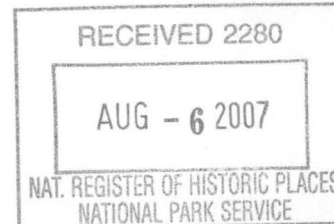


United States Department of the Interior  
National Park Service

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 Hot Springs Central Avenue Historic District Additional Documentation and Boundary Increase

other names/site number \_\_\_\_\_

2. Location

street & number 101 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☐ not for publication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.)

Carolee MacArthur  
Signature of certifying official/Title

7/5/07  
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

Date of Action

9.19.07

Name of Property

County and State

**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

37

23

buildings

sites

structures

objects

37

23

Total

**Name of related multiple property listing**

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

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

2

**6. Function or Use****Historic Functions**

(Enter categories from instructions)

DOMESTIC/hotel

HEALTH CARE/resort

**Current Functions**

(Enter categories from instructions)

VACANT/NOT IN USE

**7. Description****Architectural Classification**

(Enter categories from instructions)

LATE 19<sup>TH</sup> AND 20<sup>TH</sup> CENTURY REVIVALS/

Colonial Revival

LATE 19<sup>TH</sup> AND 20<sup>TH</sup> CENTURY REVIVALS/

Classical Revival

MODERN MOVEMENT/International Style

**Materials**

(Enter categories from instructions)

foundation CONCRETE

walls BRICK

STONE

roof ASPHALT

other

**Narrative Description**

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

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National Park Service

## National Register of Historic Places Continuation Sheet

Section number 5 Page 1

The revised resource count for the Hot Springs Central Avenue Historic, including the 1988 amendment, is as follows.

Contributing	Noncontributing	
37	23	buildings
		sites
		structures
		objects
37	23	Total

In addition, the following buildings within the district are individually listed (They are not included in the C/NC counts above.):

*Wade Building at 231 Central Avenue* – listed December 22, 1982 (coded as contributing in the original nomination.)

*Medical Arts Building at 236 Central Avenue* – listed December 1, 1978 (coded as contributing in the original nomination.)

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National Park Service

## **National Register of Historic Places**

### **Continuation Sheet**

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#### **BACKGROUND**

The Hot Springs Central Avenue Historic District was originally listed in the National Register of Historic Places on June 25, 1985. It was subsequently amended on June 20, 1988, to add two more buildings to the resource count, 209 and 211 Exchange, which were within the original boundary of the district but omitted from the original nomination.

When the district was listed, the Majestic Hotel, which has four sections – the original hotel (1902, Site #HS-2 in the original nomination), the first addition (1926, Site #HS-3 in the original nomination), the Lanai Suites (1958), and the Lanai Towers (c.1963) – was not treated as one building. Rather, each section of the hotel was counted as a separate building, and only two sections, the original hotel and the 1926 addition, were considered to be contributing and therefore included in the district. As a result, the boundary for the Hot Springs Central Avenue Historic District, as delineated in the original nomination, cuts the Majestic Hotel in half.

The purpose of this additional documentation is to 1) update the resource counts of the nomination to have the Majestic Hotel count as one contributing building and to 2) expand the boundary so that all of the Majestic Hotel is included in the district boundary.

#### **SUMMARY**

The Majestic Hotel is the anchor building at the north end of the Hot Springs Central Avenue Historic District. Located on a trapezoidal lot bounded by Park Avenue on the east, Whittington Avenue on the south, Cedar Street on the southwest, and Carlton Terrace on the northeast, the Majestic Hotel consists of four sections: the original hotel, built in 1902; the first addition, built in 1926; the Lanai Suites, built in 1958; and the Lanai Towers, built c.1963. The building varies in height, but all of the sections have at least some brick facing, most of it red or brown, although the original section is faced in yellow brick. The Lanai Suites and the Lanai Towers also have some stone facing. The hotel has a flat roof.

#### **ELABORATION**

The Majestic Hotel is the anchor building at the north end of the Hot Springs Central Avenue Historic District. Located on a trapezoidal lot bounded by Park Avenue on the east, Whittington Avenue on the south, Cedar Street on the southwest, and Carlton Terrace on the northeast, the Majestic Hotel consists of four sections: the original hotel, built in 1902; the first addition, built in 1926; the Lanai Suites, built in 1958; and the Lanai Towers, built c.1963. The building varies in height, but all of the sections have at least some brick facing, most of it red or brown, although the original section is faced in yellow brick. The Lanai Suites and the Lanai Towers also have some stone facing. The hotel has a flat roof.



