

United States Department of the Interior  
National Park Service



797

# National Register of Historic Places Registration Form

### 1. Name of Property

historic name Baldwin's Tourist Court Residence/Office

other names/site number KHC Individual Survey No. NEB-342

### 2. Location

street & number 321 West Stephen Foster Avenue

NA

not for publication

city or town Bardstown

NA

vicinity

state Kentucky code KY county Nelson code 179 zip code 40004

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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. I recommend that this property be considered significant at the following level(s) of significance:

    national     statewide   x   local

*Lindy Casebier*

9/26/2011

Signature of certifying official/Title Lindy Casebier/Acting SHPO

Date

**Kentucky Heritage Council/State Historic Preservation Office**

State or Federal agency/bureau or Tribal Government

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

Signature of commenting official

Date

Title

State or Federal agency/bureau or Tribal Government

### 4. 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):

*for E. Beall*

Signature of the Keeper

Date of Action

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**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 the count.)

Contributing	Noncontributing	
1	0	buildings
		district
		site
		structure
		object
1	0	<b>Total</b>

**Name of related multiple property listing**  
(Enter "N/A" if property is not part of a multiple property listing)

N/A

**Number of contributing resources previously listed in the National Register**

N/A

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions.)

DOMESTIC/single dwelling

DOMESTIC/hotel

**Current Functions**  
(Enter categories from instructions.)

DOMESTIC/single dwelling

**7. Description**

**Architectural Classification**  
(Enter categories from instructions.)

Bungalow/Craftsman

**Materials**  
(Enter categories from instructions.)

foundation: CONCRETE

walls: BRICK

roof: ASPHALT

other:

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## Narrative Description

### Summary Paragraph

The Baldwin's Tourist Court residence-office (NEB-342) is located at 321 West Stephen Foster Avenue in Bardstown, Nelson County, Kentucky. The building is situated on .27 acres at the southwest corner of the intersection of U. S. Highway 62 (West Stephen Foster Avenue) and U. S. Highway 31-E (Cathedral Manor). The property is located three blocks west of the historic Court Square in the Bardstown Local Historic District, in a mixed-use neighborhood that includes single and multi-family residences, schools, and the St. Joseph Proto-Cathedral.

### Development of Property and Character of Setting

The residence/office is situated three blocks west of the Bardstown Court Square, just to the west of the Bardstown National Register District. At the time of its construction in 1938, it was located outside the Bardstown city limits. In 1937, a large tract of farmland extending west on U. S. 62 and south on U. S. 31-E was divided into lots and sold as the Cathedral Manor subdivision<sup>i</sup>. Guy and Marguerite Baldwin purchased Lots 1 through 7 - approximately three-quarters of an acre - along U. S. 62 between 1937-1939 and completed the construction of Baldwin's Tourist Court in 1939 on Lots 1 through 6.<sup>ii</sup> The business originally included a residence/office (Lots 1-3), a tourist court (Lots 4-6) that extended west from the residence/office, and a rock wall that ran parallel to West Stephen Foster Avenue. The tourist court was an L-shaped one-story building that consisted of eight integrated units, each separated by enclosed parking spaces. A paved walkway at the front of the property connected the office/residence with the tourist court. A pole-mounted sign was erected in front of the office/residence. This layout was typical of tourist courts that were constructed in the 1930s.<sup>iii</sup> The tourist court was demolished in the late 1960's.

The residence-office is located on the remaining acreage (Lots 1-3) and is set back forty feet from U. S. 62 in the center of the property. The building is surrounded by green space and mature trees. The paved walkway has been incorporated into a driveway and a parking area has been constructed at the rear. These changes to the site have not significantly altered the historic setting and character of the property. The rock wall extends along the entire property and continues to separate the property visually and physically from the highway right-of-way. The sign pole exists at its original location. Both the residence/office and the rock wall continue to dominate the historic view-scape of the southwest corner of the intersection of U. S. Highway 62 and U. S. Highway 31-E.

### Property Description

The Baldwin's Tourist Court residence/office is a one-and-a-half-story bungalow that includes Craftsman design elements. The four-bay double-pile building measures 28' x 30' and has 1,320 square feet of living space. The interior was designed to include one room for use as the tourist court office. The building rests on a poured concrete foundation and includes an 840-square foot concrete basement. The structural system consists of balloon frame construction with brick veneer walls laid in common bond. The side-gabled roof is covered in asphalt shingles, steeply pitched, and extends over the entire front porch. A corbelled brick chimney is located east of center on the ridge line.

The façade features a dormer, two central doors flanked by paired windows, and a porch that extends the entire width of the building. The large central dormer is twelve feet wide and features three-over-one double-hung, wood sash windows and a gable roof with exposed rafters. The two solid wood doors have three recessed horizontal panels and triple vertical lights. The east door led to the tourist court office and the west

<sup>i</sup> Plat of Cathedral Manor Subdivision, *Nelson County Deed Book 105*, page 46, 18 October 1937.

<sup>ii</sup> *Nelson County Deed Book 108*, page 419, 22 September 1939.

<sup>iii</sup> John A. Jakle, Keith A. Sculle, and Jefferson S. Rogers, *The Motel in America* (Baltimore: The Johns Hopkins University Press, 1996), 37.

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door led to the living quarters.<sup>iv</sup> The flanking paired windows are three-over-one vertical lights with double-hung wood sash, as are the windows on the other elevations. The door and window lintels are brick, laid in a soldier course. The front porch and the central dormer define the façade of the building. The porch extends eight feet from the full width of the building and measures 240 square feet. It is divided into three bays which frame the two paired windows and the two central doors. The building roof extends approximately two feet beyond the cement floor of the porch and features exposed rafters. The extended roof is supported by short paired tapered wood posts that rest on four brick piers. A nine-course high brick wall, with concrete top, runs between the piers.

The east elevation includes three identical single windows on the first story and central paired windows flanked by a smaller single window on the second story. The south elevation includes a wall dormer and a small porch. The dormer is 12' wide with a shed roof, two small windows, and a brick veneer wall that extends from the first story. The shed-roofed porch, which was constructed in the 1970s, is 12' wide and extends 6' from the house. It consists of vertical wood panels and vinyl-clad windows. The south elevation also includes two windows and two doors that are identical to those on the façade. The doors are still visible through the porch windows. The arrangement and type of windows on the west elevation is identical to that on the east elevation with the exception of a small bathroom window on the first floor.

The floor plan results from the dual function of the building as the residence and office for Baldwin's Tourist Court. The interior of the first floor is arranged in four rooms, access to which is through two front doors. The east door leads to the largest room, which was used as the tourist court office. This room includes a small coal-burning brick fireplace. The kitchen is located behind the office and accesses the rear porch. The west door leads to a small bedroom. A second bedroom is located behind this room and also accesses the rear porch. Each room features plain window, door, and baseboard moulding.

### **The Demolished Tourist Court**

A 1940's-era color postcard of Baldwin's Tourist Court shows the following buildings on the property: a residence/office; a low, one-story, four-unit tourist court building with an integrated gabled roofline extending approximately sixty-five feet from the residence/office to the west; and a slightly higher one-story cottage-type building with three units that extended in an ell northward about thirty-five feet from the end of the four-unit building. The buildings featured interior parking spaces similar to those at Wilson's Tourist Court.<sup>v</sup> Baldwin's Tourist Court continued in business, without major alteration to its buildings, until the mid-1960s.

