

United States Department of the Interior
National Park Service

For NPS use only

National Register of Historic Places
Inventory—Nomination Form

received SEP 13 1984

date entered

JUN 25 1985

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections**1. Name**historic HOT SPRINGS CENTRAL AVENUE HISTORIC DISTRICT

and/or common

2. Locationstreet & number Central Ave. from Prospect to Park Streets
(See individual forms) not for publicationcity, town Hot Springs vicinity ofstate Arkansas Ark. code 05 county Garland Garland code 051**3. Classification**

(See individual forms)

Category	Ownership	Status	Present Use	
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input checked="" 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 checked="" 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
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

name (See individual forms)

street & number

city, town _____ vicinity of _____ state _____

5. Location of Legal Descriptioncourthouse, registry of deeds, etc. Garland County Courthousestreet & number Ouachita Avenuecity, town Hot Springs state Arkansas**6. Representation in Existing Surveys**title Hot Springs Surveyhas this property been determined eligible? ☒ yes ☐ nodate 1977 ☐ federal ☒ state ☐ county ☐ localdepository for survey records Arkansas Historic Preservation Programcity, town Little Rock state Arkansas

7. Description

Condition

☐ excellent

☒ good

☒ fair

☐ deteriorated

☐ ruins

☐ unexposed

Check one

☐ unaltered

☒ altered

Check one

☒ original site

☐ moved date _____

Describe the present and original (if known) physical appearance

SUMMARY

The Central Avenue Historic District possesses one of Arkansas' richest collections of historic commercial buildings. Ranging in date from 1886 to 1930, these structures reflect the growth of this town into the State's most significant resort community. Located in this district, along Hot Springs' major thoroughfare, is a wide variety of hotels, stores, restaurants and office buildings, all constructed to serve the needs of the visitors to Bathhouse Row. This district illustrates not only the rapid growth of Hot Springs, but also the evolution of building styles, materials and technology that occurred during the late nineteenth and early twentieth centuries.

ELABORATION

Described in 1873 as "the most wonderful hot springs in the world",¹ the numerous springs located in the valley between the North and West Mountains in Hot Springs, Arkansas, have attracted visitors for hundreds for years. Early settlement occurred in close proximity to the springs, consisting at first of crude frame shacks. Originally called Valley Street, Central Avenue, located in the valley of the Hot Springs Creek, has been the center of commercial activity since the city's inception. In 1874 Charles Cutter wrote that "The town of Hot Springs is situated in the valley of the same name; is mostly located on one street, which is about a mile long, following the Hot Springs Creek."²

Though Hot Springs experienced a building boom in the 1870's as a result of increased visitation and settlement, none of the structures built along Central Avenue during this decade remain. Typically one to three stories in height, the buildings were of frame construction, with board and batten a common siding. Commercial structures most frequently had gently sloped or gabled roofs and a one story shed-roofed porch facing the street. High parapets and false fronts were typical. Residences and hotels, which closely resembled one another in all features but size, usually had gable roofs and a minimum of one porch. In describing the surge of building activity in 1874, Cutter wrote, "...several of the hotel buildings would honor cities with a population of ten to twenty thousand; though, on account of the unsettled condition of land titles, most all the buildings are put up cheaply, for present wants. Lumber is cheap - \$15-\$20 per thousand; and houses costing from \$100 to \$1,000 are the order of the day, for both residences and business houses. It was the demand for larger hotels, and more of them, boarding houses, etc., for the accommodation of visitors who have increased in number every year, that has caused the improvements that are now found here. Buildings are going up in every part of the place, and evidences of prosperity are everywhere to be seen."³ The uncertainty of land ownership greatly influenced the quality of construction that occurred in Hot Springs during the 1870's. Not only were commercial buildings and residences built of the inexpensive and readily available lumber, but so too were the

**United States Department of the Interior
National Park Service**

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

For NPS use only

received

date entered

SEP 13 1984

Continuation sheet

Item number

7

Page 1

majority of bathhouses. Cutter explained that "No one owns a foot of land in the Valley, and no one can tell how long he will be allowed to remain. When fully considered, the wonder is, not that so little has been done, but that so many comfortable houses have been built."⁴ Cutter defended the quality and nature of building activity during this decade when he wrote that "Considering the unsettled condition of land titles, which prevent the erection of substantial brick or stone houses, the distance from market, and the mountainous country for miles around the Springs, the hotels of Hot Springs may be considered first class."⁵ Not only was new construction occurring in the boom town, but existing buildings were being improved and enlarged. "Hotels and boarding-houses are building additions and preparing for an increased number of guests; and everybody who has anything to sell, or business to do, seems to be making money."⁶

The building activity of the 1870's continued into the '80's and '90's as the population of Hot Springs and its number of visitors continued to increase. The settlement of land ownership litigation, as well as the covering of the troublesome Hot Springs Creek, encouraged the construction of more substantial buildings and resulted in an escalation of construction activity. In 1885 Cutter enthusiastically reported that "Never in its history has the city shown such growth and progress as it does at the present time. A building boom has evidently commenced in earnest but not any too quick, for the large hotels now in course of erection and in contemplation have been needed for years. Other improvements are contemplated, and probably more money will be spent in fine buildings this year than ever before."⁷

To meet the ever growing demand for accommodations, new hotels and boarding-houses replaced the smaller and less sophisticated structures of the previous decades. "With all the improvements now being made at the different hotels and boarding houses, and added to the list, there will soon be accommodations for four or five thousand visitors at one time, and allowing thirty days as an average time for visitors to remain here, there could be entertained at our hotels and boarding houses fifty thousand visitors in one year."⁸ While the earliest hotels constructed in Hot Springs were frame with Queen Anne, Greek Revival and Second Empire the predominate stylistic influences, hotels built after 1880 were usually of brick construction, larger in size than their frame predecessors and more able to provide the amenities desired by visitors. Most offered several large porches, balconies and elevators. The most common stylistic influences of this period were the Italianate and Second Empire. Prior to 1880, hotels ranged in height from one to three stories, a typical example of which was the Hot Springs Hotel, c. 1876, a three story frame Greek Revival structure with a pedimented two story full front porch, capable of accommodating forty to fifty guests.

**United States Department of the Interior
National Park Service**

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

For NPS use only

received

SEP 13 1984

date entered

Continuation sheet

Item number

7

Page

2

One of the first brick hotels to be constructed was the first Arlington (1875), a four story building consisting of two wings with a 190 foot facade. Constructed in 1882, the five story brick Avenue Hotel had a projecting center frontispiece capped with a balustraded mansard roof. Paired brackets supported a wide overhanging cornice of pressed metal. The oldest surviving hotel in the present district is the four story Hotel Hay (HS-1), a brick Italianate structure with pressed metal detailing.

As the hotels improved, so too did the other commercial buildings along Central Avenue. "The business part of the city is of a substantial and permanent character and shows decided improvement ... Several solid business blocks have recently been, and are now being erected, and still greater changes may be looked for in the near future. Stores and shops are well stocked with everything calculated to contribute to the material well-being and happiness of visitors and residents."⁹ Brick replaced wood as the standard building material, though the majority of commercial structures continued to average two to three stories, with most possessing flat roofs that sloped from front to rear. Lots were narrow and deep, thus a rectangular plan was typical. Most buildings had straight brick loadbearing party walls, with loadbearing brick rear walls penetrated by windows and a rear entrance. Ornament was concentrated on the front facade, where a variety of material and detailing were frequently combined. The first floor of the front facade was typically devoted to one or two wood and glass storefronts, many of which included an entrance to stairs leading up to the second floor. Upper floors consisted of long corridors, off of which were offices and furnished rooms. Other common features include high parapet walls, double-hung upper story windows and canvas awnings. By 1893 promotional literature was claiming that "No city in the land can boast of a retail row, that, for attractiveness, variety and oddity, can compare with the business side of Central Avenue."¹⁰ In close proximity to the bathhouses and the best hotels, Central Avenue experienced construction activity well into the twentieth century, partly in response to the increased demands of the tourist industry, but also because buildings were frequently lost to fire. By the mid-1890's, the visitor to Hot Springs had a number of retail establishments from which to choose, as evidenced by the following description of the city's main thoroughfare, "Jewelry stores, book stores, dry goods stores, saloons, drug stores, pool rooms, restaurants, furnishing goods stores, grocery stores, more jewelry stores, doctor's offices, more drug stores, shooting galleries, more saloons and so on and so forth - each with a distinct picturesqueness of its own - until one almost wearies of the endless, and, in many cases, striking contrasts."¹¹

The most typical commercial building of the late 1880's and '90's was two stories in height, constructed of brick, with an elaborate pressed metal cornice. The Rix-Adamson Building (HS-47), the Douglas Building (HS-7), and the Simon Meyer Building (HS-8) are good examples of this type. Less frequently constructed were buildings with stone facades, such as the Romanesque Revival-

**United States Department of the Interior
National Park Service**

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

For NPS use only

received SEP 13 1984

date entered

Continuation sheet

Item number

7

Page 3

inspired Southern Club (HS-21) and the Stitt Building (HS-46). Examples of the prevalent pressed metal facades include the Nicholas Hotel (HS-27), 210 Central (HS-13), the Gaines Building (HS-45), the McTague Building (HS-6) and the McLaughlin Building (HS-55). Though cast iron was frequently incorporated in facade designs, little of this material remains, as it was typically used at the street level and has been removed or covered up by remodeling. Storefronts were constructed of wood mullions, wood panels and glass, with paneled wood and glass doors. Transoms generally extended the width of the facade.

Several important hotels were constructed during the latter part of the nineteenth century that attempted to surpass the quality of earlier establishments, thus perpetuating continued competition among the hotels. The Hotel Eastman was a mammoth five story hip-roofed structure with a six story central tower adorned with oriel corner projections. The L-shaped hotel had three floors of covered balconies that provided 675' of promenade. Other distinguishing features included a 52' x 70' rotunda, clothes closets in each of the 506 guest rooms and six public rooms in addition to the 70' x 150' dining room. Built in 1891, the five story Park Hotel also had an L-shaped plan and rotunda. A popular feature was the open-air loggia atop the tower intersection of the two wings. Two floors of elaborately detailed covered iron balconies encircled the building, providing 1200 feet of promenade. In an effort to equal the competition, a second Arlington Hotel was built in 1891 on the site of the original, which had been torn down. Designed by McClure, Stewart and Mullgardt of St. Louis, the brick and stone replacement was four stories tall with two balconied corner towers and three stories of porches. Perhaps the most significant feature of this building was its use of the Spanish Renaissance style, which undoubtedly attracted attention. "The style of the architecture is of the Spanish Renaissance, which is admirably adapted to the location and in striking contrast with that of other hotel structures in this city."¹²

Commercial buildings dating from the first decade of the twentieth century were usually two stories in height and constructed of brick, such as Oscar's Bakery (HS-10), the Simon Mendel Building (HS-42) and Schneck's Drug Store (HS-54). Unlike those buildings constructed before the turn-of-the-century, buildings of this decade frequently possessed terra cotta ornament or were built of brown or buff, rather than red brick as was 111-121 Central (HS-57), a two story brown brick building with terra cotta capitals. Two outstanding buildings of this decade are the Dugan-Stewart (HS-22) and Sumpter-Little (HS-51) Buildings which are four and five stories, respectively. Constructed of buff brick, these atypically tall office buildings both feature terra cotta ornament. The only surviving facades to have incorporated pressed metal, a material infrequently used during this decade, are the Spear Building (HS-34) and the Ohio Club (HS-28).

A number of hotels were constructed during the first decade of the twentieth century, an important example being the Majestic (HS-2), which was built in 1902

**United States Department of the Interior
National Park Service**

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

For NPS use only

received

SEP 13 1984

date entered

Continuation sheet

Item number

7

Page 4

on the site of the Avenue Hotel. Originally this five story brick structure featured a one story classically-detailed balustraded front porch. Other distinguishing features include the Palladian-inspired doors which originally opened onto balconies and the projecting rounded corners of the building. Smaller in scale and simpler in design is the Savoy Hotel (HS-31), a two story structure with a commercial storefront on the first floor. A 1910 list of hotels reveals that four hotels existed with a guest capacity in excess of 500, nine could accommodate 100-200, twenty establishments had rooms for 50-100 and sixteen could accommodate 50 or less. This list did not include the numerous boarding houses and furnished rooms also available to the visitors.¹³

While the construction of the standard two story brick commercial building continued, as evidenced by the Kress Building (HS-53), the Albert Mendel Building (HS-16) and the Rector Building (HS-17), several innovative buildings were constructed between 1911 and 1920. Dating c. 1915, the DeSoto Mineral Springs Building (HS-11) is one of the district's earliest and finest classically-inspired facades. Originally only two stories in height, this building was constructed by one of the many water companies established to market bottled spring water. Shortly after the building's completion the DeSoto Mineral Springs went bankrupt, forcing the sale of the building to Mountain Valley Springs, which leased it to the operator of a fashionable dance hall proprietor who added the third floor. Also indicative of the popularity of the Classical Revival is the Thompson Building (HS-29), a five story office building designed by George Mann. The white glazed terra cotta facade features fluted columns and pilasters with Corinthian capitals, an ornate cornice, a balustraded parapet and metal panels with decorative relief.

The continued building activity between 1910 and 1930 can be attributed in part to the destruction caused by three fires that occurred during this twenty-year period. Between 1920 and 1930 two outstanding commercial buildings were constructed on Central Avenue: the Wade Clinic designed by Charles L. Thompson (NR listed 12-22-78) and the Medical Arts Building designed by Almand and Stuck (NR listed 12-1-78). Constructed on the site of the burned U. S. Hotel were three yellow brick buildings, the Holly Apartments (HS-36), the National Luggage Shop (HS-37) and the W. C. Woodcock Building (HS-38). Also erected during this decade were the Howe Hotel (HS-59), designed by Sanders and Ginocchio, and the Park (NR listed 12-22-82) and the Majestic Hotels (HS-3), designed by Thompson, Sanders and Ginocchio. Designed by George Mann and Eugene John Stern and constructed in 1925, the third Arlington Hotel (HS-60) is one of Hot Springs' most imposing and picturesque structures. Sited on a pivotal corner lot, the design of this hotel was clearly influenced by the Spanish Renaissance hotel that preceded it. Designed by two of Arkansas' most gifted architects, the Arlington is the largest hotel in Hot Springs today. Built in 1926, the Howe and Majestic are both constructed of red brick and feature terra cotta detailing.

**United States Department of the Interior
National Park Service**

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

For NPS use only

received SEP 13 1984

date entered

Continuation sheet

Item number

7

Page

5

The Majestic was built on the site of the Hiram Whittington House and is connected to the 1902 Majestic.

The Central Avenue Historic District clearly illustrates the evolution of the commercial core of Hot Springs, possessing representative examples of a variety of building periods, types and styles that reflect the ever-changing needs and tastes of this spa community between 1880 and 1930. The majority of storefronts have been "face lifted" or "modernized" over the years, with aluminum and glass being the most commonly used replacement materials, though several feature structural glass or tile. Most transoms have been covered, the doors replaced and the awnings removed. A modern wood, steel and fiberglass canopy covers the sidewalk in front of each building, significantly detracting from the district's appearance. The majority of first floor interiors have been altered in an effort to create a modern retail atmosphere appealing to tourists, whereas the upper floors have retained a high degree of integrity. The facades of several historic buildings have been covered with contemporary materials, such as corrugated metal and cast stone panels.

Survey Methodology

A reconnaissance survey of Central Avenue was first undertaken in March and April of 1977 by Inez Cline and Sharon Slagle. A second reconnaissance survey of the area was performed by the AHPP staff in February 1984. Evaluation of collected data determined the highest degree of significant historical and architectural fabric was located between 205 Park and 702 Central. That area composes the basis of the nomination, with the exclusion of Bathhouse Row which was listed on the National Register in November 1974.

**United States Department of the Interior
National Park Service**

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

For NPS use only

received

SEP 13 1984

date entered

Continuation sheet

Item number

7

Page

6

FOOTNOTES

1. Jerrell H. Shofner and William Warren Rogers. "Hot Springs In The Seventies," The Arkansas Quarterly, Spring 1963, Volume XII, Number 1, p. 24.
2. Charles Cutter. The Hot Springs As They Are. 1874, p. 41.
3. ibid, p. 41.
4. ibid, p. 41.
5. ibid, p. 44.
6. ibid, p. 50.
7. Charles Cutter. The Cutter's Guide to Hot Springs, 1884.
8. ibid.
9. The Hot Springs Picture Book, 1893, p. 50.
10. ibid, p. 51.
11. ibid, p. 51.
12. ibid, p. 32.
13. The Hot Springs In A Nut Shell, St. Louis, MO.: Con. P. Curran Printing Co., 1910.

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/
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800–1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1880–1935- **Builder/Architect** (See individual forms)

Statement of Significance (in one paragraph)

SUMMARY

Since the earliest settlements around the hot springs in Garland County, the valley between Hot Springs Mountain and West Mountain has been the focus of growth and development in the town of Hot Springs. Just as the Indians realized the importance of the springs, the early white settlers were quick to take advantage of the natural resources close at hand. By the 1840's, many of the settlers were using the springs to attract visitors to the area. Stores, bathhouses, and hotels began to fill both sides of the valley. To match the growth of Bathhouse Row on the eastside next to Hot Springs Mountain, a variety of commercial stores and hotels began to flourish on the west side of the valley following the Civil War. With the settling of the land disputes in 1877 and the covering of Hot Springs Creek and the widening of Central Avenue in 1884, the older frame buildings began to be replaced by ornate brick structures which attempted to mirror the newer architectural styles of the larger hotels around town and the newly remodeled Bathhouses across Central Avenue. Although many nineteenth and early twentieth century structures have been lost to demolitions and fires, and most of the first floors have been covered or altered in the last twenty years, the upper floors of most of the buildings have remained intact. Through the 1920's and 1930's, new and impressive structures replaced some of the older landmarks lost to various catastrophes. Today, Central Avenue reflects a mixture of the architectural development over the past one hundred years. The Central Avenue Commercial District continues to reflect the importance of the hot springs to the commercial development of the resort town through its resort hotels, medical office buildings, specialty shops, and recreational commercial building.

ELABORATION

Early Settlement

Hot Springs, Arkansas has always provided its inhabitants with the natural resources to attract tourist and visitors to the area. Its reputation as a resort town began early in the 1800's and continues to the present with the Central Avenue area remaining the focal point of the tourist industry. As early as 1807, a trapper named John Percival lived near the hot springs and built several cabins which he rented to travelers. By 1820, the first of many Hot Springs hotels was built by Joseph and Nancy Mellard. Later, in 1828, Ludovicus Belding built one of the nicest hotels in the State in the valley near the hot springs. Ada Thompson built the first bathhouse in the area in 1830. John Hale, a government surveyor, came to Hot Springs in the 1820's and by the 1840's, he had built a bathhouse and a hotel on what would later be called Bathhouse Row at the foot of Hot Springs Mountain. One of the earliest merchants was Hiram A. Whittington who ran a general store, a hotel, and a small circulating library during the 1830's. His general store was the first in Hot Springs. Whittington died in 1890, and his house remained at the Whittington - Park junction on the north end of Central

9. Major Bibliographical References

See continuation sheets.

10. Geographical Data

Acree of nominated property approximately 22 acres

Quadrangle name Hot Springs North, Ark.

Quadrangle scale 1:24000

UTM References

A

1	5	4	9	4	8	2	0	3	8	1	9	4	5	0
Zone		Easting				Northing								

B

1	5	4	9	4	9	1	0	3	8	1	9	4	9	0
Zone		Easting				Northing								

C

1	5	4	9	5	2	1	0	3	8	1	9	2	8	0
Zone		Easting				Northing								

D

1	5	4	9	5	1	0	0	3	8	1	9	2	0	0
Zone		Easting				Northing								

E

1	5	4	9	5	0	4	0	3	8	1	8	5	5	0
Zone		Easting				Northing								

F

1	5	4	9	4	9	6	0	3	8	1	8	5	6	0
Zone		Easting				Northing								

G

1	5	4	9	4	9	3	0	3	8	1	8	7	0	0
Zone		Easting				Northing								

H

1	5	4	9	5	0	4	0	3	8	1	9	2	3	0
Zone		Easting				Northing								

Verbal boundary description and justification

The district begins at 205 Park and runs south along the west side of Central Avenue to 702. On the east side of Central Ave. the district runs from 111 Central to the Arlington Hotel at Fountain and Central. (Legal descriptions for each building on individual survey form.)

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 Julie Vosmik and Jeff Lewellen

organization AHPP date June 8, 1984

street & number Suite 200, 225 Markham 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 X 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 National Park Service.

State Historic Preservation Officer signature

title SHPO

date 8-31-84

For NPS use only

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

Entered in the
National Register

date 6/25/85

Keeper of the National Register

Attest:

date

Chief of Registration

**United States Department of the Interior
National Park Service**

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

For NPS use only

SEP 13 1984

received

date entered

Continuation sheet

Item number 8

Page 1

Avenue until the Majestic Hotel demolished it for their second building in 1926 (HS-3).

Scattered bathhouses and hotels filled the valley between Hot Springs Mountain and West Mountain through the 1850's. The Civil War, however, halted the growth of the town for over a decade. Governor Rector, fearing the take over of Little Rock by the Union forces, retreated to Hot Springs with the official records of the State Government in May of 1862. By 1863, both Little Rock and Hot Springs were taken, and the papers were shipped to Washington in Southwest Arkansas. During the war, both sides sought the healing properties of the springs, and the numerous skirmishes and guerrilla attacks, coupled with the looting committed by both sides, reduced the town of Hot Springs to ashes. Only a handful of families remained in the area at the end of the war, and most of the buildings were burned or left deserted.

Post Civil War Commercial Development

Compared to many towns in Arkansas that suffered similar fates during the Civil War, Hot Springs recovered rapidly, and by the 1870's it had begun to regain its reputation as a developing resort town. Several serious limitations remained, however, to any extensive commercial development of the Central Avenue area. One was the presence of the Federal Reservation, and the other was the persistent flooding of Hot Springs Creek.