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## National Register of Historic Places Continuation Sheet

Section number 7 Page 2

Fenestration on the original building consists mainly of wood-framed, double-hung, one-over-one windows, although some Palladian windows with diamond-shaped panes are also present. The 1926 addition is fenestrated with six-over-one, wood-framed, double-hung windows, while the Lanai Suites and Lanai Towers are fenestrated with metal-framed plate-glass windows.

The four sections of the hotel enclose a landscaped courtyard with two round swimming pools and terrace areas for socializing, relaxing, and sunbathing.

### East Façade

The northern portion of the Majestic's east façade is comprised of the original 1902 hotel building, which is five stories tall. The first floor of the building is comprised of storefronts with plate-glass windows and standard storefront entrances with metal-framed doors with plate glass in them. The second through the fourth floors of the 1902 section are fenestrated mainly with wood-framed, double-hung, one-over-one windows, although each floor has two Palladian windows with diamond-shaped panes, one at each end by the turrets. The second through fourth floors also have two bay windows, one just to the left and right of the center of the section's façade. The top floor of the 1902 section is fenestrated with three groups of square, single-pane windows, a group of four in the center, and a group of three near each end. A large rooftop sign at the northeast corner reads "MAJESTIC / HOTEL."

The 1926 section of the Majestic has the main lobby on the first floor. Large tripartite, multi-pane windows fenestrate the first floor and the front entrance projects out from the main façade with a brick porte-cochere with fabric awning. The building's façade on the second through eighth floors is divided into three sections, with the two outer sections projecting slightly from the rest of the façade. The projecting portions of the façade are fenestrated with four evenly-spaced, six-over-one, wood-framed, double-hung windows, while the main part of the façade is fenestrated with sixteen evenly-spaced, six-over-one, wood-framed, double-hung windows. (Two of these windows on the sixth floor have been combined to form a picture window.) In addition, four balconies are located across the façade on the seventh floor. Stone bands span the façade between the second and third floors and between the seventh and eighth floors, and seven decorative panels are located above the eighth floor. A large rooftop sign reads, "MAJESTIC HOTEL – BATH HOUSE – RESORT – SPA."

### Southeast Façade

The southeast façade of the Majestic is the façade of the Lanai Towers, which gently curves and follows the contour of the Park Avenue and Whittington Avenue intersection. The bottom two levels of the Lanai Towers are comprised of the open parking deck, which is supported by square concrete columns. The next two levels of the building are comprised of meeting space, with the lower level devoid of fenestration and the

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## National Register of Historic Places Continuation Sheet

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upper level fenestrated with plate-glass windows towards the western end. The next five floors are comprised of guest rooms, six on each level, that are fenestrated with recessed plate-glass windows. Each room has a balcony with iron railing. Large stone panels move up the façade in between each pair of rooms. The top floor is comprised of the penthouse floor, which is set back from the lower floors and surrounded by an iron railing. The fenestration on the penthouse floor is made up of plate-glass windows. (The elevator tower projects above the penthouse floor at the northeastern end.)

The southeast façade of the Lanai Suites, which is three stories tall, is fenestrated with large plate-glass windows that overlook the courtyard and pool.

### Southwest Façade

The building's southwest façade comprises the end of the Lanai Towers and a portion of the Lanai Suites. The end of the Lanai Towers, like the southeast façade on the lowest two levels, is comprised of the open parking deck, which is supported by square concrete columns. The next two levels of the building are comprised of meeting space, and both levels are devoid of fenestration. The next five floors are comprised of guest rooms, although there is no fenestration on the floors. The top floor is comprised of the penthouse floor, which is set back from the lower floors and surrounded by an iron railing. The fenestration on the penthouse floor is made up of plate-glass windows. The southwest end of the Lanai Towers is dominated by the end of an open stair tower that is covered in large rectangular stone panels.

The southwest façade of the Lanai Suites is lined with balconies with iron railings. At even intervals along the façade, concrete block screens enclose portions of the balconies. Plain doors open off the balconies to provide access to the guest rooms.

### West Façade

The west façade of the 1926 section of the Majestic, like the east façade, on the second through eighth floors is divided into three sections, with the two outer sections projecting slightly from the rest of the façade. The projecting portions of the façade are fenestrated with four, evenly-spaced, six-over-one, wood-framed, double-hung windows, while the main part of the façade is fenestrated with sixteen evenly-spaced, six-over-one, wood-framed, double-hung windows. In addition, an elevator tower is located at the center of the section's façade above the top floor.

