

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 Cottage Courts Historic District

other names/site number Cottage Motel

2. Location

street & number 603 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☐ not for publication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.)

Cathie Matthews  
Signature of certifying official/Title

12/04/03  
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

\_\_\_\_\_  
Date of Action

2.11.04

**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**

N/A

**6. Function or Use****Historic Functions**

(Enter categories from instructions)

DOMESTIC: Hotel

**Current Functions**

(Enter categories from instructions)

DOMESTIC: Hotel

**7. Description****Architectural Classification**

(Enter categories from instructions)

OTHER: Ranch

**Materials**

(Enter categories from instructions)

foundation CONCRETE

walls BRICK

roof ASPHALT

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

The Cottage Motel, originally known as Cottage Courts, was built at 603 Park Avenue circa 1950, near the end of the flurry of tourist court construction along Park Avenue. It has little in common with the majority of the tourist court type buildings. Instead, it is one of the first "motel" type buildings in Hot Springs. Cottage Courts has continually served as tourist lodging since its construction.

### Elaboration

Cottage Courts consists of two buildings. The larger of the two buildings contains twelve guest rooms. The smaller building contains three guest rooms and the owner's/manager's apartment. The exterior of each building is brick, with a single door and large steel casement window per each guest unit. The entrances are sheltered by a continuous porch that runs the entire length of each building. The porches are formed by the building's overhanging hipped roof. The porches are supported by wrought iron "vine" posts. The porch supports are probably not original, but there is no indication of what they might have replaced.

The buildings are fairly nondescript, with all of the guest rooms being laid out in the same plan. The fronts of the rooms are all facing the same direction in each building, with each room being the mirror image of its adjacent room. The guest rooms are laid out like modern day motel rooms, with a bedroom at the front and a bathroom at the rear. The bathrooms still have the tile wainscoting and flooring and the tile tub surround. The bathroom has a small steel casement window looking out to the rear of the building.

Other than the addition of window air conditioners inserted into the steel casement windows, Cottage Motel appears almost exactly as it did when it was built as Cottage Court.



**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.1950-1954

**Significant Dates**

c. 1950

**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

The Cottage Courts Historic District is being nominated to the National Register under **Criterion A** with **local significance** for its association with automobile travel in Arkansas between the years 1910–1965. Cottage Courts is an example of the earliest “motel” type lodging facilities on Park Avenue in Hot Springs, Arkansas. The district consists of the owner’s residence/office building containing three guest rooms and a second building housing twelve guest rooms, for a total of two contributing buildings. Cottage Courts has not undergone major alterations and remains virtually intact on both the interior and exterior of the buildings. Therefore, it is also being nominated under **Criterion C** as an excellent example of a Ranch style motor court.

### Elaboration

Cottage Courts was one of the later structures built along Park Avenue during the conversion from large residential homes to commercial businesses aimed at automobile travelers. 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 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.

Cottage Courts, built circa 1950, has no real distinguishing architectural features. The two buildings are designed in the Ranch style of architecture. The design lacks the quaintness and stylistic elements of earlier tourist courts. The court shows an important transition from detached single units to the more modern attached motel layout. The red brick one-story buildings are closer in resemblance to early motels, but maintain the common area in the center of the two buildings that is characteristic of tourist courts.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 8 Page 2

Built by Cecil C. Foster and James D. McLain, Cottage Courts first appears in the 1951 City Directory of Hot Springs. Foster and McLain, who built and owned several other tourist courts on Park Avenue during the period, retained ownership of Cottage Courts throughout the decade. 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. Cottage Courts, however, was able to survive the decline and has continued to serve as tourist lodging for visitors to Hot Springs, perhaps due to its more modern motel-like design. It has retained its original integrity despite the years of use, and serves as an example of the shift away from tourist courts and towards motels as travelers began looking for more amenities in their lodging options.

### Statement of Significance

The virtually unaltered condition of Cottage Courts and the transitional design between tourist court and motel make the district eligible for National Register nomination under **Criterion C** as an excellent example of a Ranch style motor court. It is also being nominated under **Criterion A** with **local significance** for its association with automobile travel in Hot Springs. 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 Efran Canlas, owner of Cottage Motel, September 9, 2003.