The Federal Government has long had an interest in the land surrounding the hot springs. In 1832, the land was declared a federal reservation, and all commercial endeavors involving the springs, such as hotels and bathhouses, were regulated by the federal government. Many early land owners fought the federal take over, and it was over 50 years before a final ruling on the land ownership was made. These early land owners were anxious to develop the commercial potential of the springs, but the uncertain future of the ownership of the land made them hesitate to invest large amounts of money in commercial projects. Some of the men involved in the land disputes included Henry Rector, governor of Arkansas during the 1860's and builder of the Rector Bathhouse on the north end of Bathhouse Row; William Gaines, a son-in-law to Ludovicus Belding and an extensive developer in the area; and John Hale who purchased the Percival property and later built the Hale Bathhouse. Litigations lasted until 1877 when all private land claims were disallowed. Bathhouse Row continued to flourish, but developers were forced to work closely with the federal government on all enterprises in the area. Land on the west side of the valley was left open by the federal government for commercial development, with little or no restrictions from the government unless the businesses dealt directly with the springs themselves. Developers were no longer afraid of losing their interests to the government, and new and more elegant structures began to replace the simpler frame buildings.

**United States Department of the Interior
National Park Service**

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

For NPS use only

received

date entered

SEP 13 1984

Continuation sheet

Item number 8

Page 2

After the land disputes were settled and commercial development along both sides of the valley was encouraged, there still remained limitations for the development of the Central Avenue area. The major limitation was the constant flooding of Hot Springs Creek which flowed down the center of the valley and crossed the major dirt roads at several places. In 1884, the Department of the Interior covered the creek and paved the road in front of the bathhouses, then known as Valley Street, to serve as the major street in the town. Trees were planted, paved sidewalks were installed, and the bathhouses were expanded and remodeled, with frame buildings being replaced by more stylish brick structures.

To match the architectural remodeling of the bathhouses on the east side of Central Avenue, the developers on the west side began to build ornate commercial structures to attract the tourist trade coming to Bathhouse Row. One of the earliest of these Victorian-style brick structures was the Hot Springs Opera House, built in 1882. Financed by Samuel Fordyce and constructed by Schicle and Harrison of St. Louis, the opera house stood on the 200 Block of Central for many years and served as the showplace of Hot Springs until the early 1900's. It then stood abandoned until it was destroyed in the 1960's for a parking lot (HS-12). Samuel Fordyce, a railroad man and local developer, became the president of the Hot Springs Beautification Committee in 1884, and his influence along with other local businessmen contributed to the majority of the new construction during this period. the majority of these late nineteenth century commercial buildings were two to three stories high with shops, restaurants, or saloons on the ground floor, and boarding rooms, clubs or doctors' offices on the upper floors. By the 1880's, many of the private clubs began to develop gambling facilities. Some of the most famous were the McTague Building built in 1891 by William McTague (HS-6), the Southern Club which was the most lavish gambling club in the area when it was built in 1893 (HS-21), and the McLaughlin Building which contained the Hot Springs Businessmen's Social Club when it was completed around 1895 (HS-50). The Gaines Building (HS-45) at 514 Central began as the Cafe D'Orleans restaurant and club in 1890, but later switched to various stores and shops. Other buildings contained grocery stores, dry goods stores, and pharmacies at the time of their construction. Some of these early mercantile stores included the Simon Meyer Clothing Store built circa 1891 (HS-8), the Douglas Building, also circa 1891 (HS-7), the Stitt Building built in 1895 (HS-41), and the Rix-Adamson Building built in 1886 (HS-47).

All of the major hotels built in the Central Avenue area between 1880 and 1900 are gone except for two notable exceptions. The Hotel Hay (HS-1) was constructed circa 1887 at 205 Park. Through the years it has been altered and its name was changed to the St. Charles Hotel. It is now owned by the Majestic Hotel. The Nicholas Hotel (HS-27) was constructed circa 1890 across from Bathhouse Row. It remains the oldest hotel across from Bathhouse Row left on Central Avenue. Its front was remodeled in 1910 when it became the Saratoga Hotel. It continues to

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Inventory—Nomination Form

For NPS use only

received SEP 13 1984

date entered

Continuation sheet

Item number

8

Page

3

serve Hot Springs as the Plaza Hotel. Other notable hotels in the area that were lost included the Rockafellow, across the street from the Majestic; the Waverly, across Park from the Hotel Hay; the Waukesha Bathhouse and Hotel located on Central Avenue where the Aristocrat Motor Inn (HS-20) and the Medical Arts Building (HS-19) stand; and the Avenue Hotel, which stood at the site of the Majestic until 1902. The U.S. Hotel stood on the 400 Block of Central until 1928 when the majority of it was burned in the Lyric Theater fire. Built in 1888, the U.S. Hotel, along with the Hotel Hay, were two of the first structures in the Central Avenue area to begin the switch from frame to brick construction. One of the last frame hotels to remain was the Arlington Hotel. Built by Samuel Stitt with help from Samuel Fordyce and William Gaines, the original 1875 hotel stood along-side the Rector Bathhouse on Bathhouse Row. it was razed in 1892 to be replaced by a larger, brick hotel in 1893. This second structure was one of the largest and most elegant hotels in the state until it was destroyed in a tragic fire in 1923. The third and last Arlington Hotel (HS-60) was situated across the corner of Fountain and Central at its present location in 1925.

1900-1920

The first decade of the twentieth century saw the continuation of the growth of brick structures along Central Avenue and the dominance of hotels in the resort area. The most important new hotel was the Majestic (HS-2) at the junction of Whittington, Park and Central. This 1902 structure replaced the Avenue Hotel and remained the biggest rival to the Arlington Hotel in the Central Avenue area.

Clubs remained important to the resort area surrounding the springs. The Ohio Club (HS-28) built circa 1905 included a restaurant and gambling facilities. Only the Southern Club (HS-21) surpassed it as a private gambling and club house. More traditional commercial buildings were also added to the area including the clothing stores, (c. 1905) Kempners (HS-41) and (c. 1910) Simon Mendel's, (HS-42) and the boarding rooms at the (c. 1905) Chicago Flats (HS-30) which also contained a large doctor office for a Dr. Winegar. The (c. 1915) Desoto Mineral Springs Building (HS-11) took advantage of the popularity begun by the Mountain Valley Water Company. Though never as successful as Mountain Valley, Desoto Springs kept the building until the twenties when a dance hall was added. Eventually Mountain Valley purchased the building and it remains their headquarters in Hot Springs.

It was at this time that a new form of building appeared in the Central Avenue area. The large, multi-story office buildings began to appear in the early 1900's. The numerous doctors who had been forced to use small store fronts or hotel rooms for their offices filled these new structures. Two of the most important were both built in 1904. The Sumpter-Little Building (HS-51) was constructed by the Charles Thompson architectural firm and had a hotel on its

**United States Department of the Interior
National Park Service**

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

For NPS use only

received

date entered

SEP 13 1984

Continuation sheet

Item number

8

Page

4

top floors. The Dugan-Stuart Building (HS-22) contained numerous offices for doctors and other professionals.

Construction slowed between 1910 and 1920 and, unfortunately, the few buildings that remained from this time have been covered and drastically altered. The one exception is the magnificent Thompson Building (HS-29). Designed by George Mann in 1913, it followed the lead of the earlier office buildings and contained both furnished apartments and office space for doctors, as well as numerous shops on the ground floor.

1920-1930

The 1920's saw a resurgence in the construction of large resort hotels and several new office buildings. Construction of standard commercial buildings was restricted to replacing older structures lost in fires. Hot Springs suffered more fires in the late nineteenth and early twentieth centuries, but none of the devastating fires affected the Northern section of Central Avenue around Bathhouse Row. Smaller, isolated fires, however, took several structures during the 1920's. In 1929, the U. S. Hotel and most of the 400 Block of Central Avenue was lost to the Lyric Theater fire. All the commercial structures now standing from Blake's Jewelry to the Palace Apartments were rebuilt on this site between 1929 and 1930 (HS-35 - HS-39). The first major hotel built in the 1920's was also the result of a fire.

The 1893 Arlington burned in 1923 in a spectacular fire that left only smoldering ruins. George Mann and Eugene Stern were hired as architects to design the new Arlington at its present location in 1925 (HS-60). (Mann and Stern were also responsible for the major remodeling and reconstruction of the new Bathhouses on Bathhouse Row during the mid-1920's.) In 1926, William Howe hired Theo Sanders and Frank Ginocchio to design the Howe Hotel (HS-29) at 201 Central, the former site of the Bledin Boarding House. Also in 1926, Sanders and Ginocchio designed the eight-story addition to the Majestic Hotel (HS-3) on the site of Hiram Whittington's house.

Two impressive office buildings, both dealing with the medical profession were constructed in the late 1920's. The Wade Clinic was constructed by the Charles Thompson firm in 1927 at 231 Central (HS-62). John Parks Almond was then hired to design what would be the tallest building in the state in 1929. The Medical Arts Tower (HS-19) was a magnificent Art Deco structure that still serves as a doctor's office building.

1930-Present

In recent years, two large motels were built on Central Avenue in the mid-1960's: The Aristocrat (HS-20) and the Downtowner (HS-58). One of the more

**United States Department of the Interior
National Park Service**

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

For NPS use only

received SEP 13 1984

date entered

Continuation sheet

Item number

8

Page

5

notable new structures is the First National Bank (HS-49). It was built in 1977 from plans drawn by Edward Durrell Stone. It stands on the original site of the 1888 First National Bank.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Inventory—Nomination Form

For NPS use only

received SEP 13 1984

date entered

Continuation sheet

Item number

8

Page

6

IDENTIFICATION OF STRUCTURES IN

HOT SPRINGS CENTRAL AVENUE HISTORIC DISTRICT

CODE/DETERMINATION*	PROPERTY/DATE CONSTRUCTED	ADDRESS
HS-1(C)	Hotel Hay (c. 1887)	205 Park
HS-2(C)	Majestic Hotel (1902)	Parkland & Central
HS-3(C)	Majestic Hotel (1926)	Park & Central
HS-4(C)	110-112 Central (c1935)	110-112 Central
HS-5(NC)	Medic Drugs (c1940)	114 Central
HS-6(C)	McTague Bldg. (1891)	120 Central
HS-7(C)	Douglas Bldg. (c1891)	122-124 Central
HS-8(NC)	Simon Meyer Bldg. (c1891)	126 Central
HS-9(NC)	O'Bryan Bldg. (c1891)	128 Central
HS-10(C)	Oscar's Bakery (c1905)	130-142 Central
HS-11(C)	DeSoto Mineral Springs (c1915)	150 Central
HS-12(NC)	Parking Lot	-----
HS-13(C)	210 Central (1889)	210 Central
HS-14(C)	212-218 Central (c1900)	212-218 Central
HS-15(NC)	All State Liquor & News (c. 1965)	220 Central
HS-16(C)	Albert Mendel Bldg. (c1918)	224 Central
HS-17(NC)	Rector Bldg. (c1915)	226 Central
HS-18(NC)	Parking Lot	-----
HS-19(C)	Medical Arts Bldg. (1929)	236 Central
HS-20(NC)	Aristocrat Motor Inn (c1965)	238-248 Central
HS-21(C)	Southern Club (1893)	250 Central
HS-22(C)	Dugan-Stuart Bldg. (1904)	256-264 Central
HS-23(C)	304 Central (c1890)	304 Central
HS-24(C)	308 Central (c1890)	308 Central
HS-25(NC)	Parking Lot	-----
HS-26(NC)	328-330 Central (c1920)	328-330 Central
HS-27(C)	Nichlas Hotel (c1890)	332-334 Central
HS-28(C)	Ohio Club (c1905)	336 Central
HS-29(C)	Thompson Bldg. (c1913)	340-346 Central
HS-30(C)	Chicago Flats (c1905)	348 Central
HS-31(C)	Savoy Hotel (c1910)	350 Central
HS-32(NC)	Mini-Park	-----
HS-33(C)	Hale Block (c1910)	360-366 Central
HS-34(C)	Spear Bldg. (c1905)	368 Central
HS-35(NC)	Blake Jewelry Store (c1930)	402 Central
HS-36(C)	Holly Apartments (c1930)	404 Central
HS-37(C)	National Luggage Shop (c1930)	408 Central
HS-38(C)	W. C. Woodcock Bldg. (c1929)	410 Central
HS-39(C)	Palace Apartments (c1930)	414 Central

**United States Department of the Interior
National Park Service**

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

For NPS use only

received SEP 13 1984

date entered

Continuation sheet

Item number

8

Page

7

HS-40(NC)	Hot Springs Souvenir and Rock Company (c1965)	418 Central
HS-41(C)	Kempner Bldg. (c1905)	420-422 Central
HS-42(C)	Simon Mendel Bldg. (c1910)	424 Central
HS-43(NC)	Parking Lot	-----
HS-44(NC)	Frankie's Restaurant (c1965)	510 Central
HS-45(C)	Gaines Bldg. (1890)	514 Central
HS-46(C)	Stitt Bldg. (1895)	516 Central
HS-47(C)	Rix-Adamson Bldg. (1886)	518-520 Central
HS-48(NC)	Walgreen's Bldg. (c1920)	524 Central
HS-49(NC)	First National Bank (1977)	530 Central
HS-50(C)	Security National Bank (1923)	606 Central
HS-51(C)	Sumpter-Little Bldg. (1904)	610-614 Central
HS-52(NC)	Paramount Theater (c1940)	616-618 Central
HS-53(NC)	Kress Bldg. (c1915)	620 Central
HS-54(NC)	Schneck's Drug Store (c1915)	624 Central
HS-55(C)	McLaughlin Bldg. (c1895)	700 Central
HS-56(C)	702 Central (c1895)	702 Central
HS-57(C)	111-121 Central (c1900)	111-121 Central
HS-58(NC)	Downtowner Motor Inn (1963)	135 Central
HS-59(C)	Howe Hotel (1926)	201 Central
HS-60(NC)	Sheer Cadillac Bldg. (c1925)	209 Central
HS-61(NC)	Parking Lot	-----
HS-62(C)	Wade Clinic (1927)	231 Central
HS-63(C)	Arlington Hotel (1925)	Fountain and Central

*C = Contributing Structures

NC= Noncontributing Structures

**United States Department of the Interior
National Park Service**

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

For NPS use only

received

SEP 13 1984

date entered

Continuation sheet

Item number

8

Page

8

DATES OF CONSTRUCTION

I. 1880-1889

1. HS-47: Rix-Adamson Building (1886)
2. HS-1 : Hotel Hay (c. 1887)
3. HS-13: 210 Central (1889)
4. HS-27: Nicholas Hotel (c. 1890)

II. 1890-1899

1. HS-45: Gaines Building (1890)
2. HS-23: 304 Central (c. 1890)
3. HS-24: 308 Central (c. 1890)
4. HS-6 : McTague Building (c. 1891)
5. HS-7 : Douglas Building (c. 1891)
6. HS-8 : Simon Meyer Building (c. 1891)
7. HS-9 : O'Bryan Building (c. 1891)
8. HS-21: Southern Club (1893)
9. HS-46: Stitt Building (1895)
10. HS-55: McLaughlin Building (c. 1895)
11. HS-56: 702 Central (c. 1895)

III. 1900-1920

1. HS-14: 212-218 Central (c. 1900)
2. HS-57: 111-121 Central (c. 1900)
3. HS-2 : Majestic Hotel (1902)
4. HS-22: Dugan-Stuart Building (1904)
5. HS-51: Sumpter-Little Building (1904)
6. HS-10: Oscar's Bakery (c. 1905)
7. HS-28: Ohio Club (c. 1905)
8. HS-34: Spear Building (c. 1905)
9. HS-41: Kempner's Building (c. 1905)
10. HS-30: The Chicago Flats (c. 1905)
11. HS-31: Savory Hotel (c. 1910)
12. HS-33: Hale Block (c. 1910)
13. HS-42: Simon Mendel Building (c. 1910)
14. HS-54: Schneck's Drug Store (c. 1910)
15. HS-29: Thompson Building (1913)
16. HS-53: Kress Building (c. 1915)
17. HS-16: Albert Mendel Building (c. 1915)
18. HS-17: Rector Building (c. 1915)
19. HS-11: Desoto Mineral Springs Building (c. 1915)

**United States Department of the Interior
National Park Service**

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

For NPS use only

received

date entered

SEP 13 1984

Continuation sheet

Item number

8

Page

9

IV. 1920-1930

1. HS-48: Walgreen's (c. 1920)
2. HS-50: Security National Bank (1923)
3. HS-63: Arlington Hotel (1925)
4. HS-60: Scheer Cadillac Building (c. 1925)
5. HS-3 : Majestic Hotel (1926)
6. HS-59: Howe Hotel (1926)
7. HS-62: Wade Clinic (1927)
8. HS-19: Medical Arts Building (1929)
9. HS-38: W. C. Woodcock Building (1929)
10. HS-35: Blake Jewelry (c. 1930)
11. HS-36: Holly Aprtments (c. 1930)
12. HS-37: National Luggage Shop (c. 1930)
13. HS-39: Palace Apartments (c. 1930)

V. 1931-Present

1. HS-4 : 110-112 Central (c. 1935)
2. HS-52: Paramount Theater (c. 1940)
3. HS-5 : Medic Drugs (c. 1940)
4. HS-58: Downtowner Motor Inn (1963)
5. HS-15: All State News and Liquor (c. 1965)
6. HS-20: Aristocrat Motor Inn (c. 1965)
7. HS-44: Frankie's Restaurant (c. 1965)
8. HS-40: Hot Springs Souvenir and Rock Company (c. 1965)
9. HS-49: First National Bank (1977)

EXP. 12/31/84

**United States Department of the Interior
National Park Service**

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

For NPS use only

received

date entered

Continuation sheet

Item number

8

Page 10

PROPERTY OWNERS LIST

HS-1	Hotel Hay 205 Park	Majestic Hotel Corporation Park and Central Hot Springs, AR. 71901 Att: Leland Hilborn
HS-2&3	Majestic Hotel Park and Central (both 1902 bldg. & 1926)	Majestic Hotel Corporation Address Above
HS-4	110-112 Central	E. M. Thrash, Inc. 628 Broadway Hot Springs, AR. 71901
HS-5	Medic Rexall Drug Store 114 Central	Alvina Rydzinski 616 North Olive South Bend, Indiana
HS-6	McTague Building 120 Central	Donald C. Harbour and Rex L. Norton P. O. Box 1328 Hot Springs, AR. 71902
HS-7	Douglas Building 122-124 Central	Hill Wheatley 135 Central Avenue Hot Springs, AR 71901
HS-8	Simon Meyer Building 126 Central	E. M. Thrash, Inc. 628 Broadway Hot Springs, AR. 71901
HS-9	O'Bryan Building 128 Central	Andrew Derrel Sims Black Orchid Lounge 128 Central Avenue Hot Springs, AR 71901
HS-10	Oscar's Bakery 130-142 Central	Hill Wheatley Address Above
HS-11	DeSoto Mineral Springs Building 150 Central	Mt. Valley Springs Co. 150 Central Avenue Hot Springs, AR. 71901

**United States Department of the Interior
National Park Service**

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

For NPS use only

received

date entered

SEP 13 1984

Continuation sheet

Item number

8

Page 11

HS-12	Parking Lot	Aristocrat Manor, LTD c/o Federal Nat'l Mortgage Assoc. 2001 Bryan Tower, Suite 1200 Dallas, TX. 75201
HS-13	210 Central	Peter & Mildred Nicksic 2805 Malvern Avenue Hot Springs, AR 71901
HS-14	212-218 Central	Harris-Ellis Realty, Inc. c/o Arkansas Bank & Trust ABT Center, Center & Market Hot Springs, AR. 71901
HS-15	All State Liquor and News 220 Central	Margureite Jackson 120 Flint Street Hot Springs, AR. 71902
HS-16	Albert Mendel Building 224 Central	Rector Estate P. O. Box 509 Hot Springs, AR. 71902
HS-17	Rector Building 226 Central	Rector Estate Address Above
HS-18	Parking Lot	Rector Estate Address Above
HS-19	Medical Arts Building 236 Central	Medical Arts Partners Central Towers Building 236 Central Avenue Hot Springs, AR. 71901
HS-20	Aristocrat Motor Inn 238-248 Central	Aristocrat Manor, LTD c/o Federal Nat'l. Mortgage Assoc. 2001 Bryan Tower, Suite 1200 Dallas, TX. 75201
HS-21	Southern Club 250 Central	Josephine Tussaud Wax Museum 250 Central Hot Springs, AR. 71901
HS-22	Dugan-Stuart Building 256-264 Central	Hill Wheatley 135 Central Avenue Hot Springs, AR. 71901

**United States Department of the Interior
National Park Service**

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

For NPS use only

received

SEP 13 1984

date entered

Continuation sheet

Item number

8

Page 12

HS-23	304 Central	Hill Wheatley Address Above
HS-24	308 Central	Hill Wheatley Address Above
HS-25	Parking Lot	City of Hot Springs c/o Hon. Jim Randall P. O. Box 700 Hot Springs, AR. 71901
HS-26	328-330 Central	Hill Wheatley Address Above
HS-27	Nicholas Hotel 332-334 Central	Hill Wheatley Address Above
HS-28	Ohio Club 336 Central	Hill Wheatley Address Above
HS-29	Thompson Building 340-346 Central	Hill Wheatley Address Above
HS-30	The Chicago Flats 348 Central	Charles Francis Carroll 1511 Winslow Little Rock, AR. 72207
HS-31	Savoy Hotel 350 Central	Hill Wheatley 135 Central Avenue Hot Springs, AR. 71901
HS-32	Mini-Park	City of Hot Springs c/o Hon Jim Randall P. O. Box 700 Hot Springs, AR. 71901
HS-33	Stoneciphers Palm Reader Parsian Bazaar	Hale Block 360-366 Central Hot Springs, AR. 71901
HS-34	Spear Building 368 Central	Selim E. G. Nattor c/o ABT Trust Division ABT Center Hot Springs, AR. 71901
HS-35	Blake Jewelry Store 402 Central	Diamond K. Realty Co. (Lauray's Jewelers) 402 Central Avenue Hot Springs, AR. 71901

