

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 Butchie's Drive-In

other names/site number Bailey's Dairy Treat

2. Location

street & number 534 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☐ not for publication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.)

Cecile Tharion
Signature of certifying official/Title

12/08/03
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

Butchie's Drive-In
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

N/A

6. Function or Use

Historic Functions

(Enter categories from instructions)

COMMERCE/TRADE: restaurant

Current Functions

(Enter categories from instructions)

COMMERCE/TRADE: restaurant

7. Description

Architectural Classification

(Enter categories from instructions)

MODERN MOVEMENT: Moderne

Materials

(Enter categories from instructions)

foundation CONCRETE

walls STUCCO

roof OTHER: Tar Build-up

other

Narrative Description

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

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 1

Summary

Located at 534 Park Avenue in Hot Springs, the building that now houses Bailey's Dairy Treat was originally Butchie's Drive-In. The building was built circa 1952, as a late example of Art Moderne architecture. This style lent itself to the new drive-in restaurant building type, with its rounded corners, slick lines and neon lighting. The building is in excellent shape and has undergone few alterations, primarily to the interior.

Elaboration

In addition to the rounded corners, slick lines, and neon lighting that embody the Art Moderne style, the stucco wall finish and corner windows also emphasize the "streamlined" look of Moderne design. The projecting overhang on three sides, with the radiused corners at the front, provides excellent cover for the two one-over-one service windows at the front of the building. The building's other four windows are all single-pane stationary windows. The four corner windows and the two service windows were replaced during a remodeling in the past two years. The new windows match the historic windows in size and do very little to detract from the building's historic appearance. The kitchen equipment was also updated and replaced with new equipment at that time.

The interior layout is close to original, with the new kitchen equipment being in approximately the same location as the original. The addition of a new walk-in cooler is the biggest change to the kitchen. The interior walls are painted concrete block. The floor is the original quarry tile, with a few patches of new tile installed when the remodeling was done. The original bathroom is pretty much intact, with tile on the floor and walls. There is very little ornamentation, in keeping with the Art Moderne style.

The building housing Bailey's Dairy Treat retains most of its original historic integrity and appears largely as it did in the early 1950's, making it an excellent example of a historic drive-in restaurant designed in the Art Moderne style of architecture.

Butchie's Drive-In
Name of Property

Garland County, Arkansas
County and State

8. Statement of Significance

Applicable National Register Criteria

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

☒ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.

☐ **B** Property is associated with the lives of persons significant in our past.

☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

☐ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

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

Property is:

☐ **A** owned by a religious institution or used for religious purposes.

☐ **B** removed from its original location.

☐ **C** birthplace or grave of a historical figure of outstanding importance.

☐ **D** a cemetery.

☐ **E** a reconstructed building, object, or structure.

☐ **F** a commemorative property

☐ **G** less than 50 years of age or achieved significance within the past 50 years.

Levels of Significance (local, state, national)

LOCAL

Areas of Significance (Enter categories from instructions)

TRANSPORTATION

ARCHITECTURE

Period of Significance

c. 1952 – 1954

Significant Dates

c. 1952

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

Butchie's Drive-In is being nominated under **Criteria A** and **C** with **local significance** as an important resource to highway and transportation-related architecture in Arkansas between the years 1910–1965. Butchie's, circa 1952, is one of the few remaining examples of the drive-in establishments that catered to tourists along Park Avenue during the peak of tourism in Hot Springs. Having undergone minimal alterations, mainly enabling the building to continue to serve as a food establishment, Butchie's Drive-In is a fine example of Art Moderne architecture.

Elaboration

Butchie's Drive-In was built at 534 Park Avenue 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, 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 that 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, 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 Butchie's Drive-In was highlighted by the stucco exterior, streamlined façade, and neon lighting. Its central location on Park Avenue made it accessible to both automobile and pedestrian traffic, and provided a quick, yet stylish stop for those "on the road."

Early records of Butchie's Drive-In are vague, with the primary identifying information coming from the City Directories of Hot Springs. The building first appears in the 1952 Hot Springs Yellow Pages, and then in the 1953 City Directory, but does not cite an owner or builder. The building has continually served as a food establishment under various names since its construction. Despite the lack of information available, it appears that little to no alterations have been executed, with the exception of minor updating to the kitchen appliances. The original floor plan of the kitchen is still in use, as are most of the interior materials.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 2

By the early-1950s medical advancements made drugs more readily available for ailments previously treated with thermal baths, resulting in the decline of visitors to the city. Unlike their tourist court neighbors on Park Avenue, eating establishments did not suffer because of the decline of tourism. 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.

