

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form

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

1. Name of Property

historic name Opal's Steak House

other names/site number Quick Wash Coin Laundry

2. Location

street & number 871 Park Avenue

☐ not for publication

city or town Hot Springs

☐ vicinity

state Arkansas code AR county Garland code 051 zip code 71901

3. State/Federal Agency Certification

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

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

Carmie Matthews  
Signature of certifying official/Title

11/20/03  
Date

Arkansas Historic Preservation Program

State or Federal agency and bureau

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

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

\_\_\_\_\_  
Date

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

4. National Park Service Certification

I hereby certify that the property is:

☒ entered in the National Register.

☐ See continuation sheet

☐ determined eligible for the National Register.

☐ See continuation sheet

☐ determined not eligible for the National Register.

☐ removed from the National Register.

☐ other, (explain:) \_\_\_\_\_

Edson H. Beall  
Signature of the Keeper

2.11.04  
Date of Action

Opal's Steak House

Name of Property

Garland County, Arkansas

County and State

**5. Classification****Ownership of Property**

(Check as many boxes as apply)

- ☒ private  
☐ public-local  
☐ public-State  
☐ public-Federal

**Category of Property**

(Check only one box)

- ☒ building(s)  
☐ district  
☐ site  
☐ structure  
☐ object

**Number of Resources within Property**

(Do not include previously listed resources in count.)

Contributing	Noncontributing	
1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	Total

**Name of related multiple property listing**

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

Arkansas Highway and Transportation Era Architecture,  
1910 - 1965

**Number of Contributing resources previously listed  
in the National Register****6. Function or Use****Historic Functions**

(Enter categories from instructions)

COMMERCE/TRADE/restaurant

**Current Functions**

(Enter categories from instructions)

COMMERCE/business

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

(Enter categories from instructions)

MODERN MOVEMENT/Moderne

**Materials**

(Enter categories from instructions)

foundation CONCRETE

walls BRICK

roof OTHER/Tar Build-up

other

**Narrative Description**

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

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National Park Service

## National Register of Historic Places Continuation Sheet

Section number 7 Page 1

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### Summary

Opal's Steakhouse, now the Quick Wash Coin Laundry, is located at 871 Park Avenue in Hot Springs. It was built circa 1948 in the Art Moderne style. It and the building next door were among the few Art Moderne structures built on Park Avenue within a two- to three-year period. It has housed a number of businesses over the years, but has maintained the majority of its original character.

### Elaboration

The building that housed Opal's Steakhouse is a small, rectangular brick and stucco one-story structure. The front of the building is turned at an angle facing Park Avenue. This street-facing façade of Opal's Steakhouse has horizontal windows, a horizontal brick soldier course above the windows and door, two projecting horizontal brick bands above the soldier course, and a brick cap at the parapet. Both of the corners of the front façade are curved with an approximate three-foot radius. The original front door and windows have been replaced. The two remaining exterior facades of the building are stucco, which appears to be original. Both brick and stucco have been painted a beige color.

The parapet at the roof of Opal's Steakhouse steps down about 6" – 8" where the brick changes to stucco at the side, and continues at that height until the rear of the building. There is no parapet at the rear. Instead, the low-slopped roof extends 12" beyond the rear wall face and is capped with a new aluminum gutter.

On the single exposed side façade, there is a window in the first one-third of the side wall, and a door in the last one-third. There are also four horizontal vents approximately two feet below the parapet cap for venting of the attic space. The rear wall has two, steel, double-hung windows with eight-over-eight lights, which appear to be original.

The interior of Opal's Steakhouse has been altered over the years to accommodate the various businesses that have occupied the building. Virtually nothing of the original interior of Opal's remains today. There is no ornamentation from the original Art Moderne style.

The exterior of the building is in good condition, and is currently occupied as a coin-operated laundry business. It is a fine example of the Art Moderne style and one of the few to endure on Park Avenue.

