

Name of Property Cleveland Arms Apartment Building County and State Garland County, Arkansas

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

Signature of commenting official:

Date

Title :

State or Federal agency/bureau
or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

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


Signature of the Keeper

8.2.2018
Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private:

Public - Local

Public - State

Public - Federal

Category of Property

(Check only one box.)

Building(s)

District

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7. Description

Architectural Classification

(Enter categories from instructions.)

MODERN MOVEMENT/Art Moderne with Art Deco Details

Materials: (enter categories from instructions.)

Principal exterior materials of the property: _____

foundation: CONCRETE

walls: BRICK

roof: OTHER/ Tar Build-up

other: WALLS/ BRICK TILE

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Cleveland Arms Apartment Building, located at 2410 Central Avenue, Hot Springs, Arkansas, was built c.1945. The buff-colored brick building is a good example of simple Art Moderne Style architecture with Art Deco detailing. This building is the smaller sister-building to the Cleveland Manor Apartments, which stand a few blocks north on Central Avenue.¹ They were built with Federal Housing Authority funds, by the same owner, to answer the call for more and affordable housing for returning World War II veterans.² It was subsidized by FHA funds until 1955. The Cleveland Arms Apartment building has undergone very few alterations and retains its historic integrity. The building is currently vacant.

¹ Sanborn Insurance Maps, 1947, p 32.

² Mason J. Toms, "The Wright Style in Hot Springs: The Architecture of I. Granger McDaniel," *The Record 2017*, Garland County Historical Society: Hot Springs, 2017, p 1-8.

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Narrative Description

The Cleveland Arms Apartment Building was designed to take advantage of sitting on the corner of Central and Oakwood avenues. Its L-shape construction allowed its three pass-thru entrances to face the streets and also open to the rear of the building and the auto court. The buildings were constructed of structural clay tile and brick veneer walls with wood framing on steel joists and concrete floors.³ Cleveland Arms was built on a sloping grade allowing the portion of the building facing Central Avenue to have two stories and house a basement laundry. The portion facing Oakwood Avenue is three stories tall.

The exterior of the building displays the Art Moderne Style, a newly modern style only just introduced into Hot Springs at the time this building was built.⁴ The exterior features horizontal bands of buff-colored brick wrapping around the building and matching the height of the steel casement and corner windows they include. Besides the brick being painted and some adjustments to the steel windows, the exterior appears very much original. One steel window on the Oakwood side has been replaced with an aluminum single-hung window and at least one window (facing the parking lot) in each apartment has had the steel mullions removed to accommodate a window air conditioning unit.

The structure also has a small but striking amount of Art Deco detailing. The three entrances to the building are highlighted with a slightly raised front facade featuring three vertical Art Deco bands beginning above a single window and overlapping the concrete band at the top of the parapet. Even more eye-catching are the concrete Deco-Style letters mortared into a brick wall sitting adjacent to the Oakwood Street side, facing Central Avenue, which spell out "Cleveland Arms". On the interior, the stairwell banister is carved with an Art Deco stepped curve on the cap.

The apartments were originally designed to hold 16 "family units" and had a car park (carport) to hold 10 cars.⁵ The apartments were all two-bedroom units with one bathroom, a living room, dining room, and kitchen. The car park was demolished in 2017.⁶

The floor plan of all the units is the same. The entry opens to a living room which then opens into a dining room. The kitchen is off the dining room. A small hallway from the living and dining rooms leads to the bathroom and two bedrooms. The walls are constructed of clay tile overlaid with plaster and the floors are concrete.⁷ The floors were originally finished with asbestos tile. Currently, most of the units have carpet, vinyl composition tile, or sheet vinyl covering the floors. The ceiling is plaster applied to lath attached to steel bar joists.⁸ Most of the tile and bathroom sinks have been replaced over time.

³ Sanborn Insurance Maps, 32.

⁴ Toms, 1-8.

⁵ *Ibid.*

⁶ Moses, Jamie. Interview with Author, Nov. 3, 2017.

⁷ Sanborn Insurance Map, 32.

⁸ *Ibid.*

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Cleveland Arms has recently been rented as low-income apartments.⁹ The building is in fair condition. It has not been updated or well-maintained. However, it is a rare example of a largely original and intact 1940s Art Moderne and Art Deco style apartment building in Hot Springs.

East Facade

Both floors of the east facade are fenestrated by metal casement windows run along a slightly recessed band in the brick pattern which wraps around the building. Styles of the windows vary. They begin with an eight-light corner-wrapped window on each end. Next in line working toward the center, is a smaller six-light window, then a large sixteen-light casement closer to the middle. The center section of the building is the most decorative area. The brick protrudes from ground to roof, ending with a parapet of brick and vertical decorative concrete bands. This section also has a recessed double front door entrance with a six-light window above on the second floor. Currently, there is a fabric awning over the doorway.

South Facade

The South facade repeats the front door parapet, window and band pattern of the East facade—as it repeats around the entire building—but has a solid rectangular brick wall set adjacent to the exterior wall about 1/2 way down the eastern portion of the wall. The exterior wall to the right of the sign is set back several feet. Molded concrete letters reading “Cleveland Arms” in a T-pattern with the “A” crossing and used in both words, are set into the brick and form the sign for the building which can be read from Central Avenue. The lower southwest corner casement window has been replaced with a metal double-hung window on the south side.

North Facade

This side of the building has two portions, called out as the east and west portions of the building here. The building is built in the shape of an L with the east portion acting as the base of the L and west portion as the stem. The east portion of the building has a set of corner casement windows on each corner and the first floor has a door in the center. The west portion of the building is three stories tall and has a repeating window pattern of the two top floors from right to left as a corner window, two small six light windows, a larger sixteen-light window, two six-light windows, two sixteen-light windows, two six-light windows, etc. The single sixteen-light windows are aligned over a back door entrance and are placed inside in the stairwells. This side of the building has two entrances facing the parking lot. Water collectors and downspouts come out of the parapet on this side of the building and allow water to run into the parking lot. The brick along the parapet on this side of the wall is spalling.

West Facade

The west sides of the building also have two sections. One is the base of the L and the other the top of the stem in this L-shaped building. The base of the L has two floors of apartments with a laundry in the basement below. Access to the laundry is under the exterior stairway and faces the parking lot. This portion of the building has a corner window, then smaller six-paned windows along it. The sole sixteen-light window is in the stairway, over the exterior doors.

⁹ Moses.

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The other section, the top of the stem of the L, on the west side is narrow, and three-stories tall. The only fenestrations are the corner windows.

8. Statement of Significance

Applicable National Register Criteria

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

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

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

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

COMMUNITY PLANNING/ DEVELOPMENT

Period of Significance

c1945- 1955

Significant Dates

c.1945

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

McDaniel, Irvn Donald, Architect

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Cleveland Arms Apartment Building is being nominated to the National Register of Historic Places under **Criterion C** with **local significance** as a rare example of a post war apartment building on Central and Oakwood Avenues in Hot Springs, Arkansas in the newly introduced Art Moderne style, with Art Deco detailing. It is also being nominated under **Criterion A** for its associations with the growth of Hot Springs during the influx of World War II veterans returning to the United States and settling, even if only for a short while, in Hot Springs. The building has undergone no major alterations.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

The origin of the city of Hot Springs revolves around the hot water springs which flow from the west side of Hot Springs Mountain. For centuries Native Americans lived near the springs: fishing, farming, hunting, and mining novaculite in local quarries.¹⁰ After the Louisiana Purchase in 1803 and the Dunbar-Hunter Expedition's 1804-1805 explorations of the southern portion of the new area, settlers began to appear at the springs. Small shanties and cabins sprang up, many as rentals for visitors attempting to be healed or rested by the cleansing waters.¹¹ Around 1820 the first log cabin boarding house appeared. On April 20, 1832, President Andrew Jackson signed an act that set aside (reserved from sale) four square miles around the hot springs of Arkansas.¹²

As word of the thermal waters traveled, more white visitors came to the small town. By 1857 the newspaper reported that there were overflowing hotels, theaters, parties, dances, and much beauty and elegance to be found in the town. Locals expected that when the railroads were completed it would become a resort for half the people in the United States. By 1860 the city boasted two hotels and a number of smaller boarding houses, seven bathhouses and three smaller pavilions for bathing, a few grocery stores, several doctor's offices, and a few substantial homes. During the Civil War, however, most residents fled and a lot of the town burned down. The town quickly rebuilt and prospered after the war ended. By 1870 the first multi-story hotel was built.¹³ Wooden bathhouses on the east side of Hot Springs Creek served the increasing numbers of infirm who came to bathe in the thermal waters.¹⁴

In 1875 the Hot Springs Railroad, later known as the "Diamond Jo," linked the town to Malvern where the St. Louis Iron Mountain & Southern Railroad passed, making the trip to Hot Springs

¹⁰ Francis J. Scully, *Hot Springs Arkansas and Hot Springs National Park: The Story of a City and the Nation's Health Resort*, Little Rock: Hansen Co., 1966, 5-7.