<sup>iv</sup> Telephone interviews with Mary Baldwin, 2 October 2009 and 2 May 2011 (Joint City-County Planning Commission of Nelson County office).

<sup>v</sup> Color postcard, Baldwin's Tourist Court (Curt Teich Co.), c. 1940; Black and white real photo postcard, Baldwin's Tourist Court (Clear-View - Willens & Co., Chicago #33052); 1940's.

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**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.

**Areas of Significance**

(Enter categories from instructions.)

TRANSPORTATION

COMMERCE

**Period of Significance**

1938-1961

**Significant Dates**

1938

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Unknown

**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 a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

**Period of Significance (justification)**

Baldwin's Tourist Court was built in 1938 for Guy and Marguerite Baldwin and continued to have importance through 1961 and no earlier date can be assigned to end the historic period.

Criteria Considerations NA

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## Statement of Significance

### Summary Paragraph

The Baldwin's Tourist Court residence/office (NEB-342), built in 1938, meets National Register Criterion A. The property's significance is viewed within the historic context of "Automobile Travel and the Growth and Development of Tourism in Central Kentucky, 1938-1961." The development of automobile travel, public highways, and tourism made significant contributions to the economic and social history of Bardstown during this period. These developments spurred the establishment of new types of lodging that were designed to meet the needs of the traveling public. The design of the Baldwin's Tourist Court residence/office shows the type of lodging that was prevalent during the 1930s-1940s, and is an example of how lodging for tourists changed from the cottage court of the 1920s to the modern motel of the 1950s.

### Historic Context – Automobile Travel and the Growth and Development of Tourism in Central Kentucky, 1926-1961

Bardstown is located in north central Kentucky in the western Bluegrass Region, about 35 miles southeast of Louisville. It is situated near the Beech Fork River, which historically provided access to the Ohio River, and it is bisected by historic highways U. S. 31E and U. S. 62. It is a 4<sup>th</sup> class city and had a population of 11,700 in 2010. Bardstown was founded in 1780 and has served as the county seat of Nelson County since the founding of the county in 1785. Most of the core area of Bardstown is included in the Bardstown National Register District and there are 246 buildings that contribute to the historic character of the District. The establishment of My Old Kentucky Home (Federal Hill) as a state shrine in 1923, the survival of such a large number of historic buildings, and the preservation of much of Bardstown's historic setting, have made the city a popular tourist destination for decades.

The construction of lodging for tourists was a response to the growth of tourism and the needs of tourists. Tourism is not a twentieth-century phenomenon. In fact, entrepreneurs developed scenic places such as Niagara Falls into national tourist destinations in the early-nineteenth century. In central Kentucky, Mammoth Cave, located on the Louisville and Nashville Road, became the most popular tourist site in the state by the 1830s. Spurred by the celebration of the nation's centennial in 1876, many Americans in the late-nineteenth century took a renewed interest in their history and heritage. One result was the outpouring of hundreds of published county and state histories, atlases, reminiscences, military histories, and other historical works. Another result was the formation of numerous historical societies and heritage organizations, such as the Daughters of the American Revolution, the Mount Vernon Ladies Association, and the Hermitage Ladies Association. The renewed interest in, and remembrance of, American history resulted in the development by 1900 of national heritage tourism sites such as Mount Vernon and The Hermitage. By the early-twentieth century, Americans were eager to visit not only scenic wonders but also places associated with national, state, and local historic persons and events.

The centennial of the birth of Abraham Lincoln was honored not only by the minting of the Lincoln penny, but also by efforts to develop his birthplace near Hodgenville, Kentucky, as an historic shrine. In 1909 a group of private citizens established the Lincoln Birthplace Memorial at Hodgenville. By 1911 the historic Bardstown & Louisville Turnpike and the Bardstown & Green River Turnpike—linking Louisville and Bardstown with Hodgenville and Mammoth Cave—were renamed the Central Lincoln Road. While most tourists visited these places via rail, advances in automobile technology made it possible for adventurous tourists to travel by auto over the gravel and stone road to Lincoln's birthplace, Mammoth Cave, and other heritage and scenic sites. Local groups in central Kentucky quickly seized the opportunity to take advantage of these new opportunities by promoting road improvements and tourism. On April 29, 1911 the Central Lincoln Road Association was established in Bardstown for the purpose of reconstruction of "this great historic highway," and

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expressed the hope that travelers would "gladly linger" in Bardstown "since it alone can link the Civil War to the Revolution – the days of Lincoln to the days of Washington."<sup>vi</sup> The Association's booklet suggested a number of sites in Bardstown that tourists could visit, including St. Joseph Cathedral, the Ben Hardin House, Federal Hill, John Fitch's grave, Lover's Leap, and, finally, the Town Creek gristmill. The booklet reminded tourists that they could drive through a covered bridge as they traveled out of Bardstown to Lincoln's birthplace.

The Central Lincoln Road Association was short-lived and was replaced in 1915 by two ambitious national highway development associations. The Jackson Highway Association conceived of a paved route, which they named the Jackson Highway, which ran over established historic roads from Niagara Falls via Nashville to New Orleans. Branch associations were formed in each state and the Kentucky branch was incorporated in Bardstown on May 28, 1915 by a local group that included the County Judge and a bank director.<sup>vii</sup> The Kentucky portion, formerly the Central Lincoln Road, was finally paved in 1925<sup>viii</sup> and was designated U. S. Highway 31-E by 1932. The same Bardstown group formed a local branch of the Dixie Central Highway Association in 1915.<sup>ix</sup> The proposed Dixie Central Highway ran from the Straits of Mackinac via Louisville to Miami. From Bardstown, the highway traveled east over the old Springfield Turnpike (now U. S. Highway 62). The goals of the local association branch in Bardstown were to aid in the construction of a paved surface, promote roadside beautification, and to assist in "the preservation and development of historic and watering places." The Jackson Highway and the Dixie Central Highway enabled travelers to reach comfortably the growing number of tourist sites in central Kentucky. In 1922 the first tour buses carried tourists on excursions over the new Jackson Highway.<sup>x</sup> By 1932, travel by auto and bus had increased sufficiently for *The Kentucky Standard* to run a front-page story touting Bardstown as the "biggest hub of state routes" and exclaiming that "tourists spend their time devouring local historic and scenic treasures." The article concluded by stating "tourists follow highways" and that highways brought "a stream of tourists into Nelson County."<sup>xi</sup>

The completion of paved highways made possible the development of new tourist destinations in the region. By 1910, Federal Hill, the ancestral home of Judge John Rowan, Sr., had become well known as the place where Stephen Foster wrote "My Old Kentucky Home" and it became known as My Old Kentucky Home. Although not open to the public, Federal Hill was already a popular tourist attraction in Bardstown. In 1920 the state of Kentucky established the Old Kentucky Home Commission and completed the purchase of My Old Kentucky Home in 1922.<sup>xii</sup> Officially known as My Old Kentucky Home, the property became the first Kentucky state shrine in 1923. The celebration of this event July 4-5, 1923 was attended by over 15,000 visitors.<sup>xiii</sup> My Old Kentucky Home quickly became the preeminent tourist attraction in Kentucky and became the first Kentucky state park in 1936. The celebration there of Foster Day, honoring Stephen Foster's birthday, drew huge crowds from all over the region between 1916-1932.<sup>xiv</sup> On June 26, 1959, *The Stephen Foster Story* opened in the newly built outdoor amphitheater on the grounds of My Old Kentucky Home. Over 17,000 visitors, some arriving by tour buses from New York City, attended the opening day parade and festivities. In 1926 the Federal government appropriated \$15,000 for the erection in the Bardstown court square of a

<sup>vi</sup> *Central Lincoln Road to the Lincoln Home Park* (Bardstown Commercial Club, 1911)

<sup>vii</sup> *Nelson County Record of Articles of Incorporation, 1871-1926*, page 374.