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

Hot Springs City Directory, 1930, 1938, 1940, 1942, 1944, 1948, 1951, 1953, 1955.

Jakle, John A, Keith A. Sculle, and Jefferson S. Rogers. The Motel in America. Baltimore: The Johns Hopkins University Press, 1996.

Liebs, Chester H. Main Street to Miracle Mile: American Roadside Architecture. Boston: Little, Brown and Company, 1985.

Margolies, John. Home Away From Home: Motels in America. Boston: Little, Brown and Company, 1995.

McAlester, Virginia and Lee. A Field Guide to American Houses. New York: Alfred A. Knopf, 1990.

Sanborn Insurance Company Maps - 1948, 1950.

Cottage Courts Historic District  
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 495101 3820053  
Zone Easting Northing  
2

3  
Zone Easting Northing

4

☐ See continuation sheet

### Verbal Boundary Description

S28 T2S R19W, Block 148, Lot 1, part of Lot 2, Hot Springs Reservation.

### Boundary Justification

The nominated property includes the entire parcel historically associated with Cottage Courts.

## 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 Efran Canlas  
street & number 609 Park Avenue telephone 501/624-5482  
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 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 Cottage Courts Historic District  
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: 04000005

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.



← COTTAGE  
Motel

Enjoy...  
• A/C-HEAT UNIT  
• CABLE T.V.  
• PHONE IN ROOM  
• CLEAN ROOM  
• KITCHENETTE

VISA

EXIT



1. Cottage Courts Historic District
2. GARLAND COUNTY, ARKANSAS
3. Beth Wiedower
4. August 2003
5. Arkansas Historic Preservation Program
6. Tourist court office west side, looking east
7. One (1)





1. Cottage Courts Historic District
2. GARLAND COUNTY, ARKANSAS
3. Beth Wiedower
4. August 2003
5. Arkansas Historic Preservation Program
6. Tourist Court Northeast corner, looking Northwest
7. Two (2)





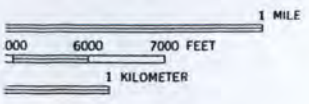
1. Cottage Courts Historic District
2. Garland County, ARKANSAS
3. Beth Wiedower
4. August 2003
5. ARKANSAS HISTORIC PRESERVATION PROGRAM
6. Southeast corner of tourist court, looking northwest
7. Three (3)





# LEGEND

1. LANGDON FILING STATION  
311 PARK AVE.  
15/444969/38197
2. BUTCHIE'S DRIVE INN  
534 PARK AVE.  
15/445075/381997
3. COTTAGE COURTS  
603 PARK AVE.  
15/445101/382005
4. BELLAIR COURT  
637 PARK AVE.  
15/445137/382012A
5. COVE TOURIST CAM  
711 PARK AVE.  
15/445295/382042
6. WHEATLEY COURT  
811 PARK AVE.  
15/445366/382054C
7. PARKWAY COURTS  
815 PARK AVE  
15/445324/382035
8. LYNNWOOD TOURIST COURT  
857 PARK AVE.  
15/445452/382063
9. ORAL'S STEAK HOUSE  
871 PARK AVE.  
15/445502/382066
10. PERRY PLAZA COURT  
1007 PARK AVE.  
15/445837/382080
11. MOUNTAINEER HOTEL  
1100 PARK AVE  
15/446123/38208C



