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

OMB No. 1024-0018

RECEIVED 413

United States Department of the Interior National Park Service

MAY 14 1200

NATIONAL	REGISTER	OF	HISTORIC	PLACES
REGISTRAT	TION FORM		•	

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1. Name of Property			= *
historic name: <u>George Klein Tourist Court Hist</u>			-
other name/site number: Green Elf Court			
2. Location			
street & number: 501 Morrison Street			_
,	not for	publication: N/	<u>A</u>
city/town: <u>Hot Springs</u>	_	vicinity: N	<u>/ A</u>
state: AR county: Garland code:	<u>AR 051</u>	zip code: <u>719</u>	01
3. Classification			: =
Ownership of Property: <u>Private</u>	======	=======================================	:=
Category of Property: <u>District</u>			
Number of Resources within Property:			
Contributing Noncontributing			
buildings			
sites structures			
objects 21 0 Total			
Number of contributing resources previously li- Register: <u>N/A</u>	sted in t	he National	
Name of related multiple property listing: ${ t N/A}$			

4. State/Federal Agency Certificatio	n	
As the designated authority under the of 1986, as amended, I hereby certiforequest for determination of eligibitic standards for registering properties. Historic Places and meets the proceduset forth in 36 CFR Part 60. In my does not meet the National Regisheet.	y that this <u>X</u> nomination lity meets the documentation in the National Register of ural and professional requirem opinion, the property <u>X</u> mee	ents
(artin 2 States	4.23-93	
Signature of certifying official	<u>4-23-93</u> Date	
Arkansas Historic Preservation Progr State or Federal agency and bureau	am	
In my opinion, the property mee Register criteria See continua		onal
Signature of commenting or other off	icial Date	
State or Federal agency and bureau		
5. National Park Service Certificati		
I, hereby certify that this property entered in the National Register See continuation sheet. determined eligible for the National Register See continuation sheet.	1.1 3	
determined not eligible for the National Register removed from the National Regis		
other (explain):		
	fusignature of Keeper of	ate Action
6. Function or Use		
Historic: Domestic	Sub: hotel	
Current : Domestic	Sub: multiple dwelling	

7. Description
Architectural Classification:
Craftsman

Other Description: N/A
Materials: foundation <u>stone</u> roof <u>asphalt</u> walls <u>stucco</u> other <u>wood</u>
Describe present and historic physical appearance. X See continuation sheet.
8. Statement of Significance
Certifying official has considered the significance of this property in relation to other properties:

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above. \underline{X} See continuation sheet.

National Register of Historic Places Continuation Sheet

Section number Page	1
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Summary

Located at 501 Morrison Street in Hot Springs, the c. 1940 George Klein Tourist Court Historic District is composed of an elaborate Craftsman "airplane bungalow" used for the owner/manager's residence, a central, two-story octagonal-shaped unit, and seven single-story Craftsman-style cabins. All of the structures are of wood-frame construction covered with light-green painted stucco that is rough textured. All of the foundations, with the exception of the center unit, are battered (sloped) and faced with "grapevine" mortared fieldstone. All of the roofs are covered with composition shingles. The tourist court is remarkably unaltered on the exterior. The cabins are currently being rented as apartments.

Elaboration

Located at 501 Morrison Street in Hot Springs, the c. 1940 George Klein Tourist Court is composed of an elaborate Craftsman "airplane bungalow" used for the owner/manager's residence, a central, two-story octagonal-shaped unit, and seven single-story Craftsman-style cabins. All of the structures are of wood-frame construction covered with light-green painted stucco that is rough textured. All of the foundations, with the exception of the center unit, are battered (sloped) and faced with "grapevine" mortared fieldstone. All of the roofs are covered with composition shingles.

The airplane bungalow is located at the northeast corner of the lot (the southwest corner of the intersection of Oak and Morrison Streets) and faces Morrison Street. This structure is characterized by the use of multiple gables with wide, overhanging eaves adorned with large triangular knee brackets (in the gable ends) and exposed rafters. The front porch is supported by three large battered columns with the stone foundation facing and two smaller battered columns on stone piers. The building is well lighted by numerous three-over-one windows arranged in singles, pairs, and groups of three and four. In several places, the most visible being on the front elevation, the group of three windows is composed of a conventional-sized central window flanked by two much narrower windows. Two of the exterior side entrances are of the simple Craftsman-type wood door with a four vertical-pane light. The front door is somewhat fancier with a horizontal sash dividing the four vertical panes with the light underlined by three large dentils. Access to the rear of the bungalow is provided by a Frenchtype door consisting of one stationary and one movable fifteen-pane fully glazed wood door.

Other Craftsman-style detail includes a modest use of false half-timbering, and an exterior stone chimney with battered sides on the eastern elevation. The chimney, in typical Craftsman fashion, pierces the eave on the slope of the gable roof. With the exception of the new jigsawn

National Register of Historic Places Continuation Sheet

Section	number	7	Page	2
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balustrade connecting the columns on the screened-in front porch, the exterior of this building is virtually unaltered. The interior was not viewed.