¹¹ *Ibid*, 26-29.

¹² *Ibid*, 30-31.

¹³ Scully, 32-41.

¹⁴ Mamie Ruth Stranburg Abernathy, *History, People, Places, Events of Hot Springs Arkansas and Hot Springs National Park*, 1997, p 8.

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faster and more comfortable than the previous trip from Malvern on horseback or by stagecoach. By then, there were twelve quality hotels, several smaller hotels, and around fifty boarding houses. As the city grew, public utilities improved, and more churches and schools were established. Banks, newspapers, and other businesses (including many gambling houses and saloons) flourished, almost all on one long narrow street (then called Valley Street-now Central Avenue). At this time a street railway was built, extending from the Diamond Jo depot through the entire length of the Valley.¹⁵

In 1876 the Supreme Court struck down all private claims to land on Hot Springs Reservation in favor of the United States government. A Congressional commission completed a survey of the Hot Springs Reservation and reset its boundaries in 1879. Only a small portion of the original reservation was retained by the federal government. The rest was sold to private individuals.¹⁶

In 1878, a gas plant was built to furnish gas lighting and heat for many hotels and other buildings. At the end of Bathhouse Row a fire station, City Hall and city jail were built. By 1882 the city granted a franchise to the Hot Springs Electric Company to install electric lights.¹⁷

On February 14, 1876, the citizens of the town successfully petitioned the court to incorporate the town. By 1879 city officials petitioned the governor to advance Hot Springs to a City of the First Class, stating that the population of the city was now more than 5,000.¹⁸

In 1884-1885 the open Hot Springs Creek flowing through the main street was arched over, which allowed extensive landscaping in front of the bathhouses. In 1887, the Army and Navy General Hospital was constructed above the south end of Bathhouse Row.¹⁹

By the 1890s Hot Springs had become a social capital of the South. Although the thermal waters were still its main attraction, the city was a mecca for those coming to escape the cold of the North and winter doldrums. The fine dining, elaborate balls in the elegant hotels, musicals, and other popular social events were the talk of national society paper editors. The season extended from January to June, and prominent men brought their families, their servants, and sometimes their horses to this health and pleasure resort.²⁰ In 1889 the Diamond Jo was changed to a standard gauge railroad, and town residents would often see private Pullman cars parked on the side of the depot. In 1902, after the owner of the Diamond Jo died, the Choctaw Railroad purchased the Diamond Jo (which became known as the Rock Island Railroad) and connected the Diamond Jo to Memphis and LittleRock. In 1904 the Choctaw, Oklahoma, and Gulf Railroad became part of the Rock Island System, which included the Hot Springs line. By 1917, three trains departed daily from the Valley Street (Central Ave.) depot to make connections at Benton, Arkansas, for Texas and Louisiana, and at Memphis for points north and east. One train carried

¹⁵ Francis J. Scully, *Hot Springs Arkansas and Hot Springs National Park: The story of a City and the Nation's Health Resort*, Little Rock: Hansen Co., 1966, 56-58. Abernathy, 8-9.

¹⁶ Abernathy, 19.

¹⁷ Scully, 149.

¹⁸ *Ibid*, 64. Abernathy, 11.

¹⁹ Abernathy, 13-15.

²⁰ Scully, 173-180.

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Pullman service to St. Louis and the Little Rock and Hot Springs Western branch became part of the Missouri Pacific system. The increased ease in getting to Hot Springs supported growth and a rising tourist population.²¹

In 1921 the Hot Springs Reservation was designated Hot Springs National Park, a move prompted in part by the railroad industry, which thought this “branding” would increase tourist travel to the city.²²

By the 1930s a new type of lodging which was designed to accommodate the automobile traveler became popular. Motor inns and motor courts began to show up not only on main streets but on every entrance to the highway in America. Visitors chose automobile travel over railroad travel, and some of the nation’s downtown facilities began to lose their luster.²³ However, the 1930s and 1940s were considered Hot Springs’ greatest period of popularity as a resort destination and two new luxury hotels were built, the Park and the Marquette, both downtown.²⁴ With Hot Springs’ population more than doubling from 1920 to 1940, the city began to grow toward the south.²⁵

Because of the city’s popularity as a tourist destination, it along with five other resort towns were chosen to become part of a government reward system for returning army veterans. It became an Army Ground and Service Forces Redistribution station, where returning veterans received a two week paid vacation before assimilating back into society. As part of the redistribution program, the young men (and some women) were treated to a stay at one of four Hot Springs’ high-quality hotels where meals, dances, and chaperoned companions were provided.²⁶ About 1500 service people were relocated to Hot Springs at any one time for the program. As a result, the city was bulging with newly released servicemen and their families.²⁷ The relocation program lasted for a little more than a year beginning in August of 1944 and ending in November 1945.²⁸

The Cleveland Arms Apartment Building was one of two sister-apartment complexes built by Hot Springs insurance and real estate man, Thomas H. Cleveland after the second World War, with Federal Housing Authority loans. The two buildings are rare in that they were designed as complimentary Art Moderne style buff-brick structures with Art Deco detailing, by local architect Irven Donald McDaniel.²⁹

²¹ *Ibid*, 263-270.

²² *Ibid*.

²³ United States National Park Service, *A Conceptual Master Plan: Hot Springs National Park*, The Service, 1970, 4-6.

²⁴ Guy Lancaster, “Hot Springs, Arkansas,” *Arkansas Encyclopedia of History and Culture*, accessed at www.encyclopediaofarkansas.net, updated Nov. 3, 2017.

²⁵ *Ibid*. Abernathy, 30.

²⁶ Richard R. “Steve” Stevens, “The Redistribution Station, Army Ground and Service Forces, Hot Springs National Park, Arkansas GI Vacations in World War II,” *The Record* 2007, Garland County Historical Society, 47-50.

²⁷ Memorandum for Director, United States Department of the Interior, Sept 14, 1945. “Army to Give Up Hotels in Hot Springs,” *Arkansas Gazette*, Aug 21, 1945, p 3. Abernathy, 26.

²⁸ *Memorandum*. “Army to Give Up Hotel.” Abernathy, 35.

²⁹ Toms, 1-8.

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When the FHA was first established in 1934, it was designed to assist with the purchase of single family, owner-occupied homes. But in 1938 Congress amended the National Housing Act to grant it authorization to assist multi-family housing during the Second World War. Multi-family housing was becoming increasingly important in meeting U.S. housing needs and was considered a requirement for the success of any real national effort toward improving urban areas.³⁰

Both of Cleveland Arms and Cleveland Manor were projects funded by the Federal Housing Authority in response to the lack of quick and affordable housing for returning veterans of World War II.³¹ Although housing for returning veterans was scarce throughout the nation, Hot Springs was exceptionally inept.³²

Thomas Cleveland saw opportunity in the housing shortage for returning veterans and took advantage of the Federal Housing Authority program. At the time the relocation program released the four sequestered hotels back to the public, he opened Cleveland Arms and Cleveland Manor apartments.³³ They accommodated short-term and long term guests: Cleveland Arms being designed for officers and their families while Cleveland Manor housed enlisted men.³⁴

Cleveland, along with his wife Dorothy, headed a family-owned insurance company, Cleveland and Company. He was also a real estate broker and built and operated the Cleveland Arms and Cleveland Manor Apartments, until 1957.³⁵

The architect, I.D. McDaniel, was also a resident of Hot Springs. He was born in Granger, Texas, and moved to Arkansas at the age of six, spending his early years in Pine Bluff. McDaniel received his design training at the Beaux Arts Atalier of St. Louis and practiced in Blytheville, Dallas, and Memphis.³⁶ He arrived in Hot Springs in 1929, from Memphis where he'd partnered in the firm Sieg & McDaniel, as well as serving as the first secretary for the Tennessee chapter of the American Institute of Architects. Early in his career, he'd specialized in revivalist-style buildings which were the rage at the time.³⁷ By the time of his arrival in Hot Springs, his style of choice had changed to the more modern style of Art Deco.

