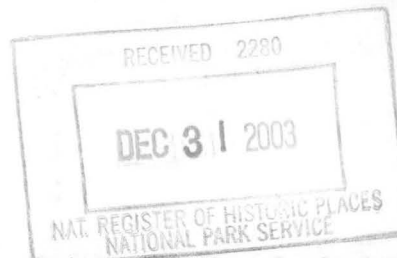


United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.



1. Name of Property

historic name Mountaineer Hotel Historic District

other names/site number Sites #GA0713-GA0714

2. Location

street & number 1100 Park Avenue

☐ not for publication

city or town Hot Springs

☐ vicinity

state Arkansas code AR county Garland code 051 zip code 71901

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☒ nomination ☐  
request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic  
Places and meets the procedural and professional requirements set for in 36 CFR Part 60. In my opinion, the property ☒ meets ☐  
does not meet the National Register criteria. I recommend that this property be considered significant

☐ nationally ☐ statewide ☒ locally. (See continuation sheet for additional comments.)

Catherine M. Hatcher  
Signature of certifying official/Title

11/20/03  
Date

Arkansas Historic Preservation Program

State or Federal agency and bureau

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

\_\_\_\_\_  
Signature of certifying official/Title

\_\_\_\_\_  
Date

\_\_\_\_\_  
State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

☒ entered in the National Register.

☐ See continuation sheet

☐ determined eligible for the  
National Register.

☐ See continuation sheet

☐ determined not eligible for the  
National Register.

☐ removed from the National  
Register.

☐ other, (explain:) \_\_\_\_\_

Edson H. Beall  
Signature of the Keeper

2/11/04  
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  
☐ site  
☐ structure  
☐ object

### Number of Resources within Property

(Do not include previously listed resources in count.)

| Contributing | Noncontributing |            |
|--------------|-----------------|------------|
| 2            | 0               | buildings  |
| 0            | 0               | sites      |
| 0            | 0               | structures |
| 0            | 0               | objects    |
| 2            | 0               | Total      |

### Name of related multiple property listing

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

Arkansas Highway and Transportation Era Architecture,  
 1910 - 1965

### Number of Contributing resources previously listed in the National Register

## 6. Function or Use

### Historic Functions

(Enter categories from instructions)

DOMESTIC/hotel

### Current Functions

(Enter categories from instructions)

VACANT/Not in use

## 7. Description

### Architectural Classification

(Enter categories from instructions)

MODERN MOVEMENT/Art Moderne

### Materials

(Enter categories from instructions)

foundation CONCRETE

walls BRICK

roof OTHER/Tar Build-up

other

### Narrative Description

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

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 7 Page 1

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### Summary

The Mountaineer Hotel, consisting of two identical buildings located at 1100 Park Avenue, was built circa 1947. The white brick buildings are among the best examples of Art Moderne architecture in Hot Springs. The two buildings are mirror images, facing an interior auto court, and were the first of what was originally intended to be five buildings in the Mountaineer Hotel complex. They are currently unused and vacant.

### Elaboration

Both of the buildings that make up the Mountaineer Hotel were constructed of structural clay tile and brick veneer walls, concrete floors, and built-up asphalt roofs. The buildings were built on a sloping grade, such that one half of the building (facing Park Avenue) is a basement level with three hotel rooms extending away from the rear auto court, and entered from the Park Avenue side. The remainder of the rooms are accessed from the auto court.

Adjacent to the center room at the basement level are two brick columns which support the building above. Each column has a 1' x 2' light fixture made of glass blocks set flush with the brick wall and lit from behind.

The floor plans of the Mountaineer step back at each of the levels. There are a total of four floors and a roof deck above the fourth floor. The units on both the third and fourth floors also have roof decks opening off of corner rooms.

The exteriors of the buildings showcase excellent examples of Art Moderne detailing. The steel two-over-two double-hung windows, especially the corner window groupings, emphasize the horizontal aspects of the Moderne styling. The original doors, of which only a few remain, have a horizontal five-light vision panel. On all sides of both buildings is a four story vertical mass that is accented with two concrete vertical bands which incorporate windows at each floor. At each third floor deck is a round window with a square operable casement sash, adjacent to a corbelled brick panel at the inside corner of the deck area.

The most striking elements on the buildings' exteriors are the brick balustrades at the decks, and similar brick sunscreens at the fourth floor decks. The balustrades are bricks stacked vertically and turned at a 45 degree angle to create a strong shadow line and allow limited sight through the balustrade while maintaining privacy for the occupant.

