



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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: Central Avenue Historic District Additional Documentation

Other names/site number: Site #GA0049

Name of related multiple property listing:
N/A

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

2. Location

Street & number: Roughly Central Avenue between Park Avenue and Prospect Avenue

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

Not For Publication: Vicinity:

3. State/Federal Agency Certification

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

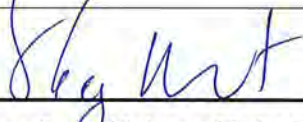
I hereby certify that this X nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

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

___ national ___ statewide X local

Applicable National Register Criteria:

X A ___ B X C ___ D

	4-3-19
Signature of certifying official/Title:	Date
<u>Arkansas Historic Preservation Program</u>	
State or Federal agency/bureau or Tribal Government	

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

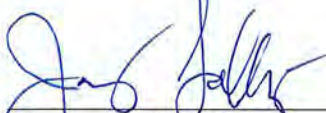
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4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:) Accept Additional Documentation and Boundary Decrease


Signature of the Keeper

7.8.2019
Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

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

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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 the count)

Contributing	Noncontributing	
<u>41</u>	<u>11</u>	buildings
<u> </u>	<u>9</u>	sites
<u> </u>	<u>1</u>	structures
<u>1</u>	<u>2</u>	objects
<u>42</u>	<u>23</u>	Total

Number of contributing resources previously listed in the National Register 4

6. Function or Use

Historic Functions

(Enter categories from instructions.)

- Domestic/Hotel
- Commerce/Business
- Commerce/Professional

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Commerce/Financial Institution
Commerce/Specialty Store
Commerce/Department Store
Commerce/Restaurant
Social/Clubhouse
Government/Post Office
Landscaping/Fountain

Current Functions

(Enter categories from instructions.)

Domestic/Hotel
Commerce/Business
Commerce/Professional
Commerce/Financial Institution
Commerce/Specialty Store
Commerce/Department Store
Commerce/Restaurant
Social/Meeting Hall
Social/Clubhouse
Social/Civic
Government/Post Office
Recreation & Culture/Bathhouse
Recreation & Culture/Theater
Landscaping/Fountain

7. Description

Architectural Classification

(Enter categories from instructions.)

Modern Movement/International Style
Modern Movement/Moderne
Modern Movement/New Formalism
Late 19th & 20th Century Revivals/Spanish Renaissance
Late 19th & 20th Century Revivals/Classical Revival
Late 19th & 20th Century Revivals/Greek Revival
Late 19th & 20th Century Revivals/Romanesque Revival
Late 19th & 20th Century Revivals/Commercial Style

Materials: (enter categories from instructions.)

Principal exterior materials of the property: Wood, brick, stone, metal, stucco, terra cotta,
concrete

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Narrative Description

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

Summary Paragraph

Note: The following summary description from the original 1984 National Register Nomination is presented in its entirety and updated to reflect the updated period of significance.

The Central Avenue Historic District possesses one of Arkansas's richest collections of historic commercial buildings. Ranging in date from 1886 to 1969, these structures reflect the growth of this town into the State's most significant resort community. Located in this district, along Hot Springs' major thoroughfare, is a wide variety of hotels, stores, restaurants and office buildings, all constructed to serve the needs of the visitors to Bathhouse Row. This district illustrates not only the rapid growth of Hot Springs, but also the evolution of building styles, materials and technology that occurred during the late-nineteenth and the early- and mid-twentieth centuries.

Narrative Description

Note: The following narrative description from the original 1984 National Register Nomination is presented in its entirety and has been updated to current conditions.

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

Though Hot Springs experienced a building boom in the 1870s as a result of increased visitation and settlement, none of the structures built along Central Avenue during this decade remain. Typically one to three stories in height, the buildings were of frame construction, with board-and-batten, a common siding. Commercial structures most frequently had gently sloped or gabled roofs and a one story shed-roofed porch facing the street. High parapets and false fronts were typical.

¹ Jerrell H. Shofner and William Warren Rogers. "Hot Springs in the Seventies," *The Arkansas Quarterly*, Spring 1963, Volume XII, Number 1, p. 24.

² Charles Cutter. *The Hot Springs as They Are*. 1874, p. 41.

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Residences and hotels, which closely resembled one another in all features but size, usually had gable roofs and a minimum of one porch. In describing the surge of building activity in 1874, Cutter wrote, "...several of the hotel buildings would honor cities with a population of ten to twenty thousand; though, on account of the unsettled condition of land titles, most all the buildings are put up cheaply, for present wants. Lumber is cheap - \$15-\$20 per thousand; and houses costing from \$100 to \$1,000 are the order of the day, for both residences and business houses. It was the demand for larger hotels, and more of them, boarding houses, etc., for the accommodation of visitors who have increased in number every year, that has caused the improvements that are now found here. Buildings are going up in every part of the place, and evidences of prosperity are everywhere to be seen."³ The uncertainty of land ownership greatly influenced the quality of construction that occurred in Hot Springs during the 1870s. Not only were commercial buildings and residences built of the inexpensive and readily available lumber, but so too were the majority of bathhouses. Cutter explained that "No one owns a foot of land in the Valley, and no one can tell how long he will be allowed to remain. When fully considered, the wonder is, not that so little has been done, but that so many comfortable houses have been built."⁴ Cutter defended the quality and nature of building activity during this decade when he wrote that "Considering the unsettled condition of land titles, which prevent the erection of substantial brick or stone houses, the distance from market, and the mountainous country for miles around the Springs, the hotels of Hot Springs may be considered first class."⁵ Not only was new construction occurring in the boon town, but existing buildings were being improved and enlarged, "Hotels and boarding-houses are building additions and preparing for an increased number of guests; and everybody who has anything to sell, or business to do, seems to be making money."⁶

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

To meet the ever growing demand for accommodations, new hotels and boarding-houses replaced the smaller and less sophisticated structures of the previous decades, "With all the improvements now being made at the different hotels and boarding houses, and added to the list, there will soon be accommodations for four or five thousand visitors at one time, and allowing thirty days as an average time for visitors to remain here, there could be entertained at our hotels and boarding

³ *Ibid*, p. 41.

⁴ *Ibid*, p. 41.

⁵ *Ibid*, p. 44.

⁶ *Ibid*, p. 50.

⁷ Charles Cutter. *The Cutter's Guide to Hot Springs*, 1885, p. 50.

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houses fifty thousand visitors in one year.”⁸ While the earliest hotels constructed in Hot Springs were frame with Queen Anne, Greek Revival and Second Empire the predominant stylistic influences, hotels built after 1880 were usually of brick construction, larger in size than their frame predecessors and more able to provide the amenities desired by visitors. Most offered several large porches, balconies and elevators. The most common stylistic influences of this period were the Italianate and Second Empire. Prior to 1880, hotels ranged in height from one to three stories, a typical example of which was the Hot Springs Hotel, c. 1876, a three-story frame Greek Revival structure with a pedimented two-story full-front porch, capable of accommodating forty to fifty guests.

One of the first brick hotels to be constructed was the first Arlington (1875), a four-story building consisting of two wings with a 190-foot facade. Constructed in 1882, the five-story brick Avenue Hotel had a projecting center frontispiece capped with a balustraded mansard roof. Paired brackets supported a wide overhanging cornice of pressed metal. The oldest surviving hotel in the original historic district was the four-story Hotel May, a brick Italianate structure with pressed metal detailing. The hotel was demolished in 1984 and the site is no longer within the boundaries of the historic district.

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

⁸ *Ibid.*

⁹ *The Hot Springs Picture Book*, 1893, p. 50.

¹⁰ *Ibid.*, p. 51.

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pool rooms, restaurants, furnishing goods stores, grocery stores, more jewelry stores, doctors' offices, more drug stores, shooting galleries, more saloons and so on and so forth—each with a distinct picturesqueness of its own—until one almost wearies of the endless, and, in many cases, striking contrasts.”¹¹

The most typical commercial building of the late 1880s and 1890s was two stories in height, constructed of brick, with an elaborate pressed metal cornice. The Rix-Adamson Building (HS-47), the Douglas Building (HS-7), the Simon Meyer Building (HS-8), and the O'Bryan Building (HS-9) are good examples of this type (Photo 1). Less frequently constructed were buildings with stone facades, such as the Romanesque Revival-inspired Southern Club (HS-21, Photo 2) and the Stitt Building (HS-46). Examples of the prevalent pressed metal facades include the Nicholas Hotel (HS-27), Weir Hotel (HS-13, Photo 3), the Gaines Building (HS-45), the McTague Building (HS-6) and the McLaughlin Building (HS-55). Though cast iron was frequently incorporated in façade designs, little of this material remains, as it was typically used at the street level and has been removed or covered up by remodeling. Storefronts were constructed of wood mullions, wood panels and glass, with paneled wood and glass doors. Transoms generally extended the width of the façade.

Several important hotels were constructed during the latter part of the nineteenth century that attempted to surpass the quality of earlier establishments, thus perpetuating continued competition among the hotels. The Hotel Eastman was a mammoth five-story, hip-roofed structure with a six-story central tower adorned with oriel corner projections. The L-shaped hotel had three floors of covered balconies that provided 675' of promenade. Other distinguishing features included a 52' x 70' rotunda, clothes closets in each of the 506 guest rooms and six public rooms, in addition to the 70' x 150' dining room. Built in 1891, the five-story Park Hotel also had an L-shaped plan and rotunda. A popular feature was the open-air loggia atop the tower intersection of the two wings. Two floors of elaborately detailed covered iron balconies encircled the building, providing 1200 feet of promenade. In an effort to equal the competition, a second Arlington Hotel was built in 1891 on the site of the original, which had been torn down. Designed by McClure, Stewart and Mullgardt of St. Louis, the brick and stone replacement was four stories tall with two balconied corner towers and three stories of porches. Perhaps the most significant feature of this building was its use of the Spanish Renaissance style, which undoubtedly attracted attention. "The style of the architecture is of the Spanish Renaissance, which is admirably adapted to the location and in striking contrast with that of other hotel structures in this city."¹² Table 1 provides a list of late-nineteenth century resources within the district.

Table 1. Late-nineteenth century resources within the Central Avenue Historic District

Survey No.	Historic Name	Address	Date Built	NRHP Status
HS-06	McTague Building	116-118 Central Avenue	1891	Contributing
HS-07	Douglas Building	120-124 Central Avenue	c. 1891	Contributing

¹¹ *Ibid*, p. 51.

¹² *Ibid*, p. 32.

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Survey No.	Historic Name	Address	Date Built	NRHP Status
HS-08	Simon Meyer Building	126 Central Avenue	c. 1891	Contributing
HS-09	O'Bryan Building	128 Central Avenue	c. 1891	Contributing
HS-13	Weir Hotel	210 Central Avenue	1889	Contributing
HS-21	Southern Club	250 Central Avenue	1893	Contributing
HS-23	Gaines Building	318 Central Avenue	c. 1890	Contributing
HS-24	Morris Simon Cigar Store	320 Central Avenue	c. 1890	Contributing
HS-27	Nicholas Hotel	332-334 Central Avenue	c. 1890	Contributing
HS-45	Gaines Building	514 Central Avenue	1890	Contributing
HS-46	Stitt Building	516 Central Avenue	1895	Contributing
HS-47	Rix-Adamson Building	518-520 Central Avenue	1886	Contributing
HS-55	McLaughlin Building	700 Central Avenue	c. 1885	Contributing
HS-56	Meat Market/ Sporting Goods	702 Central Avenue	c. 1895	Contributing

Commercial buildings dating from the first decade of the twentieth century were usually two stories in height and constructed of brick, such as Oscar's Bakery (HS-10, demolished in 1984), the Simon Mendel Building (HS-42) and Schneck's Drug Store (HS-54, Photo 4). Unlike those buildings constructed before the turn-of-the-century, buildings of this decade frequently possessed terra cotta ornament or were built of brown or buff, rather than red brick, as was 111-121 Central (HS-57), a two-story brown-brick building with terra cotta capitals. Two outstanding buildings of this decade are the Dugan-Stewart (HS-22, Photo 5) and Sumpter-Little (HS-51) buildings, which are four and five stories, respectively. Constructed of buff brick, these atypically tall office buildings both feature terra cotta ornament. The only surviving façades to have incorporated pressed metal, a material infrequently used during this decade, are the Spear Building (HS-34) and the Ohio Club (HS-28).