After developing his practice as Irven D. McDaniel, Architect, he designed many structures in the community, some of the most notable being the original buildings of the Greenwood and Rix Schools. Later in his career he became associated with the Department of the Interior as its

³⁰ B.T. Fitzpatrick, "FHA and FNMA Assistance for Multifamily Housing." www.scholarship.law.duke.edu, accessed Nov 12, 2017.

³¹ Sanborn Insurance Map, 32.

³² "Army to Give Up Hotels in Hot Springs," *Arkansas Gazette*, Aug 21, 1945, p 3.

³³ *Ibid.*, *Memo to Army*, "Army to Send 2,500 Here Each Month," *unknown newspaper*, Aug 15, 1944, accessed at *Garland Co. Historical Society*.

³⁴ Sanborn Map, 32. Hot Springs City Directory, 1947-1955. "The Loss and Gain for Hot Springs," *The Arkansas Gazette*, Little Rock, Little Rock, July 8, 1944.

³⁵ "T.H. Cleveland, Spa Insurance Man, Realtor Dies," *The Sentinel-Record*, November 22, 1960, p 5. "FHA to Sell."

³⁶ "I.D. McDaniel, Architect Dies," *The Sentinel-Record*, March 17, 1960, p 3.

³⁷ Toms, 1-8.

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engineer-architect and designed the Administration Building and the National Park Workshop.³⁸ However, Cleveland Arms and Cleveland Manor were exceptional as they are the two largest buildings he designed with modern stylistic influences.³⁹ They are also rare examples, and certainly the largest, of the Art Moderne style buildings in Hot Springs along Central Avenue.

Cleveland Arms would have been a very modern and popular complex. It was built with a car park (as most existing apartment and hotels were not), sat across from the Oaklawn Jockey Club (racetrack), and was positioned in the middle of an up-and-coming post war neighborhood built on the south side of downtown—likely funded by FHA loans as well.⁴⁰

In the apartment's first years, there were two long term renters: one a single man and one a married civil engineer. Each stayed for several years. The other four apartments were listed as vacant in the Hot Springs city directories but were most likely temporary housing for other veterans.⁴¹

It is not apparent when Cleveland gave up acting as landlord for Cleveland Arms. However, in 1955 several multi-family FHA-funded projects in Hot Springs were deeded back to and sold by the Federal Housing Authority. Cleveland Manor was on this list.⁴² Because Thomas Cleveland still owed money to the FHA when the property was deeded back, it is likely the property was deeded back due to a loan default.⁴³

During the 1950s, suburbs and new lakes were built further to the south, drawing homes and businesses away from the downtown community. The elimination of casino gambling in 1967, along with a waning bathing industry, left the downtown and area around Cleveland Arms in economic decline during the 1960s and 1970s.⁴⁴ During the 1980s, public interest in the downtown returned. Activists fought destruction and abandonment of the downtown. In the mid 1980s, the Downtown Historic District was created, and the late 1980s saw the restoration of the Fordyce Bathhouse on Bathhouse Row as a visitors center and also saw the rehabilitation of a few downtown structures.⁴⁵ The continued revitalization of the downtown area has also attracted some new infill construction and rehabilitation of more historic structures. The area around Cleveland Arms and the racetrack have not seen as much reinvested economic interest. With the racetrack across the street and a neighborhood of stable but small post-war homes behind it, the area has continually been in use. However, the demolition of homes for parking lot use along Central Avenue have not inspired regrowth. Stretch Run, LLC, the real estate and development company that purchased the building in 2017 are in hopes that its rehabilitation will help to spark more investment around the racetrack area.

³⁸ "I.D. McDaniel Dies," 3.

³⁹ Toms, 1-8.

⁴⁰ Sanborn, 32. B.T. Fitzpatrick, "FHA and FNMA Assistance for Multifamily Housing," www.scholarship.law.duke.edu. Miles L. Colean, "The Impact of Government of Real Estate Finance in the United States," *National Bureau of Economic Research*, 1950, pp 106-118.

⁴¹ Hot Springs City Directory.

⁴² "FHA to Sell Two Apartment Buildings Here," *The Sentinel-Record*, Aug 28, 1955.

⁴³ *Ibid.*

⁴⁴ United States National Park Service. Abernathy, 40.

⁴⁵ Abernathy, 43.

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The Cleveland Arms Apartment building remains as an intact example of a post-World War II short-and-long-term apartment building built with Federal Housing Authority funding which contributed to a boom in the population of Hot Springs at this time. The building also provides a significant contribution to the area's architectural history by being one of few Art Moderne apartment buildings in Hot Springs. The structure has minimal changes and retains a considerable amount of integrity. Therefore this property is recommended for listing on the National Register of Historic Places with local significance under **Criteria A and C** as an excellent example of a post-war modern apartment building in Garland County.

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Abernathy, Mamie Ruth Stranburg, *History, People, Places, Events of Hot Springs Arkansas and Hot Springs National Park*, 1997.

"Army to Give Up Hotels in Hot Springs." *Arkansas Gazette*, August 21, 1945.

"Army to Send 2,500 Here Each Month." unknown newspaper, August 15, 1944.

Colean, Miles L. "The Impact of Government on Real Estate Finance in the United States." *National Bureau of Economic Research*, 1950.

"FHA to Sell Two Apartment Buildings Here." *The Sentinel-Record*, August 28, 1955.

Fitzpatrick, B.T. "FHA and FNMA Assistance for Multifamily Housing."
www.scholarship.law.duke.edu

Hot Springs City Directory, 1947-1955.

"I.D. McDaniel, Architect, Dies." *The Sentinel-Record*, March 17, 1960.

"The Loss and the Gain for Hot Springs." *The Arkansas Gazette*. Little Rock. July 8, 1944.

Lancaster, Guy. "Hot Springs (Garland County)," *The Encyclopedia of Arkansas History and Culture*, accessed at encyclopediaofarkansas.net, updated November 3, 2017.

Memorandum for the Director, United States Department of the Interior, September 14, 1945.

Moses, Jamie. Interview with Author. 11-3-2017.

Sanborn Insurance Maps. 1947.

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Scully, Francis J. *Hot Springs Arkansas and Hot Springs National Park: The Story of a City and the Nation's Health Resort.* Little Rock: Hansen Co., 1966.

Stevens, Richard R. "Steve." "The Redistribution Station, Army Ground and Service Forces, Hot Springs National Park, Arkansas GI Vacations in World War II." *The Record* 2007, Garland County Historical Society.

"T.H. Cleveland, Spa Insurance Man, Realtor Dies." *The Sentinel-Record*, November 22, 1960.

Toms, J. Mason. "The Wright Style in Hot Springs: The Architecture of I. Granger McDaniel." *The Record* 2017. Garland County Historical Society: Hot Springs, 2017.

United States National Park Service. *A Conceptual Master Plan: Hot Springs National Park*, The Service, 1970.

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: Garland County Historical Society

Historic Resources Survey Number (if assigned): GA0406

10. Geographical Data

Acreeage of Property less than one

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Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

- | | |
|--------------|------------|
| 1. Latitude: | Longitude: |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

- | | | |
|-------------|-----------------|-------------------|
| 1. Zone: 15 | Easting: 494545 | Northing: 3816147 |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting : | Northing: |

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

S08 T03S R19W, Block 1 Lots 6-11, Oakwood Park Addition to the City of Hot Springs.

Boundary Justification (Explain why the boundaries were selected.)

This nominated property includes the entire parcel historically associated with Cleveland Arms Apartments.