As the name implies, the center unit is located at approximately the center of the court. Although not possessing the level of Craftsman-style detail as the airplane bungalow, the two-story center unit is equally impressive visually due to its unusual octagonal-shaped plan. The center unit features a full, cantilevered second story that is covered by a shallow-pitched bellcast roof that ascends to a short peak. Four interior brick chimneys also punctuate the roofline. Unfortunately, the exposed rafters have been obscured by a modern gutter system.

Approximately half of the first story is an open porch. Originally eight stucco-covered columns (battered, but without the stone foundation facing) supported the second story with four attached to the first-story wall and four free standing. One of the wall-attached columns appears to have been removed, and one of the free-standing porch support columns appears to have replaced with a smaller, square column. The center unit is fenestrated by a variety of sizes of the three-over-one Craftsman window. There are three first-story entrances with the second-story access located underneath the porch. Two of these doors are of the type found on the front entrance of the airplane bungalow. There are also two plain wood doors underneath the porch that lead to storage rooms. Some of the interior has been altered, notably the addition of modern imitation panelling to the hallway. The upstairs rooms are largely unaltered and consist of plastered walls and simple door and window moldings. This was the only interior viewed, but it was stated by the current manager that the other cabins were similarly arranged.

The numbering of the individual cabins begins at the northwest corner of the court (bordered by an alley to the west). Cabin # 1 is a duplex that presents a gable end to Morrison Street but is entered through the separate single-leaf doors from the east. These doors are also of the more elaborate type found on the front entrance of the airplane bungalow. Fenestration is accomplished by the usual assortment of three-over-one windows. Decoration consists of a pair of triangular knee brackets in the gable ends, exposed rafters, and battered corner pilasters on the northern elevation.

Cabin # 2 is a larger building located to the south of Cabin # 1 that may have originally housed three units. This structure is oriented with the gable front facing east toward the center unit. This cabin features a one-half front inset porch supported by a battered column (with a matching battered corner pilaster on the opposite corner) with a single-leaf entrance on each wall. Another single-leaf entrance is found on the western end of the northern elevation. Other than an unusually large number of the small, bathroom/kitchen size three-over-one

National Register of Historic Places Continuation Sheet

Section no	umber		Page	3
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windows, the fenestration and detail (brackets, exposed rafters, etc.) is similar to that found on the other cabins.

The George Klein Tourist Court is unusual in that enclosed parking was provided by a series of underground garage stalls. The western boundary of the tourist court is defined by a poured concrete wall with a decorative wrought-iron fence. As the wall extends south, the grade of the alley descends sufficiently to allow for a series of five underground garage stalls beginning at the rear of Cabin # 2 and ending directly underneath Cabin # 3. Each stall has two double-folding, four-panelled wood doors. A concrete stairway to the alley and the garage stalls is located at the northwest corner of Cabin # 2.

Cabin # 3 is the largest of the cabins and appears to have originally accommodated six rental units. The cabin is "L"-shaped with a gable end facing north that has original side-by-side single-leaf entrances underneath a small gable-roof porch. The western elevation consists of windows only across the above-grade level while the below-grade level is composed of garage stalls to the north, a central hallway, and another unit with original windows and door. The southern elevation consists of fenestration only, while the eastern elevation is composed of the two-story gable end of the "L" with a three columned, inset porch across the entire length of the below-grade level. Two single-leaf entrances are at the southern end of this elevation with one leading to an upstairs unit. The remaining upstairs unit is accessed by a doorway located above grade on the inside of the "L" facing north.

Located in the center at the southern boundary of the court, Cabins # 4 and 5 are virtually identical. Both are small with north-facing front gables. Each has two entrances covered by small gable roofs - one at the center of the front elevation and one at the southern end of eastern and western elevations respectively (facing each other). It is probable, but not certain, that these were rented as duplexes. A row of seven below-grade garages is located behind the cabins and extends from the end of Cabin # 3 to the middle of Cabin # 6. The garages, now used for storage, are accessed from the cabins by a concrete staircase between the eastern two stalls. As with the western boundary, the southern boundary is defined by a decorative wrought-iron bridge atop the concrete garages. At the eastern terminus of the last garage, the wrought-iron fence (with a progressively receding concrete retaining wall below) curves to the south for a few feet before intersecting with Oak Street.

Cabin # 6 is located at the southeast corner of the court. It too has a gable front facing north, but contains only one entrance in the eastern-facing wall of the one-half front inset porch. Like Cabin # 2, the porch is supported by a battered column with a matching battered corner pilaster. Cabin # 8 (the airplane bungalow was counted as # 7 in the survey) is located to the west of the airplane bungalow on Morrison Street and faces north. It is essentially identical

National Register of Historic Places Continuation Sheet

Section number7	Page4		

to Cabin # 6 with minor variations in fenestration and an inset porch that is on the opposite end of the elevation (western end as opposed to eastern).

