

United States Department of the Interior  
National Park Service

NR LISTED  
JAN 15 1999  
AHPP

NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM

1. Name of Property

Historic Name: Tall Pines Motor Inn Historic District

Other Name/Site Number: CR1090-CR1096

2. Location

Street & Number: U.S. Highway 62

Not for Publication: N/A

City/Town: Eureka Springs Vicinity: N/A

State: AR County: Carroll Code: 015 Zip Code: 72632

3. Classification

Ownership of Property: Private

Category of Property: District

Number of Resources within Property:

Contributing	Noncontributing	
<u>7</u>	<u>      </u>	Buildings
<u>      </u>	<u>      </u>	Sites
<u>      </u>	<u>      </u>	Structures
<u>      </u>	<u>      </u>	Objects
<u>7</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register: N/A

Name of related multiple property listing: N/A

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4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, 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.

Arthur H. Sater  
Signature of certifying official

12-10-98  
Date

Arkansas Historic Preservation Program  
State or Federal agency and bureau

In my opinion, the property \_\_\_\_\_ meets \_\_\_\_\_ does not meet the National Register criteria.

\_\_\_\_\_  
Signature of commenting or other official

\_\_\_\_\_  
Date

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

5. 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): \_\_\_\_\_

\_\_\_\_\_  
Signature of Keeper Date  
Of action

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5. Function or Use

Historic: Domestic Sub: Hotel  
\_\_\_\_\_  
\_\_\_\_\_  
Current : Domestic Sub: Hotel  
\_\_\_\_\_  
\_\_\_\_\_

7. Description

Architectural Classification:

Rustic  
Craftsman  
\_\_\_\_\_  
\_\_\_\_\_

Materials: foundation Concrete roof Composition Shingle  
walls Log other \_\_\_\_\_  
\_\_\_\_\_

Describe present and historic physical appearance:

The Tall Pines Motor Inn Historic District in Eureka Springs, Carroll County was constructed in 1947 as a recreational rental complex of rustic log cabins for tourists traveling to this resort town. The tourist court is located at the intersection of U.S. Highway 62 and Pivot Rock Road. The district encompasses six log rental cabins and one log residence/rental unit. A frame and simulated log office building with adjoining swimming pool, a laundry building, three 1970s simulated log cabins and two 1950s simulated log cabins and one modern simulated log rental building east of Pivot Rock Road are located around the boundary of the historic district. While these structures are essential to the day-to-day operation of the Motor Inn they are not included in the district.

The original cabins are situated a mile from downtown Eureka Springs on about two acres of land surrounded by pine trees and wooded lots. U.S. Highway 62 leads west to Thorncrown Chapel and Lake Leatherwood Park on the outskirts of town past several tourist courts, restaurants and shops. Despite the proximity of so many tourist destinations it has a secluded feel as each pocket of development is separated by stretches of woods and bounded by a sparsely populated valley south of the highway. The original rental cabins had no porches until the 1970s when small overhangs anchored by chains were added over the doors. These porches were later expanded with the addition of a concrete pad and a larger overhang supported by square wooden posts. Original bathroom fixtures in all cabins except numbers one and six were removed after the 1970s.

The owner's residence was constructed in 1947 as two separate gable-roofed log cabins for the original owners, Philip and Alice Nordquest and their daughter Edna. A covered passage, open to the east and west connected the two

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buildings. In the 1950s the passage was enclosed and a bedroom was added to the southeast corner of the building. At an unknown date the northwest corner of the residence was extended and a laundry room to the rear was converted to storage and a rental unit. The exterior logs of the laundry room were covered in flush wood siding that matched the southeast and northwest extensions. A modern metal sliding window was added to this facade and a door was enclosed, possibly in the 1970s. An underground well house with a flat concrete roof to the north of the owner's residence was covered with a wooden deck after 1989 by the current owners, Ron and Ruth Morrison. The facilities are in excellent condition and continue to be a busy stop on the highway for travelers to northwest Arkansas.

### Elaboration

The Tall Pines Motor Inn Historic District, located one mile from Eureka Springs's historic downtown, is a recreational rental complex of seven rustic log cabins and eight modern rental cabins. Six log rental cabins and two residential log cabins were constructed in 1947 at the intersection of U.S. Highway 62 and Pivot Rock Road. These original buildings are constructed of round pine logs with saddle notched corners and concrete chinking on continuous concrete foundations and have been stained dark red. The historic cabins are arranged around a circular drive and green space accessed from U.S. Highway 62. Modern cabins from the 1970s (units 10 through 30) and 1950s (units 7 & 8) are located north and east of the historic cabins with one modern rental cabin to the east of the complex across Pivot Rock Road. The more recent cabins, and the 1980 laundry building and office are clad with a combination of flat vertical weatherboard and rounded horizontal weatherboard that simulates logs, but they do not have saddle notching. The modern rental buildings are also split into two and three rental units whereas the original cabins one through six and 1950s cabins seven and eight, are one room with a small bathroom.

Cabins one through six are arranged in a semicircle running from south to northwest on the lot, beginning with cabin number one directly behind the 1980 office building and swimming pool. All the structures share the same floor plan beneath a cross gable composition shingle roof. The continuous concrete foundation is about two feet tall beneath a covering of round logs stained dark red with concrete chinking. The logs are saddle notched at all four corners. The front facade of cabins one through three face west, cabin four faces southwest and cabins five and six face south. Each building features a full shed-roof porch over concrete pads supported by three square wood posts. A short section of trellis to the left of the porch provides privacy for renters. The cabins originally had no porches. Small shed-roof coverings anchored with chains to the walls were added in the 1970s. Later the porches were enlarged to cover the entire front walls. The only openings on these facades are a centered door of unstained pine boards cut on the diagonal which are fenestrated with two small rectangular openings filled with decorative plastic. Original porch lights with cutouts of evergreen trees over glass are placed to the left of the doors. The foundations on the fronts of the cabins are decorated with a stencil of pine cones and twigs.

Running left to right around the cabins, the right walls hold a single one-light fixed window. The bottom half of each window contains an air



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conditioner within a sheet of wood.

The rear walls of the cabins are dominated by a large wood window consisting of a single wide pane of fixed glass adjoined by two narrow three-light fixed windows.

The left side walls of the cabins are fenestrated with a wooden three-light casement window and a small one-light fixed window placed high in the wall.

The interior of the cabins are all the same excluding bathrooms in cabins one and six. These cabins retain their original bathroom fixtures and are arranged slightly different from the rest. The original L-shaped bathroom, placed to the left of the main entry in a small foyer area, contain porcelain wall mounted sinks and wooden medicine cabinets with milk glass light fixtures mounted on the wall. The newer restrooms, which were changed about ten years ago, have cabinet vanities tucked into the corner where the toilet would be on the older rooms and the medicine cabinets and wall mounted light fixtures have been removed. Walls in all the cabins (except for the bathroom entry walls) consist of exposed logs with concrete chinking. The bathroom entry doors are vertical knotty pine boards within a pine wall. Floors are carpeted except in the restrooms which are covered with linoleum sheets.

Round pine beams placed about a foot and a half from the ceiling run from the bathroom walls across the room to the side exterior walls of the cabins. A second beam runs across the main room from the side walls of the bathroom to the rear exterior walls above the beds. The ceilings are covered with recessed bead knotty pine boards and ceiling light fixtures have the appearance of a ship captain's wheel with a round glass globe.

The owner's residence is also constructed of stained pine logs with concrete chinking and saddle notched corners. This one-story cabin is south of the 1980 laundry building and faces east into the center drive and green space. The line of the composition shingle roof is complicated due to alterations through the years. On the front facade the building appears to have a side gable roof, but from the north and south sides two cross gables running east-west are visible. A shed-roof and the ends of the cross gables are seen on the rear, west facade. This building originally was constructed as two separate cabins connected by an open central hall under the same roof. The Nordquests resided in the north while their daughter Edna, lived in the south section.

The front, or eastern facade, contains two large wooden windows with a center fixed pane surrounded by two three-light fixed windows. These openings are at the north and south sections of the building on either side of a central entrance, which consists of a single-leaf nine-light door between two fixed panels that mimic the front door. Saddle notching and two porch lights like those seen on the cabins are placed on either side of the entrance. The front entrance leads to a center hall breaking the building up into the owner's residence to the south and 1970s rental units to the north and west. In the early 1950s the central entrance was an open entrance to a breezeway between two pairs of fixed wooden panels, each holding two eight-light windows. During the 1950s this breezeway was enclosed and utilized as office space.

