

Hot Springs Garland Co.
~~Plaza Apartments~~

Plaza Apartments
Name of Property

Garland County, Arkansas
County and State

PS Form 10-900
(Rev. 8-86)

OMB No. 1024-0018

United States Department of the Interior
National Park Service

NR LISTED

NOV 05 1989

AHPP

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

1. Name of Property

Historic Name: Plaza Apartments

Other Name/Site Number: GA0486

2. Location

Street & Number: 610 Spring St.

Not for Publication: N/A

City/Town: Hot Springs

Vicinity: X

State: AR

County: Garland

Code: AR051

Zip Code: 71901

3. Classification

Ownership of Property: Private

Category of Property: Building

Number of Resources within Property:

Contributing	Noncontributing
<u>1</u>	_____ buildings
_____	_____ sites
_____	_____ structures
_____	_____ objects
<u>1</u>	<u>0</u> Total

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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
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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. _____ See continuation sheet

Cathy J. Slaton
Signature of certifying official

9-13-99
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.

Signature of commenting or other official

Date

State or Federal agency and bureau

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5. National Park Service Certification
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I, hereby certify that this 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 Keeper

Date
of Action

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6. Function or Use

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Historic: Domestic Sub: Rooming House

Current : Domestic Sub: Rooming House

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7. Description

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Architectural Classification:

Craftsman

Materials: foundation Stucco/Brick roof Composition Shingles
walls Weatherboard other _____

Describe present and historic physical appearance:

Summary

The Plaza Apartments, located at 610 Spring Street (formerly Reserve Street), is a two-story-Craftsman-style frame building situated on a small hill southeast of the Hot Springs Rehabilitation Center, formerly the Army/Navy General Hospital. The circa 1915 rooming house faces Hot Springs Mountain in the Hot Springs National Park and is surrounded by small single dwelling Craftsman houses and a few older Queen Anne-style homes which have been altered over the years. The Plaza Apartments currently houses The Artist Colony Inn with rooms for rent and showroom space for the owner/operator's art pieces.

Elaboration

The Plaza Apartments, located at 610 Spring Street, was constructed c. 1915 in the fashionable Craftsman style by Mrs. Minnie Green as a rooming house. The front, or north, elevation of the property faces Hot Springs Mountain and is gained from the sidewalk by thirteen concrete steps flanked by a concrete-capped, stucco retaining wall (the current owner has painted the stucco to resemble large blocks of stone). The two-story frame building is fronted by a full width, gable-roofed porch that protects its three-bay façade. Five steps, flanked by stepped, stuccoed, side walls (terminating

at short stuccoed piers), lead up from the walk to the large porch whose roof is supported at the corners by decorative knee brackets and three short, square wooden posts resting atop stuccoed piers. Two decorative brackets flank a stationary three-light window at the apex of the porch's stuccoed pediment, and a simple wooden balustrade encloses the porch. Sheltered by the porch, two sets of paired three-over-one double-hung windows flank a centered, beveled glass, single-light wooden door topped by a transom. The second story features two sets of paired three-over-one double-hung windows centered above the first floor windows. The stuccoed attic gable is bolstered by six decorative knee brackets and is lighted by a pair of six-over-six double-hung windows. The present owner has added non-original, non-historic plank shutters flanking all of the windows on the north façade. The exterior of the north façade is sheathed in narrow, horizontal weatherboard and has a continuous stuccoed foundation.

The first floor of the east façade of the Plaza Apartments is fenestrated by a single one-over-one double-hung window at the north corner, two sets of paired one-over-one double-hung windows in the center, and a set of three four-over-four windows on the south end. The second floor window arrangement mirrors the first; however, an additional window, three-over-one in arrangement, is located at the northern corner. The owner has added non-original, non-historic plank shutters flanking the first floor windows on this façade. The exterior is sheathed in narrow, horizontal weatherboard and has a continuous stuccoed foundation. Exposed rafters grace the roofline.

The rear, or south, façade of the building has an original, two-story shed-roof addition that stretches across the western two thirds of the rear of the building. This addition contains rooms in its western-half fenestrated by sets of three, three-over-one windows on each floor, and single-leaf doors with transoms leading onto the open porches containing the rear exit stairs. The current owner has partially in-filled the open porches with odd bits of different types of windows and added a large deck. Sets of four, four-over-four windows fenestrate both floors of the eastern third of the rear façade and six decorative knee brackets grace the gable roofline. A combination of horizontal weatherboard and vertical bead board clads the addition.

The first floor of the west façade of the Plaza Apartments is fenestrated by a single one-over-one double-hung window at the north corner, two sets of paired one-over-one windows, and a short one-over-one window at the southern end. A single one-over-one window set between floors to light the stairwell is located south of the northernmost window, and a short one-over-one window lights the first floor of the addition, as well. The second floor window arrangement mirrors the first. The exterior of the main house is sheathed in narrow, horizontal weatherboard and has a continuous stuccoed foundation. The addition is sheathed in a combination of horizontal weatherboard and vertical bead board and has a concrete block foundation. Exposed rafters grace the roofline.

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The interior of the Plaza Apartments is virtually intact. All of the original moldings, doors and stairs remain. When originally constructed, the building was a rooming house. The rooms had sinks but no attached bath or toilet. There was a single toilet downstairs and a bath tub upstairs to be shared by all tenants. Over time, the rooms were converted into apartments with baths and kitchens. The current owner has removed all of the kitchens and most of the bathrooms (except in the apartment where he lives) in order to return the building to its former function as a rooming house with shared facilities.

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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

Period(s) of Significance: c. 1915

Significant Dates: c. 1915

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 periods of significance noted above:

Summary

The Plaza Apartments, located at 610 Spring Street in Hot Springs, Arkansas, is being nominated to the National Register of Historic Places under **Criterion C with local significance**, as the best remaining example of a two-story, Craftsman-style rooming house in its neighborhood.

Elaboration

Native Americans had long been visiting the natural hot springs in the valley between North and West Mountains prior to the arrival of settlers of European descent. Like those later settlers, the Native Americans visited the valley for the natural springs that emanated from the hillsides, and particularly the hot springs that were to give the later community its name. The Native Americans were the first to believe that the hot springs possessed medicinal and restorative properties, a belief shared by the first trappers and hunters of European descent that passed through the valley. These early travelers took stories of the hot springs back with them to civilization, and awareness of the springs spread widely thereafter.

The first actual white settlement took place by the second decade of the nineteenth century, though by all accounts it was sparse and of limited tenure. These earliest settlers, typically sufferers of various maladies, would relocate individually to the vicinity of the springs and erect small, temporary shelters that would serve them for the duration of their stay, and then be abandoned when they felt that they had benefited all that they could from the waters.