The west façade of the 1902 section of the hotel is devoid of fenestration with the exception of the laundry area, which has two metal-frame casement windows on the second floor.

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### Northwest Façade

The northwest façade of the Majestic is the façade of the Lanai Towers, which gently curves and follows the contour of the Park Avenue and Whittington Avenue intersection. The bottom two levels of the Lanai Towers are comprised of the open parking deck, which is supported by square concrete columns. The next two levels of the building are comprised of meeting space, with the lower level devoid of fenestration and the upper level fenestrated with plate-glass windows towards the western end. The next five floors are comprised of guest rooms, five on each level on the rear, that are fenestrated with recessed plate-glass windows. Each room has a balcony with iron railing. Large stone panels move up the façade in between each pair of rooms. The top floor is comprised of the penthouse floor, which is set back from the lower floors and surrounded by an iron railing. The fenestration on the penthouse floor is made up of plate-glass windows.

### Northeast Façade

The northeast façade of the 1902 section of the hotel on the first through fourth floors is fenestrated with ten wood-frame, double hung, one-over-one or six-over-six windows. Most of the ones on the first floor are boarded up. A metal fire escape is located at the fourth window from the left on each of the bottom four floors. The fifth floor is fenestrated with two pairs of square, single-pane windows.

At the rear of the four-story section is a one-story section fenestrated with four windows. The left two, which flank a door, are wood-frame, double-hung, one-over-one windows, while the right two have been boarded up. To the northwest of that is the two-story laundry building, which is connected to the 1902 portion of the hotel by an elevated bridge that is fenestrated by three wood-frame, double-hung, one-over-one windows. The laundry building is fenestrated with six windows on the first floor and three windows on the second floor. The first floor windows, from left to right, consist of a four-pane, metal-frame casement window, four twenty-eight-pane, metal-frame casement windows, and a twenty-pane, metal frame, casement window. The second floor windows are three six-pane, metal-frame casement windows.

The northeast façade of the Lanai Suites is fenestrated with large plate glass windows that overlook the courtyard and pool.

### Integrity

The Majestic Hotel has had changes over the years, but the largest changes have involved adding new sections to the original 1902 building as business grew and more space was needed rather than renovating the existing portions of the building. The 1902 section of the hotel has had the most exterior changes, most notably the loss of the original front porch sometime after 1956 and the loss of the bell-shaped roofs over the corner turrets and small balconies sometime prior to 1956. However, changes to the other portions of the building have been minimal. The building retains most of its original windows and exterior fabric, while

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interior changes have been mainly cosmetic in nature. Overall, the Majestic Hotel retains its integrity, illustrating the evolution of the hotel over the years and illustrating the changing tastes in hotel architecture and design, and the area of Hot Springs where it is located still reflects the period of the Majestic's heyday in the early and mid-twentieth century.

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## National Register of Historic Places Continuation Sheet

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Historic photograph of the 1902 section of the Majestic Hotel (date unknown).



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## National Register of Historic Places Continuation Sheet