**United States Department of the Interior
National Park Service**

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

For NPS use only

received

SEP 13 1984

date entered

Continuation sheet

Item number

8

Page 13

HS-36	Holly Apartments 404-406 Central	Bernice F. Mendel 640 Quapaw Hot Springs, AR 71901
HS-37	National Luggage Shop 408 Central	Claude Stonecipher 362 Central Avenue Hot Springs, AR. 71901 & Hill Wheatley Address Above
HS-38	W. C. Woodcock Building 410 Central	Claude Stonecipher Address Above
HS-39	Palace Apartments 414 Central	Hill Wheatley Address Above
HS-40	Hot Springs Souvenir & Rock Company 418 Central	Lester Houston P. O. Box 284 Hot Springs, AR. 71902
HS-41	Kempner Building 420-422 Central	Hill Wheatley Address Above
HS-42	Simon Mendel Building	First National Bank (Walnut Associates) Central & Court Hot Springs, AR 71901
HS-43	Parking Lots	Hill Wheatley Address Above
HS-44	Frankie's Restaurant 510 Central	E. M. Thrash, Inc. 628 Broadway Hot Springs, AR 71901
HS-45	Gaines Building 514 Central	E. M. Thrash, Inc. Address Above
HS-46	Stitt Building 516 Central	E. M. Thrash, Inc. Address Above
HS-47	Rix-Adamson Building 518-520 Central	E.M. Thrash, Inc. Address Above
HS-48	Walgreen's Building 524 Central	Ulman, Meyer, Cohen, Schorf & Klein 210 East 15th, Apartment 7-D New York, NY 10003

**United States Department of the Interior
National Park Service**

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

For NPS use only

received

SEP 13 1984

date entered

Continuation sheet

Item number

8

Page 14

HS-49	First National Bank 530 Central	First National Bank (Walnut Associates) Central and Court Hot Springs, AR. 71901
HS-50	Security National Bank 606 Central	First National Bank Address Above
HS-51	Sumpter-Little Building 610-614 Central	Leo & Sam Gortenber 208 Burchwood Hot Springs, AR 71901
HS-52	Paramount Theater 616-618 Central	A. B. Gaines Estate c/o First National Bank Address above
HS-53	Kress Building 620 Central	Helena Goff 2300 Beechwood Little Rock, AR 72207
HS-54	Schneck's Drug Store 624-26 Central	Angelo, Peter, & John Papas 323 6th Street Hot Springs, AR 71913
HS-55	McLaughlin Building 700 Central	Hill Wheatley 135 Central Avenue Hot Springs, AR. 71901
HS-56	702 Central	Hill Wheatley (Address Above)
HS-57	111-121 Central	Hill Wheatley (Address Above)
HS-58	Downtowner Hotel 135 Central	Hill Wheatley (Address Above)
HS-59	Howe Hotel 201 Central	Jenq Shyong Chen 201 Central Avenue Hot Springs, AR 71901
HS-60	Scheer Cadillac Building 209 Central	Arlington Hotel, Inc. Central & Fountain Hot Springs, AR 71901 Attention: Horst Fischer
HS-61	Parking Lot	Arlington Hotel, Inc. (Address Above)

**United States Department of the Interior
National Park Service**

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

For NPS use only

received SEP 13 1984

date entered

Continuation sheet

Item number 8

Page 15

HS-62

Wade Clinic
231 Central

Arlington Hotel, Inc.
(Address Above)

HS-63

Arlington Hotel
Fountain and Central

Arlington Hotel, Inc.
(Address Above)

HOT SPRINGS CENTRAL AVENUE
HISTORIC DISTRICT

ARKANSAS HISTORIC PRESERVATION PROGRAM

Survey Number HS-1

Owner Majestic Hotel

Property Name Hotel Hay

Address Park & Central

Location Hot Springs, AR

Hot Springs AR 71901

Significant Date/s c. 1887

ARCHITECTURAL DESCRIPTION

The oldest hotel in the district, the Hotel Hay, is a four story brick building with an 82-foot wide facade embellished with a tall, elaborately-detailed cornice, pilasters and quoins of pressed metal. Windows are one-over-one double-hung with the exception of those of the first floor which have been replaced. An interesting feature of the building is its irregular arrangement of fenestration, consisting of three pairs of windows, flanked to the left by two single windows and to the right by four single windows. Though no longer in existence, ornate hood mouldings originally adorned the windows located on the upper floors between the pilasters. The original store front consisted of two bay windows at the left, two doors, and three windows. A 1910 photograph reveals that the bay windows had been removed by that date. Considered one of the City's finest hotels when constructed, the Hotel Hay was built in front of and was connected to the Hay House, a small frame hotel it was intended to supplement. The 40 room hotel boasted wide airy hallways and rooms en suite, with an office, parlor and reading room on the first floor. Sometime before 1915, the Hay House was demolished.

Alterations to the building include the addition of the existing canopy, the addition and removal of a two story front porch, the stuccoing of the first floor and the painting of the brick.

STATEMENT OF SIGNIFICANCE

This is the oldest remaining hotel in the Central Avenue District. It was built in front of the 1870's Hay House around 1887. They were incorporated and joined together as the Hotel Hay and later the St. Charles Hotel until the rear section containing the Hay House was destroyed around 1910. The 1887 addition remained to experience several remodelings over the years, but the basic 1880's structure remains. The Hotel Hay was built circa 1887 and was among the first major hotels in Hot Springs to change from frame to brick construction. The four-story building at Division and Park contained water-closets on every floor, and claimed to be the only hotel in Hot Springs heated by steam. It was altered and changed around the turn of the century and renamed the St. Charles Hotel. It was remodeled again in the 1920's with H. Dougherty as owner and manager. It is now called the Tavern and has been owned by the Majestic Hotel since 1967.

HOT SPRINGS CENTRAL AVENUE
HISTORIC DISTRICT

ARKANSAS HISTORIC PRESERVATION PROGRAM

Survey Number HS-2

Owner Majestic Hotel

Property Name Majestic Hotel

Address Park & Central

Location Hot Springs, AR

Hot Springs, AR 71901

Significant Date/s 1902

ARCHITECTURAL DESCRIPTION

Though nowhere near the size of the Eastman, Park or Arlington, the Majestic was a large hotel for its day. Constructed on the former site of the Avenue Hotel in 1902, this symmetrical five story brick structure originally had a classically-detailed one story balustraded porch in front of the central entrance. Several features distinguish this building from all others in the district, the most notable being the rounded projecting corners, the fifth floor bulls-eye windows, the Palladian-inspired windows and doors with dentilled detailing that originally opened onto balconies, and the two bay projections. With the exception of those already mentioned, windows are one-over-one double-hung with stone lintels and sills. The entrance and storefronts have been altered and the brick painted.

STATEMENT OF SIGNIFICANCE

The original 1902 Majestic is one of the oldest of the large resort hotels in the Central Avenue District. It remains one of the most successful and distinct hotels in Hot Springs. The original 1902 Majestic Hotel at Whittington and Park stands on the site of the Avenue Hotel which was built in the early 1880's. The four story brick structure also contained a bathhouse under the same roof. In 1902, the Majestic was owned by Harry Jones. It was purchased by Southwest Hotel Company in 1929.

HOT SPRINGS CENTRAL AVENUE
HISTORIC DISTRICT

ARKANSAS HISTORIC PRESERVATION PROGRAM

Survey Number HS-3

Owner Majestic Hotel

Property Name Majestic Hotel

Address Park & Central

Location Hot Springs, AR

Hot Springs, AR 71901

Significant Date/s 1926

ARCHITECTURAL DESCRIPTION

Constructed on the site of the Whittington House in 1926, the second Majestic Hotel is an eight story brick structure connected to the first Majestic Hotel on the right and the Lanai Suites (1958) on the left. Designed by Sanders and Ginocchio, the building has a one story entrance and lobby projection, the parapet of which is adorned with urns, that faces the street. Windows are six-over-one double-hung with the exception of the one story section that has multi-paned casement windows with fixed sidelights and transom. Four pairs of windows on the seventh floor have wrought iron balconies. One of the most distinguishing features of this hotel is the rich classically-inspired cast ornament that embellishes the two top and bottom floors, such as the inset panels, the rinceau and running Greek banding, corner quoins and cornice projection have recently been added. In 1934 the firm of Thompson, Sanders and Ginocchio was responsible for some alterations, the nature of which is not known.

STATEMENT OF SIGNIFICANCE

The 1926 Majestic Hotel represents the growth and importance of the Majestic Hotel Company as one of the most successful and important resort Hotels in Hot Springs. It shares in its architectural distinction with the 1926 Howe Hotel (HS-59) which was also built in 1926 by the same architects as the Majestic. The 1926 Majestic Hotel stands next to the 1902 Majestic on the site of the 1830's house of Hiram Whittington. The architects on the 1926 Majestic were Theo Sanders and Frank Ginocchio. Sanders and Ginocchio also built the Howe Hotel (HS-59) in 1926 on Central Avenue and the Leo N. Levi Hospital on Whittington Avenue in 1911. Sanders and Ginocchio then formed a partnership with Charles Thompson and designed the Wade Clinic (HS-62) in 1926, and the Park Hotel at 210 Fountain and the Riviera Hotel at 719 Central both in 1930. All three of these buildings were included in the National Register in 1982 for the Charles Thompson thematic nomination. Both Majestic Hotels were purchased by Southwest Hotel Company in 1929, and H. Grady Manning was manager.

HOT SPRINGS CENTRAL AVENUE
HISTORIC DISTRICT

ARKANSAS HISTORIC PRESERVATION PROGRAM

Survey Number HS-4

Owner E. M. Thrash, Inc.

Property Name 110 & 112 Central Avenue

Address 628 Broadway

Location Hot Springs, AR

Hot Springs, AR 71901

Significant Date/s c. 1935

ARCHITECTURAL DESCRIPTION

A three story red brick building possessing two storefronts, 110 & 112 Central was constructed c. 1935. This three bay commercial structure has one-over-one double-hung windows. Typical of the majority of commercial buildings on Central, the plan is rectangular and the roof is flat.

STATEMENT OF SIGNIFICANCE

This three story brick building was built in the late 1930's and housed various grocery stores and shops. The Sherman Apartments were on the second and third floors in 1946. It is now Clinton Antiques and a Liquor Store. This building represents the less ornate and more practical commercial buildings that appeared on Central avenue during the 1930's and 1940's.

HOT SPRINGS CENTRAL AVENUE
HISTORIC DISTRICT

ARKANSAS HISTORIC PRESERVATION PROGRAM

Survey Number HS-5

Owner Alvina Ryzinski

Property Name Medic Drugs

Address 616 North Olive

Location Hot Springs, AR

South Bend, IN

Significant Date/s c. 1940

ARCHITECTURAL DESCRIPTION

Constructed c. 1940, this two story buff brick structure has a single storefront embellished with black structural glass. The asymmetrical fenestration accommodates stairs at the right that lead from the street to the second floor. The four double-hung windows of the second floor are in groups of two, with four vertical lights-over-one. The plan and roof are typical of the commercial buildings in the district.

STATEMENT OF SIGNIFICANCE

This building was built in the 1940's at 114 Central and has remained a drug store. It is an example of the plainer, more practical commercial buildings appearing on Central Avenue in the 1940's.

HOT SPRINGS CENTRAL AVENUE
HISTORIC DISTRICT

ARKANSAS HISTORIC PRESERVATION PROGRAM

Survey Number HS-6

Owner Donald C. Harbour and Rex L. Norton

Property Name Wm. J. McTague Building

Address P. O. Box 1328

Location Hot Springs, AR

Hot Springs, AR 71902

Significant Date/s 1891

ARCHITECTURAL DESCRIPTION

This three story brick structure has one of the district's finest examples of a pressed metal facade. Each of the two upper floors are penetrated by eleven one-over-one double-hung windows separated by pilasters. Panels above each window feature foliated relief. The most distinguishing features of this Italianate-influenced building is the massive projecting cornice detailed with medallions, paired brackets, squat finials at each corner, the name of the original owner and the date of construction. A door at the far right of the storefront, though now covered, originally provided access to the street leading to the second floor. None of the original storefront remains.

STATEMENT OF SIGNIFICANCE

The McTague Building is important in both its architectural style and its association with its builder. The style is typical of 1890's commercial buildings in Hot Springs, but the uniqueness is the role it plays in the grouping of 1890's buildings adjacent to it in the 100 Block of Central. The four buildings (HS-6, HS-7, HS-8, and HS-9) constitute the largest grouping of early 1890's buildings on Central Avenue. The McTague is the largest of the four buildings, and remains the dominant structure in the 100 Block. William McTague had this building built in 1891. McTague had been involved in local gambling since the 1870's. McTague survived the gambling feuds of the 1880's between Frank Flynn and Major S. A. Doran. In 1884, the townspeople and city officials expelled both Flynn and Doran from the town for crooked gambling practices, but McTague managed to stay on in the gambling business for many years. The building was a saloon run by Thomas Hanely in 1914, and later was the Piggley Wiggley Grocery Store with the G. W. Pitts Furnished Rooms on the top floor in the 1920's. It was then Lowery's Food Palace until the 1970's with the Southern Hotel on the upper floors. It was then bought by Eugene and Mary Francis Stonecipher for the Personal Touch Gift Shop. McTague's first saloon (built in 1876) was on the lot of the Southern Club (HS-21) which replaced it in 1893.

HOT SPRINGS CENTRAL AVENUE
HISTORIC DISTRICT

ARKANSAS HISTORIC PRESERVATION PROGRAM

Survey Number HS-7

Owner Hill Wheatley

Property Name Douglas Building

Address 135 Central Avenue

Location Hot Springs, AR

Hot Springs, AR 71901

Significant Date/s c. 1891

ARCHITECTURAL DESCRIPTION

Constructed in 1891, the same year as its two contiguous neighbors, the Douglas Building is a two story three bay structure, with a massive bracketed and pedimented pressed metal cornice that bears the original owner's name. Brick pilasters flank each of the three second floor arched fenestrations which are composed of three one-over-one double-hung windows with transoms. Though substantially altered, the storefront still retains four cast iron pilasters and the transom above the central stair door.

STATEMENT OF SIGNIFICANCE

The Douglas Building at 122-124 Central was built circa 1891. By 1892, 122 was a meat market and 124 was the Lyrie Grocery Store. 124 remained a grocery store until 1915 when it became a restaurant. 122 was a drug store from 1908 to the mid-1920's, and the upper floor contained the Utah Rooms. In the 1940's, it contained the Apple Apartments and the Dixie Coffee Shop. It was recently the Magnolia Cottage Gift Shop at 124, and the Night Train Nightclub at 122. The upper floor then contained the Lansing Apartments. The Douglas Building is in the middle of the group of late nineteenth century buildings on the 100 Block of Central Avenue. They share similar architectural styles and similar backgrounds in their uses over the years. Together, they are the largest grouping of 1890's buildings adjacent to each other in the Central Avenue District. the Douglas Building is an example of the 1890's stores involved with groceries and dry goods.

HOT SPRINGS CENTRAL AVENUE
HISTORIC DISTRICT

ARKANSAS HISTORIC PRESERVATION PROGRAM

Survey Number HS-8

Owner E. M. Thrash, Inc.

Property Name Simon Meyer Building

Address 628 Broadway

Location Hot Springs, AR

Hot Springs, AR 71901

Significant Date/s c. 1891

ARCHITECTURAL DESCRIPTION

Two stories in height with a pressed metal cornice, the Simon Meyer Building is of brick construction with four double-hung windows on the second floor. The altered single storefront has been changed from the original, though the placement of the door leading to the stairs has been retained. Alterations include the addition of a second floor wrought iron balcony, the covering of the second floor windows with louvered shutters and the stuccoing of the facade below the balcony roof following the removal of the original pressed metal front.

STATEMENT OF SIGNIFICANCE

The Simon Meyer Building is part of the grouping of nineteenth century buildings on the 100 Block that stand as the largest grouping of 1890's buildings adjacent to each other in the Central Avenue District. The Simon Meyer Building also represents one of the first businesses run by Mr. Meyer who was one of the most successful merchants in 1890's Hot Springs. Simon Meyer had this building constructed at 126 Central for his clothing store in the early 1890's. In 1923, it was a dry goods store owned by Mrs. Rosa Meyer. It later became the Walkowitz General Store and more recently the Oyster Bar Restaurant. the building was altered in 1956 along with 128 Central by Derrell Sims.

HOT SPRINGS CENTRAL AVENUE
HISTORIC DISTRICT

ARKANSAS HISTORIC PRESERVATION PROGRAM

Survey Number HS-9

Owner Andres Derrell Sims

Property Name O'Bryan Building

Address Black Orchid Lounge

Location Hot Springs, AR

128 Central Avenue

Significant Date/s c. 1891

Hot Springs, AR 71901

ARCHITECTURAL DESCRIPTION

Though retaining an ornate cornice, the majority of the facade of this building was altered during a mid-1950's remodeling. Removed at the time was most of the original pressed metal from the second floor, after which the brick was stuccoed to match the Simon Meyer Building next door. Other alterations include the covering of the three pairs of double-hung second floor windows and the addition of the wrought iron balcony.

STATEMENT OF SIGNIFICANCE

The O'Bryan Building is an excellent example of the late nineteenth century buildings constructed along Central Avenue as a saloon or private club. It is a vital element in the group of early 1890's buildings that are adjacent to each other on the 100 Block of Central. Few groupings of 1890's buildings such as this remain in Hot Springs. The O'Bryan Building at 128 Central was constructed for M. C. O'Bryan as a saloon in the early 1890's. The saloon was run by J. S. Wilkins in 1914, and has remained a saloon to this day. It was bought and remodeled by Derrell Sims in 1956 when it became the Black Orchid Bar and Nightclub.

HOT SPRINGS CENTRAL AVENUE
HISTORIC DISTRICT

ARKANSAS HISTORIC PRESERVATION PROGRAM

Survey Number HS-10

Owner Hill Wheatley

Property Name Oscar's Bakery

Address 135 Central Avenue

Location Hot Springs, AR

Hot Springs, AR 71901

Significant Date/s c. 1905

ARCHITECTURAL DESCRIPTION

Though simply detailed, Oscar's Bakery is typical of the commercial structures constructed along Central Avenue at the turn-of-the-century. An unusual feature of this building is the length of its facade. Second floor one-over-one double-hung windows are paired within arched openings and four regularly spaced round vents penetrate the facade above the first floor. Three pairs of closely spaced pilasters indicate the original placement of three doors within the storefront. Though individual storefronts have been altered over the years, the original configuration has been retained, as have been the pilaster. Though transoms remain, they have been covered.

STATEMENT OF SIGNIFICANCE

The building at 130-142 Central stands as an example of an early 1900's building that housed a variety of different commercial stores and operations. The two-story brick building at 130-142 Central was originally Oscar's Bakery in the early 1900's. This was the site of the Central Bathhouse in the 1880's which was destroyed at the turn of the century. In 1915, it became the William Wilson Bakery. In the 1920's it was the Sanitary Bakery. In 1923, W. D. Graham operated a restaurant here as well. In the mid-1970's it contained the Terminal Hotel, a flower shop, and two night clubs owned by Bob Blaque.

HOT SPRINGS CENTRAL AVENUE
HISTORIC DISTRICT

ARKANSAS HISTORIC PRESERVATION PROGRAM

Survey Number HS-11

Owner Mountain Valley Springs Co.

Property Name DeSoto Mineral Springs

Address 150 Central Avenue

Location Hot Springs, AR

Hot Springs, AR. 71901

Significant Date/s c.1915

ARCHITECTURAL DESCRIPTION

Constructed c. 1915, the DeSoto Mineral Springs building occupies a corner lot on Central and is one of the district's finest illustrations of the Classical Revival. Always painted white, this five bay brick building was originally two stories in height. Sometime between 1915 and 1925 a third story was added to accommodate plans for a dance hall. As with all Central Avenue structures, the architectural ornament is concentrated on the front facade. The two square brick corner columns of the facade have moulded capitals detailed with bands of bead and rell, rinceau and egg and dart moulding. Identical bands of detail adorn the four fluted Ionic columns. The elaborate cornice has two rows of egg and dart moulding surmounted by a row of high relief cast acroteria with a cartouche at each corner. The third story addition has an overhanging metal cornice, a standing seam double hip roof and fenestration that repeats that of the first two stories. Alterations to the building have been minimal, making it one of the most intact structures in the district. At an unknown date a canopy was removed from above the central entrance and six light posts were removed from the front parapet when the third floor was added.

STATEMENT OF SIGNIFICANCE

This building is unique because of its architectural beauty and its contribution to the commercial development of Central Avenue. It is the only building remaining on Central Avenue that was built specifically to serve as a mineral water depot. In addition, it represents the growth of luxury dance halls on Central Avenue during the 1920's. It is also associated with the most successful and famous mineral water company to be formed out of Hot Springs as it has served as the Mountain Valley Water Company's headquarters since the mid-1930's. This was originally the Desoto Mineral Springs Building when it was built circa 1910. It originally had only two stories. The spring and bottling plant were directly behind the building on West Mountain. The third floor was added circa 1920 and a luxurious dance hall was opened. It remained the DeSoto Spring Water Depot and DeSoto Dance Hall until 1936 when Mountain Valley Water moved into the building.

Mountain Valley Water Company was one of the earliest and most successful mineral water companies formed around Hot Springs. The springs are located near Blakely Mountain about 12 miles north of Hot Springs. Peter E. Green bought the land in 1872 and constructed a hotel there. The Mountain Valley Water Company was formed in 1883 with G. G. Latta, Samuel Fordyce and Samuel Stitt as large investors. Zeb Ward, director and lessee of the Arkansas State Penitentiary System and a large contractor and developer out of Little Rock, was

Continued (Page 2)

Survey Number HS-11
Property Name DeSoto Mineral Springs

STATEMENT OF SIGNIFICANCE (cont)

early 1900's the August Schlafley family out of St. Louis purchased the Mountain Valley Company. Schlafley later purchased the DeSoto Springs Water Company in 1924, and merged the two enterprises in 1936 when he moved the Mountain Valley office from a storefront on Central to the DeSoto Building.