The first detailed description of the hot springs and the surrounding landscape was provided by William Dunbar and George Hunter who explored the area in 1804. Following the highly publicized visits to the area by Dunbar and Hunter in 1804 and Major Stephen Long in 1820, the hot springs and surrounding land were legally reserved for public use by Congress in 1832. This reservation, the earliest Federal act to protect the natural environment for use of all citizens, is a significant milestone in U. S. conservation history, predating creation of national parks by almost half a century.

The first recorded successful attempt to exploit and develop the area was conducted by Ludovicus Belding (1792-1833), a settler from central Massachusetts who immigrated to the area with his wife and in-laws. Arriving in the area, they settled near the springs they encountered along the route, located approximately five miles southeast of the present site of downtown Hot Springs. Almost immediately after their arrival, Mr. Belding initiated the permanent development of the area around the hot springs, first with the repair and improvement of several of the abandoned earlier structures, and then with the establishment of the first mercantile store nearby. He soon followed these efforts with the construction of the area's first hotel, and for a time this budding community became known as Thermopolis. In spite of both the bad roads into the valley from Little Rock and these humble beginnings, Belding succeeded at establishing the spa community that would become known as Hot Springs.

Shortly after the settlement of Belding's Thermopolis, emigrants also began to settle around the main hot springs at the base of Hot Springs Mountain, constructing mills, hotels, and crude bathing houses. By 1860 the tiny settlement had grown to a respectable-sized village with a number of hotels and bathhouses built around and over the springs to serve the many visitors

who came into the valley by stagecoach. Although most of the city's buildings were burned during the Civil War, its former inhabitants returned after the war to rebuild the town whose population was swelled by the sick and wounded war veterans who had come to bathe at the springs.

By the 1870's the area was rapidly becoming a spa resort, with bathing houses, fashionable hotels, and a variety of entertainments. Throughout the remaining decades of the nineteenth century Hot Springs continued to grow and develop around the spa industry.

In the early 1880s the federal government began construction on the Army and Navy General Hospital just east of the bathhouses on Central Avenue. At the time, this undeveloped area along the lower slopes of Hot Springs Mountain was known as Rhal City, home to disease infected transients living in shanties. This large hospital complex opened in 1886 as the first permanent military hospital in the country. The area around the hospital soon began developing, primarily as a residential neighborhood.

It was in this neighborhood that Mrs. Minnie Green built a home on Reserve Street (now Spring Street). In c. 1915 Mrs. Green constructed the building now known as the Plaza Apartments, as a business venture, offering furnished rooms for rent to travelers coming to Hot Springs to take the baths or to visit family or friends at the Army and Navy General Hospital located just a few blocks west of the Plaza. Little is known about Minnie Green. The earliest records (1910) list her as being married to Frank Green, owner of the F. J. Green, Co., which specialized in painting advertisements and other signage, and the proprietor of the Plaza Hotel at 620 Central Avenue. By 1915 Minnie Green was listed as being a widow and had constructed the Plaza Apartments. It is interesting to note that Frank Green, Minnie's husband, didn't actually die until 1927. More than likely, they divorced sometime between 1910 and 1915. Minnie Green continued to operate the Plaza Apartments until her death in 1957.

The Plaza Apartments, like other buildings constructed in the same era, was designed in the fashionable Craftsman style. Although surrounded by many one-story craftsman homes, the Plaza is distinguished by being two stories in height and located prominently mid-block on a small hill. It is also the only surviving original rooming house in its immediate neighborhood. Because of this, the Plaza Apartments building is being nominated to the National Register of Historic Places under **Criterion C with local significance.**

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9. Major Bibliographical References
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BIBLIOGRAPHY

Brown, Dee. The American Spa-Hot Springs, Arkansas. Little Rock, AR: Rose Publishing Company, 1982.

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ushing, Paul. Hot Springs, Arkansas-An Impressionist Sketch, 1903.

Cutter, Charles. The Cutter's Guide To Hot Springs, 1909, 1913, 1917.

Hot Springs City Directories. 1910, 1912, 1915.

Sanborn Fire Insurance Maps. Hot Springs, Arkansas. 1901, 1908, 1915.

Information from the Garland County Historical Society.

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

UTM References: Zone Easting Northing Zone Easting Northing

A	15	495620	3818780	B	___	___	___
C	___	___	___	D	___	___	___

Verbal Boundary Description: A PART OF LOT 8, Block 81 of the Hot Springs Reservation, as surveyed, mapped, and platted by the U.S. Hot Springs Commissioners, more particularly described as follows: Beginning at a point on line of said lot and Reserve Avenue 125 feet east of the common corner of lots 7 and 8 of said block; thence southerly to a point 121 feet east to the west line of lot 8 and 11 feet northerly from its south line, being the north line of an alleyway from Palm Street to said point; thence easterly parallel with the south line of lot 8 for 71 feet; thence northerly to a point on the

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th line of said lot, 75 feet from the point of beginning, thence westerly along the north line of Lot 8 for 75 feet to the Point of Beginning. ALSO the use of an alleyway 11 feet wide, along the Southerly side of said lot 8 from the east side of land herein described and extending to Palm Street.

Boundary Justification: This boundary contains all the property historically associated with the Plaza Apartments that retains its historic integrity.

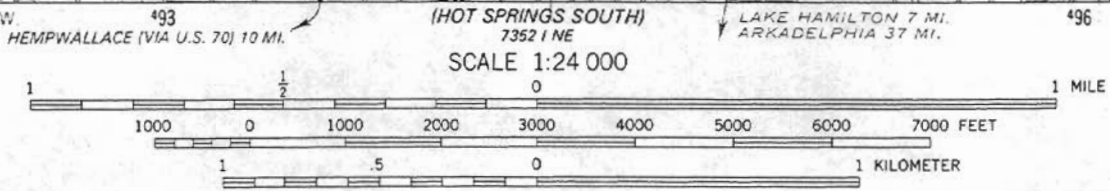
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11. Form Prepared By
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Name/Title: Randy Jeffery, National Register/Survey Coordinator