Butchie's Drive-In is being nominated under **Criterion A** with **local significance** because of its role as a prime example of traveler services located along Park Avenue serving automobile travelers along the Little Rock-Hot Springs Highway. It is also being nominated under **Criterion C** as an excellent example of a simple Art Moderne style building. 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

Bibliography

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

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

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

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

Interview with Lien Morphew, owner of Bailey's Dairy Stop, September 9, 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.

Butchie's Drive-In
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 495075 3819972
Zone Easting Northing
2

3
Zone Easting Northing
4

☐ See continuation sheet

Verbal Boundary Description

S28 T2S R19W, Block 1, Lot 16, part of Lot 17, Rector's Addition.

Boundary Justification

The nominated property includes the entire parcel historically associated with Butchie's Drive-In.

11. Form Prepared By

name/title Bill Wiedower
organization AHPP date September 19, 2003
street & number 1500 Tower Building, 323 Center Street telephone 501/324-9880
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 Lien Morpew
street & number 113 Mangum Street telephone 501/624-4085
city or town Hot Springs state Arkansas zip code 71913

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 Reduction 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 Butchie's Drive-In
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: 04000004

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.



1. Butchie's Drive-In
2. Garland Co, AR
3. Beth Wiedner
4. Aug. 2003
5. AHPP
6. South elevation looking north,
7. 1



1. Butchie's Drive-In
2. Garland Co, AR
3. Beth Wiedower
4. Aug-2003
5. AHPP

6. South and east elevation looking northwest.

7. 2



1. Butchie's Drive-In

2. Garland Co., AR

3. Beth Wiedner

4. Aug. 2003

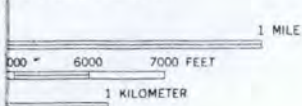
5. AHPP

6 west and south elevations. Loderig northeast.

7. 3



- LEGEND**
- ① LANGDON FILING STATION
311 PARK AVE.
15/44469/3819774
 - ② BUTCHIE'S DRIVE IN
534 PARK AVE.
15/445075/3819972
 - ③ COTTAGE COURTS
603 PARK AVE.
15/445101/3820053
 - ④ BELLALIE COURT
637 PARK AVE.
15/445137/3820124
 - ⑤ COVE TOURIST COURT
711 PARK AVE.
15/445295/3820424
 - ⑥ WHEATLEY COURT
811 PARK AVE.
15/445366/3820546
 - ⑦ PARKWAY COURTS
815 PARK AVE
15/445224/3820317
 - ⑧ LYNNWOOD TOURIST COURT
857 PARK AVE.
15/445451/3820632
 - ⑨ OPAL'S STEAK HOUSE
871 PARK AVE.
15/445502/3820683
 - ⑩ PERRY PLAZA COURT
1007 PARK AVE.
15/445837/3820805
 - ⑪ MONTAINEIRE HOTEL
1100 PARK AVE.
15/446123/3820801



1929
ICY STANDARDS
25, OR RESTON, VIRGINIA 22092
K, ARKANSAS 72204
AVAILABLE ON REQUEST



ROAD CLASSIFICATION

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

HOT SPRINGS NORTH, ARK.
34093-E1-TF-024
1966
PHOTOREVISED 1976
DMA 7353 II SE-SERIES V884



The Department of Arkansas Heritage

Mike 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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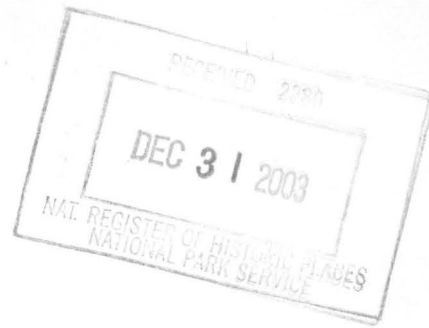
info@arkansaspreservation.org

website:

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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: Butchie's Drive-In- 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:zac

Enclosure

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