Currently rented as apartments, the George Klein Tourist Court Historic District is remarkably original on the exterior and remains in good condition.

National Register of Historic Places Continuation Sheet

Section	number	8	Page	1
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Summary

The George Klein Tourist Court is being nominated as a historic district under Criterion C with local significance as an outstanding, and undoubtedly finest extant, example of a Craftsman-style tourist court in Hot Springs.

Elaboration

The reputation of Hot Springs as a resort town was well established even before the Civil War due to the widespread belief that the hot springs contained medicinal qualities. The first crude bathhouses were constructed in 1830 and proved so popular that two years later the United States Government set aside four sections of land around the springs as a reservation to prevent commercial exploitation. Because of this natural resource, Hot Springs experienced relatively steady growth, and during the nineteenth century slowly transformed from a small, primitive village into a modern pleasure resort. This growth was greatly facilitated in 1875 with the completion of a narrow-gauge railroad from Malvern known as the "Diamond Jo" after its financier, Joseph "Diamond Jo" Reynolds, a prominent Chicago businessman of that era.

Beginning in the twentieth century, resort and tourist destinations became more accessible than ever previously due to the advent of a new form of transportation, the automobile. The automobile affected virtually every aspect of American society and culture, including architecture. One of the types of commercial architecture that developed as a result of the introduction of the automobile was the tourist court. The tourist court, which evolved from the earlier tourist camp, typically consisted of several single-unit cabins along with service and recreational facilities. Early tourist courts were simple, vernacular-styled one-room cabins designed to repel the elements and nothing more. Later, more amenities and architectural styling were incorporated. In the more sophisticated versions, tourist courts presented the appearance of tidy villages of miniature cottages replete with landscaped grounds. Known by such names as "U Like Um Cabins," "Kozy Kourt," and "Para Dice," the tourist court became widespread in both relatively urban and rural areas, wherever major highways brought travellers who required safe and dependable overnight accommodations.

Although several factors contributed to the development of the tourist court, the Green Elf Tourist Court was constructed c. 1940 just off of Central Avenue/State Hwy. 7 in Hot Springs to take advantage of the increased lodging demand created by the nearby Oaklawn horse racing track. Constructed in 1904, the Oaklawn track prospered until 1907 when an act of the state general assembly made gambling on horse races illegal. Racing was suspended, and the facilities were utilized by the Arkansas State Fair during some of the intervening years. Despite

National Register of Historic Places Continuation Sheet

Section	number	8	Page	2

an unsuccessful attempt to legalize betting in 1915, horse racing resumed from 1916 through 1919. Horse racing enthusiasts and frustrated gamblers persevered however, and in 1934 the state legislature sanctioned pari-mutuel betting and established the Arkansas Racing Commission. Through the advantageous timing of its spring season (between the closing of the race tracks in Florida and Louisiana and the opening of the northern tracks), Oaklawn established a niche in the horse racing industry and attracted many of the top stables as a stopover on their way north. The success of this technique is evidenced by Oaklawn's survival and continued popularity today.

Little is known about the construction and early years of the George Klein Tourist Court. The first record mentioning the court is found in the 1940 *Hot Springs City Directory*. The 1944 and 1946 directories reveal an ownership change as the court is now referred to as the Racheau Mitchell Tourist Court. In 1950, the court was purchased by Nick Elfter, who held a contest to determine the tourist court's new name and logotype. Kittie Thornton submitted the winning entry of the "Green Elf Court." The sign also noted that the court was a "Fairyland of Comfort" and had a picture of a green elf pointing toward the buildings. After several changes of ownership, the "Green Elf Court," as it is still known, is currently rented as apartments.

The George Klein Tourist Court derives its primary significance from the quality of its architecture. Constructed c. 1940, this tourist court is remarkable for the purity of the Craftsman plan and ornamentation at this late date in the lifespan of the style. The presence of the brackets, exposed rafters, and three-over-one windows are typical enough of Craftsman structures built during this period. Few contemporary buildings, however, possessed the complicated roof and floor plan of the airplane bungalow or the novelty of the center unit. It is true also that few builders bothered with details such as stucco-covered, battered walls and columns with stone-faced foundations. Finally, whereas the typical tourist court consisted of single-unit cabins exclusively, the Green Elf Tourist Court is somewhat of a hybrid since it combines both single and multiple-unit buildings - perhaps a harbinger of the tourist court's successor, the multiple-unit motel. As such, the Green Elf Court is being nominated as a historic district under Criterion C with local significance.