Section number 7 Page 7



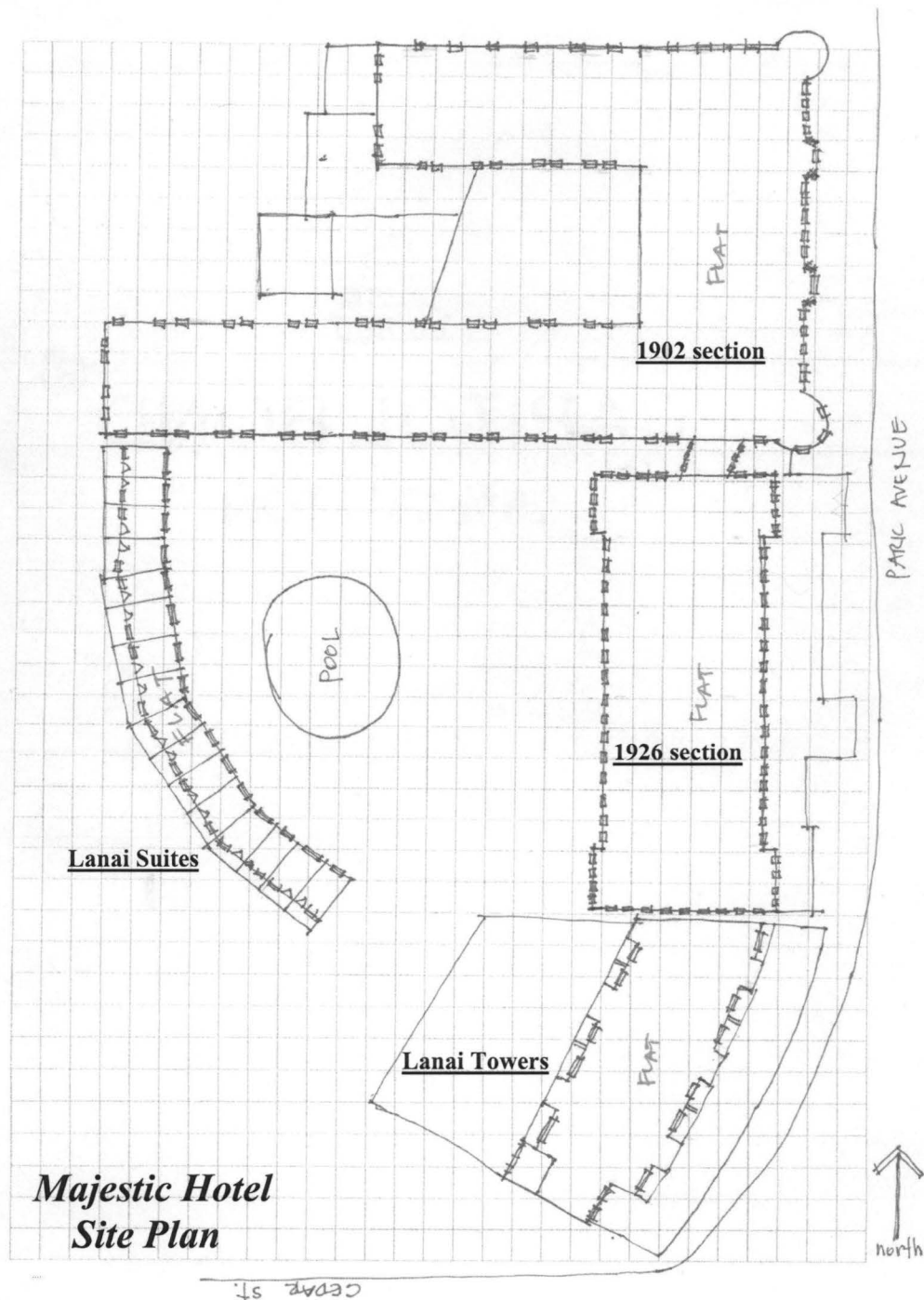
Historic photograph of the 1902 and 1926 sections of the Majestic Hotel (c.1956).



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## National Register of Historic Places Continuation Sheet

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## 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)

Architecture

Health/Medicine

### Period of Significance

1886-1930

### Significant Dates

1886-1930

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

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

### Architect/Builder

Sanders & Ginocchio, Architect (1926 Section)

### 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

### Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State Agency
- ☐ Federal Agency
- ☐ Local Government
- ☐ University
- ☐ Other

Name of repository:

Record # \_\_\_\_\_

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National Park Service

## National Register of Historic Places Continuation Sheet

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### SUMMARY

The Majestic Hotel represents the key anchor building at the north end of the Hot Springs Central Avenue Historic District, and represents the type of large-scale hotels that developed in Hot Springs at the end of the nineteenth and the beginning of the twentieth centuries that featured bathhouses along with typical hotel accommodations. The first portion of the Majestic Hotel was built in 1902, but the increase in business necessitated the construction of a large addition to the southwest in 1926. By the late 1950s and early 1960s more space was needed which brought about the construction of the Lanai Suites in 1958 and the Lanai Towers c.1963. (Even though the Lanai Suites and Lanai Towers were omitted from the original district in 1985, they are interconnected to the 1902 and 1926 portions of the hotel, and illustrate the evolution of the bathing industry in Hot Springs throughout the twentieth century.) The Majestic remained a key business in the Hot Springs Central Avenue Historic District until it closed in October 2006, although it is hoped that the building will soon be renovated into apartments and once again be a key utilized building in the district.