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11. Form Prepared By

name/title: Ralph S. Wilcox, National Register & Survey Coordinator/ Antoinette Johnson, Johnson Consulting, LLC
organization: Arkansas Historic Preservation Program
street & number: 1100 North St.
city or town: Little Rock state: AR zip code: 72201
e-mail: ralph.wilcox@arkansas.gov
telephone: 501-324-9787
date: January 8, 2018

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

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Photo Log

Name of Property: Cleveland Arms Apartment Building

City or Vicinity: Hot Springs

County: Garland

State: Arkansas

Photographer: Antoinette Johnson

Date Photographed: November 13, 2017

Description of Photograph(s) and number, include description of view indicating direction of camera:

- 0001: Camera Facing North
- 0002: Camera Facing Southwest
- 0003: Camera Facing South
- 0004: Camera Facing Northeast
- 0005: Camera Facing East
- 0006: Window, Camera Facing Southwest Corner
- 0007: Entrance Detail, Camera Facing North
- 0008: Sign, Camera Facing West
- 0009: Window, Northwest Corner
- 0010: Windows, Camera Facing North
- 0011: Interior Hallway, Camera Facing North
- 0012: Upstairs Hallway, Camera Facing South
- 0013: Baluster, Interior Hallway
- 0014: Apartment Living Room, Camera Facing South
- 0015: Apartment Dining Room, Camera Facing North
- 0016: Apartment Kitchen, Camera Facing Northwest
- 0017: Apartment Bedroom 1 looking into Hall, Camera Facing East
- 0018: Apartment Bathroom, Camera Facing South
- 0019: Apartment Bathroom, Camera Facing Southwest
- 0020: Apartment Bedroom 2, Camera Facing Northeast
- 0021: Basement Laundry, Camera Facing Northeast
- 0022: Basement Storage, Camera Facing East
- 0023: Parking Lot where Car Park Once Stood, Camera Facing North

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

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





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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.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: 7/12/2018 Date of Pending List: Date of 16th Day: Date of 45th Day: 8/27/2018 Date of Weekly List:

Reference number:

Nominator:

Reason For Review:

Accept Return Reject 8/2/2018 Date

Abstract/Summary Comments:

Recommendation/ Criteria:

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.



THE DEPARTMENT OF ARKANSAS
HERITAGE

Asa Hutchinson
Governor

Stacy Hurst
Director

February 2, 2018

Rick Stauder, Planning Coordinator
City of Hot Springs
P. O. Box 700
Hot Springs, AR 71902



Re: Cleveland Arms – Hot Springs, Garland County

Dear Mr. Stauder:

We are pleased to inform you that the above referenced property will be considered by the State Review Board of the Arkansas Historic Preservation Program, an agency of the Department of Arkansas Heritage, for nomination to the National Register of Historic Places. The National Register of Historic Places is the federal government's official list of historic properties worthy of the preservation. Listing in the National Register of Historic Places provides recognition and assists in preserving our nation's heritage.

Listing of this property provides recognition of the community's historic importance and assures protective review of the federal projects that might adversely affect the character of the historic property.

Listing in the National Register does not mean that limitations will be placed on the property by the federal government. Public visitation rights are not required of property owners. The federal government will not attach covenants to the property or seek to acquire it.

We have enclosed a copy of the National Register nomination for your review. If you have any comments on the proposed nomination, please submit a letter with your comments, concerns, or concurrence to the Arkansas Historic Preservation Program at least 24 hours prior to the date of the State Review Board meeting.

You are invited to attend the State Review Board meeting at which the nomination will be considered. The board will begin meeting at 9:00 a.m. on Wednesday, April 4, 2018 at the Department of Arkansas Heritage headquarters at 1100 North Street in Little Rock.

If you have any questions regarding the State Review Board meeting feel free to call Ralph Wilcox, Callie Williams or Travis Ratermann at (501) 324-9880.

Sincerely,

Scott Kaufman
Director

Arkansas Arts Council

Arkansas Natural
Heritage Commission

Arkansas State Archives

Delta Cultural Center

Historic Arkansas Museum

Mosaic Templars
Cultural Center

Old State House Museum



ARKANSAS HISTORIC
PRESERVATION PROGRAM



1100 North Street
Little Rock, AR 72201

(501) 324-9880
fax: (501) 324-9184
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info@arkansaspreservation.org

website:

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Arkansas Arts Council

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Delta Cultural Center

Historic Arkansas Museum

Mosaic Templars
Cultural Center

Old State House Museum

April 4, 2018



J. Paul Loether, Deputy Keeper and Chief
National Register and National Historic Landmark Programs
National Register of Historic Places
1849 C Street., NW
Mail Stop 7228
Washington D.C. 20240

RE: Cleveland Arms – Hot Springs, Garland County, Arkansas

Dear Mr. Loether:

We are enclosing for your review the above-referenced nomination. The enclosed disk contains the true and correct copy of the nomination for the Cleveland Arms to the National Register of Historic Places. The Arkansas Historic Preservation Program has complied with all applicable nominating procedures and notification requirements in the nomination process.

If you need further information, please call Ralph S. Wilcox of my staff at (501) 324-9787. Thank you for your cooperation in this matter.

Sincerely,

Stacy Hurst
State Historic Preservation Officer

SH:rsw

Enclosure



ARKANSAS HISTORIC
PRESERVATION PROGRAM



1100 North Street
Little Rock, AR 72201

(501) 324-9880
fax: (501) 324-9184
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website:

www.arkansaspreservation.com

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United States Department of the Interior
National Park Service

5G 2477

National Register of Historic Places Registration Form

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



1. Name of Property

Historic name: Cleveland Arms Apartment Building

Other names/site number: Site # GA0406

Name of related multiple property listing:
N/A

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

2. Location

Street & number: 2410 Central Avenue

City or town: Hot Springs State: Arkansas County: Garland

Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

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

 national statewide X local

Applicable National Register Criteria:

X A B X C D

Returned

	<u>3-16-18</u>
Signature of certifying official/Title:	Date
<u>Arkansas Historic Preservation Program</u>	
State or Federal agency/bureau or Tribal Government	

In my opinion, the property <u> </u> meets <u> </u> does not meet the National Register criteria.	
Signature of commenting official:	Date
Title :	State or Federal agency/bureau or Tribal Government

Name of Property

County and State

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

Signature of commenting official: _____ **Date** _____

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

4. National Park Service Certification

I hereby certify that this property is:

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

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only **one** box.)

Name of Property

County and State

Building(s)	<input checked="" type="checkbox"/>
District	<input type="checkbox"/>
Site	<input type="checkbox"/>
Structure	<input type="checkbox"/>
Object	<input type="checkbox"/>

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	<u>0</u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>1</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC/ multiple dwelling= apartment building

Name of Property

County and State

Current Functions

(Enter categories from instructions.)

VACANT/ NOT IN USE

Returned

7. Description

Architectural Classification

(Enter categories from instructions.)

MODERN MOVEMENT/ Art Moderne with Art Deco Details

Materials: (enter categories from instructions.)

Principal exterior materials of the property: _____

foundation: CONCRETE

walls: BRICK

roof: OTHER/ Tar Build-up

other: WALLS/ BRICK TILE

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Cleveland Arms Apartment Building, located at 2410 Central Avenue, Hot Springs, Arkansas, was built c.1945. The buff-colored brick building is a good example of simple Art Moderne Style architecture with Art Deco detailing. This building is the smaller sister-building to the Cleveland Manor Apartments, which stand a few blocks north on Central Avenue.¹ They were built with Federal Housing Authority funds, by the same owner, to answer the call for more and affordable housing for returning World War II veterans.² The Cleveland Arms Apartment building has undergone very few alterations and retains its historic integrity. The building is currently vacant.

Narrative Description

¹ Sanborn Insurance Maps, 1947, p 32.

² Mason J. Toms, "The Wright Style in Hot Springs: The Architecture of I. Granger McDaniel," *The Record 2017*, Garland County Historical Society: Hot Springs, 2017, p 1-8.

The Cleveland Arms Apartment Building was designed to take advantage of sitting on the corner of Central and Oakwood avenues. Its L-shape construction allowed its three pass-thru entrances to face the streets and also open to the rear of the building and the auto court. The buildings were constructed of structural clay tile and brick veneer walls with wood framing on steel joists and concrete floors.³ Cleveland Arms was built on a sloping grade allowing the portion of the building facing Central Avenue to have two-stories and house a basement laundry. The portion facing Oakwood Avenue is three-stories tall.