A number of hotels were constructed during the first decade of the twentieth century. An important example of the early-twentieth century hotel was the Majestic Hotel, built in 1902 on the site of the Avenue Hotel. Originally, this five-story brick structure featured a one-story classically-detailed balustraded front porch. Other distinguishing features included Palladian-inspired doors, which originally opened onto balconies, and the projecting rounded corners of the building. The building suffered considerable damage from a fire in 2014 and was demolished in 2016. While it was included in the 1984 NRHP nomination as a Contributing resource, the site of the former Majestic Hotel is not included within the revised boundaries of the updated Central Avenue Historic District.

Smaller in scale and simpler in design is the Savoy Hotel (HS-31, Photo 6), a two-story structure with a commercial storefront on the first floor. A 1910 list of hotels reveals that four hotels existed with a guest capacity in excess of 500, nine could accommodate 100–200, twenty establishments had rooms for 50–100 and sixteen could accommodate 50 or less. This list did not include the

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numerous boarding houses and furnished rooms also available to the visitors.¹³ Table 2 provides a list of resources constructed 1900–1910 within the district.

Table 2. Resources constructed 1900–1910 within the Central Avenue Historic District

Survey No.	Historic Name	Address	Date Built	NRHP Status
HS-14	Jackson’s Pharmacy	212-218 Central Avenue	c. 1900	Contributing
HS-22	Dugan-Stuart Building	256-264 Central Avenue	1904	Contributing
HS-28	Ohio Club	336 Central Avenue	c. 1905	Contributing
HS-30	The Chicago Flats	346-348 Central Avenue	c. 1905	Contributing
HS-31	Savoy Hotel	350 Central Avenue	c. 1910	Contributing
HS-33	Hale Block Building	360-366 Central Avenue	c. 1910	Noncontributing
HS-34	Spear Building	370 Central Avenue	c. 1905	Contributing
HS-41	Kempner Building	420-422 Central Avenue	c. 1905	Contributing
HS-42	Simon Mendel Building	424 Central Avenue	c. 1910	Contributing
HS-51	Sumpter-Little Building	610 Central Avenue	1904	Contributing
HS-57	Rockafellow Apartments	111-121 Central Avenue	c. 1900	Contributing

While the construction of the standard two-story brick commercial building continued, as evidenced by the Kress Building (HS-53), the Albert Mendel Building (HS-16), and the Rector Building (HS-17, demolished in 1988), several innovative buildings were constructed between 1911 and 1920. Dating c. 1915, the DeSoto Mineral Springs Building (HS-11, Photo 7) is one of the district’s earliest and finest classically-inspired façades. Originally only two stories in height, this building was constructed by one of the many water companies established to market bottled spring water. Shortly after the building’s completion, the DeSoto Mineral Springs went bankrupt, forcing the sale of the building to Mountain Valley Springs, which leased it to the operator of a fashionable dance hall proprietor who added the third floor. Also indicative of the popularity of the Classical Revival is the Thompson Building (HS-29, Photo 8), a five-story office building designed by George Mann. The white glazed terra cotta facade features fluted columns and pilasters with Corinthian capitals, an ornate cornice, a balustraded parapet and metal panels with decorative relief. Table 3 provides a list of resources constructed 1911–1920 within the district.

Table 3. Resources constructed 1911–1920 within the Central Avenue Historic District

Survey No.	Historic Name	Address	Date Built	NRHP Status
HS-05	Medic Rexall Drug Store	112-114 Central Avenue	c. 1920	Contributing
HS-11	DeSoto Mineral Springs Building	150 Central Avenue	c. 1915	Contributing
HS-26	Schrader’s Mens Wear	328-334 Central Avenue	c. 1920	Noncontributing
HS-29	Thompson Building	340-344 Central Avenue	1913	Contributing
HS-48	Walgreen’s	524 Central Avenue	c. 1920	Noncontributing
HS-53	Kress Building	620 Central Avenue	c. 1915	Noncontributing
HS-54	Schneck’s Drug Store	624-626 Central Avenue	c. 1915	Noncontributing

¹³ *The Hot Springs In A Nut Shell*, St. Louis, MO.: Con. P. Curran Printing Co., 1910

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The continued building activity between 1910 and 1930 can be attributed in part to the destruction caused by three fires that occurred during this twenty-year period. Between 1920 and 1930, two outstanding commercial buildings were constructed on Central Avenue: Wade Clinic (HS-62, Photo 9), designed by Charles C. Thompson (NR listed 12-22-78) and the Medical Arts Building (HS-19, Photo 10), designed by Almand and Stuck (NR listed 12-1-78). Constructed on the site of the burned U.S. Hotel were three yellow brick buildings, the Holly Apartments (HS-36), the National Luggage Shop (HS-37) and the W. C. Woodcock Building (HS-38). Also erected during this decade were the Howe Hotel (HS-59, Photo 11), designed by Sanders and Ginocchio, and the Park (NR listed 12-22-82) and the Majestic Hotels (HS-3, demolished in 2016), designed by Thompson, Sanders and Ginocchio. Designed by George Mann and Eugene John Stern and constructed in 1925, the third Arlington Hotel (HS-60, Photo 12) is one of Hot Springs' most imposing and picturesque structures. Sited on a pivotal corner lot, the design of this hotel was clearly influenced by the Spanish Renaissance hotel that preceded it. Designed by two of Arkansas's most gifted architects, the Arlington is the largest hotel in Hot Springs today. Built in 1926, the Howe and Majestic are both constructed of red brick and feature terra cotta detailing. The Majestic was built on the site of the Hiram Whittington House and was connected to the 1902 Majestic. The Majestic Hotel complex suffered considerable damage in a 2014 fire and was demolished in 2016. Table 4 provides a list of resources constructed 1921–1930 within the district.

Table 4. Resources constructed 1921–1930 within the Central Avenue Historic District

Survey No.	Historic Name	Address	Date Built	NRHP Status
HS-19	Medical Arts Building	236 Central Avenue	1929	Contributing; Individually NRHP listed
HS-35	Blake Jewelry Store	402 Central Avenue	c. 1930	Noncontributing
HS-36	Holly Apartments	404 Central Avenue	c. 1930	Contributing
HS-37	National Luggage Shop	406-408 Central Avenue	c. 1930	Contributing
HS-38	W.C. Woodcock Building	410 Central Avenue	1929	Contributing
HS-39	Palace Apartments	412-416 Central Avenue	c. 1930	Contributing
HS-50	Security National Bank	600 Central Avenue	1923	Contributing
HS-59	Howe Hotel	201 Central Avenue	1926	Contributing
HS-62	Wade Clinic	231 Central Avenue	1927	Contributing; Individually NRHP listed
HS-63	Arlington Hotel	239 Central Avenue	1925	Contributing

The popularity of hot spring water treatments began a slow decline after the Great Depression. The central business district experienced renewed activity after the U.S. government established a new Army and Navy Hospital at Reserve Street, near Central Avenue, in 1933, and again following World War II, when hospital served as a Redistribution Center at the hospital. However, autotourism prompted a move away from the original business district and hotels, restaurants, and other businesses were built along major highways passing through Hot Springs. Only two new buildings were constructed during the time period of 1931–1949. The Schweer Cadillac Building (HS-60, Photo 13) illustrates the emphasis of the auto culture, although changes to the building

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have rendered it unable to convey its significance. The Sims Grocery Store (HS-04) is a two-part commercial block, brick masonry building, with simple detailing, reflective of a more modest period of commercial architecture. Table 5 provides a list of resources constructed 1931–1949 within the district.

Table 5. Resources constructed 1931–1949 within the Central Avenue Historic District

Survey No.	Historic Name	Address	Date Built	NRHP Status
HS-04	Sims Grocery Store	110 Central Avenue	c. 1935	Contributing
HS-60	Schweer Cadillac Building	209 Central Avenue	1948	Noncontributing

The mid-twentieth century witnessed a return to investments in the downtown business district of Hot Springs. A number of new buildings were constructed within the district during the 1960s. The buildings reflect the simple lines of the era and many represent noteworthy examples of the Moderne/International style of architecture. The Downtowner Motor Inn (HS-58, Photo 14), constructed for local entrepreneur, Hill Wheatley, in 1963, was designed by noted architect, Noland Blass, Jr. The ten-story building incorporates Modernist design principles, including the preservation of open space between the street and the building, the use of brick, glass, concrete and aluminum, and strong, horizontal lines. The First National Bank (HS-49) at 135 Central Avenue (Photo 15) reflects the design characteristics of New Formalism—a response to the rigidity of Modernism. The building emphasizes a construction grid, incorporates an abstract interpretation of a Classical colonnade, and is set back from the street on a raised base, separated by a large open area. One object, the fountain at the northern end of Central Avenue at its intersection with Whittington and Park Avenues (HS-64, Photo 16), is recommended contributing to the historic district. The fountain replaced an earlier version at the same location and represents a Modernist example of street architecture within the district. Table 6 provides a list of resources constructed 1950–1969 within the district.

Table 6. Resources constructed 1950-1969 within the Central Avenue Historic District.

Survey No.	Historic Name	Address	Date Built	NRHP Status
HS-12	Parking Structure	200 Central Avenue	c. 1965	Noncontributing
HS-15	All State Liquor & News	220 Central Avenue	c. 1965	Noncontributing
HS-20	Aristocrat Motor Inn	238-248 Central Avenue	1963	Contributing; Individually NRHP listed
HS-40	Hot Springs Souvenir & Rock Company	418 Central Avenue	c. 1965	Noncontributing
HS-44	Frankie’s Restaurant	510 Central Avenue	c. 1965	Noncontributing
HS-49	First National Bank	530 Central Avenue	1969	Contributing
HS-58	Downtowner Motor Inn	135 Central Avenue	1963	Contributing; Individually NRHP listed
HS-64	Fountain	Central, Whittington, & Park Avenues	c. 1960	Contributing
---	Bank Building	301 Exchange Street	1964	Contributing

Integrity

The Central Avenue Historic District retains a high degree of physical integrity. Noncontributing resources within the district have either received alterations that affect their ability to convey their historical associations or architectural merit or were constructed outside of the period of significance for the district. The Schneck’s Drug Store (HS-54) is a noncontributing resource within the district that has been significantly altered since its original construction. The Romanesque Revival building originally featured two, twin towers above the front façade, that were removed sometime prior to the 1984 nomination. The slip cover at the front façade, present at the time of the 1984 nomination, has been removed, revealing the originally brick masonry exterior walls and second floor fenestration. Despite the restoration of the front façade, without the original twin towers the building is unable to fully convey its significance as an early-twentieth-century Romanesque Revival commercial building.

One building was recently constructed in the 500 block of Central Avenue—the first construction within the district since the late 1960s (HS-67, Photo 17). It is included within the nomination as a Noncontributing resource due to its age. In addition, several modern sculptures, fountains, and murals are located within the boundaries of the historic district. A fountain named, “Mother Nature,” located within the median at the intersection of Fountain Street at Central Avenue was created in 1993 by renowned artist, Longhua Xu (Photo 18). The modern streetscape elements are included within the nomination as Noncontributing objects due to their age. Table 7 provides a list of modern buildings and streetscape objects within the historic district.

Table 7. Modern buildings and streetscape objects within the Central Avenue Historic District.