### ELABORATION

From the beginning, people have been drawn to Hot Springs because of the several hot mineral springs located in the valley and on the surrounding mountainsides. An 1878 book on the springs stated that "There are some fifty-six springs in all, said by some to be one spring with this number of outlets, ranging in temperature from 93° to as high as 148°, and situated at different elevations on the Hot Springs Mountain..."<sup>1</sup> The fact that people believed the springs had curative powers, either by drinking or bathing in them, soon brought many people to Hot Springs to "take the waters."

As an increasing number of travelers and tourists journeyed to Hot Springs, it was necessary to provide services to them, including hotels. In 1878, it was said that "Hot Springs is well provided with excellent hotels, and any number of boarding-houses of all prices..."<sup>2</sup> The growth of the hotel and boarding house business in Hot Springs is dramatically illustrated by the Sanborn maps of the period, which indicate that there were 52 hotels or boarding houses by June 1886, 75 by February 1890, and 86 by June 1892.<sup>3</sup>

The site of the Majestic Hotel was originally occupied by the Avenue Hotel, which was open by 1878 and was the northernmost hotel on the Little Rock Road (now Central and Park avenues). According to the 1886 Sanborn map, the Avenue Hotel, like many Hot Springs hotels of the period, offered more than just sleeping accommodations and a restaurant. It also offered a barber shop, drugstore, bar and billiards room, and ladies and gentlemen's bathrooms.<sup>4</sup>

<sup>1</sup> Van Cleef, A. *The Hot Springs of Arkansas*. 1878. Golden, CO: Outbooks, 1981, p. 4.

<sup>2</sup> *Ibid.*

<sup>3</sup> Sanborn maps: June 1886, February 1890, and June 1892.

<sup>4</sup> Sanborn map, June 1886, Sheet 4.

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National Park Service

## National Register of Historic Places Continuation Sheet

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The buildings that were built to accommodate the bathing industry – both hotels and bathhouses, in particular – were built using some of the most popular, and in some cases most flamboyant, styles of the nineteenth and early twentieth centuries. The Imperial Bathhouse, for example, was an eclectic mixture of styles that even included some Moorish influence, while the 1893 Arlington Hotel was a great example of the Spanish Renaissance style. Even smaller establishments used popular styles. The Knickerbocker Hotel, on Prospect Avenue, was an excellent example of the Italianate style with its quoins, low-pitched hip roof, and wide eaves with large brackets, while the Big Iron Bathhouse, with its Mansard roof, was a textbook example of the Second Empire style.<sup>5</sup>

As the twentieth century dawned, the hotel industry continued to grow and evolve in Hot Springs, and the Majestic Hotel was one of the first hotels to open in the twentieth century. The original Majestic Hotel was built in 1902, and like the Avenue Hotel, the predecessor on the site, offered more than accommodations (which ran \$2.50 a day by 1907) and restaurants. The 1908 Sanborn maps show that the Majestic also had a bar, drugstore, barber shop, card room, and bathhouse.<sup>6</sup> The original hotel was also designed using some of the popular styles of the day – in this case a combination of the Queen Anne and Colonial Revival – with its bell-roof topped corner turrets and Palladian windows and front porch.

As during the nineteenth century, the hotel and bathing industry continued to grow during the twentieth century, and the Majestic Hotel was able to tap into the growth. By the 1920s, the original hotel was no longer large enough to handle the business that the hotel was getting. As a result, in 1926, an eight-story addition, designed by the architectural firm of Sanders & Ginocchio, was built to the south of the original hotel. The brick building had restrained classical ornamentation, which reflected the popular revival styles of the 1920s.

The Majestic Hotel continued to prosper, and by the 1950s, postcards of the hotel boasted:

“Majestic Hotel, apartments,  
duplexes and bath house  
Hot Springs National Park, Arkansas  
Air Conditioned  
400 Rooms--European plan  
Dining room--grill  
go direct to baths in robe and slippers”<sup>7</sup>

<sup>5</sup> Van Cleef, A. , p. 9, and Hanley, Steven and Ray Hanley. *“Wish You Were Here.” Arkansas Postcard Past, 1900-1925.* Fayetteville: The University of Arkansas Press, 1997, pp. 418, 423, and 432.

<sup>6</sup> Sanborn map, April 1909, Sheet 5.

<sup>7</sup> Information on the Majestic Hotel from <http://asms.k12.ar.us/armem/brown/maj2.htm>.