HOT SPRINGS CENTRAL AVENUE
HISTORIC DISTRICT

ARKANSAS HISTORIC PRESERVATION PROGRAM

Survey Number HS-12

Owner Aristocrat Manor, LTD.

Property Name _____

c/o Federal National Mortgage

Address Associates

Location Hot Springs, AR

Dallas, TX 75201

Significant Date/s _____

ARCHITECTURAL DESCRIPTION

Parking Lot.

HOT SPRINGS CENTRAL AVENUE
HISTORIC DISTRICT

ARKANSAS HISTORIC PRESERVATION PROGRAM

Survey Number HS-13

Owner Peter & Mildred Nicksic

Property Name 210 Central

Address 2805 Malvern Avenue

Location Hot Springs, AR

Hot Springs, AR 71901

Significant Date/s 1889

ARCHITECTURAL DESCRIPTION

One of the districts most significant examples of a pressed metal facade, 200 Central is a three bay three story structure with an elaborate cornice supported by paired brackets. A metal sunburst ellipse extends above the top of the cornice line and bears the date of construction. Three pairs of one-over-one double-hung windows are located between fluted and ribbed pressed metal pilasters. Third floor windows are capped by arched label moulds. Though the definition of the three bays has been retained on the first floor, the storefront has been substantially altered.

STATEMENT OF SIGNIFICANCE

The building at 210 Central is the oldest building in the Central Avenue area originally devoted to the saloon and hotel industry. It is also unique because of the architectural distinction it lends to the 200 Block. The building at 210 Central was built in 1889. It was originally a saloon with furnished rooms on the top two floors. In the early 1900's it was known as the Weir Hotel. In the 1920's it was the Central Hotel. In the late 1930's it became the Illinois Hotel and Bar and remained that through the 1940's. It was late Doug's Restaurant, and by the mid-1970's was named the Cajun Bog, a restaurant and club owned by Mildred and Peter Nicksic.

HOT SPRINGS CENTRAL AVENUE
HISTORIC DISTRICT

ARKANSAS HISTORIC PRESERVATION PROGRAM

Survey Number HS-14

Owner Harris-Ellis Realty, Inc.

Property Name 216/218 Central

Address c/o Arkansas Bank & Trust

Location Hot Springs, AR

ABT Center, Center & Market

Significant Date/s c. 1900

Hot Springs, AR 71901

ARCHITECTURAL DESCRIPTION

216/218 Central is a one story brick structure, the facade of which was covered with white sheet metal panels approximately thirty years after construction. The uppermost row of metal panels have green stripes just below the parapet coping. Though altered, this building is an important resource in this district, as it is one of the few commercial structures to have retained its original storefronts, which are wood and glass with continuous transoms.

STATEMENT OF SIGNIFICANCE

The building at 212-218 Central is a good example of an early twentieth century building containing several different stores in the same structure. It housed some of the more successful early drug stores and pharmacies in Hot Springs. This one story building was constructed circa 1900. It has contained a variety of shops and small stores through the years. In 1905, 218 was Jackson's Pharmacy. This later became Angles Drug Store. In the 1920's, it contained Anderson's Cleaners, Reed Restaurant, and Mooter Photo Shop. In 1928, it contained Dr. D. C. Lee's office and the laboratory of Clinical Medicine. By 1930 it remained doctor's offices, and in 1935 it returned to being a cleaners, a restaurant, and the Too Cute Photo Shop. By the 1940's it was a liquor Store, a news stand, and Honeycutt furnished rooms. More recently it housed the La Petit Galleries, the Pancake Shop, and the Illinois Bar.

HOT SPRINGS CENTRAL AVENUE
HISTORIC DISTRICT

ARKANSAS HISTORIC PRESERVATION PROGRAM

Survey Number HS-15

Owner Margureite Jackson

Property Name All State Liquor News

Address 120 Flint Street

Location Hot Springs, AR

Hot Springs, AR 71902

Significant Date/s c. 1965

ARCHITECTURAL DESCRIPTION

Consisting of one story with a corrugated metal facade and metal and glass storefront, this building dates from c. 1965.

STATEMENT OF SIGNIFICANCE

All State Liquor and News is an example of one of the modern commercial buildings used to fill in between the older structures on Central Avenue. Built in the mid-1960's this building has been a news agency, a health food store, and is now a news stand and liquor store.

HOT SPRINGS CENTRAL AVENUE
HISTORIC DISTRICT

ARKANSAS HISTORIC PRESERVATION PROGRAM

Survey Number HS-16

Owner Rector Estate

Property Name Albert Mendel Building

Address P.O. Box 509

Location Hot Springs, AR

Hot Springs, AR 71901

Significant Date/s c 1918

ARCHITECTURAL DESCRIPTION

This simple structure illustrates the continued construction of two story brick commercial buildings during the first two decades of the twentieth century. Constructed c. 1918, this modest building has five pairs of double-hung windows all of which have been covered by plywood panels. An off-center stair provides access to the second floor. Alterations include the replacement of the original storefronts and the painting of the facade.

STATEMENT OF SIGNIFICANCE

The Albert Mendel Building is a typical commercial structure built between 1915-1920. It stands as one of the last buildings constructed by Albert Mendel, one of Hot Springs most successful clothing merchants in the early 1900's. Built circa 1918, this building served as a clothing and dry goods store. Albert Mendel had a store here since the turn of the century. It was damaged, however, around 1918 by fire and had to be rebuilt.

HOT SPRINGS CENTRAL AVENUE
HISTORIC DISTRICT

ARKANSAS HISTORIC PRESERVATION PROGRAM

Survey Number HS-17

Owner Rector Estate

Property Name Rector Building

Address P. O. Box 509

Location Hot Springs, AR

Hot Springs, AR 71902

Significant Date/s c. 1918

ARCHITECTURAL DESCRIPTION

Constructed of brick c. 1918, this building was stuccoed at undetermined date. Five steel casement windows penetrate the second floor of this two story flat-roofed structure. A modern metal and glass storefront replaces the original. Stairs to the second floor are located to the right of the storefront. The entrance to the stairway retains its original transom.

STATEMENT OF SIGNIFICANCE

The Rector Building is an example of a typical commercial building constructed before 1920. The Rector Estate originally owned this land. 226 Central was a variety of shops in the early 1900's. This building was damaged in the same fire as the Albert Mendel Building and had to have major repairs. It is now the Belltone Hearing Aid Store.

HOT SPRINGS CENTRAL AVENUE
HISTORIC DISTRICT

ARKANSAS HISTORIC PRESERVATION PROGRAM

Survey Number HS-18

Owner Rector Estate

Property Name _____

Address P. O. Box 509

Location Hot Springs, AR

Hot Springs, AR 71902

Significant Date/s _____

ARCHITECTURAL DESCRIPTION

Parking Lot.

HOT SPRINGS CENTRAL AVENUE
HISTORIC DISTRICT

ARKANSAS HISTORIC PRESERVATION PROGRAM

Survey Number HS-19

Owner Medical Arts Partners

Property Name Medical Arts Building

Address Central Towers Building

Location Hot Springs, AR

236 Central Avenue

Significant Date/s 1929

Hot Springs, AR 71901

ARCHITECTURAL DESCRIPTION

Listed in the National Register 12-1-78.

HOT SPRINGS CENTRAL AVENUE
HISTORIC DISTRICT

ARKANSAS HISTORIC PRESERVATION PROGRAM

Survey Number HS-20

Owner Aristocratic Manor, LTD.
c/o Federal National Mortgage
Address Associates

Property Name Aristocrat Motor Inn

Location Hot Springs, AR

2001 Bryan Tower-Suite 1200

Significant Date/s c. 1965

Dallas, TX 75201

ARCHITECTURAL DESCRIPTION

A seven story cast concrete structure, this hotel was constructed c. 1965. Its symmetrical plan consists of two splayed wings with open space between. Windows are single panes of fixed glass with painted metal panels below.

STATEMENT OF SIGNIFICANCE

The Aristocrat Motor Inn is an example of the modern motels that are replacing older hotels that were lost in recent years. This is the original site of the Waukesha Hotel and Bathhouse. The Aristocrat was built in the mid-1960's.

HOT SPRINGS CENTRAL AVENUE
HISTORIC DISTRICT

ARKANSAS HISTORIC PRESERVATION PROGRAM

Survey Number HS-21

Owner Josephine Tussaud

Property Name Southern Club

Address Wax Museum

Location Hot Springs, AR

250 Central Avenue

Significant Date/s 1893

Hot Springs, AR 71901

ARCHITECTURAL DESCRIPTION

One of Central Avenue's most outstanding structures, the Southern Club is the only building in the district to demonstrate the influence of the Romanesque Revival. Two stories in height, the dressed stone arcaded second floor features six arched one-over-one double-hung windows that rest on a band of moulding and are separated by pairs of columns with Romanesque capitals. A line of egg and dart moulding defines the outside curve of each arch. A simple band of moulding between the windows and cornice delineates a change in the size of stone block. The dentilled cornice projects only slightly and includes a band of egg and dart moulding. The center parapet stone features a carved beribboned shield in relief. Originally the first floor had three large arches that spanned the width of the facade. These were removed when the existing glass, metal and structural glass storefront and canopy were added.

STATEMENT OF SIGNIFICANCE

The Southern Club is an example of the lavish gambling clubs and bars that sprang up around Central Avenue and Hot Springs in the late nineteenth century. The Southern Club was built in 1893 by Dugan and Stuart, local Hot Springs businessmen. It was originally a private gambling club, bar, and restaurant that thrived until the crackdown on gambling forced it to close in the 1960's. The extensive remodeling to the first floor took place during the 1940's. After the club was closed, it became the Madame Tussaud Wax Museum which continues to use the building.

HOT SPRINGS CENTRAL AVENUE
HISTORIC DISTRICT

ARKANSAS HISTORIC PRESERVATION PROGRAM

Survey Number HS-22

Owner Hill Wheatley

Property Name Dugan-Stuart Building

Address 135 Central Avenue

Location Hot Springs, AR

Hot Springs, AR. 71901

Significant Date/s 1904

ARCHITECTURAL DESCRIPTION

Constructed in 1904 as a medical office building, this imposing five story structure has two identical splayed wings between which was originally located a one story entrance with a column-supported pediment. This was removed c.1960 and replaced with the existing storefront. Built of banded buff brick that form pilasters, both wings have arched upper floors. The facade of each wing is three bays wide with two storefronts on the first floor. The regular fenestration of each floor consists of three pairs of one-over-one double-hung windows, with those on the top floor being arched. The arched fifth floor is detailed with pilaster capitals of egg and dart moulding, acanthus keystones and a round window above each arch intersection. Rich terra cotta ornament embellishes the top of each banded corner and a massive cornice is detailed with dentils and modillions. Storefronts, though altered, are intact above the sidewalk canopy.

STATEMENT OF SIGNIFICANCE

The Dugan-Stuart Building stands as a dominant architectural element of the Central Avenue area. It remains as an example of the first office buildings constructed in the early twentieth century in Hot Springs. Dugan and Stuart built it in 1904 primarily to take advantage of the need for office space for the rapidly growing population of doctors in the town. The ground floor has always contained a variety of drug stores and specialty shops. The center section contained an ice cream parlor at one time with stairs leading to a bowling alley in the basement of the main building. It was remodeled 25 years ago when it was purchased by Hill Wheatley.

HOT SPRINGS CENTRAL AVENUE
HISTORIC DISTRICT

ARKANSAS HISTORIC PRESERVATION PROGRAM

Survey Number HS-23

Owner Hill Wheatley

Property Name Gaines Building

Address 135 Central Avenue

Location Hot Springs, AR

Hot Springs, AR 71901

Significant Date/s c. 1890

ARCHITECTURAL DESCRIPTION

An outstanding example of a pressed metal and cast iron storefront, this structure is distinguished by two three-sided elaborately detailed second floor bay windows that are supported by a pair of console brackets. The bay projections are embellished with a dentilled cornice and arched one-over-one double-hung windows. Metal pressed to imitate smooth and rusticated stone blocks covers the second floor. Though it still retains two cast iron corner pilasters, the storefront has been altered.

STATEMENT OF SIGNIFICANCE

This building's fine 1890's facade is a reminder of the outstanding late nineteenth century commercial structures that lined the west side of Central Avenue opposite the Bathhouses. Built by the Gaines estate circa 1890, this building included a doctor's office in 1892 and a drug store from 1896 to 1925. It was one of the first Walgreen's stores out of Chicago in the early 1900's. It later became the Colonial Drug Store in 1923. It is now Rickey's Toy Shop.

HOT SPRINGS CENTRAL AVENUE
HISTORIC DISTRICT

ARKANSAS HISTORIC PRESERVATION PROGRAM

Survey Number HS-24

Owner Hill Wheatley

Property Name 308 Central Avenue

Address 135 Central Avenue

Location Hot Springs, AR

Hot Springs, AR 71901

Significant Date/s c. 1890

ARCHITECTURAL DESCRIPTION

Dominated by a single large arched second floor opening within which are four double-hung windows an elliptical transom, 308 Central is a two story brick building with an over-sized pressed metal cornice. Two fluted cast iron corner pilasters flank a modern brick and glass storefront, above which is the original transom .

STATEMENT OF SIGNIFICANCE

Possessing an outstanding 1890's facade on the upper floor, it has served the downtown area of Hot Springs through a variety of commercial establishments. This building was constructed circa 1890 originally as a drug store. In 1901 it contained offices, and in 1908 it was a candy store. In 1915 it was the Morris Simon Cigar Store. It later became the Diamond Exchange Jewelry Store.

HOT SPRINGS CENTRAL AVENUE
HISTORIC DISTRICT

ARKANSAS HISTORIC PRESERVATION PROGRAM

Survey Number HS-25

Owner City of Hot Springs

Property Name _____

Address c/o Hon. Jim Randall

Location Hot Springs, AR

P. O. Box 700

Significant Date/s _____

Hot Springs, AR 71901

ARCHITECTURAL DESCRIPTION

Parking Lot.

HOT SPRINGS CENTRAL AVENUE
HISTORIC DISTRICT

ARKANSAS HISTORIC PRESERVATION PROGRAM

Survey Number HS-26

Owner Hill Wheatley

Property Name 328-330 Central

Address 135 Central Avenue

Location Hot Springs, AR

Hot Springs, AR 71901

Significant Date/s c. 1920

ARCHITECTURAL DESCRIPTION

This early 1920's building has two glass and metal storefronts of approximately equal size. Constructed of red brick, the structure has double-hung windows now covered with painted plywood sheets. The plan is rectangular with its length oriented toward the street. In the late 1970's the facade was painted white.

STATEMENT OF SIGNIFICANCE

This building represents the evolution of a 1920's store through several modern adaptations and remodelings. This originally was built in the early 1920's for a variety of shops. In 1923 it contained Jacob Marcos Shoe Repair, J. C. Leonard Shoe Shine Shop, L. L. Peterson Souvenirs, and B. E. Maloney Photography Shop. It later became Schrader's Mens Wear and Hall's Gift Shop. The facade was extensively remodeled in the late 1970's.

HOT SPRINGS CENTRAL AVENUE
HISTORIC DISTRICT

ARKANSAS HISTORIC PRESERVATION PROGRAM

Survey Number HS-27

Owner Hill Wheatley

Property Name Nicholas Hotel

Address 135 Central Avenue

Location Hot Springs, AR

Hot Springs, AR 71901

Significant Date/s c. 1890

ARCHITECTURAL DESCRIPTION

One of the oldest hotels in the district, this three story structure possesses an outstanding pressed metal front that is rich in detail. Though altered, the storefronts have retained their original configuration and the central door leading to the second floor is only slightly changed. The projecting curved bay of the second floor was added sometime between 1908 and 1915. This projection has five gothic-arched window openings with an iron railing at the top. A door replaces the center window on the third floor. Both storefronts are faced with structural glass.

STATEMENT OF SIGNIFICANCE

The Nicholas Hotel is the oldest remaining hotel across from Bathhouse Row. It was built circa 1890 as one of the smaller hotels to be affordable to people who could not stay at the more expensive hotels. The front was remodeled around 1910 when it became the Saratoga Hotel. The impressive facade of the upper two floors has remained intact to the present. Over the years, the ground floor has contained restaurants and gift shops while the top two floors were run as a hotel. In 1915 the first floor contained the Ostrich Plume while the Saratoga Hotel was operating above. The building later became the Plaza Hotel with the Crystal Gift Shop and the National Cafe on the first floor. In the late 1970's, the first floor contained the Evans Auction House and Granny's Kitchen. The Plaza Hotel continues to serve Hot Springs as an affordable hotel in the heart of Hot Springs.

HOT SPRINGS CENTRAL AVENUE
HISTORIC DISTRICT

ARKANSAS HISTORIC PRESERVATION PROGRAM

Survey Number HS-28

Owner Hill Wheatley

Property Name Ohio Club

Address 135 Central Avenue

Location Hot Springs, AR

Hot Springs, AR. 71901

Significant Date/s c. 1905

ARCHITECTURAL DESCRIPTION

This narrow two story structure with a single storefront is dominated by a second floor curved bay projection identical to that of the Nicholas Hotel next door. Constructed c. 1905, this elaborately detailed building has one of the only examples of a pressed metal facade dating from this period. Pressed metal corner pilasters imitate rusticated stone and are topped by finials. The gabled parapet has a simple dentilled cornice. Unlike the Nicholas Hotel, the bay of the Ohio Club has a domed roof. Though the storefront has been altered, the original transom remains.

STATEMENT OF SIGNIFICANCE

Originally owned by Otis McCraw, the Ohio Club was built circa 1905 as a private club with a saloon and restrained gambling. It remains one of the few private clubs built in this time period. Its architecture reflected a desire to return to the glory days of the gambling saloons of the late nineteenth century. It also represents the evolution of these gambling clubs through the years. In 1914, the club was still flourishing under the management of W. B. Beall. During the prohibition years, it became the Ohio Cigar Store with the offices for the Porter Austeel Taxicab Company upstairs. After prohibition it again became the Ohio Club and flourished as a gambling and saloon club until the 1960's crackdown on gambling in Hot Springs. By the 1980's it had become the Our House Restaurant and Lounge.

HOT SPRINGS CENTRAL AVENUE
HISTORIC DISTRICT

ARKANSAS HISTORIC PRESERVATION PROGRAM

Survey Number HS-29

Owner Hill Wheatley

Property Name Thompson Building

Address 135 Central Avenue

Location Hot Springs, AR

Hot Springs, AR 71901

Significant Date/s 1913

ARCHITECTURAL DESCRIPTION

One of the most imposing and elaborately detailed buildings in the district is the Thompson Building, designed by George Mann and constructed in 1913. Richly ornamented, the white glazed terra cotta facade is five stories in height. Classical Revival in inspiration, this building is the best representation of this style on Central Avenue. The first floor is devoted to storefronts, with a center entrance to the building lobby flanked by cast iron light fixtures. Fluted Corinthian columns rise from the top of the first floor to support the massive cornice between the fourth and fifth floors. The elaborate cornice is richly detailed with modillions, dentils, a rinceall frieze and egg and dart moulding. Five pair of casement windows, some of which have been replaced, are located between each rounded pilaster on the upper floors. Beneath each pair of windows are metal panels with bas-relief ornament. Windows located between the flat pilasters of the slightly projecting corner sections are spaced a bit further apart. The fifth floor, sitting atop the massive cornice, has the same fenestration as the lower floors but decorative terra cotta panels take the balustrade rests on a second, less elaborate cornice.

STATEMENT OF SIGNIFICANCE

The Thompson Building is one of the most outstanding architectural buildings in the Central Avenue area. It reflects the importance of its architect, George Mann, in Hot Springs. It also was one of the most important office building in Hot Springs built in the early 1900's. The original Thompson Building was a two-story brick building with Jackson's Pharmacy on the first floor. It burned shortly after 1910.

The second Thompson Building was constructed in 1913 to be an office building, primarily used by local doctors. It now contains a variety of shops on the ground floor and apartments are rented on the top floors.

The architect for the 1913 building was George Mann. Mann did work in Missouri, Ohio, and Illinois at the turn of the century, and also worked quite extensively in the State of Arkansas. He designed the Arkansas State Capitol in Little Rock in 1899 and the Pulaski County Courthouse in 1912. Mann and his partner, Eugene Stern, were responsible for the construction of the new bathhouses on Bathhouse Row in Hot Springs during the early 1920's, as well as the third Arlington Hotel (HS-63) built in 1925.

HOT SPRINGS CENTRAL AVENUE
HISTORIC DISTRICT

ARKANSAS HISTORIC PRESERVATION PROGRAM

Survey Number HS-30

Owner Hill Wheatley

Property Name Chicago Flats

Address 135 Central Avenue

Location Hot Springs, AR

Hot Springs, AR 71901

Significant Date/s c. 1905

ARCHITECTURAL DESCRIPTION

Known as Chicago Flats when first constructed, this two story buff brick building has an arcaded second floor with six one-over-one double-hung windows. Banded brick pilasters with projecting brick header "dentils" and simple stone capitals separate each of the windows and support the corresponding brick arches. Four courses of corbeled brick extend from the stone band at the base of each pilaster. The cornice of corbeled brick, a row of brick dentils and a band of stone is located above six rectangular recesses. The stair door at the right of the aluminum and glass storefront is flanked by two cast iron pilasters with foliated relief.

STATEMENT OF SIGNIFICANCE

The building at 348 Central reflects the importance of buildings containing affordable furnished rooms that were constructed in Hot Springs in the early 1900's. It later became important as one of the many medical offices and small sanitariums that filled Hot Springs before 1920. It was originally built as furnished apartments circa 1905 and called the Chicago Flats. In 1909 it became the Chicago Stag Apartments and catered only to men. By 1913 it was the Central Sanitarium run by Dr. Winegar. During the 1920's it housed more conventional commercial establishment such as the J. E. Turner drug store and Zomb Oriental Goods Store. In later years, the upper section was called the Welford Hotel. By the 1970's, it contained the City Hotel and Esskay Art Galleries. It is presently Golden's Jewelers.