Survey No.	Current Name or Property Type	Address	Date Built/ Installed	NRHP Status
HS-65	Mother Nature fountain	Central Avenue at Fountain Street	1993	Noncontributing
HS-66	Fountain and Rotating Art Installation	Central Avenue at Bath Street	c. 2010	Noncontributing
HS-67	Retail building	504 Central Avenue	2018	Noncontributing

There are several vacant lots within the historic district that represent sites of commercial buildings that have been demolished. Most are currently used as parking lots, while one was adapted for use as a pocket park (Resource No. HS-32, Photo 19). Table 8 provides a list of vacant lots within the historic district that are considered Noncontributing sites.

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Table 8. Vacant lots within the Central Avenue Historic District.

Survey No.	Historic Name (current name)	Address	Date Historic Building Demolished	NRHP Status
HS-10	Oscar's Bakery (parking lot)	130-142 Central Avenue	c. 1984	Noncontributing
HS-16	Albert Mendel Building (parking lot)	224 Central Avenue	Not known (1985–1994)	Noncontributing
HS-17	Rector Building (parking lot)	226 Central Avenue	1988	Noncontributing
HS-18	Rector Baths (parking lot)	230 Central Avenue	1988	Noncontributing
HS-25	Kentucky Club/Electric Institute (parking lot)	322 Central Avenue	Not known (1968–1985)	Noncontributing
HS-32	Store and Millinery (Kenneth Adair Memorial Park)	354 Central Avenue	c. 1968	Noncontributing
HS-43	The Grand Hotel (parking lot)	440 Central Avenue	Not known (prior to 1965)	Noncontributing
HS-52	Paramount Theater (parking lot)	616–618 Central Avenue	1984	Noncontributing
HS-61	Seiz Sign Company store and apartments (parking lot)	229 Central Avenue	c. 1950	Noncontributing

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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.)

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

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Areas of Significance

(Enter categories from instructions.)

Community Planning and Development
Commerce
Architecture

Period of Significance

1886-1969

Significant Dates

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

George Mann
Eugene John Stern
Theo Sanders
Frank Ginocchio
Charles L. Thompson
McClure, Stewart and Mullgardt
Almand and Stuck
Edward Durell Stone

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

The Central Avenue Historic District is significant under **Criterion A** with local significance in the area of Community Planning and Development and Commerce for its association with the commercial growth and success of the resort town of Hot Springs, Arkansas.

The Central Avenue Historic District is also significant under **Criterion C** in the area of Architecture. Buildings within the district represent a cohesive collection of modest and high-style commercial architecture spanning the late-nineteenth century to the mid-twentieth century.

Five periods of historical significance for the Central Avenue Historic District span almost a century of commercial development in Hot Springs (1886–1969). The earliest remaining commercial building in the district is the Rix-Adamson Building (HS-47, Photo 19), constructed in 1886 at 518-520 Central Avenue. The district experienced periods of robust activity, followed by times of economic downturns and destruction caused by natural forces. The buildings that remain within the historic district represent a broad pattern of commercial development and its transition from a cosmopolitan health resort to a tourist industry focused on recreation and entertainment in Hot Springs, Arkansas.

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

Early Hot Springs Resort Commerce and Growth (1850–1890)

Hot Springs, located in the valley of four mountains in the central Ouachita Mountains, was first incorporated as a town in 1850, and recorded a population of 200 at the beginning of the Civil War.¹⁴ However, permanent settlement of the town did not occur until land claims were settled by the United States Supreme Court in 1876. On March 3, 1877, Congress authorized the survey of Hot Springs Reservation, leading to the set aside of 264.93 acres around 71 springs along the western slope of Hot Springs Mountain.¹⁵ The central business district formed along Valley Street, parallel to the Hot Springs Creek and adjacent to early bath houses constructed on land reserved by the U.S. government. The main thoroughfare was renamed Central Avenue by the late 1870s.¹⁶

While the first bathhouses and businesses located in Hot Springs have been described as ramshackle, the formation of the Hot Springs Reservation and the arrival of the railroad shifted the built environment from shacks to high-style Victorian era buildings. The Rock Island Railroad reached Hot Springs in 1875, bringing as many as 5,000 visitors per year, while the permanent

¹⁴ Steven and Ray Hanley, *Hot Springs Arkansas in Vintage Postcards*, 1998.

¹⁵ Sharon Shugart, "The Hot Springs of Arkansas Through the Years: A Chronology of Events," 2004.

¹⁶ Nancy Hendricks, "Hot Springs Central Avenue Historic District," *The Encyclopedia of Arkansas History and Culture* (online document, www.encyclopediaofarkansas.net, accessed November 27, 2018).

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population had grown to 1,276.¹⁷ Many of the accounts of the early cosmopolitan town of Hot Springs are provided by Charles Cutter, a resident of New York, who arrived in Hot Springs in the fall of 1873 to visit the springs in the hopes of restoring his failing health. For the next 40 years, Cutter published *Cutter's Guide to Hot Springs*, where provided reviews of hotels, bathhouses and entertainment venues. In his first guide, he notes that “buildings are going up in every part of the place, and evidence of prosperity are every where to be seen... The hard times, caused by the panic of 1873, was hardly felt here at Hot Springs, though many hundreds of visitors were prevented from coming by it.”¹⁸

By 1880, the population of Hot Springs had grown to 3,554 persons with 10 bathhouses located along Central Avenue.¹⁹ Progress came quickly to the businesses located along Central Avenue. The first telephone line from Little Rock reached Hot Springs at W.J. Little's grocery store on Central Avenue and by 1884, the city recorded 150 telephones. Central Avenue, illuminated at night by gas streetlights that had been installed in 1878, received electric street lights in 1882. Visitors to the town were transported via mule-drawn streetcars running on tracks along the center of Central Avenue.²⁰ Prior to 1884, Central Avenue was bordered to the east by Hot Springs Creek. An early image, labeled “Hot Springs, Arkansas: The World's Sanatorium,” shows a Central Avenue scene with small pedestrian bridges located at regular intervals across the creek to the row of bathhouses (Figure 1). A project to build an arch over the creek was initiated by Capt. Thomas H. Handbury, U.S. Engineer's Office, Little Rock and completed by Hot Springs Reservation Superintendent Samuel G. Hamblen. Once completed, the stone arch spanned 3,500 feet along Central Avenue from Whittington Avenue south to Malvern Avenue (Figure 2). The creek arch was backfilled and a gravel walk was installed. The enclosure of the creek provided a large promenade in front of the bathhouses, eliminated a public health menace, and improved pedestrian access along Central Avenue.²¹

The growth and prosperity of the resort community of Hot Springs continued into the late 1880s. Charles Cutter noted in his 1886 guide that the town was home to 7,000 permanent residents and that visitors were from “the best society to be found in the country, including capitalists, judges, senators, cabinet officers, congressmen and very frequently accompanied by their families.”²² By 1888, Cutter reports that coaches bring 25–200 visitors every day of the year.²³ Maps from the era provide additional information about the built environment along Central Avenue during the late 1880s.

The 1886 Sanborn Fire Insurance map for Hot Springs shows a number of wood-frame businesses along both east and west sides of Central Avenue, from its intersection with Whittington and Park

¹⁷ Charles Cutter, *The Hot Springs As They Are: A History and Guide*, 1873-1874.

¹⁸ *Ibid.*

¹⁹ Charles Cutter, *Cutter's Guide to Hot Springs*, 1882.

²⁰ Ray Hanley, *A Place Apart: A Pictorial History of Hot Springs, Arkansas*, 2011.

²¹ Sharon Shugart, “The Hot Springs of Arkansas Through the Years: A Chronology of Events,” 2004.

²² Ray Hanley, *A Place Apart: A Pictorial History of Hot Springs, Arkansas*, 2011.

²³ Charles Cutter, *Cutter's Guide to Hot Springs*, 1888.

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Avenues, south to Fountain Street. Two, three-story brick buildings are located at the southwest corner of Cañon Street and Central Avenue—the Hot Springs Opera building and a drugstore/Masonic Hall (Figure 3). South of Fountain Street, the buildings along the west side of Central Avenue form typical, late-nineteenth-century blocks, with buildings located near each other and brick structures sharing party walls. While wood-frame buildings are still predominant, just north and south of Mountain Street, commercial buildings are constructed of stone and brick masonry. Buildings along Central Avenue house a number of functions, included hotels, boarding houses, drug stores, tailors and jewelers, billiard halls, cigar stores, and professional offices. Central Avenue is noted as 100'–0" wide at the northern end, expanding to 125'–0" wide at the intersection with Fountain Street, and then narrowing to 66'–0" wide south of Mountain Street, 68'–0" south of Bath Street and then 83'–0" at Court/Reserve Streets.²⁴ Eight hotels and 21 businesses are recorded on an 1888 bird's eye view of Hot Springs. Businesses located along the west side of Central Avenue include grocers, drugstores, physicians and surgeons, jewelers, books and stationary stores, and real estate, insurance, and loan agents.²⁵

Two businesses date to the initial period of commercial growth of Central Avenue. The Blake Jewelry Company first established their business at 402 Central Avenue in the 1870s and is advertised in the 1909 *Cutter's Guide to Hot Springs* as “the oldest and most reliable jewelry store in the city.”²⁶ Although the building at this location was constructed c. 1930, it is still operated as a jewelry store. Lauray's the Diamond Center has operated at this location since 1924.²⁷ Pharmacist Peter E. Greene established a water depot for Mountain Valley Springs Water at 195 Central Avenue in the late 1870s. Together with early investors and noted Hot Springs businessmen, G.G. Latta, Samuel Fordyce and Samuel Stitt, W.N. Benton formed the Mountain Valley Water Company in 1883. The company purchased the DeSoto Springs Mineral Water Company in 1924, including its mineral water depot and dance hall at 150 Central Avenue. The Mountain Valley Water Company operated at this location until 1966, when the headquarters were moved to Paramus, New Jersey. The company moved back to 150 Central Avenue in March 1988, and its administrative offices remain at this location.²⁸

Expansion of the Hot Springs Commercial District (1890–1910)

Transportation to Hot Springs was improved in 1890 when Diamond Joe Reynolds widened the train tracks from Malvern, allowing standard-gauge train cars to travel to the town. Three passenger trains, each with two to six sleeping coaches, made the journey to Hot Springs each day. Daily arrivals increased to 50–200 persons and the permanent population reached a total of 8,086

²⁴ *Sanborn Fire Insurance Map from Hot Springs, Garland County, Arkansas*. Sanborn Map Company, Jun, 1886. Map. https://www.loc.gov/item/sanborn00269_001/.

²⁵ Wellge, H, Beck & Pauli, and Henry Wellge & Co. *Bird's eye view of Hot Springs, Ark.* [Milwaukee, Henry Wellge & Co. ?, 1888] Map. <https://www.loc.gov/item/75693081/>.

²⁶ Charles Cutter, *Cutter's Guide to Hot Springs*, 1909.

²⁷ “Over 90 Years of History,” website, <http://www.laurays.com/Article/AboutUs> (accessed November 27, 2018)

²⁸ Anne Wagner Speed, “Mountain Valley Spring Water,” *The Encyclopedia of Arkansas History and Culture* (online document, www.encyclopediaofarkansas.net, accessed November 27, 2018).