The northern section of the cabin is used for rental purposes. An open wooden deck with stick balustrade is reached by two wooden steps. Fenestration on this elevation is composed of a large three-part window like those seen on the front. The three-light window to the right of the center pane has been replaced with a wood panel containing a window unit. Corner notching delineates the original building from a c. 1950s shed-roofed addition at the northwest corner. Adjacent to the notching is a vertical board door providing entry to unit 22. A ribbon of four eight-light wooden casement windows open into the addition which is covered with red stained weatherboard. Under the wooden deck on this side of the building lies a frame well house with a flat concrete roof. Due to the danger it posed to curious children, the current owners, Ron and Ruth Morrison, closed it off and built the deck on its roof in 1996.

The rear, or western elevation is clad in weatherboard and original log covered by weatherboard and rests upon a continuous concrete foundation. A rectangular wooden deck at the north end of the building serves rental unit 23 which is accessed from this facade. The northwest corner beneath a shed-roof is lit by two three-light casement windows. The shed-roof continues south but is dropped and extended slightly in the middle to provide an overhang supported by two wood posts for unit 23's entrance. The modern metal door for this unit and one for a storage space are recessed in a small stoop. A narrow section of trellis shields the entry door. A wide metal sliding window was added in the 1970s beside the stoop when this unit was created from the original 1947 laundry room. An air conditioner projects from an opening in the exterior wall which has been infilled with wood siding. A cross gable roof runs from the east to the west facade on a 1950s extension of the original cabin at the southwest corner of the rear. A modern sliding door opens from this section onto a wooden deck covered by an arbor and reached by three wooden steps. Trellises enclose the open space beneath the deck and cover the north and south sides to provide privacy for a hot tub. The center, shed-roofed section of this facade, which is now unit 23, was originally a log laundry room in 1947. The log exterior walls of that space are now covered by the weatherboard, but they can still be viewed from inside the rental unit and storage room. Judging by 1947 photographs of the rear of the building the laundry room projected from the center between the north and south gable ends of the cabin.

On the south facade the weatherboard 1950s extension features two three-light casement windows. Saddle-notching indicates the juncture of the weatherboard addition and the original log cabin on a tall stepped concrete foundation. A large tripartite window like that seen on the east and north facades opens into the owner's residence beneath the south gable end. The three-light window to the east has been replaced by a window unit beneath a single pane of glass.

The interior of the owner's residence is accessed through the center hall. Exposed logs and concrete chinking line the hall which is used for storage. The Morrisons reside in the north section of the cabin which features exposed log walls and knotty pine cathedral ceilings. A round pine beam bisects the center of the main room.

At the main entrance of the district, south of the historic cabins, is a 1980 office building. The office is constructed of rounded weatherboard, in a

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simulation of logs. The rounded weatherboard extends from the concrete foundation to a height of about four feet, just under the sliding metal windows. The remainder of the wall cladding on the north and south facades is vertical weatherboard. The gable ends of the second-story on the east and west are rounded weatherboard. An in-ground swimming pool adjoins the office.

A laundry and storage facility, also constructed in 1980, is to the north of the owner's residence. This rectangular building is a combination of rounded weatherboard and flush wood siding. The modern rental units - extending northwest to northeast behind the historic units - are one-story gable-roofed buildings covered in simulated log siding. Two of the units were constructed in the 1950s and the remainder were constructed in the 1970s. While these buildings are adjacent to the historic cabins and contribute to the day-to-day functioning of the tourist court, none of these service buildings or rental units are included in the boundaries of the district.

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**8. Statement of Significance**

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

Applicable National Register Criteria: C

Criteria Considerations (Exceptions): N/A

Areas of Significance: Architecture

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=====  
=====

Period(s) of Significance: 1947

Significant Dates: 1947

Significant Person(s): N/A

Cultural Affiliation: N/A

Architect/Builder: N/A

State significance of property, and justify criteria, criteria considerations, and areas and period of significance noted above:

The Tall Pines Motor Inn Historic District in Eureka Springs is composed of six recreational rental cabins and one residence/rental unit built in 1947. The buildings were constructed in the Rustic style, popular during the mid-twentieth century for recreational buildings in tourist destinations, using

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rounded logs chinked with concrete. The Motor Inn was one of many tourist stops that developed with the highway system and increased use of the automobile. The town of Eureka Springs and its myriad scenic and healthful offerings made the area ripe for development of such resort lodgings for those wishing to return to a simpler existence, even if only for the weekend. As an excellent example of the Rustic style of architecture, the Tall Pines Motor Inn Historic District is being nominated to the National Register under Criterion C with local significance. All seven buildings within the boundaries are considered contributing.

### **Historical Background**

The first white man attributed with utilizing the therapeutic properties of the springs in Eureka Springs was Dr. Alvah Jackson who visited the area in 1856. One of the doctor's sons developed a painful eye inflammation on a hunting trip with his father. Having no remedy handy, the doctor instructed him to bathe in the Basin Spring. After a few days his condition had improved, and Dr. Jackson developed "Dr. Jackson's Eyewater". The source of the doctor's celebrated cure remained secret until 1879 when his friend, Judge L.B. Saunders of Berryville had developed erysipelas, a skin disease. The cure, water from the Basin Spring, administered by Dr. Jackson, so impressed the judge that he spread the word of this miracle water. By July of that year about four hundred people gathered at the site of the spring and a small village of shacks and tents was erected. By October of 1879 the town of Eureka Springs was incorporated and it began its long history as a stop for those seeking relief from health problems or looking for recreational opportunities.

The springs became the basis of Eureka Springs' economy as they provided the impetus for development of hotels, saloons, bathhouses, dry goods stores, groceries and liverys. Investors and the railroad soon followed. Wealthy entrepreneurs seized upon the offerings of the springs and marketed the town as a health center and retirement mecca for the rich. Development during the era, 1880-1890, was most heavily influenced by the Eureka Spring Improvement Company (E.S.I.C.). The company was headed by ex-Arkansas governor Powell Clayton and was funded by men from St. Louis, Little Rock, Eureka Springs, Texas, and New York. The first major contribution to Eureka Springs attributed to the company was the development of the town as an acclaimed resort. The second was the funding and construction of the Eureka Springs Railroad which was completed in 1882. As the nearest depot for counties to the east and southeast the railroad terminal helped Eureka Springs become a leading commercial center running as many as six trains a day.

The E.S.I.C. also took an active hand with the city council in improving Eureka Springs' living conditions and attracting well heeled visitors. Most of the town's early residences were insubstantial wooden structures. Four fires decimated the frame buildings of the town and led to the condemnation and demolition of several others. The company made major investments in limestone quarries for more sturdy construction in business and residential areas. They also widened streets, installed street lights, water and sewage systems and wooden sidewalks. Hotels and hotel society became established by 1880. After a newspaper article in the Arkansas Gazette on the healing waters and the stylish people present in the town, hotels burgeoned. One of

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the earliest hotels was the 1880 Hancock House. The showplace of course, was the Crescent Hotel, constructed in 1886, another improvement afforded by the E.S.I.C.

After enjoying twenty boom years the town began to experience an economic reversal by 1900. Several factors contributed to the decline, among them a bank failure, removal of Eureka Springs railroad shops to Harrison, and the advancement of science over natural healing in the field of medicine. However, the increased use of automobiles helped the town emerge from this decline and reestablish itself as a resort with a different focus by the 1920s. The Depression actually aided in this renewed tourism trend by preventing the transformation and destruction of historic buildings. As the nation began to embrace nostalgia and country themes in the arts, Eureka Springs began to attract those looking for less complicated, relaxing environs. Phillip and Alice Nordquest took advantage of this movement when they moved to Eureka Springs from Chicago and constructed the Tall Pines Motor Inn on U.S. Highway 62 in 1947. The Motor Inn was the first new tourist court built in that year. The owner's cabin was built as two separate structures connected with a covered breezeway. Alice and Phillip lived in one side while their daughter Edna lived in the other. The Nordquests remained in Eureka Springs for four years but grew tired of the operation and sold it in 1951. Eureka Springs has remained a tourist center but in recent years has begun another boom in construction, residential and commercial that has led to struggles among residents and the city council concerning retention of historic features.