The exterior of the building displays the Art Moderne Style, a newly modern style only just introduced into Hot Springs at the time this building was built.⁴ The exterior features horizontal bands of buff-colored brick wrapping around the building and matching the height of the steel casement and corner windows they include. Besides the brick being painted and some adjustments to the steel windows, the exterior appears very much original. One steel window on the Oakwood side has been replaced with an aluminum single-hung window and at least one window (facing the parking lot) in each apartment has had the steel mullions removed to accommodate a window air conditioning unit.

The structure also has a small but striking amount of Art Deco detailing. The three entrances to the building are highlighted with a slightly raised front facade featuring three vertical Art Deco bands beginning above a single window and overlapping the concrete band at the top of the parapet. Even more eye-catching are the concrete Deco-Style letters mortared into a brick wall sitting adjacent to the Oakwood Street side, facing Central Avenue, which spell out “Cleveland Arms”. On the interior, the stairwell banister is carved with an Art Deco stepped curve on the cap.

The apartments were originally designed to hold 16 “family units” and had a car park (carport) to hold 10 cars.⁵ The apartments were all two-bedroom units with one bathroom, a living room, dining room, and kitchen. The car park was demolished in 2017.⁶

The floor plan of all the units are the same. The entry opens to a living room which then opens into a dining room. The kitchen is off the dining room. A small hallway from the living and dining rooms leads to the bathroom and two bedrooms. The walls are constructed of clay tile overlaid with plaster and the floors are concrete.⁷ The floors were originally finished with asbestos tile. Currently, most of the units have carpet, vinyl composition tile, or sheet vinyl covering the floors. The ceiling is plaster applied to lath attached to steel bar joists.⁸ Most of the tile and bathroom sinks have been replaced over time.

Cleveland Arms has recently been rented as low-income apartments.⁹ The building is in fair condition. It has not been updated or well-maintained. However, it is a rare example of a

³ Sanborn Insurance Maps, 32.

⁴ Toms, 1-8.

⁵ *Ibid.*

⁶ Moses, Jamie. Interview with Author, Nov. 3, 2017.

⁷ Sanborn Insurance Map, 32.

⁸ *Ibid.*

⁹ Moses.

largely original and intact 1940s Art Moderne and Art Deco style apartment building in Hot Springs.

East Facade

Both floors of the south facade are fenestrated by metal casement windows run along a slightly recessed band in the brick pattern which wraps around the building. Styles of the windows vary. They begin with an eight-light corner-wrapped window on each end. Next in line working toward the center, is a smaller six-light window, then a large sixteen-light casement closer to the middle. The center section of the building is the most decorative area. The brick protrudes from ground to roof, ending with a parapet of brick and vertical decorative concrete bands. This section also has a recessed double front door entrance with a six-light window above on the second floor. Currently, there is a fabric awning over the doorway.

South Facade

The South facade repeats the front door parapet, window and band pattern of the East facade—as it repeats around the entire building—but has a solid rectangular brick wall set adjacent to the exterior wall about 1/2 way down the eastern portion of the wall. The exterior wall to the right of the sign is set back several feet. Molded concrete letters reading “Cleveland Arms” in a T-pattern with the “A” crossing and used in both words, are set into the brick and form the sign for the building which can be read from Central Ave. The lower southwest corner casement window has been replaced with a metal double hung window on the south side.

North Facade

This side of the building has two portions, called out as the east and west portions of the building here. The building is built in the shape of a L with the east portion acting as the base of the L and west portion as the stem. The east portion of the building has a set of corner casement windows on each corner and the first floor has a door in the center. The west portion of the building is three stories tall and has a repeating window pattern of the two top floors from right to left as a corner window, two small six light windows, a larger sixteen-light window, two six-light windows, two sixteen-light windows, two six-light windows, etc. The single sixteen-light windows are aligned over a back door entrance and are placed inside in the stairwells. This side of the building has two entrances facing the parking lot. Water collectors and downspouts come out of the parapet on this side of the building and allow water to run into the parking lot. The brick along the parapet on this side of the wall is spalling.

West Facade

The west sides of the building also have two sections. One is the base of the L and the other the top of the stem in this L-shaped building. The base of the L has two floors of apartments with a laundry in the basement below. Access to the laundry is under the exterior stairway and faces the parking lot. This portion of the building has a corner window, then smaller six-paned windows along it. The sole sixteen-light window is in the stairway, over the exterior doors.

The other section, the top of the stem of the L, on the west side is narrow, and three-stories tall. The only fenestrations are the corner windows.

Returned

8. Statement of Significance

Applicable National Register Criteria

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

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

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

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

Returned

Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE
COMMUNITY PLANNING AND DEVELOPMENT/
MILITARY

Period of Significance

c1945

Significant Dates

c.1945- 1955

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

McDaniel, Irven Donald, Architect _____

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Cleveland Arms Apartment Building is being nominated to the National Register of Historic Places under **Criterion C** with **local significance** as a rare example of a post war apartment building on Central and Oakwood Avenues in Hot Springs, Arkansas in the Art Moderne style, with Art Deco detailing. It is also being nominated under **Criterion A** for its associations with World War II veterans returning to the United States and settling, even if only for a short while, in Hot Springs. The building has undergone no major alterations.

Required

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

The origin of the city of Hot Springs revolves around the hot water springs which flow from the west side of Hot Springs Mountain. For centuries Native Americans lived near the springs:

fishing, farming, hunting, and mining novaculite in local quarries.¹⁰ After the Louisiana Purchase in 1803 and the Dunbar-Hunter Expedition's 1804-1805 explorations of the southern portion of the new area, settlers began to appear at the springs. Small shanties and cabins sprang up, many as rentals for visitors attempting to be healed or rested by the cleansing waters.¹¹ Around 1820 the first log cabin boarding house appeared. On April 20, 1832, President Andrew Jackson signed an act that set aside (reserved from sale) four square miles around the hot springs of Arkansas.¹²

As word of the thermal waters traveled, more white visitors came to the small town. By 1857 the newspaper reported that there were overflowing hotels, theaters, parties, dances, and much beauty and elegance to be found in the town. Locals expected that when the railroads were completed it would become a resort for half the people in the United States. By 1860 the city boasted two hotels and a number of smaller boarding houses, seven bathhouses and three smaller pavilions for bathing, a few grocery stores, several doctor's offices, and a few substantial homes. During the Civil War, however, most residents fled and a lot of the town burned down. The town quickly rebuilt and prospered after the war ended. By 1870 the first multi-story hotel was built.¹³ Wooden bathhouses on the east side of Hot Springs Creek served the increasing numbers of infirm who came to bathe in the thermal waters.¹⁴

In 1875 the Hot Springs Railroad, later known as the "Diamond Jo," linked the town to Malvern where the St. Louis Iron Mountain & Southern Railroad passed, making the trip to Hot Springs faster and more comfortable than the previous trip from Malvern on horseback or by stagecoach. By then, there were twelve quality hotels, several smaller hotels, and around fifty boarding houses. As the city grew, public utilities improved, and more churches and schools were established. Banks, newspapers, and other businesses (including many gambling houses and saloons) flourished, almost all on one long narrow street (then called Valley Street-now Central Avenue). At this time a street railway was built, extending from the Diamond Jo depot through the entire length of the Valley.¹⁵

In 1876 the Supreme Court struck down all private claims to land on Hot Springs Reservation in favor of the United States government. A Congressional commission completed a survey of the Hot Springs Reservation and reset its boundaries in 1879. Only a small portion of the original reservation was retained by the federal government. The rest was sold to private individuals.¹⁶

¹⁰ Francis J. Scully, *Hot Springs Arkansas and Hot Springs National Park: The Story of a City and the Nation's Health Resort*, Little Rock: Hansen Co., 1966, 5-7.

¹¹ *Ibid*, 26-29.

¹² *Ibid*, 30-31.

¹³ Scully, 32-41.