The interiors of the building were not viewed.

Mountainaire Hotel Historic District  
Name of Property

Garland County, Arkansas  
County and State

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 7 Page 2

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The Mountainaire Hotel has not been altered significantly since its use as a hotel. It has been vacant and neglected for several years, and has deteriorated to some degree. The Art Moderne design and stylistic elements continue to dominate the buildings' facades and are still extremely prominent. The Mountainaire Hotel is one of the best examples of Art Moderne style along Park Avenue and in Hot Springs.

## 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.)

Property is:

- ☐ **A** owned by a religious institution or used for religious purposes.
- ☐ **B** removed from its original location.
- ☐ **C** birthplace or grave of a historical figure of outstanding importance.
- ☐ **D** a cemetery.
- ☐ **E** a reconstructed building, object, or structure.
- ☐ **F** a commemorative property
- ☐ **G** less than 50 years of age or achieved significance within the past 50 years.

### Levels of Significance (local, state, national)

LOCAL

### Areas of Significance (Enter categories from instructions)

TRANSPORTATION

ARCHITECTURE

### Period of Significance

1947 - 1954

### Significant Dates

1947

### Significant Person (Complete if Criterion B is marked)

N/A

### Cultural Affiliation (Complete if Criterion D is marked)

N/A

### Architect/Builder

Albinson, A. I.

### Narrative Statement of Significance

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

## 9. Major Bibliographical References

### Bibliography

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

### Previous documentation on file (NPS):

- ☐ 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 # \_\_\_\_\_

### 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



United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 8 Page 1

### Summary

The Mountainaire Hotel Historic District is being nominated to the National Register of Historic Places under **Criterion A** with **local significance** for its associations with the development of accommodations to serve the increased tourist trade in Hot Springs during the first half of the twentieth-century. It is also being nominated under **Criterion C** as an excellent example of an Art Moderne style hotel on Park Avenue in Hot Springs, Arkansas. The district consists of the two hotel towers, each with four floors of guest rooms. It has been vacant for several years, and as a result, is suffering from neglect and the beginning signs of deterioration.

### Elaboration

The Mountainaire Hotel was one of only a few Art Moderne style tourist lodging facilities on Park Avenue as the conversion from large residential homes to commercial businesses aimed at automobile travelers began in the mid to late-1930s and continuing into the 1950s. Beginning with the completion of the paved Little Rock-Hot Springs highway (Highway 70) in 1925, with Park Avenue being the final stretch into "the Spa City," residents of Hot Springs and Park Avenue saw an opportunity to "make a buck" off the growing automobile traffic the highway guaranteed. In addition to being a convenient overnight stay en route to Dallas, Texas, Hot Springs thrived as a tourist destination. Known primarily for the healing powers of the thermal waters that flowed from its hillsides, Hot Springs also boasted alligator and ostrich farms, a horse-racing track, several theaters, and two amusement parks during its visitation peak. With the growth of automobile traffic, and the expansion of the city of Hot Springs in the 1930s-40s, travelers began looking for convenient and accessible overnight lodging near highways. The high-class downtown hotels could not offer on-site parking for the most part, and carried additional expenses such as porter's fees for baggage handling and charges for clubs and social offerings.

As a result, traveler services, including tourist courts and service stations, began appearing along Park Avenue because of its proximity to Hot Springs' major attractions and entertainment venues. The tourist courts along Park Avenue are generally a conglomeration of widely-circulated tourist court "plan books" and popular architectural styles of the period, with a little of the individual owner's/builder's personality thrown in for good measure.

The Mountainaire Hotel, built circa 1947, consists of two identical towers housing four floors of lodging units each. Built in the Art Moderne style at the height of its popularity, the Mountainaire has fabulous details in brick, structural clay tile, and concrete. Turned bricks form balustrades on the upper floor exterior decks and also serve as ornamentation for the streamlined look of the buildings. Similarly, vertical bands of bricks on the side facades of each building draw the eye upward toward the fine Art Moderne detailing of the

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 8 Page 2

brick sunscreens and circular casement windows. The fair condition of the building and the outstanding Art Moderne design and details make the Mountaineer eligible for nomination under Criterion C to the National Register.