**8. Statement of Significance****Applicable National Register Criteria**

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

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

**Criteria Considerations**

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

Property is:

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

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

LOCAL

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

ARCHITECTURE

TRANSPORTATION

**Period of Significance**

c. 1947-1954

**Significant Dates**

c. 1947

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

N/A

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

N/A

**Architect/Builder**

N/A

**Narrative Statement of Significance**

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

**9. Major Bibliographical References****Bibliography**

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

**Previous documentation on file (NPS):**

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

**Primary location of additional data:**

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

Name of repository:

Garland County Historical Society



United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 8 Page 1

### Summary

Opal's Steakhouse, circa 1948, is being nominated under **Criterion C** with **local significance** as the best example of an Art Moderne-style restaurant on Park Avenue in Hot Springs, Arkansas. It is also being nominated under **Criterion A** for its associations with the development of tourist-related accommodations on Park Avenue in the first half of the twentieth-century. Although the building has accommodated numerous different businesses over the years since housing a restaurant, it has retained its historic character and defining stylistic elements.

### Elaboration

Located at 871 Park Avenue, Opal's Steakhouse was built as the conversion from large residential homes to commercial businesses aimed at automobile travelers began in the mid to late-1930s and continued through the 1950s. Beginning with the completion of the paved Little Rock-Hot Springs highway (Highway 70) in 1925, with Park Avenue being the final stretch into "the Spa City," residents of Hot Springs and Park Avenue saw an opportunity to "make a buck" off the growing automobile traffic the highway guaranteed. In addition to being a convenient stop en route to Dallas, Texas, Hot Springs thrived as a tourist destination. Known primarily for the healing powers of the thermal waters that flowed from its hillsides, Hot Springs also boasted alligator and ostrich farms, a horse-racing track, several theaters, and two amusement parks during its visitation peak. As a result, traveler services, including tourist courts, restaurants and eating establishments, and service stations, began appearing along Park Avenue because of its proximity to the highway, as well as Hot Springs' major attractions and entertainment venues.

The Art Moderne styling of Opal's Steakhouse is evident in its horizontal brick and stucco façade. Horizontal windows and a curved front facade are also strong Art Moderne elements. The good exterior condition of the building and characteristic Art Moderne detailing make it eligible for nomination to the National Register under Criterion C.

Opal's was constructed between 1946-48, on the site of a previous eating establishment. It first appears on the 1948 and 1950 Sanborn Insurance Company Maps as a restaurant, before being cited in the 1951 Hot Springs City Directory. A name change in 1952 resulted in the Golden Drumstick Restaurant, which it remained until purchased and converted to a clothing store, used furniture store, and finally a coin-operated laundry. Obviously due to its variety of uses, the interior of the building has very little in common with the original Opal's Steakhouse. However, with the exception of a replacement front door and front façade window, the exterior has not undergone major alterations. Because of this, Opal's Steakhouse is eligible under Criterion C to be nominated to the National Register.

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## National Register of Historic Places Continuation Sheet

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Unlike their tourist court neighbors on Park Avenue, eating establishments did not suffer because of the decline of tourism in Hot Springs by the early-1950s when medical advancements made drugs more readily available for ailments previously treated with thermal baths, resulting in the decline of visitors to the city. The population of Hot Springs continued to grow so that restaurants and eating establishments along Park Avenue were not affected to a very large degree.

### Statement of Significance

Opal's Steakhouse is being nominated under **Criterion C** as a fine example of the Art Moderne style. It is also being nominated under **Criterion A** for its associations with the development of tourist-related accommodations on Park Avenue in the first half of the twentieth-century. The nomination is being submitted under the multiple property listing "**Arkansas Highway and Transportation Era Architecture, 1910-1965**" in conjunction with the historic context "**Arkansas Highway History and Architecture, 1910-1965.**"

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 9 Page 1

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### Bibliography

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

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

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

Interview with Carroll Funderburk, owner of Quick Wash Coin Laundry, September 9, 2003.

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

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

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

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

Sanborn Insurance Company Maps - 1948, 1950.