HOT SPRINGS CENTRAL AVENUE
HISTORIC DISTRICT

ARKANSAS HISTORIC PRESERVATION PROGRAM

Survey Number HS-31

Owner Hill Wheatley

Property Name Savoy Hotel

Address 135 Central Avenue

Location Hot Springs, AR

Hot Springs, AR 71901

Significant Date/s c. 1910

ARCHITECTURAL DESCRIPTION

The facade of the three story Savoy Hotel is an eclectic combination of materials, with a dressed stone first floor, buff brick upper stories and a red tile capped parapet. The five double-hung windows on each of the two upper floors have been covered with wood panels. The cornice is an unusual combination of two courses of arched brick beneath a stone band. The stone facing of the first floor terminates with a stone band with heavy modillions just below the second floor window sill. The storefront of aluminum and glass is topped by the original transom. The building's most outstanding feature is the stair entrance at the right, which has a carved coquillage door head and a paneled wood door.

STATEMENT OF SIGNIFICANCE

The Savoy Hotel is an example of the smaller hotels that were built in Hot Springs in the early 1900's to attract the less affluent tourists that may not be able to afford the larger resort hotels. It later became one of the important early auction houses in Hot Springs. It was built circa 1910 and contained shops or restaurants on the first floor, with the hotel operating on the top floor. It later contained Hammond's Oyster House and Bailey's Auction House. It now contains Buckley's Auction House.

HOT SPRINGS CENTRAL AVENUE
HISTORIC DISTRICT

ARKANSAS HISTORIC PRESERVATION PROGRAM

Survey Number HS-32

Owner City of Hot Springs

Property Name _____

Address c/o Hon. Jim Randall

Location Hot Springs, AR

P. O. Box 700

Significant Date/s _____

Hot Springs, AR 71901

ARCHITECTURAL DESCRIPTION

Park.

HOT SPRINGS CENTRAL AVENUE
HISTORIC DISTRICT

ARKANSAS HISTORIC PRESERVATION PROGRAM

Survey Number HS-33

Owner Hill Wheatley

Property Name Hale Block

Address 135 Central Avenue

Location Hot Springs, AR

Hot Springs, AR 71901

Significant Date/s c. 1910

ARCHITECTURAL DESCRIPTION

Though constructed c. 1910, this two story block of four storefronts was radically remodeled in 1956. Original storefronts have been altered at various times over the years, with all now consisting of modern glass and metal. Wood planking covers the original transoms and only one cast iron pilaster remains visible. Other alterations include the application of a buff brick veneer and the replacement of second floor windows.

STATEMENT OF SIGNIFICANCE

Built circa 1910, the Hale Block Building has contained a unique blend of commercial businesses and shops covering 360-366 Central. They were predominantly drug stores, offices for doctors, restaurants, or drug stores. The building had a major remodeling in 1956 when it was owned by Hill Wheatley.

HOT SPRINGS CENTRAL AVENUE
HISTORIC DISTRICT

ARKANSAS HISTORIC PRESERVATION PROGRAM

Survey Number HS-34

Owner Selim E. G. Natter

Property Name E. O. Spear

Address c/o ABT Trust Division

Location Hot Springs, AR

ABT Center

Significant Date/s c. 1905

Hot Springs, AR 71901

ARCHITECTURAL DESCRIPTION

Sited on a corner lot, the Spear Building has a deceptively intact pressed metal front. Though the four pair of second floor double-hung windows and transom have been covered, few other alterations have occurred on the second floor. Pilasters separate window openings with paneled metal between pairs. The metal cladding above the windows was pressed to resemble stone. A comparatively simple cornice is topped by a projection that would have originally borne the building's name. The aluminum, glass and blue structural glass storefront replaced the original which had two storefronts with recessed entrances and a central stair.

STATEMENT OF SIGNIFICANCE

E. O. Spear built this building circa 1905 to take advantage of the important commercial spot available at the corner of Mountain Street and Central Avenue directly across from Bathhouse Row. The businesses that inhabited the building were successful through the years because of Spear's good sense in acquiring this choice location. From the early 1900's to the 1920's it was Mobb's St. Louis Drug Store. During the 1920's it was owned by Selim Mattar, a successful Turkish immigrant, who ran an Oriental goods store and an auction house for many years. It continues to be owned by the Mattar Estate, and is now Lord's Art Galleries.

HOT SPRINGS CENTRAL AVENUE
HISTORIC DISTRICT

ARKANSAS HISTORIC PRESERVATION PROGRAM

Survey Number HS-35

Owner Diamond K Realty Co.

Property Name Blake Jewelry Store

Address (Lauray's Jeweler's)

Location Hot Springs, AR

402 Central Avenue

Significant Date/s c. 1930

Hot Springs, AR 71901

ARCHITECTURAL DESCRIPTION

Completely covered over with cast stone panels, all original features of this store are disguised. Most likely originally constructed of brick, this building has a long and narrow plan with a single storefront.

STATEMENT OF SIGNIFICANCE

Blake Jewelry Store was at 402 Central in the late 1920's. It was badly damaged during the 1928 Lyric Theater fire and the building was rebuilt circa 1930. It is now Lauray's Jewelry Store.

HOT SPRINGS CENTRAL AVENUE
HISTORIC DISTRICT

ARKANSAS HISTORIC PRESERVATION PROGRAM

Survey Number HS-36

Owner Bernice F. Mendel

Property Name Holly Apartments

Address 640 Quapaw

Location Hot Springs, AR

Hot Springs, AR 71901

Significant Date/s c. 1930

ARCHITECTURAL DESCRIPTION

This two story yellow brick apartment building was constructed on the site of the U.S. Hotel following its destruction by fire. Salvaged from the hotel and incorporated in the storefront of the new building two cast iron pilasters. Two pairs of double-hung windows pierce the second floor. The storefront, which has been altered, retains the original transom and has three pilasters covered with blue and white structural glass. A stair entrance is located at the right.

STATEMENT OF SIGNIFICANCE

This building is unique because it has details that survived the 1928 fire of the 400 Block. The Holly Apartments building at 404 Central has details of the original building which stood on this site in the 1890's. The first of 1928 destroyed most of the building, which then had to be rebuilt circa 1930 with only a few of the original elements remaining. It served as apartments until very recently. It is presently a gift shop.

HOT SPRINGS CENTRAL AVENUE
HISTORIC DISTRICT

ARKANSAS HISTORIC PRESERVATION PROGRAM

Survey Number HS-37

Owner Claude Stonecipher

Property Name National Luggage Shop

Address 362 Central Avenue

Location Hot Springs, AR

Hot Springs, AR. 71901

Significant Date/s c. 1930

ARCHITECTURAL DESCRIPTION

This one story building has a yellow brick facade with a parapet capped with red tiles. Two story structures with facades of the same material are located on either side. Aluminum and glass storefronts replace the original.

STATEMENT OF SIGNIFICANCE

This is one of the group of late 1920's, early 1930's buildings that replaced the buildings on the 400 block of Central that were lost in the 1928 fire. This was the site of the Fellheimer Furniture Store and the U.S. Hotel which were built circa 1890. They burned in 1928 during the Lyric Theater fire. Most of the buildings from 402-418 Central were built shortly after the fire in the late 1920's or early 1930's. This building was later a jewelry store, a gift shop, and more recently, a hungarian restaurant.

HOT SPRINGS CENTRAL AVENUE
HISTORIC DISTRICT

ARKANSAS HISTORIC PRESERVATION PROGRAM

Survey Number HS-38

Owner Claude Stonecipher

Property Name W. C. Woodcock Building

Address 362 Central Avenue

Location Hot Springs, AR

Hot Springs, AR 71901

Significant Date/s 1929

ARCHITECTURAL DESCRIPTION

Built on the site of the U.S. Hotel, this two story yellow brick building was constructed in 1929. The single storefront is faced with black tile beneath the glass display windows and has a covered transom. A door at the left leads to the second floor. Two pair of double-hung windows flank a single window of the same type on the second floor. An incised stone panel bears the name of the building and its date of construction.

STATEMENT OF SIGNIFICANCE

This building is the center of the buildings on the 400 Block that were constructed after the disastrous Lyric Theater fire in 1928. W. C. Woodcock was the owner of the U.S. Hotel at the time of the fire, and he remained the owner of most of the buildings on the 400 Block that replaced the burned structures. The building bearing his name was built in 1929 and was used as a souvenir shop in 1930. By 1938 it was a jewelry store, and by the late 1940's it was a beauty shop and a massage parlor. In more recent years it has served mainly as a variety of gift shops.

HOT SPRINGS CENTRAL AVENUE
HISTORIC DISTRICT

ARKANSAS HISTORIC PRESERVATION PROGRAM

Survey Number HS-39

Owner Hill Wheatley

Property Name Palace Apartments

Address 135 Central Avenue

Location Hot Springs, AR

Hot Springs, AR 71901

Significant Date/s c.1930

ARCHITECTURAL DESCRIPTION

Constructed after the U.S. Hotel fire, the Palace Apartments building is the only structure in the district with a white glazed brick facade and a curved parapet. Paired double-hung windows penetrate the upper floor and three storefronts occupy the first floor. An off-center stair door is located between the two storefronts on the right. The farthest storefront on the right is highlighted by black and white tile and still possesses a canvas awning.

STATEMENT OF SIGNIFICANCE

This building was one of the largest structures built on the 400 Block after the 1928 Lyric Theater fire. This was the actual site of much of the 1888 U.S. Hotel building. In the early twenties, the U.S. Hotel was known as the Palace Hotel. After the 1928 fire, W. C. Woodcock constructed this two story building to be used for furnished apartments. In 1930, it was known as the Palace Apartments. It remains the Palace Apartments to the present day. At one time the Moody Bible Institute operated out of part of the ground floor. The property remained in the Woodcock family until it was recently purchased by Hill Wheatley.

HOT SPRINGS CENTRAL AVENUE
HISTORIC DISTRICT

ARKANSAS HISTORIC PRESERVATION PROGRAM

Survey Number HS-40
Property Name Hot Springs Souvenir
and Rock Co.

Owner Lester Houston

Location Hot Springs, AR

Address P. O. Box 284

Hot Springs, AR 71901

Significant Date/s c. 1965

ARCHITECTURAL DESCRIPTION

Built c. 1965, this one story building has a single glass and metal storefront with wood sheathing above.

STATEMENT OF SIGNIFICANCE

Built in the mid-1960's, this building has been a souvenir shop and a health food store.

HOT SPRINGS CENTRAL AVENUE
HISTORIC DISTRICT

ARKANSAS HISTORIC PRESERVATION PROGRAM

Survey Number HS-41

Owner Hill Wheatley

Property Name Kempner's

Address 135 Central Avenue

Location Hot Springs, AR

Hot Springs, AR 71901

Significant Date/s c.1905

ARCHITECTURAL DESCRIPTION

Three stories in height, this early twentieth century buff brick commercial structure has two upper floors of double-hung windows with continuous stone heads. Ornament is concentrated above the third floor and includes two terra cotta panels, decorative brickwork between two bands and a cornice. The altered storefront is faced with sandstone.

STATEMENT OF SIGNIFICANCE

The building at 420-422 Central and the adjoining building at 424 are the only buildings on the 400 Block that survived the 1928 fire and the subsequent reconstruction and remodeling. The Kempner Building at 420-422 was built circa 1905 and contained the Kempner's Shoe Store and Kempner's Clothing Store. In 1906, the upper floors were the Kempner Apartments. By 1923, the top floors were called the Kempner Hotel. The first floor continued as a clothing or dry goods store until recent years. A shop known as French Creations was the last occupant. It is now vacant, but the interior is being renovated by Hill Wheatley.

HOT SPRINGS CENTRAL AVENUE
HISTORIC DISTRICT

ARKANSAS HISTORIC PRESERVATION PROGRAM

Survey Number HS-42

Owner First National Bank

Property Name Simon Mendel Building

Address (Walnut Associates)

Location Hot Springs, AR

Central and Court

Significant Date/s c.1910

Hot Springs, AR 71901

ARCHITECTURAL DESCRIPTION

The most distinguishing feature of this building is the four arched double-hung second floor windows with fan-shaped transoms. Projecting brick window arches and pilasters add interest to the simple facade. The storefront has been modernized with black and off-white structural glass. The transom is exposed.

STATEMENT OF SIGNIFICANCE

This building along with the Kempner Building (HS-41) were the only buildings on the 400 Block that survived the 1928 fire without any major damage. It was built by Simon Mendel, a successful Hot Springs clothing merchant, for his ladies clothing store around 1910. Hubert Mendel later ran the store and had the firm of Thompson, Sanders and Ginocchio remodel the building in 1937. It has always remained a clothing store, with the last business being Fines.

HOT SPRINGS CENTRAL AVENUE
HISTORIC DISTRICT

ARKANSAS HISTORIC PRESERVATION PROGRAM

Survey Number HS- 43

Owner Hill Wheatley

Property Name _____

Address 135 Central Avenue

Location Hot Springs, AR

Hot Springs, AR 71901

Significant Date/s _____

ARCHITECTURAL DESCRIPTION

Parking Lot.

HOT SPRINGS CENTRAL AVENUE
HISTORIC DISTRICT

ARKANSAS HISTORIC PRESERVATION PROGRAM

Survey Number HS-44

Owner E. M. Thrash, Inc.

Property Name Frankie's Restaurant

Address 628 Broadway

Location Hot Springs, AR

Hot Springs, AR 71901

Significant Date/s c. 1965

ARCHITECTURAL DESCRIPTION

A five bay one story tan brick building with glass and metal infill between all but one bay, this restaurant was built c. 1965. The four bays with fenestrations have projecting canopies.

STATEMENT OF SIGNIFICANCE

Built in the mid-1960's as Frankie's Restaurant, it continues to be a restaurant. It is now Cap's Restaurant.

HOT SPRINGS CENTRAL AVENUE
HISTORIC DISTRICT

ARKANSAS HISTORIC PRESERVATION PROGRAM

Survey Number HS-45

Owner E. M. Thrash, Inc.

Property Name Cafe d'Orleans

Address 628 Broadway

Location Hot Springs, AR

Hot Springs, AR 71901

Significant Date/s 1890

ARCHITECTURAL DESCRIPTION

The majority of this two story facade is clad with pressed metal. The second floor has a central cantilevered bay window with double-hung windows flanked by pilasters. Above the windows are panels of pressed metal and a bracketed cornice with sperical finials and a small ornamented pediment at the top center. At the south end of the storefront, which has been modernized with aluminum and glass, is a replacement door to the second floor stair.

STATEMENT OF SIGNIFICANCE

The Gaines Building shares a unique and important relationship with its neighbors at 516 Central (HS-46) and 518-520 Central (HS-47). All three buildings were built in the late 1800's, and in 1895 they reached a party wall agreement. The three buildings remain an important architectural grouping among the Central Avenue commercial buildings. The Gaines Building at 514 Central was built in 1890 by the Gaines Estate with B. H. Goode, trustee. The building has been used primarily as a restaurant. In 1891, it was the Cafe d'Orleans and Billard Hall with W. H. Blahut, manager. In 1906, the upper floor contained Eagles Hall. It was later purchased by the Rix estate and has housed a variety of stores and shops. The impressive pressed tin front of the second floor remains, as does the bracketed cornice and the ornamental pediment. As with the other two adjoining buildings, the architectural richness of the upper front facades present a taste of what the Central Avenue business district looked like in the late 1890's.

HOT SPRINGS CENTRAL AVENUE
HISTORIC DISTRICT

ARKANSAS HISTORIC PRESERVATION PROGRAM

Survey Number HS-46

Owner E. M. Thrash, Inc.

Property Name Stitt Building

Address 628 Broadway

Location Hot Springs, AR

Hot Springs, AR 71901

Significant Date/s 1895

ARCHITECTURAL DESCRIPTION

One of only two buildings with a stone facade, the front of the Stitt Building is faced with tooled limestone. A bay windowed projection with pressed metal cladding and an ogee-shaped roof highlights the upper floor. Also a pressed metal, the dentilled cornice conforms to the shape of the bay. The first floor of the facade has a small part of its original detail extant, principally two cast-iron pilasters at either corner and a smaller one defining the south end of the doorway jamb to the stair to the second floor.

STATEMENT OF SIGNIFICANCE

This is the youngest of the three adjoining buildings on the north corner of the 500 Block of Central Avenue. Built in 1895 by Samuel Stitt, it was in the center between two older structures. Stitt arranged for a party wall agreement with both the owners of 518-520 Central (HS-47) and 514 Central (HS-45). The architecture is similar to its neighbors except tooled limestone was used instead of metal. All the original facade of the top floor remains, as does some original details of the first floor store front. Stitt was one of the most famous developers in Hot Springs in the late nineteenth century with involvement in the Arlington Hotel (HS-63), the Iron Bathhouse, and Mountain Valley Water (HS-11). An immigrant from England, Stitt arrived in Hot Springs in 1870 and immediately began investing in several enterprises in the development of the resort town. Together, these buildings on the corner of the 500 Block reflect the architectural as well as commercial development of Hot Springs through the influence of men such as Samuel Stitt. The building housed the Clyde Hotel in the 1940's and the Moses Mendel dry goods store. One of the original tenants was the Western Union Telegraph Office.

HOT SPRINGS CENTRAL AVENUE
HISTORIC DISTRICT

ARKANSAS HISTORIC PRESERVATION PROGRAM

Survey Number HS-47

Owner E. M. Thrash, Inc.

Property Name Rix-Adamson Building

Address 628 Broadway

Location Hot Springs, AR

Hot Springs, AR 71901

Significant Date/s 1886

ARCHITECTURAL DESCRIPTION

The first floor of the Rix-Adamson Building has two storefronts separated by a stair to the second floor. The principle material of this second story facade is brick, which has decorative brick label moulds over the window groupings, across the building at the base of the cornice, and at the top of the windows. The double-hung windows are grouped; three, two, three, with shallow brick arches over each grouping, and an incised design in the wooden header of each group. The whole facade is capped with a bracketed pressed metal cornice, with urn-shaped metal finials and a small pediment with small stained glass windows in the center.

STATEMENT OF SIGNIFICANCE

The Rix-Adamson Building is the largest and the oldest of the three buildings on the north end of the 500 Block of Central that shared the party wall agreements of 1895. All three buildings share an architectural richness and an historical background that reflects the architectural and commercial development of Central Avenue in the late nineteenth century. The Rix-Adamson building was constructed in 1886 by Ida Adamson and Charles Rix to be used as speculative commercial property. Rix was an early Hot Springs developer and businessman with ties to the Imperial Bathhouse and served as the first cashier and later president of the First National Bank (HS-45). The building has housed a variety of shops and stores including the Eddy Hotel and offices for Dr. E.F. Winegar.

HOT SPRINGS CENTRAL AVENUE
HISTORIC DISTRICT

ARKANSAS HISTORIC PRESERVATION PROGRAM

Survey Number HS-48

Owner Ulman, Meyer, Cohen, Schorf & Klein

Property Name Walgreen's

Address 210 East 15th, Apt. 7-D

Location Hot Springs, AR

New York, NY 10003

Significant Date/s c. 1920

ARCHITECTURAL DESCRIPTION

Two stories in height, this flat-roofed symmetrical building has a stucco facade with a large glass and metal storefront. The six long and narrow fenestrations on the second floor are glazed with glass blocks.

STATEMENT OF SIGNIFICANCE

This was the second site of Walgreen's drug store after it moved from 304 Central (HS-23). Walgreen's constructed this building circa 1920 and has remained there to the present day. The original facade has been completely covered for several years.

HOT SPRINGS CENTRAL AVENUE
HISTORIC DISTRICT

ARKANSAS HISTORIC PRESERVATION PROGRAM

Survey Number HS-49

Owner First National Bank

Property Name First National Bank

Address (Walnut Associates)

Location Hot Springs, AR

Central and Court

Significant Date/s 1977

Hot Springs, AR 71901

ARCHITECTURAL DESCRIPTION

Constructed in 1977, this bank building occupies a deep corner lot and land to the rear of the Walgreen Building. Designed by Edward Durrell Stone, its exterior is sheathed with cast stone panels.

STATEMENT OF SIGNIFICANCE

This is the original site of the Arkansas National Bank built in 1883 with Charles N. Rix as cashier and John B. Roe as President. The building was destroyed in 1977 when the present building was constructed. The 1977 building was designed by the reknown architect, Edward Durrell Stone.

HOT SPRINGS CENTRAL AVENUE
HISTORIC DISTRICT

ARKANSAS HISTORIC PRESERVATION PROGRAM

Survey Number HS-50

Owner First National Bank

Property Name Security National Bank

Address (Walnut Associates)

Location Hot Springs, AR

Central and Court

Significant Date/s 1923

Hot Springs, AR 71901

ARCHITECTURAL DESCRIPTION

Possessing one of this district's two dressed stone facades, the Security National Bank occupies a corner lot, and had therefore, an exposed side elevation also faced with stone. Both the front and side facades have evenly spaced flat pilasters and a full entablature with a dentillated cornice, above which extends a stone parapet wall, the center of which has projecting carved stone ornament. The front entrance was removed when the existing glass and aluminum storefront was added. Three of the four recessed panels on the side elevation have windows at the top that would have originally illuminated the banking lobby inside.

STATEMENT OF SIGNIFICANCE

This building at 606 Central represents one of the six active banks in Hot Springs during the 1920's. Built in 1923 to house the Security National Bank, the bank existed until it merged soon after with the First National Bank. Following the merger, the building remained the property of the First National Bank and housed a variety of shops and stores.