Records of Mountaineer Hotel reveal that the builder, A. I. Albinson, moved to Hot Springs from Minnesota to take advantage of the booming tourist industry and built the Mountaineer in 1947. Hot Springs City Directories show Mr. Albinson maintaining ownership for almost 20 years, at which point A. I. Albinson, Jr., converted the towers to apartments and eventually a nursing home. The Mountaineer has been vacant since the mid-1990s, and is beginning to deteriorate both externally and internally.

By the early-1950s, medical advancements made drugs more readily available for ailments previously treated with thermal baths. Combine this with the rise in popularity of several recreational lakes south of Hot Springs, and tourists began to abandon the courts of Park Avenue. Because Hot Springs moved south and west toward the lakes, and because of the availability of land open to development surrounding the city, many of the tourist courts along Park Avenue have remained virtually unaltered. In their current state, neglect has been their biggest enemy, although the majority remaining are used in some capacity, several still hosting travelers as motels.

### Statement of Significance

The Mountaineer Hotel Historic District is being nominated under **Criterion A** with **local significance** for its role in serving automobile travelers along the Little Rock – Hot Springs Highway as the city changed with the demand for convenient, accessible, and stylish overnight lodging for visitors to Hot Springs. It is also being nominated under **Criterion C** as an excellent example of an Art Moderne styled hotel. The nomination is being submitted under the multiple property listing "**Arkansas Highway and Transportation Era Architecture, 1910-1965**" in conjunction with the historic context "**Arkansas Highway History and Architecture, 1910-1965.**"

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 9 Page 1

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### Bibliography

Baeder, John. Gas, Food, and Lodging: A Postcard Odyssey, Through the Great American Roadside. New York: Cross River Press, Ltd., 1982.

Garland County Tax Records, 1938 – 1953, 2000 – 2001.

Interview with Jill Curran, Director, Encyclopedia of Arkansas, August 2003.

Interview with Bobbie Jones McLean, Executive Director, Garland County Historical Society, August 2003.

Hot Springs City Directory, 1930, 1938, 1940, 1942, 1944, 1948, 1951, 1953, 1955.

Jakle, John A, Keith A. Sculle, and Jefferson S. Rogers. The Motel in America. Baltimore: The Johns Hopkins University Press, 1996.

Liebs, Chester H. Main Street to Miracle Mile: American Roadside Architecture. Boston: Little, Brown and Company, 1985.

Margolies, John. Home Away From Home: Motels in America. Boston: Little, Brown and Company, 1995.

McAlester, Virginia and Lee. A Field Guide to American Houses. New York: Alfred A. Knopf, 1990.

Sanborn Insurance Company Maps - 1948, 1950.



# 10. Geographical Data

Acreage of Property less than one

## UTM References

(Place additional UTM references on a continuation sheet.)

|   |                   |                   |                   |   |                   |                   |                   |
|---|-------------------|-------------------|-------------------|---|-------------------|-------------------|-------------------|
| 1 | <u>15</u>         | <u>496123</u>     | <u>3820801</u>    | 3 | <u>          </u> | <u>          </u> | <u>          </u> |
|   | Zone              | Easting           | Northing          |   | Zone              | Easting           | Northing          |
| 2 | <u>          </u> | <u>          </u> | <u>          </u> | 4 | <u>          </u> | <u>          </u> | <u>          </u> |
|   |                   |                   |                   |   |                   |                   |                   |

☐ See continuation sheet

## Verbal Boundary Description

S28 T2S R19W, Block 1, part of Lots 3 and 4, Lot 5, Edgewood Place.

S28 T2S R19W, Block 1, part of Lots 3 and 4, Edgewood Place.

## Boundary Justification

The nominated property includes the entire parcel historically associated with Mountaineer Hotel.

# 11. Form Prepared By

name/title Ralph S. Wilcox, National Register & Survey Coordinator / Bill Wiedower, Heiple & Wiedower, Architects  
organization Arkansas Historic Preservation Program date September 19, 2003  
street & number 1500 Tower Building, 323 Center Street telephone (501) 324-9787  
city or town Little Rock state Arkansas zip code 72201

## Additional Documentation

Submit the following items with the completed form:

## Continuation Sheets

## Maps

A USGS map (7.5 or 15 minute series) indicating the property's location

A Sketch map for historic districts and properties having large acreage or numerous resources.

## Photographs

Representative black and white photographs of the property.

## Additional items

(Check with the SHPO or FPO for any additional items.)

