

1668

United States Department of the Interior National Park Service

National Register of Historic Places Registration Form

NATIONAL REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in Guidelines for Completing National Register Forms (National Register Bulletin 18).

1. Name of Property

historic name Oklahoma Row Hotel Site

other names/site number

2. Location

street & number State Route 94 Spur

not for publication N/A

city, town Monte Ne

vicinity N/A

state Arkansas

code AR

county Benton

code AR 007

zip code 72756

3. Classification

Ownership of Property

- private, public-local, public-State, public-Federal

Category of Property

- building(s), district, site, structure, object

Number of Resources within Property

Table with 2 columns: Contributing, Noncontributing. Rows for buildings, sites, structures, objects, Total.

Name of related multiple property listing:

N/A

Number of contributing resources previously listed in the National Register

N/A

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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 forth in 36 CFR Part 60.

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of certifying official Dr. William J. Klesch

Date 9/27/91

State or Federal agency and bureau U.S. Army Corps of Engineers

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official Cathryn A. Boyd

Date 5-2-91

State or Federal agency and bureau Arkansas Historic Preservation Program

5. National Park Service Certification

I, hereby, certify that this 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:)

Signature of the Keeper

Date of Action

**United States Department of the Interior  
National Park Service****National Register of Historic Places  
Continuation Sheet**Section number 7 Page 1**Summary**

The Oklahoma Row Hotel Site is the former site of the Oklahoma Row Hotel, constructed in 1909 by financial theorist and "fringe" presidential candidate William Hope "Coin" Harvey as part of his development of the Monte Ne community as a northwest Arkansas recreation and tourism destination. The present site consists of a standing fragment of the original Oklahoma Row Hotel building (a castellated stone and concrete structure, of three stories in height and square in plan) and the remains of the original concrete slab that supported the now-removed, single-story log hotel building. This slab also includes a basement at the northern end (known locally as the "wine cellar" and which, according to oral tradition, served that purpose for the hotel). The site is approximately 300 feet in length by approximately 50 feet in width (less than one acre); these dimensions correspond to the length and width of the hotel building itself, including both the full-length porches and the porte cochere that stood in the center of the eastern elevation of the building. Though the site has suffered frequent flooding due to the rise and fall of the level of Beaver Lake (created by the U.S. Army Corps of Engineers in 1964), the surviving concrete structural component, the concrete slab and the basement below are all in relatively good condition. The entire site forms a single contributing resource.

**Elaboration***Environment*

The Oklahoma Row Hotel Site, located within the former resort community of Monte Ne in the Ozark mountains of northwest Arkansas, sits upon a slight rise, above and to the east of a small creek that ran southward from the hills north of the site (which has since disappeared with the construction of Beaver Dam and the creation of Beaver Lake) and within the site of the former rural, Ozark mountain resort community of Monte Ne. This site was chosen for a resort due to its location at the intersection of two small, relatively secluded valleys that are ringed by low but fairly steep hills. The specific hotel site is located upon a slight rise above the small plain to the southwest wherein was located the original lagoons designed by the progenitor and designer of Monte Ne, William Hope "Coin" Harvey. Though most of the site of the original community has disappeared beneath Beaver Lake, the portion of the site remaining above water is largely wooded, consisting primarily of a variety of secondary-growth hardwoods. Some more recent development has occurred along the shoreline across the inlet from the Oklahoma Row Hotel Site, but virtually none has occurred in the immediate vicinity of the site itself.

*Cultural Remains Present*

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The site boundary includes the square, three-story, concrete and stone fragment of the original Oklahoma Row Hotel, located at the extreme southern end of the site and the concrete slab that extends to the north and that includes a basement at its northern end. The concrete and stone fragment of the hotel building is constructed of concrete with stone aggregate used to face most of the exterior walls. Each of the three stories is lighted with a row of four vertical window openings (all of the sash has since been removed) on the eastern, western and southern elevations (the only exception being the southern elevation, which has a row of only three windows on the first story and an entrance at the western end). The northern elevation, designed to be abutted to the now-removed log portion of the hotel, reveals the gable roofline of the log section where it attached to the wall. Otherwise it is punctuated by two doors, on the first and second stories, and a row of three window openings on the third story. The raised parapet above each of the four elevations is punctuated with a pair of symmetrically-placed oculi. The interior is divided into three rooms on each story, with a single northern room running the full width of the structure and two smaller rooms in the southern half; each features a large, concrete firebox within. The ceilings, constructed of reinforced, formed concrete, consist of a row of shallow barrel vaults.

The flat concrete slab extends to the north from the northern elevation of the three-story remnant. It is fifty feet in width and runs for a length of approximately 266 feet to its terminus at the edge of the adjacent inlet of Beaver Lake. Beneath the northernmost eighty feet of the slab is a series of rooms that form a basement. They are accessed from the west by four entrances and are lighted by a total of six windows (as all of the basement rooms are at least partially flooded by Beaver Lake, a more thorough determination of their interior configuration and details is difficult to obtain). The concrete slab itself is divided vertically into three levels: the higher, central portion and the slightly lower, flanking slabs that formed the porch decks. The surface features of the slab itself corroborate the contemporaneous documentary accounts that record the floor plan of the log hotel being divided into square rooms with "saddlebag" concrete fireplaces that featured a firebox in each room. To either side of the remnants of the fireboxes are the ends of the reinforcement bars that held the concrete superstructure of the fireplaces.

*Physical Relationships*

The structural remnant and the concrete slab are attached and aligned on a roughly north-south axis. The entire site is located immediately to the east of the inlet of Beaver Lake, approximately 3 1/2 miles southeast of Rogers, Arkansas. The site consists solely of a foundation and a standing remnant of the original standing structure, which are attached and contiguous.

**United States Department of the Interior  
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As an historic archeological site, the adverse impacts on the property since the bulk of the original log hotel was removed have been relatively slight. There has been virtually no new development on this side of the inlet, as evidenced by the fact that the site has become overgrown and virtually invisible from the road during the summer. The largest impact has been the flooding that takes place when the level of Beaver Lake is allowed to rise and cover the site; however, the resulting disturbance of the site is probably minor, as the water rises and recedes gradually and with relatively little force or current, and so erosion is not a regular concern. Certainly, neglect of the site and its exposure to the elements (the freeze-thaw cycle, in particular, which is more of a concern at these higher elevations than in other parts of the state) have resulted in some cracking and deterioration of the concrete. Vandalism has resulted in spray painting and graffiti, yet little other damage appears to have occurred, and so its effects on the site must be considered minor.

Probably the largest impact on the significance of the property was the removal of the original fireplaces when the log structure was removed in the early 1960's. Their retention would have provided further opportunity to study the construction techniques used in the construction of the Oklahoma Row Hotel. Yet, it must also be noted that the fragment of the original structure that does survive includes six original and relatively undisturbed examples of concrete fireplace construction, ornamented with a variety of geometric detail. As such, the site - as an historic archeological site - retains its integrity of location, setting, workmanship, feeling and association. And considering that its significance (for the purpose of this nomination) lies in its potential to reveal further information about its concrete construction techniques, it also retains its integrity of design and materials.

*Previous Research*

The historic resort community of Monte Ne has been the subject of a significant amount of research and documentation, largely due to the charisma of its founder, William Hope "Coin" Harvey, a financial theorist, political advisor to presidential candidate William Jennings Bryant, road improvement advocate and fringe presidential candidate. Yet there is no record of any controlled archeological investigation within the Monte Ne resort site. A reconnaissance survey of the Oklahoma Row Hotel Site was completed in August, 1990, complete with site sketch map, black-and-white and color photo documentation, and interviews with local residents who were knowledgeable about the site and its history. The lack of any excavation, testing or other more extensive site work severely limits the conclusions that can be drawn about the site surrounding the actual foundation of the Oklahoma Row Hotel; hence the failure of this nomination to address relevant and important research questions regarding the potential of the site to reveal further information about the occupation of Monte Ne as a resort, the cultural,

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social and ethnic backgrounds of the vacationers who patronized it, and the uses of the various other buildings that existed on the site, the remains of some of which are still visible. However, given the integrity of the Oklahoma Row Hotel foundation, it does retain the potential to reveal further information about the actual techniques used in the design and construction of this building, which would be of value in understanding the work of the architect Albert Oscar Clarke and the influence of his patron, William "Coin" Harvey, an avid proponent of the use of concrete in both road and building construction.

