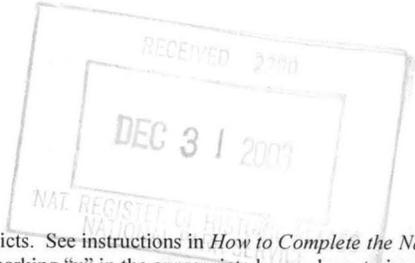


08

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 Cove Tourist Court  
other names/site number Park Plaza Apartments

2. Location

street & number 771 Park Avenue  not for publication  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 12/08/03  
Signature of certifying official/Title 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:) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Signature of the Keeper Edson H. Beall Date of Action 2/11/04

Cove Tourist Court  
Name of Property

Garland County, Arkansas  
County and State

**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	
	1	0	buildings
	0	0	sites
	0	0	structures
	0	0	objects
	1	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: multiple-dwelling

**7. Description**

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

MODERN MOVEMENT: International Style

**Materials**  
(Enter categories from instructions)

foundation CONCRETE

walls STUCCO

roof OTHER: Tar Build-up

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

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### Summary

Located at 771 Park Avenue in Hot Springs, the circa 1937 Cove Tourist Court is comprised of nine single-story attached units designed in the International style. The stucco covered court is laid out in a "U" shaped plan that opens onto Cove Street. The Cove Tourist Court has undergone minor interior and exterior alterations, but has retained its historic integrity. The wood framed building is currently rented as apartments.

### Elaboration

The stucco clad buildings of Cove Tourist Court are painted white, which would have been the original "International" style color. The front doors of each unit are covered with a shed roof, about a foot wider than the door. The porch is supported by Craftsman style brackets. The windows are double-hung wood four-over-one, which are also Craftsman in style. In keeping with the automobile tourist genre, each unit has a one-car garage adjacent to it. The building has a low sloped roof that sloped from the front to back, with a parapet at the front. Capped with sheet metal caps, the parapet is painted red to match the front doors. The original front doors which have four vertical lights at the top half to match the windows are still present on all but two of the units. All of the units have windows at the rear, and the two units at the ends of the "U" have windows at the street-facing facades.

The conditions of the interiors of the units are very close to their original condition. The walls are stucco, and the floors are the original hardwood. Two corner units have bedrooms separate from the living room, as well as a bathroom and a small kitchenette. The remaining rooms feature a living/bedroom area with a bathroom and a small kitchenette. The original plumbing fixtures are still intact. There is no trim on the windows and doors, in keeping with the International style.

Currently rented as apartments, Cove Tourist Court is in fair condition, both inside and out, and is a good example of International style tourist 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. 1937-1954

**Significant Dates**

c. 1937

**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 Cove Tourist Court, circa 1937, is being nominated under **Criterion A** with **local significance** for its association with automobile travel in Hot Springs, Arkansas, between the years 1910–1965. As one of the finest extant examples of the International style tourist court on Park Avenue in Hot Springs, Cove Tourist Court remains virtually intact on both the interior and exterior of the building.

### Elaboration

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 throw in for good measure.

The Cove Tourist Court, built circa 1937, consists of an International style building in the “wide U” configuration. The International style was a popular commercial architectural style during the 1930s. The streamlined design, stucco exterior walls, and minimal adornment are characteristic of International structures built during the 1930s. The fair condition of the building, original one-car garages and unaltered exterior of Cove Tourist Court make it eligible for nomination under Criterion C.

Cove Tourist Court first appears in the Hot Springs City Directory in 1938. Unlike many other tourist courts which evolved from private residences, apartment buildings, or tourist camps, Cove Tourist Court was built

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 8 Page 2

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for Carl. C. Crocker as a tourist court. Crocker retained ownership until 1943 when he sold the property to Joseph L. Brock. In 1946, during the peak of Hot Springs' bathhouse tourism, Mr. Brock converted the tourist court into apartments, but retained the name Cove Tourist Court. By 1948, the Sanborn Insurance Company Map identifies the building as Cove Street Apartments, which it would remain into the 1970s. Cove Tourist Court is presently rented as apartments. In its current state, neglect has been Cove Tourist Court's biggest enemy; however, it has remained an excellent example of International style architecture, one of the few along Park Avenue.