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persons.²⁹ Visitors began to arrive annually in January as those in cold, northern cities traveled to Hot Springs to enjoy the mild winters of the Ouachita Mountains. They stayed through the spring and most returned home in June to avoid the oppressive Arkansas summers.³⁰

The construction of elaborate bathhouses along the east side of Central Avenue, and the resultant increase of tourists to the “Spa City,” prompted the investment in new retail and service facilities to support the tourist trade. Hotels, restaurants, stores and theaters were added along Central Avenue in the late nineteenth and early twentieth century. The Eastman Hotel opened in 1890 as the largest hotel in Hot Springs, with 520 rooms, a 675'-0" long promenade, and a 200'-0" tall observatory that provided a view of the city and surrounding mountains (Figure 4). The hotel was constructed near the corner of Reserve Street and Central Avenue for George Eastman, the owner of the first bathhouse in Hot Springs, the Hale Bathhouse.³¹

New and infill construction continued along the west side of Central Avenue, as illustrated in the 1890 Sanborn Fire Insurance map. New, brick masonry buildings were generally designed as two-story structures with an interior staircase leading to second floor offices or furnished rooms, flanked by retail spaces at the first floor. Many are topped with plate-glass skylights and feature second-floor windows at north and south end walls. One-story wood-frame canopies are consistently located along the front façade. Businesses included numerous small hotels, such as the Howard House at 510 Central Avenue, south of Bath Street. The three-story building was designed in a U-plan with windows overlooking a narrow interior courtyard (Figure 5). It housed a drugstore and barber shop at the first floor, offices at the rear of the first floor, and furnished rooms at the second and third floors.³²

Author of *The Red Badge of Courage*, Stephen Crane, visited Hot Springs in 1895 and penned a picture of Central Avenue in the late nineteenth century.

The motive of this Main Street is purely cosmopolitan. It undoubtedly typifies the United States better than does any existing thoroughfare; for it resembles the North and the South, the East and the West. For a moment a row of little wooden stores will look exactly like a portion of a small prairie village, but, later, one is confronted by a group of austere business blocks that are completely Eastern in expression. The street is bright at times with gaudy gypsy coloring; it is gray in places with dull and Puritanical hues. It is wealthy and poor; it is impertinent and courteous. It apparently comprehends all men and all moods and has little to say of itself. It is satisfied to exist without being defined or classified.³³

²⁹ Charles Cutter, *Cutter's Guide to Hot Springs*, 1890.

³⁰ Ray Hanley, *A Place Apart: A Pictorial History of Hot Springs, Arkansas*, 2011.

³¹ *Ibid.*

³² *Sanborn Fire Insurance Map from Hot Springs, Garland County, Arkansas*. Sanborn Map Company, Feb, 1890. Map. https://www.loc.gov/item/sanborn00269_002/.

³³ Ray and Steven G. Hanley, *Hot Springs in Vintage Postcards*, 1998.

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By 1900, the permanent population of Hot Springs was 9,973 persons, with approximately 50–500 visitors arriving each day on one of its two railroad lines. Col. Samuel Wesley Fordyce brought the Little Rock and Hot Springs Railroad into the town in 1900. Besides being a businessman and investor in many Hot Springs’ hotels in the late nineteenth century, Col. Fordyce was responsible for the construction of thousands of miles of railway through the southern and southwestern United States. He is generally credited with spearheading the transition of the small community of Hot Springs to the cosmopolitan health resort it became by end of the nineteenth century.³⁴

Publications at the turn-of-the-century touted Hot Springs as America’s greatest resort. In 1903, a Chicago magazine, *The 400*, reported on the developments along Central Avenue with new buildings “in every direction and freshly painted mammoth hotels and cozy clubhouses, newly macadamized streets and cemented promenades.” The reported theorized that the town was on track to become the next Monte Carlo or Naples.³⁵ The city directory of that year listed a total of 23 bathhouses with prices for a course of 21 baths ranging from \$3 (Rammelsburg Bathhouse) to \$10 (The Arlington and the Great Northern). The directory promoted the diversity of accommodations in the town noting that Hot Springs offered, “hotels of every size and character from the palatial structure of princely appointments...surrounded by parks and fountains...down to the modest boarding house, with good but cheap meals and sleeping.”³⁶ Three hotels were listed with the capacity for 500 or more boarders—the Arlington, the Eastman, and the Park hotels. Forty-three additional hotels offered rooms from \$2 to \$21 per week and a number of private boarding houses, furnished cottages, housekeeping rooms and furnished rooms were available at reasonable rates. Businesses located along Central Avenue catered to as many as 30-40,000 persons in Hot Springs at one time. The directory lists two wholesale grocers, several hardware stores, dry goods emporiums that offer retail services. Two banks, Arkansas National and Security, served the banking needs of residents. Club rooms, an opera house and at least 50 saloons and bars are also listed in the 1903 city directory.³⁷

In a town renowned for its open, but illegal gambling practices, the Oaklawn Jockey Club was a welcome addition to the entertainment options available to visitors to Hot Springs. In 1904, a group of local businessmen constructed a \$500,000 racetrack with a 1,500-capacity grandstand (enclosed with glass and steam-heated for comfort) just south of the town. During the 31-day race season, beginning in February, spectators visited Hot Springs to experience one of the finest racetracks of the time period.³⁸

The beginning of the twentieth century witnessed a flurry of new construction along Central Avenue, as noted in the 1904 *The 400* article. The Dugan-Stuart Building was constructed in 1904 at the bend in Central Avenue at Fountain Street. The five-story brick-masonry building housed

³⁴ “Samuel Wesley Fordyce (1840-1919),” *The Encyclopedia of Arkansas History and Culture* (online document, www.encyclopediaofarkansas.net, accessed November 27, 2018).

³⁵ Ray Hanley, *A Place Apart: A Pictorial History of Hot Springs, Arkansas*, 2011.

³⁶ Hemming Directory Company’s Vol. 1, Hot Springs City Directory, 1903 (via ancestry.com)

³⁷ *Ibid.*

³⁸ Ray and Steven G. Hanley, *Hot Springs in Vintage Postcards*, 1998.

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medical offices and featured two-splayed wings flanking a central one-story block. As in the earlier Howard House design, the two wings allowed fenestration to occur at three sides of the upper floors (Figure 6). The Ohio Club, located at 336 Central Avenue, was constructed during this same time period for Coffee Williams and Sam Watt. It served as a bar and casino and known as one of the more elegant clubs along Central Avenue. The front façade features a front-gabled roof, a rounded dome-shaped portico, with triple-pane windows topped by pointed-arch window units. The portico is cantilevered over the front entrance and supported by four wooden brackets. While the club operated as a cigar store and taxicab office during Prohibition, the bar continued behind a false wall at the first floor and gaming tables operated at the second floor.³⁹ Both buildings are still extant and contributing resources within the Central Avenue Historic District.

Devastation and Reconstruction in Response to Natural Disasters (1905–1925)

While prosperity ruled the town of Hot Springs during the beginning of the twentieth century, continued growth was subject at times to the forces of nature. A fire on February 25, 1905, affected both wood-frame and brick-masonry buildings in the business district. The Alhambra Bathhouse, the Moody Hotel, the Grand Central Hotel, the Plateau Hotel and the Illinois Hotel were all destroyed, although the Moody was rebuilt and the extant brick walls of the Plateau Hotel formed the structure of the Goddard Hotel.⁴⁰

By 1910, the town of Hot Springs grew to 14,434 residents, with as many as 150,000 annual visitors. The Chicago, Rock Island & Pacific Railroad (Choctaw Division) and the Little Rock & Hot Springs Western Railroad Company continued to offer daily service to the town. The second decade of the twentieth century saw a noted increase in automobile traffic and Central Avenue was paved with asphalt. Garland County had also appropriated funding for a turnpike and other roads to accommodate the rise of the automobile. Although Central Avenue was paved, it appears the central section framing the streetcar tracks remained brick pavers into the twentieth century (Figure 7).⁴¹ A 1910 tourist guide listed 40 hotels operating in Hot Springs, with as many as 500 additional boarding and rooming houses, furnished cottages and apartments, and housekeeping rooms. Hotels continued to range in size and capacity, from smaller hotels housing 50 persons or less, to the Eastman Hotel, with rooms for over 1,000 persons.⁴² An act passed by the Arkansas State Legislature on February 27, 1907, placed a ban on legalized gambling, included wagering on horse races. This resulted in the temporary closure of the Sportsman's Park (Oaklawn Park), slowing a portion of the Hot Springs economy for the next ten years.⁴³

³⁹ Cody Lynn Berry, "Ohio Club," *The Encyclopedia of Arkansas History and Culture* (online document, www.encyclopediaofarkansas.net, accessed November 27, 2018).

⁴⁰ Sharon Shugart, "The Hot Springs of Arkansas Through the Years: A Chronology of Event," 2004

⁴¹ Polk's Southern Directory Co.'s Hot Springs City Directory, 1910 (via ancestry.com)

⁴² Ray and Steven G. Hanley, *Hot Springs in Vintage Postcards*, 1998

⁴³ Michael Hodge, "Oaklawn Park Racetrack," *The Encyclopedia of Arkansas History and Culture* (online document, www.encyclopediaofarkansas.net, accessed November 27, 2018).

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Located at the convergence of two mountain valleys often meant flooding occurred along Central Avenue during periods of heavy rains. On June 24, 1910, flood waters two- to four-feet deep drove debris that damaged storefronts along Central Avenue. Streetcar tracks were uprooted, and many businesses suffered significant damage.⁴⁴ Three years later, two fires within months of each other again altered the built environment along Central Avenue. The first, on March 7, 1913, occurred near the Palace Hotel. The fire was contained, and the building suffered only minor damage. However, the fire of September 5, 1913, destroyed 50 city blocks in the business district, including the Moody and Park Hotels, the Ozark Sanatorium, and the Crystal Bathhouse (Figure 8).

With so much destruction, the 1913 fire ushered in a new era of construction along Central Avenue. One of the first, large-scale office buildings in the district was constructed on the 300 block of Central Avenue. Designed by noted Little Rock architect, George Mann, the Thompson Building served as office space for local physicians.⁴⁵ At the time of its construction, Hot Springs had four hospitals, including the Army and Navy Hospital at Reserve Street near Central Avenue, and St. Joseph's Infirmary at Whittington Avenue near Central Avenue, operated by the Sisters of Mercy.⁴⁶

While the reconstruction process continued throughout the late 1910s, into the 1920s, the Fire of 1913 slowed the Hot Springs' tourist industry. The number of bathhouses recorded in *Cutter's Guide to Hot Springs* decreased from 23 pay houses in 1913 to 19 bathhouses in 1917.⁴⁷ In an effort to renew interest in the health resort, city leaders reopened Oaklawn Park in 1916, despite the continued ban on legalized gambling in the state. It was operated as a non-profit civic enterprise and betting was not (officially) allowed. This initial venture was successful, and horse-racing continued until 1919, when the races were declared illegal by Circuit Judge Scott Wood.⁴⁸

By 1920, the permanent population of Hot Springs decreased by almost 20-percent to 11,695 persons, but the number of annual visitors remained at 150,000 persons. The 1920 city directory notes that Hot Springs was "substantially built and modern with electric street car lines, local and long-distance telephone systems, water works, electric and gas lighting, churches, public schools, five parks, theatres, three banks, two trust companies, and two daily and three weekly newspapers."⁴⁹ The decade of the 1920s would see the return of open (but illegal) gambling and regulated prostitution to the town, with the election of Leo McLaughlin as mayor. He appointed William Jacobs to regulate the gambling industry, who collected fines that helped to fund infrastructure projects throughout the town.⁵⁰

⁴⁴ Elizabeth Robbins, "Downtown's Devastating History of Flooding," *Hot Springs On The Go*, June 18, 2014 (online document, <http://www.hotspringsonthego.com/2014/06/18/downtowns-devastating-history-of-flooding/>, accessed November 27, 2018).

⁴⁵ Ray and Steven G. Hanley, *Hot Springs in Vintage Postcards*, 1998

⁴⁶ Hemming Directory Company's Vol. 1, Hot Springs City Directory, 1903 (via ancestry.com)

⁴⁷ Charles Cutter, *Cutter's Guide to Hot Springs*, 1913, 1914, 1915, and 1917.

⁴⁸ Michael Hodge, "Oaklawn Park Racetrack," *The Encyclopedia of Arkansas History and Culture* (online document, www.encyclopediaofarkansas.net, accessed November 27, 2018).

⁴⁹ Polk's Hot Springs City Directory, 1921 (via ancestry.com)

⁵⁰ Ray Hanley, *A Place Apart: A Pictorial History of Hot Springs, Arkansas*, 2011.