9. Major Bibliographical References
X See continuation sheet.
Previous documentation on file (NPS):
<pre>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 #</pre>
Primary Location of Additional Data:
X State historic preservation office Other state agency Federal agency Local government University Other Specify Repository:
10. Geographical Data
Acreage of Property: <u>Less than one</u>
UTM References: Zone Easting Northing Zone Easting Northing
A <u>15 494800 3816850</u> B C D
See continuation sheet.
Verbal Boundary Description: See continuation sheet.
Beginning at the southwest corner of the intersection of Oak and Morrison Streets, proceed west along the southern curbline of Morrison Street to the intersection of said line with a line formed by the eastern curbline of the unamed paved alley running north and south. Then proceed south along this line to the intersection of said line and a line formed by, yet ten feet from, the southern elevation of Cabin # 3. Then proceed east to the intersection of said line with a line formed by, yet ten feet from, the eastern elevation of Cabin # 3. Then proceed north to the intersection of said line and the line formed by, yet ten feet from, the southern elevation of the wall/garages. Then proceed east along this line to the intersection of said line with the western curbline of Oak Street. Then proceed north to the point of beginning.
Boundary Justification: See continuation sheet.
This boundary includes all of the property historically associated with this resource that retains its integrity.

National Register of Historic Places Continuation Sheet

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Section	number	9	Page	1

Bibliography

Belasco, Warren James. *Americans on the Road*. Cambridge, Massachusetts, and London, England: The MIT Press, 1979.

Hot Springs City Directory, 1940, 1944, 1946.

Information supplied by Inez Cline, January 1993.

Information supplied by Kittie Thornton, March 1993.

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

Workers of the Writer's Program. The WPA Guide to 1930's Arkansas, with new introduction by Elliot West. Lawrence, Kansas: The University Press, 1987 (original copywright, 1941).

11. Form Prepared By Name/Title: Patrick Zollner, National Register Historian Organization: Arkansas Historic Preservation Program Date: 04/19/93 Street & Number: 323 Center, 1600 Tower Bldg. Telephone: (501) 324-9880

_____ State:<u>AR</u> ZIP: 72201

City or Town: Little Rock

UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATI	ION		
PROPERTY Klein, George, S	Tourist Court		ot NOITHIADES
MULTIPLE NAME:			
STATE & COUNTY: ARKANSAS,	Garland		
DATE RECEIVED: 5/04/9 DATE OF 16TH DAY: 6/03/9 DATE OF WEEKLY LIST:		OF PENDING LIST OF 45TH DAY:	6/18/93
REFERENCE NUMBER: 9300048	lder/Architec Paragraph) 0		
NOMINATOR: STATE			
REASONS FOR REVIEW:			
APPEAL: N DATA PROBLEM: N OTHER: N PDIL: N REQUEST: N SAMPLE: N	N PERIOD:	N LESS THAN 50 N PROGRAM UNAP	
COMMENT WAIVER: N			And the state of t
ACCEPTRETURN	REJECT 6	8/93 DATE	ational Register
ABSTRACT/SUMMARY COMMENTS:	/		
			west your concern
RECOM./CRITERIA REVIEWER DISCIPLINE	ends		

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

DATE

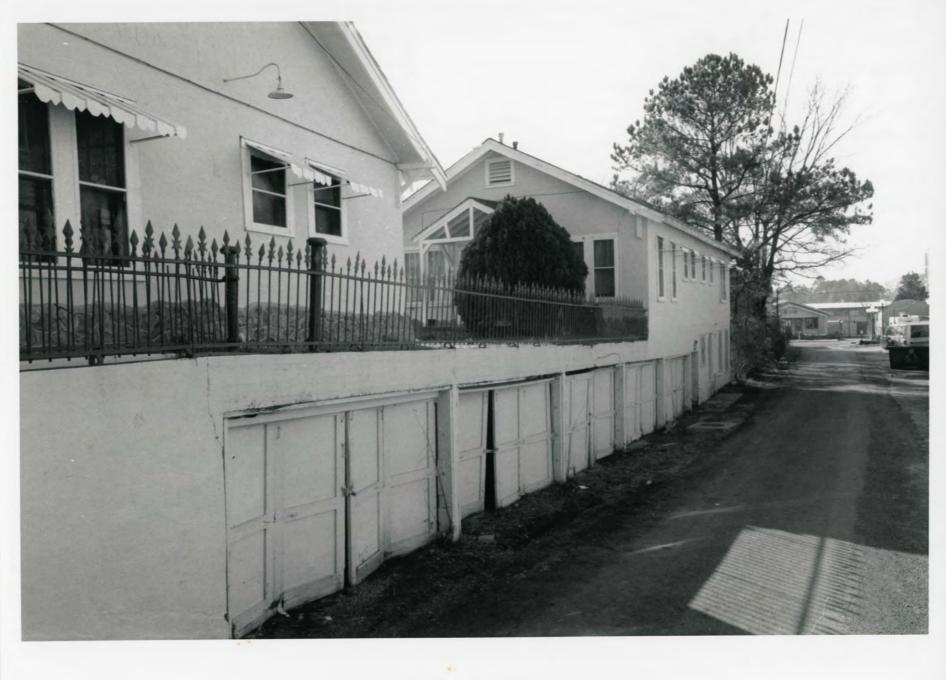
CLASSIFICATION	2 32
countresource type	
STATE/FEDERAL AGENCY CERTIFICATION	PATINES TAUNTING
FUNCTION 13 MANUAL MANU	CIVALITAVA
historiccurrent	
DESCRIPTION	PROPERTY Klein, George, Tourlate
architectural classification materials descriptive text	
Dr.	THE E COUNTY: ARRANGAS, GREIGH
Period Areas of SignificanceChec	k and justify below
Specific dates Builder/Ar Statement of Significance (in one paragr	
summary paragraphcompleteness	
clarity	
<pre>applicable criteriajustification of areas checkedrelating significance to the resourcecontext</pre>	APPEAL: N DATA PROBLEM: N LAND C'REBRE N PRIL: N PERP RECUEST: N SAMPLE: N SIR
relationship of integrity to signific justification of exception	ance N SHEVIAW THEMHOL
other	
BIBLIOGRAPHY	ASSTRACT/SUMMARY COMMENTS:
GEOGRAPHICAL DATA	
acreageverbal boundary descr UTMsboundary justificatio	
ACCOMPANYING DOCUMENTATION/PRESENTATION	
sketch mapsUSGS mapsphotog	raphspresentation
OTHER COMMENTS	
Questions concerning this nomination may	be directed to
	Phone
Signed	Date EMITATORIO