**8. Statement of Significance**

Certifying official has considered the significance of this property in relation to other properties:

nationally     statewide     locally

Applicable National Register Criteria     A     B     C     D

Criteria Considerations (Exceptions)     A     B     C     D     E     F     G

Areas of Significance (enter categories from instructions)

Entertainment/Recreation  
Engineering  
Archeology/Historic-Non-Aboriginal

Period of Significance

1909  
\_\_\_\_\_  
\_\_\_\_\_

Significant Dates

N/A  
\_\_\_\_\_  
\_\_\_\_\_

Cultural Affiliation

American  
\_\_\_\_\_  
\_\_\_\_\_

Significant Person

Harvey, William Hope "Coin"

Architect/Builder

Clarke, Albert O.  
\_\_\_\_\_  
\_\_\_\_\_

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

See continuation sheet

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Continuation SheetSection number 8 Page 1**Summary**

Criteria B, C and D, statewide significance

The Oklahoma Row Hotel Site is significant under Criteria B, C and D with statewide significance. It is eligible under Criterion B through its direct associations with the efforts of William Hope "Coin" Harvey to establish a successful, commercial resort community and his erection of the structure of which this is the foundation as part of that plan. It is also eligible under Criteria C and D for its potential to reveal further information about the construction techniques used to support one of the largest log hotel buildings in Arkansas at the time that it was erected. More importantly, the Oklahoma Row Hotel site affords a unique opportunity to investigate the actual construction techniques employed in the composition and installation of a large concrete structure that was conceived by and built for one of Arkansas' earliest and most vocal proponents of structural concrete for both standing structures and a modern highway system - William "Coin" Harvey - and is thus the site most closely associated with him that could reveal such information.

**Elaboration***Historic Context*

The late nineteenth and early twentieth centuries witnessed the heyday of the commercial development of the resort industry in the United States. Though it was a movement of virtually national proportions, such development concentrated in the mountainous regions of the country, largely due to the tendency for such areas to offer such natural sources of water as streams, lakes, pools, rivers, and especially springs containing a high mineral content that were often purported to possess healing powers, both scientifically-documented and magical. Such states as Maine, Vermont, New York, Colorado, West Virginia, California and Arkansas all witnessed some of the largest growth of this industry. The rural locations of these waters also offered an escape for urban residents. Though large resort facilities and communities sprang up as part of the commercialization of these sites, virtually all were encircled by such rustic surroundings as mountains, forests, streams and lakes, and thus could also draw visitors through the additional recreational opportunities afforded thereby.

Unique among these, however, was Monte Ne, the resort community in the rural Ozark mountains of northwest Arkansas that was both the home and recreational community of William Hope "Coin" Harvey, one of the most enigmatic and colorful residents in Arkansas history. Born in 1851 on a farm in Buffalo, Virginia as the fifth child to Col. Robert Trigg Harvey and Anna Maria DeLimbrorx Hope Harvey, he received a brief education there before being admitted to the bar at the age of nineteen in West Virginia and establishing a successful law practice in Barbourville. His success led him to practice in Illinois and Ohio also; it was

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in the latter state that he met his future wife, Anna Halliday, to whom he was married in 1876.

After continuing to practice law in the northern midwest for the next eight years - a time period that also witnessed the growth of his young family through the birth of three children - Harvey relocated his family in 1884 to the silver fields of southwest Colorado where he had been introduced to the lure of the silver mining industry through legal work for a client there. Harvey soon took complete ownership of a mine known as the "Silver Bell," near Ouray, Colorado. He kept his family there with him during the pleasant summers, and sent them to California during the winter while he stayed on at the mine to supervise the continuing mining operations. The decline in silver prices of 1887 encouraged Harvey to leave the active operation of the mine and relocate to Denver, where he established a thriving law and real estate business. After another move to Salt Lake City and another drop in silver prices, Harvey decided to relocate once again to Chicago in the spring of 1893.

Harvey's devotion to the virtues of silver as the principle standard for the American monetary system (he advocated the free coinage of silver at a rate of 16-1 to the coinage of gold) became well-known through his acquisition in Chicago of a publishing company through which he disseminated his opinions, firstly through a short-lived weekly magazine known as "Coin" and then through "Coin's Financial Series," a series of quarterly financial books.

It was the third of this series, entitled "Coin's Financial School," that earned William Hope Harvey both national renown for his support of silver as the principle monetary standard and the nickname "Coin" that would stay with him for the rest of his life. Published in June of 1894, the book told the fictional story of a five-day school of finance put on in Chicago by the book's protagonist, a young financier known only as "Coin." Harvey deliberately confused his readers regarding the fictional character of the story by attributing an actual date and place to the school, and by claiming that many well-known living people were present at the school. In truth, there is no documentation that such a school was never held, and it has since been documented that several of the people Harvey claimed were present from out of state were elsewhere than Chicago on the dates the school was supposed to have taken place. Harvey employed the character of Coin as a foil to voice his own opinions regarding the proposed silver standard and included a number of respected and influential citizens among the approving members of the audience to lend greater legitimacy and popularity to his financial theories.

The book sold very well (estimates on total sales run from 650,000 to over 1 million copies) and became popular and controversial enough to earn Harvey both adherents and detractors, and great numbers of each. The mid-1890's saw the publication of further books by Harvey that further amplified and elaborated his silver theories, along with responses of various kinds from opponents who denounced his arguments. Among his admirers was William Jennings

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Bryan<sup>†</sup>, who became the Democratic party candidate for president in 1896. Harvey worked within the Democratic party thereafter to incorporate his financial theories into the party platform. However, the efforts of Harvey and other Democrats proved to be in vain when Grover Cleveland won the general election. Bryan's loss disillusioned Harvey, as did the subsequent loss of faith in his theories by the Democratic party. Harvey resigned his position as chairman of the party's Ways and Means Committee soon thereafter and left Chicago for good, forsaking what he determined to be a doomed civilization and moving to the remote Arkansas location he dubbed "Monte Ne."

The first record of Coin Harvey's investment in the Monte Ne area occurred in 1899, when he purchased 2.7 acres of land from a Mr. A.R. McGarrah. By 1900 he had assembled sufficient property (now in the name of the Monte Ne Development Company) to announce the beginning of construction on the first Monte Ne Hotel, a wood-frame structure that he completed by 1901. While he was assembling the property to develop the resort Harvey was also attempting to entice industry to the area, which suggests that he may have had some doubts about the ability of Monte Ne to support itself as a purely recreational facility. He could also have been attempting to create a more attractive destination for a railroad spur from the Frisco line to the west, the construction of which was accomplished in 1902 from Lowell, located to the southwest of Monte Ne; however, it was a private railroad line, the equipment for which Harvey purchased himself. By 1904 Harvey had acquired 320 acres for his growing resort community and began to make grander plans for the facilities that would be required to handle the ever-increasing demand he anticipated.

Harvey's preference for reinforced concrete as a structural building material was evidenced by its use in every structure he himself executed in the community of Monte Ne. Reinforced concrete had been invented in France in 1849 but had been used only sporadically throughout Europe until the last decade of the nineteenth century. In fact, such avant-garde architects as France's Auguste Perret were only beginning to explore the design and structural possibilities of reinforced concrete during the first decade of the twentieth century, contemporaneous with Harvey's construction at Monte Ne. Harvey specified Portland cement in particular, as he believed in its structural superiority to other types; he even claimed to have an expert consultant on hand to advise him as to its proper use and installation. The first structure erected under Harvey's supervision to employ reinforced concrete in its construction was the Missouri Row Building of 1905-6, a multi-unit hotel the type of which his earliest development plans refer to as "cottages." It was of similar construction to the later Oklahoma Row Building, as it consisted of hand-hewn logs and a concrete slab.

The Oklahoma Row Building was constructed in 1909 and was the last of the log hotels to be erected at Monte Ne (Harvey's original plans for the resort included a total of four such log hotels; the relative sluggishness of the tourist traffic visiting Monte Ne and the severe downturn in business that occurred by the end of the second decade of the nineteenth century

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rendered the construction of the last two unnecessary). It was 316 feet in length and 50 feet in width, and consisted of a single story with the exception of a two-story central section and a three-story concrete and stone tower at the southern end of the building. Early photographs corroborate the accounts of the size and design of the building and certainly lend some credence to the widely-held belief that the Oklahoma Row Hotel was the largest log hotel structure in the world at the time it was built. Its construction required 6,000 logs and 40,000 cubic feet of stone and cement.