<sup>viii</sup> *The Kentucky Standard*, July 9, 1925.

<sup>ix</sup> *Nelson County Record of Articles of Incorporation, 1871-1926*, page 376; *Automotive Industries*, Vol. 33, September 9, 1915, page 496.

<sup>x</sup> "A New Field for the Motor Bus?" *The Commercial Vehicle*, February 1, 1922, p. 18.

<sup>xi</sup> *The Kentucky Standard*, June 30, 1932.

<sup>xii</sup> *Nelson County Deed Book 88*, page 580; *Nelson County Deed Book 90*, page 269.

<sup>xiii</sup> *The Kentucky Standard*, July 5, 1923; Young E. Allison, *The Old Kentucky Home: Its Song and the Story* (My Old Kentucky Home Commission, 1923)

<sup>xiv</sup> *The Kentucky Standard*, July 8, 1926, June 3, 1932.

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monument in Bardstown to steamboat inventor John Fitch. The bronze monument was unveiled in 1927 and also became a major tourist attraction in the region.<sup>xv</sup>

Tourists traveling over the new highways to the new tourist destinations in central Kentucky took advantage of a plethora of guidebooks that described road conditions and "must see" historic sites along the way. The 1918 *Automobile Blue Book* described Bardstown as a "quaint old southern town" where the traveler could visit Federal Hill ("Stephen Foster wrote 'My Old Kentucky Home Here in 1852'") and St Joseph Cathedral ("first Catholic church west of the Alleghenies"). The book suggested cheerfully that tourists travel over the covered bridge on their way south from Bardstown to Gethsemane Abbey.<sup>xvi</sup> A 1926 local guidebook, complete with photographs, suggested that tourists in Bardstown visit not only My Old Kentucky Home but also St. Joseph Cathedral, the covered bridge, and nearby Nazareth College, Gethsemane Abbey, and the Lincoln Home Park Memorial in Hodgenville.<sup>xvii</sup> In the 1930s *The WPA Guide to Kentucky* added pioneer-era Cox's Station and the Tom Moore distillery in Bardstown to a growing list of tourist destinations.

Still, with all this promotion, tourism in early-twentieth century central Kentucky was far from fully developed. There were few good roads, and the number of tourists was small. Until the 1920s, downtown hotels in Bardstown were the only types of lodging available to meet the needs of the small number of automobile travelers. There was ample parking, tourist sites were few, and, consequently, travelers did not stay in town for extended periods. The two main hotels were the Talbott Hotel and the Old Kentucky Home Hotel. The circa 1795 Talbott Hotel, located on the Court Square, offered a "colonial" ambience for tourists and it was featured in the several issues of the *Automobile Blue Book*.<sup>xviii</sup> In 1938 a new owner capitalized on the desire of tourists to visit Bardstown's historic sites by renaming it the Old Talbott Tavern.<sup>xix</sup> In 1959 it touted itself as "The Oldest Hotel West of the Alleghenies"<sup>xx</sup> and the business continued to thrive as it adapted to the needs of tourists to connect with their heritage. The Old Kentucky Home Hotel was built in 1914 and was located just north of the Court Square, sandwiched between a commercial building and City Hall. It remained popular with tourists for some years, helped, no doubt, by the association of its name with the growing popularity of My Old Kentucky Home. It was torn down in the 1960s.

The development of paved national highways such as the Jackson Highway and the Dixie Central Highway in the 1920s, the establishment of the Federal highway system, and the growth and promotion of now-accessible tourist sites, resulted in a great increase in automobile travel. Tourists desired accommodations that fit their new mode of travel and met their increased desire for new amenities in their lodging. The old downtown hotels were not able to meet these needs and entrepreneurs developed new types of lodging styles and design to attract the mobile tourist.

Tourists wanted lodgings that they could reach easily by automobile and the core areas of cities and towns lacked easy access, available land for development, and had limited parking facilities. The availability of undeveloped land just outside these areas, and along the new highways, made possible the construction of new types of lodging that were specifically designed for the automobile traveler. There were numerous attractive sites available just outside the core of Bardstown, including the Carden Addition (1911), Cathedral Manor subdivision (1937), Maple Hill Addition (1920s-1930s), Foster Heights (1928), Halstead Addition (1930s), and Beechwood subdivision (1950).

<sup>xv</sup> *The Kentucky Standard*, May 26, 1927.

<sup>xvi</sup> *Automobile Blue Book*, 1918.

<sup>xvii</sup> *Souvenir Edition of Historic Bardstown and My Old Kentucky Home* (Bardstown Chamber of Commerce, 1926)

<sup>xviii</sup> *Automobile Blue Book*, 1918, 1920.

<sup>xix</sup> *The Kentucky Standard*, March 17, 1938.

<sup>xx</sup> *Ibid.*, June 25, 1959.



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### Resources for Tourist Lodging

The earliest lodging design was the cottage court, which was generally a grouping of small, one-story frame units adjacent to a general store or campground. These individual units usually included a kitchenette and bath with parking next to the building.<sup>xxi</sup> Many of the later cottage courts connected the individual units with wall-to-wall sheltered parking spaces.<sup>xxii</sup> The earliest cottage court in the Bardstown area was built in 1937 and was located about three miles north of Bardstown on the Jackson Highway next to what is now known as Olde Delaney's Country Store.<sup>xxiii</sup> It continued in operation until the 1950s.

The popularity of the cottage court design was supplanted by the development in the 1930s of the tourist court, also referred to as a motor court. The tourist courts "were structured like cottage courts except that room units were totally integrated under single rooflines usually as a single building."<sup>xxiv</sup> The tourist court units were arranged in a row or in an L-shaped building. Most were constructed of concrete block or brick veneer and had gable roofs. The owner or manager lived in an adjoining residence that also served as an office. The area in front of, or surrounded by, the tourist court units was landscaped in grass, flowers, and shrubs to provide an attractive location for the traveler. The popularity of tourist courts lasted well into the 1950's and competed, for a time, with motels. The Wilson Motel was the first tourist court (1934) in Bardstown. It was followed in succession by Baldwin's Tourist Court (1939) on West Stephen Foster Avenue in the Maple Hill neighborhood; Hahn's Tourist Court (c. 1945), located on North Third Street above the railroad in the Halstead Addition; and Irvine's Tourist Court (c. 1945), located across the street from the Wilson Motel.