George Klein Tourist Court
Garland County, Arkansas
Photograph by Todd Ferguson
June 1991
Negative on file at AHPP
View of Cabin # 7 from
the south west



George Klein Tourist Court
Carland Co., Arkansas
Photograph by Patrick Zollher
January 1993
Negative on file at AHPP
View of Southern boundary
of court from the southeast



George Klein Tourist Court
Garland Co., Arkansas
Photograph by Patrick Zolhen
January 1993
Negative on file at AHPP
View of Cabins #2 and 3 and
garage stalls from the northwest



George Klein Tourist Court
Garland Co., Arkansas
Photographed by Todd Ferguson
June 1991
Negative on file at AHPP
View of front elevation of
Cabin # 7 from the north



George Klein Tourist Court
Garland Co., Arkansas
Photograph by Todd Ferguson
June 1991
Negative on file at AHPP
View of Cabin # 7 from
the east (northern half of
elevation)



George Klein Tourist Court
Garland Co., Arkansas
Photograph by Todd Ferguson
June 1991
Negative on file at AHPP
View of Cabin # 7 from the
East Couthern half of elevation)



George Klein Tourist Court
Garland Co., Arkansas
Photograph by Todd Ferguson
June 1991
Negative on file at AHPP
View of Cabin # 7 form
the South



George Klein Tourist Court
Garland Co., Arkansas
Photograph by Tedd Ferguson
June 1991
Negative on file at AHPP
View of the Center Unit
from the north



George Klein Tourist Court
Garland Co., Arkansas
Photograph by Todd Ferguson
June 1991
Negative on file at AHPP
View of the Center Unit from
the Southeast



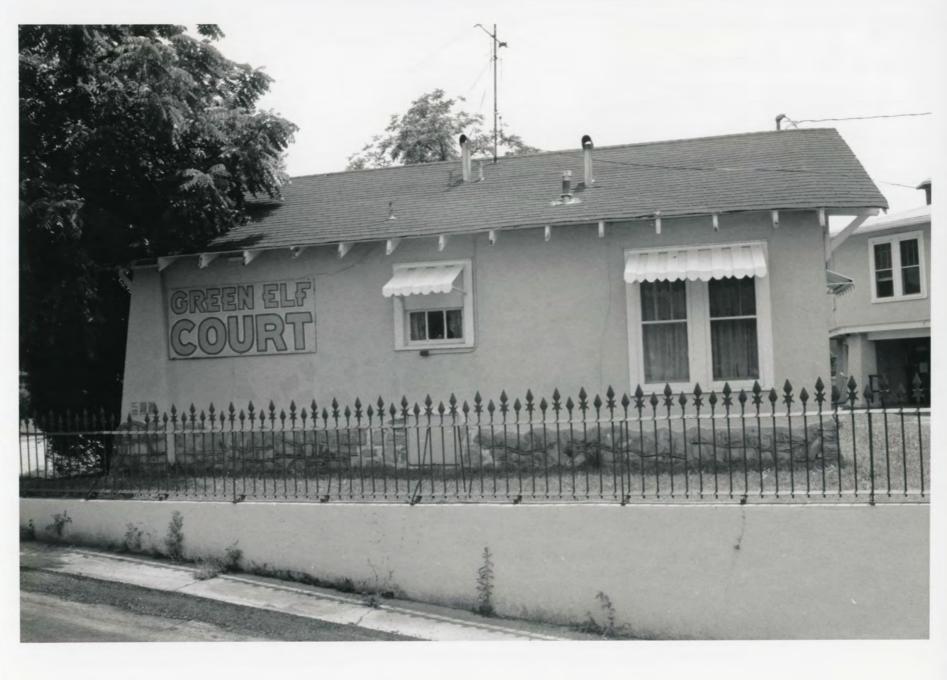
George Klein Tourist Court
Garland Go., Arkansas
Photograph by Patrick Zollner
January 1993
Negative on file at AHPP
View of descriptions western elevation doorway
in the center unit from the interior