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The businesses along Central Avenue was subjected again to destruction by fire and flood in 1923. On April 5, 1923, an electrical fire at the Arlington Hotel, located on Hot Springs National Reservation land at the southeast corner of Fountain Street and Central Avenue, destroyed the building, leaving one person dead and only a few masonry walls standing. The hotel was rebuilt in 1925 north of the original site, across Fountain Street at its current location, at a cost of \$3 million.⁵¹ Designed by architect George R. Mann, the 1924 hotel was completed in record time and was similar in size (500 rooms) and design to the 1893 hotel, except in the popular Spanish Revival style.⁵²

Only one month after the Arlington Hotel fire, the city was again struck by tragedy. A storm on May 14, 1923, triggered flash flooding along Central Avenue, reaching a depth of nine feet. Shoppers were stranded in stores as debris pushed by the floodwaters destroyed storefronts. Cars along Central Avenue were swept away, causing further damage to buildings along their path.⁵³ Central Avenue suffered considerable damage, as the asphalt was literally peeled away in the flood (Figure 9). In addition to the flooding, a lightning strike at the 700 block of Central Avenue caused a fire that destroyed the entire city block, with the exception of the Marquette Hotel annex and Citizens National Bank (Figure 10). The storm had disabled the city's power plant, and without access to fire hydrants located underneath the floodwaters, firemen were unable to control the damage. The Grand Rapids Furniture Store, the American Express office, and the Dixie Café were all lost to the fire.⁵⁴ Repairs to Central Avenue businesses were undertaken, and in cases where entire buildings were destroyed by the fire or floodwaters of 1923, new construction again reshaped the streetscape of Central Avenue.

The Evolution of the Health Resort Industry in Hot Springs (1929–1945)

While the Security Bank failed under a depositors' bank run in 1930,⁵⁵ it would be the decline of popularity of hot spring water treatments, rather than the Great Depression, that would greatly impact the tourist industry of Hot Springs. At the beginning of the 1930s, Hot Springs had four banks and over 100 hotels with 25,000 rooms. Annual visitors to the town was recorded at 300,000 persons. The city directory for 1930 notes that Hot Springs, "possesses all facilities of a metropolitan city, with great diversity of recreation...Accommodations range from cook-eat-and-sleep, one-room apartments to the most luxurious suite in large, imposing hotels."⁵⁶ With its location as the "high point on the Broadway of America," and the addition of an airport with daily service in and out of Hot Springs, the town seemed posed to continue its success as a health resort and tourist destination.⁵⁷

⁵¹ Ray and Steven G. Hanley, *Hot Springs in Vintage Postcards*, 1998.

⁵² Michael Hodge, "Arlington Hotel," *The Encyclopedia of Arkansas History and Culture* (online document, www.encyclopediaofarkansas.net, accessed November 27, 2018).

⁵³ Ray and Steven G. Hanley, *Hot Springs in Vintage Postcards*, 1998

⁵⁴ *Ibid.*

⁵⁵ *Ibid.*

⁵⁶ Polk's Hot Springs (Arkansas) City Directory, 1930.

⁵⁷ *Ibid.*

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The U.S. government opened a new Army and Navy Hospital at its location east of Central Avenue on Reserve Street (Figure 11). The \$1.5 million, seven-story facility, with 412 beds (up to 600 beds when the glass-enclosed porches were utilized) offered therapeutic hot spring water treatments for its patients. By the end of World War II, the hospital treated military men and women suffering from severe wounds or loss of limbs, through its hydro-therapy treatments. The number of inpatients admitted at the end of World War II outpaced the available beds. In August 1944, the U.S. Government purchased the Eastman Hotel to increase the number of available beds for patients. The hotel also housed hospital staff and provided space for recreational and reconditioning activities.⁵⁸ The military surveyed 20 cities throughout the United States and selected Hot Springs to serve as a redistribution center after the war. Returning soldiers were given a 21-day furlough and sent to Hot Springs for rest and rehabilitation. While in Hot Springs, soldiers' records would be updated, and they received needed medical and dental treatments. To accommodate the additional number of servicemen and women, the government utilized the Arlington and Majestic Hotels. A "Redistribution Station" handbook was given to servicemen and women and the Hot Springs economy benefitted greatly from the program.⁵⁹ The program was deactivated by November 1945 and the Eastman annex was converted to officer's quarters and office space.⁶⁰

Postwar Prosperity and the Automobile Era (1945–1969)

The year 1946 saw a record number of visitors to the bathhouses of Hot Springs National Park. Baths increased 5.8-percent; 952,467 paying baths and 25,000 free baths were given.⁶¹ However, after the postwar boom attributed to the Redistribution Center at the Army-Navy Hospital, the growth and prosperity of the central business district experienced a downturn. Although horse racing opened again at Oaklawn Park, the popularity of the automobile saw a move of hotels, restaurants and other service buildings away from the central business district by the 1940s.⁶² Motor courts, drive-ins, and diners were constructed on major thoroughfares, such as the Lee and Albert Pike Highways, south of the original business district. The Jack Tar Hotel and Bathhouse, and the Colony Restaurant, northeast of the district, was a popular lodging option of the 1950s.⁶³ The number of hotels and accommodations remained relatively unchanged during the mid-twentieth century. The Rock Island Railroad ended passenger service to Hot Springs in 1951 and the Missouri Pacific Railroad made its final run on January 30, 1964. Train service was replaced by four bus lines and a modern municipal airport was served by three airlines by the early 1960s. Auto-tourism brought visitors interested not only in the bathhouses and hot springs, but also for points of interest in and around the town. Amphibian "duck" tours and airplane trips over the

⁵⁸ Carl Enna, Jr. "Arkansas Career Training Institute (Army-Navy Hospital)," *The Encyclopedia of Arkansas History and Culture* (online document, www.encyclopediaofarkansas.net, accessed November 27, 2018).

⁵⁹ Ray Hanley, *A Place Apart: A Pictorial History of Hot Springs, Arkansas*, 2011.

⁶⁰ Sharon Shugart, "The Hot Springs of Arkansas Through the Years: A Chronology of Events," 2004.

⁶¹ *Ibid.*

⁶² Ray and Steven G. Hanley, *Hot Springs in Vintage Postcards*, 1998.

⁶³ *Ibid.*

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national park and three area lakes provided visitors a unique experience of both the natural and built environment.⁶⁴

Although the popularity of the bathhouses of Hot Springs began to decline, three additional hotels, a parking structure, a bank building, and three, one-story commercial buildings were constructed along Central Avenue in the 1960s. The Aristocrat Motor Inn (HS-20), the Majestic Lanai Tower (demolished in 2016), and the Downtowner Motor Inn (HS-58) represent the first, modern hotels constructed within the historic district since 1930. The Majestic Lanai Tower (Figure 12), at the northern end of Central Avenue, served as a dramatic, modern entrance to the original business district. Together with the multi-story First National Bank building at 530 Central Avenue, the construction of the 1960s buildings within the district represent the last major building period along Central Avenue in Hot Springs.

⁶⁴ Polk's Hot Springs National Park (Garland County, Arkansas) City Directory, 1960 (via ancestry.com)

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9. Major Bibliographical References

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

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Central Avenue Historic District Additional Documentation
Name of Property

Garland County, Arkansas
County and State

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Central Avenue Historic District Additional Documentation
Name of Property

Garland County, Arkansas
County and State

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Central Avenue Historic District Additional Documentation
Name of Property

Garland County, Arkansas
County and State

Previous documentation on file (NPS):

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

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): _____

Central Avenue Historic District Additional Documentation
Name of Property

Garland County, Arkansas
County and State

10. Geographical Data

Acreage of Property 24.2 acres

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates (decimal degrees)

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

- | | |
|-------------------------|------------------------|
| A. Latitude: 34.518526° | Longitude: -93.056322° |
| B. Latitude: 34.518921° | Longitude: -93.055363° |
| C. Latitude: 34.518786° | Longitude: -93.053404° |
| D. Latitude: 34.517063° | Longitude: -93.051883° |
| E. Latitude: 34.516281° | Longitude: -93.053404° |
| F. Latitude: 34.510579° | Longitude: -93.054067° |
| G. Latitude: 34.510537° | Longitude: -93.054465° |
| H. Latitude: 34.510797° | Longitude: -93.054792° |
| I. Latitude: 34.516304° | Longitude: -93.054271° |

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

- | | | |
|----------|----------|-----------|
| 1. Zone: | Easting: | Northing: |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting: | Northing: |

Central Avenue Historic District Additional Documentation
Name of Property

Garland County, Arkansas
County and State

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

The district begins at the intersection of Central, Whittington, and Park Avenues and continues south along the west side of Central Avenue to 702 Central Avenue. On the east side of Central Avenue, the district boundaries run from 111 Central Avenue to the Arlington Hotel at Fountain Street and Central Avenue.

Boundary Justification (Explain why the boundaries were selected.)

The district boundaries outline and include all contributing resources within the historic district, extending south from the fountain at the intersection of Central, Whittington, and Park Avenues to the two buildings south of Prospect Avenue in the 700 block of Central Avenue. While the original 1984 nomination included the Majestic Hotel and Hotel Hay properties at the northern end of Central Avenue, the buildings are no longer extant, and the parcels are therefore excluded from the historic district boundaries.

11. Form Prepared By

name/title: S. Elizabeth Valenzuela, Senior Architectural Historian (Terracon) and Dan-Rene Valenzuela, Preservation Architect (Valenzuela Preservation Studio)
organization: _____
street & number: 5307 Industrial Oaks Blvd., Suite 160
city or town: Austin state: TX zip code: 78735
e-mail Beth.Valenzuela@terracon.com
telephone: 512/358-9933
date: November 27, 2018

Additional Documentation

Submit the following items with the completed form:

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

Central Avenue Historic District Additional Documentation
Name of Property

Garland County, Arkansas
County and State

Photographs

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

Photo Log

Name of Property: Central Avenue Historic District Additional Documentation
City or Vicinity: Hot Springs
County: Garland
State: Arkansas
Photographer: S. Elizabeth Valenzuela and Dan-Rene Valenzuela
Date Photographed: March 2017 and September 2018

Photo 1 View of the Simon Meyer Building, 126 Central Avenue (HS-8) and the O'Bryan Building, 128 Central Avenue (HS-9)

Photo 2 View of the Southern Club, 250 Central Avenue (HS-21)

Photo 3 View of the Weir Hotel, 210 Central Avenue (HS-13)

Photo 4 View of Schneck's Drug Store, 624-626 Central Avenue (HS-54)

Photo 5 View of the Dugan-Stewart Building, 256-264 Central Avenue (HS-22)

Photo 6 View of the Savoy Hotel, 350 Central Avenue (HS-31)

Photo 7 View of the DeSoto Mineral Springs Building, 150 Central Avenue (HS-11)

Photo 8 View of the Thompson Building, 340-344 Central Avenue (HS-29)

Photo 9 View of the Wade Clinic, 231 Central Avenue (HS-62)

Photo 10 View of the Medical Arts Building, 236 Central Avenue, 201 Central Avenue (HS-19)

Photo 11 View of the Howe Hotel, 201 Central Avenue (HS-59)

Central Avenue Historic District Additional Documentation
Name of Property

Garland County, Arkansas
County and State

- | | |
|----------|--|
| Photo 12 | View of the Arlington Hotel, 239 Central Avenue (HS-63) |
| Photo 13 | View of the Schweer Cadillac Building, 209 Central Avenue (HS-60) |
| Photo 14 | View of the Downtowner Motor Inn, 135 Central Avenue (HS-58) |
| Photo 15 | View of the First National Bank, 530 Central Avenue (HS-49) |
| Photo 16 | View of the Central Avenue fountain (HS-64), at the intersection with Whittington and Park Avenues |
| Photo 17 | View of new retail building at 504 Central Avenue (HS-67) |
| Photo 18 | View of fountain, <i>Mother Nature</i> , looking northwest at Fountain Street and Central Avenue (HS-65) |
| Photo 19 | View of Kenneth Adair Memorial Park, 356 Central Avenue (HS-32) |
| Photo 20 | View of the Rix-Adamson Building, 518–520 Central Avenue (HS-47) |
| Photo 21 | Streetscape view looking south at Central Avenue at intersection with Park and Whittington avenues. |
| Photo 22 | Streetscape view looking northwest at Central Avenue from intersection with Fountain Street |
| Photo 23 | Streetscape view looking southwest at the 300 block of Central Avenue |
| Photo 24 | Streetscape view looking northwest at Central Avenue from intersection with Mountain Street |
| Photo 25 | Streetscape view of Central Avenue at Spring Street, looking north |

Central Avenue Historic District Additional Documentation
Name of Property

Garland County, Arkansas
County and State

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

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

Central Avenue Historic District
Name of Property

Garland County, Arkansas
County and State

Supplemental Information

The following figures illustrate the growth and development of the Central Avenue Historic District from its original configuration in the mid-eighteenth century to the late 1960s. The Garland County Historical Society provided digital files from their vast photograph collection to support the update of the Central Avenue Historic District nomination.