Unfortunately, Harvey was never able to recoup the considerable expense that he must have incurred as part of the joint venture that financed these two considerable hotels, not to mention the earlier frame hotel (which was also of considerable size, containing facilities to house up to 100 guests at a time). In spite of his best promotional efforts, the completion of the railroad spur and the considerable natural beauty of the site, Monte Ne remained largely inaccessible to a largely middle-class clientele that simply found it easier to reach other recreational destinations within the region. By 1915 the railroad spur ceased operation, having been bought first by the Monte Ne Railway Company and then by the Arkansas, Oklahoma and Western railroad. Harvey then became involved in the establishment of the Ozark Trails Association and its plans for a system of good automobile roads throughout the Ozark region and beyond, largely as a result of his desire to see provide increased and improved automobile access to Monte Ne. Though he achieved some success in the improvement of local roads for automobile traffic, the volume of visitors to Monte Ne had not increased sufficiently by 1920 to help him to save Monte Ne as a commercial interest. Harvey continued to offer the site and its facilities for rent to various groups, but business was sporadic at best, and it became evident that the heyday of Monte Ne had passed.

Possibly in part due to the discouragement felt by Harvey over the failure of Monte Ne as a commercial resort, in 1920 he first conceived of his now-famous idea of constructing a concrete pyramid at Monte Ne that would shelter a variety of relics, certain documentary records and a history of this "doomed" civilization for discovery by a later one that would eventually inherit the earth. His plans included making the pyramid of such a height that at least a portion of it would project above any filling of the valley with debris and decaying organic matter that may occur over several centuries. The base of the pyramid was opened in 1928 and consisted of a large amphitheater and part of the pyramid's foundation (NR-Listed 2/17/78). The amphitheater was constructed to allow audiences to hear public presentations and cultural performances of various kinds, though it is not clear how many of these events actually took place within its walls.

It is known that the amphitheater served as the principle meeting place for the final event for which Coin Harvey is known, the nomination by his own Liberty Party as their presidential candidate in the election in 1932. Harvey had worked hard during the previous years to form the Liberty Party as an alternative to the two-party system, which he saw as bankrupt and

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offering little to the common man. Harvey himself organized the political convention of the Liberty Party that was scheduled to occur during the summer of 1931 at Monte Ne.

The impending meeting caused no little amount of activity in surrounding Benton County as it was rumored that 10,000 delegates from all 48 states would descend upon little Monte Ne for the event. Roads were repaired and improved, hotels and other lodgings were readied, and all waited for the economic windfall that would be brought about by such a crowd. The actual turnout was vastly disappointing, however, with but 390 delegates from 28 states making the journey to the convention to participate in the lively debates over party platform and to nominate candidates for president and vice-president (the total number of attendees was estimated at around 700). It was reported at the time that the actual roll call for these elections was among the wildest and most confusing ever recorded, with various jeers and catcalls being shouted over the voting and little order prevailing. Harvey, who in 1931 was 80 years old, is reported to have not desired any political office, but to have accepted the party's nomination for president solely due to the divisiveness that had arisen during the convention and his concern that the party not split apart. Andrea Nordskog, of Los Angeles, was nominated as vice-president, and both headed the Liberty Party ticket in 1932.

Ultimately, the Democrat Franklin Delano Roosevelt proved to be the victor, with the popular vote for the Liberty Party ticket totaling but 21,220 votes, which put the party in fifth place overall. The vast majority of the votes came from the western states, with but 100 coming from Arkansas. This defeat seemed to drain Harvey of the resolution that had fueled the pursuit of his political beliefs all his life, and he lived uneventfully for the next four years until his death on February 11, 1936. Yet it must finally be noted that Harvey organized the only national political convention ever to occur within the state of Arkansas.

### *Areas of Significance*

1. Entertainment/Recreation

The Oklahoma Row Hotel Site is being considered significant under Criterion B: Entertainment/Recreation through its direct associations with William Hope "Coin" Harvey and his attempts to establish a prosperous resort community within the natural beauty of the Arkansas Ozarks.

2. Engineering

The Oklahoma Row Hotel Site is being considered significant under Criteria C and D: Engineering by virtue of its clear potential to reveal further information about the construction techniques actually employed in the construction of one of the structures

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built by Harvey and his development corporation, and specifically about the composition and installation of the concrete vs. Harvey's professed beliefs in the superiority of Portland cement and its permanence. The site is also significant under this category by virtue of its information to reveal valuable information about one of the earliest documented uses of reinforced concrete in Arkansas and how it compares to other contemporaneous installations nationally.

*Research Questions*

William Hope "Coin" Harvey was an enigmatic and eccentric character who, like other such characters before him, succeeded in only obfuscating many of his actual beliefs through his extensive writings and self-mythologizing. For example, he is frequently recorded by various contemporaries as giving vastly different cost figures for several of his construction projects at Monte Ne; apparently the cost of a particular project depended both on his mood and his attitude toward his particular audience. Thus the documentary sources, which clearly record his advocacy of reinforced concrete as the preferred construction material at a date that is quite early relative to the arrival of this construction technique elsewhere in America, cannot be relied upon solely to authenticate the techniques actually used in the construction of Harvey's building projects at Monte Ne. Specifically, what is the composition of the concrete used in the pouring of the slab and the three-story fragment that remains? How are the reinforcement bars placed relative to common, reinforced concrete building practice of the first decade of the twentieth century? Was the composition and installation of this building material Harvey's idea, or can an actual authentication of construction techniques of this site be compared to other known buildings and sites designed by Harvey's architect, Albert O. Clarke (and in particular, designs executed by Clarke prior to his contact with Harvey), for the purpose of determining whether or not Clarke introduced these techniques to Harvey? Finally, how does the construction and installation of reinforced concrete here at this site compare to contemporaneous sites nationally? Was its use here at Monte Ne ahead of its time in the United States, and as such, does it remain one of the earliest examples of such construction in the nation?

**8. Statement of Significance**

Certifying official has considered the significance of this property in relation to other properties:

nationally  statewide  locally

Applicable National Register Criteria  A  B  C  D

Criteria Considerations (Exceptions)  A  B  C  D  E  F  G

Areas of Significance (enter categories from instructions)

Entertainment/Recreation  
Engineering  
Archeology/Historic-Non-Aboriginal

Period of Significance

1909

Significant Dates

N/A

Cultural Affiliation

American

Significant Person

Harvey, William Hope "Coin"

Architect/Builder

Clarke, Albert O.

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

See continuation sheet

**9. Major Bibliographical References**

**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 # \_\_\_\_\_

See continuation sheet

**Primary location of additional data:**

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository: \_\_\_\_\_

**10. Geographical Data**

Acreage of property Less than one

**UTM References**

A 

1	5	4	0	3	9	4	0
Zone		Easting				Northing	

4	0	1	5	9	6	0	
Zone		Easting				Northing	

B 

Zone		Easting				Northing	

Zone		Easting				Northing	

C 

Zone		Easting				Northing	

D 

Zone		Easting				Northing	

See continuation sheet

**Verbal Boundary Description** Beginning at the northwest corner of the foundation (located 100 feet southwest of the southern access loop of State Route 94 Spur and 100 feet due east of the adjacent cove of Beaver Lake), proceed easterly along the northern edge of the foundation to its northeast corner; thence proceed southerly along the eastern edge of the foundation to its southeast corner; thence proceed westerly along the southern edge of the foundation to its southwest corner; thence proceed northerly along the western edge of the foundation to the point of beginning.

See continuation sheet

**Boundary Justification**

This boundary includes all the property historically associated with this resource and with the particular significance for which it is being herein nominated.

See continuation sheet

**11. Form Prepared By**

name/title Ken Story, Architectural Historian  
organization Arkansas Historic Preservation Program date April 3, 1991  
street & number 225 E. Markham, Suite 300 telephone (501) 324-9346  
city or town Little Rock state Arkansas zip code 72201

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### Bibliography

Black, J. Dickson, *History of Benton County*, (Little Rock, 1975), pp. 140-153.

Black, J. Dickson, *Coin Harvey and His Monte Ne*, 1988.

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Hitchcock, Henry-Russell, *Architecture: Nineteenth and Twentieth Centuries*, (New York, 1977), pp. 423-424.

Hughes, William Herschel, "Octogenarian Nominee of a Newborn Party," *Arkansas Historical Quarterly*, Vol. XXII, pp. 291-300.

Kennan, Clara B., "Coin Harvey's Pyramid," *Arkansas Historical Quarterly*, Vol. VI, pp. 132-144.

