preservation Officer date April 13, 1983

For HCERS use only

I hereby certify that this property is included in the National Register

Alous Byers
Keeper of the National Register

Entered in the National Register date 12/29/83

Attest: _____ date _____

Chief of Registration

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Mann, George R., Building
Pulaski County
ARKANSAS

Working No. 12/2/83
Fed. Reg. Date: 2-5-85
Date Due: 12/29/83 - 1/16/84
Action: ACCEPT 12/29/83
 RETURN
 REJECT
Federal Agency: _____

Entered in the
National Register

- resubmission
- nomination by person or local government
- owner objection
- appeal

Substantive Review: sample request appeal NR decision

Reviewer's comments:

Recom./Criteria _____
Reviewer _____
Discipline _____
Date _____
_____ see continuation sheet

Nomination returned for: _____ technical corrections cited below
_____ substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible? yes no

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

- summary paragraph
- completeness
- clarity
- alterations/integrity
- dates
- boundary selection

8. Significance

Period _____ Areas of Significance—Check and justify below _____

Specific dates _____ Builder/Architect _____
Statement of Significance (in one paragraph)

- summary paragraph
- completeness
- clarity
- applicable criteria
- justification of areas checked
- relating significance to the resource
- context
- relationship of integrity to significance
- justification of exception
- other

9. Major Bibliographical References

10. Geographical Data

Acreage of nominated property _____
Quadrangle name _____
UTM References _____

Verbal boundary description and justification _____

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

_____ national _____ state _____ local

State Historic Preservation Officer signature _____

title _____ date _____

13. Other

- Maps
- Photographs
- Other

Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: _____



Geroge R. Mann Building
Little Rock, Arkansas
Bob Dunn, Photographer
May, 1981
Negative at AHPP
Principal (north) elevation from the
northwest

from NW



George R. Mann Building
Little Rock, Arkansas
Bob Dunn, Photographer
May, 1981

Negative at AHPP

Principal (north) elevation from the
northeast



George R. Mann Building
Little Rock, Arkansas
Bob Dunn, Photographer
May, 1981

Negative at AHPP
Detail of cornice on principal elevation

PAPER
FACTURED
KODAK

THIS PAPER
MANUFACTURED
BY KODAK

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George R. Mann Building
Little Rock, Arkansas
Bob Dunn, Photographer
May, 1981

Negative at AHPP

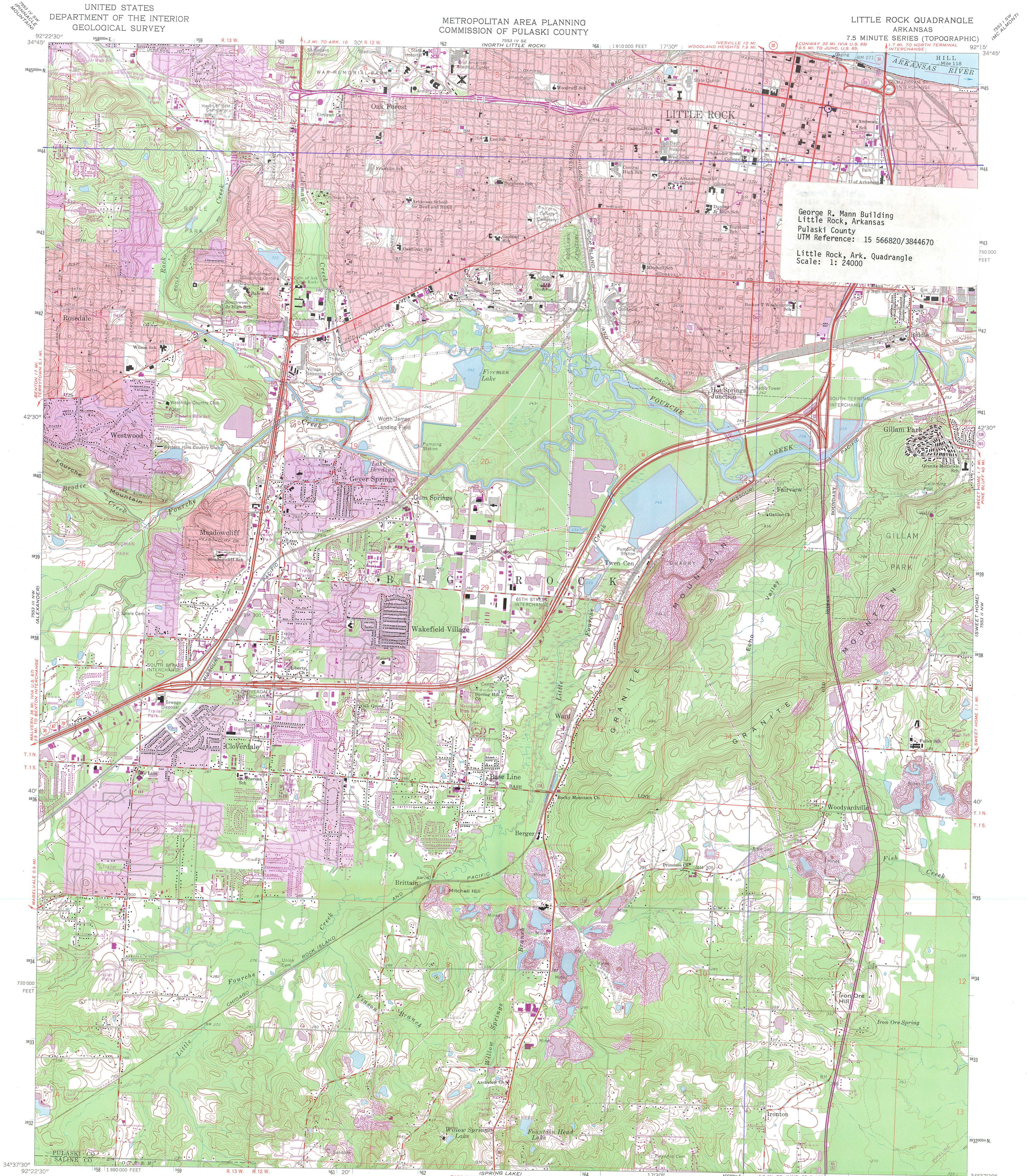
Rear (south) elevation and west elevation
from the southwest