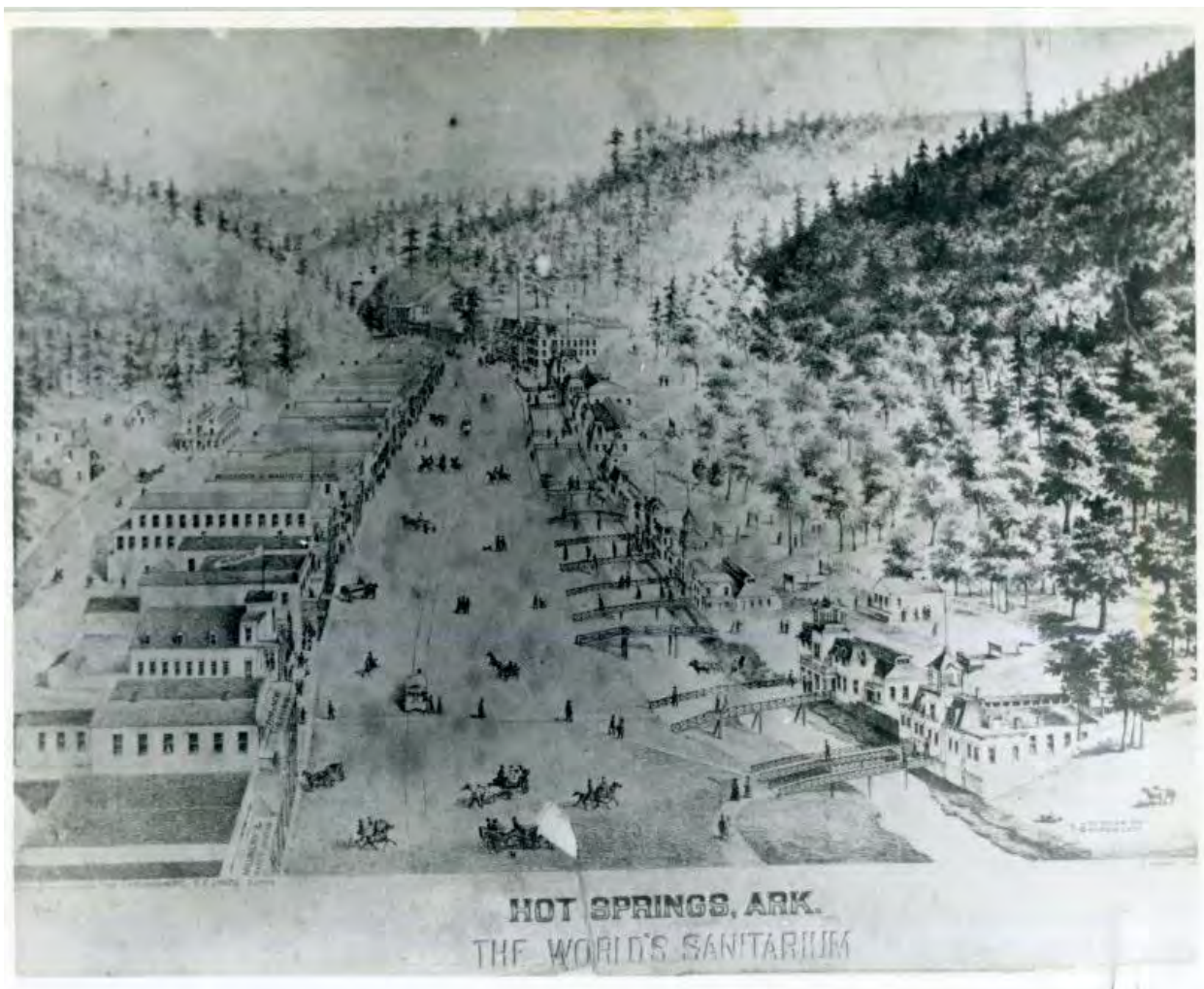


Figure 1. Rendering of Central Avenue, looking north, c. 1870. View of pedestrian bridges across Hot Springs Creek to Bathhouse Row (Garland County Historical Society Archives, Photograph Collection)

Central Avenue Historic District
Name of Property

Garland County, Arkansas
County and State



Figure 2. Construction of stone arch spanning Hot Springs Creek, c. 1884 (Garland County Historical Society Archives, Photograph Collection)

Central Avenue Historic District
Name of Property

Garland County, Arkansas
County and State



Figure 3. View looking east at Central Avenue at Canyon Street, c. 1920. Masonic Hall, Hot Springs Opera building, and the DeSoto Mineral Springs Building are centered in the photograph (Garland County Historical Society Archives, Photograph Collection).

Central Avenue Historic District
Name of Property

Garland County, Arkansas
County and State



Figure 4. Rendering of Central Avenue at Reserve Street, c. 1900. The 1890 Eastman Hotel at right center (Garland County Historical Society Archives, Photograph Collection).

Central Avenue Historic District
Name of Property

Garland County, Arkansas
County and State

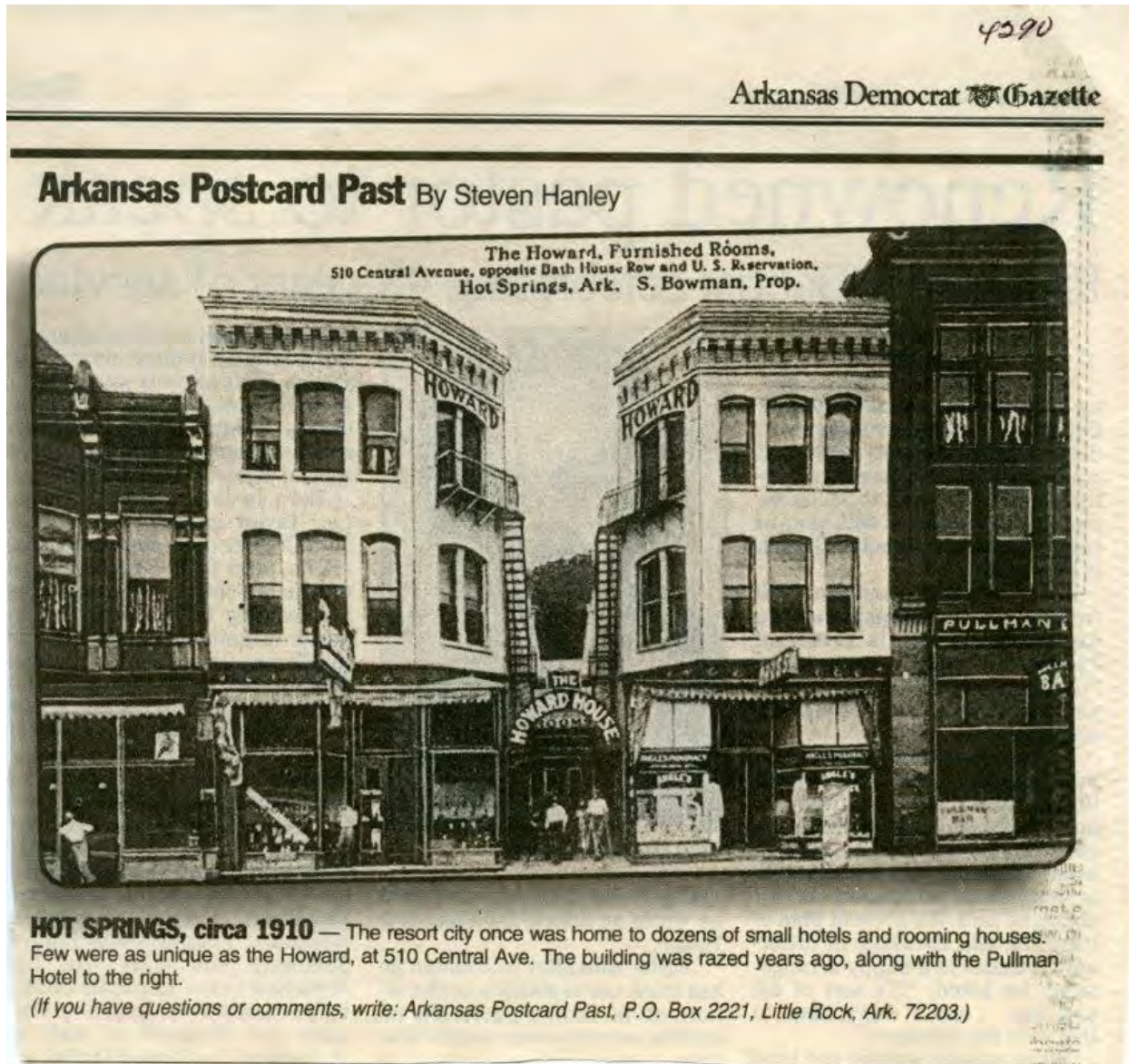


Figure 5. Postcard scene along Central Avenue featuring the Howard House, c. 1910 (Garland County Historical Society Archives, Photograph Collection).

Central Avenue Historic District
Name of Property

Garland County, Arkansas
County and State



Figure 6. The 1904 Dugan-Stuart Building at 256–264 Central Avenue (Garland County Historical Society Archives, Photograph Collection).

Central Avenue Historic District
Name of Property

Garland County, Arkansas
County and State



Figure 7. Brick pavers at streetcar tracks along Central Avenue, c. 1915 (Garland County Historical Society Archives, Photograph Collection).

Central Avenue Historic District
Name of Property

Garland County, Arkansas
County and State



Figure 8. Fire along 300 block of Central Avenue, September 5, 1913 (Garland County Historical Society Archives, Photograph Collection).

Central Avenue Historic District
Name of Property

Garland County, Arkansas
County and State



Figure 9. Flood damage along 600 block of Central Avenue, May 14, 1923 (Garland County Historical Society Archives, Photograph Collection).

Central Avenue Historic District
Name of Property

Garland County, Arkansas
County and State



Figure 10. Fire damage at the 700 block of Central Avenue, May 14, 1923 (Garland County Historical Society Archives, Photograph Collection).

Central Avenue Historic District
Name of Property

Garland County, Arkansas
County and State



Figure 11. View of Central Avenue looking south from Fountain Street, c. 1950. Army and Navy Hospital at upper left with Eastman Hotel to the right (Garland County Historical Society Archives, Photograph Collection).