Tourists continued to desire more accessibility and amenities, and business owners desired more space to accommodate tourists. The result was the development of the modern motel, which offered ample parking, more open space, patios and a large courtyard that often included a swimming pool.<sup>xxv</sup> Motels looked more inviting to the traveler than the older tourist courts, and their design in the early 1950s drew upon the "colonial" theme popular with tourists. The first motel in Bardstown was the Old Kentucky Home Motel, built in 1955 on West Stephen Foster Avenue, just west of Baldwin's Tourist Court. Its one-story, brick-veneered U-shaped building faced a spacious lawn, included a swimming pool in the rear, and provided 35 units with ample parking for its guests. The Bardstown-Parkview Motel was constructed in 1959 on East Stephen Foster Avenue, directly across from My Old Kentucky Home in the Beechwold subdivision. It was constructed as a stone-veneered one-story L-shaped motel and in 1960 a matching two-story building was constructed just east of the original unit. Both the Old Kentucky Home Motel and the Bardstown-Parkview Motel feature projecting gabled porticos that are supported by wood columns. Motels were more attractive to tourists because they offered more room space and parking, green space, and central air conditioning.

The tourist courts and motels marketed their locations and amenities to tourists in a variety of ways, including color postcards, newspaper advertising, membership in lodging associations, advertisements in highway maps, and signage in front of their businesses. Their competition for the national and regional tourist dollar directly influenced their building design and the emphasis on the amenities that they provided. As lodging design changed from L-shaped tourist courts to bi-level motels, so did amenities change from steam heat and small rooms to central air and heat, more parking, and larger rooms with better furnishings.

<sup>xxi</sup> Jakle, Sculle, and Rogers, *The Motel in America* (Baltimore: The Johns Hopkins University Press, 1996), 41.

<sup>xxii</sup> *Ibid*, 43.

<sup>xxiii</sup> *The Kentucky Standard*, 12 August 1937; WPA photo, 1937.

<sup>xxiv</sup> *The Motel in America*, 43.

<sup>xxv</sup> *Ibid*, 45.

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## **Evaluation of the historic significance of Wilson Motel within the context Automobile Travel and the Growth and Development of Tourism in Central Kentucky, 1926-1961**

The Baldwin's Tourist Court residence-office is significant within its historic context because its site, setting, and building design speak about the changes that have occurred in the lodging industry for the entire period of significance 1926-1961. It meets National Register Criterion A, and its site, setting, and building design indicate the changes that occurred in the lodging industry in the 1930s. The business continued through the end of the Period of Significance in 1961. The development of public highways and the increase in tourism created new opportunities for persons seeking to establish new businesses.

In 1937, Guy Baldwin (1881-1962) and his wife, Marguerite (1889-1972) sold their farm in western Nelson County and purchased seven lots in the Cathedral Manor subdivision in Bardstown. Their new property was located at the intersection of the Dixie Central Highway (U. S. Highway 62) and the Jackson Highway (U. S. 31-E), where the Jackson Highway turns south toward Lincoln's birthplace and Mammoth Cave. It was a very advantageous location for a tourist court because it was convenient for travelers and it was close to Bardstown's historic sites. The popularity of My Old Kentucky Home created a need for more lodging for tourists. The Baldwins began construction of Bardstown's second tourist court, which they named Baldwin's Tourist Court, in 1938 (Wilson's Tourist Court being the first in 1934) and completed construction in 1939.

The tourist court arrangement was similar to that of Wilson's Tourist Court. The plan included a one-and-a-half story bungalow that served as the Baldwin's residence and tourist court office. The residence-office is significant for several reasons: its location was a response to the development and growth of public highways and automobile tourist travel; it was built to accommodate the changing needs of the mobile tourist; and it is an example of entrepreneurial response to increased tourism in central Kentucky.

### **Evaluation of the Integrity of Baldwin Tourist Court's Historic Significance** **Location and Setting**

The Baldwin's Tourist Court residence/office retains a high degree of integrity of location and setting. Although the original parcel that included the building and the now-demolished tourist court— Lots 1-7 of the Cathedral Manor subdivision – has been subdivided, the location of the residence/office at the fringe of the core area of Bardstown is unchanged. The building remains on the corner property, along with the shade trees and the original rock wall.

This was an ideal location for a tourist court because it was located near the core area of Bardstown at the intersection of two well-traveled public highways. The building is surrounded by green space and mature trees. The changes to the site have not significantly altered the historic setting and character of the property. The rock wall extends along the entire property and continues to separate the property visually and physically from the highway right-of-way. The sign pole exists at its original location. Although the tourist court is no longer extant, the residence/office and the rock wall are essentially unchanged and continue to dominate the historic view-scape of the southwest corner of the intersection of U. S. Highway 62 and U. S. Highway 31-E.

### **Design**

The residence/office retains a high degree of integrity of design. It was designed in 1938 to provide living quarters and a business office. The present exterior, when compared with vintage postcard images, has remained virtually unchanged. The interior floor plan has also been retained.

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### Materials and Workmanship

The residence/office retains a high degree of workmanship and original materials. The building is a good example of the bungalow styles popular in the 1930s and has been well maintained. The residence/office is as distinctive now as it was when it was constructed in 1938.

### Association

The residence/office retains a high degree of integrity of association with transportation and the development of public highways and tourism. It was built at this location precisely to attract tourists traveling to Bardstown and points south along the Jackson Highway and the Dixie Central Highway.

### Feeling

The location, building design, open space, shady trees, and rock wall convey a strong sense of integrity of feeling. Although the setting of the immediate area has changed since 1939, the residence/office and the green space which surrounds it impart a strong feeling of continuity and historic character. It looks much like it did when the Curt Teich Co. published a color postcard of Baldwin's Tourist Court in 1940.

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## 9. Major Bibliographical References

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### Bibliography

#### Primary Sources

Telephone interview with Mary Baldwin, 2 October 2009 (Joint City-County Planning Commission of Nelson County office).

Telephone interview with Mary Baldwin, 2 May 2011 (Joint City-County Planning Commission of Nelson County office).

*Springfield Sun*, 2 June 1909.

*Kentucky Standard*, 12 August 1937.

*Kentucky Standard*, 20 November 1952

*Kentucky Standard*, 27 May 1954.

*Kentucky Standard*, 18 June 1959.

*Kentucky Standard*, 25 June 1959.

Nelson County Records (deeds, plats, mortgages, marriages, wills, and estate settlements), Nelson County Clerk's Office.

US Population Census for Nelson County, Kentucky, 1910, 1920, and 1930.

USGS Topo Map, Bardstown Quadrangle, 1953.

USGS Topo Map, Bardstown Quadrangle, 1987.

Aerial Map of Bardstown, 1969.

Baldwin's Tourist Court Residence & Office  
Name of Property

Nelson County, KY  
County and State

Aerial Photograph of Bardstown, 1934.

~~Central Lincoln Road to the Lincoln Home Park~~ (Bardstown Commercial Club, 1911).

*Record of Articles of Incorporation, 1871-1926* (Nelson County Clerk's Office).

*Automotive Industries*, Vol. 33, September 9, 1915, page 496.

*The Commercial Vehicle*, February 1, 1922, page 18.

*Automobile Blue Book*, 1918.

*Automobile Blue Book*, 1920.

Federal Writers' Project, *The WPA Guide to Kentucky*.

Standard Oil Company, "1934 Road Map, Kentucky and Tennessee."

Kentucky Progress Commission, *Kentucky Highways at a Glance* (Frankfort, 1935).

"Kentucky Highways," 1942, Kentucky State Highway Department.

Secondary Sources

Young E. Allison, *The Old Kentucky Home: Its Song and the Story* (My Old Kentucky Home Commission, 1923).

Bardstown Chamber of Commerce, *Souvenir Edition of Historic Bardstown and My Old Kentucky Home* (n.d.).

Herbert Gottfried and Jan Jennings, *American Vernacular Design, 1870-1940* (Iowa State University Press, 1985).