George Klein Tourist Court Garland Co., Arkansas Photograph by Patrick Zolher January 1993 Negative on Pile at AHPP View of 2nd-story Center Unit Interior room



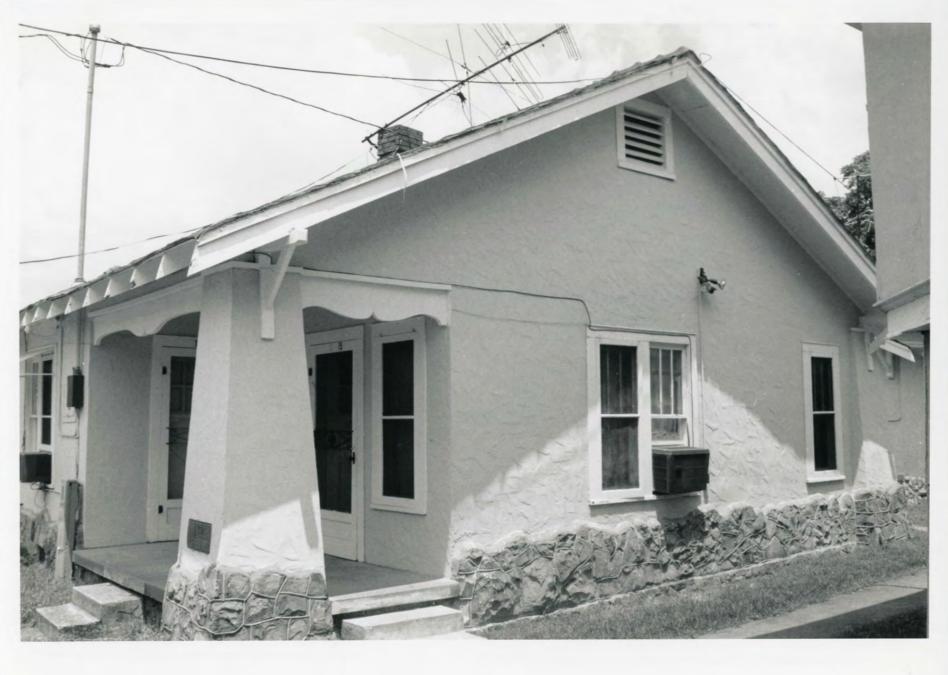
George Klein Tourist Court
Garland Co., Arkansas
Photograph by Todd Ferguson
June 1991
Negative on file at AHPP
View of Cabin # 1 from
the east



George Klein Tourist Court
Garland Co., Arkansas
Photograph by Todd Ferguson
June 1991
Negative on file at AHPP
View of Cabin # 1 from
the west



George Klein Tourist Court
Garland Co., Arkansas
Photograph by Todd Ferguson
June 1991
Negative on file at AHPP
View of Cabin #2 from the
Northwest



George Klein Tourist Court
Garland Co., Arkansas
Photograph by Todd Ferguson
June 1991
Negative on file at AHPP
View of Cabin #2 from
the Southeast



George Klein Tourist Court
Garland Go., Arkansas
Photograph by Todd Ferguson
June 1991
Negative on file at AHPP
View of Cabin #3 from
the northeast



George Klein Tourist Court Garland Co., Arkansas Photographa by Todd Ferguson June 1991 Negative on file at AHPP View of Cabin #3 from the west



George Klein Tourist Court
Garland Co., Arkansas
Photograph by Todd Ferguson
June 1991
Negative on file at AHPP
View of Cabin #3 from
the east



George Klein Tourist Court
Garland Co., Arkansas
Photograph by Todd Ferguson
June 1991
Negative on file at AHPP
View of Cabin # 4 from
the north