1929

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



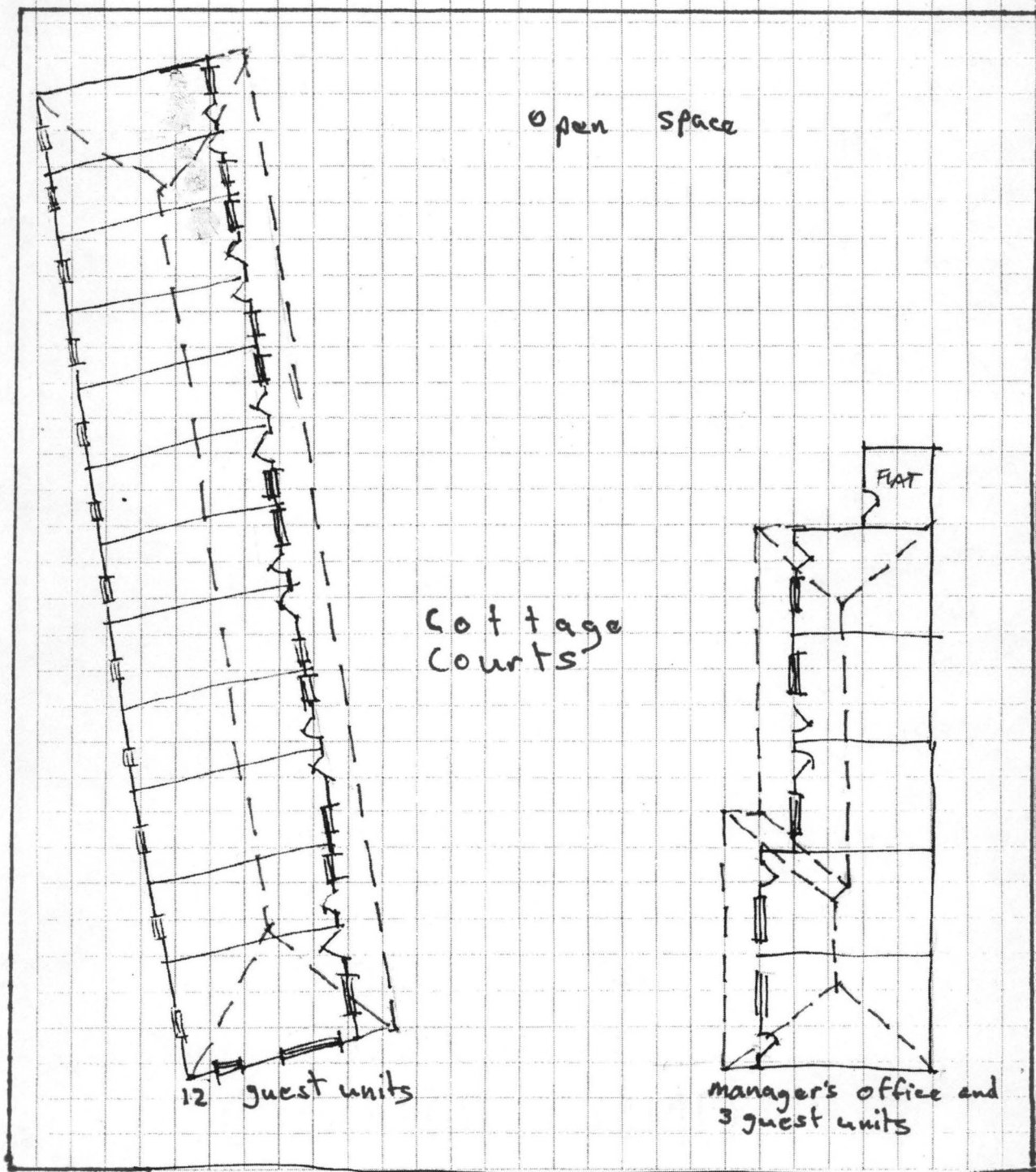
QUADRANGLE LOCATION

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





PARK AVENUE





# 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

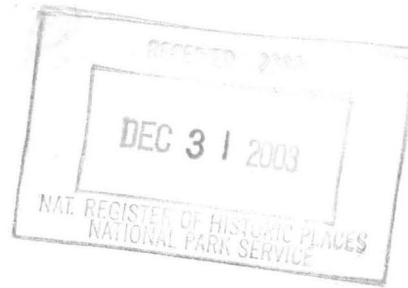


## Arkansas Historic Preservation Program

1500 Tower Building  
323 Center Street  
Little Rock, AR 72201  
(501)324-9880

fax: (501)324-9184  
tdd: (501)324-9811

e-mail:  
info@arkansaspreservation.org  
website:  
www.arkansaspreservation.org



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: Cottage Courts Historic District- 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

An Equal Opportunity Employer

