

United States Department of the Interior  
National Park Service

NR Listed 2-11-04

### 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 Mountaineer Hotel Historic District

other names/site number Sites #GA0713-GA0714

#### 2. Location

street & number 1100 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not for publication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.)

Catherine Marshall  
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): \_\_\_\_\_

Signature of the Keeper

Date of Action

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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	
2	0	buildings
0	0	sites
0	0	structures
0	0	objects
2	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)

DOMESTIC/hotel

Current Functions  
(Enter categories from instructions)

VACANT/Not in use

7. Description

Architectural Classification  
(Enter categories from instructions)

MODERN MOVEMENT/Art 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.)

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.)

- Criteria A, B, C, D with checkboxes and descriptions of significance criteria.

Criteria Considerations

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

Property is:

- Criteria A-F with checkboxes and descriptions of property types.

Levels of Significance (local, state, national)

LOCAL

Areas of Significance (Enter categories from instructions)

TRANSPORTATION

ARCHITECTURE

Period of Significance

1947 - 1954

Significant Dates

1947

Significant Person (Complete if Criterion B is marked)

N/A

Cultural Affiliation (Complete if Criterion D is marked)

N/A

Architect/Builder

Albinson, A. I.

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):

- Documentation checkboxes: preliminary determination, National Register, National Historic Landmark, Historic American Buildings Survey, Historic American Engineering Record.

Primary location of additional data:

- Location checkboxes: State Historic Preservation Office, Other State Agency, Federal Agency, Local Government, University, Other.

Name of repository:

Garland County Historical Society

10. Geographical Data

Acreage of Property less than one

UTM References

(Place additional UTM references on a continuation sheet.)

1 15 496123 3820801
Zone Easting Northing

3
Zone Easting Northing
4

See continuation sheet

Verbal Boundary Description

S28 T2S R19W, Block 1, part of Lots 3 and 4, Lot 5, Edgewood Place.
S28 T2S R19W, Block 1, part of Lots 3 and 4, Edgewood Place.

Boundary Justification

The nominated property includes the entire parcel historically associated with Mountaineer Hotel.

11. Form Prepared By

name/title Ralph S. Wilcox, National Register & Survey Coordinator / Bill Wiedower, Heiple & Wiedower, Architects
organization Arkansas Historic Preservation Program 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 John Girolomo
street & number 600 Central Avenue telephone (501) 276-1717
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.

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## National Register of Historic Places Continuation Sheet

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### Summary

The Mountaineer Hotel, consisting of two identical buildings located at 1100 Park Avenue, was built circa 1947. The white brick buildings are among the best examples of Art Moderne architecture in Hot Springs. The two buildings are mirror images, facing an interior auto court, and were the first of what was originally intended to be five buildings in the Mountaineer Hotel complex. They are currently unused and vacant.

### Elaboration

Both of the buildings that make up the Mountaineer Hotel were constructed of structural clay tile and brick veneer walls, concrete floors, and built-up asphalt roofs. The buildings were built on a sloping grade, such that one half of the building (facing Park Avenue) is a basement level with three hotel rooms extending away from the rear auto court, and entered from the Park Avenue side. The remainder of the rooms are accessed from the auto court.

Adjacent to the center room at the basement level are two brick columns which support the building above. Each column has a 1' x 2' light fixture made of glass blocks set flush with the brick wall and lit from behind.

The floor plans of the Mountaineer step back at each of the levels. There are a total of four floors and a roof deck above the fourth floor. The units on both the third and fourth floors also have roof decks opening off of corner rooms.

The exteriors of the buildings showcase excellent examples of Art Moderne detailing. The steel two-over-two double-hung windows, especially the corner window groupings, emphasize the horizontal aspects of the Moderne styling. The original doors, of which only a few remain, have a horizontal five-light vision panel. On all sides of both buildings is a four story vertical mass that is accented with two concrete vertical bands which incorporate windows at each floor. At each third floor deck is a round window with a square operable casement sash, adjacent to a corbelled brick panel at the inside corner of the deck area.

