

**HISTORIC PRESERVATION
CERTIFICATION APPLICATION –
PART 1**

First Hotze House

Property Name

1620 Main Street, Little Rock, AR 72206

Property Address

NPS Office Use Only

Project Number:

5. Description of physical appearance: The First Hotze House is a one-story wood frame cottage with Italianate detailing on the porch and trim. The cottage is basically symmetrical both in plan and elevation. The front (east) elevation features the centered Italianate porch, with Italianate columns, porch railings, and brackets, topped by a dentilled cornice at the roof level. Centered on the porch are doubled panel doors topped by a transom window and flanked by long, narrow, eight-over-six double hung windows. Another pair of these windows flanks the sides of the porch. All windows are topped by a cornice and flanked by wood shutters. At each corner of the front elevation are wood pilasters topped by doubled Italianate style brackets. The symmetry of the elevation is carried through with 2 brick chimneys, located equally distant from the north and south ends of the building. These chimneys feature the decorative brickwork common to structures in the style, with step-outs and rowlock courses in the brickwork. The roof is currently covered with asphalt shingles; under these layers some of the original wood shingles, common for modest homes of the era, remain.

The south elevation continues with the details and materials found on the front, with a few exceptions. This elevation is not perfectly symmetrical owing to the wing to the west (added to the original cottage, c. 1880's). On the east side of this elevation, there are two six-over-six double hung windows symmetrically placed in the elevation of the main mass of the cottage. These windows are similar to the ones found on the front elevation, with the exception that they are not as long. They also feature flanking shutters and cornices. Located above and centered between these windows is an attic vent in the roof gable. Pilasters and doubled brackets detail the corners of the main mass of the cottage on the south. The west end of the south elevation, the c. 1880's wing, has a more utilitarian appearance. Three six-over-six double hung windows on this part of the elevation are irregularly spaced and lack the cornice and shutter detailing of windows on the main part of the cottage. These windows are also shorter than those found on the main part of the cottage's south elevation. The addition also lacks the corner trim details of the main mass of the cottage. A chimney, similarly utilitarian in detailing, is located about 1/3 of the way from the west end of the addition.

The west elevation of the building has suffered extensive damage from fire. The back porch (added c. 1910) and siding to the north of the addition are missing, and the north wall of the addition is entirely gone. Original door and window locations can be seen on the west elevation of the main part of the cottage, to the north of the kitchen wing. To the south of the addition, an original six-over-six window and the corner pilaster and doubled brackets of the main cottage mass remain intact. The west elevation of the addition is a blank wall; the original wood siding remains.

The building's north elevation features the same six-over-six double hung windows as the south elevation, but not in a symmetrical arrangement. On the east end of the main cottage elevation, the window is doubled. The three windows on the main cottage elevation have cornice molding, but lack the shutters found on windows on the east and south elevations. Inspection of the original wood siding reveals that these windows originally had shutters as well. Corner pilasters and doubled brackets are identical to those found on the south elevation. As previously noted, the north wall of the kitchen wing has been entirely destroyed by fire, so original window placements and details are impossible to confirm.

The original brick foundation piers were infilled with brick in order to enclose the crawl space under the cottage, date of alteration unknown.

Interior: see continuation sheet.

Date of Construction: 1869

Source of Date: 1870 Pulaski County Assessment, Sanborn Fire Maps

Date(s) of Alteration(s): c. 1880s, c. 1910, & unknown

Has building been moved? ☐ yes ☒ no If so, when?