### Statement of Significance

Cove Tourist Court is being nominated to the National Register of Historic Places under **Criterion A** with **local significance** for its association with automobile travel in Hot Springs. As one of the oldest tourist courts on Park Avenue, it was one of the first buildings constructed as a tourist court. It is also being nominated under **Criterion C** as an excellent example of an International style tourist court. 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

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### 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 Wanda Lambeth, owner of Park Plaza Apartments, 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.

Cove Tourist Court  
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	<u>15</u> Zone	<u>495295</u> Easting	<u>3820424</u> Northing	3	<u>                    </u> Zone	<u>                    </u> Easting	<u>                    </u> Northing
2	<u>                    </u>	<u>                    </u>	<u>                    </u>	4	<u>                    </u>	<u>                    </u>	<u>                    </u>

See continuation sheet

### Verbal Boundary Description

S28 T2S R19W, Block 152, Lot 11, Hot Springs Reservation.

### Boundary Justification

The nominated property includes the entire parcel historically associated with Cove Tourist Court.

## 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 Wanda Lambeth  
street & number 202 Harrell Street telephone 501/318-0386  
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 Reductions 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 Cove Tourist Court  
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: 04000008

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.



1. Cave Tourist Court

2. Garland Co, AR

3. Beth Wiedemer

4. Aug, 2003

5. AHPP