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## National Register of Historic Places Continuation Sheet

Section number 8 Page 3

However, even though the hotel had 400 rooms, it was still not enough to handle its business. In the late 1950s, the Lanai Suites, a two-story addition was built to the rear of the 1926 portion of the hotel and was connected to the original 1902 portion. With its large plate-glass windows and lack of ornamentation, it reflected standard hotel/motel design of the 1950s, which relied heavily on the International style. The International style was characterized by flat roofs, large windows, and unornamented wall surfaces. In addition to the Lanai Suites, the courtyard between the different portions of the Majestic was landscaped and circular swimming pools were built, likely geared towards families.

The construction of the Lanai Suites allowed the Majestic's business to grow even more and it eventually necessitated the construction of yet another addition, the Lanai Towers, c.1963. Located to the south and southwest of the 1926 section of the hotel, the Lanai Towers replaced the Cedar Park Building, which had been connected to the Majestic Hotel's 1926 section via a bridge.<sup>8</sup> The Lanai Towers was interconnected with the 1926 building, just as the Lanai Suites was interconnected with the original 1902 portion of the hotel, making the four sections of the Majestic one large building.

Designed in the typical 1960s high-rise hotel/motel style, which again relied heavily on the International style, the Lanai Towers reflected the evolving trend in hotel design in Hot Springs during the 1950s and 1960s. The Jack Tar Hotel (NR-listed 02/21/2006) also reflects the use of the International style in later hotel design, as does the Aristocrat Motor Inn (built 1965, Site #HS-20 in the original nomination) and the Downtowner Motor Inn (built 1963, Site #HS-58 in the original nomination), both located on Central Avenue in the district.

Although the Majestic Hotel's business necessitated the construction of two large additions in the 1950s and 1960s with the construction of the Lanai Suites and Lanai Towers, the tourist business associated with the bathing industry was starting to decline. The Majestic's business, like the rest of the industry's, also began to decline, and it closed in October 2006. However, plans are in the works to renovate the building and reopen it as apartments.

The Majestic Hotel has long been an anchor building at the north end of the Hot Springs Central Avenue Historic District, and presents a snapshot of the evolution of the bathing industry in Hot Springs throughout the twentieth century. The four sections of the hotel, built in 1902, 1926, 1958, and c.1963, illustrate not only the growth of the bathing and tourist industry in Hot Springs, but also illustrate the change in architectural tastes, as applied to hotel design, throughout the first half of the century. As a result, the entire Majestic Hotel should be included in the boundaries of the Hot Springs Central Avenue Historic District and

<sup>8</sup> Sanborn map, 1925/1950, Sheet 2.



Hot Springs Central Avenue Historic District Additional Documentation and  
Boundary Increase

Name of Property

Garland County, Arkansas

County and State

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## **National Register of Historic Places**

### **Continuation Sheet**

Section number 8 Page 4

should be considered a contributing resource.

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National Park Service

## National Register of Historic Places Continuation Sheet

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### BIBLIOGRAPHY

Hanley, Steven and Ray Hanley. *"Wish You Were Here:" Arkansas Postcard Past, 1900-1925.*  
Fayetteville: The University of Arkansas Press, 1997.

Sanborn maps: June 1886, February 1890, June 1892, and 1925/1950.

Van Cleef, A. *The Hot Springs of Arkansas.* 1878. Golden, CO: Outbooks, 1981.

Hot Springs Central Avenue Historic District Additional Documentation and  
Boundary Increase

Name of Property

Garland County, Arkansas

County and State

## 10. Geographical Data

**Acreage of Property** Less than one.

### UTM References

(Place additional UTM references on a continuation sheet.)

1 15 494827 3819713  
Zone Easting Northing  
2 \_\_\_\_\_

3 \_\_\_\_\_  
Zone Easting Northing  
4 \_\_\_\_\_

☐ See continuation sheet

### Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

### Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

## 11. Form Prepared By

name/title Ralph S. Wilcox, National Register & Survey Coordinator

organization Arkansas Historic Preservation Program

date June 26, 2007

street & number 1500 Tower Building, 323 Center Street

telephone (501) 324-9787

city or town Little Rock

state AR

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 \_\_\_\_\_  
street & number \_\_\_\_\_ telephone \_\_\_\_\_  
city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

**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.

Hot Springs Central Avenue Historic District Additional Documentation and  
Boundary Increase

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

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### VERBAL BOUNDARY DESCRIPTION

The Majestic Hotel occupies Block 140, Lots 1-3 of the Original Town of Hot Springs.