¹⁴ Mamie Ruth Stranburg Abernathy, *History, People, Places, Events of Hot Springs Arkansas and Hot Springs National Park*, 1997, p 8.

¹⁵ Francis J. Scully, *Hot Springs Arkansas and Hot Springs National Park: The story of a City and the Nation's Health Resort*, Little Rock: Hansen Co., 1966, 56-58. Abernathy, 8-9.

¹⁶ Abernathy, 19.

In 1878, a gas plant was built to furnish gas lighting and heat for many hotels and other buildings. At the end of Bathhouse Row a fire station, City Hall and city jail were built. By 1882 the city granted a franchise to the Hot Springs Electric Company to install electric lights.¹⁷

On February 14, 1876, the citizens of the town successfully petitioned the court to incorporate the town. By 1879 city officials petitioned the governor to advance Hot Springs to a City of the First Class, stating that the population of the city was now more than 5,000.¹⁸

In 1884-1885 the open Hot Springs Creek flowing through the main street was arched over, which allowed extensive landscaping in front of the bathhouses. In 1887, the Army and Navy General Hospital was constructed above the south end of Bathhouse Row.¹⁹

By the 1890s Hot Springs had become a social capital of the South. Although the thermal waters were still its main attraction, the city was a mecca for those coming to escape the cold of the North and winter doldrums. The fine dining, elaborate balls in the elegant hotels, musicals, and other popular social events were the talk of national society paper editors. The season extended from January to June, and prominent men brought their families, their servants, and sometimes their horses to this health and pleasure resort.²⁰ In 1889 the Diamond Jo was changed to a standard gauge railroad, and town residents would often see private Pullman cars parked on the side of the depot. In 1902, after the owner of the Diamond Jo died, the Choctaw Railroad purchased the Diamond Jo (which became known as the Rock Island Railroad) and connected the Diamond Jo to Memphis and Little Rock. In 1904 the Choctaw, Oklahoma, and Gulf Railroad became part of the Rock Island System, which included the Hot Springs line. By 1917, three trains departed daily from the Valley Street (Central Ave.) depot to make connections at Benton, Arkansas, for Texas and Louisiana, and at Memphis for points north and east. One train carried Pullman service to St. Louis and the Little Rock and Hot Springs Western branch became part of the Missouri Pacific system. The increased ease in getting to Hot Springs supported growth and a rising tourist population.²¹

In 1921 the Hot Springs Reservation was designated Hot Springs National Park, a move prompted in part by the railroad industry, which thought this "branding" would increase tourist travel to the city.²²

By the 1930s a new type of lodging which was designed to accommodate the automobile traveler became popular. Motor inns and motor courts began to show up not only on main streets but on every entrance to the highway in America. Visitors chose automobile travel over railroad travel, and some of the nation's downtown facilities began to lose their luster.²³ However, the 1930s and 1940s were considered Hot Springs' greatest period of popularity as a resort destination and two

¹⁷ Scully, 149.

¹⁸ *Ibid*, 64. Abernathy, 11.

¹⁹ Abernathy, 13-15.

²⁰ Scully, 173-180.

²¹ *Ibid*, 263-270.

²² *Ibid*.

²³ United States National Park Service, *A Conceptual Master Plan: Hot Springs National Park*, The Service, 1970, 4-6.

new luxury hotels were built, the Park and the Marquette, both downtown.²⁴ With Hot Springs' population more than doubling from 1920 to 1940, the city began to grow toward the south.²⁵

Because of the city's popularity as a tourist destination, it along with five other resort towns were chosen to become part of a government reward system for returning army veterans. It became an Army Ground and Service Forces Redistribution station, where returning veterans received a two week paid vacation before assimilating back into society. As part of the redistribution program, the young men (and some women) were treated to a stay at one of four Hot Springs' high-quality hotels where meals, dances, and chaperoned companions were provided.²⁶ About 1500 service people were relocated to Hot Springs at any one time for the program. As a result, the city was bulging with newly released servicemen and their families.²⁷ The relocation program lasted for a little more than a year beginning in August of 1944 and ending in November 1945.²⁸

The Cleveland Arms Apartment Building was one of two sister-apartment complexes built by Hot Springs insurance and real estate man, Thomas H. Cleveland after the second World War, with Federal Housing Authority loans. The two buildings were designed as complimentary Art Moderne style buff-brick structures with Art Deco detailing, by local architect Irven Donald McDaniel.²⁹

Both of these buildings were projects funded by the Federal Housing Authority in response to the lack of quick and affordable housing for returning veterans of World War II.³⁰ Although housing for returning veterans was scarce throughout the nation, Hot Springs was exceptionally inept.³¹ Thomas Cleveland saw opportunity in the housing shortage for returning veterans and took advantage of the Federal Housing Authority program. At the time the relocation program released the four sequestered hotels back to the public, he opened Cleveland Arms and Cleveland Manor apartments.³² They accommodated short-term and long term guests: Cleveland Arms being designed for officers and their families while Cleveland Manor housed enlisted men.³³

²⁴ Guy Lancaster, "Hot Springs, Arkansas," *Arkansas Encyclopedia of History and Culture*, accessed at www.encyclopediaofarkansas.net, updated Nov. 3, 2017.

²⁵ *Ibid.* Abernathy, 30.

²⁶ Richard R. "Steve" Stevens, "The Redistribution Station, Army Ground and Service Forces, Hot Springs National Park, Arkansas GI Vacations in World War II," *The Record* 2007, Garland County Historical Society, 47-50.

²⁷ Memorandum for Director, United States Department of the Interior, Sept 14, 1945. "Army to Give Up Hotels in Hot Springs," *Arkansas Gazette*, Aug 21, 1945, p 3. Abernathy, 26.

²⁸ *Memorandum.* "Army to Give Up Hotel." Abernathy, 35.

²⁹ Toms, 1-8.

³⁰ Sanborn Insurance Map, 32.

³¹ "Army to Give Up Hotels in Hot Springs," *Arkansas Gazette*, Aug 21, 1945, p 3.

³² *Ibid.*, *Memo to Army*, "Army to Send 2,500 Here Each Month," *unknown newspaper*, Aug 15, 1944, accessed at *Garland Co. Historical Society*.

³³ Sanborn Map, 32. Hot Springs City Directory, 1947-1955. "The Loss and Gain for Hot Springs," *The Arkansas Gazette*, Little Rock, Little Rock, July 8, 1944.

Cleveland, along with his wife Dorothy, headed a family-owned insurance company, Cleveland and Company. He was also a real estate broker and built and operated the Cleveland Arms and Cleveland Manor Apartments, until 1957.³⁴

The architect, I.D. McDaniel, was also a resident of Hot Springs. He was born in Granger, Texas, and moved to Arkansas at the age of six, spending his early years in Pine Bluff. McDaniel received his design training at the Beaux Arts Atelier of St. Louis and practiced in Blytheville, Dallas, and Memphis.³⁵ He arrived in Hot Springs in 1929, from Memphis where he'd partnered in the firm Sieg & McDaniel, as well as serving as the first secretary for the Tennessee chapter of the American Institute of Architects. Early in his career, he'd specialized in revivalist-style buildings which were the rage at the time.³⁶ By the time of his arrival in Hot Springs, his style of choice had changed to the more modern style of Art Deco. After developing his practice as Irven D. McDaniel, Architect, he designed many structures in the community, some of the most notable being the original buildings of the Greenwood and Rix Schools. Later in his career he became associated with the Department of the Interior as its engineer-architect and designed the Administration Building and the National Park Workshop.³⁷ However, Cleveland Arms and Cleveland Manor were exceptional as they are the two largest buildings he designed with modern stylistic influences.³⁸

Cleveland Arms would have been a very modern and popular complex. It was built with a car park (as most existing apartment and hotels were not), sat across from the Oaklawn Jockey Club (racetrack), and was positioned in the middle of an up-and-coming post war neighborhood built on the south side of downtown—likely funded by FHA loans as well.³⁹

In the apartment's first years, there were two long term renters: one a single man and one a married civil engineer. Each stayed for several years. The other four apartments were listed as vacant in the Hot Springs city directories but were most likely temporary housing for other veterans.⁴⁰

It is not apparent when Cleveland gave up control of Cleveland Arms. However, in 1955 several multi-family FHA-funded projects in Hot Springs had been deeded back and were being sold by the Federal Housing Authority. Cleveland Manor was on this list.⁴¹

During the 1950s, suburbs and new lakes were built further to the south, drawing homes and businesses away from the downtown community. The elimination of casino gambling in 1967, along with a waning bathing industry, left the downtown and area around Cleveland Arms in

³⁴ "T.H. Cleveland, Spa Insurance Man, Realtor Dies," *The Sentinel-Record*, November 22, 1960, p 5. "FHA to Sell."