Herbert Gottfried and Jan Jennings, *American Vernacular Buildings and Interiors, 1870-1960* (W. W. Norton, rev. 2009).

Dixie Hibbs, *Bardstown Hospitality, History, and Bourbon* (Arcadia Publishing, 2002).

Jakle, Sculle, and Rogers, *The Motel in America* (Baltimore: The Johns Hopkins University Press, 1996).

Virginia & Lee McAlester, *A Field Guide to American Houses* (Alfred A. Knopf, 2006).

Sarah B. Smith, *Historic Nelson County, Its Towns and People* (Bardstown, 1983).

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 # \_\_\_\_\_  
 recorded by Historic American Landscape Survey # \_\_\_\_\_

Primary location of additional data:

- State Historic Preservation Office  
 Other State agency  
 Federal agency  
 Local government  
 University  
 Other  
Name of repository: \_\_\_\_\_

Baldwin's Tourist Court Residence & Office  
Name of Property

Nelson County, KY  
County and State

Historic Resources Survey Number (if assigned): NEB-342

10. Geographical Data

Acreage of Property .27 acres  
(Do not include previously listed resource acreage.)

UTM References

Bardstown Quad

UTM Coordinate Values Calculated via GIS

UTM Coordinate Values expressed according to 1927 NAD

(Place additional UTM references on a continuation sheet.)

1	<u>16</u>	<u>634 484</u>	<u>4185 621</u>	3	<u>          </u>	<u>          </u>	<u>          </u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>          </u>	<u>          </u>	<u>          </u>	4	<u>          </u>	<u>          </u>	<u>          </u>
	Zone	Easting	Northing		Zone	Easting	Northing

VERBAL BOUNDARY DESCRIPTION

Being Lot 1, as set forth upon the Minor Plat for Reality Property, LLC, of record in Plat Cabinet 10, Slot 176, in the Office of the Clerk of Nelson County, Kentucky. (Nelson County Deed Book 424, pp. 579-580).

BOUNDARY JUSTIFICATION

The boundary encloses all of the remaining property, including the residence/office, green space, and rock wall, that contributed to the historic character of Baldwin's Tourist Court.

11. Form Prepared By

name/title Pen Bogert

organization Joint City-County Planning Commission of Nelson Co. date 25 April 2011

street & number One Court Square telephone 502-348-1805

city or town Bardstown state KY zip code 40004

e-mail pbogert@bardstowncable.net

Photographs:

Photo Log

Name of Property: Baldwin's Tourist Court Residence/Office (NEB-342)  
City or Vicinity: Bardstown  
County: Nelson County  
State: KY

Baldwin's Tourist Court Residence & Office  
Name of Property

Nelson County, KY  
County and State

Name of Photographer: Pen Bogert  
Date of Photographs: December 29, 2009  
Location of Original Digital Files: Kentucky Heritage Council  
300 Washington St.  
Frankfort, KY 40601  
Number of Photographs 6

Photo #	Description and Camera Direction
0001	North façade, facing south.
0002	East façade (left) and north elevation (right), facing southwest.
0003	East façade, facing west.
0004	South façade, facing north.
0005	West façade, facing east.
0006	Stone wall, facing west.

**Property Owner:**

(Complete this item at the request of the SHPO or FPO.)

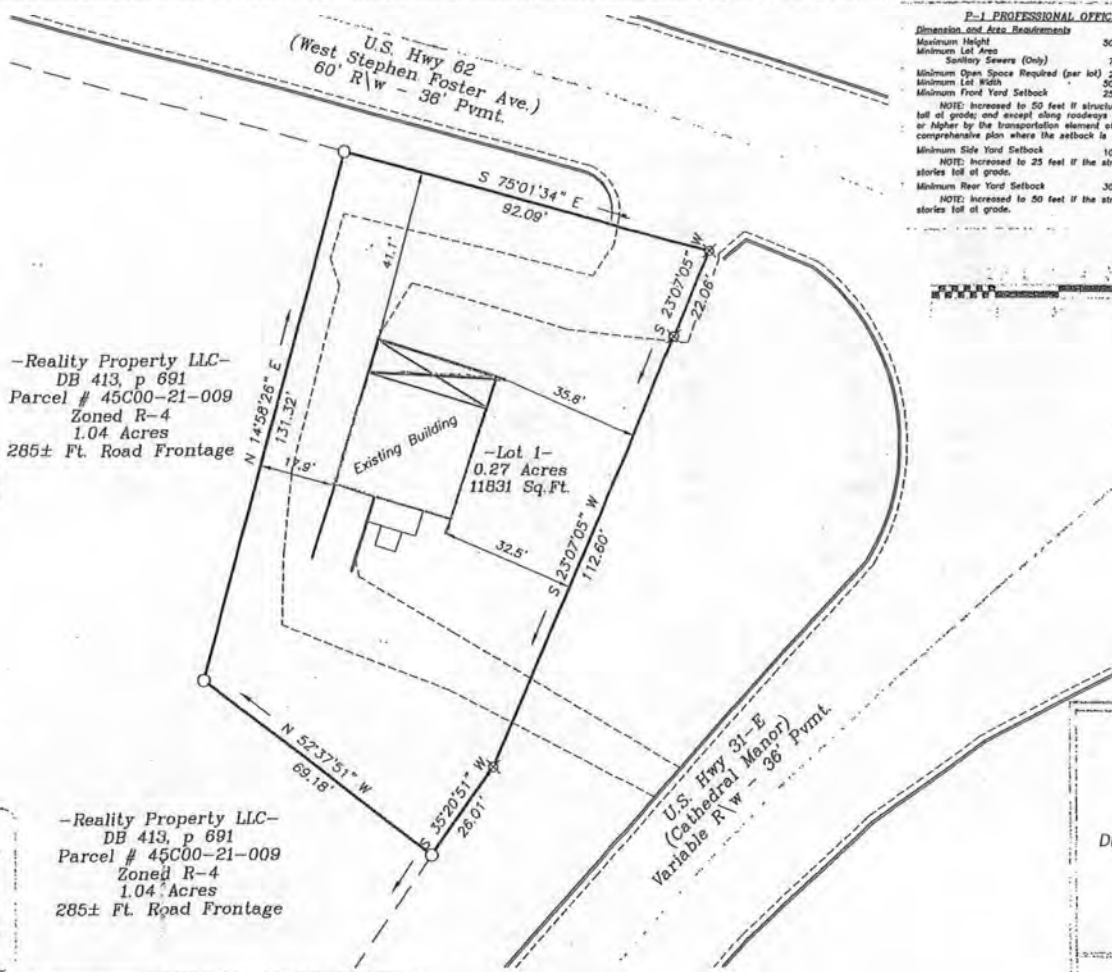
name Roland Gabbert  
street & number 321 W. Stephen Foster Ave. telephone 502-349-3240  
city or town Bardstown state KY zip code 40004