Schick, Robert, "The Story of Coin Harvey," *Arkansas Gazette*, 10/31/1948, p. 1.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Oklahoma Row Hotel Site

MULTIPLE NAME:

STATE & COUNTY: ARKANSAS, Benton

DATE RECEIVED: 10/07/91      DATE OF PENDING LIST: 10/22/91  
DATE OF 16TH DAY: 11/07/91      DATE OF 45TH DAY: 11/21/91  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 91001668

NOMINATOR: FEDERAL *CofE*

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

ACCEPT     RETURN     REJECT    11/21/91 DATE

ABSTRACT/SUMMARY COMMENTS:

*See attached comments*

RECOM./CRITERIA Return  
REVIEWER HARPER  
DISCIPLINE Historian  
DATE 11/21/91

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

CLASSIFICATION

\_\_\_count \_\_\_resource type

STATE/FEDERAL AGENCY CERTIFICATION

FUNCTION

\_\_\_historic \_\_\_current

DESCRIPTION

\_\_\_architectural classification  
\_\_\_materials  
\_\_\_descriptive text

SIGNIFICANCE

Period Areas of Significance--Check and justify below

Specific dates Builder/Architect  
Statement of Significance (in one paragraph)

- \_\_\_summary paragraph
- \_\_\_completeness
- \_\_\_clarity
- \_\_\_applicable criteria
- \_\_\_justification of areas checked
- \_\_\_relating significance to the resource
- \_\_\_context
- \_\_\_relationship of integrity to significance
- \_\_\_justification of exception
- \_\_\_other

BIBLIOGRAPHY

GEOGRAPHICAL DATA

\_\_\_acreage \_\_\_verbal boundary description  
\_\_\_UTMs \_\_\_boundary justification

ACCOMPANYING DOCUMENTATION/PRESENTATION

\_\_\_sketch maps \_\_\_USGS maps \_\_\_photographs \_\_\_presentation

OTHER COMMENTS

Questions concerning this nomination may be directed to

Signed Patrick Andrus Phone \_\_\_\_\_  
Date 11/21/91

**Oklahoma Row Hotel Site  
Benton County, ARKANSAS**

Reviewer's Comments

This nomination is a complicated one because of the unusual nature of the site. Significance is presently claimed under Criteria B, C, and D. A good case is made for eligibility under B, for its association with "Coin" Harvey. Although Harvey's principal importance is as the author of Coin's Financial School, in the 1890s, his efforts at establishing a resort in the remote Arkansas mountains also seem to reflect an element of his rather Quixotic personality.

As one of the earliest documented examples of a reinforced concrete building in the state, the structure is probably also eligible under Criterion C (engineering). The text reports that Harvey was an advocate of concrete construction; did he write anything documenting that?

The case for significance under Criterion D has not been made. Because of the special nature of many archeological resources, justification for significance under Criterion D is somewhat different from that required under the other Criteria. We are now in the process of producing a National Register bulletin outlining the procedures necessary for nominating historical archeology resources under Criterion D. This bulletin should be available for general circulation early in 1992 and will be sent to you then. Many of its guidelines can be briefly summarized here, however, for your guidance in preparing future archeological nominations.

The two requirements for archeological properties which differ most from those needed for historical or architectural resources are those for the development of data sets and for the identification of "important" research questions which the site can help answer. The scientific term "data set" in this context refers to a patterned grouping of related information provided by artifacts and/or features found or predicted to be found on a site. In this case, the data sets have been fairly well identified in Section 8.

The key difficulty with the identification of "important" research questions is that it usually requires some knowledge of current archeological work and historical research. In this nomination, the relationship of the information potentially available on the concrete construction techniques used in building the hotel to important research questions is not clearly demonstrated. If you wish to claim significance under Criterion D, this part of the nomination will have to be expanded. If you choose to remove Criterion D, the nomination will probably have to be reworked to remove the references to its archeological importance. If Criterion D is omitted, the property should

probably be considered a ruin, which would still be classified as a site.

Most properties listed in the National Register require some surrounding land to provide an appropriate setting. The boundary selected is usually based on the legal description of the land historically associated with the property or on a visual barrier separating the historic property from surrounding land, but sometimes a more or less arbitrary line is used as a boundary. The situation is complicated in this case because part of the site is periodically inundated. If the site is not considered an archeological resource, please consider whether a larger boundary would be appropriate.

In addition, a period of significance should be shown for Criterion B (Entertainment/Recreation), since it is not clear from the text how long Monte Ne actually functioned as a resort.

Marilyn M. Harper  
Historian  
11/26/91



OKLAHOMA ROW HOTEL SITE *Bentley*

MONTE NE, ARKANSAS

PHOTOGRAPHED BY B. LINDSEY-ALLEN

AUGUST, 1990

NEGATIVE ON FILE AT AHPP

WINDOW DETAIL



OKLAHOMA POW HOTEL SITE *Bentley*

MOUNT NE, ARKANSAS

PHOTOGRAPHED BY B. LINDSEY-ALLEN

AUGUST, 1990

NEGATIVE ON FILE AT ANPP

NORTHERN WALL DETAIL



OKLAHOMA Row HOTEL SITE

Bentley

MONTENE, ARKANSAS

PHOTOGRAPHED BY B. LINDSEY-ALLEN

AUGUST, 1990

NEGATIVE ON FILE AT AHPP

VIEW FROM SOUTHEAST



OKLAHOMA POW HOTEL SITE

MONTENE, ARKANSAS

Benton Co

PHOTOGRAPHED BY B. LINDSEY-ALLEN

AUGUST, 1990

NEGATIVE ON FILE AT AHPP

VIEW FROM NORTH



OKLAHOMA ROW HOTEL SITE

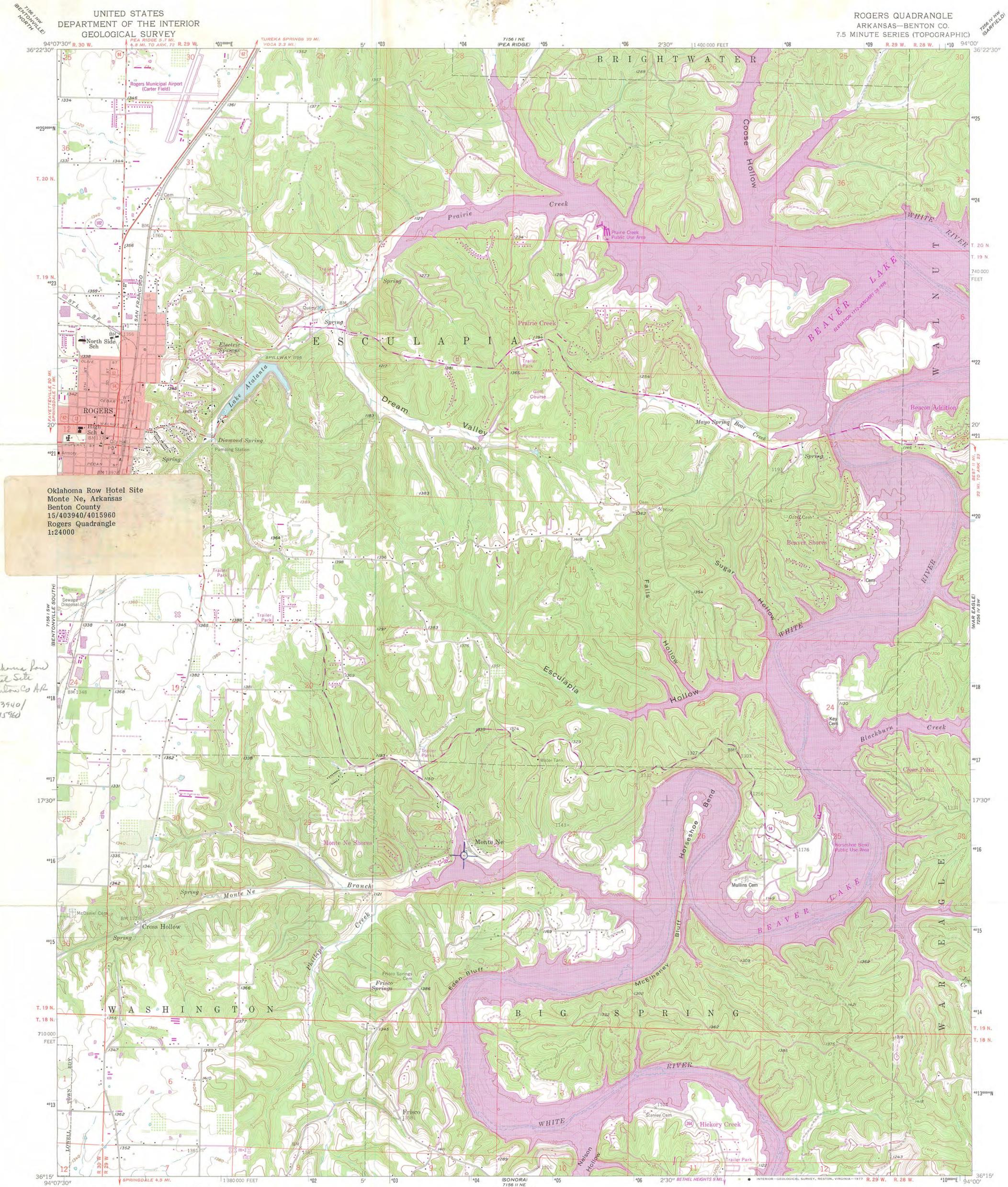
MONTE NE, ARKANSAS

PHOTOGRAPHED BY B. LINDSEY ALLEN *Bentley*

AUGUST, 1990

NEGATIVE ON FILE AT AHPP

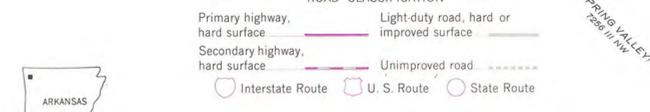
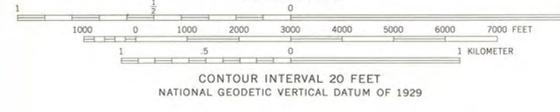
VIEW FROM NORTH