³⁵ "I.D. McDaniel, Architect Dies," *The Sentinel-Record*, March 17, 1960, p 3.

³⁶ Toms, 1-8.

³⁷ "I.D. McDaniel Dies," 3.

³⁸ Toms, 1-8.

³⁹ Sanborn, 32. B.T. Fitzpatrick, "FHA and FNMA Assistance for Multifamily Housing," www.scholarship.law.duke.edu. Miles L. Colean, "The Impact of Government of Real Estate Finance in the United States," *National Bureau of Economic Research*, 1950, pp 106-118.

⁴⁰ Hot Springs City Directory.

⁴¹ "FHA to Sell Two Apartment Buildings Here," *The Sentinel-Record*, Aug 28, 1955.

economic decline during the 1960s and 1970s.⁴² During the 1980s, public interest in the downtown returned. Activists fought destruction and abandonment of the downtown. In the mid 1980s, the Downtown Historic District was created, and the late 1980s saw the restoration of the Fordyce Bathhouse on Bathhouse Row as a visitors center and also saw the rehabilitation of a few downtown structures.⁴³ The continued revitalization of the downtown area has also attracted some new infill construction and rehabilitation of more historic structures. The area around Cleveland Arms and the racetrack have not seen as much reinvested economic interest. With the racetrack across the street and a neighborhood of stable but small post-war homes behind it, the area has continually been in use. However, the demolition of homes for parking lot use along Central Avenue have not inspired regrowth. Stretch Run, LLC, the real estate and development company that purchased the building in 2017 are in hopes that its rehabilitation will help to spark more investment around the racetrack area.

The Cleveland Arms Apartment building remains as an intact example of a post World War II short-and-long-term apartment building built with Federal Housing Authority funding. The structure has minimal changes and retains a considerable amount of integrity. The building provides a significant contribution to the area's architectural history and insight to the returning veteran's lifestyle. Therefore this property is recommended for listing on the National Register of Historic Places with local significance under **Criteria A and C** as an excellent example of post-war modern apartment building in Garland County.

Returned

⁴² United States National Park Service. Abernathy, 40.

⁴³ Abernathy, 43.

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Abernathy, Mamie Ruth Stranburg, *History, People, Places, Events of Hot Springs Arkansas and Hot Springs National Park*, 1997.

“Army to Give Up Hotels in Hot Springs.” *Arkansas Gazette*, August 21, 1945.

“Army to Send 2,500 Here Each Month.” unknown newspaper, August 15, 1944.

Colean, Miles L. “The Impact of Government on Real Estate Finance in the United States.” *National Bureau of Economic Research*, 1950.

“FHA to Sell Two Apartment Buildings Here.” *The Sentinel-Record*, August 28, 1955.

Fitzpatrick, B.T. “FHA and FNMA Assistance for Multifamily Housing.”
www.scholarship.law.duke.edu

Hot Springs City Directory, 1947-1955.

“I.D. McDaniel, Architect, Dies.” *The Sentinel-Record*, March 17, 1960.

“The Loss and the Gain for Hot Springs.” *The Arkansas Gazette*. Little Rock. July 8, 1944.

Lancaster, Guy. “Hot Springs (Garland County).” *The Encyclopedia of Arkansas History and Culture*, accessed at encyclopediaofarkansas.net, updated November 3, 2017.

Memorandum for the Director, United States Department of the Interior, September 14, 1945.

Moses, Jamie. Interview with Author. 11-3-2017.

Sanborn Insurance Maps. 1947.

Scully, Francis J. *Hot Springs Arkansas and Hot Springs National Park: The Story of a City and the Nation's Health Resort*. Little Rock: Hansen Co., 1966.

Stevens, Richard R. “Steve.” “The Redistribution Station, Army Ground and Service Forces, Hot Springs National Park, Arkansas GI Vacations in World War II.” *The Record 2007*, Garland County Historical Society.

“T.H. Cleveland, Spa Insurance Man, Realtor Dies.” *The Sentinel-Record*, November 22, 1960.

Toms, J. Mason. "The Wright Style in Hot Springs: The Architecture of I. Granger McDaniel." *The Record* 2017. Garland County Historical Society: Hot Springs, 2017.

United States National Park Service. *A Conceptual Master Plan: Hot Springs National Park*, The Service, 1970.

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
 previously listed in the National Register
 previously determined eligible by the National Register
 designated a National Historic Landmark
 recorded by Historic American Buildings Survey # _____
 recorded by Historic American Engineering Record # _____
 recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
 Other State agency
 Federal agency
 Local government
 University
 Other
Name of repository: Garland County Historical Society

Historic Resources Survey Number (if assigned): GA0406

10. Geographical Data

Acreeage of Property less than one

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

- | | |
|--------------|------------|
| 1. Latitude: | Longitude: |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

Returned

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

- | | | |
|-------------|-----------------|-------------------|
| 1. Zone: 15 | Easting: 494545 | Northing: 3816147 |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting : | Northing: |

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

S08 T03S R19W, Block 1 Lots 6-11, Oakwood Park.

Boundary Justification (Explain why the boundaries were selected.)

This nominated property includes the entire parcel historically associated with Cleveland Arms Apartments.

11. Form Prepared By

name/title: Ralph S. Wilcox, National Register & Survey Coordinator/ Antoinette Johnson, Johnson Consulting, LLC

organization: Arkansas Historic Preservation Program

street & number: 1100 North St.

city or town: Little Rock state: AR zip code: 72201

e-mail: ralph.wilcox@arkansas.gov

telephone: 501-324-9787

date: January 8, 2018

Returned

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Cleveland Arms Apartment Building

City or Vicinity: Hot Springs

County: Garland

State: Arkansas

Photographer: Antoinette Johnson

Date Photographed: November 13, 2017

Description of Photograph(s) and number, include description of view indicating direction of camera:

- 0001: Camera Facing North
- 0002: Camera Facing Southwest
- 0003: Camera Facing South
- 0004: Camera Facing Northeast
- 0005: Camera Facing East
- 0006: Window, Camera Facing SouthwestCorner
- 0007: Entrance Detail, Camera Facing North
- 0008: Sign, Camera Facing West
- 0009: Window, Northwest Corner
- 0010: Windows, Camera Facing North
- 0011: Interior Hallway, Camera Facing North
- 0012: Upstairs Hallway, Camera Facing South
- 0013: Baluster, Interior Hallway
- 0014: Apartment Living Room, Camera Facing South
- 0015: Apartment Dining Room, Camera Facing North

- 0016: Apartment Kitchen, Camera Facing Northwest
- 0017: Apartment Bedroom 1 looking into Hall, Camera Facing East
- 0018: Apartment Bathroom, Camera Facing South
- 0019: Apartment Bathroom, Camera Facing Southwest
- 0020: Apartment Bedroom 2, Camera Facing Northeast
- 0021: Basement Laundry, Camera Facing Northeast
- 0022: Basement Storage, Camera Facing East
- 0023: Parking Lot where Car Park Once Stood, Camera Facing North