HOT SPRINGS CENTRAL AVENUE
HISTORIC DISTRICT

ARKANSAS HISTORIC PRESERVATION PROGRAM

Survey Number HS-51

Owner Leo & Sam Gortenber

Property Name Sumpter-Little Building

Address 208 Burchwood

Location Hot Springs, AR

Hot Springs, AR 71901

Significant Date/s 1904

ARCHITECTURAL DESCRIPTION

Like the Dugan-Stuart Building constructed in the same year, the Sumpter-Little Building was intended to accommodate medical offices. Designed by Charles L. Thompson, the four story brick facade is composed of four flat pilasters, one at each corner and two above the entrance, between which alternate pilasters of banded brick and one-over-one double-hung windows. One of the first buildings in the district with terra cotta ornament, its use is less extensive than that of the Dugan-Stuart Building, as it is restricted to the four pilaster capitals. The facade possesses a distinctive textural quality achieved by the juxtaposition of banded and smooth brick surfaces. Though the wood and glass of the storefronts have been replaced, their configuration, the lobby entrance and the Ionic pilasters and columns still remain.

STATEMENT OF SIGNIFICANCE

Constructed in 1904, this was one of the first buildings in Hot Springs built to specifically be an office building. Shortly after, it became used as an important downtown hotel under various owners. Its original owners were John Sumpter, a banker and insurance man who established the Arkansas State Bank in 1874; and William J. Little, the superintendent of the National Park Reservation in the 1890's who attempted to make Central Avenue more attractive by fixing up not only Bathhouse Row, but also the commercial area on the west side as well. He owned several businesses on Central Avenue and was involved in placing attractive hot water fountains along the sidewalks on both sides of Central Avenue. The Sumpter-Little Building was designed by Charles Thompson, a prolific and influential architect in Arkansas from the turn of the century to the 1930's. Much of Thompson's work was included in a thematic nomination to the National Register in 1982 including the 1927 Wade Clinic (HS-62) which is part of the Central Avenue district, and also the Park Hotel (210 Fountain) and Riviera Hotel (719 Central) both built in Hot Springs in 1930. The Sumpter-Little Building housed the Hotel Amis in 1910, and the Central Hotel in 1915. The ground floor has been occupied by a variety of stores and shops. The top floors remain a hotel called the Alvin Hotel. The building remains an architectural reminder of Thompson's work and the emergence of the early office buildings in Hot Springs, and also as a reminder of the work of two of Hot Springs' early developers and businessmen.

HOT SPRINGS CENTRAL AVENUE
HISTORIC DISTRICT

ARKANSAS HISTORIC PRESERVATION PROGRAM

Survey Number HS-52

Owner A.B. Gaines Estate

Property Name Paramount Theater

Address c/o First National Bank

Location Hot Springs, AR

Court and Central

Significant Date/s c. 1940

Hot Springs, AR 71901

ARCHITECTURAL DESCRIPTION

This Art Deco-inspired two-and-a-half story structure has a symmetrical stucco facade with an open and recessed two story entrance at its center. Two narrow fluted metal panels on either side of the entrance extend from the marquee to the parapet.

STATEMENT OF SIGNIFICANCE

Sidney Nutt constructed a theater at this site in 1911. It has remained a theater of some sort to this day. The present building was advertised as the new Paramount Theater around 1940 when the present structure was put in place. It has remained the Paramount ever since.

HOT SPRINGS CENTRAL AVENUE
HISTORIC DISTRICT

ARKANSAS HISTORIC PRESERVATION PROGRAM

Survey Number HS-53

Owner Helena Goff

Property Name Kress Building

Address 2300 Beechwood

Location Hot Springs, AR

Little Rock, AR 72207

Significant Date/s c. 1915

ARCHITECTURAL DESCRIPTION

Two stories in height, this c. 1915 structure has been altered at an undetermined date. The single storefront has been modernized, the second floor windows replaced and red and cream structural glass has been applied over the buff brick from the top of the storefront to the sill of the windows above.

STATEMENT OF SIGNIFICANCE

This building was constructed circa 1915 as the Kress Five, Ten, and Twenty-five cent Store. It later became exclusively a men's clothing store. The front was completely covered during recent modernizations. It remains the home of the Kress store.

HOT SPRINGS CENTRAL AVENUE
HISTORIC DISTRICT

ARKANSAS HISTORIC PRESERVATION PROGRAM

Survey Number HS-54

Owner Angelo, Peter, & John Papas

Property Name Schneck's Drug Store

Address 323 6th Street

Location Hot Springs, AR

Hot Springs, AR 71913

Significant Date/s c. 1910

ARCHITECTURAL DESCRIPTION

Corrugated metal and metal mesh disguise the distinguishing features of this early twentieth century structure. Constructed on a corner lot, the plan is long and narrow. A single glass and metal storefront faces the street. The side elevation still retains the arched fenestrations and decorative brickwork at the cornice. Similar detailing still exists beneath the metal covering on the front facade.

STATEMENT OF SIGNIFICANCE

Built circa 1915 as Schneck's Drug Store, the upstairs also included three doctors' offices and a masseur. The front of the building was completely covered during a modernization; however, much of the south side of the building is untouched. It has also included such businesses as National Insurance and Mode O'Day clothing store.

HOT SPRINGS CENTRAL AVENUE
HISTORIC DISTRICT

ARKANSAS HISTORIC PRESERVATION PROGRAM

Survey Number HS-55

Owner Hill Wheatley

Property Name McLaughlin Building

Address 135 Central Avenue

Location Hot Springs, AR

Hot Springs, AR 71901

Significant Date/s c. 1895

ARCHITECTURAL DESCRIPTION

Constructed at approximately the same time as its neighbor, this building occupies a corner lot at the south end of the district. The extraordinarily exuberant pressed metal facade that continues for several feet on the side elevation makes this building one of the district's finest examples of its type. The single storefront, though modernized, retains its configuration corner cast iron columns and a canvas awning. The upper story of the facade is clad in metal, with three double-hung windows separated by colonettes resting on bases adorned with squares of floral relief. The massive cornice is elaborately detailed with a variety of bands and brackets and a center projection bears the name of the builder. Double-hung windows with brick label mouldings are regularly spaced on the side elevation.

STATEMENT OF SIGNIFICANCE

The McLaughlin Building at 700 Central stands as one of the most outstanding architectural commercial buildings in the Central Avenue area. Built by J. H. McLaughlin circa 1895, it also represents one of the most active and colorful saloons operating in the early 1900's. In 1906 the saloon was run by A. T. Palmer and in 1914, Mark Boizzalara was the owner. In 1912, the upper floor housed the Hot Springs Business Men's Social Club. Over the years, the colorful and slightly shady background of the building has disappeared and been replaced by more conventional businesses including Sidney's Shoe Store during the late 1960's and 1970's. It is presently used as the Hot Springs Heritage Gifts and Museum.

HOT SPRINGS CENTRAL AVENUE
HISTORIC DISTRICT

ARKANSAS HISTORIC PRESERVATION PROGRAM

Survey Number HS-56

Owner Hill Wheatley

Property Name 702 Central

Address 135 Central Avenue

Location Hot Springs, AR

Hot Springs, AR 71901

Significant Date/s c. 1895

ARCHITECTURAL DESCRIPTION

The facade of this two story brick structure is distinguished by a five-sided second floor bay projection, clad in pressed metal with elaborate banding and garland swag detailing. The bottom of the projection is bellcast and the top is capped with a tent roof and finial. A pressed metal cornice conforms to the bay, which is flanked by arched window openings, each with two one-over-one double-hung windows with elliptical transoms. Though the storefronts have been altered, the central stair entrance is still intact.

STATEMENT OF SIGNIFICANCE

Built circa 1895, the building at 702 Central shares the architectural richness of late nineteenth century commercial structure with its neighbor at 700 Central (HS-54). 702 Central, however, did not share in the colorful activities of the McLaughlin Building (HS-54). In 1896, the building at 702 Central housed a restaurant and a photo parlor on the second floor. It remained a restaurant on the ground floor until the 1940's. Until 1923 it was the Merchants Cafe, and in 1946 it was the Blue Grille Cafe. It has recently housed several specialty shops, and is currently Central Wigs. As with its neighbor, 702 Central remains a fine example of late nineteenth century architecture because of its upper story facade.

HOT SPRINGS CENTRAL AVENUE
HISTORIC DISTRICT

ARKANSAS HISTORIC PRESERVATION PROGRAM

Survey Number HS-57

Owner Hill Wheatley

Property Name 111-121 Central

Address 135 Central Avenue

Location Hot Springs, AR

Hot Springs, AR 71901

Significant Date/s c. 1900

ARCHITECTURAL DESCRIPTION

Representative of the materials popular at the turn-of-the-century, this two story commercial building is constructed of dark red and brown brick with terra cotta detailing and two copper cornices. The unusually long facade is divided by pilasters into sections, each with a stair entrance and two storefronts. Five double-hung twelve-over-one windows are paired in the center section, whereas the fenestration of the flanking sections consists of five single windows of the same type. The pilasters have terra cotta capitals and terminate at the height of the window heads. Paired brackets above each capital support the copper cornice, above which is a low parapet with terra cotta coping. The three stair entrances have remained unaltered. A copper cornice is positioned above the storefront transoms, the majority of which are covered.

STATEMENT OF SIGNIFICANCE

This building on the east side of Central Avenue contains some of the last first-floor store fronts on Central Avenue that have not experienced major remodeling or modernization. The building was constructed circa 1900 and has been the site of several different stores, restaurants, and shops. The most notable tenant was the Hot Springs Chamber of Commerce who had offices at 113 and 115 in the mid-1940's. Presently, 113 and 115 are vacant, 111 is the Colonial Pancake House, 117 is a salon, 119 is an antiques store, and 121 is a coin shop. The upper floor over 121 has long been used as furnished apartments. The building's store fronts remain the best examples of the simpler commercial store fronts used in Hot Springs around the early 1900's.

HOT SPRINGS CENTRAL AVENUE
HISTORIC DISTRICT

ARKANSAS HISTORIC PRESERVATION PROGRAM

Survey Number HS-58

Owner Hill Wheatley

Property Name Downtowner

Address 135 Central Avenue

Location Hot Springs, AR

Hot Springs, AR 71901

Significant Date/s 1963

ARCHITECTURAL DESCRIPTION

This ten story hotel was constructed of dark red brick with cast concrete projecting balconies which have regularly spaced wood panels between each floor. A cast concrete one story projection has glass and metal storefronts.

STATEMENT OF SIGNIFICANCE

Built in 1963 by Hill Wheatley, the Downtowner was built on the site of the Virginia Apartments and Boarding House. Along with the Aristocrat (HS-20) it is one of the modern motels constructed in Hot Springs for the active tourist trade.

HOT SPRINGS CENTRAL AVENUE
HISTORIC DISTRICT

ARKANSAS HISTORIC PRESERVATION PROGRAM

Survey Number HS-59

Owner Jeng Shyong Chen

Property Name Howe Hotel

Address 201 Central Avenue

Location Hot Springs, AR

Hot Springs, AR 71901

Significant Date/s 1926

ARCHITECTURAL DESCRIPTION

Built in the same year as the second Majestic Hotel, the Howe Hotel is also of red brick construction. Designed by Sanders and Ginnochio, it has eight floors, the uppermost of which is a penthouse. Symmetrical fenestration consists of six three-over-one double-hung windows on the third through the seventh floors. The first floor is devoted to aluminum and glass storefronts and entrance that replaced the original materials as part of a remodeling, the date of which is not known. A projecting canopy functions as a terrace for the second floor. Third floor windows are topped by recessed brick arches with terra cotta corner blocks, within which are centered round blue and white glazed terra cotta panels with urns in relief. Terra cotta quoins highlight the two front corners of the facade and join a band of the same material above the seventh floor windows. Terra cotta squares and cartouches are combined with decorative brickwork between the terra cotta band and cornice.

STATEMENT OF SIGNIFICANCE

The Howe Hotel was one of the most important hotels built on Central Avenue during the 1920's. Built by William Howe in 1926, the Howe Hotel was designed by the same architects that worked on the 1926 Majestic Hotel (HS-3). Theo Sanders and Frank Ginocchio worked in Hot Springs throughout the early 1900's to the 1930's. Both men designed the Leo N. Levi Hospital on Whittington Avenue in 1914. Sanders worked alone on the Como Hotel at Central and Ouachita in 1915. Both men worked together in the early twenties on Bledin Hotel which was at 225 Central and is now the location of the Arlington parking lot. Sanders and Ginocchio then joined with Charles Thompson on the Wade Clinic (HS-62) in 1927, and the Park Hotel and Riviera Hotel which were both built in 1930. The Howe Hotel was purchased in 1946 by Mr. and Mrs. John Asimos and renamed the DeSoto Hotel. It is currently owned by Jeng Shyong Cheng, and continues to be called the DeSoto Hotel.

HOT SPRINGS CENTRAL AVENUE
HISTORIC DISTRICT

ARKANSAS HISTORIC PRESERVATION PROGRAM

Survey Number HS-60

Owner Arlington Hotel, Inc.

Property Name Scheer Cadillac

Address Central & Fountain

Location Hot Springs, AR

Hot Springs, AR 71901

Significant Date/s 1925/1965

ARCHITECTURAL DESCRIPTION

Partially destroyed by fire, this building, originally designed as a car dealership, is now a parking garage. The showroom space occupying the right half of the building has a glass and metal storefront. The first floor to the left of the storefront is penetrated by an open entry flanked by automobile entrances. The second floor has continuous fenestration consisting of four-over-four metal double-hung awning windows. Other distinguishing features include fluted corner pilasters that are stepped at the top and glass block insets flanking the pedestrian entrance to the garage.

STATEMENT OF SIGNIFICANCE

Built in the late 1920's as a Cadillac dealership, the Sheer family owned the building until it was severely damaged in a fire. The fire gutted the building and damaged all the windows as well as some of the front details of the building. After the fire, the Arlington Hotel bought the building and rebuilt the damaged elements. It is now used as the Arlington Garage and Parking Deck and contains a small restaurant.

HOT SPRINGS CENTRAL AVENUE
HISTORIC DISTRICT

ARKANSAS HISTORIC PRESERVATION PROGRAM

Survey Number HS-61

Owner Arlington Hotel, Inc.

Property Name

Address Central & Fountain

Location Hot Springs, AR

Hot Springs, AR 71901

Significant Date/s

ARCHITECTURAL DESCRIPTION

Parking Lot.

HOT SPRINGS CENTRAL AVENUE
HISTORIC DISTRICT

ARKANSAS HISTORIC PRESERVATION PROGRAM

Survey Number HS-62

Owner Arlington Hotel, Inc.

Property Name Wade Clinic

Address Central & Fountain

Location Hot Springs, AR

Hot Springs, AR 71901

Significant Date/s 1926

ARCHITECTURAL DESCRIPTION

Listed in the National Register 12-22-82.

HOT SPRINGS CENTRAL AVENUE
HISTORIC DISTRICT

ARKANSAS HISTORIC PRESERVATION PROGRAM

Survey Number HS-63

Owner Arlington Hotel, Inc.

Property Name Arlington Hotel

Address Central & Fountain

Location Hot Springs, AR

Hot Springs, AR 71901

Significant Date/s 1925

ARCHITECTURAL DESCRIPTION

The largest and most imposing structure on Central Avenue, this hotel, the third to bear the name of Arlington, occupies a strategic site at the intersection of Fountain and Central, facing Bathhouse Row and the site of the first two hotels. Designed by Mann and Stern, who also designed the Fordyce Bathhouse, this structure replaced the second Arlington that had been lost to fire. Clearly inspired by its Spanish Renaissance predecessor, the symmetrical structure boldly addresses the intersection of Central Avenue. Constructed of buff brick, the central portion of the building is eleven stories tall with two splayed seven story wings. Domed towers with balconies rise from the point of intersection of the wings and the central mass. The projecting two story loggia is stuccoed and trimmed with inset colored tile and a red tile parapet coping. One story arcaded loggias extend in front of each wing. The entrance has an elaborate curvilinear stone parapet with upright consoles and yellow planters. Each uppermost level of the hotel is stuccoed with colorful ornament highlighting the stucco surface of the wings. The first floor arcade of each wing is embellished with a carved stone panel and colored tile surrounding a sculpture encircled by a niche.

STATEMENT OF SIGNIFICANCE

The Arlington Hotel is one of the most famous and successful hotel enterprises in the history of Hot Springs. Its architecture is vital to the image of Central Avenue due to its pivotal location at the Center of the downtown area and its close ties to Bathhouse Row. Many of the early influential and important early developers of Hot Springs have been involved in the history of the hotel.

The present Arlington Hotel is the third hotel to bear the name. The first Arlington was built across the corner at the north end of the land containing Bathhouse Row in 1875. Samuel Stitt was the main founder of the hotel. Along with such men as Samuel Fordyce and William Gaines, Stitt developed many of the late nineteenth century bathhouses on Bathhouse Row as well as such enterprises as the Mountain Valley Water Company (HS-11). The three men also built the impressive Eastman Hotel across town in 1890. Fordyce also financed the building of the Opera House and the first Army-Navy Hospital in Hot Springs, which were both built in 1882.

In 1893, the original four-story frame Arlington Hotel was razed and a larger brick structure designed by Alexander Mair Stewart, Craig McClure, and Louis Christian Mullgardt of St. Louis. Mullgardt had worked with Henry Ives Cobb in Chicago on the Newberry Library, the Chicago Athletic Club, and the 1893 Fisheries Building for the Chicago Fair. The St. Louis firm dissolved in 1894,

Survey Number HS-63

Property Name Arlington Hotel

STATEMENT OF SIGNIFICANCE (cont)

and Mullgardt traveled to California where he designed the "Court of the Ages" at the Panama-Pacific International Exposition in 1915. This magnificent structure burned in 1923, but its influence on the architectural growth of Hot Springs and Central Avenue remained for many years.

The third and present Arlington Hotel was moved across the intersection of Fountain and Central to its present location. The site of the first two Arlingtons is now a small park. The third Arlington Hotel was built in 1925. The impressive eleven story structure was designed by George Mann and Eugene Stern. George Mann drew the plans to the Arkansas State Capitol in 1899 and in Hot Springs, designed the Thompson Building (HS-29) in 1913. Together with Eugene Stern, Mann built the Fordyce Bathhouse in 1914, and the Quapaw, Ozark, and U.S. Bathhouses between 1910 and the early 1920's, all of which were part of Hot Springs' Bathhouse Row.

The 1925 Arlington Hotel stands in the center of the Central Avenue commercial district, and continues to contribute to the history, architectural beauty, and commercial success of the resort town of Hot Springs.

**United States Department of the Interior
National Park Service**

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

For NPS use only

received SEP 13 1984

date entered

Continuation sheet

Item number

9

Page 1

BIBLIOGRAPHY

Brown, Dee. The American Spa - Hot Springs, Arkansas. Little Rock, AR: Rose Publishing Company, 1982

Cushing, Paul. Hot Springs, Arkansas - An Impressionist Sketch, 1903.

Cutter, Charles. The Hot Springs As They Are. 1874.

Cutter, Charles. The Cutter's Guide To Hot Springs, 1874, 1882, 1884, 1885, 1889, 1893, 1894, 1909, 1913, 1917.

Downs, John. Interview. May 24, 1984. General Manager, Mountain Valley Water Company.

"Flood and Fires Coupled in Great Disaster." Hot Springs Sentinel Record. May 15, 1923, p. 1.

The Hot Springs Of Arkansas In A Nut Shell, St. Louis, MO.: Con. P. Curran Printing Co., 1910.

Hot Springs City Directories. 1881-1884, 1906, 1910, 1912, 1915, 1917, 1923, 1928, 1930, 1935, 1938, 1946.

Hot Springs Daily News. August 2, 1887, p. 3, col. 1.

"Hot Springs Experienced Building Boom in 1880's", The Sentinel Record, Sunday, July 13, 1958.

Hot Springs Fire Department Records. 1928, 1941-1944. (Garland County Archives, Hot Springs).

Hot Springs Illustrated Monthly, 1878.

The Hot Springs Picture Book, 1893.

The Record, Garland County Historical Society. 1965, 1967, 1971, 1979, 1982.

Roy, F. Hampton. Charles L. Thompson and Associates - Arkansas Architects 1885-1938. Little Rock, AR.: August House, 1982.

Sanborn Fire Insurance Maps. Hot Springs, Arkansas. 1886, 1890, 1892, 1901, 1908, 1915, 1925.

Scott, John G. Interview. May 22, 1984. Retired employee, Mountain Valley Water Company, Hot Springs, Arkansas.

**United States Department of the Interior
National Park Service**

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

For NPS use only

received SEP 13 1984

date entered

Continuation sheet

Item number

9

Page

2

Scully, Francis J. Hot Springs, Arkansas and the Hot Springs National Park.
Little Rock, Arkansas: Hansen Company and Pioneer Press, 1966.

Shofner, Jerrell H. and William Warren Rogers, Editors. "Hot Springs In the
Seventies," The Arkansas Historical Quarterly, Spring 1963, Volume XII, Number
1.

Wheatley, Hill. Interview. May 29, 1984. Hot Springs, Arkansas.

Witsell, Charles. Interview. May 23, 1984. Little Rock, Arkansas.