Oklahoma Row Hotel Site  
Monte Ne, Arkansas  
Benton County  
15/403940/4015960  
Rogers Quadrangle  
1:24000

Oklahoma Row  
Hotel Site  
Benton Co AR  
15/403940/  
4015960

Mapped, edited, and published by the Geological Survey  
Control by USGS and USC&GS  
Topography from aerial photographs by photogrammetric methods  
Aerial photographs taken 1957. Field check 1958  
Polyconic projection. 1927 North American datum  
10,000-foot grid based on Arkansas coordinate system, north zone  
1000-meter Universal Transverse Mercator grid ticks,  
zone 15, shown in blue  
Red tint indicates area in which only  
landmark buildings are shown  
Unchecked elevations are shown in brown  
Revisions shown in purple compiled from aerial photographs  
taken 1976. This information not field checked



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

ROGERS, ARK.  
N3615-W9400/7.5  
1958  
PHOTOREVISED 1976  
AMS 7156 1 SE-SERIES Y884



DEPARTMENT OF THE ARMY

U.S. Army Corps of Engineers  
WASHINGTON, D.C. 20314-1000

REPLY TO  
ATTENTION OF:

8 MAY 1991

CECW-PO (210-20b)

MEMORANDUM FOR COMMANDER, LITTLE ROCK DISTRICT, ATTN: CESWL-PL-A

SUBJECT: National Register of Historic Places Nomination for the  
Oklahoma Row Hotel Site - Monte Ne, Benton County, Arkansas

1. Reference:

a. Enclosed 1 May 1991, letter and attachments from the  
Arkansas State Historic Preservation Officer (SHPO), subject as  
stated above.

b. Telephone conversation of 7 May 1991, between Mr. Paul  
Rubenstein (CECW-PO), Mr. Larry Banks (CESWD-CO-R), and Mr.  
Robert Dunn (CESWL-PL-A), subject as stated above.

2. In accordance with a verbal agreement made during the  
reference 1b conversation, we request you review, and if  
appropriate, concur with the enclosed National Register  
nomination. If necessary, please provide comments or suggested  
revisions directly to the Arkansas SHPO. Return the final  
nomination with your concurrence, thru CESWD-CO-R (ATTN: Mr.  
Banks). I will execute Block 4. Federal Agency Certification,  
and forward to the U.S. Department of the Interior.

3. My staff point of contact for this matter is Paul  
Rubenstein. Mr. Rubenstein can be contacted by telephone at  
(202) 272-8731 should you have any questions or require  
additional information.

Encl

*W. L. Klesch*  
WILLIAM L. KLESCH  
Chief, Office of Environmental Policy  
Policy and Planning Division

CF:  
CESWD-CO-R (Mr. Banks)

*Encl*

MEMORANDUM THRU: Ch, Planning *lawe*

Ch, Real Estate Division

Ch, Construction-Operations *R 7/23/91*

FOR: Resident Manager, Beaver Lake

DATE: 5/17/91

SUBJECT: National Register Nomination of Oklahoma Row Hotel Site,  
Monte Ne Site, Beaver Lake.

1. At the request of Mr. Charles Harvey, grandson of Coin Harvey the founder of Monte Ne, the Arkansas SHPO has prepared a National Register nomination for the Oklahoma Row Hotel Site. The Monte Ne amphitheater was placed on the National Register of Historic Places in 1978. The old hotel, an integral part of the Monte Ne complex, has been determined eligible for the National Register. The SHPO sent the nomination directly to HQ USACE on May 1. Following telephone coordination with Bob Dunn OCE is now requesting District and Division review before signing the nomination form.

2. We request your comments on the nomination before we send it to SWD. Please note that Section 110 (a)(2) of the National Historic Preservation Act of 1966, as amended (P.L.96-515), requires us to nominate all eligible properties under our control to the National Register of Historic Properties. In the case of this site it has already been determined eligible. The formal listing on the National Register would entail no real additional responsibilities.

3. 36CFR800.8 requires us to coordinate with the Advisory Council any federal undertakings which would have an effect to an eligible or listed property. In 1985 we reviewed an application to relocate the Horseshoe Bend Marina to the Monte Ne area. The application included plans to convert the old hotel to usable office space. While this application was unsuccessful any future plans that would effect the Monte Ne sites would have to be coordinated with the Arkansas SHPO and the Advisory Council for Historic Preservation.

4. We have no objection to the nomination. Please provide your comments along with the attached nomination to Mr. Bob Dunn so a consolidated reply may be forwarded to SWD (P.O.C. Mr. Larry Banks). For additional information please call Mr. Dunn at ext. 5030.



Quinn G. Spann  
Chief, Environmental Analysis Br.

*MA*  
*de*  
*MA* *8/23/91*

CESWL-RE-M (CECW-PO/8 May 91) (405-80a) 1st End Allen/if/5716  
SUBJECT: National Register Nomination of Oklahoma Row Hotel  
Site, Monte Ne Site, Beaver Lake

Chief, Real Estate 12 Jul 91

*DK* THRU Chief, Construction Operations *R 7/23/91*

FOR Resident Manager, Beaver Lake

1. The request has been reviewed and there are no objections.
2. We understand that the resident office may have to spend money for signs, increased patrols, etc.

*for* *Anthony G. Barter*  
MICHAEL G. BARTER  
Chief, Estate Division



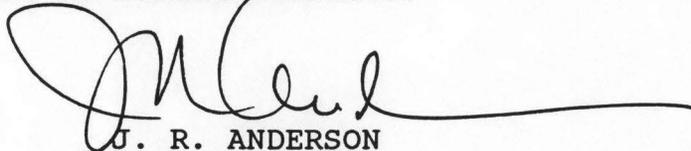
*Emily*

22 August 1991

MEMORANDUM FOR CESWL, Planning Division, Environmental Analysis

SUBJECT: National Register Nomination of Oklahoma Row Hotel Site, Monte Ne Site, Beaver Lake.

1. The Oklahoma Row Hotel Site generates much interest in the local area and should be a viable consideration for inclusion into the National Register. Some management problems might however limit the means of preserving the integrity of the property as follows: The Hotel Site is located near a state highway and a busy launching ramp and has become a favorite site for local people to visit. As a result, vandalism in the form of graffiti has increased. Trash is also a problem. It should be clearly understood that neither manpower nor funds exist at the Beaver Resident Office to provide even basic operation, maintenance or security for this project or the structure.
2. If you have any further questions or comments, please contact Vergial Harp at the Beaver Resident Office.



J. R. ANDERSON  
Resident Manager

Enclosure

Encl 3



DEPARTMENT OF THE ARMY  
U.S. Army Corps of Engineers  
WASHINGTON, D.C. 20314-1000

27 SEP 1991

REPLY TO  
ATTENTION OF:

Policy and Planning Division  
Office of Environmental Policy

Ms. Carol Shull  
Chief of Registration  
National Register of Historic Places  
Department of the Interior  
National Park Service  
Post Office Box 37127  
Washington, DC 20013 - 7127

Dear Ms. Shull:

Enclosed is the National Register of Historic Places nomination for the Oklahoma Row Hotel Site in Monte Ne, Benton County, Arkansas. The Oklahoma Row Hotel Site is located on property owned by the U. S. Army Corps of Engineers. The nomination was prepared by the office of the Arkansas State Historic Preservation Office and concurred in by the Corps' Little Rock District.