Central Avenue Historic District
Name of Property

Garland County, Arkansas
County and State



Figure 12. The Majestic Lanai Towers and the Central Avenue fountain, c.1965 (Garland County Historical Society Archives, Photograph Collection)

Central Avenue Historic District
Name of Property

Garland County, Arkansas
County and State

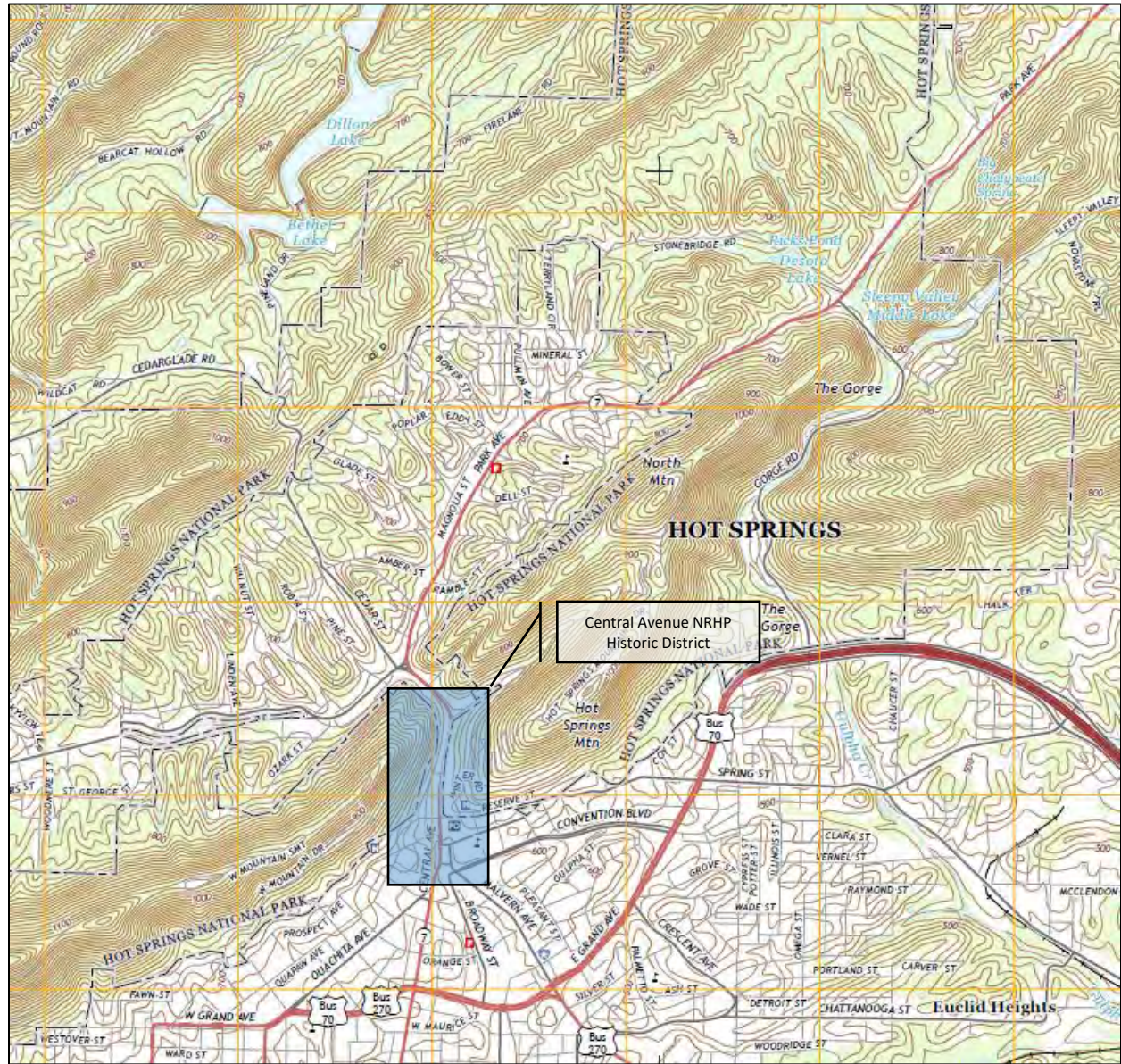
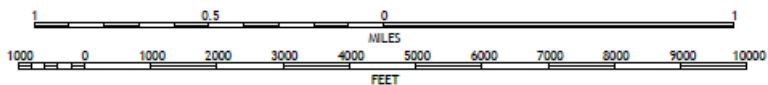


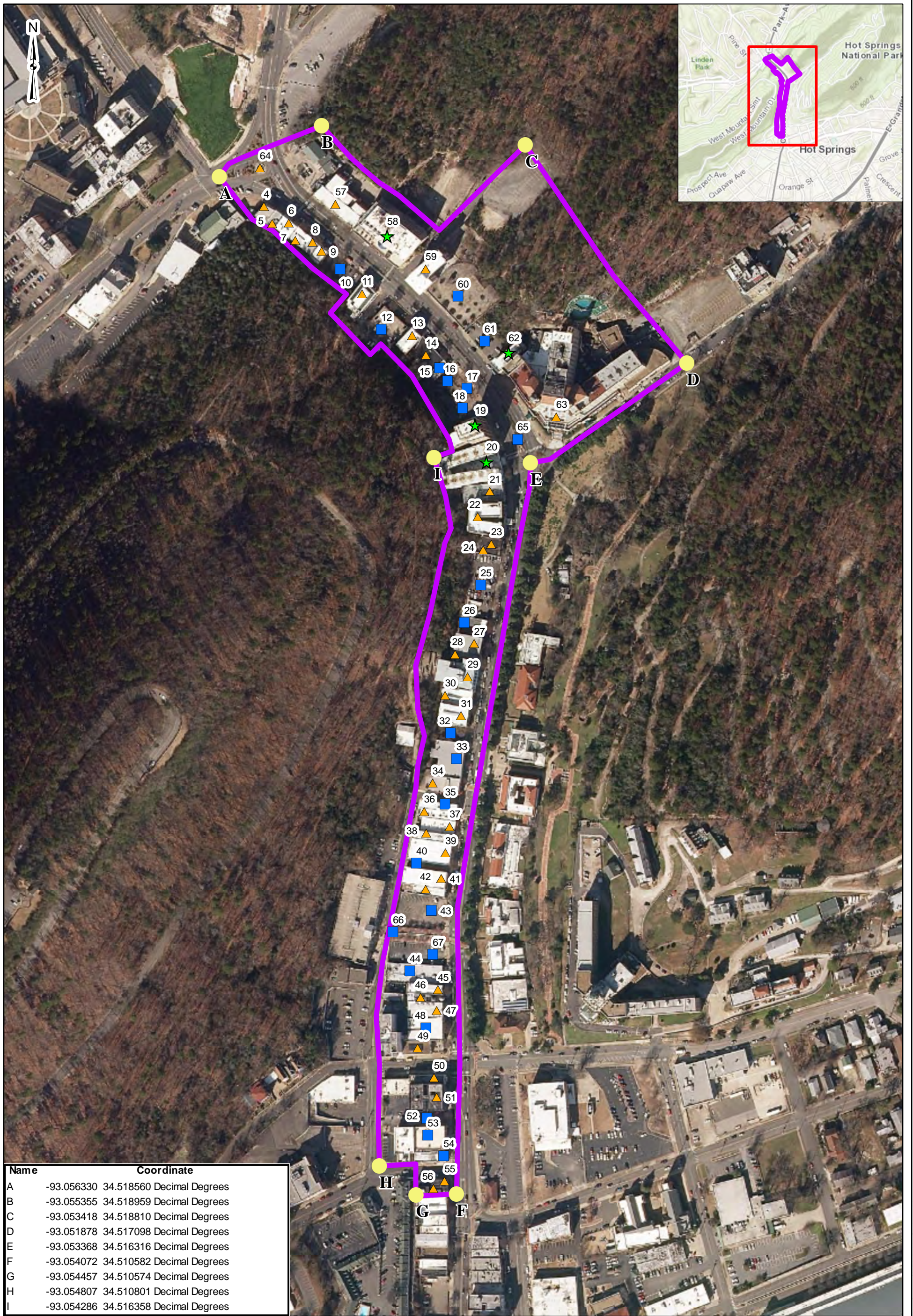
Figure 13. USGS Map – Hot Spring North, AR (2015)

Central Avenue Historic District
Hot Springs, Garland County, Arkansas

LOCATION MAP

Map Source: www.usgs.gov





Name	Coordinate
A	-93.056330 34.518560 Decimal Degrees
B	-93.055355 34.518959 Decimal Degrees
C	-93.053418 34.518810 Decimal Degrees
D	-93.051878 34.517098 Decimal Degrees
E	-93.053368 34.516316 Decimal Degrees
F	-93.054072 34.510582 Decimal Degrees
G	-93.054457 34.510574 Decimal Degrees
H	-93.054807 34.510801 Decimal Degrees
I	-93.054286 34.516358 Decimal Degrees

- ★ NRHP Listed, Individual
- Non-Contributing Properties
- ▲ Contributing Properties
- Boundary Corners
- District Boundary

Date:	Aug 2019
Drawn By:	RC
Reviewed By:	BV

Central Avenue NRHP Historic District
 Hot Springs, Garland County, Arkansas
 NRHP Historic Boundary Map
 WGS 1984 Web Mercator Auxiliary Sphere

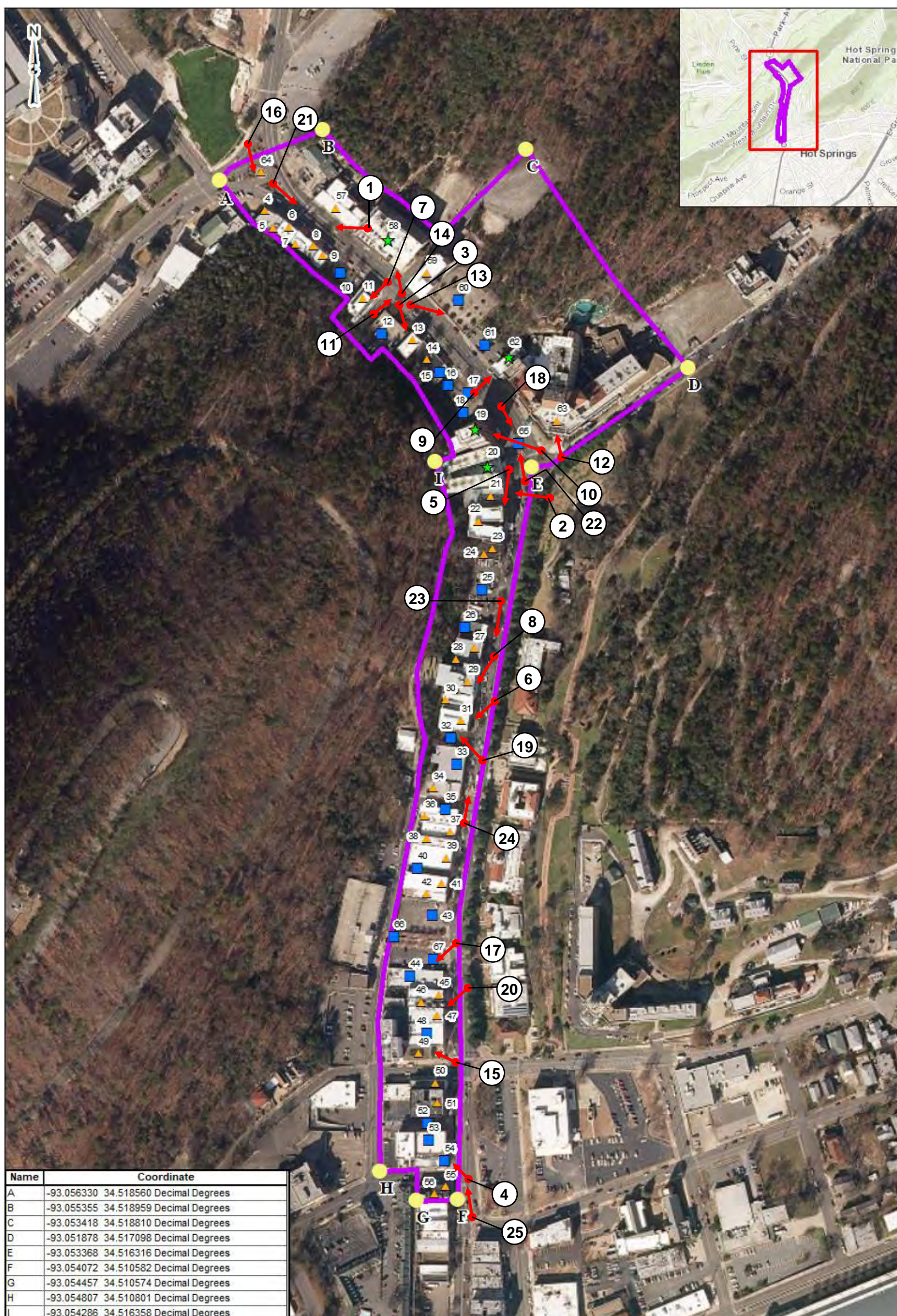
Service Layer Credits: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, © OpenStreetMap contributors, and the GIS User Community

