

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☐ not for publication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 M. Thomas
Signature of certifying official/Title

12/08/03
Date

Arkansas Historic Preservation Program

State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See Continuation sheet for additional comments.)

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

☒ entered in the National Register.

☐ See continuation sheet

☐ determined eligible for the
National Register.

☐ See continuation sheet

☐ determined not eligible for the
National Register.

☐ removed from the National
Register.

☐ other, (explain:)

Edson H. Beall
Signature of the Keeper

2/11/04
Date of Action

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.)

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National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 1

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

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National Register of Historic Places Continuation Sheet

Section number 8 Page 2

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

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 15 495295 3820424
Zone Easting Northing
2

3
Zone Easting Northing
4
☐ 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 Reduction Projects (1024-0018), Washington, DC 20303.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY 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 Count

2. Garland Co, AR

3. Beth Wiedemer

4. Aug, 2003

5. AHPP

6. East facing guest units • View from auto court ^{looking} west

7. #1



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



1. Cac Tourist Court

2. Garland Co, AR

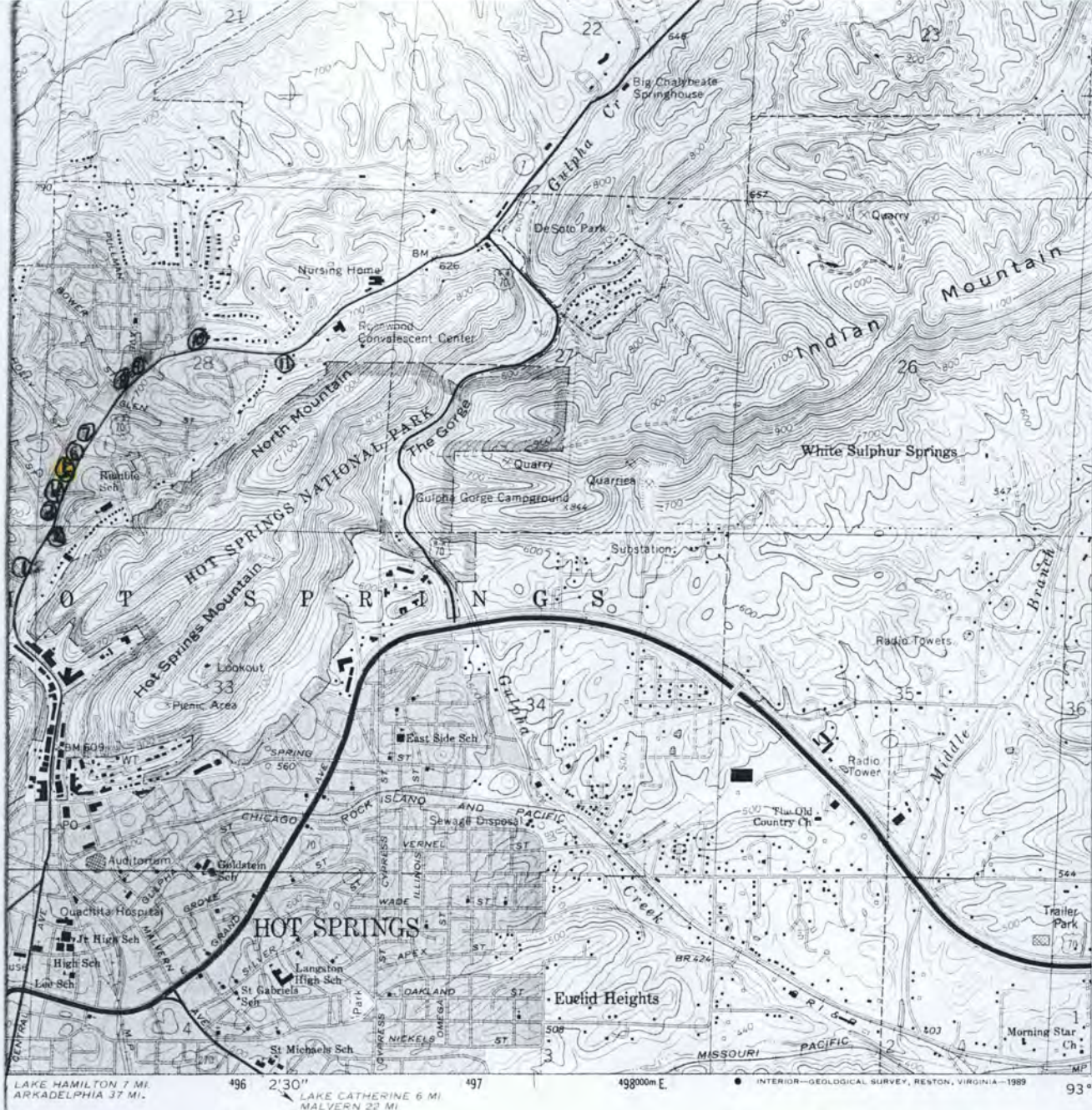
3. Beth Wiesner

4. Aug. 2003

5. AHP

6. West elevation (rear) looking east.

7. #3



- 32°30" **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 BELLARIE 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.
15/445831/3820805
 - ⑪ MOUNTAINEER HOTEL
1100 PARK AVE.
15/446123/3820801

ROAD CLASSIFICATION

- | | |
|-------------------|---------------------------|
| Heavy-duty ————— | Light-duty ————— |
| Medium-duty ————— | Unimproved dirt - - - - - |
| U. S. Route | State Route |



QUADRANGLE LOCATION

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

1966
PHOTOREVISED 1976
DMA 7353 II SE-SERIES V884



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

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website:

www.arkansaspreservation.org

December 4, 2003

Carol D. Shull
Chief of Registration
United States Department of the Interior
National Register of Historic Places
National Park Service
8th Floor
1201 Eye Street, NW
Washington, DC 20005



RE: 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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