As the Corps' Federal Preservation Officer, I have reviewed the nomination and have certified by signing Section 4. of the enclosure that the Oklahoma Row Hotel Site should be included in the National Register of Historic Places. I request that you take the actions necessary to list this property and inform me when the process is complete.

Should you find that this submittal requires revision or, if additional information is needed, please return the nomination, with your requirements, to my staff archeologist, Paul Rubenstein. Mr. Rubenstein can be contacted by telephone at (202) 272-8731.

Thank you for your attention to this matter.

Sincerely,

*William L. Klesch*

Encl

William L. Klesch  
Chief, Office of Environmental Policy  
Policy and Planning Division

1668

United States Department of the Interior National Park Service

National Register of Historic Places Registration Form

OCT 07 1991 NATIONAL REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in Guidelines for Completing National Register Forms (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Oklahoma Row Hotel Site other names/site number

2. Location

street & number State Route 94 Spur not for publication N/A city, town Monte Ne vicinity N/A state Arkansas code AR county Benton code AR 007 zip code 72756

3. Classification

Ownership of Property: private, public-local, public-State, public-Federal (checked). Category of Property: building(s), district, site (checked), structure, object. Number of Resources within Property: Contributing (1), Noncontributing (0), Total (1). Number of contributing resources previously listed in the National Register: N/A.

Name of related multiple property listing: N/A

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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 forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. See continuation sheet. Signature of certifying official: Dr. William J. Klusch, U.S. Army Corps of Engineers, Date: 9/27/91.

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet. Signature of commenting or other official: Kathryn A. Buford, Arkansas Historic Preservation Program, Date: 5-2-91.

5. National Park Service Certification

I, hereby, certify that this 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:). Signature of the Keeper: Cecelia Hull, Date of Action: 5-20-92.

Signature of the Keeper

Date of Action

**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)

Other: Reinforced Concrete

Materials (enter categories from instructions)

foundation Concrete

walls Stone

Concrete

roof Concrete

other \_\_\_\_\_

Describe present and historic physical appearance.

United States Department of the Interior  
National Park Service

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National Register of Historic Places  
Continuation SheetSection number 7 Page 1**Summary**

The Oklahoma Row Hotel Site is the former site of the Oklahoma Row Hotel, constructed in 1909 by financial theorist and "fringe" presidential candidate William Hope "Coin" Harvey as part of his development of the Monte Ne community as a northwest Arkansas recreation and tourism destination. The present site consists of a standing fragment of the original Oklahoma Row Hotel building (a castellated stone and concrete structure, of three stories in height and square in plan), the remains of the original concrete slab that supported the now-removed, single-story log hotel building, and a representative amount of surrounding property that was historically-associated with this resource. This slab also includes a basement at the northern end (known locally as the "wine cellar" and which, according to oral tradition, served that purpose for the hotel). The site is approximately 400 feet in length by approximately 200 feet in width (approximately two acres); these dimensions correspond to the length and width of the hotel building itself, including both the full-length porches and the porte cochere that stood in the center of the eastern elevation of the building, and the included surrounding property. Though the site has suffered frequent flooding due to the rise and fall of the level of Beaver Lake (created by the U.S. Army Corps of Engineers in 1964), the surviving concrete structural component, the concrete slab and the basement below are all in relatively good condition. The entire site forms a single contributing resource.

**Elaboration**

The Oklahoma Row Hotel Site, located within the former resort community of Monte Ne in the Ozark mountains of northwest Arkansas, sits upon a slight rise, above and to the east of a small creek that ran southward from the hills north of the site (which has since disappeared with the construction of Beaver Dam and the creation of Beaver Lake) and within the site of the former rural, Ozark mountain resort community of Monte Ne. This site was chosen for a resort due to its location at the intersection of two small, relatively secluded valleys that are ringed by low but fairly steep hills. The specific hotel site is located upon a slight rise above the small plain to the southwest wherein was located the original lagoons designed by the progenitor and designer of Monte Ne, William Hope "Coin" Harvey. Though most of the site of the original community has disappeared beneath Beaver Lake, the portion of the site remaining above water is largely wooded, consisting primarily of a variety of secondary-growth hardwoods. Some more recent development has occurred along the shoreline across the inlet from the Oklahoma Row Hotel Site, but virtually none has occurred in the immediate vicinity of the site itself.

The site boundary includes the square, three-story, concrete and stone fragment of the original

**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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Oklahoma Row Hotel, located at the extreme southern end of the site, the concrete slab that extends to the north and that includes a basement at its northern end, and a representative amount of the surrounding property that is historically-associated with this resource that retains its integrity. The concrete and stone fragment of the hotel building is constructed of concrete with stone aggregate used to face most of the exterior walls. Each of the three storys is lighted with a row of four vertical window openings (all of the sash has since been removed) on the eastern, western and southern elevations (the only exception being the southern elevation, which has a row of only three windows on the first story and an entrance at the western end). The northern elevation, designed to be abutted to the now-removed log portion of the hotel, reveals the gable roofline of the log section where it attached to the wall. Otherwise it is punctuated by two doors, on the first and second storys, and a row of three window openings on the third story. The raised parapet above each of the four elevations is punctuated with a pair of symmetrically-placed oculi. The interior is divided into three rooms on each story, with a single northern room running the full width of the structure and two smaller rooms in the southern half; each features a large, concrete firebox within. The ceilings, constructed of reinforced, formed concrete, consist of a row of shallow barrel vaults.

The flat concrete slab extends to the north from the northern elevation of the three-story remnant. It is fifty feet in width and runs for a length of approximately 266 feet to its terminus at the edge of the adjacent inlet of Beaver Lake. Beneath the northernmost eighty feet of the slab is a series of rooms that form a basement. They are accessed from the west by four entrances and are lighted by a total of six windows (as all of the basement rooms are at least partially flooded by Beaver Lake, a more thorough determination of their interior configuration and details is difficult to obtain). The concrete slab itself is divided vertically into three levels: the higher, central portion and the slightly lower, flanking slabs that formed the porch decks. The surface features of the slab itself corroborate the contemporaneous documentary accounts that record the floor plan of the log hotel being divided into square rooms with "saddlebag" concrete fireplaces that featured a firebox in each room. To either side of the remnants of the fireboxes are the ends of the reinforcement bars that held the concrete superstructure of the fireplaces.

The adverse impacts on the property since the bulk of the original log hotel was removed have been relatively slight. There has been virtually no new development on this side of the inlet, as evidenced by the fact that the site has become overgrown and virtually invisible from the road during the summer. The largest impact has been the flooding that takes place when the level of Beaver Lake is allowed to rise and cover the site; however, the resulting disturbance of the site is probably minor, as the water rises and recedes gradually and with relatively little force or current, and so erosion is not a regular concern. Certainly, neglect of the site and its exposure to the elements (the freeze-thaw cycle, in particular, which is more of a concern at these higher

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National Park Service**

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# **National Register of Historic Places Continuation Sheet**

Section number 7 Page 3

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elevations that in other parts of the state) have resulted in some cracking and deterioration of the concrete. Vandalism has resulted in spray painting and graffiti, yet little other damage appears to have occurred, and so its effects on the site must be considered minor.

=====  
**8. Statement of Significance**  
=====

Certifying official has considered the significance of this property in relation to other properties: Statewide.

Applicable National Register Criteria: B, C

Criteria Considerations (Exceptions): N/A

Areas of Significance: ENTERTAINMENT/RECREATION  
ENGINEERING  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Period(s) of Significance: 1909-1928 \_\_\_\_\_

Significant Dates: 1909 \_\_\_\_\_

Significant Person(s): Harvey, William Hope "Coin"  
\_\_\_\_\_

Cultural Affiliation: N/A \_\_\_\_\_

Architect/Builder: Clarke, Albert O.  
\_\_\_\_\_  
\_\_\_\_\_

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.  
X See continuation sheet.

=====  
**9. Major Bibliographical References**  
=====

X See continuation sheet.

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:

X State historic preservation office

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

**National Register of Historic Places  
Continuation Sheet**

Section number 8 Page 1

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**Summary**

Criteria B and C, statewide significance

The Oklahoma Row Hotel Site is significant under Criteria B and C with statewide significance. It is eligible under Criterion B through its direct associations with the efforts of William Hope "Coin" Harvey to establish a successful, commercial resort community and his erection of the structure -- of which this is the foundation -- as part of that plan. It is also eligible under Criteria C as an early example in the state of a structural concrete building and foundation that was conceived by and built for one of Arkansas' earliest and most prolific practitioners of structural concrete construction for both standing structures and a modern highway system - William "Coin" Harvey - and is thus the historic site most closely associated with him that physically manifests those theories.