## Property Owner

(Complete this item at the request of SHPO or FPO.)

name John Girolomo  
street & number 600 Central Avenue telephone (501) 276-1717  
city or town Hot Springs state Arkansas zip code 71901

**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 listing. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*)

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 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 Chief, Administrative Services Division, National Park Service, P. O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20303.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Mountainaire Hotel Historic District  
NAME:

MULTIPLE Arkansas Highway History and Architecture MPS  
NAME:

STATE & COUNTY: ARKANSAS, Garland

DATE RECEIVED: 12/31/03 DATE OF PENDING LIST: 1/27/04  
DATE OF 16TH DAY: 2/11/04 DATE OF 45TH DAY: 2/13/04  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 04000013

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N  
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N  
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

☒ ACCEPT ☐ RETURN ☐ REJECT 2-11-04 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in the  
National Register

RECOM./CRITERIA \_\_\_\_\_

REVIEWER \_\_\_\_\_ DISCIPLINE \_\_\_\_\_

TELEPHONE \_\_\_\_\_ DATE \_\_\_\_\_

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.





MOUNTAINEER HOTEL HISTORIC DISTRICT  
GARLAND COUNTY, AR  
BETH WIEDOWER,

JULY 2003

ARKANSAS HISTORIC PRESERVATION PROGRAM, LITTLE ROCK, AR  
NORTH AND EAST FACADES, LOOKING SOUTHWEST







MOUNTAINEER HOTEL HISTORIC DISTRICT  
GARLAND COUNTY, AR  
BETH WIEDOWER

JULY 2003

ARKANSAS HISTORIC PRESERVATION PROGRAM, LITTLE ROCK, AR  
NORTH FACADE, LOOKING SOUTH





MOUNTAINEER HOTEL HISTORIC DISTRICT

GARLAND COUNTY, AR

BETH WIEDOWER

JULY 2003

ARKANSAS HISTORIC PRESERVATION PROGRAM, LITTLE ROCK, AR  
SOUTH AND WEST FACADES, LOOKING NORTHEAST





MOUNTAINEER HOTEL HISTORIC DISTRICT

GARLAND COUNTY, AR

BETH WIEDOWER

JULY 2003

ARKANSAS HISTORIC PRESERVATION PROGRAM, LITTLE ROCK, AR

SOUTH FACADE, LOOKING NORTH





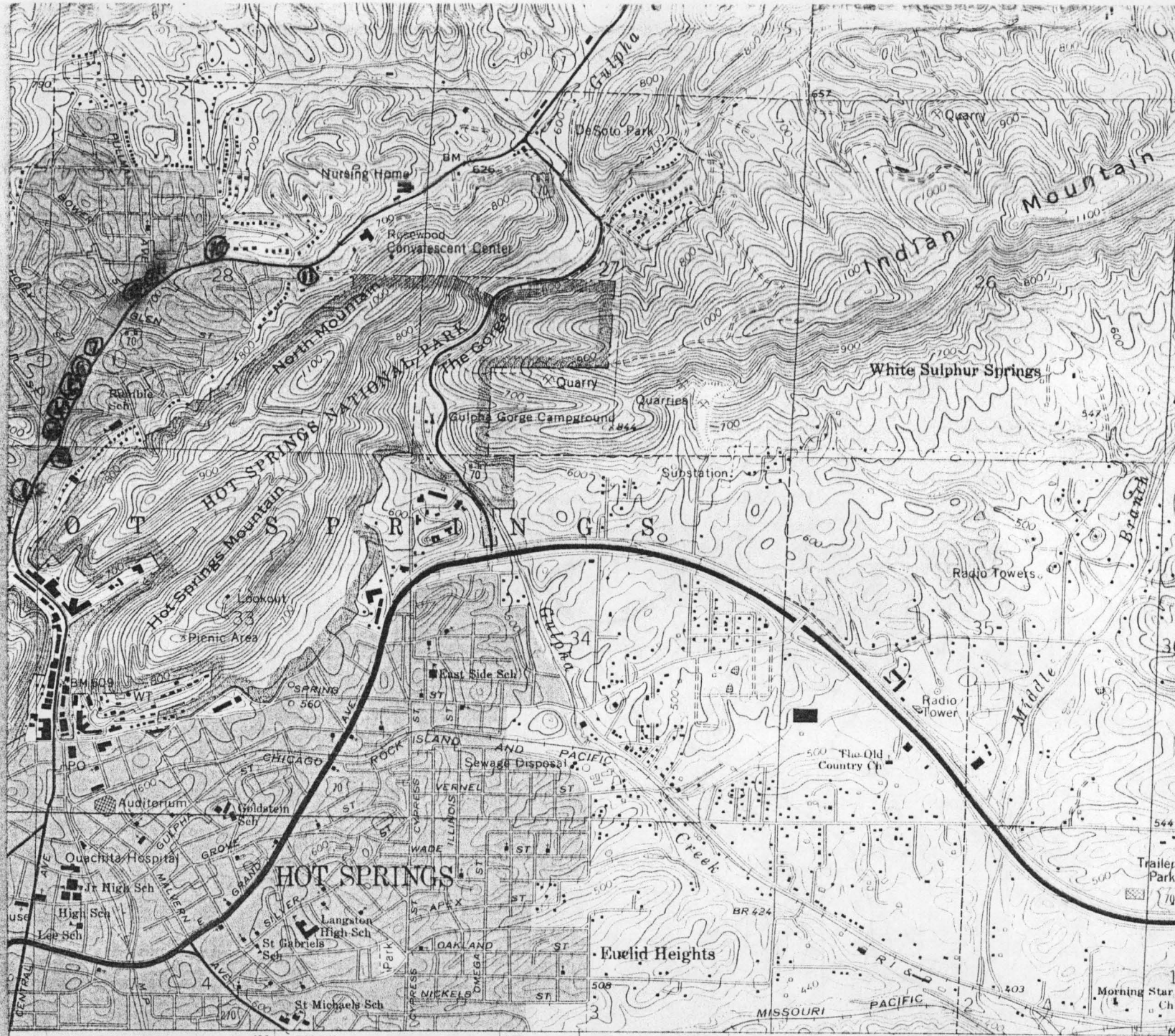
MOUNTAINEER HOTEL HISTORIC DISTRICT  
GARLAND COUNTY, AR