HS-1 Hotel Hay 205 Park
Hot Springs Central Ave. Historic District
A. Jones & J. Vosmik-photographers
March, 1984 Negatives at AHPP
Viewed from the East
CONTRIBUTING



HS-2 Majestic Hotel(1902) Park & Central
Hot Springs Central Ave. Historic District
A. Jones & J. Vosmik-photographers
March, 1984 Negatives at AHPP
Viewed from the East
CONTRIBUTING



Left to right

HS-10 Oscar's Bakery 130-142 Central
CONTRIBUTING

HS-9 O'Bryan Building 128 Central
NON-CONTRIBUTING

HS-8 Simon Meyer Bldg. 126 Central
NON-CONTRIBUTING

HS-7 Douglas Bldg. 122-124 Central
CONTRIBUTING

HS-6 McTague Bldg. 120 Central
CONTRIBUTING

HS-5 Medic Drugs 114 Central
NON-CONTRIBUTING

HS-4 110-112 Central
NON-CONTRIBUTING

Hot Springs Central Ave. Historic District:
A. Jones & Julie Vosmik, photographers
March, 1984 Negatives at AHPP
Viewed from the Northeast



HS-7 Douglas Bldg. 122-124 Central
HOT SPRINGS CENTRAL AVE. HISTORIC DISTRICT
A.Jones & J.Vosmik, photographers
March, 1984 Negatives at AHPP
Viewed from the Northwest
CONTRIBUTING

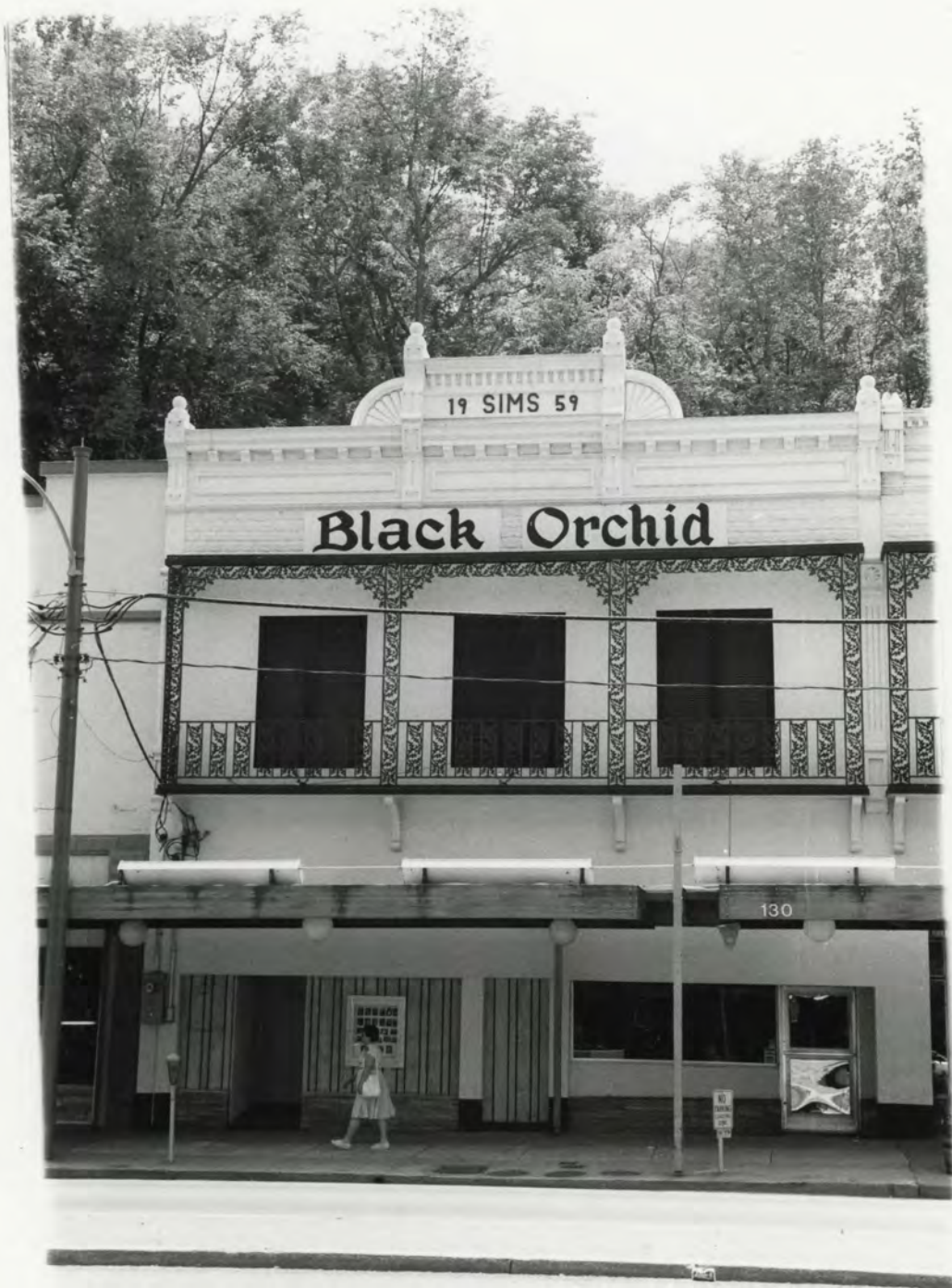


HS-6 McTague Bldg. 120 Central
Hot Springs Central Ave. Historic District
A. Jones & J. Vosmik, photographers
March 1984 Negatives at AHPP
Viewed from the Northeast
CONTRIBUTING



- | | | |
|-------|-------------------|-----------------|
| HS-10 | Oscar's Bakery | 130-142 Central |
| | CONTRIBUTING | |
| HS-9 | O'Bryan Bldg. | 128 Central |
| | NON-CONTRIBUTING | |
| HS-8 | Simon Meyer Bldg. | 126 Central |
| | NON-CONTRIBUTING | |
| HS-7 | Douglas Bldg. | 122-124 Central |
| | CONTRIBUTING | |

HOT SPRINGS CENTRAL AVE. HISTORIC DISTRICT
 A. Jones & J. Vosmik, photographers
 March, 1984
 Negatives at AHPP
 Viewed from the Northeast



HS-9 O'Bryan Bldg. 128 Central
HOT SPRINGS CENTRAL AVE. HISTORIC DISTRICT
A. Jones & J. Vosmik, photographers
March, 1984 Negative at AHPP
Viewed from the Northeast
NON-CONTRIBUTING



HS-10 Oscar's Bakery 130-142 Central
HOT SPRINGS CENTRAL AVE. HISTORIC DISTRICT
J. Vosmik, photographer
May, 1984 Negative at AHPP
CONTRIBUTING



HS-11 DeSoto Mineral Springs 150 Central
HOT SPRINGS CENTRAL AVE. HISTORIC DISTRICT
A. Jones & J. Vosmik, photographers
March, 1984 Negatives at AHPP
Viewed from the Northeast
CONTRIBUTING



- HS-17 Rector Bldg. 226 Central
NON-CONTRIBUTING
- HS-16 Albert Mendel Bldg. 224 Central
CONTRIBUTING
- HS-15 All State Liquor and News 220 Central
NON-CONTRIBUTING
- HS-14 212-218 Central
CONTRIBUTING

HOT SPRINGS CENTRAL AVE. HISTORIC DISTRICT
A. Jones & J. Vosmik, photographers
March, 1984
Negatives at AHPP
Viewed from the Northeast

HS-13 210 CENTRAL
CONTRIBUTING



HS-19 Medical Arts Bldg. 236 Central
HOT SPRINGS CENTRAL AVE. HISTORIC DISTRICT
J. Vosmik, photographer
May, 1984 Negative at AHPP
Viewed from the East
Listed Individually in the NR



HS-22 Dugan-Stuart Bldg. 256-264 Central
CONTRIBUTING
HS-21 Southern Club 250 Central
CONTRIBUTING
HS-20 Aristocrat Motor Inn 238-248 Central
NON-CONTRIBUTING
HS-19 Medical Arts Bldg. 236 Central

HOT SPRINGS CENTRAL AVE. HISTORIC DISTRICT
A. Jones & J. Vosmik, photographers
March, 1984
Negatives at AHPP
Viewed from the Northeast



HS-21 Southern Club 250 Central
HOT SPRINGS CENTRAL AVE. HISTORIC DISTRICT
A. Jones & J. Vosmik, photographers
March, 1984 Negative at AHPP
Viewed from the East
CONTRIBUTING



HS-22 Dugan-Stuart Bldg. 256-264 Central
Hot Springs Central Ave. Historic
A. Jones & J. Vosmik, photographers
March, 1984 Negatives at AHPP
Viewed from the Southeast
CONTRIBUTING



HS-24	308 Central	308 Central
	CONTRIBUTING	
HS-23	304 Central	304 Central
	CONTRIBUTING	
HS-22	Dugan-Stuart Bldg.	256-264 Central
	CONTRIBUTING	

HOT SPRINGS CENTRAL AVE. HISTORIC DISTRICT
 A. Jones & J. Vosmik, photographers
 March, 1984
 Negatives at AHPP
 Viewed from the Southeast



HS-26 328-330 Central
Hot Springs Central Ave. Historic District
A. Jones & J. Vosmik, photographers
March, 1984 Negatives at AHPP
Viewed from the Southeast
NON-CONTRIBUTING



HS-28 Ohio Club 336 Central
CONTRIBUTING

HS-27 Nicholas Hotel 332-334 Central
CONTRIBUTING

HOT SPRINGS CENTRAL AVE. HISTORIC DISTRICT
A. Jones & J. Vosmik, photographers
March, 1984

Negatives at AHPP
View from Southeast



HS-28 Ohio Club 336 Central
Hot Springs Central Ave. Historic District
A. Jones & J. Vosmik, photographers
March, 1984 Negatives at AHPP
Viewed from the East
CONTRIBUTING



HS-29 Thompson Bldg. 340-346 Central
HOT SPRINGS CENTRAL AVE. HISTORIC DISTRICT
A. Jones & J. Vosmik, photographers
March, 1984 Negative at AHPP
Viewed from the Southeast
CONTRIBUTING



HS-30 Chicago Flats 348 Central
HOT SPRINGS CENTRAL AVE. HISTORIC DISTRICT
A. Jones & J. Vosmik, photographers
March, 1984 Negatives at AHPP
Viewed from the East
CONTRIBUTING



HS-31 Savoy Hotel 350 Central
Hot Springs Central Ave. Historic District
A. Jones & J. Vosmik, photographers
March, 1984 Negatives at AHPP
Viewed from the Southeast
CONTRIBUTING



HS-33 Hale Block 360-366 Central
Hot Springs Central Ave. Historic District
A. Jones & J. Vosmik, photographers
March, 1984 Negatives at AHPP
Viewed from the Southeast
CONTRIBUTING



HS-34 Spear Bldg. 368 Central
Hot Springs Central Ave. Historic District
A. Jones & J. Vosmik, photographers
March, 1984 Negatives at AHPP
Viewed from the Southeast
CONTRIBUTING



HS-37 National Luggage Shop 408 Central
CONTRIBUTING
HS-36 Holly Apartments 404-406 Central
CONTRIBUTING
HS-35 Blake Jewelry Store 402 Central

HOT SPRINGS CENTRAL AVE. HISTORIC DISTRICT
A. Jones and J. Vosmik, photographers
March, 1984
Negatives at AHPP
Viewed from the Southeast



HS-38 W.C. Woodcock Bldg. 410 Central
CONTRIBUTING

HS-37 National Luggage Shop 408 Central
CONTRIBUTING

HOT SPRINGS CENTRAL AVE. HISTORIC DISTRICT
A. Jones & J. Vosmik, photographers
March, 1984
Negatives at AHPP
Viewed from the Southwest



HS-39 Palace Apartments 414 Central
CONTRIBUTING
HS-38 W. C. Woodcock Bldg. 410 Central
CONTRIBUTING
HS-37 National Luggage Shop 408 Central
CONTRIBUTING

HOT SPRINGS CENTRAL AVE. HISTORIC DISTRICT
A. Jones & J. Vosmik, photographers
March, 1984
Negatives at AHPP
Viewed from the Southeast



HS-42 Simon Mendel Bldg. 424 Central
CONTRIBUTING

HS-41 Kempner Bldg. 420-422 Central
CONTRIBUTING

HOT SPRINGS CENTRAL AVE. HISTORIC DISTRICT
A. Jones & J. Vosmik, photographers
March, 1984
Negatives at AHPP
Viewed from the Southeast



Left to right
 HS-44 Frankie's Restaurant 510 Central
 NON-CONTRIBUTING
 HS-43 Parking Lot
 NON-CONTRIBUTING

Hot Springs Central Avenue Historic District
 A. Jones & J. Vosmik, photographers
 March, 1984 Negatives at AHPP
 Viewed from the Southeast



HS-44 Frankie's Restaurant 510 Central
HOT SPRINGS CENTRAL AVE. HISTORIC DISTRICT
A. Jones & J. Vosmik, photographers
March, 1984 Negative at AHPP
Viewed from the East
NON-CONTRIBUTING



HS-45 Gaines Bldg. 514 Central
Hot Springs Central Ave. Historic District
A. Jones & J. Vosmik, photographers
March, 1984 Negatives at AHPP
Viewed from the Southeast
CONTRIBUTING



HS-46 Stitt Bldg. 516 Central
Hot Springs Central Ave. Historic District
A. Jones & J. Vosmik-photographers
March, 1984 Negatives at AHPP
Viewed from the Northeast
CONTRIBUTING



HS-47 Rix-Adamson Bldg. 518-520 Central
Hot Springs Central Ave. Historic District
A. Jones & J. Vosmik, photographers
March, 1984 Negatives at AHPP
Viewed from the East
CONTRIBUTING



HS-48 Walgreen's Bldg 524 Central
HOT SPRINGS CENTRAL AVE. HISTORIC DISTRICT
A. Jones & J. Vosmik, photographers
March = 1984 Negative at AHPP
Viewed from the East
NON-CONTRIBUTING



HS-49 First National Bank 530 Central
 NON-CONTRIBUTING
 HS-48 Walgreen's Bldg. 524 Central
 NON-CONTRIBUTING

HOT SPRINGS CENTRAL Ave. HISTORIC DISTRICT
 A. Jones & J. Vosmik, photographers
 March, 1984
 Negatives at AHPP
 Viewed from the Southeast



HS-50 Security National Bank 530 Central
HOT SPRINGS CENTRAL AVE. HISTORIC DISTRICT
J. Vosmik, photographer
May, 1984 Negative at AHPP
Viewed from the East
CONTRIBUTING



HS-51 Sumpter-Little Bldg. 610-614 Central
CONTRIBUTING
HS-50 Security National Bank 606 Central
CONTRIBUTING

HOT SPRINGS CENTRAL AVE. HISTORIC DISTRICT
A. Jones & J. Vosmik, photographers
March, 1984
Negatives at AHPP
Viewed from the Northeast



HS-52 Paramount Theater 616-618 Central
Hot Springs Central Ave. Historic
A. Jones & J. Vosmik, photographers
March, 1984 Negatives at AHPP
NON-CONTRIBUTING



HS-53 Kress Bldg. 620 Central
HOT SPRINGS CENTRAL AVE. HISTORIC DISTRICT
Julie Vosmik, photographer
May, 1984 Negative at AHPP
Viewed from Northeast
NON-CONTRIBUTING



HS-54 Schnecks Drug Store 624 Central
Hot Springs Central Ave. Historic
A. Jones & J. Vosmik, photographers
March, 1984 Negatives at AHPP
Viewed from the Southeast
NON-CONTRIBUTING



- HS-54 Schneck's Drug Store 624-26 Central
NON-CONTRIBUTING
- HS-53 Kress 620 Central
NON-CONTRIBUTING
- HS-52 Paramount Theater 616-618 Central
NON-CONTRIBUTING
- HS-51 Sumpter-Little Bldg. 610-614 Central
CONTRIBUTING

HOT SPRINGS CENTRAL AVE. HISTORIC DISTRICT
A. Jones & J. Vosmik, photographers
March, 1984
Negatives at AHPP
Viewed from the Southeast



HS-55 McLaughlin Bldg. 700 Central
Hot Springs Central Ave. Historic
A. Jones & J. Vosmik, photographers
March, 1984 Negatives at AHPP
Viewed from the Northeast
CONTRIBUTING



HS-56 702 Central
Hot Springs Central Ave. Historic
A. Jones & J. Vosmik, photographers
March, 1984 Negatives at AHPP
Viewed from the East
CONTRIBUTING



HS-57 111-121 Central
Hot Springs Central Ave. Historic District
A. Jones & J. Vosmik, photographers
March, 1984 Negatives at AHPP
Viewed from the Southwest
CONTRIBUTING



HS-57 111-121 Central
CONTRIBUTING

HS-58 Downtowner Motor Inn 135
NON-CONTRIBUTING Central

HOT SPRINGS CENTRAL AVE. HISTORIC DISTRICT
A. Jones & J. Vosmik, photographers
March, 1984
Negatives at AHPP
Viewed from the Southwest



HS-59 Howe Hotel 201 Central
 HOT SPRINGS CENTRAL AVE. HISTORIC DISTRICT
 J. Vosmik, photographer
 May, 1984 Negative at AHPP
 Viewed from the Southwest
 CONTRIBUTING



HS-59 Howe Hotel 201 Central
HOT SPRINGS CENTRAL AVE. HISTORIC DISTRICT
J. Vosmik, photographer
May, 1984 Negative at AHPP
Viewed from the Southwest
CONTRIBUTING



- HS-58 Downtowner Motor Inn 135 Central
NON-CONTRIBUTING
- HS-59 Howe Hotel 201 Central
CONTRIBUTING
- HS-60 Scheer Cadillac Bldg. 209 Central
NON-CONTRIBUTING

HOT SPRINGS CENTRAL AVE. HISTORIC DISTRICT
A. Jones & J. Vosmik, photographers
March, 1984
Negatives at AHPP
Viewed from the Southwest



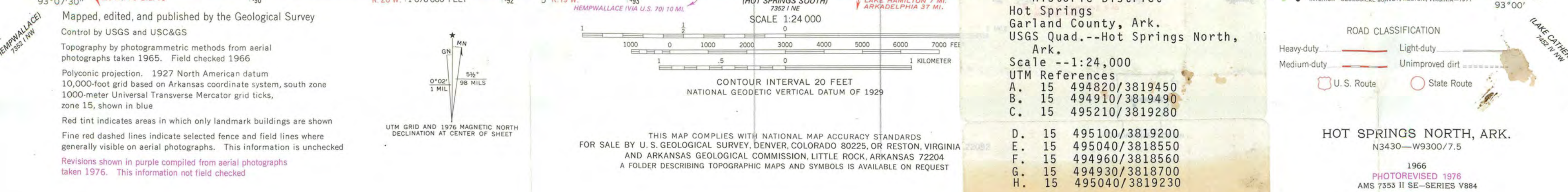
HS-60 Scheer Cadillac Building 209 Central
NON-CONTRIBUTING
Hot Springs Central Avenue Historic District
A. Jones & J. Vosmik, photographers
March, 1984 Negatives at AHPP
Viewed from the Northwest



HS-62 Wade Clinic 231 Central
HOT SPRINGS CENTRAL AVE. HISTORIC DISTRICT
J. Vosmik, photographer
May, 1984 Negative at AHPP
Viewed from the Southwest
LISTED INDIVIDUALLY IN NR

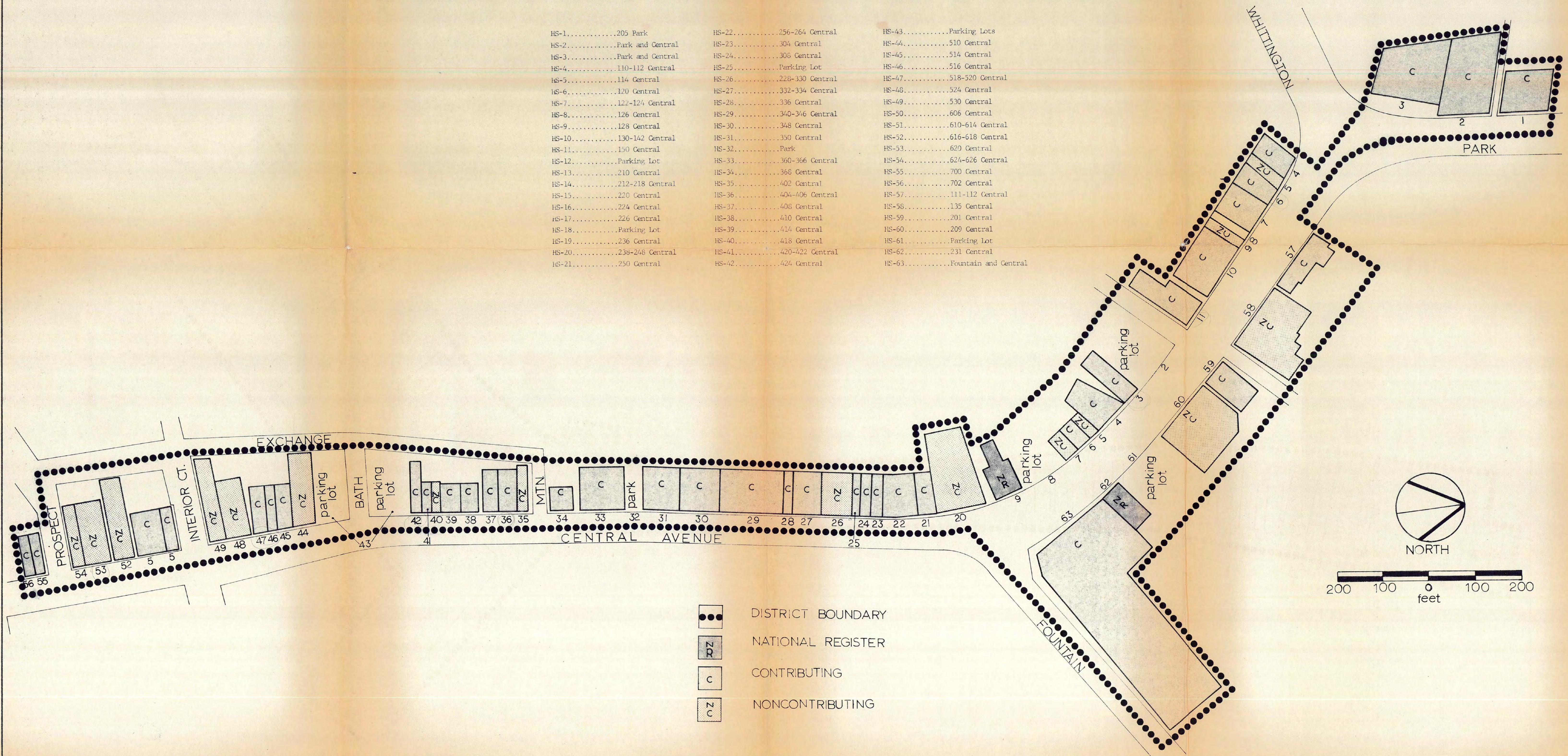


HS-63 Arlington Hotel Fountain & Central
HOT SPRINGS CENTRAL AVE. HISTORIC DISTRICT
J. Vosmik, photographer
May, 1984 Negative at AHPP
Viewed from the Southwest
CONTRIBUTING