**Elaboration**

The late nineteenth and early twentieth centuries witnessed the heyday of the commercial development of the resort industry in the United States. Though it was a movement of virtually national proportions, such development concentrated in the mountainous regions of the country, largely due to the tendency for such areas to offer such natural sources of water as streams, lakes, pools, rivers, and especially springs containing a high mineral content that were often purported to possess healing powers, both scientifically-documented and magical. The states of Maine, Vermont, New York, Colorado, West Virginia, California and Arkansas enjoyed the largest growth of this industry. The rural locations of these waters also offered an escape for urban residents. Though large resort facilities and communities sprang up as part of the commercialization of these sites, virtually all were encircled by such rustic surroundings as mountains, forests, streams and lakes, and thus could also draw visitors through the additional recreational opportunities afforded thereby.

Unique among these, however, was Monte Ne, the resort community in the rural Ozark mountains of northwest Arkansas that was both the home and recreational community of William Hope "Coin" Harvey, one of the most enigmatic and colorful residents in Arkansas history. Born in 1851 on a farm in Buffalo, Virginia as the fifth child to Col. Robert Trigg Harvey and Anna Maria DeLimbrorx Hope Harvey, he received a brief education there before being admitted to the bar at the age of nineteen in West Virginia and establishing a successful law practice in Barboursville. His success led him to practice in Illinois and Ohio also; it was in the latter state that he met his future wife, Anna Halliday, to whom he was married in 1876.

After continuing to practice law in the northern midwest for the next eight years -- a time period

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National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 8 Page 2

that also witnessed the growth of his young family through the birth of three children -- Harvey relocated his family in 1884 to the silver fields of southwest Colorado where he had been introduced to the lure of the silver mining industry through legal work for a client there. Harvey soon took complete ownership of a mine known as the "Silver Bell," near Ouray, Colorado. He kept his family there with him during the pleasant summers, and sent them to California during the winter while he stayed on at the mine to supervise the continuing mining operations. The decline in silver prices of 1887 encouraged Harvey to leave the active operation of the mine and relocate to Denver, where he established a thriving law and real estate business. After another move to Salt Lake City and another drop in silver prices, Harvey decided to relocate once again to Chicago in the spring of 1893.

Harvey's devotion to the virtues of silver as the principle standard for the American monetary system (he advocated the free coinage of silver at a rate of 16-1 to the coinage of gold) became well-known through his acquisition in Chicago of a publishing company through which he disseminated his opinions, firstly through a short-lived weekly magazine known as "Coin" and then through "Coin's Financial Series," a series of quarterly financial books. It was the third of this series, entitled "Coin's Financial School," that earned William Hope Harvey both national renown for his support of silver as the principle monetary standard and the nickname "Coin" that would stay with him for the rest of his life. Published in June of 1894, the book told the fictional story of a five-day school of finance put on in Chicago by the book's protagonist, a young financier known only as "Coin." Harvey deliberately confused his readers regarding the fictional character of the story by attributing an actual date and place to the school, and by claiming that many well-known living people were present at the school. In truth, there is no documentation that such a school was never held, and it has since been documented that several of the people Harvey claimed were present from out of state were elsewhere on the dates the school was supposed to have taken place. Harvey employed the character of Coin as a foil to voice his own opinions regarding the proposed silver standard and included a number of respected and influential citizens among the approving members of the audience to lend greater legitimacy and popularity to his financial theories.

The book sold very well (estimates on total sales run from 650,000 to over 1 million copies) and became popular and controversial enough to earn Harvey adherents and detractors, and great numbers of both. The mid-1890's saw the publication of other books by Harvey that further amplified and elaborated his silver theories, along with responses of various kinds from opponents who denounced his arguments. Among his admirers was William Jennings Bryan, who became the Democratic party candidate for president in 1896. Harvey worked within the Democratic party thereafter to incorporate his financial theories into the party platform. However, the efforts of Harvey and other Democrats proved to be in vain when Grover

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National Park Service

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## National Register of Historic Places Continuation Sheet

Section number 8 Page 3

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Cleveland won the general election. Bryan's loss disillusioned Harvey, as did the subsequent loss of faith in his theories by the Democratic party. Harvey resigned his position as chairman of the party's Ways and Means Committee soon thereafter and left Chicago for good, forsaking what he predicted to be a doomed civilization and moving to the remote Arkansas location he dubbed "Monte Ne."

The first record of Coin Harvey's investment in the Monte Ne area occurred in 1899, when he purchased 2.7 acres of land from a Mr. A.R. McGarrah. By 1900 he had assembled sufficient property (now in the name of the Monte Ne Development Company) to announce the beginning of construction on the first Monte Ne Hotel, a wood-frame structure that he completed by 1901. While he was assembling the property to develop the resort Harvey was also attempting to entice industry to the area, which suggests that he may have had some doubts about the ability of Monte Ne to support itself as a purely recreational facility. He could also have been attempting to create a more attractive destination for a railroad spur from the Frisco line to the west, the construction of which was accomplished in 1902 from Lowell, located to the southwest of Monte Ne; however, it was a private railroad line, the equipment for which Harvey purchased himself. By 1904 Harvey had acquired 320 acres for his growing resort community and began to make grander plans for the facilities that would be required to handle the ever-increasing demand he anticipated.

Harvey's preference for reinforced concrete as a structural building material was evidenced by its use in every structure he himself executed in the community of Monte Ne. Reinforced concrete had been invented in France in 1849 but had been used only sporadically throughout Europe until the last decade of the nineteenth century. In fact, such avant-garde architects as France's Auguste Perret were only beginning to explore the design and structural possibilities of reinforced concrete during the first decade of the twentieth century, contemporaneous with Harvey's construction at Monte Ne. Harvey specified Portland cement in particular, as he believed in its structural superiority to other types; he even claimed to have an expert consultant on hand to advise him as to its proper use and installation (J. Dickson Black's short book on Coin Harvey and Monte Ne cites Harvey's specific preference for Portland cement, though no primary source for this statement is given). The first structure erected under Harvey's supervision to employ reinforced concrete in its construction was the Missouri Row Building of 1905-6, a multi-unit hotel the type of which his earliest development plans refer to as "cottages." It was of similar construction to the later Oklahoma Row Building, as it consisted of hand-hewn logs and a concrete slab.

The Oklahoma Row Building was constructed in 1909 and was the last of the log hotels to be erected at Monte Ne (Harvey's original plans for the resort included a total of four such log

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National Register of Historic Places  
Continuation SheetSection number 8 Page 4

hotels; however, the sluggishness of the tourist traffic visiting Monte Ne and the severe downturn in business that occurred by the end of the second decade of the nineteenth century rendered the construction of the last two unnecessary). It was 316 feet in length and 50 feet in width, and consisted of a single story with the exception of a two-story central section and a three-story concrete and stone tower at the southern end of the building. Early photographs corroborate the accounts of the size and design of the building and certainly lend some credence to the widely-held belief that the Oklahoma Row Hotel was the largest log hotel structure in the world at the time it was built. Its construction required 6,000 logs and 40,000 cubic feet of stone and cement.

Unfortunately, Harvey was never able to recoup the considerable expense that he must have incurred as part of the joint venture that financed these two considerable hotels, not to mention the earlier frame hotel (which was also of considerable size, containing facilities to house up to 100 guests at a time). In spite of his best promotional efforts, the completion of the railroad spur and the considerable natural beauty of the site, Monte Ne remained inaccessible to a largely middle-class clientele that simply found it easier to reach other recreational destinations within the region. By 1915 the railroad spur ceased operation, having been bought first by the Monte Ne Railway Company and then by the Arkansas, Oklahoma and Western Railroad. Harvey then became involved in the establishment of the Ozark Trails Association and its plans for a system of good automobile roads throughout the Ozark region and beyond, largely as a result of his desire to see provide increased and improved automobile access to Monte Ne. Though he achieved some success in the improvement of local roads for automobile traffic, the volume of visitors to Monte Ne had not increased sufficiently by 1920 to help him to save Monte Ne as a commercial interest. Harvey continued to offer the site and its facilities for rent to various groups, but business was sporadic at best, and it became evident that the heyday of Monte Ne had passed. Monte Ne as a resort community effectively ceased operation by 1928.