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

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



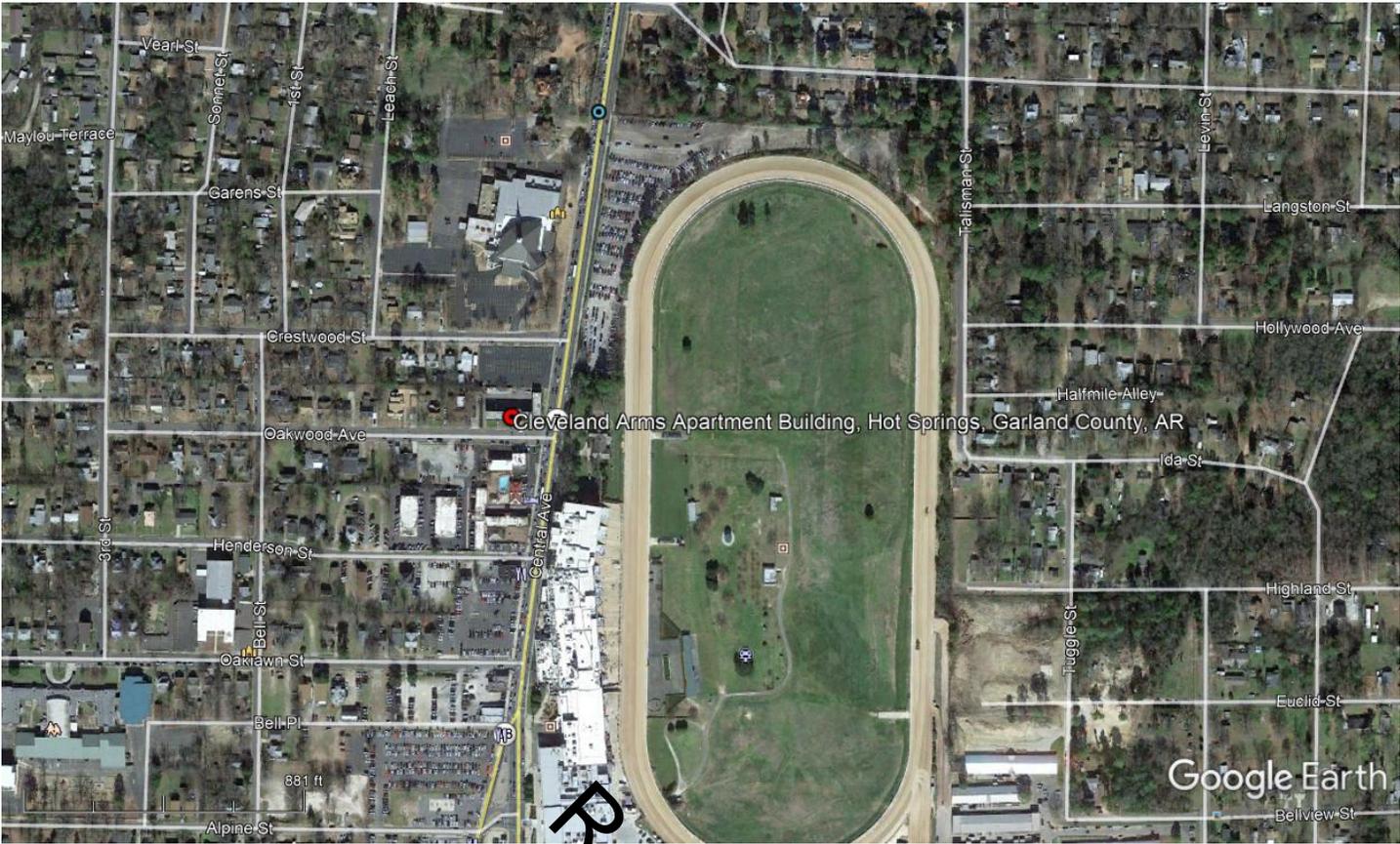
|-----231 feet-----|

Cleveland Arms Apartment Building
Hot Springs, Garland County, Arkansas

UTM 15 494545E 3816147N



North



|-----881 feet-----|

Cleveland Arms Apartment Building
Hot Springs, Garland County, Arkansas

UTM 15 494545E 3816147N



North

Returned

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: 4/16/2018 Date of Pending List: 5/4/2018 Date of 16th Day: 5/21/2018 Date of 45th Day: 5/31/2018 Date of Weekly List:

Reference number:

Nominator:

Reason For Review:

- | | | |
|---------------------------------------|--|---|
| <input type="checkbox"/> Appeal | <input type="checkbox"/> PDIL | <input type="checkbox"/> Text/Data Issue |
| <input type="checkbox"/> SHPO Request | <input type="checkbox"/> Landscape | <input type="checkbox"/> Photo |
| <input type="checkbox"/> Waiver | <input type="checkbox"/> National | <input type="checkbox"/> Map/Boundary |
| <input type="checkbox"/> Resubmission | <input type="checkbox"/> Mobile Resource | <input type="checkbox"/> Period |
| <input type="checkbox"/> Other | <input type="checkbox"/> TCP | <input type="checkbox"/> Less than 50 years |
| | <input type="checkbox"/> CLG | |

Accept Return Reject 5/30/2018 Date

Abstract/Summary Comments:

Recommendation/ Criteria:

Reviewer Jim Gabbert  Discipline Historian

Telephone (202)354-2275 Date _____

DOCUMENTATION: see attached comments : **Yes** 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.



United States Department of the Interior

NATIONAL PARK SERVICE
1849 C Street, N.W.
Washington, DC 20240

IN REPLY REFER TO:

The United States Department of the Interior National Park Service

National Register of Historic Places Evaluation/Return Sheet

Property Name: Cleveland Arms Apartment Building, Garland County, AR

Reference Number: 100002477

Reason for Return

The Cleveland Arms Apartment Building appears to meet the National Register criteria, but the nomination is being returned for technical and substantive revision.

Substantive Issues

The nomination is submitted with three areas of significance – architecture, community planning/development, and military, none of which are fully justified. While the nomination lack a specific comparative context for the architectural significance of the building (a rare example on Central Avenue? How hyper-local is the context?), it is a high-quality design with excellent integrity. The community development aspect is also not fully explored. I'd like to know how many apartment buildings were constructed in the immediate post war era; the nomination only mentions this and its sister building. How many FHA subsidized projects were there? Did the FHA focus on multi-family or on single family construction? The nomination at first says that the building was constructed with an FHA loan; later, it mentions the FHA deeding back FHA-funded projects, including this building. What does this mean? Did Cleveland default on his loan obligations? Did the FHA actually "own" the building all along? Please clarify.

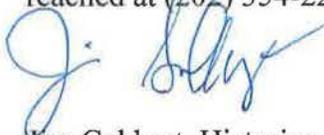
The nomination claims military significance based on the building's targeted customers, for its "association with...veterans returning to the United States." This is not a direct tie to military/defense activity and military significance is not justified. Please remove it as an area of significance.

Technical Issues

The form as submitted has no headers after the 4th page. Please utilize a correct form when resubmitting.

The period of significance is identified as c. 1945, but the significant dates are identified as c. 1945-1955. All significant dates must be within the period of significance; the range c. 1945-1955 (possibly tied to the FHA loan?) is not explained or justified in the nomination.

We appreciate the opportunity to review this nomination and hope that you find these comments useful. Please feel free to contact me if you have any questions. I can be reached at (202) 354-2275 or email at [<James_Gabbert@nps.gov>](mailto:James_Gabbert@nps.gov).

A handwritten signature in blue ink, appearing to read "Jim Gabbert".

Jim Gabbert, Historian
National Register of Historic Places
5/30/2018



THE DEPARTMENT OF ARKANSAS
HERITAGE

Asa Hutchinson
Governor

Stacy Hurst
Director

July 6, 2018



Joy Beasley, Keeper and Chief
National Register and National Historic Landmark Programs
National Register of Historic Places
1849 C Street., NW
Mail Stop 7228
Washington D.C. 20240

Arkansas Arts Council

Arkansas Natural
Heritage Commission

Arkansas State Archives

Delta Cultural Center

Historic Arkansas Museum

Mosaic Templars
Cultural Center

Old State House Museum

RE: Cleveland Arms – Hot Springs, Garland County, Arkansas

Dear Ms. Beasley:

We are enclosing for your review the above-referenced ***revised nomination***. The enclosed disk contains the true and correct copy of the revised nomination for the Cleveland Arms to the National Register of Historic Places. The Arkansas Historic Preservation Program has complied with all applicable nominating procedures and notification requirements in the nomination process.

If you need further information, please call Ralph S. Wilcox of my staff at (501) 324-9787. Thank you for your cooperation in this matter.

Sincerely,

Stacy Hurst
State Historic Preservation Officer

SH:rsw

Enclosure



ARKANSAS HISTORIC
PRESERVATION PROGRAM



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