### BOUNDARY JUSTIFICATION

The boundary contains the land that is historically associated with the Majestic Hotel.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Hot Springs Central Avenue Historic District (Boundary Incre  
NAME: ase)

MULTIPLE  
NAME:

STATE & COUNTY: ARKANSAS, Garland

DATE RECEIVED: 8/06/07 DATE OF PENDING LIST: 8/27/07  
DATE OF 16TH DAY: 9/11/07 DATE OF 45TH DAY: 9/19/07  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 07000957

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 9.19.07 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.







MAJESTIC HOTEL-1902 SECTION

GARLAND COUNTY, AR

BETH WIEDOWER

JULY 2003

ARKANSAS HISTORIC PRESERVATION PROGRAM, LITTLE ROCK, AR

NORTH AND EAST FACADES LOOKING SOUTHWEST



MAJESTIC HOTEL - LANAI TOWER & 1926 SECTION

GARLAND COUNTY, AR

BETH WIEDOWER

JULY 2003

ARKANSAS HISTORIC PRESERVATION PROGRAM, LITTLE ROCK, AR

SOUTHWEST & WEST FACADES LOOKING NORTHEAST





MAJESTIC HOTEL-1926 SECTION

GARLAND COUNTY, AR

BETH WIEDOWER

JULY 2003

ARKANSAS HISTORIC PRESERVATION PROGRAM, LITTLE ROCK, AR

EAST FACADE LOOKING NORTHWEST







MAJESTIC HOTEL - LANAI SUITES

GARLAND COUNTY, AR

BETH WIEDOWER

JULY 2003

ARKANSAS HISTORIC PRESERVATION PROGRAM, LITTLE ROCK, AR

SOUTHWEST FACADE LOOKING NORTHEAST



MAJESTIC HOTEL - LANAI TOWER

GARLAND COUNTY, AR

BETH WIEDOWER

MAY 2003

ARKANSAS HISTORIC PRESERVATION PROGRAM, LITTLE ROCK, AR

SOUTHEAST FACADE LOOKING SOUTHWEST



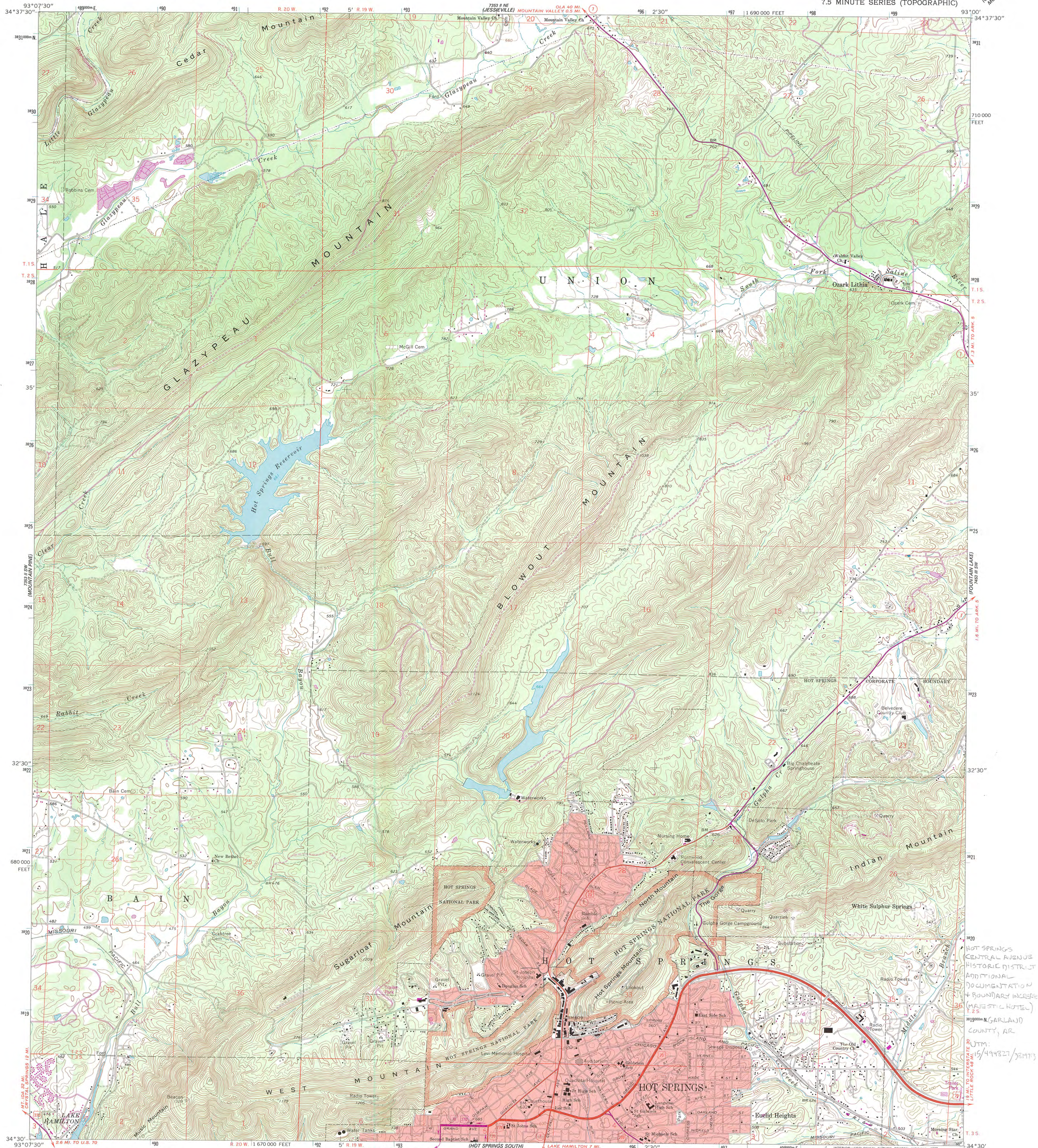
7253 II SE  
HOT SPRINGS  
NORTH



U.S. DEPARTMENT OF THE INTERIOR  
U.S. GEOLOGICAL SURVEY

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

7253 II SE  
HOT SPRINGS  
NORTH



Mapped, edited, and published by the Geological Survey  
Control by USGS and USC&GS

Topography by photogrammetric methods from aerial  
photographs taken 1965. Field checked 1966

Polyconic projection. 1927 North American datum  
10,000-foot grid based on Arkansas coordinate system, south zone  