### **Architectural Significance**

Eureka Springs has long offered relaxation and scenic beauty to the tourists of Arkansas. The town has always stressed its natural attributes such as the springs and its wooded surroundings. The Tall Pines Motor Inn Historic District is an intact example of the Rustic architecture that evoked more simplistic times for the traveler seeking respite from the stress of city life. The Rustic log construction of the Inn is being nominated to the National Register under Criterion C with local significance. With the recent spate of development in northern Arkansas, Eureka Springs has been growing rapidly. As in the past, investors have erected scores of hotels, (some sadly attempting to imitate the gingerbreaded homes of the Eureka Springs Historic District, most abandoning any attempt at all to assimilate with the historic character of the town) and retail businesses that line U.S. Highway 62 into town. The Tall Pines Motor Inn manages to retain its feeling of secluded, unassuming cabins tucked into the woods in the face of encroaching development.

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9. Major Bibliographical References

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Information submitted by Ron and Ruth Morrison, Eureka Springs. September, 1996.

McNeal, David. "Tall Pines Celebrates 50<sup>th</sup>." The Eureka Springs Times-Echo. March 20, 1997.

Documentation currently on file at offices of AHPP.

Westphal, June, and Osterhage, Catharine. *A Fame Not Easily Forgotten*. River Road Press, Conway, Arkansas. 1970.

Lucas, Rev. Silas Emmett Jr. *The Goodspeed Biographical and Historical Memoirs of Central Arkansas*. The Goodspeed Publishing Company, Chicago, Nashville and St. Louis. 1889.

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 -- Specify Repository: \_\_\_\_\_

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10. Geographical Data

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Acreage of Property: Less than one acre.

UTM References: Zone Easting Northing      Zone Easting Northing

A	<u>15</u>	<u>432560</u>	<u>4028920</u>	B	_____	_____	_____
C	_____	_____	_____	D	_____	_____	_____

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Verbal Boundary Description:

Beginning at a point west of Pivot Rock Road and 60' north of the intersection of Pivot Rock Road and U.S. Highway 62, proceed northwest 200' along the rear property lines of cabins 1, 2, 3, 4, 5 and 6 to the west curblineline of the center drive. Then proceed south 150' to the rear property line of the owner's cabin turning east 150' to the intersection of Pivot Rock Road and U.S. Highway 62. Then proceed north along Pivot Rock Road to point of origin.

Boundary Justification:

The boundary includes all of the property historically associated with the original buildings at the Tall Pines Motor Inn.

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11. Form Prepared By

Name/Title: Holly Hope/Survey Historian

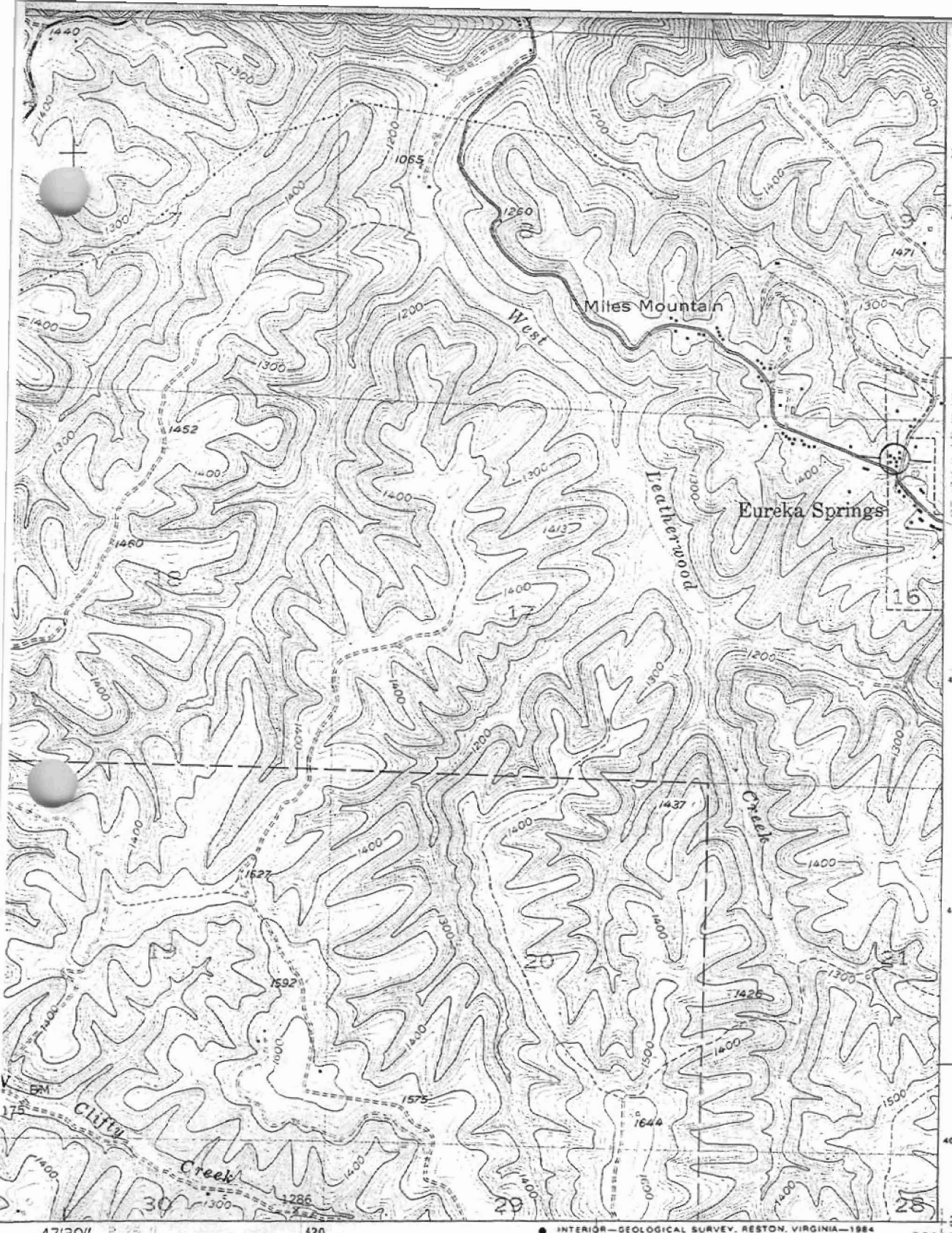
Organization: Arkansas Historic Preservation Program Date: 10/02/98