Organization: Arkansas Historic Preservation Program Date: August 6, 1999

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

City or Town: Little Rock State: AR ZIP: 72201

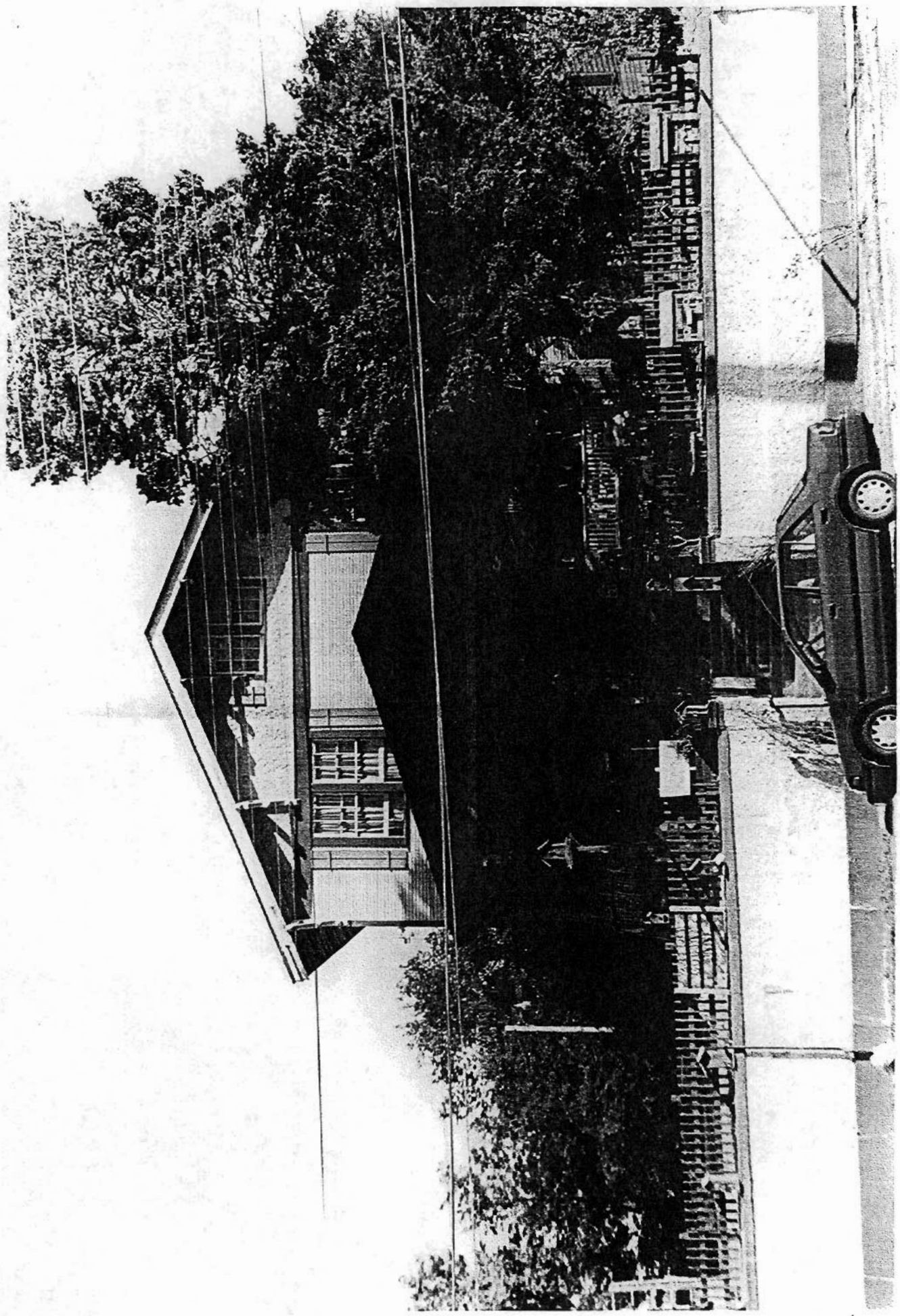


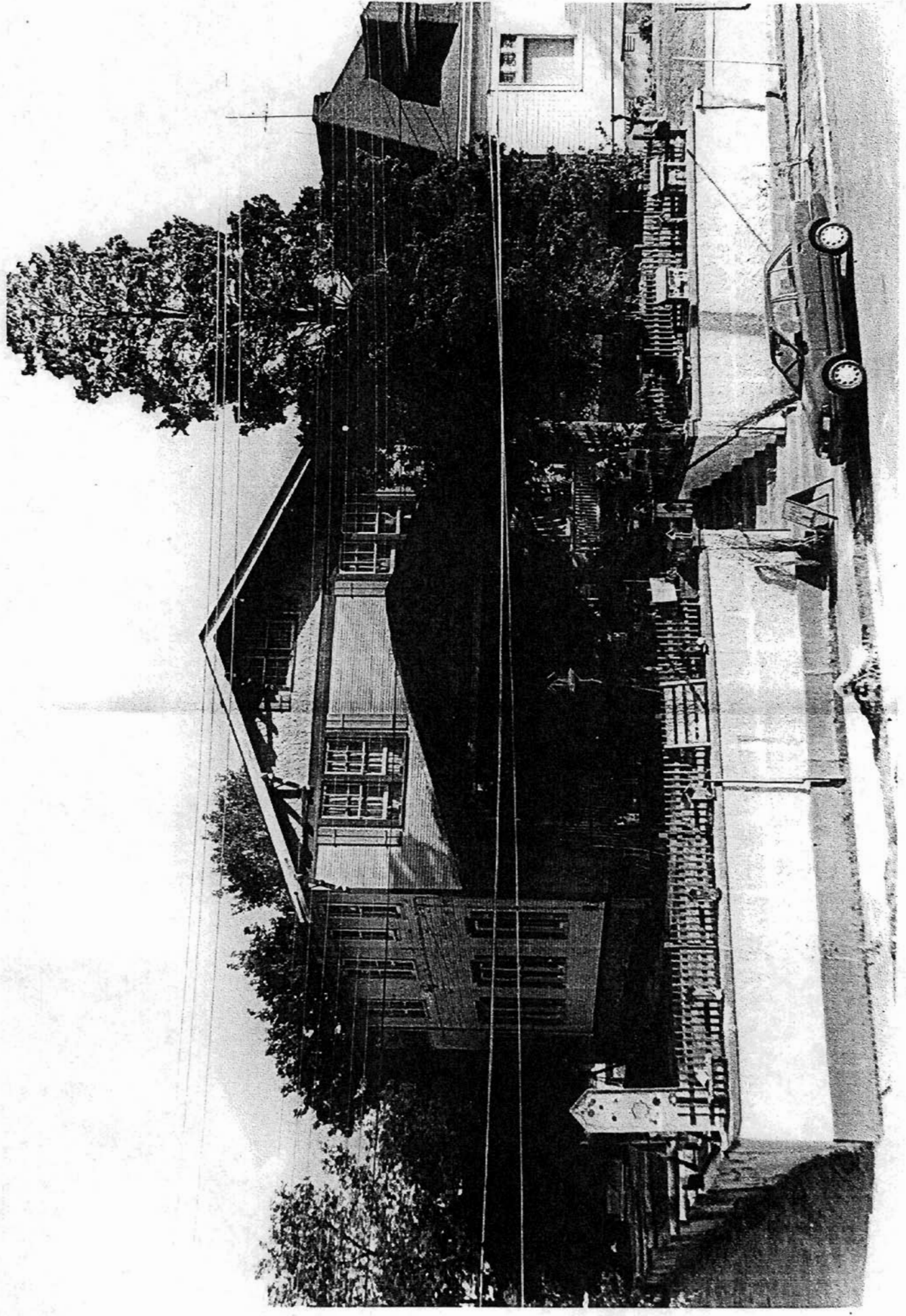
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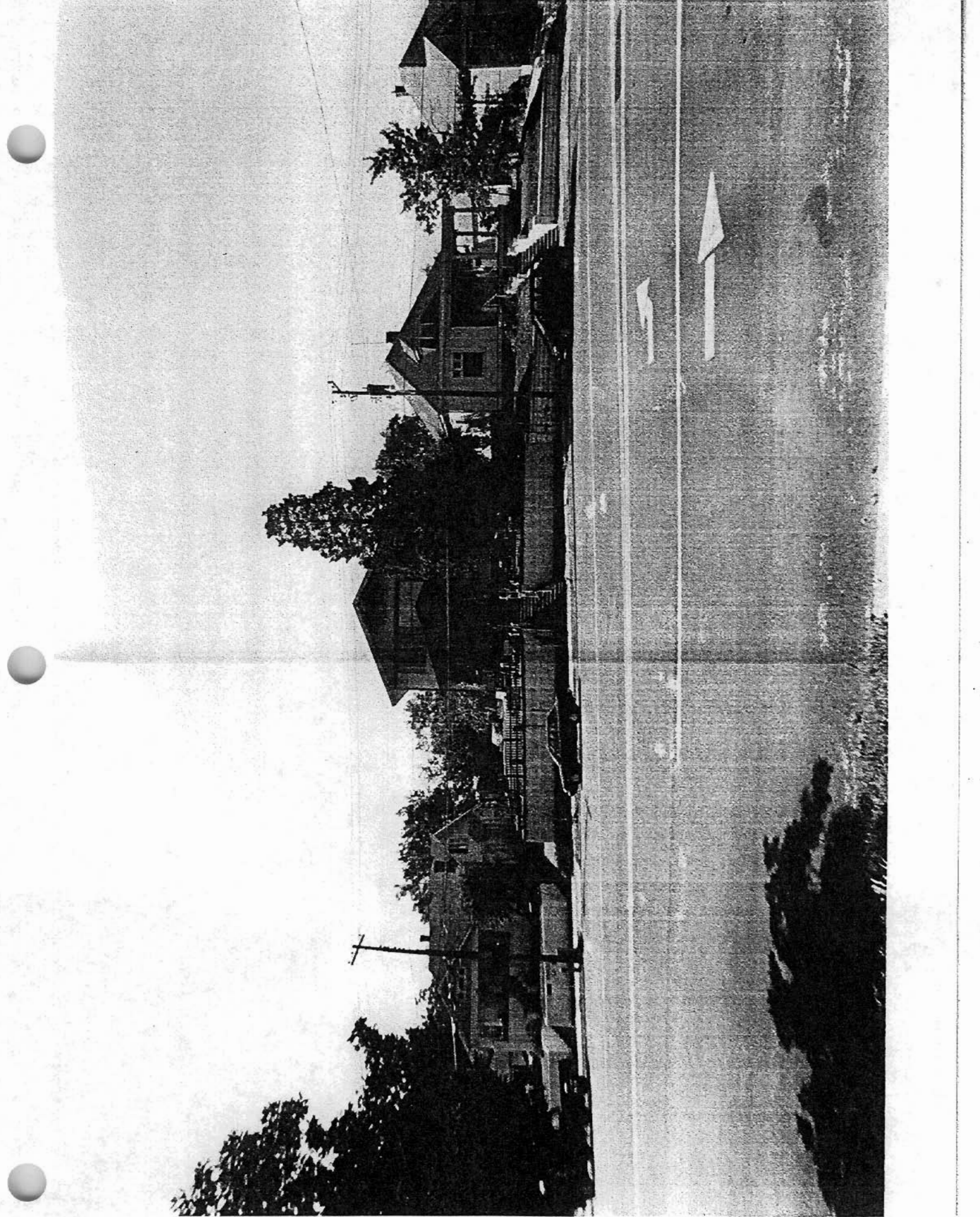