**General Utility Notes -**

- All corners marked with iron pins (5/8" rebar with I.D. cap "HIBBS 2981", unless otherwise noted.
- There is a 20 ft. general utility easement across the front of each lot, unless otherwise noted.
- There is a 10 ft. general utility easement across the rear of each lot, unless otherwise noted.
- There is a 10 ft. general utility and drainage easement centered on each side lot line, being 5 ft. on each side of each line, unless otherwise noted.
- All new residential subdivisions must have underground utilities, unless otherwise noted.
- The owner of any lot within this subdivision shall be responsible for the continual maintenance of drainage and other easement areas, unless otherwise noted.
- Easements grant and convey to South Central Bell, and its successors, the right to trim or remove any and all trees, structures and obstacles located on the easements or in such proximity thereto that in falling they might interfere with the operation and maintenance of said facilities. No building or other structure shall be erected, and no landfill or excavation or other change of grade shall be performed, upon the said easements after installation of facilities. It is also granted that the right of ingress and egress be granted to the users of the utility easements as required to construct, operate, maintain and reinforce facilities within said easements.
- Electric Easement - A distance of 15 ft. on the property side of the road R/W (running parallel to the road R/W) on both sides of the streets. Also a utility easement 10 ft. wide (5 ft. on each side of property line) and 30 ft. deep (from road R/W) wherever a utility pole is erected, unless otherwise noted.
- All entrances providing access to County State and Federal right-of-way must receive an entrance permit from the Kentucky Department of Highways or the permitting authority. Approval of the plat does not relieve property owners of the responsibility to obtain an entrance permit, nor does it guarantee approval of an access permit even if properly applied for.

-Reality Property LLC-  
DB 413, p 691  
Parcel # 45C00-21-009  
Zoned R-4  
1.04 Acres  
285± Ft. Road Frontage

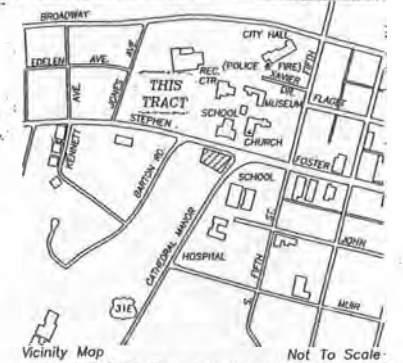
-Reality Property LLC-  
DB 413, p 691  
Parcel # 45C00-21-009  
Zoned R-4  
1.04 Acres  
285± Ft. Road Frontage



Site Plan  
Office & Residence  
Baldwin's Tourist Court

**P-1 PROFESSIONAL OFFICE DISTRICT**

Dimension and Area Requirements	
Maximum Height	30 Feet
Minimum Lot Area	7,500 Square Feet
Sanitary Sewers (Only)	20"
Minimum Open Space Required (per lot)	20%
Minimum Lot Width	50 Feet
Minimum Front Yard Setback	25 Feet
NOTE: Increased to 50 feet if structure is over two stories tall of grade; and except along roadways classified as collectors or higher by the transportation element of the adopted comprehensive plan where the setback is 50 feet from road R/W.	
Minimum Side Yard Setback	10 Feet
NOTE: Increased to 25 feet if the structure is over two stories tall of grade.	
Minimum Rear Yard Setback	30 Feet
NOTE: Increased to 50 feet if the structure is over two stories tall of grade.	



- LEGEND**
- 5/8" IRON PIN (SET) WITH I.D. CAP "HIBBS 2981"
  - ⊗ EXISTING 5/8" IRON PIN WITH I.D. CAP "HIBBS 2981"
  - TREE WITH GIVEN DIAMETER
  - ⊗ EXISTING MANHOLE
  - EXISTING WOODEN POST
  - UTILITY POLE
  - R/W POINT
- FLOODPLAIN AREAS**  
THIS TRACT DOES NOT LIE IN A FLOOD HAZARD AREA AS SHOWN ON FIRM MAP NO. 210177-0083B, DATED NOVEMBER 5, 1980.

**CERTIFICATE OF APPROVAL FOR RECORDING**  
I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations of Nelson County, Kentucky, with the exception of such provisions, if any, as are noted on the plat and as in the minutes of the Planning Commission, and that it has been approved for the recording in the Office of the County Clerk.

*Michael J. Gorman* 08/29/05  
Chair of Administrative Officers  
Joint City-County Planning Commission of Nelson County

**LAND SURVEYOR'S SEAL & CERTIFICATE**  
I hereby certify that this plat depicts a survey made by me or under my supervision and that the angular and linear measurements as witnessed by monuments shown hereon are true and correct to the best of my knowledge and belief. This survey was made by method of random traverse with sideshots. The unadjusted precision ratio of the traverse was 1:63520 and 303 adjusted. The survey as shown hereon meets the minimum standards of the governing authorities for a Class A survey. Further, I certify that this plat conforms to all provisions of the current Nelson County Regulations.

*Stephen W. Hibbs* 8-29-05  
Stephen W. Hibbs, PLS 2981

STATE OF KENTUCKY  
STEPHEN W. HIBBS  
2981  
LICENSED PROFESSIONAL LAND SURVEYOR

**Revisions**

DATE	DESCRIPTION	BY

Minor Plat  
for  
**Reality Property, LLC**  
1028 Heritage Drive  
Bardstown, Kentucky 40004  
DB 413, p 691 - Zoned P-1 - 0.27 Acres (Total)  
See PC 1, Slot 790 for Previous Record Plat  
Property is located on the southwest of the intersection of U.S. Hwy 62 and U.S. Hwy 31-E, about 1500 feet west of Bardstown Court Square, in Nelson County, Kentucky.

**Hibbs Engineering, Inc.**  
540 Old Bloomfield Pike  
P.O. Box 537  
Bardstown, Kentucky 40004-0537  
Phone - (502)348-0312 / FAX - (502)348-2937  
Scale: 1"=30' / Date: 03 August 2005  
Drawing File: CrabtreeG.dwg COGO File: HaganP2.crd  
P.I.N. - 45C00-21-09.01 Drawn by: JSJ/Job# 04-330

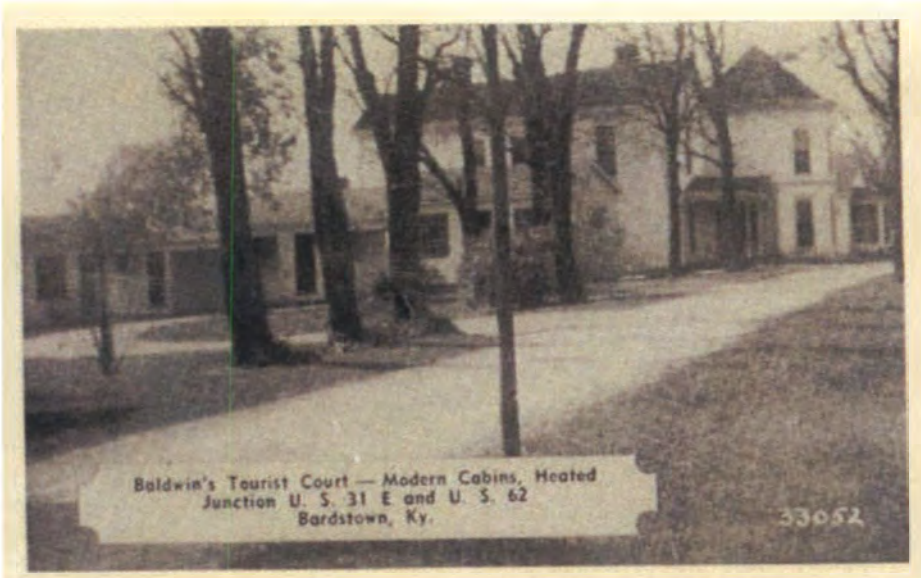
United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Baldwin's Tourist Court
Name of Property
Nelson County, KY
County and State
Name of multiple listing (if applicable)