Street & Number: 1500 Tower Bldg., 323 Center St. Telephone: (501) 324-9880

City or Town: Little Rock

State: AR ZIP: 72201





TALL PINES MOTOR INN  
 HISTORIC DISTRICT  
 EUREKA SPRINGS,  
 CARROLL COUNTY  
 UTM:  
 15/432560/4028920

INTERIOR—GEOLOGICAL SURVEY, RESTON, VIRGINIA—1984

1 MILE

ROAD CLASSIFICATION

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



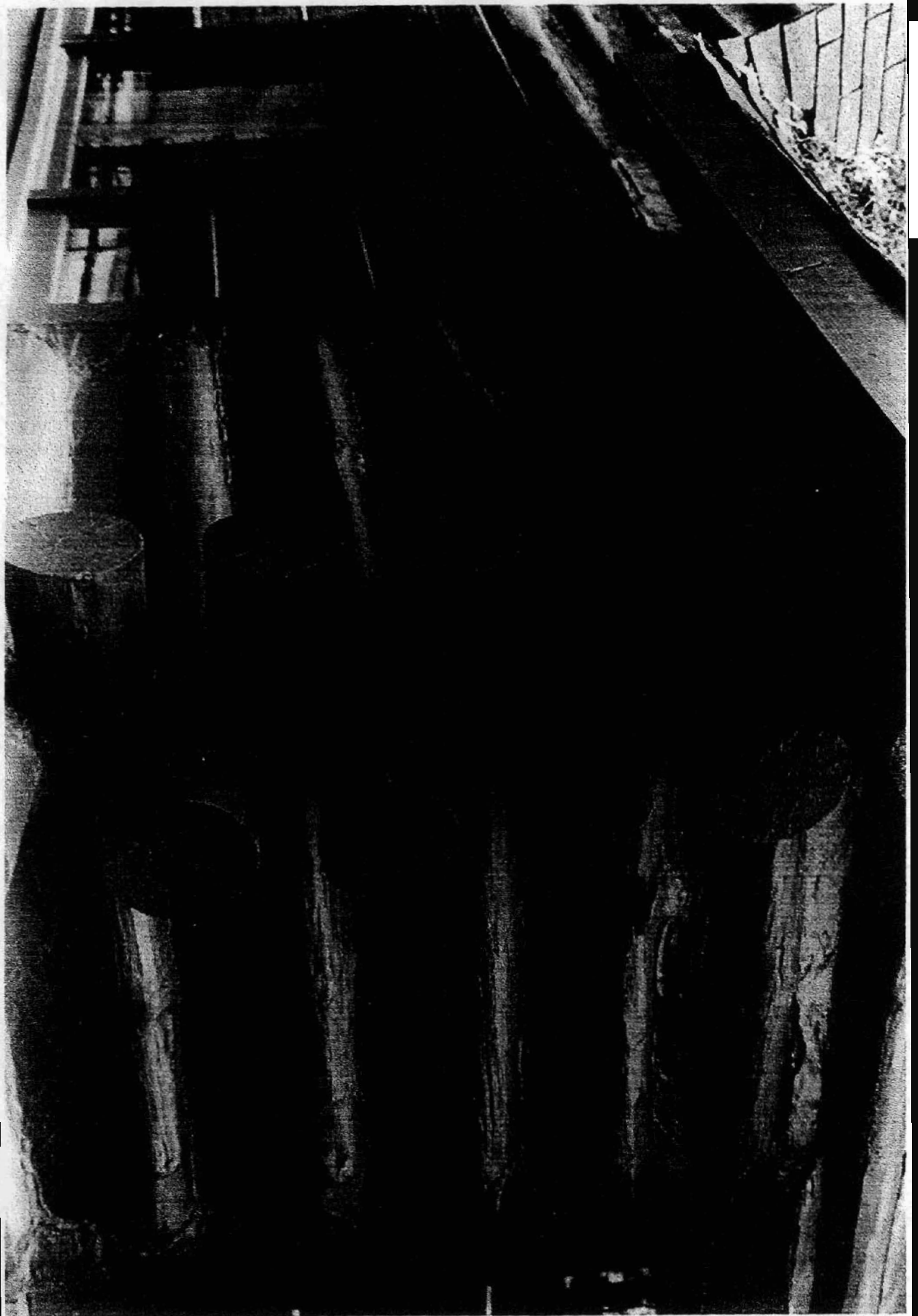
ROCKHOUSE  
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BEAVER, ARK.—MO.  
 N3622.5—W9345/7.5