George Klein Tourist Court

Garland Co., Arkansas

Photograph by Todd Ferguson

June 1991

Negative on file at AHPP

View of eastern elevation of

Cabin # 4 from the northeast



George Klein Tourist Court

Garland Co., Arkansas

Photograph by Todd Ferguson

June 1991

Negative on file at AHPP

View of Cabin # 5 western

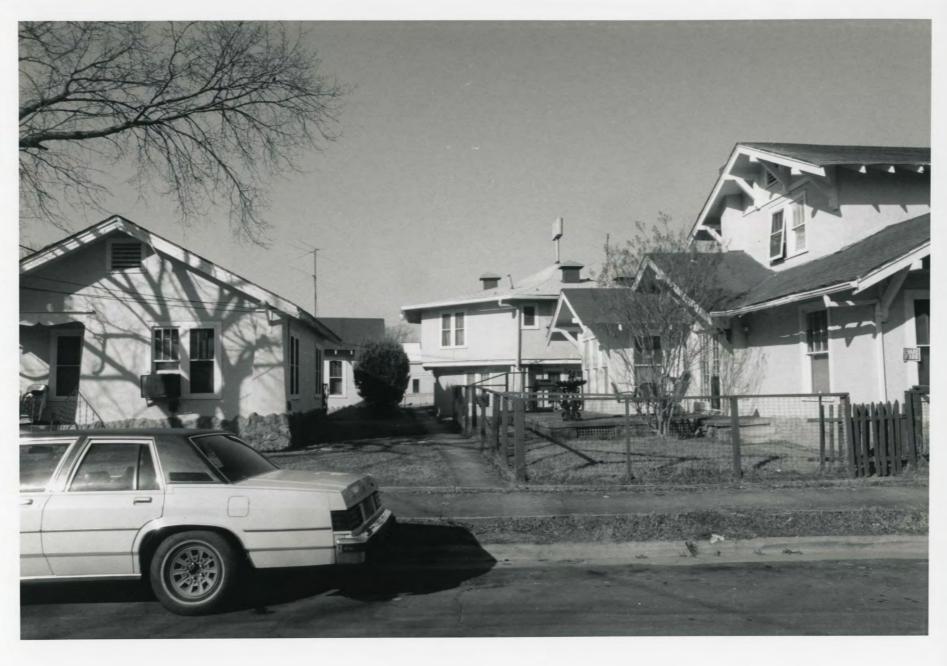
elevation (from west /northwest)



George Klein Tourist Court
Garland Q., Arkansas
Photograph by Todd Ferguson
June 1991
Negative on file at AHPP
View of Cabin #6
From the east



George Klein Tourist Court
Garland Co., Arkansas
Photograph by Patrick Zollner
January, 1993
Negative on file at AHPP
View of the court from the
northeast — Cabin # 7 in the
foreground