Possibly in part due to the discouragement felt by Harvey over the failure of Monte Ne as a commercial resort, in 1920 he first conceived of his now-famous idea of constructing a concrete pyramid at Monte Ne that would shelter a variety of relics, certain documentary records and a history of this "doomed" civilization for discovery by a later one that would eventually inherit the earth. His plans included making the pyramid of such a height that at least a portion of it would project above any filling of the valley with debris and decaying organic matter that may occur over several centuries. The base of the pyramid was opened in 1928 and consisted of a large amphitheater and part of the pyramid's foundation (NR-Listed 2/17/78). The amphitheater was constructed to allow audiences to hear public presentations and cultural performances of various kinds, though it is not clear how many of these events actually took place within its walls.

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National Park Service****National Register of Historic Places  
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It is known that the amphitheater served as the principle meeting place for the final event for which Coin Harvey is known, the nomination by his own Liberty Party as their presidential candidate in the election in 1932. Harvey had worked hard during the previous years to form the Liberty Party as an alternative to the two-party system, which he saw as bankrupt and offering little to the common man. Harvey himself organized the political convention of the Liberty Party that was scheduled to occur during the summer of 1931 at Monte Ne.

The impending meeting caused no little amount of activity in surrounding Benton County as it was rumored that 10,000 delegates from all 48 states would descend upon little Monte Ne for the event. Roads were repaired and improved, hotels and other lodgings were readied, and all waited for the economic windfall that would be brought about by such a crowd. The actual turnout was vastly disappointing, however, with but 390 delegates from 28 states making the journey to the convention to participate in the lively debates over party platform and to nominate candidates for president and vice-president (the total number of attendees was estimated at around 700). It was reported at the time that the actual roll call for these elections was among the wildest and most confusing ever recorded, with various jeers and catcalls being shouted over the voting and little order prevailing. Harvey, who in 1931 was 80 years old, is reported to have not desired any political office, but to have accepted the party's nomination for president solely due to the divisiveness that had arisen during the convention and his concern that the party not split apart. Andrea Nordskog, of Los Angeles, was nominated as vice-president, and both headed the Liberty Party ticket in 1932.

Ultimately, the Democrat Franklin Delano Roosevelt proved to be the victor, with the popular vote for the Liberty Party ticket totaling but 21,220 votes, which put the party in fifth place overall. The vast majority of the votes came from the western states, with but 100 coming from Arkansas. This defeat seemed to drain Harvey of the resolution that had fueled the pursuit of his economic and political ideals all his life, and he lived uneventfully for the next four years until his death on February 11, 1936. Yet it must finally be noted that Harvey organized the only national political convention ever to occur within the state of Arkansas.

The Oklahoma Row Hotel Site is being considered significant under Criterion B: Entertainment/Recreation through its direct associations with William Hope "Coin" Harvey and his attempts to establish a prosperous resort community within the natural beauty of the Arkansas Ozarks. The Oklahoma Row Hotel Site is being considered significant under Criteria C: Engineering by virtue of its status as an early example of construction techniques actually employed in the construction of one of the structures built by Harvey and his development corporation. The site is also significant under this category by virtue of its status as one of the earliest documented uses of reinforced concrete in the entire state.

- Other state agency
- Federal agency
- Local government
- University
- Other -- Specify Repository: \_\_\_\_\_

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**10. Geographical Data**

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Acreage of Property: Approximately two

UTM References: Zone Easting Northing    Zone Easting Northing

A	<u>15</u>	<u>403940</u>	<u>4015960</u>	B	___	_____	_____
C	___	_____	_____	D	___	_____	_____

\_\_\_ See continuation sheet.

Verbal Boundary Description: \_\_\_ See continuation sheet.

Beginning at a point formed by the intersection of a line running parallel to and 50 feet to the north of the northern edge of the Oklahoma Row Hotel foundation with a roughly perpendicular line running along the low-water mark of the Beaver Lake inlet to the west, proceed southerly, and then easterly (following the shoreline of Beaver Lake) along said line for a total distance of approximately 600 feet to its intersection with a perpendicular line running parallel to and 100 feet to the east of the eastern edge of the foundation; thence proceed northerly along said line for a distance of approximately 300 feet to its intersection with an approximately perpendicular line running along the southern edge of the associated access road; thence proceed roughly northwesterly along said edge to its intersection with a line running parallel to and 50 feet to the north of the northern edge of the Oklahoma Row Hotel foundation; thence proceed westerly along said line to the point of beginning.

Boundary Justification: \_\_\_ See continuation sheet.

This boundary includes both the foundation site and a representative amount of the land historically-associated with the property that retains its integrity, including the principal vehicular approaches from the main road (modern State Highway Spur 94) and the land to the east that constituted the original front lawn for the hotel.

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**11. Form Prepared By**

=====

Name/Title: Kenneth Story, Architectural Historian

Organization: Arkansas Historic Preservation Program Date: March 18, 1992

Street & Number: 225 E. Markham, Suite 300 Telephone: (501) 324-9346

City or Town: Little Rock State: AR ZIP: 72201

United States Department of the Interior  
National Park Service

APR 6 1992

## National Register of Historic Places Continuation Sheet

Section number 9 Page 1

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### Bibliography

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UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: RESUBMISSION

PROPERTY Oklahoma Row Hotel Site  
NAME:

MULTIPLE  
NAME:

STATE & COUNTY: ARKANSAS, Benton

DATE RECEIVED: 4/06/92 DATE OF PENDING LIST:  
DATE OF 16TH DAY: DATE OF 45TH DAY: 5/21/92  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 91001668

NOMINATOR: FEDERAL <sup>us Army</sup>

DETAILED EVALUATION: Y

ACCEPT  RETURN  REJECT 5/20/92 DATE CD

ABSTRACT/SUMMARY COMMENTS:

This ruined site is historically significant for its association with the efforts of "Coin" Harvey to establish a resort center in the rural Ozark mountains of northwestern Arkansas. It is also significant as an extremely early (1909) example of concrete <sup>building</sup> construction in the state. The questions raised in the earlier return have been addressed.

RECOM./CRITERIA Accept/B+C  
REVIEWER Harper  
DISCIPLINE Historian  
DATE 5/20/92

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

CLASSIFICATION

\_\_\_count \_\_\_resource type

STATE/FEDERAL AGENCY CERTIFICATION

FUNCTION

\_\_\_historic \_\_\_current

DESCRIPTION

\_\_\_architectural classification  
\_\_\_materials  
\_\_\_descriptive text

SIGNIFICANCE

Period Areas of Significance--Check and justify below

Specific dates Builder/Architect  
Statement of Significance (in one paragraph)

\_\_\_summary paragraph  
\_\_\_completeness  
\_\_\_clarity  
\_\_\_applicable criteria  
\_\_\_justification of areas checked  
\_\_\_relating significance to the resource  
\_\_\_context  
\_\_\_relationship of integrity to significance  
\_\_\_justification of exception  
\_\_\_other

BIBLIOGRAPHY

GEOGRAPHICAL DATA

\_\_\_acreage \_\_\_verbal boundary description  
\_\_\_UTMs \_\_\_boundary justification

ACCOMPANYING DOCUMENTATION/PRESENTATION

\_\_\_sketch maps \_\_\_USGS maps \_\_\_photographs \_\_\_presentation

OTHER COMMENTS

Questions concerning this nomination may be directed to

\_\_\_\_\_ Phone \_\_\_\_\_

Signed \_\_\_\_\_ Date \_\_\_\_\_



**DEPARTMENT OF THE ARMY**

U.S. Army Corps of Engineers  
WASHINGTON, D.C. 20314-1000

**RECEIVED**

APR 06 1992

**NATIONAL  
REGISTER**

REPLY TO  
ATTENTION OF:

**April 1, 1992**

**Policy and Planning Division  
Office of Environmental Policy**

**Ms. Carol Shull  
Chief of Registration  
National Register of Historic Places  
National Park Service  
Department of the Interior  
Post Office Box 37127  
Washington, D.C. 20013-7127**

**Dear Ms. Shull:**

Enclosed is the revised National Register of Historic Places nomination for the Oklahoma Row Hotel Site in Monte Ne, Benton County, Arkansas. The Oklahoma Row Hotel Site is located on property owned by the Army Corps of Engineers, Little Rock District.

The nomination was prepared by the Arkansas State Historic Preservation Office (SHPO) and originally submitted to you in September 1991. It was reviewed by your staff historian, Ms. Marilyn Harper, and returned to my office for revision in December 1991. The nomination has been revised by the Arkansas SHPO in accordance with your staff comments.

We now believe that the nomination is in its final and acceptable form. I request that you take the actions necessary to list this property and inform me when the process is complete.

**Thank you for your attention to this matter.**

Sincerely,

**Paul D. Rubenstein  
Senior Environmental Planner  
(Historic Preservation)  
Office of Environmental Policy**

**Enclosure**