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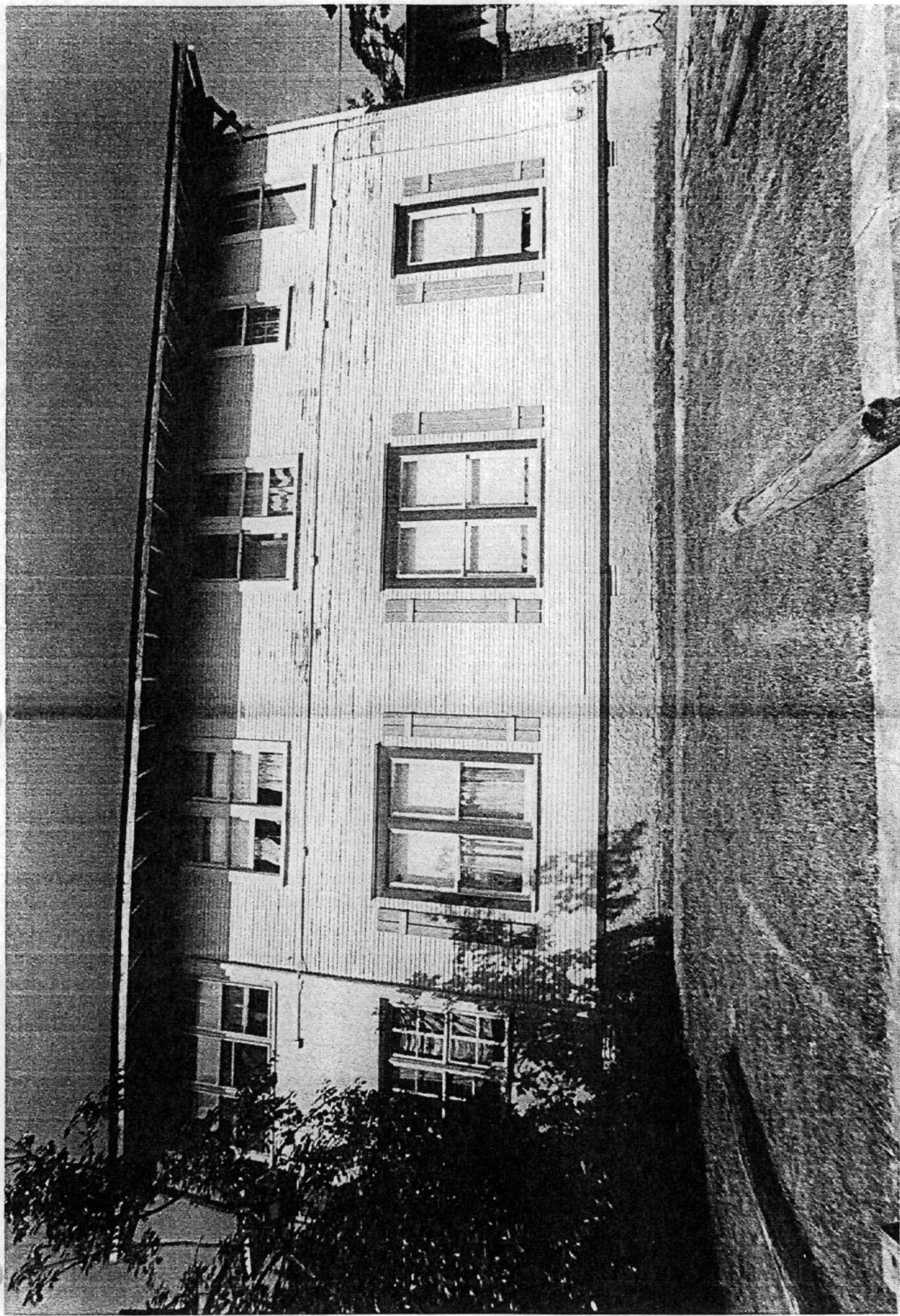
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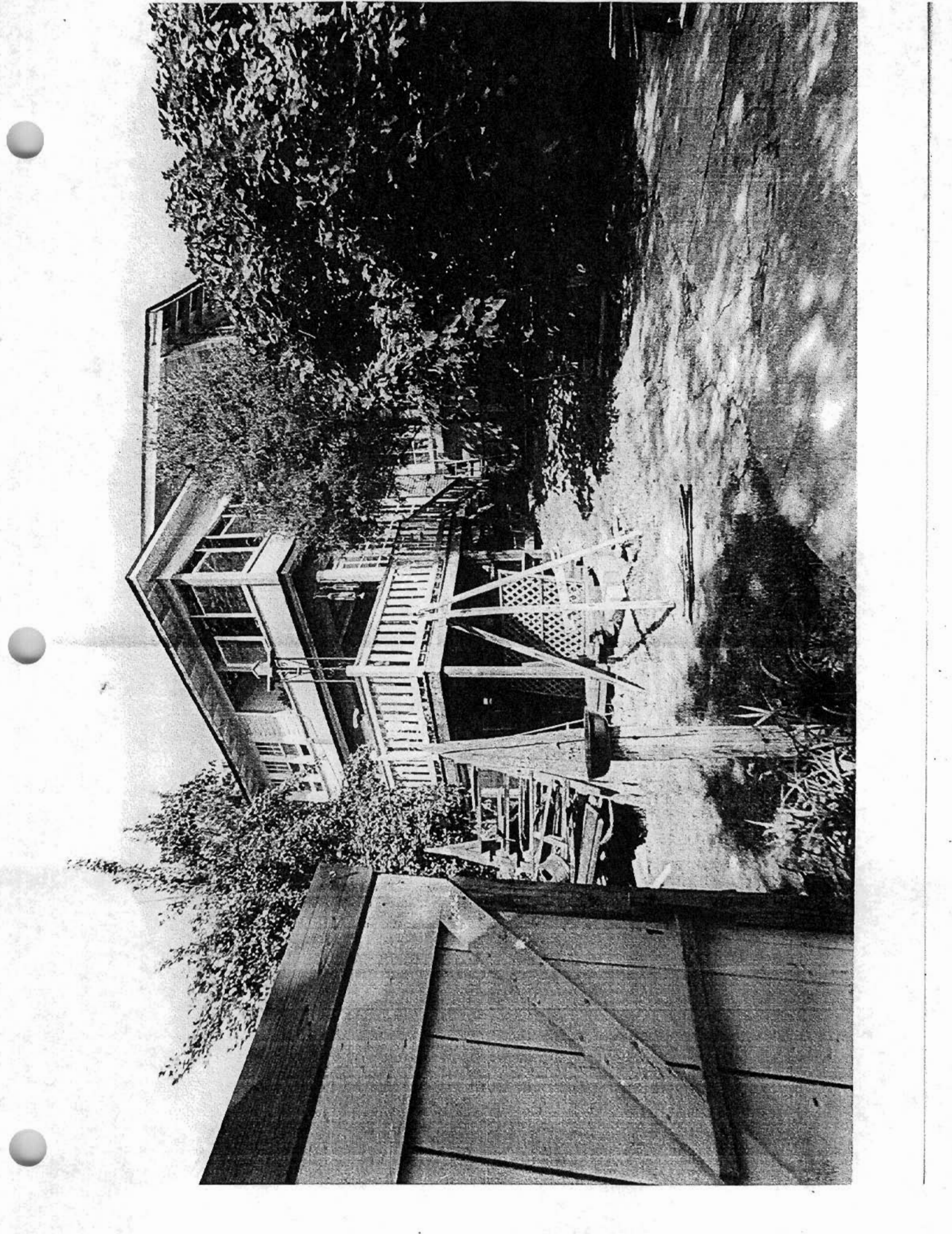