6. Statement of significance: The First Hotze House is important primarily for its architectural significance. Most of the original fabric of the building remains intact. The cottage is a prime example of a modest early Victorian home, while it still displays an allegiance to the traditional "modified dogtrot" floorplan. Larger, later, and more exuberant Victorian structures depart from the symmetry in appearance and floorplan found in the cottage. So the cottage is an important example of a "bridge" between two styles - the earlier Greek Revival of pre-Civil War days, with its emphasis on symmetry and classical proportions, and the Victorian, with its passion for decorative details. The First Hotze House illustrates the beginnings of the Victorian movement with its rather sparse and straightforward exterior detailing in the early Victorian Italianate style, and at the same time, illustrates through its symmetry and floor plan that the style was not yet in full swing and that older stylistic influences were still in play. The First Hotze House contributes to the significance of the Governor's Mansion Historic District as an example from the very early Victorian period, which continued stylistic development through the rest of the district, in the blocks west of the cottage.

The First Hotze House has additional significance in relation to its original owner, Peter Hotze, an Austrian immigrant. Hotze built the cottage upon returning to Little Rock after captivity in the Civil War. He established a thriving commodities brokerage business with John Gould Fletcher; this business eventually became exclusively devoted to cotton brokerage. Shortly after construction of the First Hotze House, in 1873, Hotze moved with his family to New York City to handle the brokerage's business. He remained in New York until 1900, when he returned to Little Rock and built the palatial second Hotze House at 1619 Louisiana Street, directly behind (west of) the First Hotze House. This second home is listed on the National Register (8/11/75) as Hotze House, and featured interiors designed by Louis Comfort Tiffany. After his return to Little Rock, Hotze remained one of Little Rock's wealthiest and most prominent citizens until his death in 1909.

7. Photographs and maps.

Attach photographs and maps to application

CONTINUATION / AMENDMENT SHEET

First Hotze House

Property Name

Historic Preservation
Certification Application

1620 Main Street, Little Rock, AR 72206

Property Address

Instructions. Read the instruction carefully before completing. Type, or print clearly in black ink. Use this sheet to continue sections of the Part 1 and Part 2 application, or to amend an application already submitted. Photocopy additional sheets as needed.

This sheet: ☒ continues Part 1 ☐ continues Part 2 ☐ amends Part 1 ☐ amends Part 2 NPS Project Number: _____

5. Description of physical appearance, continued:

The building's interior is designed around a simple floor plan which is essentially a "modified dogtrot". In this plan, the "dogtrot" or covered breezeway between the two sides of the building has been transformed into an enclosed central hallway, which runs the entire depth of the house from front to back. On either side of this hall, to the north and the south, is arranged a "suite" of two rooms. All four rooms flanking the hallway are of approximately equal size. Each "suite" of rooms features a fireplace along the common wall, so there are a total of four fireplaces which share the use of the two chimneys of the original cottage. Each of the four rooms is accessed through a door from the central hallway; in addition, each "suite" of rooms to either side of the hall are connected with doors. The two rooms on the west or back side of the original cottage each have a closet located along the common "suite" wall between fireplaces and exterior walls. These are not original; date of the alteration is unknown.

Floors of the original cottage are of wide plank pine. Walls and ceilings are of plaster on lath. The rooms and hallways have approximately 10' ceilings. The original, existing woodwork is largely intact and relatively plain – wide baseboards and simple door and window trim, with wood panel doors. The original fireplace mantels and many of the doors are missing. Much of the original fabric of the c. 1880s addition has been destroyed by fire, but floors of this addition were of wood and walls and ceilings plastered as in the original cottage. Access to the addition was gained through the southwest room of the original cottage, where a door replaced what was probably an original window. Ceiling height in the addition is approximately 8'.

Name _____ Signature _____ Date _____

Street _____ City _____

State _____ Zip _____ Daytime Telephone Number _____

NPS Office Use Only

- ☐ The National Park Service has determined that these project amendments meet the Secretary of the Interior's "Standards for Rehabilitation."
- ☐ The National Park Service has determined that these project amendments will meet the Secretary of the Interior's "Standard for Rehabilitation" if the attached conditions are met.
- ☐ The National Park Service had determined that these project amendments do not meet the Secretary of the Interior's "Standards for Rehabilitation."

Date _____ National Park Service Authorized Signature _____ National Park Service Office/Telephone No. _____

☐ See Attachments