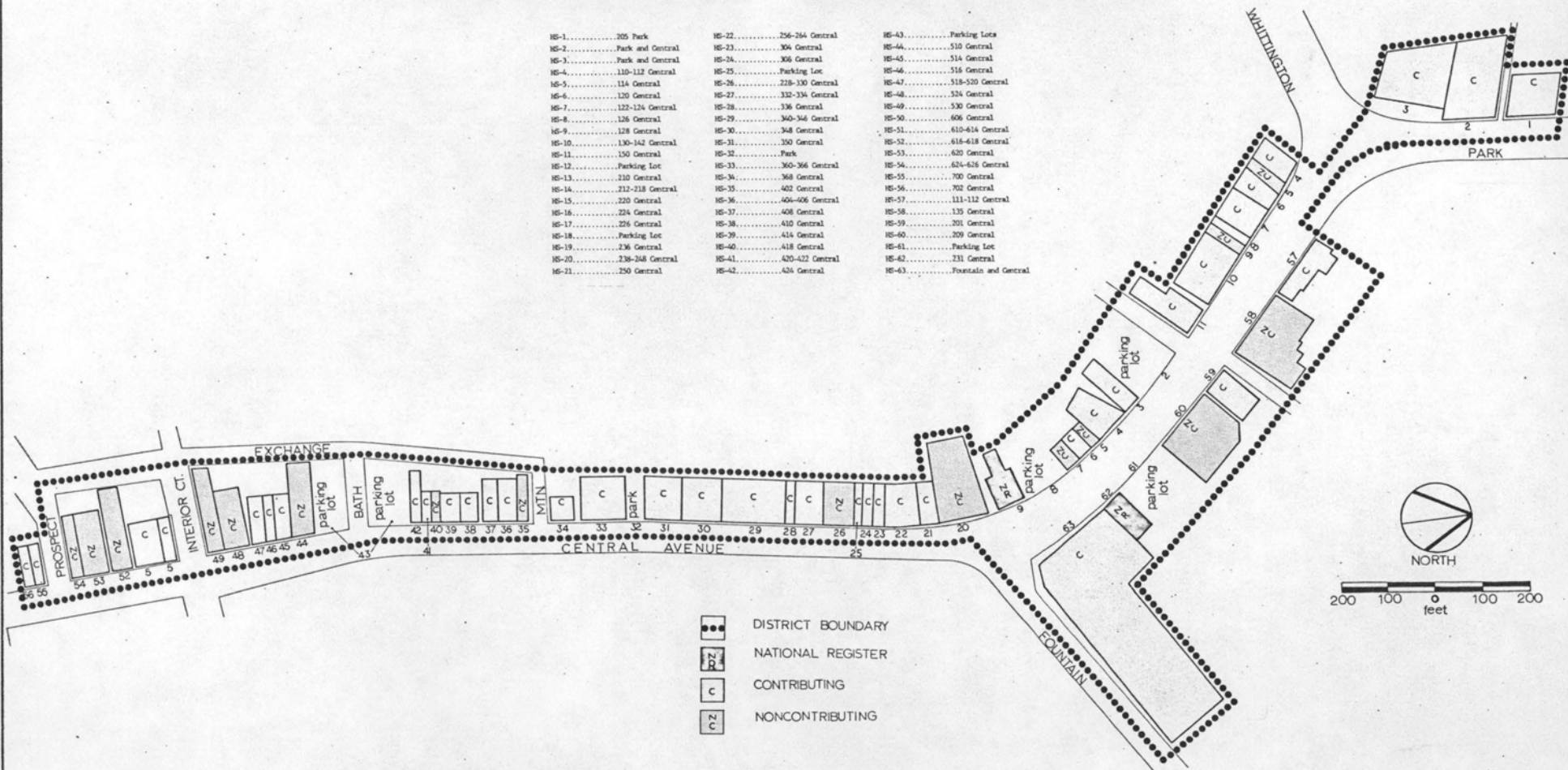
HOT SPRINGS CENTRAL AVENUE HISTORIC DISTRICT

HS-1.....205 Park	HS-22.....256-264 Central	HS-43.....Parking Lots
HS-2.....Park and Central	HS-23.....304 Central	HS-44.....510 Central
HS-3.....Park and Central	HS-24.....306 Central	HS-45.....514 Central
HS-4.....110-112 Central	HS-25.....Parking Lot	HS-46.....516 Central
HS-5.....114 Central	HS-26.....228-330 Central	HS-47.....518-520 Central
HS-6.....120 Central	HS-27.....332-334 Central	HS-48.....524 Central
HS-7.....122-124 Central	HS-28.....336 Central	HS-49.....530 Central
HS-8.....126 Central	HS-29.....340-346 Central	HS-50.....606 Central
HS-9.....128 Central	HS-30.....348 Central	HS-51.....610-614 Central
HS-10.....130-142 Central	HS-31.....350 Central	HS-52.....616-618 Central
HS-11.....150 Central	HS-32.....Park	HS-53.....620 Central
HS-12.....Parking Lot	HS-33.....360-366 Central	HS-54.....624-626 Central
HS-13.....210 Central	HS-34.....368 Central	HS-55.....700 Central
HS-14.....212-218 Central	HS-35.....402 Central	HS-56.....702 Central
HS-15.....220 Central	HS-36.....404-406 Central	HS-57.....111-112 Central
HS-16.....224 Central	HS-37.....408 Central	HS-58.....135 Central
HS-17.....226 Central	HS-38.....410 Central	HS-59.....201 Central
HS-18.....Parking Lot	HS-39.....414 Central	HS-60.....209 Central
HS-19.....236 Central	HS-40.....418 Central	HS-61.....Parking Lot
HS-20.....238-248 Central	HS-41.....420-422 Central	HS-62.....231 Central
HS-21.....250 Central	HS-42.....424 Central	HS-63.....Fountain and Central



HOT SPRINGS CENTRAL AVENUE HISTORIC DISTRICT

HS-1.....205 Park	HS-22.....256-264 Central	HS-43.....Parking Lots
HS-2.....Park and Central	HS-23.....304 Central	HS-44.....510 Central
HS-3.....Park and Central	HS-24.....306 Central	HS-45.....514 Central
HS-4.....110-112 Central	HS-25.....Parking Lot	HS-46.....516 Central
HS-5.....114 Central	HS-26.....228-330 Central	HS-47.....518-520 Central
HS-6.....120 Central	HS-27.....332-334 Central	HS-48.....524 Central
HS-7.....122-124 Central	HS-28.....336 Central	HS-49.....530 Central
HS-8.....126 Central	HS-29.....340-346 Central	HS-50.....606 Central
HS-9.....128 Central	HS-30.....348 Central	HS-51.....610-614 Central
HS-10.....130-142 Central	HS-31.....350 Central	HS-52.....616-618 Central
HS-11.....150 Central	HS-32.....Park	HS-53.....620 Central
HS-12.....Parking Lot	HS-33.....360-366 Central	HS-54.....624-626 Central
HS-13.....210 Central	HS-34.....368 Central	HS-55.....700 Central
HS-14.....212-218 Central	HS-35.....402 Central	HS-56.....702 Central
HS-15.....220 Central	HS-36.....404-406 Central	HS-57.....111-112 Central
HS-16.....224 Central	HS-37.....408 Central	HS-58.....135 Central
HS-17.....226 Central	HS-38.....410 Central	HS-59.....201 Central
HS-18.....Parking Lot	HS-39.....414 Central	HS-60.....209 Central
HS-19.....236 Central	HS-40.....418 Central	HS-61.....Parking Lot
HS-20.....238-248 Central	HS-41.....420-422 Central	HS-62.....231 Central
HS-21.....250 Central	HS-42.....424 Central	HS-63.....Fountain and Central



National Register of Historic Places

Note to the record

Additional Documentation: 1988

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number _____ Page _____

Hot Springs Central Avenue Historic District
Garland County, ARKANSAS

ADDITIONAL INFORMATION

Substantive Review

Keeper

Amy Schlager 6/30/88

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 85001370

Date Listed: 6/25/85

Hot Springs Central Avenue Historic District Garland

AR

Property Name

County

State

N/A

Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

Amy Schlager
Signature of the Keeper

6/30/88
Date of Action

Amended Items in Nomination:

The date of construction for 209 Exchange Street should read c. 1894 instead of 1984.

This information was accepted as part of additional information on June 30, 1988.

Discussed and concurred in by Arkansas SHPO on June 30, 1988.

DISTRIBUTION:

National Register property file

Nominating Authority (without nomination attachment)

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

RECEIVED

MAY 17 1988

**NATIONAL
REGISTER**

Section number _____ Page _____

CENTRAL AVENUE HISTORIC DISTRICT

209 Exchange Street (contributing)

c. 1984; originally constructed for storefront space on street level and rental apartments on upper two stories; was purchased along with 211 Exchange by the Eddy Hotel (now demolished) and used as "housekeeping rooms" for guests: known as the "Eddy Annex".

Three-story, two-bay building with street level alterations c. 1920; upper stories distinguished by a prominent pair of two-story bay windows; facade is capped with corbelled cornice and barrel-tile coping.

211 Exchange Street (contributing)

c. 1907; also originally storefront with rental apartments above. Soon after construction became part of the "Eddy Annex", along with 209 Exchange (above).

Two-story, two-bay brick building with parapeted roofline and heavily corbelled cornice. Street level features entrance and single window with a window above each marking the second story. All openings have wide concrete lintels; original windows recently replaced with contemporary fixed glass.



209 Exchange - (contributing)

CENTRAL AVENUE HISTORIC DISTRICT

Hot Springs, Garland Co,

Photographed by T. Jones

March 1988

Negatives on file at AHPD

MAY 17 1988



211 Exchange - (Contributing)

CENTRAL AVENUE HISTORIC DISTRICT
HOT SPRINGS, GARLAND CO.

Photographed by T. Jones

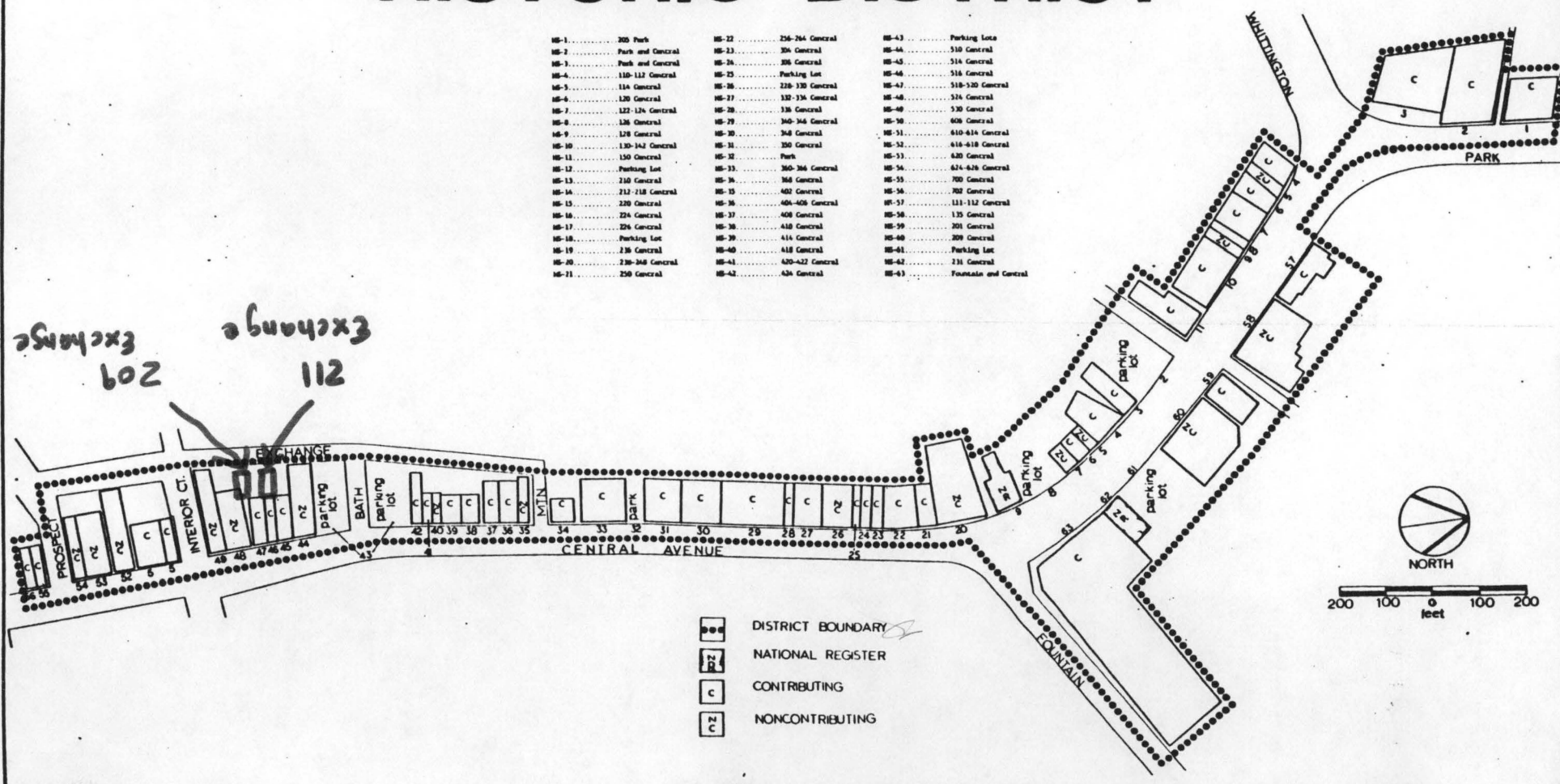
March 1988

Negatives on file at AHPP

MAY 17 1988

HOT SPRINGS CENTRAL AVENUE HISTORIC DISTRICT

HS-1..... 205 Park	HS-22..... 256-264 General	HS-43..... Parking Lot
HS-2..... Park and General	HS-23..... 304 General	HS-44..... 510 General
HS-3..... Park and General	HS-24..... 306 General	HS-45..... 514 General
HS-4..... 110-112 General	HS-25..... Parking Lot	HS-46..... 516 General
HS-5..... 114 General	HS-26..... 318-320 General	HS-47..... 518-520 General
HS-6..... 120 General	HS-27..... 332-334 General	HS-48..... 524 General
HS-7..... 122-124 General	HS-28..... 338 General	HS-49..... 530 General
HS-8..... 126 General	HS-29..... 340-344 General	HS-50..... 608 General
HS-9..... 128 General	HS-30..... 348 General	HS-51..... 610-614 General
HS-10..... 130-142 General	HS-31..... 350 General	HS-52..... 616-618 General
HS-11..... 150 General	HS-32..... Park	HS-53..... 620 General
HS-12..... Parking Lot	HS-33..... 360-364 General	HS-54..... 624-626 General
HS-13..... 210 General	HS-34..... 368 General	HS-55..... 700 General
HS-14..... 212-218 General	HS-35..... 400 General	HS-56..... 702 General
HS-15..... 220 General	HS-36..... 404-408 General	HS-57..... 111-112 General
HS-16..... 224 General	HS-37..... 408 General	HS-58..... 135 General
HS-17..... 226 General	HS-38..... 410 General	HS-59..... 201 General
HS-18..... Parking Lot	HS-39..... 414 General	HS-60..... 209 General
HS-19..... 216 General	HS-40..... 418 General	HS-61..... Parking Lot
HS-20..... 238-240 General	HS-41..... 420-422 General	HS-62..... 231 General
HS-21..... 250 General	HS-42..... 424 General	HS-63..... Fountain and Central



National Register of Historic Places

Note to the record

Additional Documentation: 2019

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action: Boundary Update

Property Name: Hot Springs Central Avenue Historic District (Boundary Decrease)

Multiple Name:

State & County: ARKANSAS, Garland

Date Received: 5/30/2019 Date of Pending List: 6/19/2019 Date of 16th Day: 7/5/2019 Date of 45th Day: 7/15/2019 Date of Weekly List:

Reference number: BC100004164

Nominator: SHPO

Reason For Review:

X Accept Return Reject 7/8/2019 Date

Abstract/Summary Comments: This document is both a Boundary Decrease and Additional Documentation, meant to update the original nomination and subsequent boundary increase. The decrease removes an area where historic resources have been razed and a small area on the southwest portion. It also provides a clarified boundary on the northeast side, more accurately depicting the boundary based on lot ownership.

Recommendation/ Criteria Accept Boundary Decrease and Additional Documentation

Reviewer Jim Gabbert Discipline Historian

Telephone (202)354-2275 Date

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.

Additional Documentation is included in the Boundary Increase (ref# 100004164)

National Register of Historic Places
Memo to File

Correspondence

The Correspondence consists of communications from (and possibly to) the nominating authority, notes from the staff of the National Register of Historic Places, and/or other material the National Register of Historic Places received associated with the property.

Correspondence may also include information from other sources, drafts of the nomination, letters of support or objection, memorandums, and ephemera which document the efforts to recognize the property.



ARKANSAS
HISTORIC
PRESERVATION
PROGRAM

August 31, 1984

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: Hot Springs Central Avenue
Historic District
Hot Springs
Garland County

Dear Carol:

We are enclosing for your review the nomination for the Hot Springs Central Avenue Historic District. The Arkansas Historic Preservation Program has complied with all applicable nominating procedures and notification requirements in the nomination process.

The contribution of this commercial area to the state of Arkansas can not be denied. Thousands continue to come to the city for the thermal springs and stay at the historic hotels. Both of these significant contributions to Hot Springs' history are reflected in the buildings within the boundaries of this proposed district. Hot Springs has been for a century, Arkansas premier tourist attraction.

Thank you for your consideration in this matter.

Sincerely,

Wilson Stiles
State Historic Preservation Officer

WS/AJ/ss

Enclosure/s



Rec'd
SEP 13 1984

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Hot Springs Central Avenue Historic District
Garland County
ARKANSAS

Working No. SEP 13 1984
Fed. Reg. Date: _____
Date Due: 10/11/84 10/28/84
Action: ACCEPT
RETURN 10/26/84
REJECT
Federal Agency: _____

- ☐ 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: 4 technical corrections cited below
_____ substantive reasons discussed below

1. Name

2. Location

3 3. Classification

Category _____ Ownership _____
Public Acquisition _____

Status _____
Accessible _____

Please fill in blanks
Present Use _____

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible? ☐ yes ☐ no

X 7. Description

Please fill in blanks

Condition

- ☐ excellent
☐ good
☐ fair

- ☐ deteriorated
☐ ruins
☐ unexposed

Check one

- ☐ unaltered
☐ altered

Check one

- ☐ original site
☐ moved

date _____

Describe the present and original (if known) physical appearance

- ☐ 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)

Please fill in blanks

- ☐ 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 _____

Please provide acreage for the district.

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

Melores Byers

Date

10/26/84

Phone:

202-343-9553

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

85001370

Hot Springs Central Avenue Historic District
Garland County
Arkansas

Working No. 9/13/84
Fed. Reg. Date: 2/4/86
Date Due: 8/8/85
Action: ☒ ACCEPT 6-25-85
☐ 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"/> unaltered	<input type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair		

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: _____

Comments for any item may be continued on an attached sheet



ARKANSAS
HISTORIC
PRESERVATION
PROGRAM

Carol Shull
Chief of Registration
National Register of Historic Places
National Park Service
1100 L Street, N.W.
Washington, D.C. 20240

Re: Hot Springs Central Avenue Historic
District
Hot Springs
Garland County

Dear Carol:

We are enclosing for your review the nomination for the Hot Springs Central Avenue Historic District. This is a re-submission, as some technical omissions had to be corrected. These corrections have been made.

There is a great deal of interest in this nomination. Since it has already undergone one comment period, we are asking for an expedited review of sixteen days.

The Arkansas Historic Preservation Program has complied with all applicable nominating procedures and notification requirements in the nomination process. Should you have any questions about this nomination, please contact Alice Jones of my staff at (501) 371-2763.

Thank you for your consideration in this matter.

Sincerely,

Wilson Stiles
State Historic Preservation Officer

WS/AJ/ss

Enclosure/s



Recd 6/24/85 42

85001370

JH

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEETHot Springs Central Avenue
Historic District
Garland County
ARKANSAS

Substantive Review

Working No. MAY 17 1988
Fed. Reg. Date: 2/1/89
Date Due: 7/1/88
Action: ☒ ACCEPT 6-30-88
☐ RETURN
☐ REJECT
Federal Agency: _____

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

Substantive Review: ☐ sample ☐ request ☐ appeal ☐ NR decision

Reviewer's comments:

Accept addit doc (w/ SR
on date
typo)Recom./Criteria Accept SR
Reviewer Aschlagel
Discipline Arch Hist
Date 6/30/88
_____ see continuation sheetNomination 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

- | | |
|------------------------------------|---------------------------------------|
| <input type="checkbox"/> excellent | <input type="checkbox"/> deteriorated |
| <input type="checkbox"/> good | <input type="checkbox"/> ruins |
| <input type="checkbox"/> fair | <input type="checkbox"/> unexposed |

Check one

- ☐
- unaltered
-
- ☐
- altered

Check one

- ☐
- original site
-
- ☐
- moved date _____

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: _____



ARKANSAS
HISTORIC
PRESERVATION
PROGRAM

May 5, 1988

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

RE: Central Avenue Historic District
Hot Springs, Garland County

Dear Carol:

Please accept the enclosed additional information for the Central Avenue Historic District. These properties lie within the boundaries of the district as it was nominated, but are not mentioned in the original nomination.

Thank you for your consideration in this matter.

Sincerely,

Cathy Buford
State Historic Preservation Officer

CB/TJ/ww

Enclosures

MAY 17 1988