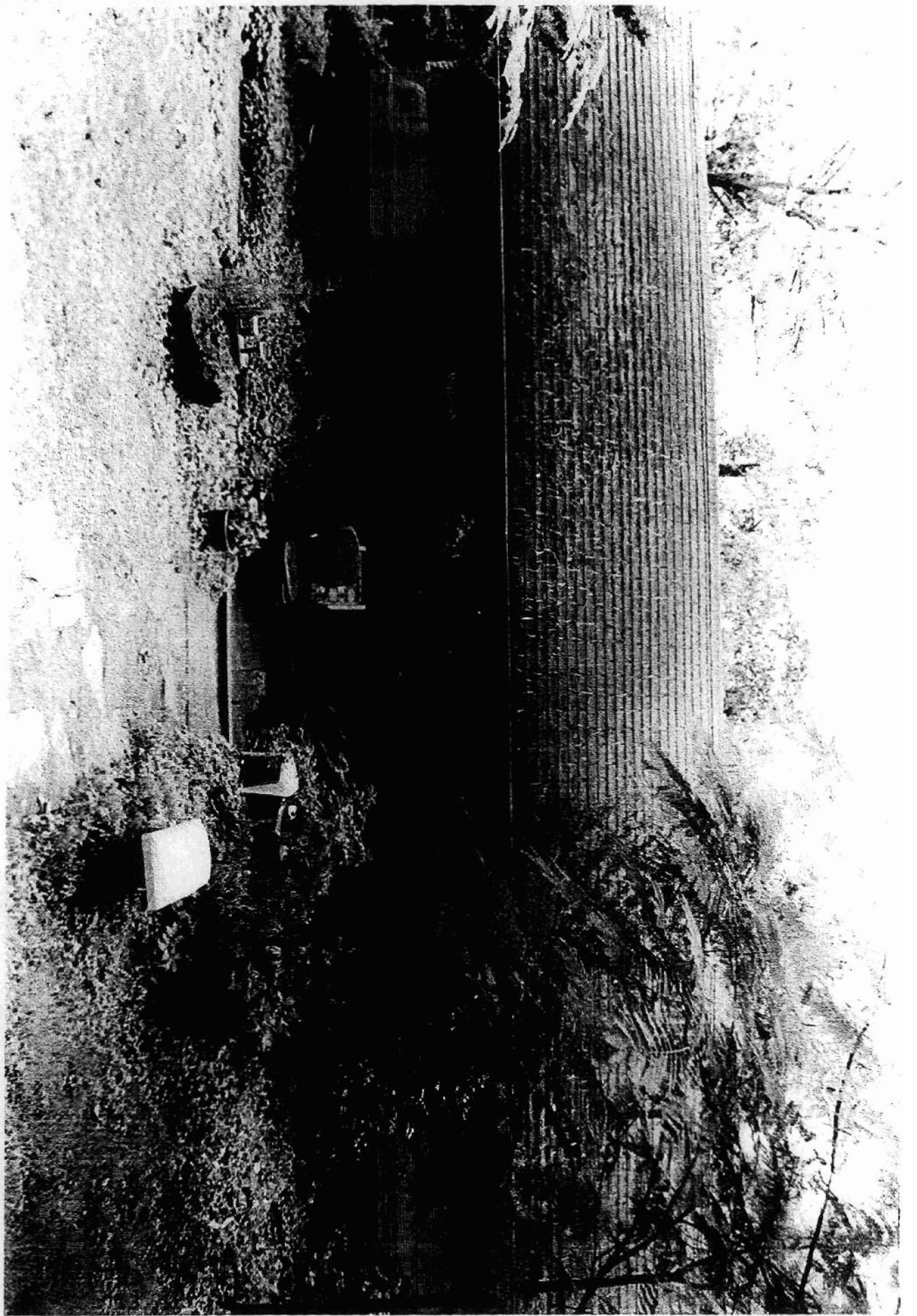


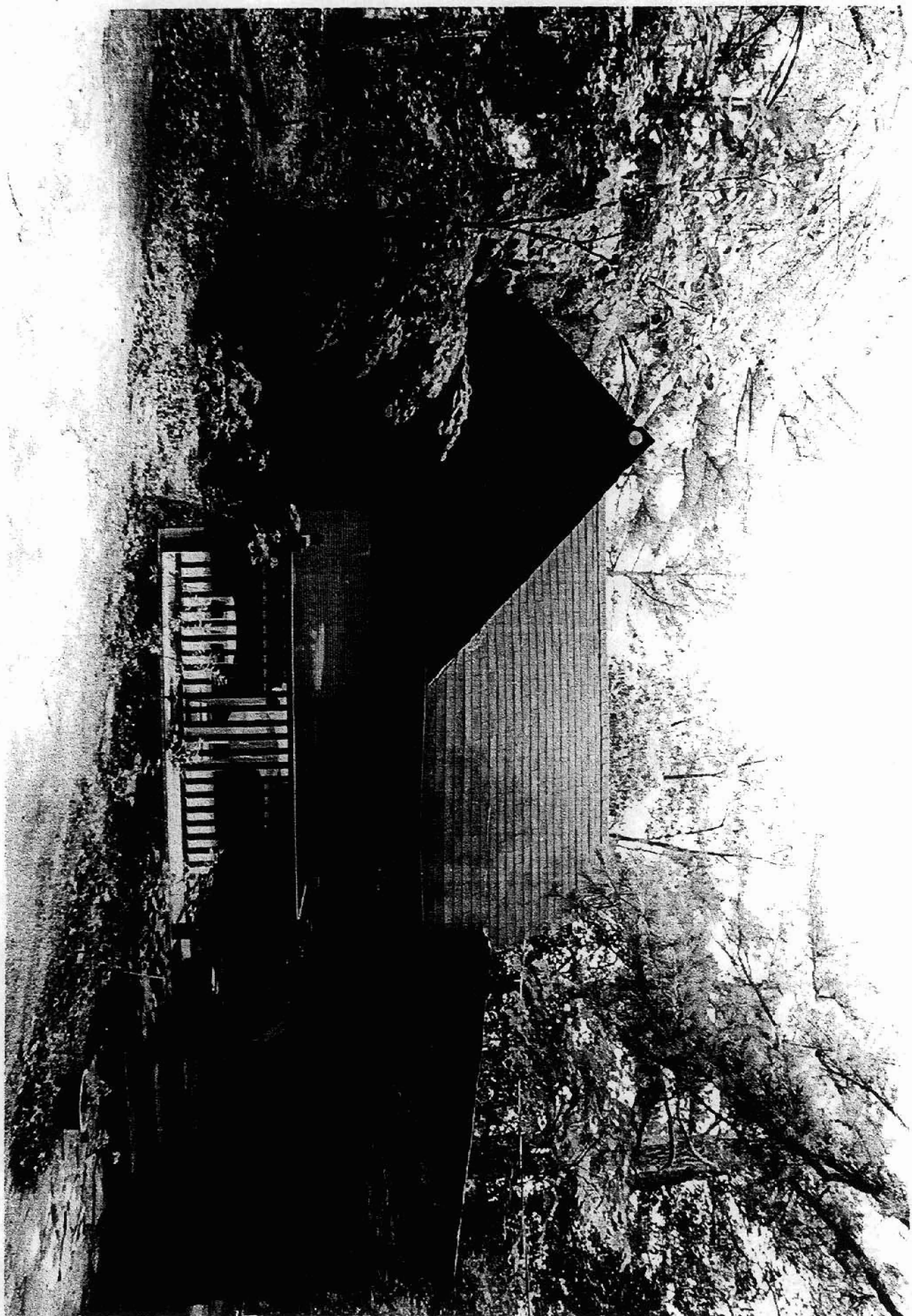


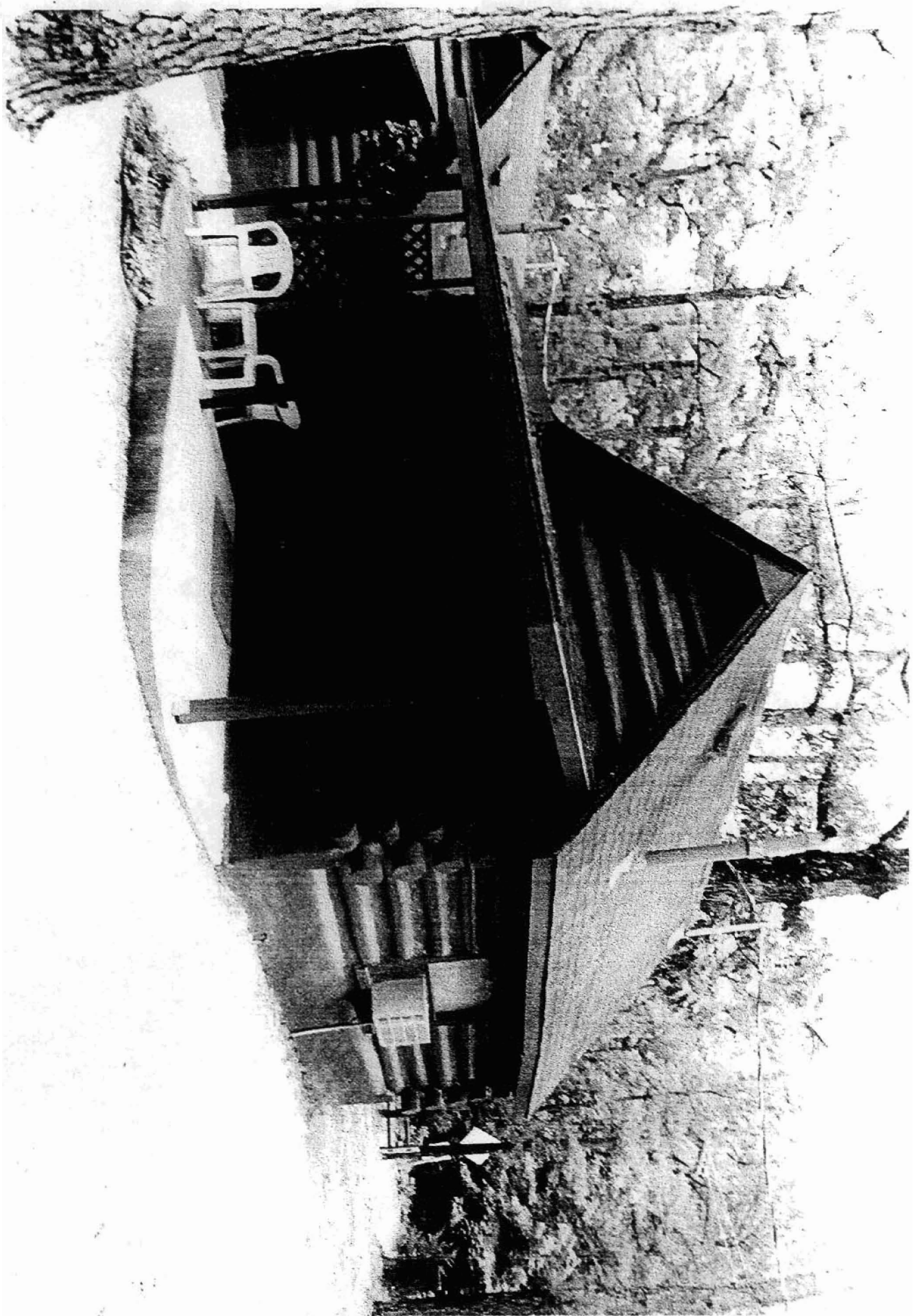








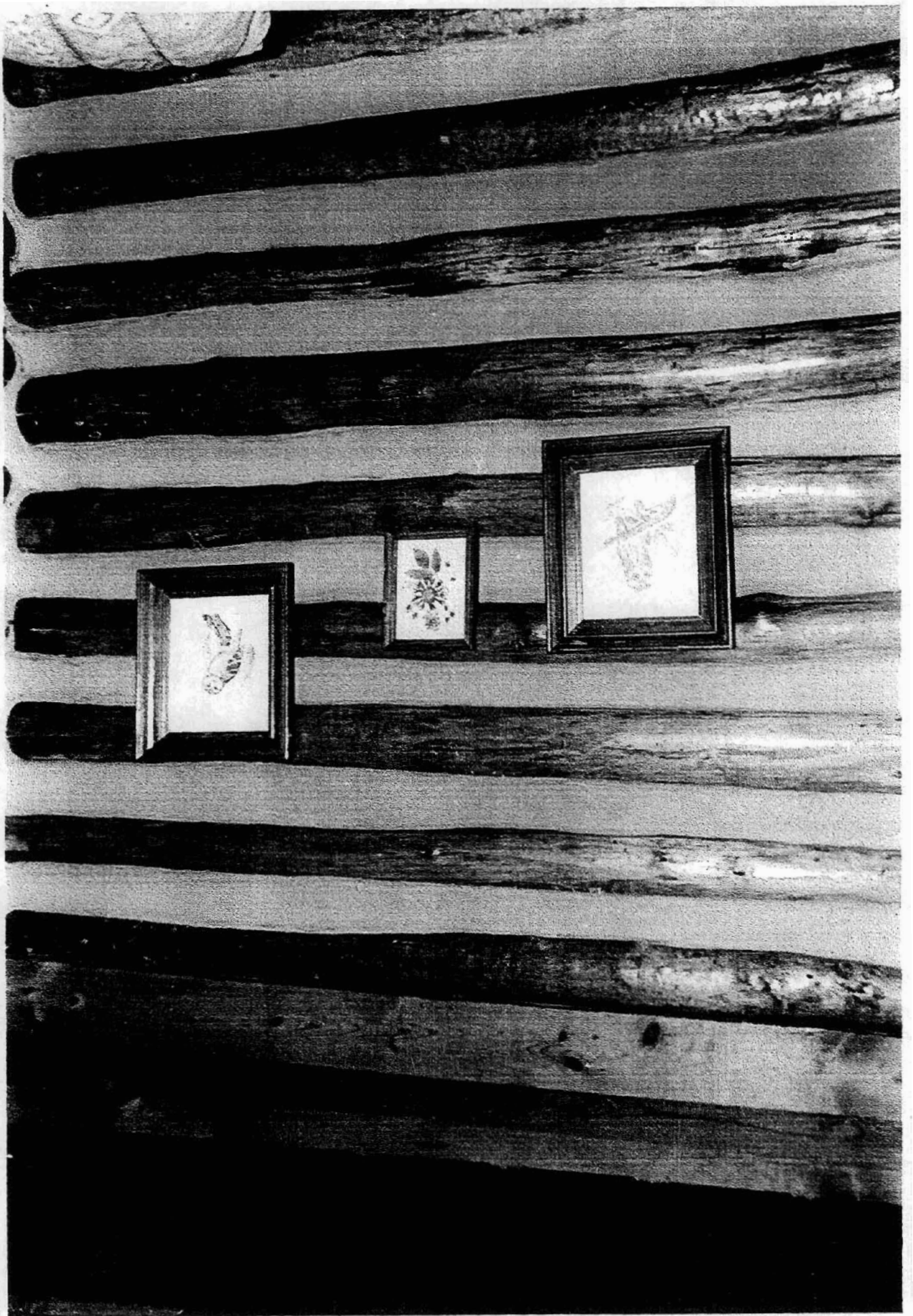