Section number 8 Page 1

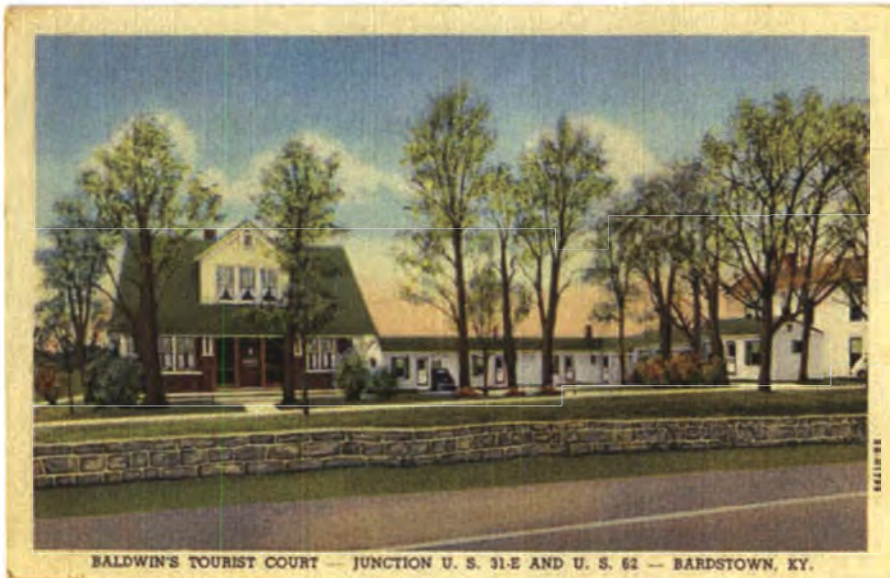
Historic Images



Baldwin's Tourist Court — Modern Cabins, Heated  
Junction U. S. 31 E and U. S. 62  
Bardstown, Ky.

33052

Real photo postcard, facing southwest, showing part of the row of cabins. The two-story house was not part of the tourist court property ( c. 1940).



BALDWIN'S TOURIST COURT — JUNCTION U. S. 31-E AND U. S. 62 — BARDSTOWN, KY.

Postcard view, facing south, showing the residence/office, cabins, and stone wall (1948).



UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Baldwin's Tourist Court Residence--Office

MULTIPLE NAME:

STATE & COUNTY: KENTUCKY, Nelson

DATE RECEIVED: 9/30/11      DATE OF PENDING LIST: 10/26/11  
DATE OF 16TH DAY: 11/10/11      DATE OF 45TH DAY: 11/15/11  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 11000797

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    11-10-11 DATE

ABSTRACT/SUMMARY COMMENTS:

**Entered in  
The National Register  
of  
Historic Places**

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.






COUNSELING SERVICES  
OF  
BALDWIN





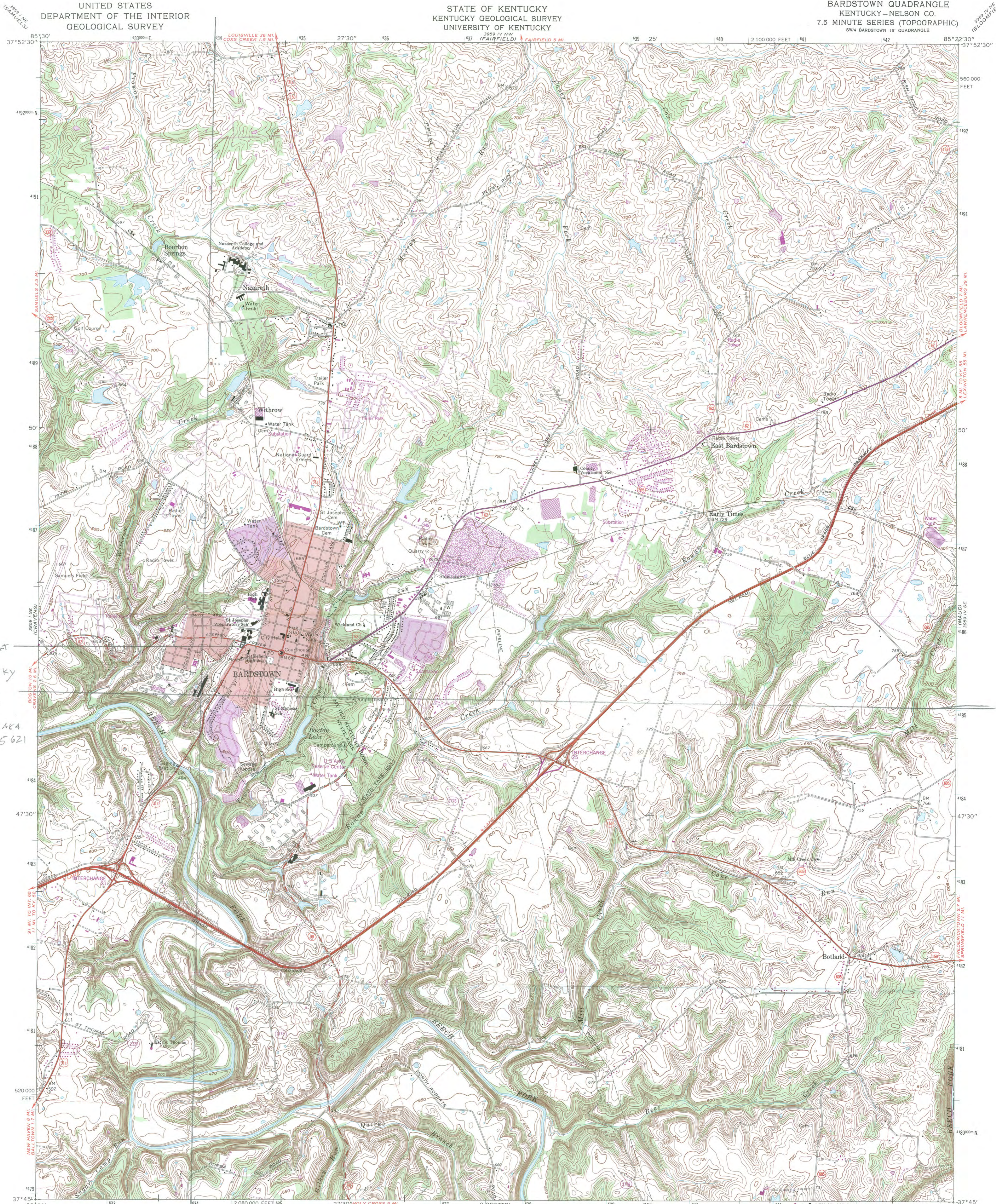




COUNSELING SERVICES  
OF  
BARDSTOWN

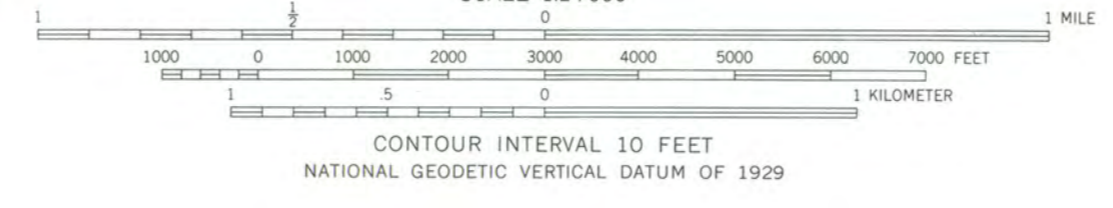
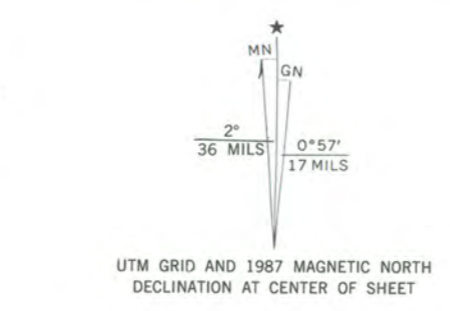
ROLAND GARBERT, LCSW 243-5772  
DALL EDISON, LCSW 827-5807