The most striking elements on the buildings' exteriors are the brick balustrades at the decks, and similar brick sunscreens at the fourth floor decks. The balustrades are bricks stacked vertically and turned at a 45 degree angle to create a strong shadow line and allow limited sight through the balustrade while maintaining privacy for the occupant.

The interiors of the building were not viewed.

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The Mountianaire Hotel has not been altered significantly since its use as a hotel. It has been vacant and neglected for several years, and has deteriorated to some degree. The Art Moderne design and stylistic elements continue to dominate the buildings' facades and are still extremely prominent. The Mountianaire Hotel is one of the best examples of Art Moderne style along Park Avenue and in Hot Springs.

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## National Register of Historic Places Continuation Sheet

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### Summary

The Mountaineire Hotel Historic District is being nominated to the National Register of Historic Places under **Criterion A** with **local significance** for its associations with the development of accommodations to serve the increased tourist trade in Hot Springs during the first half of the twentieth-century. It is also being nominated under **Criterion C** as an excellent example of an Art Moderne style hotel on Park Avenue in Hot Springs, Arkansas. The district consists of the two hotel towers, each with four floors of guest rooms. It has been vacant for several years, and as a result, is suffering from neglect and the beginning signs of deterioration.

### Elaboration

The Mountaineire Hotel was one of only a few Art Moderne style tourist lodging facilities on Park Avenue as the conversion from large residential homes to commercial businesses aimed at automobile travelers began in the mid to late-1930s and continuing into 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 overnight stay 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. With the growth of automobile traffic, and the expansion of the city of Hot Springs in the 1930s-40s, travelers began looking for convenient and accessible overnight lodging near highways. The high-class downtown hotels could not offer on-site parking for the most part, and carried additional expenses such as porter's fees for baggage handling and charges for clubs and social offerings.

As a result, traveler services, including tourist courts and service stations, began appearing along Park Avenue because of its proximity to Hot Springs' major attractions and entertainment venues. The tourist courts along Park Avenue are generally a conglomeration of widely-circulated tourist court "plan books" and popular architectural styles of the period, with a little of the individual owner's/builder's personality thrown in for good measure.

The Mountaineire Hotel, built circa 1947, consists of two identical towers housing four floors of lodging units each. Built in the Art Moderne style at the height of its popularity, the Mountaineire has fabulous details in brick, structural clay tile, and concrete. Turned bricks form balustrades on the upper floor exterior decks and also serve as ornamentation for the streamlined look of the buildings. Similarly, vertical bands of bricks on the side facades of each building draw the eye upward toward the fine Art Moderne detailing of the

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brick sunscreens and circular casement windows. The fair condition of the building and the outstanding Art Moderne design and details make the Mountaineer eligible for nomination under Criterion C to the National Register.

Records of Mountaineer Hotel reveal that the builder, A. I. Albinson, moved to Hot Springs from Minnesota to take advantage of the booming tourist industry and built the Mountaineer in 1947. Hot Springs City Directories show Mr. Albinson maintaining ownership for almost 20 years, at which point A. I. Albinson, Jr., converted the towers to apartments and eventually a nursing home. The Mountaineer has been vacant since the mid-1990s, and is beginning to deteriorate both externally and internally.

By the early-1950s, medical advancements made drugs more readily available for ailments previously treated with thermal baths. Combine this with the rise in popularity of several recreational lakes south of Hot Springs, and tourists began to abandon the courts of Park Avenue. Because Hot Springs moved south and west toward the lakes, and because of the availability of land open to development surrounding the city, many of the tourist courts along Park Avenue have remained virtually unaltered. In their current state, neglect has been their biggest enemy, although the majority remaining are used in some capacity, several still hosting travelers as motels.

### Statement of Significance

The Mountaineer Hotel Historic District is being nominated under **Criterion A** with **local significance** for its role in serving automobile travelers along the Little Rock – Hot Springs Highway as the city changed with the demand for convenient, accessible, and stylish overnight lodging for visitors to Hot Springs. It is also being nominated under **Criterion C** as an excellent example of an Art Moderne styled hotel. 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.**"



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### Bibliography

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