*rear S
side W*



George R. Mann Building
Little Rock, Arkansas
Alice Jones, Photographer
October, 1983
Negative at AHPP
Principal (north) elevation from the
 northeast
After rehabilitation

Q55.05.02.H.H.H.2



George R. Mann Building
Little Rock, Arkansas
Pulaski County
UTM Reference: 15 566820/3844670
Little Rock, Ark. Quadrangle
Scale: 1: 24000

Mapped, edited, and published by the Geological Survey

Control by USGS and USC&GS

Topography by photogrammetric methods from aerial photographs taken 1960. Field checked 1961

Polyconic projection. 1927 North American datum

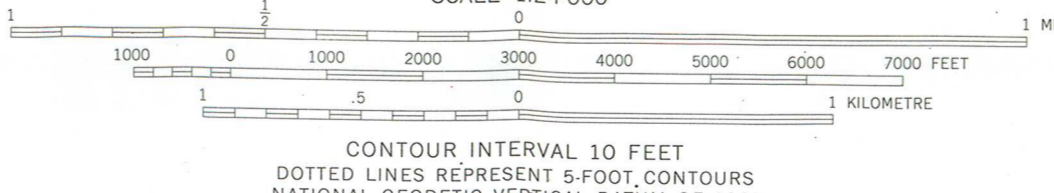
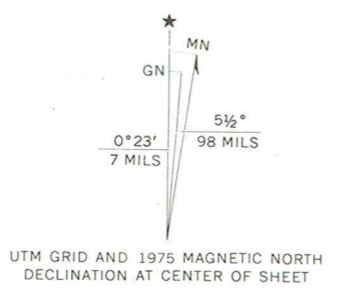
10,000-foot grid based on Arkansas coordinate system, south zone 1000-metre Universal Transverse Mercator grid ticks, zone 15, shown in blue

Red tint indicates areas in which only landmark buildings are shown

Fine red dashed lines indicate selected fence and field lines where generally visible on aerial photographs. This information is unchecked

Revisions shown in purple compiled from aerial photographs taken 1970 and 1975. This information not field checked

Purple tint indicates extension of urban areas



CONTOUR INTERVAL 10 FEET
DOTTED LINES REPRESENT 5-FOOT CONTOURS
NATIONAL GEODETIC VERTICAL DATUM OF 1929

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
AND ARKANSAS GEOLOGICAL COMMISSION, LITTLE ROCK, ARKANSAS 72204
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



ROAD CLASSIFICATION

Heavy-duty	Light-duty
Medium-duty	Unimproved dirt
Interstate Route	U.S. Route
	State Route

LITTLE ROCK, ARK.
N3437.5-W9215/7.5

1961
PHOTOREVISED 1970 AND 1975
AMS 7553 III NE-SERIES V884



ARKANSAS
HISTORIC
PRESERVATION
PROGRAM

Carol D. Shull
Chief of Registration
United States Department of the Interior
National Register of Historic Places
National Park Service
1100 "L" Street, N.W.
Washington, D.C. 20240

Re: George R. Mann Building
Little Rock
Pulaski County

Dear Carol:

We are enclosing for your review the nomination for the George R. Mann Building in Little Rock, Arkansas. The Arkansas Historic Preservation Program has complied with all applicable nominating procedures and notification requirements in the nomination process.

This building has received final certification of rehabilitation for tax purposes. As well the owner has expressed an interest in granting an historic easement for this year. Therefore, we are asking that this nomination be given prompt attention and that some action be taken on it before the end of December, 1983. The Arkansas Historic Preservation Program will begin to accept easements in a few weeks and would like for this to be one of our first. We are asking you to waive the 45-day commenting period for the Mann Building and act on the 16th day instead. You have been quite gracious in the past to do this for us when there is a special circumstance such as this.

Thank you for your consideration in this matter.

Sincerely,

Wilson Stiles
State Historic Preservation Officer

WS/AJ/SS

Enclosures