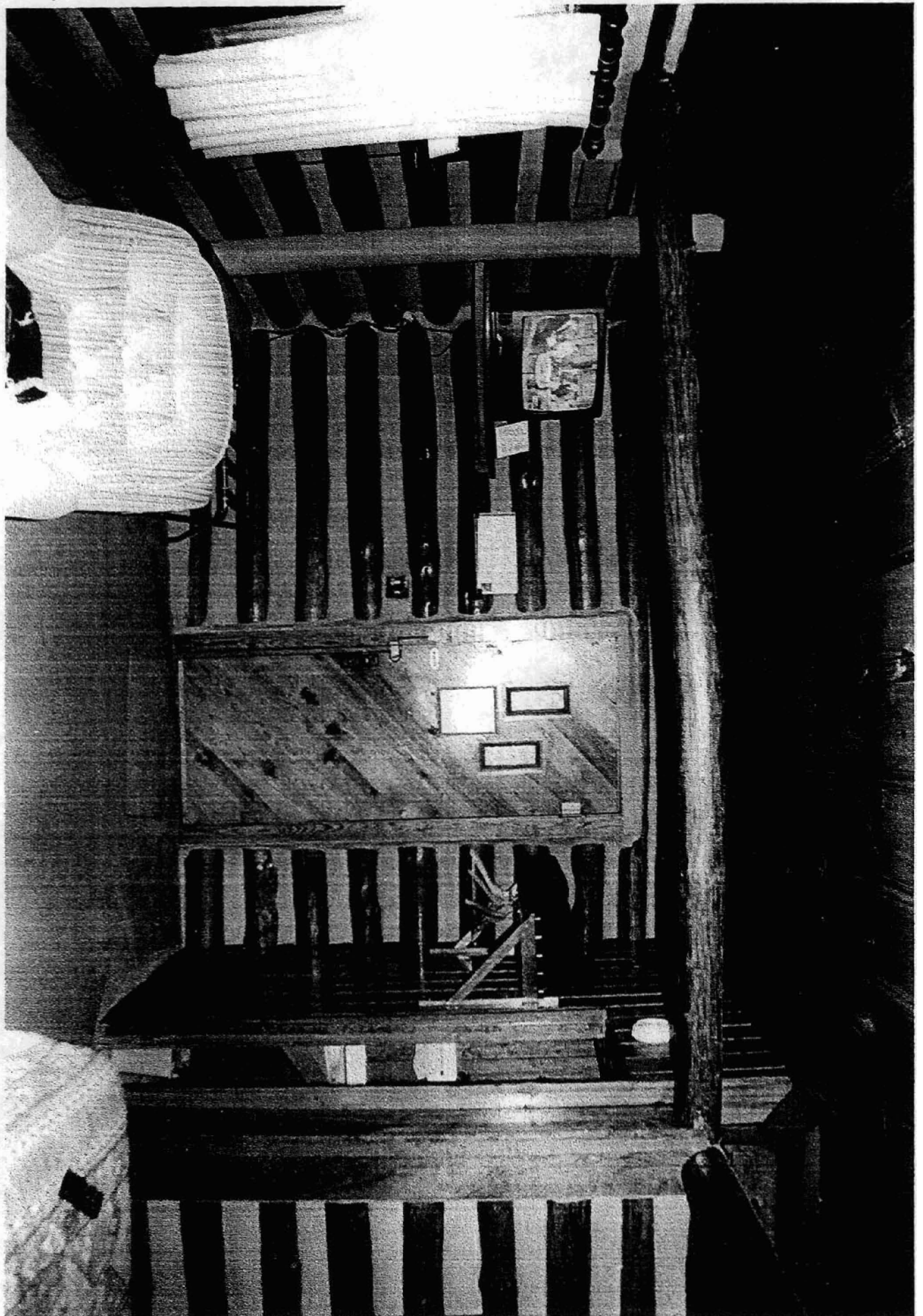


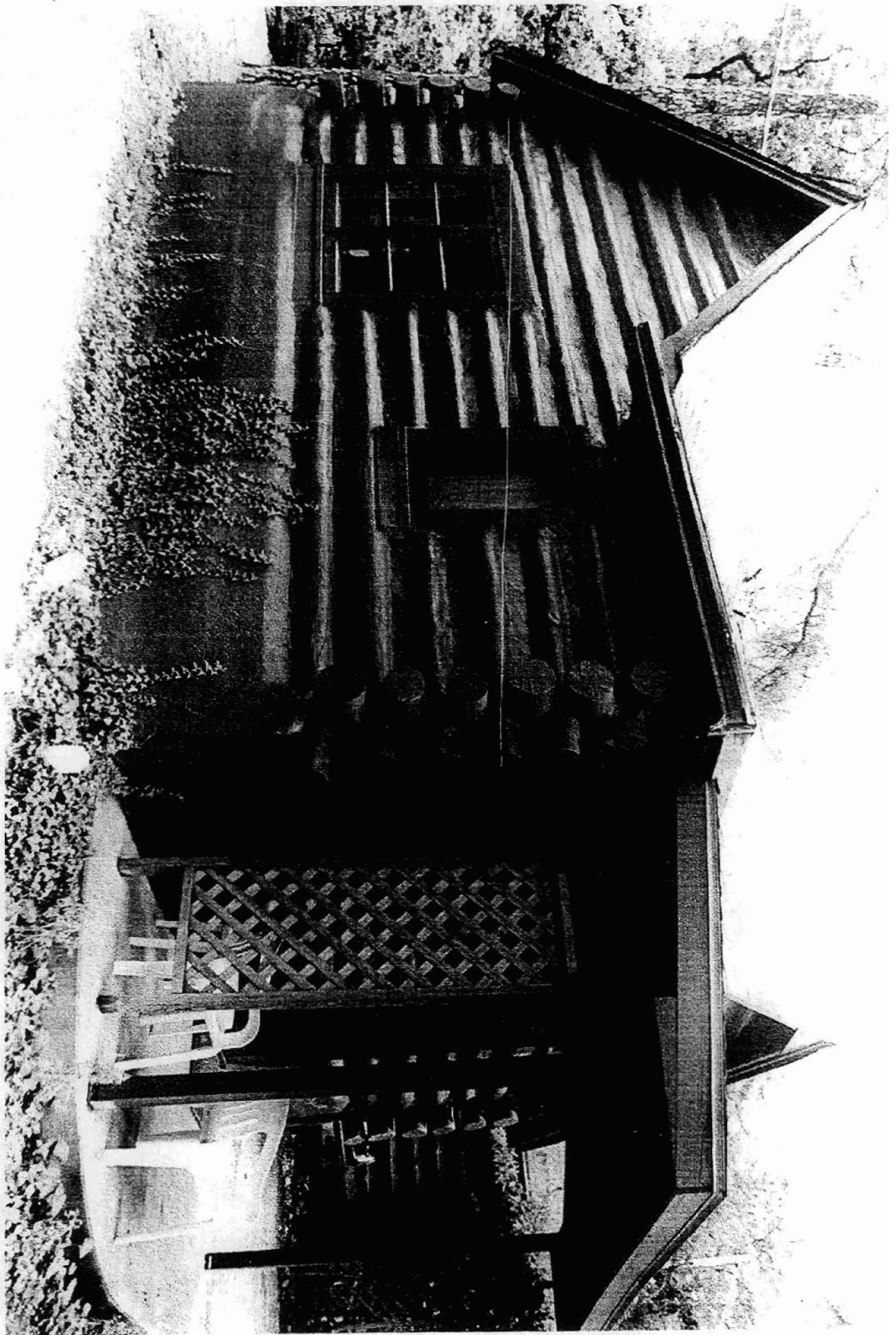




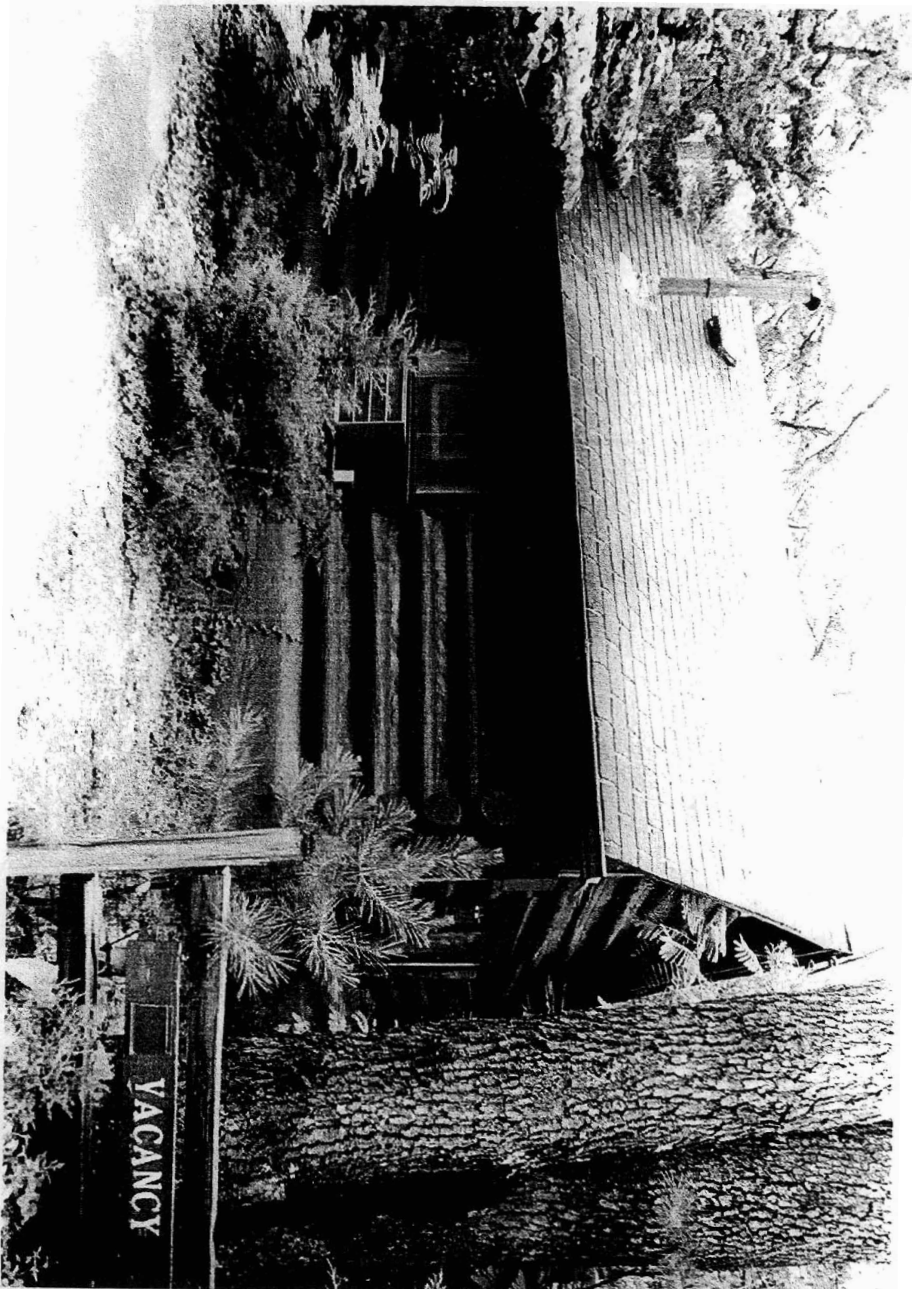




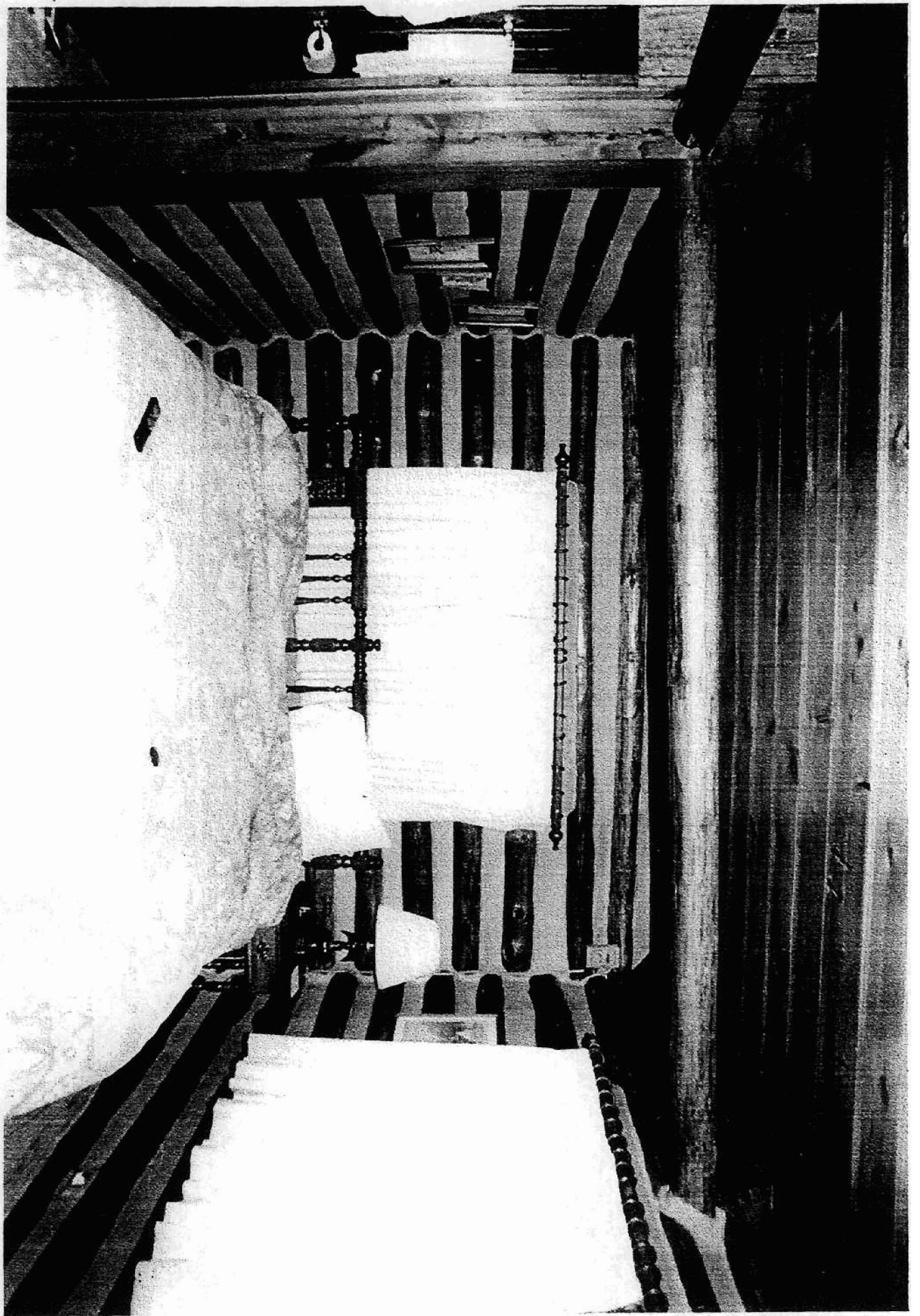




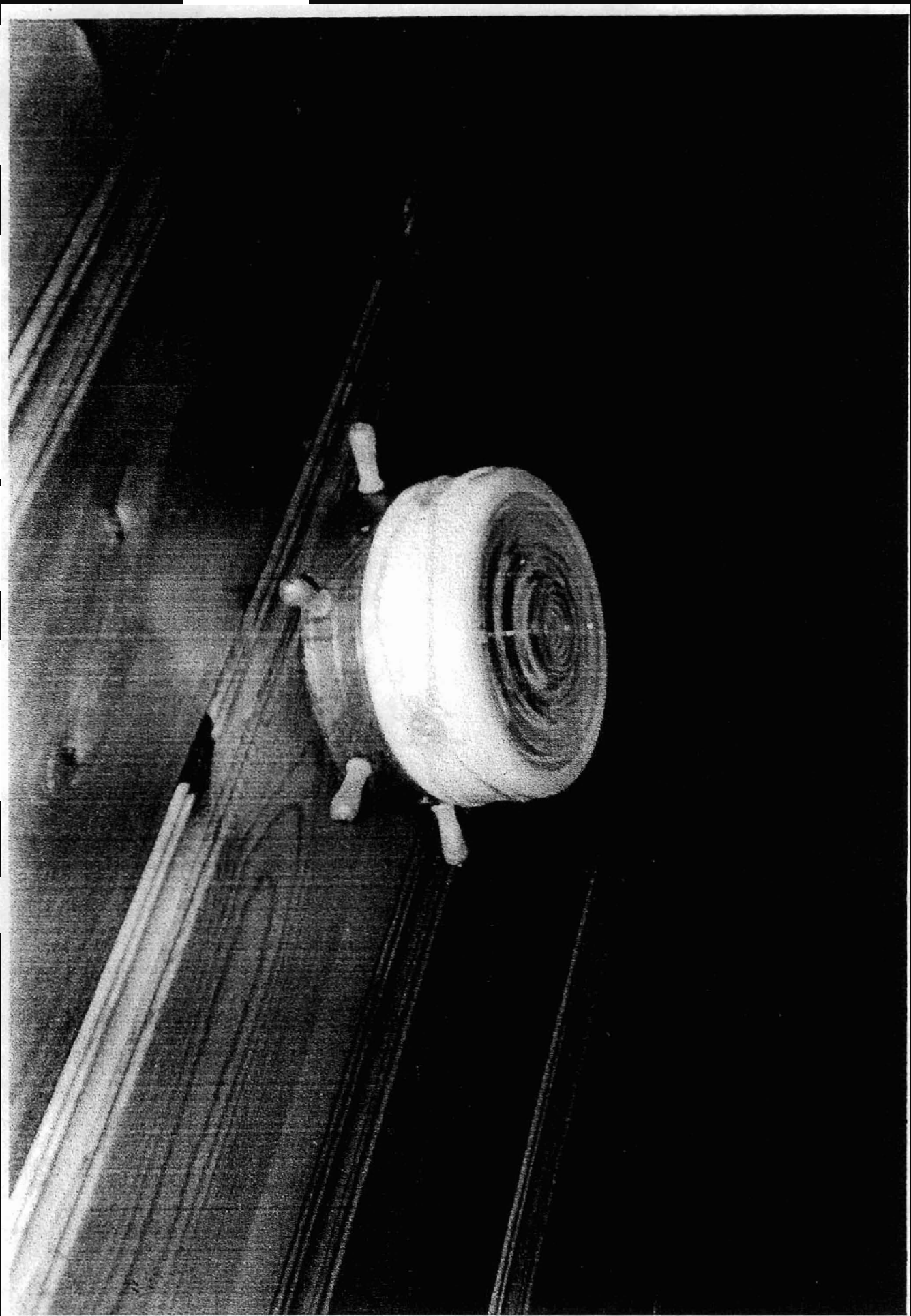