Opal's Steak House  
Name of Property

Garland County, Arkansas  
County and State

## 10. Geographical Data

Acreage of Property less than one

### UTM References

(Place additional UTM references on a continuation sheet.)

1 15 495502 3820683  
Zone Easting Northing  
2 \_\_\_\_\_

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

☐ See continuation sheet

### Verbal Boundary Description

S28 T2S R19W, Block 154, part of Lot 8, Hot Springs Reservation.

### Boundary Justification

The nominated property includes the entire parcel historically associated with Opal's Steak House.

## 11. Form Prepared By

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

### Additional Documentation

Submit the following items with the completed form:

#### Continuation Sheets

#### Maps

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

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

#### Photographs

Representative **black and white photographs** of the property.

### Additional items

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

## Property Owner

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

name Carroll Funderburk  
street & number 127 Circle Drive telephone (501) 623-6054  
city or town Hot Springs state Arkansas zip code 71901

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listing. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*)

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P. O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20303.



UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Opal's Steak House  
NAME:

MULTIPLE Arkansas Highway History and Architecture MPS  
NAME:

STATE & COUNTY: ARKANSAS, Garland

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

REFERENCE NUMBER: 04000011

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

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

ABSTRACT/SUMMARY COMMENTS:

Entered in the  
National Register

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

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

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

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

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



A black and white photograph of a single-story brick building, likely a laundromat. The building has a flat roof and a prominent corner. A large sign is mounted on the upper part of the brick wall. Below the sign is a large window with a metal security grille. To the left of the window is a dark doorway with a striped awning. The building is situated on a street corner, with a sidewalk in the foreground and a street to the right. In the background, there are trees and a sign for 'MARKET PLACE'.

**QUICK WASH**  
COIN LAUNDRY  
& DROP OFF SERVICE  
ATTENDANT ON DUTY  
7 AM ~ 9 PM

MARKET  
PLACE

OPAL'S STEAKHOUSE  
GARLAND COUNTY, AR  
BETH WIENOWER

JULY 2003

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







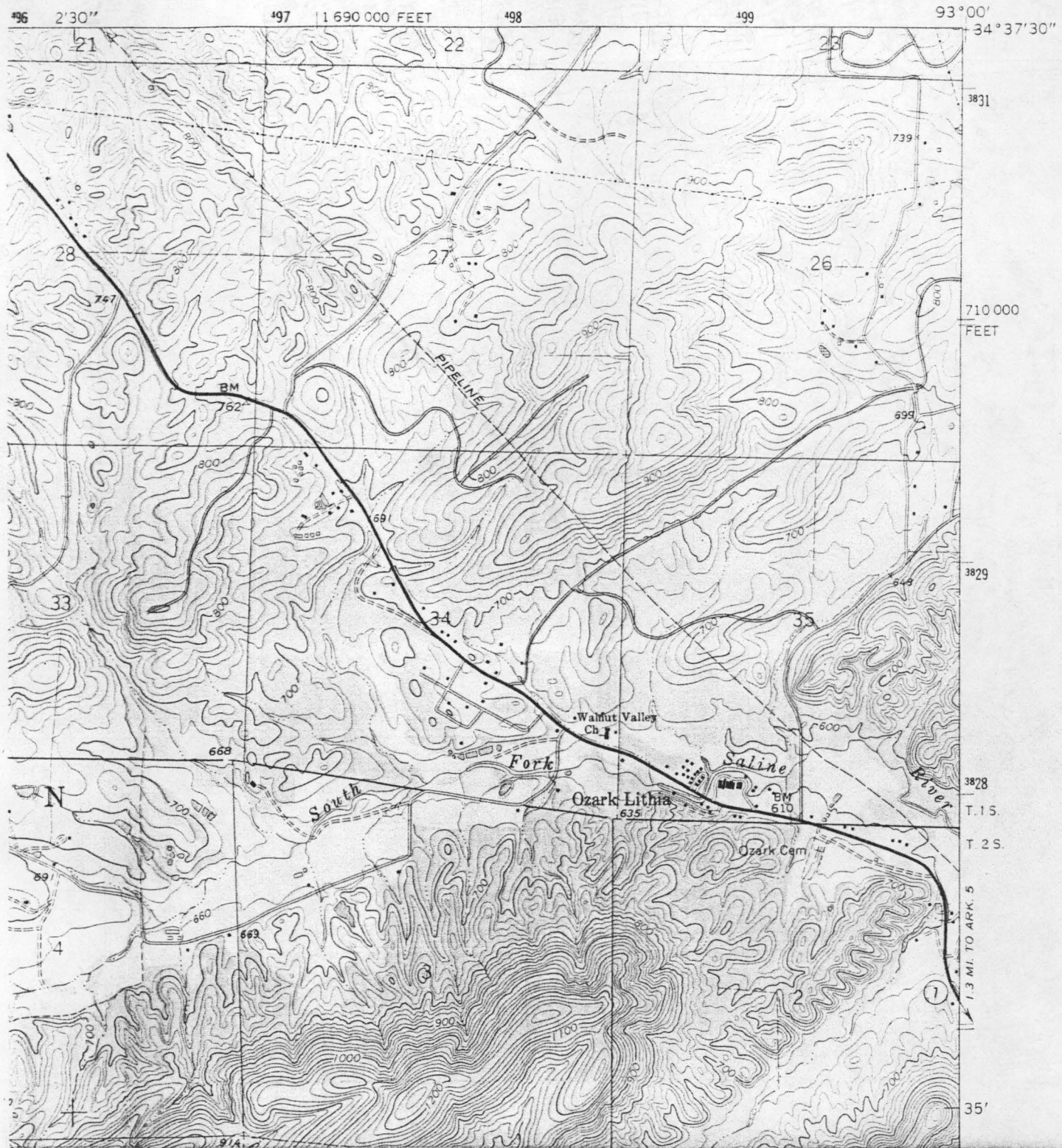
OPAL'S STEAKHOUSE  
GARLAND COUNTY, AR  
BETH WIEDOWER