1 inch = 200 feet Feet
 0 50 100 200

Central Avenue Historic District
 Name of Property

County and State

Garland County, Arkansas



PHOTOGRAPH LOCATION MAP

Map Source: Google Earth 2017

Figure 14. Photograph log
 Central Avenue Historic District, Hot Springs, Garland County, Arkansas



10¢ CIGAR

18th Avenue
BOUTIQUE

FAITH & FLAIR
BOUTIQUE

HOT WATER HILLS
OCTOBER 3-5, 2016
GRATEFUL HEAD PIZZA

Mountain Valley
Spring Company
VISITOR CENTER
CUSTOMERS
PARKING ONLY



Poland's

OLD LIGHT

HAPPENINGS

ARISTOCRAT PARKING
UNAUTHORIZED CARS TOWED AWAY



THE GALAXY CONNECTION
MUSEUM & GIFT SHOP

THE GALAXY CONNECTION
MUSEUM & GIFT SHOP

LEGO



CRYSTAL SPRINGS
CUTTING

620

ENTRANCE



HOT WATER HILLS
HOT WATER HILLS

TROPICAL WINERY

4D ADVENTURE

THE FAMOUS SOUTHERN CLUB
GAMBLING MUSEUM
"SEE THE ESCAPE TUNNEL"
SEE THE NEWEST EXHIBIT OF THE WAX MUSEUM

Josephine Tussaud
WAX MUSEUM

Josephine Tussaud
WAX MUSEUM

WAX MUSEUM
The Southern Club
GAMBLING MUSEUM



EARTHBOUND
TRADING CO.

TOY CHEST

Blushed

VALET
PARKING
DROP OFF



Mountain Valley Water

150

THE BEST OF THE BEST
REGISTRATION NOW OPEN!
MARCH 17-21, 2017
WWW.MOUNTAINVALLEYWATER.COM

STATE
WALKING
CROSSING



82



OHIO CLUB
BAR & GRILL

THE AVENUE

THE WATERS

SMITH
CHEST



WADE



HOT SPRINGS VILLAGE
DISCOVERY CENTER





HOWE HOTEL

ARLINGTON HOTEL
PARKING GARAGE

DeSoto
Rob & Gift
Shop
201 CENTRAL AVE

ASB

WATER
HILLS



Central Ave





Fountain

HISTORIC
&
ARTS
DISTRICT

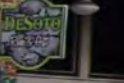
WALKER
ARTS CENTER



END ROAD WORK



ASB



ARLINGTON HOTEL
PARKING GARAGE





HOWE HOTEL

THE SPRINGS HOTEL & SPA

THE SPRINGS HOTEL & SPA

DESO's
Rock & Gift
Shop

201 CENTRAL AVE

ROAD WORK
500 FT

FREE PARKING

Town-Away
HOTEL
SPA

HILLS
HILLS



43-99

Hot Springs
National Park
Visitor Center 200 ft

CENTRAL AV

BUBBA BREWERS
Brewing
Spa City T. room

STOP

BB





fatbottomeats
CUPCAKE Shoppe
Sugar
SWEET DESSERTS

MACKENZIE
EXTRAORDINARY
GIFT SHOPPE

fatbottomeats
CUPCAKE Shoppe

E E.

HANGS
MUSEUM
of America

Historical Marker
1850-1860
The building was
the site of the
first school
in the city.

HARRIS
CAMPBELL
ELECTRIC
901-700-9451

FREE
1P





SPEED
LIMIT
20

Hot Springs
National Park



PARKING

South Main
Memorial
Park



BIKE ROUTE
1

53

FREE

↑ P
PARKING

520

Petals, Purses, Etc.

516



OPEN



The Colonial
Park
Waffle Parlor
2011 Choice for Best Breakfast
You Are What You Eat

WAY JACKS
PARKING
ONLY

Central Avenue
Historic District

Central Avenue
Historic District

ROAD
AHEAD

STOP

CROSSING
PEDESTRIANS



Fountain

Central Av

BIKE ROUTE

1



NORTH

7

HOT SPRINGS City of Thermal Springs & Flowers

HOT SPRINGS City of Thermal Springs & Flowers

Budweiser





ED. SPEAR.

DO NOT ENTER





SPRING

LEWIS & CLARK

THE GALAXY CONNECTION
MUSEUM & GIFT SHOP

LEGO

SEEDS OF PEACE
Saturday Summer 9:00 - 11:00 am

FREE P

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action: Boundary Update

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

Multiple Name: _____

State & County: ARKANSAS, Garland

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

Reference number: BC100004164

Nominator: SHPO

Reason For Review: _____

X Accept Return Reject 7/8/2019 Date

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

Recommendation/ Criteria: Accept Boundary Decrease and Additional Documentation

Reviewer Jim Gabbert Discipline Historian

Telephone (202)354-2275 Date _____

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

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



MINUTES

Historic District Commission Meeting

8:30 AM - Thursday, January 17, 2019

Board Chambers, 133 Convention Boulevard

Call to Order

Chairman Long Hua Xu called the meeting to order at 8:30 a.m.

Roll Call

Roll Call of the Board of Adjustments and Appeals Members:

Present: Commissioner Clyde Covington, Commissioner James Gray, Chairman Long Hua Xu, and Commissioner Gary Jackson

Not Present: Commissioner Mary Frances Moore

Consider Previous Minutes

Adoption of Minutes

Moved by Clyde Covington, seconded by James Gray, to approve the December 20, 2018 minutes as presented/amended.

Carried unanimously

New Business

1. ***MISC-18-0328 Central Ave HD NRHP Project Meeting.***

Central Avenue Historic District

Consultant findings presentation to the commission regarding the Central Avenue Historic District National Register of Historic Places Nomination Update project.

Planning Manager Rick Stauder stated that this item is for the presentation of the Central Avenue Historic District National Register of Historic Places Nomination Update project findings and public input regarding this project. The Central Avenue Historic District is located in the core downtown area of Hot Springs, is zoned C-1 (Central Business District) and is located in Board of Directors District #1.

The City of Hot Springs applied for and received a CLG grant to update the national register of historic places nomination for the Central Avenue Historic District. After the procurement process was completed Terracon Consultants, Inc. was selected as the preservation consultants for this project. Mrs. S. Beth Valenzuela, now Senior Architectural Historian with Terracon Consultants, Inc., was the consultant who recently completed the architectural resource resurvey of the Central Avenue Historic District. This

project is being undertaken as a result of a recommendation of the completed resurvey effort with stated "Expand the period of significance of the historic district to 1965" for the Central Avenue Historic District. The project is now nearing completion and our contract with Terracon Consultants, Inc. will conclude with them presenting the project findings to the State Review Board.

The staff recommendation is that the Historic District Commission officially adopt the findings and recommendations of the Central Avenue Historic District National Register of Historic Places Nomination Update project conducted by Beth Valenzuela, with Terracon Consultants, Inc. and recommend the project be presented to the Arkansas State Review Board for their consideration.

Mrs. S. Beth Valenzuela came forward to give her presentation on the findings and recommendations for the architectural resource resurvey project of the Central Avenue Historic District. Then Chairman Long Hua Xu asked if there were any questions from the commissioners for Mrs. Valenzuela. After a few questions from the commissioners, Mr. Stauder asked if there was anyone in the audience to speak for or against the item, and there were none, so he then closed the public portion of the meeting.

Chairman Long Hua Xu then asked if there was any discussion among the commissioners on this item, there was none, so he then asked for a motion to approve.

Moved by Gary Jackson, seconded by James Gray, to officially adopt the findings and recommendations of the Central Avenue Historic District National Register of Historic Places Nomination Update project as staff recommends.

Carried unanimously

**2. *MISC-19-0005 Historic District Commission Annual Elections.
Annual elections consideration for historic district commission chairman and vice-chairman.***

Mr. Stauder stated that this item is for the election consideration of historic district commission Chairman and Vice-Chair for the upcoming year.

The adopted historic district commission by-laws state Chair & Vice-Chair for the new year. Traditionally this election is conducted at the end of the new business section of the agenda.

Please give your consideration regarding the Chair & Vice-Chair positions for the 2019 year and if you would be willing to serve in that capacity.

Mr. Stauder stated that the staff recommendation is to elect a Historic District Commission Chairman and Vice-Chair to serve for the 2019 year.

Chairman Long Hua Xu asked if there are any nominations for the Chairman, to which

Commissioner James Gray nominated Long Hua Xu to continue as Chairman. Mr. Stauder called the roll on the nomination and it was approved unanimously.

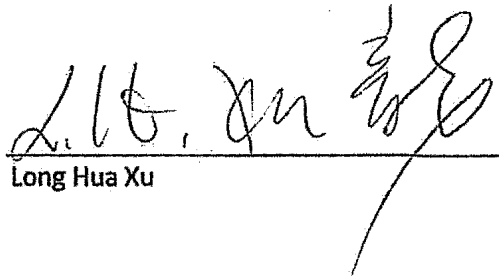
Chairman Long Hua Xu then asked if there are any nominations for the Vice-Chair, to which Commissioner Clyde Covington nominated James Gray to continue as Vice-Chair. Mr. Stauder called the on the nomination and it was approved unanimously.

Directors Report

Planning Manager Rick Stauder stated that there are two things to mention for the director's report. We received a letter for CLG evaluation, which was a good review of our city's historic district program and well informed commissioners and Hot Springs is substantially compliant with CLG procedures. The other item is an informational letter about the Tribble house on Trivista, which was recommended to be listed on the National Register.

Adjournment

Moved by James Gray, seconded by Clyde Covington, to adjourn the meeting.
Carried unanimously



Long Hua Xu



THE DEPARTMENT OF ARKANSAS
HERITAGE

Asa Hutchinson
Governor

Stacy Hurst
Director

Arkansas Arts Council

Arkansas Historic
Preservation Program

Arkansas Natural
Heritage Commission

Arkansas State Archives

Delta Cultural Center

Historic Arkansas Museum

Mosaic Templars
Cultural Center

Old State House Museum



ARKANSAS HISTORIC
PRESERVATION PROGRAM



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April 3, 2019



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

RE: Central Avenue Historic District Additional Documentation –
Hot Springs, Garland County, Arkansas

Dear Ms. Beasley:

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

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

Sincerely,

Stacy Hurst
State Historic Preservation Officer

SH:rsw

Enclosure

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action: Additional Documentation

Property Name: Hot Springs Central Avenue Historic District

Multiple Name: _____

State & County: ARKANSAS, Garland

Date Received: 4/16/2019 Date of Pending List: 5/2/2019 Date of 16th Day: 5/17/2019 Date of 45th Day: 5/31/2019 Date of Weekly List: _____

Reference number: AD85001370

Nominator: _____

Reason For Review: _____

Accept Return Reject 5/29/2019 Date

Abstract/Summary Comments: This is actually a boundary decrease as well as AD. This was not indicated in the cover letter, so it was not put on the pending list as such. Due to procedural error, this is being returned. There will be no return comments sent to the State; we will hold the nomination and put it on the next available pending list.

Recommendation/ Criteria: Return to correct procedural error.

Reviewer Jim Gabbert Discipline Historian

Telephone (202)354-2275 Date _____

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

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