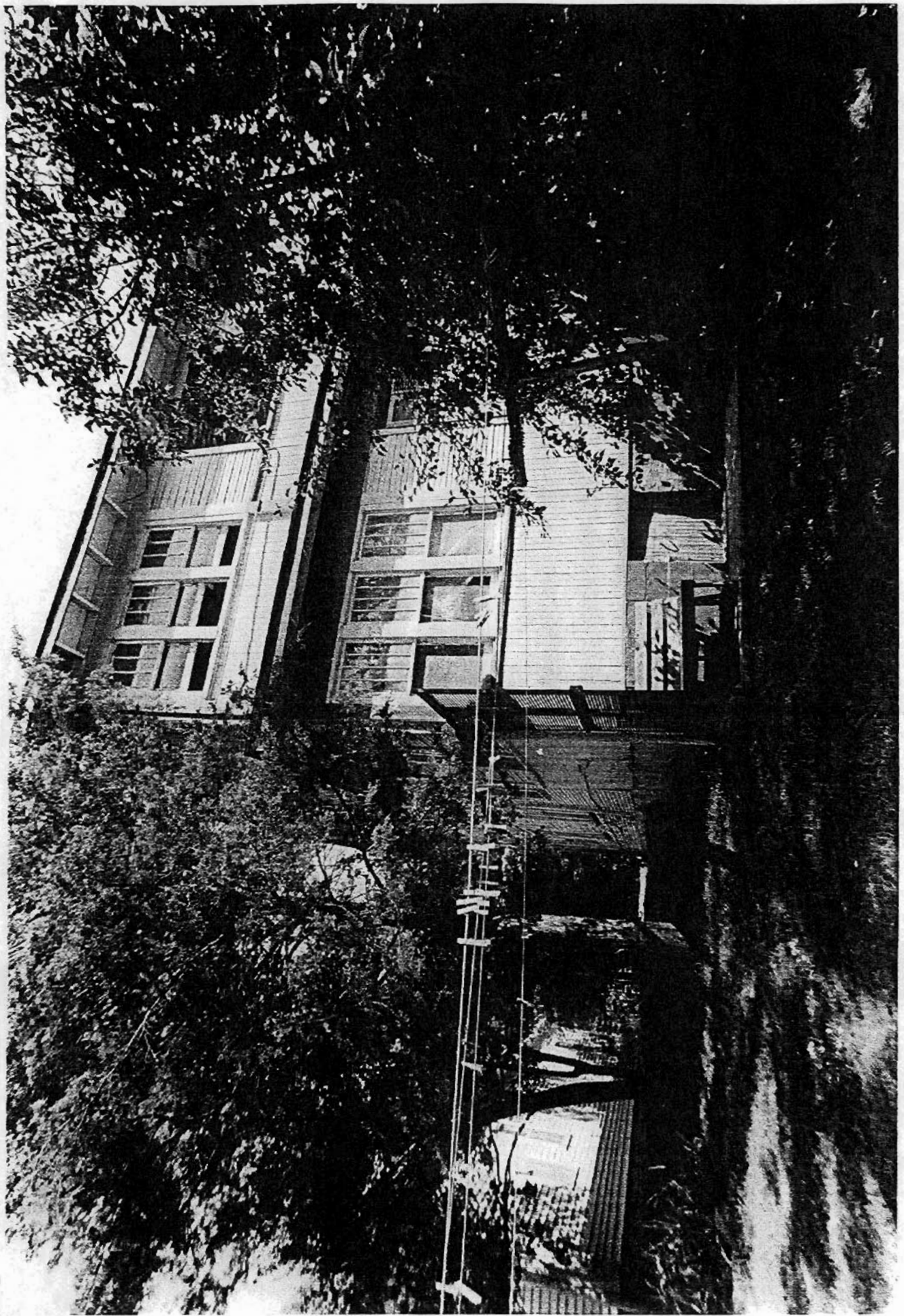


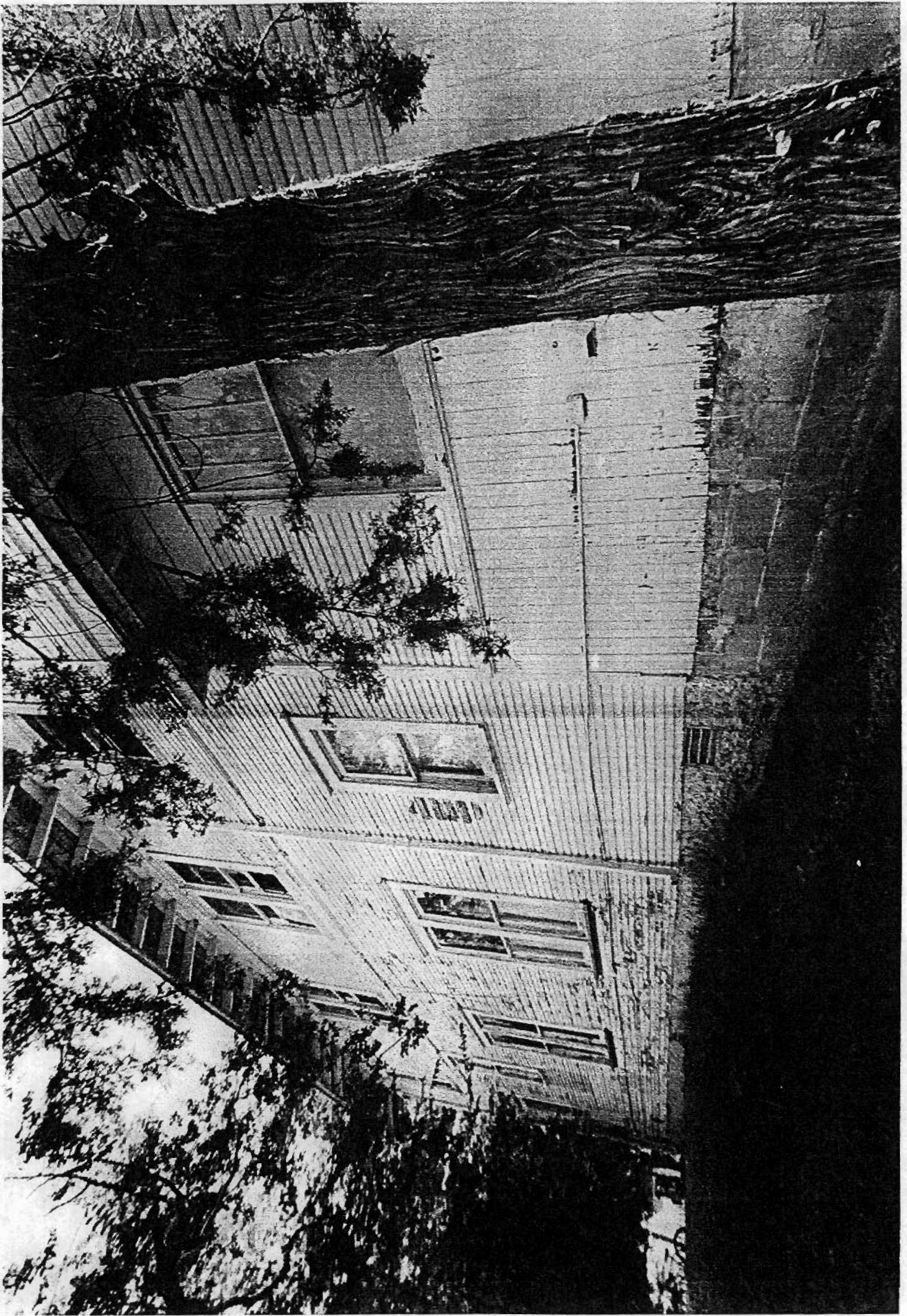


