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

<table>
<thead>
<tr>
<th>historic name</th>
<th>Mountaineer Hotel Historic District</th>
</tr>
</thead>
<tbody>
<tr>
<td>other names/site number</td>
<td>Sites #GA0713-GA0714</td>
</tr>
</tbody>
</table>

2. Location

<table>
<thead>
<tr>
<th>street &amp; number</th>
<th>1100 Park Avenue</th>
</tr>
</thead>
<tbody>
<tr>
<td>city or town</td>
<td>Hot Springs</td>
</tr>
<tr>
<td>state</td>
<td>Arkansas</td>
</tr>
<tr>
<td>county</td>
<td>Garland</td>
</tr>
<tr>
<td>code</td>
<td>AR</td>
</tr>
<tr>
<td>zip code</td>
<td>71901</td>
</tr>
</tbody>
</table>

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 the National Register criteria. I recommend that this property be considered significant.

Signature of certifying official/Title: [Signature]
Date: 11/20/03

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: [Signature]
Date: [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): [Other]

Signature of the Keeper: [Signature]
Date of Action: [Date]
Mountainaire Hotel Historic District

5. Classification

<table>
<thead>
<tr>
<th>Ownership of Property</th>
<th>Category of Property</th>
<th>Number of Resources within Property</th>
</tr>
</thead>
<tbody>
<tr>
<td>□ private</td>
<td>□ building(s)</td>
<td></td>
</tr>
<tr>
<td>□ public-local</td>
<td>□ district</td>
<td>Contributing: 2</td>
</tr>
<tr>
<td>□ public-State</td>
<td>□ site</td>
<td>Noncontributing: 0</td>
</tr>
<tr>
<td>□ public-Federal</td>
<td>□ structure</td>
<td></td>
</tr>
<tr>
<td></td>
<td>□ object</td>
<td></td>
</tr>
</tbody>
</table>

Number 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

6. Function or Use

<table>
<thead>
<tr>
<th>Historic Functions</th>
<th>Current Functions</th>
</tr>
</thead>
<tbody>
<tr>
<td>DOMESTIC/hotel</td>
<td>VACANT/Not in use</td>
</tr>
</tbody>
</table>

7. Description

<table>
<thead>
<tr>
<th>Architectural Classification</th>
<th>Materials</th>
</tr>
</thead>
<tbody>
<tr>
<td>MODERN MOVEMENT/Art Moderne</td>
<td>foundation CONCRETE</td>
</tr>
<tr>
<td></td>
<td>walls BRICK</td>
</tr>
<tr>
<td></td>
<td>roof OTHER/Tar Build-up</td>
</tr>
<tr>
<td></td>
<td>other</td>
</tr>
</tbody>
</table>

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.)

- [ ] 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)

<table>
<thead>
<tr>
<th>LOCAL</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
</tbody>
</table>

Areas of Significance (Enter categories from instructions)

<table>
<thead>
<tr>
<th>TRANSPORTATION</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
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<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>ARCHITECTURE</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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<tr>
<td></td>
</tr>
</tbody>
</table>

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):

- [ ] 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
10. Geographical Data

- age of Property: less than one

UTM References
(Place additional UTM references on a continuation sheet.)

<table>
<thead>
<tr>
<th>Zone</th>
<th>Easting</th>
<th>Northing</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>15</td>
<td>496123</td>
</tr>
<tr>
<td>2</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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 Mountainaire 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

- Attach 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

(Events with 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 listings. 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.)

- Administrative 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.
Summary

The Mountainaire 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 Mountainaire Hotel complex. They are currently unused and vacant.

Elaboration

Both of the buildings that make up the Mountainaire 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 Mountainaire 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.
The Mountainaire 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 Mountainaire Hotel is one of the best examples of Art Moderne style along Park Avenue and in Hot Springs.
Summary

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

Records of Mountainaire 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 Mountainaire 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 Mountainaire 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 Mountainaire 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."
Mountaineer Hotel Historic District
Name of Property

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 9 Page 1

Bibliography


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

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