George Klein Tourist-Court

Garland Co., Arkansus

Photograph by Patrick Zollher

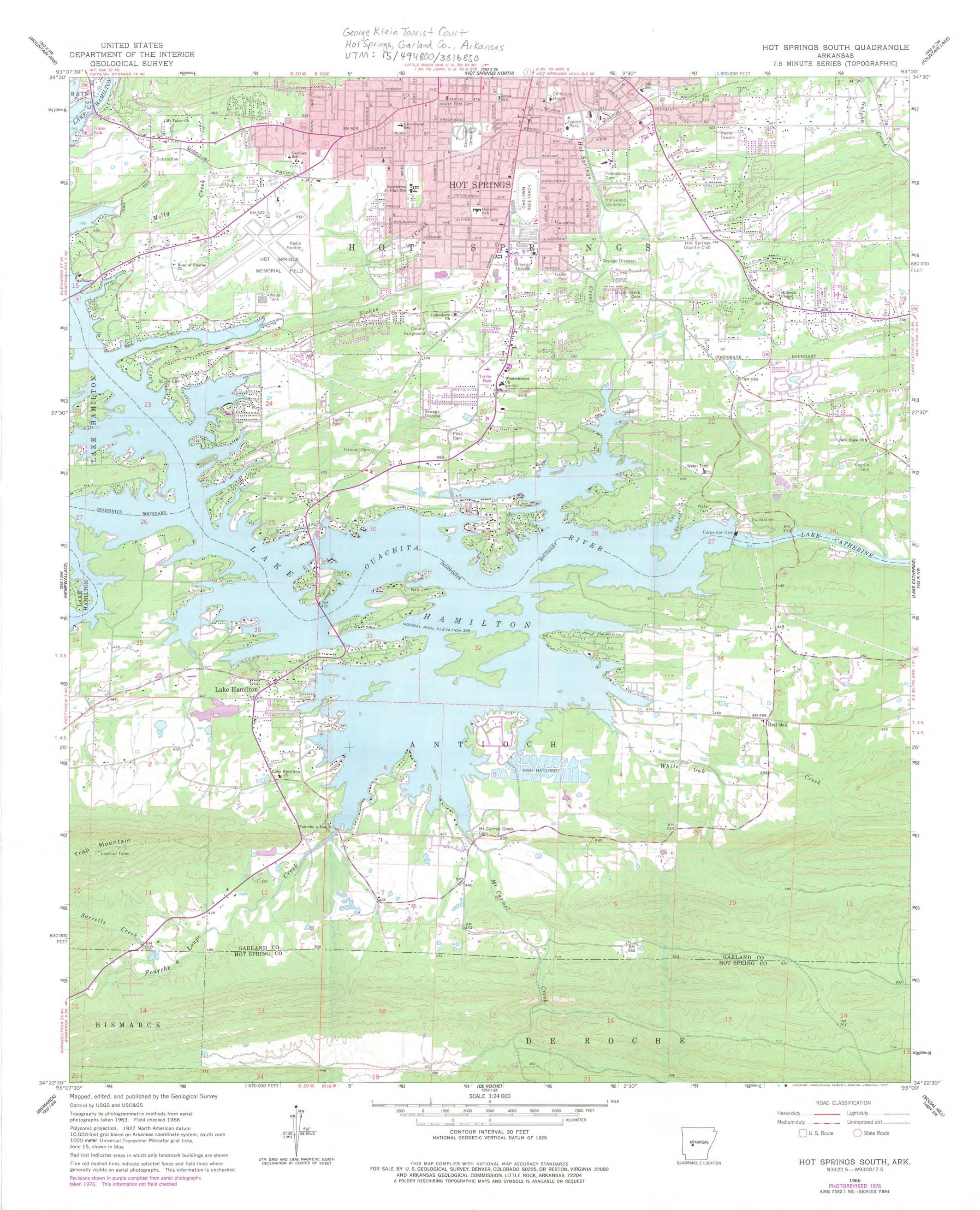
January 1993

Negative on file at AHPP

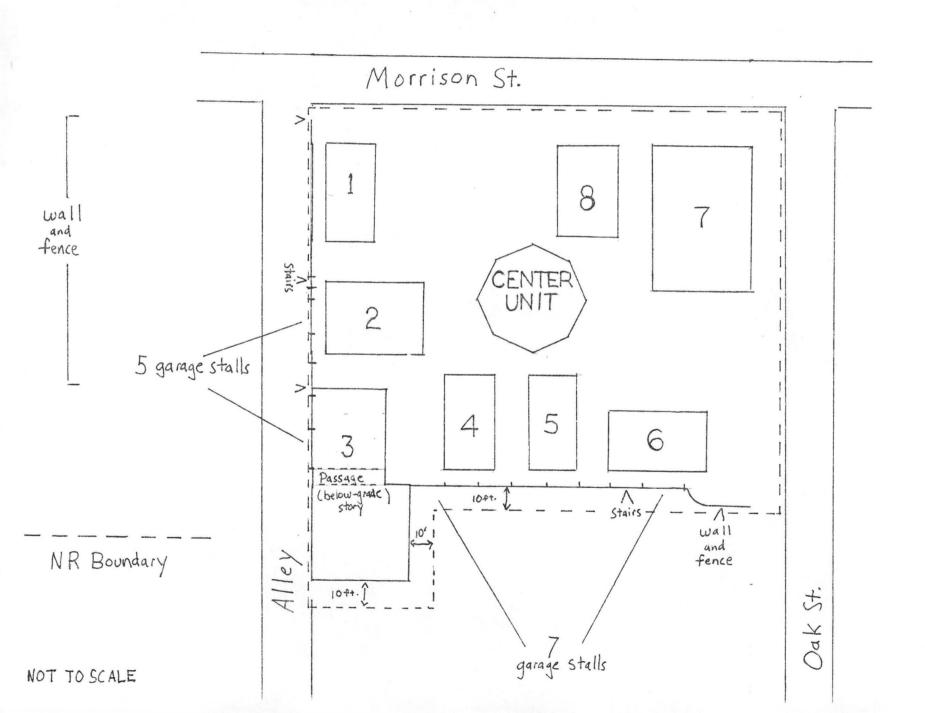
View of court from the east

Cabin # 8 is in the left foreground

Cabin # 7 is in the right foreground



GEORGE KLEIN TOURIST COURT HISTORIC DISTRICT HOT SPRINGS, GARLAND CO., ARKANSAS





ARKANSAS HISTORIC PRESERVATION PROGRAM

PECEWED 418

MAY 04 1993

April 23, 1993

Carol D. Shull
Chief of Registration
United States Department of the Interior
National Register of Historic Places
National Park Service
800 North Capitol Street, Suite 250
Washington, DC 20002

RE: George Klein Tourist Court Historic District Hot Springs, Garland County

Dear Carol:

We are enclosing for your review the nomination of the above referenced property. The Arkansas Historic Preservation Program has complied with all applicable nominating procedures and notification requirements in the nomination process.

Thank you for your consideration in this matter.

Sincerely,

Cathy Buffrd Slater

State Historic Preservation Officer

CB:kg

Enclosures