BETH WIEDOWER

JULY 2003

ARKANSAS HISTORIC PRESERVATION PROGRAM, LITTLE ROCK, AR  
SOUTH AND EAST FACADES, LOOKING NORTHWEST





1. LANGDON FILING STATION  
311 PARK AVE.  
15/494969/3819774
2. BUTCHIE'S DRIVE IN  
534 PARK AVE.  
15/495075/3819978
3. COTTAGE COURTS  
603 PARK AVE.  
15/495101/3820053
4. BELLAIR COURT  
637 PARK AVE.  
15/495137/3820124
5. COVE TOURIST COURT  
711 PARK AVE.  
15/495295/3820424
6. WHEATLEY COURT  
811 PARK AVE.  
15/495366/3820546
7. PARKWAY COURTS  
815 PARK AVE.  
15/495224/3820317
8. LYNWOOD TOURIST COURT  
857 PARK AVE.  
15/495452/3820632
9. OPAL'S STEAK HOUSE  
871 PARK AVE.  
15/495502/3820688
10. PERRY PLAZA COURT  
1007 PARK AVE.  
15/495837/3820805

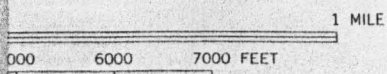
LAKE HAMILTON 7 MI.  
ARKADELPHIA 37 MI.

LAKE CATHERINE 6 MI.  
MALVERN 22 MI.

4980000 E.

INTERIOR GEOLOGICAL SURVEY, RESTON, VIRGINIA 1989

93°00'