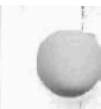
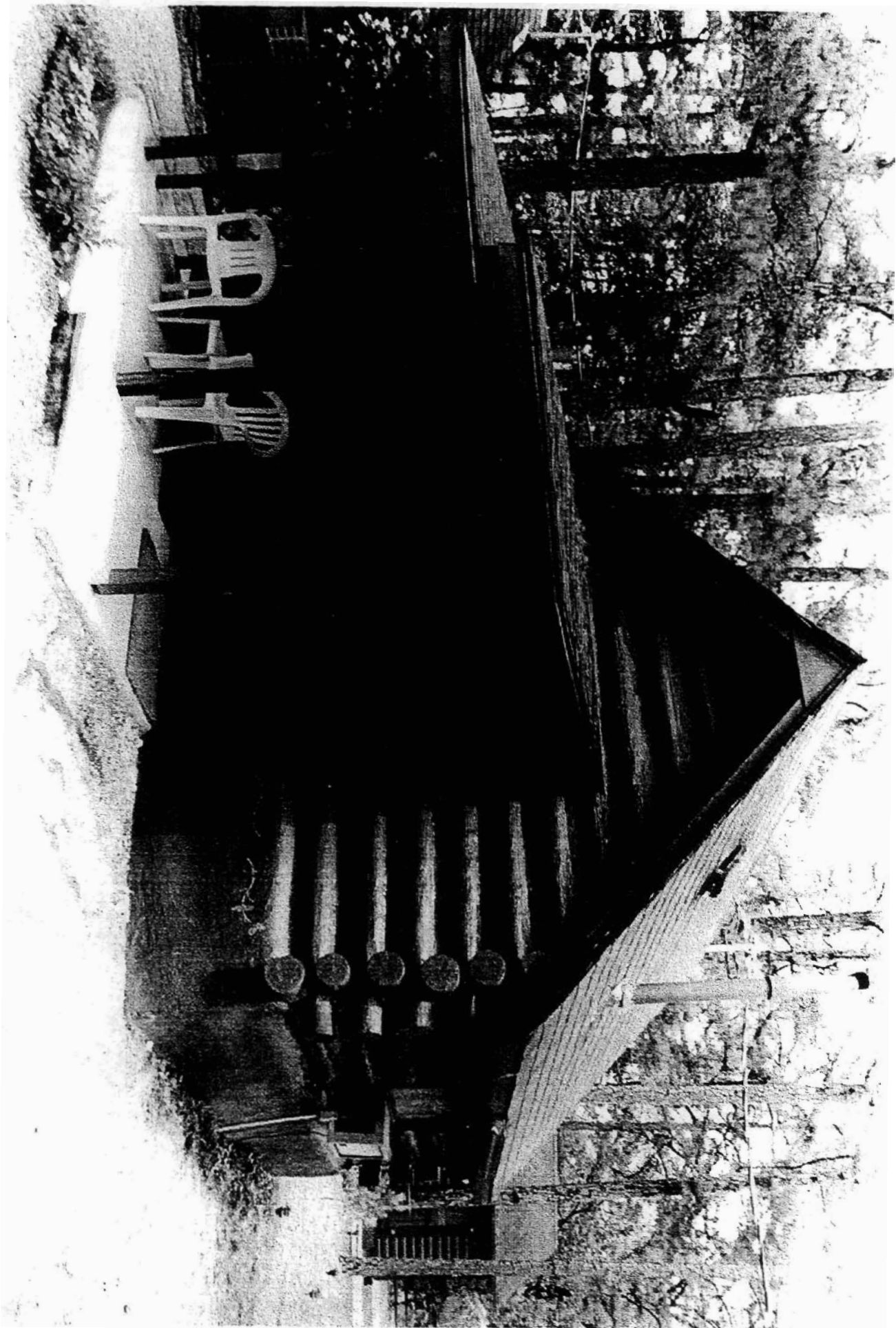














# ***TALL PINES MOTOR INN HISTORIC DISTRICT***

<b><i>RESOURCENO</i></b>	<b><i>ALT_NAME</i></b>	<b><i>CONTRIBUTING</i></b>
CR2039		I
CR1090	CABIN #1	C
CR1091	CABIN #2	C
CR1092	CABIN #3	C
CR1093	CABIN #4	C
CR1094	CABIN #5	C
CR1095	CABIN #6	C
CR1096	CABIN #7 OWNERS HOME	C