JULY 2003

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

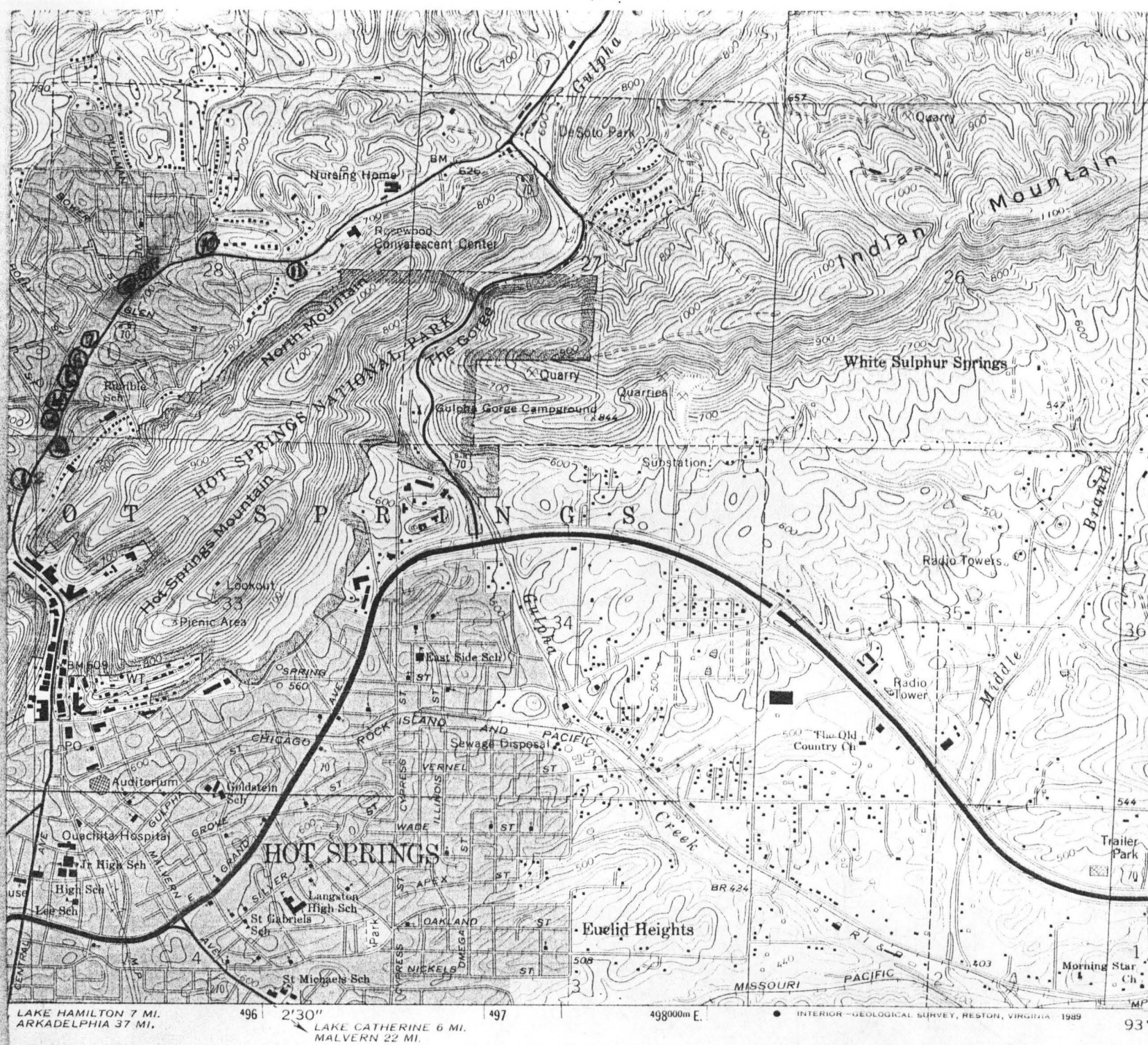
# HOT SPRINGS NORTH QUADRANGLE ARKANSAS—GARLAND CO. 7.5 MINUTE SERIES (TOPOGRAPHIC)

7453 III NW  
(GOOSEPOND  
MOUNTAIN)



DMA 7353 II SE—SERIES V884





- ① LANGDON FILING STATION  
311 PARK AVE.  
15/44469/3819774
- ② BUTCHIE'S DRIVE IN  
534 PARK AVE.  
15/445075/3819978
- ③ COTTAGE COURTS  
603 PARK AVE.  
15/445101/3820053
- ④ BELLAIR COURT  
637 PARK AVE.  
15/495137/3820124
- ⑤ COVE TOURIST COURT  
711 PARK AVE.  
15/495295/3820424
- ⑥ WHEATLEY COURT  
811 PARK AVE.  
15/495366/3820546
- ⑦ PARKWAY COURTS  
815 PARK AVE  
15/495224/3820317
- ⑧ LYNWOOD TOURIST COURT  
857 PARK AVE.  
15/495452/3820632
- ⑨ OPAL'S STEAK HOUSE  
871 PARK AVE.  
15/495502/3820688
- ⑩ PERRY PLAZA COURT  
1007 PARK AVE.  
15/495837/3820805

1 MILE  
000 6000 7000 FEET

ROAD CLASSIFICATION

Heavy-duty Light-duty

LAKE CATHE  
7452 N.



## The Department of Arkansas Heritage

Mike Huckabee, Governor  
Cathie Matthews, Director

Arkansas Arts Council

Arkansas Natural Heritage  
Commission

Historic Arkansas Museum

Delta Cultural Center

Old State House Museum



### Arkansas Historic Preservation Program

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December 4, 2003

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

RE: Opal's Steakhouse – Hot Springs, Garland County,  
Arkansas

Dear Carol:

We are enclosing for your review the above-referenced nomination. The Arkansas Historic Preservation Program has complied with all applicable nominating procedures and notification requirements in the nomination process.

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

Sincerely,

Cathie Matthews  
State Historic Preservation Officer

CM:rsw

Enclosure