1000-meter Universal Transverse Mercator grid ticks,  
zone 15, shown in blue

Red tint indicates areas in which only landmark buildings are shown  
Fine red dashed lines indicate selected fence and field lines where  
generally visible on aerial photographs. This information is unchecked

Revisions shown in purple compiled from aerial photographs  
taken 1976. This information not field checked



UTM GRID AND 1976 MAGNETIC NORTH  
DECLINATION AT CENTER OF SHEET  
To place on the predicted North American Datum 1983,  
move the projection lines 8 meters south and  
16 meters east as shown by dashed corner ticks

SCALE 1:24 000  
CONTOUR INTERVAL 20 FEET  
NATIONAL GEODETIC VERTICAL DATUM OF 1929

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



QUADRANGLE LOCATION

ROAD CLASSIFICATION  
Heavy-duty — Light-duty —  
Medium-duty — Unimproved dirt —  
U.S. Route — State Route —

HOT SPRINGS NORTH, ARK.  
34093-E1-TF-024

1966  
PHOTOREVISED 1976  
DMA 7353 II SE—SERIES V884







The Department of  
**Arkansas  
Heritage**

Mike Beebe  
Governor

Cathie Matthews  
Director

Arkansas Arts Council

\*

Arkansas Natural Heritage  
Commission

\*

Delta Cultural Center

\*

Historic Arkansas Museum

\*

Mosaic Templars  
Cultural Center

\*

Old State House Museum



Arkansas Historic  
Preservation Program

1500 Tower Building  
323 Center Street  
Little Rock, AR 72201  
(501) 324-9880  
fax: (501) 324-9184  
tdd: (501) 324-9811

e-mail:

[info@arkansaspreservation.org](mailto:info@arkansaspreservation.org)

website:

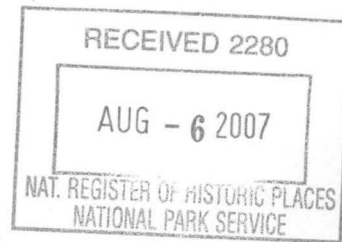
[www.arkansaspreservation.org](http://www.arkansaspreservation.org)

An Equal Opportunity Employer



August 1, 2007

Dr. Janet Matthews  
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: Hot Springs Central Avenue Historic District Additional  
Documentation and Boundary Increase – Hot Springs, Garland  
County, Arkansas

Dear Dr. Matthews:

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