531 W. STEPHEN FOSTER AVE

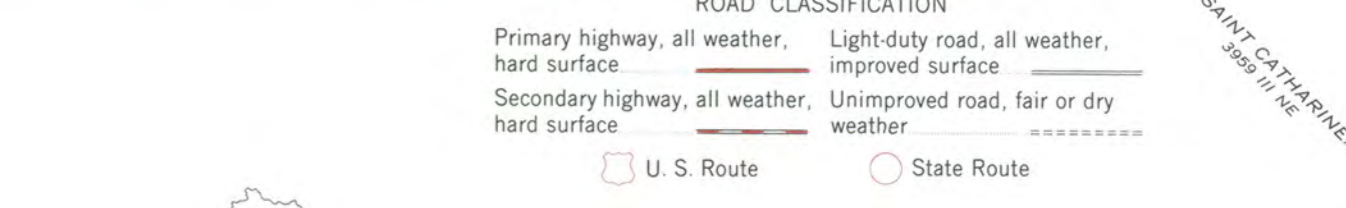


Baldwin's  
Tourist Court  
Nelson Co., Ky  
April, 2011  
NAB 27  
zone 16:  
Easting 634 484  
northing 4185 621

Mapped, edited, and published by the Geological Survey  
Control by USGS and USC&GS  
Topography by photogrammetric methods from aerial photographs taken 1951. Field checked 1953. Revised from aerial photographs taken 1967. Field checked 1967  
Polyconic projection. 1927 North American datum 10,000 foot grid based on Kentucky coordinate system, south zone 1000-meter Universal Transverse Mercator grid ticks, zone 16, shown in blue  
To place on the predicted North American Datum 1983 move the projection lines 4 meters south and 3 meters west as shown by dashed corner ticks  
Fine red dashed lines indicate selected fence and field lines where generally visible on aerial photographs. This information is unchecked  
Red tint indicates areas in which only landmark buildings are shown



THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS  
FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225 OR RESTON, VIRGINIA 22092,  
KENTUCKY GEOLOGICAL SURVEY, LEXINGTON, KENTUCKY 40506,  
AND KENTUCKY DEPARTMENT OF COMMERCE, FRANKFORT, KENTUCKY 40601  
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



Revisions shown in purple and woodland compiled in cooperation with State of Kentucky agencies from aerial photographs taken 1984 and other sources. Contours adjusted adjacent to certain photorevised hydrographic features. This information not field checked. Map edited 1987  
Purple tint indicates extension of urban areas

**BARDSTOWN, KY.**  
SW/4 BARDSTOWN 15' QUADRANGLE  
37085-G4-TF-024  
1967  
PHOTOREVISED 1987  
DMA 5959 IV SW—SERIES V853



**CERTIFIED LOCAL GOVERNMENT REPORT FORM  
REVIEW of NATIONAL REGISTER NOMINATION by LOCAL AUTHORITY**

*(Instructions in parentheses and italics. Print or type your responses. Fuller instructions on additional sheet.)*

Name of Certified Local Government City of Bardstown  
Name of Property being considered Baldwin's Tourist Court

**INITIATION** *(enter one date only on a line below, describing the action on the nomination)*

- nomination submitted by CLG to State Historic Preservation Officer (SHPO). SHPO is asked by CLG to review nomination as soon as possible.  
 SHPO submits nomination to CLG for review. CLG has 60 days to review nomination and return this report form to SHPO.

**REVIEW BASIS** *(checkmark at least one line of Resource Type/Criterion; write the name of corresponding Commission member on one of the following three lines)*

<b>Resource Type</b>	<b>Criterion Selected on nomination form</b>
<input checked="" type="checkbox"/> Historical	National Register Criterion A or B
<input type="checkbox"/> Architectural	National Register Criterion C
<input type="checkbox"/> Archeological	National Register Criterion D

**Name of Commission Member Representing Significance Area**

Don Parrish Historian (when property meets Criterion A or B)  
\_\_\_\_\_ Architectural Historian/Architect (for Criterion C)  
\_\_\_\_\_ Archeologist (when property meets Criterion D)

**RECOMMENDATION** *(Check mark one of the four blanks below, sign, and enter date)*

- Commission Recommends Approval  
 Commission Recommends Disapproval  
 Commission Recommends Approval, Report Attached  
 Commission Recommends Disapproval, Report Attached

8-2-11 Don Parrish  
Date Commissioner's Signature

- (Check Mark one of the two blanks below, sign, and enter date)*  
 Chief Elected Official Recommends Approval  
 Chief Elected Official Recommends Disapproval

8-23-11 William S. Shelby, Mayor  
Date Official's Signature/Title



STEVEN L. BESHEAR



**TOURISM, ARTS AND HERITAGE CABINET  
KENTUCKY HERITAGE COUNCIL**

MARCHETA SPARROW  
SECRETARY

THE STATE HISTORIC PRESERVATION OFFICE  
300 WASHINGTON STREET  
FRANKFORT, KENTUCKY 40601  
PHONE (502) 564-7005  
FAX (502) 564-5820  
www.heritage.ky.gov

MARK DENNEN  
EXECUTIVE DIRECTOR AND  
STATE HISTORIC PRESERVATION OFFICER

September 23, 2011

Ms. Carol Shull, Keeper  
National Register of Historic Places  
National Park Service 2280  
National Register of Historic Places  
1201 "I" (Eye) Street, NW 8<sup>th</sup> Floor  
Washington DC 20005

Dear Ms. Shull:

Enclosed are nominations approved at the September 6, 2011 Review Board meeting. We are submitting them for listing in the National Register:

- Murray Woman's Club Clubhouse**, Calloway County, Kentucky
- LaSalette Academy**, Kenton County, Kentucky
- London Downtown Historic District**, Laurel County, Kentucky
- Livingston County Courthouse**, Livingston County, Kentucky
- North Main Street Historic District**, Mercer County, Kentucky
- Lexington and Cane Run Historic District**, Mercer County, Kentucky
- Baldwin's Tourist Court**, Nelson County, Kentucky
- Kurtz Restaurant/Bardstown-Parkview Motel-Office**, Nelson County, Kentucky
- Old Kentucky Home Motel**, Nelson County, Kentucky
- Wilson Motel**, Nelson County, Kentucky
- Guthrie Historic District**, Todd County, Kentucky
- Hardcastle Store**, Warren County, Kentucky
- Springfield Main Street District**, Washington County, Kentucky

We appreciate your consideration of these nominations.

Sincerely,

Lindy Casebier, SHPO and  
Executive Director  
Kentucky Heritage Council