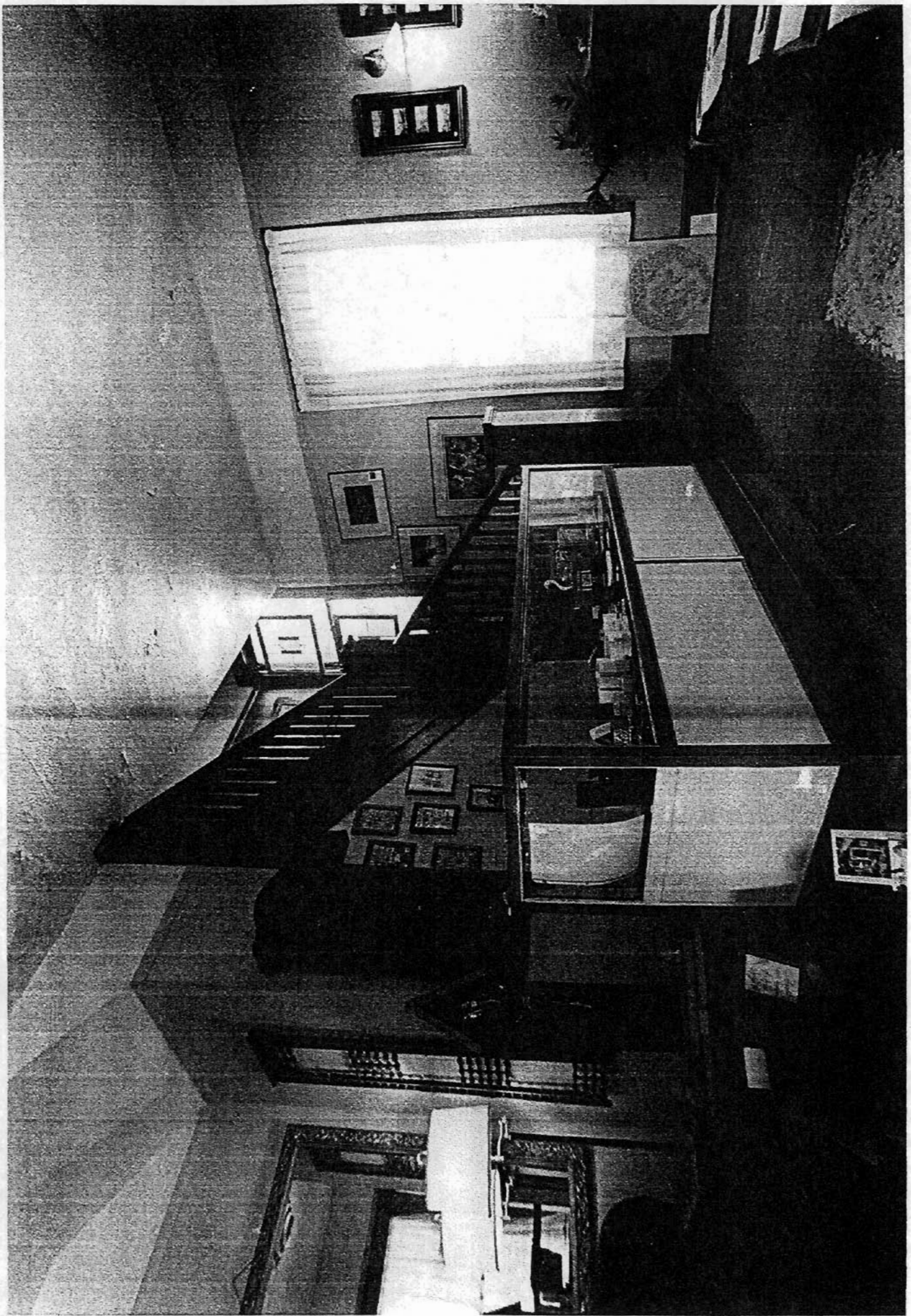


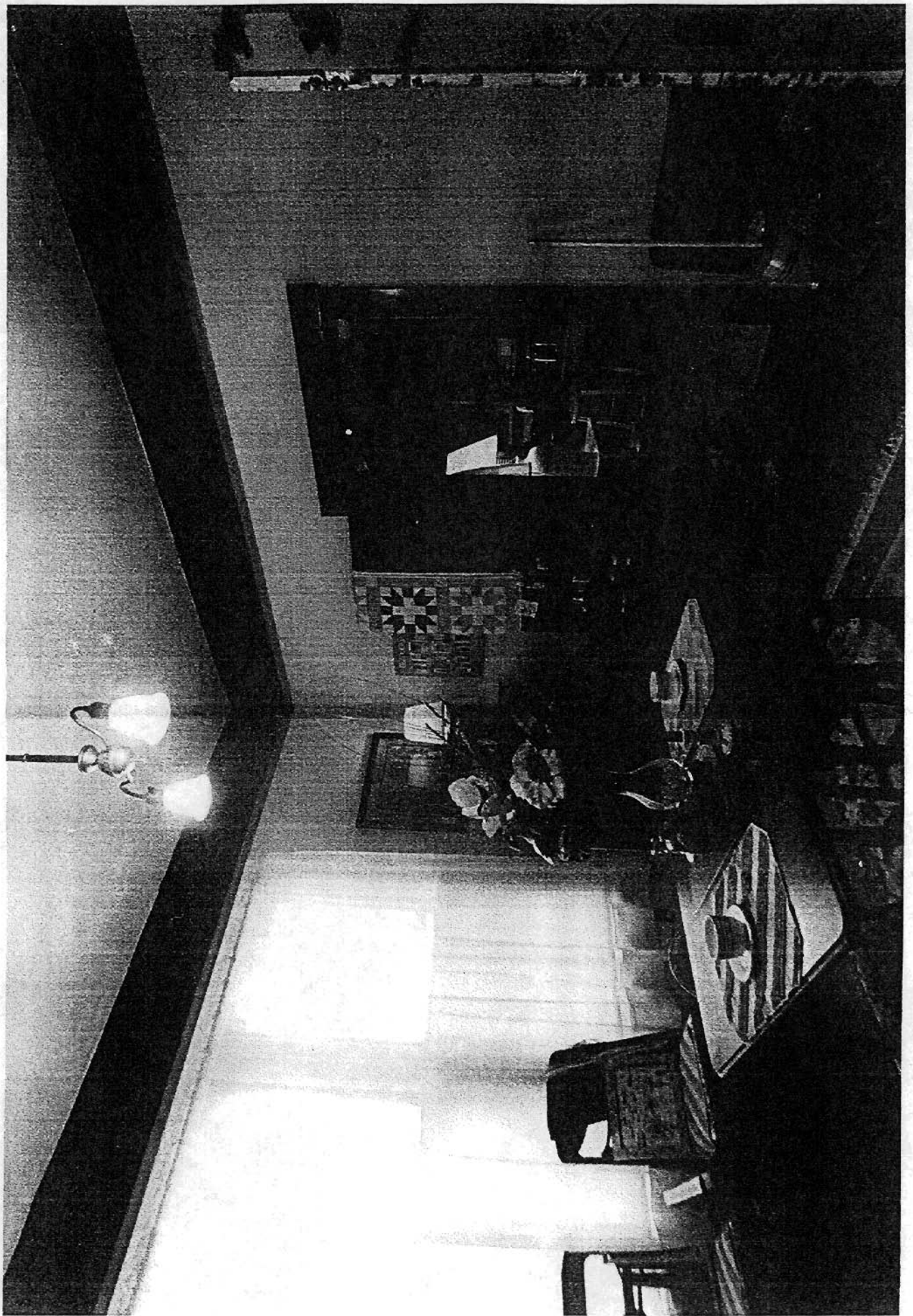


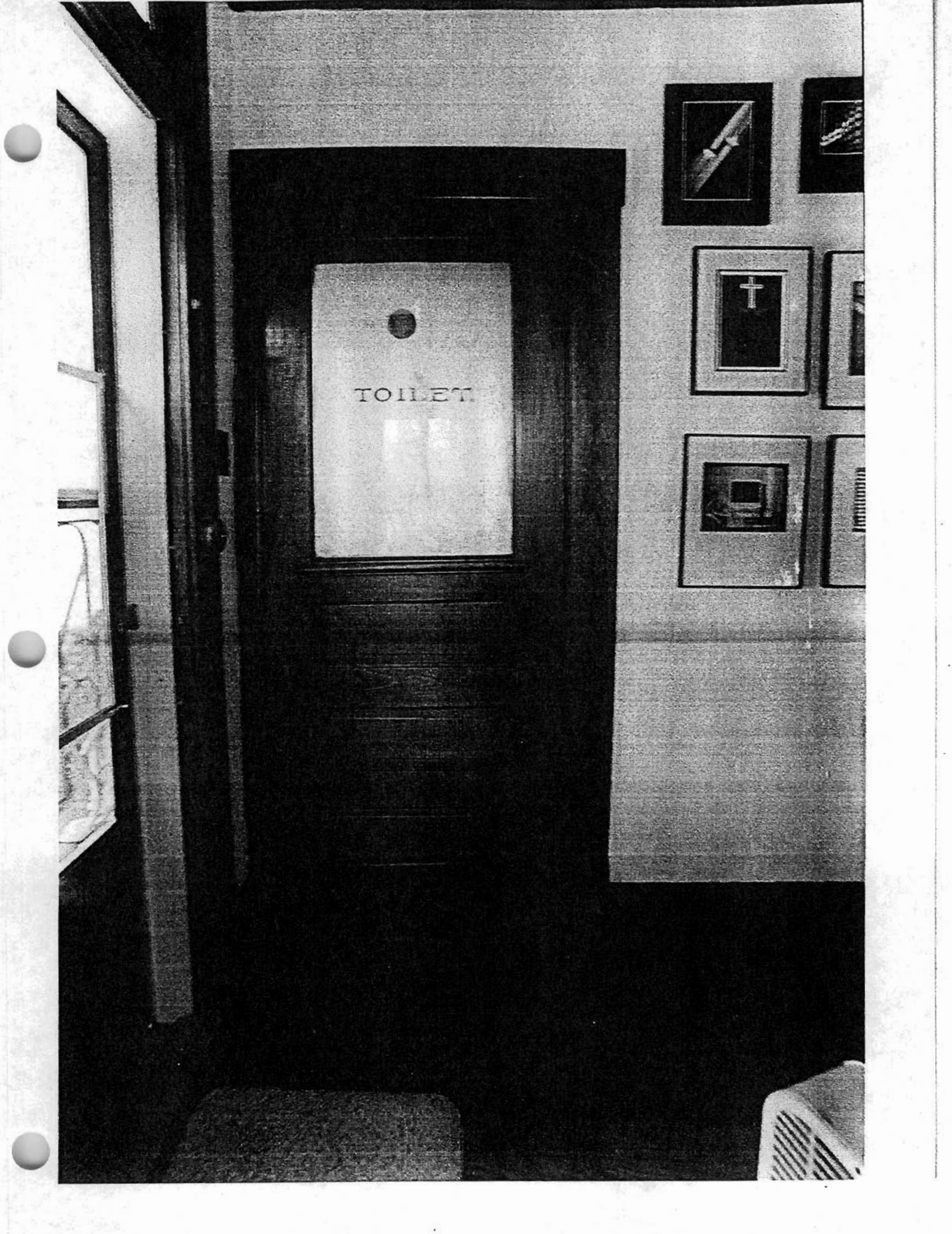




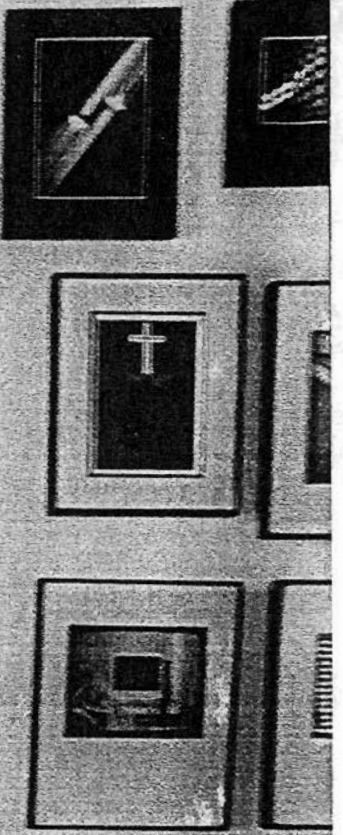








TOILET



TOILET
— AND —
BATH.