ROAD CLASSIFICATION

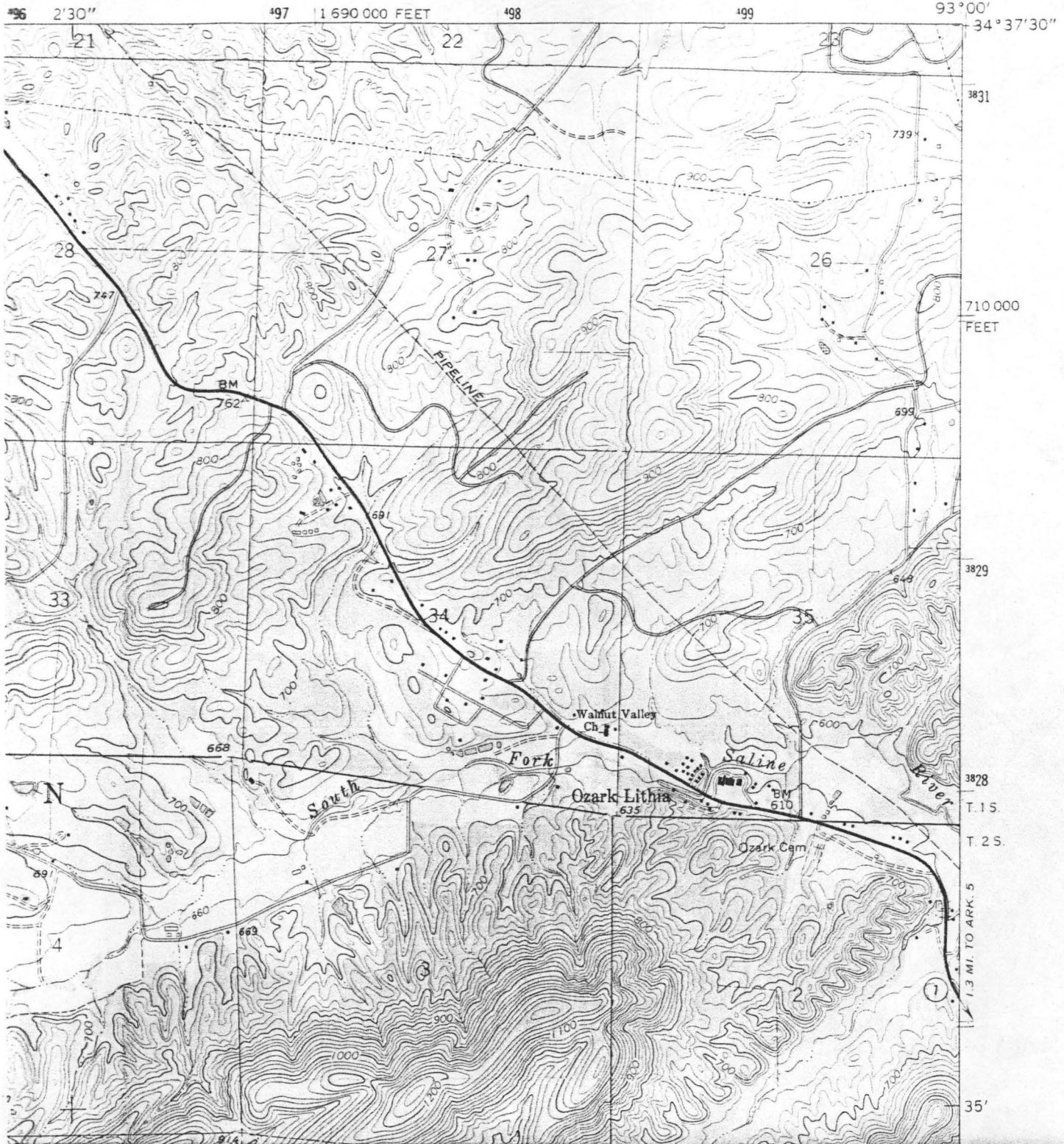
Heavy-duty Light-duty

LAKE CATHE  
1-452 N



# HOT SPRINGS NORTH QUADRANGLE ARKANSAS—GARLAND CO. 7.5 MINUTE SERIES (TOPOGRAPHIC)

7453 III NW  
(GOOSEPOND MOUNTAIN)



DMA 7353 II SE—SERIES V884



# The Department of Arkansas Heritage

Mike Huckabee, Governor  
Cathie Matthews, Director

Arkansas Arts Council

Arkansas Natural Heritage  
Commission

Historic Arkansas Museum

Delta Cultural Center

Old State House Museum



## Arkansas Historic Preservation Program

1500 Tower Building

323 Center Street

Little Rock, AR 72201

(501)324-9880

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tdd: (501)324-9811

e-mail:

info@arkansaspreservation.org

website:

www.arkansaspreservation.org

December 4, 2003

Carol D. Shull  
Chief of Registration  
United States Department of the Interior  
National Register of Historic Places  
National Park Service  
8th Floor  
1201 Eye Street, NW  
Washington, DC 20005

RE: Mountaineer Hotel – Hot Springs, Garland County,  
Arkansas

Dear Carol:

We are enclosing for your review the above-referenced nomination. 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,

Cathie Matthews  
State Historic Preservation Officer

CM:rsw

Enclosure