6. East facing guest units • View from auto court <sup>looking</sup> west

7. #1



1. Cove Tourist Court
2. Garland Co, AR
3. Beth Wiedener
4. Aug. 2003
5. AHPP
6. close up of guest units.
7. #2



1. Cac Tourist Court

2. Garland Co, AR

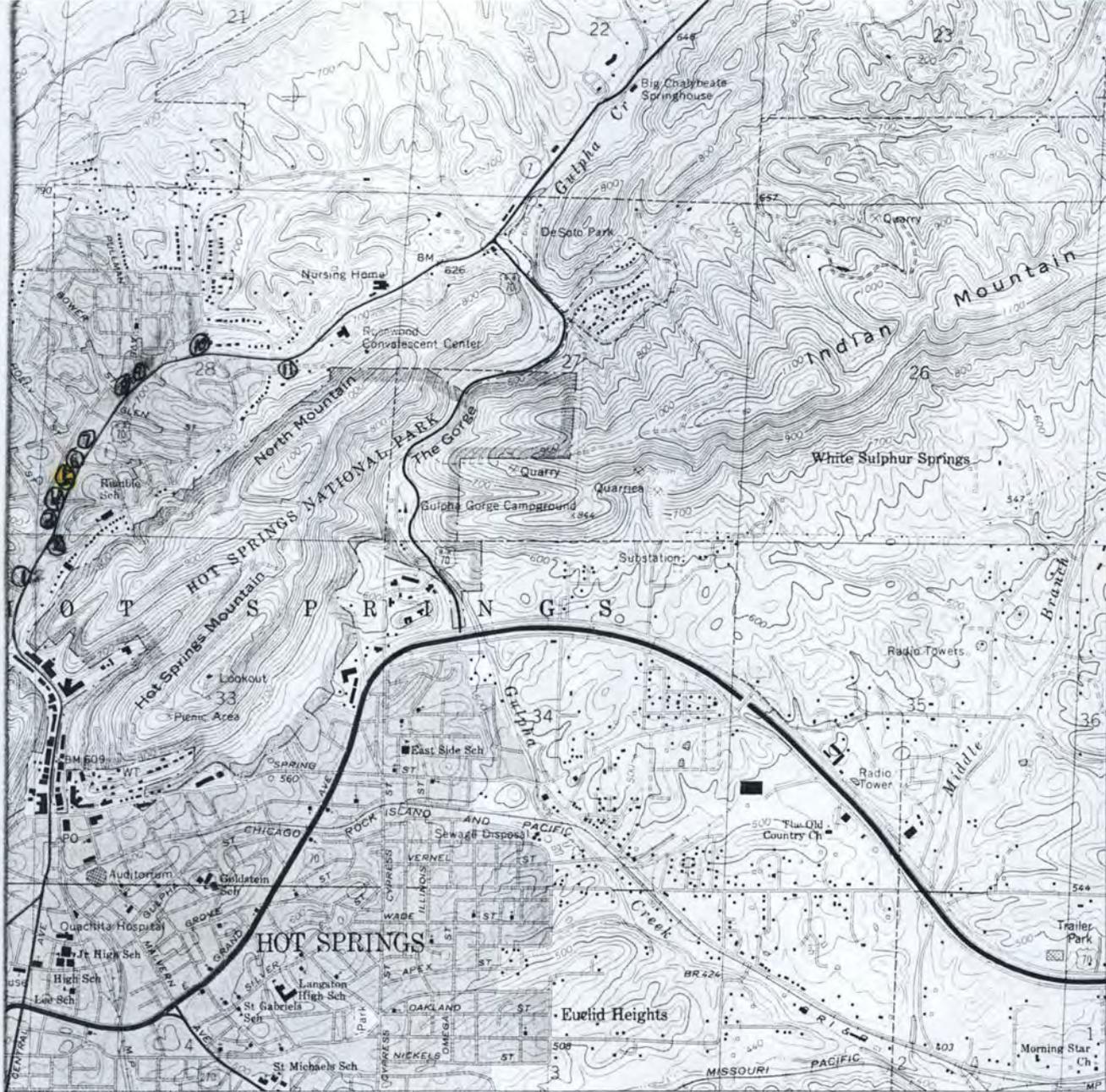
3. Both Wiesener

4. Aug. 2003

5. AHP

6. West elevation (rear) looking east.

7. #3



- LEGEND**
- ① LANGDON FILING STATION  
311 PARK AVE.  
15/44469/3819774
  - ② BUTCHIE'S DRIVE IN  
534 PARK AVE.  
15/445075/3819972
  - ③ COTTAGE COURTS  
603 PARK AVE.  
15/445101/3820053
  - ④ BELLWING COURT  
637 PARK AVE.  
15/445137/3820124
  - ⑤ COVE TOURIST COURT  
711 PARK AVE.  
15/445295/3820424
  - ⑥ WHEATLEY COURT  
811 PARK AVE.  
15/445366/3820546
  - ⑦ PARKWAY COURTS  
815 PARK AVE  
15/445224/3820317
  - ⑧ LYNNWOOD TOURIST COURT  
857 PARK AVE.  
15/445451/3820632
  - ⑨ OPAL'S STEAK HOUSE  
871 PARK AVE.  
15/445502/3820683
  - ⑩ PERRY PLAZA COURT  
1007 PARK AVE.  
15/445837/3820805

LAKE HAMILTON 7 MI. ARKADDELPHIA 37 MI.  
LAKE CATHERINE 6 MI. MALVERN 22 MI.



1929  
COPY STANDARDS  
25, OR RESTON, VIRGINIA 22092  
HOT SPRINGS, ARKANSAS 72204  
AVAILABLE ON REQUEST



**ROAD CLASSIFICATION**

Heavy-duty	Light-duty
Medium-duty	Unimproved dirt
U.S. Route	Slate Route

**HOT SPRINGS NORTH, ARK.**  
34093-E1-TF-024

1966  
PHOTOREVISED 1976  
DMA 7353 II SE-SERIES V884

LAKE CATHERINE  
7452 N.W. HWY.  
⑪ MOUNTAINEIRE HOTEL  
1100 PARK AVE.  
15/449623/3820801



# 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

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[info@arkansaspreservation.org](mailto:info@arkansaspreservation.org)

website:

[www.arkansaspreservation.org](http://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: Cove Tourist Court- 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

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