

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

1. Name of Property

historic name: George Klein Tourist Court Historic District

other name/site number: Green Elf Court

2. Location

street & number: 501 Morrison Street

not for publication: N/A

city/town: Hot Springs

vicinity: N/A

state: AR county: Garland code: AR 051 zip code: 71901

3. Classification

Ownership of Property: Private

Category of Property: District

Number of Resources within Property:

Contributing	Noncontributing	
<u>21</u>	<u> </u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>21</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register: N/A

Name of related multiple property listing: N/A

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4. State/Federal Agency Certification
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As the designated authority under the National Historic Preservation Act of 1986, 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. _____ See continuation sheet.

Christopher J. Slater _____ 4-23-93
Signature of certifying official 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.

Signature of commenting or other official Date

State or Federal agency and bureau

=====
5. National Park Service Certification
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I, hereby certify that this 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 Keeper Date
of Action

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6. Function or Use
=====

Historic: Domestic _____ Sub: hotel _____

Current : Domestic _____ Sub: multiple dwelling _____

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7. Description

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Architectural Classification:

Craftsman

Other Description: N/A

Materials: foundation stone roof asphalt
walls stucco other wood

Describe present and historic physical appearance. X See continuation sheet.

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8. Statement of Significance

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Certifying official has considered the significance of this property in relation to other properties: local.

Applicable National Register Criteria: C

Criteria Considerations (Exceptions): N/A

Areas of Significance: Architecture

Period(s) of Significance: c. 1940

Significant Dates: N/A

Significant Person(s): N/A

Cultural Affiliation: N/A

Architect/Builder: Unknown

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

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9. Major Bibliographical References

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X See continuation sheet.

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 -- Specify Repository: _____

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10. Geographical Data

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Acreage of Property: Less than one

UTM References: Zone Easting Northing Zone Easting Northing

A	<u>15</u>	<u>494800</u>	<u>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 curblineline of Morrison Street to the intersection of said line with a line formed by the eastern curblineline of the unnamed 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 curblineline 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.

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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

City or Town: Little Rock State: AR ZIP: 72201

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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 French-type 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

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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

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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

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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.

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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

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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.

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Bibliography

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Hot Springs City Directory, 1940, 1944, 1946.

Information supplied by Inez Cline, January 1993.

Information supplied by Kittie Thornton, March 1993.

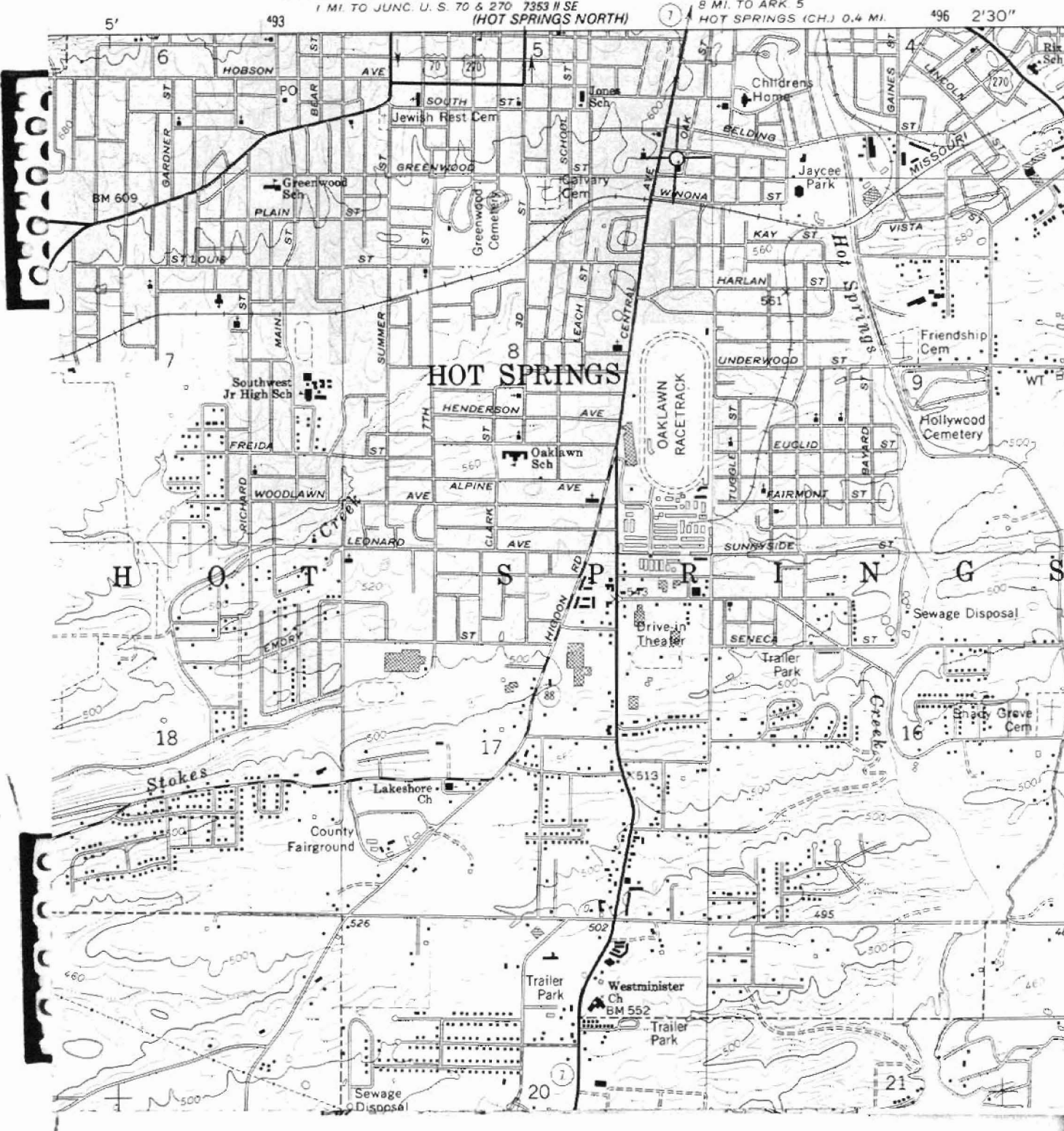
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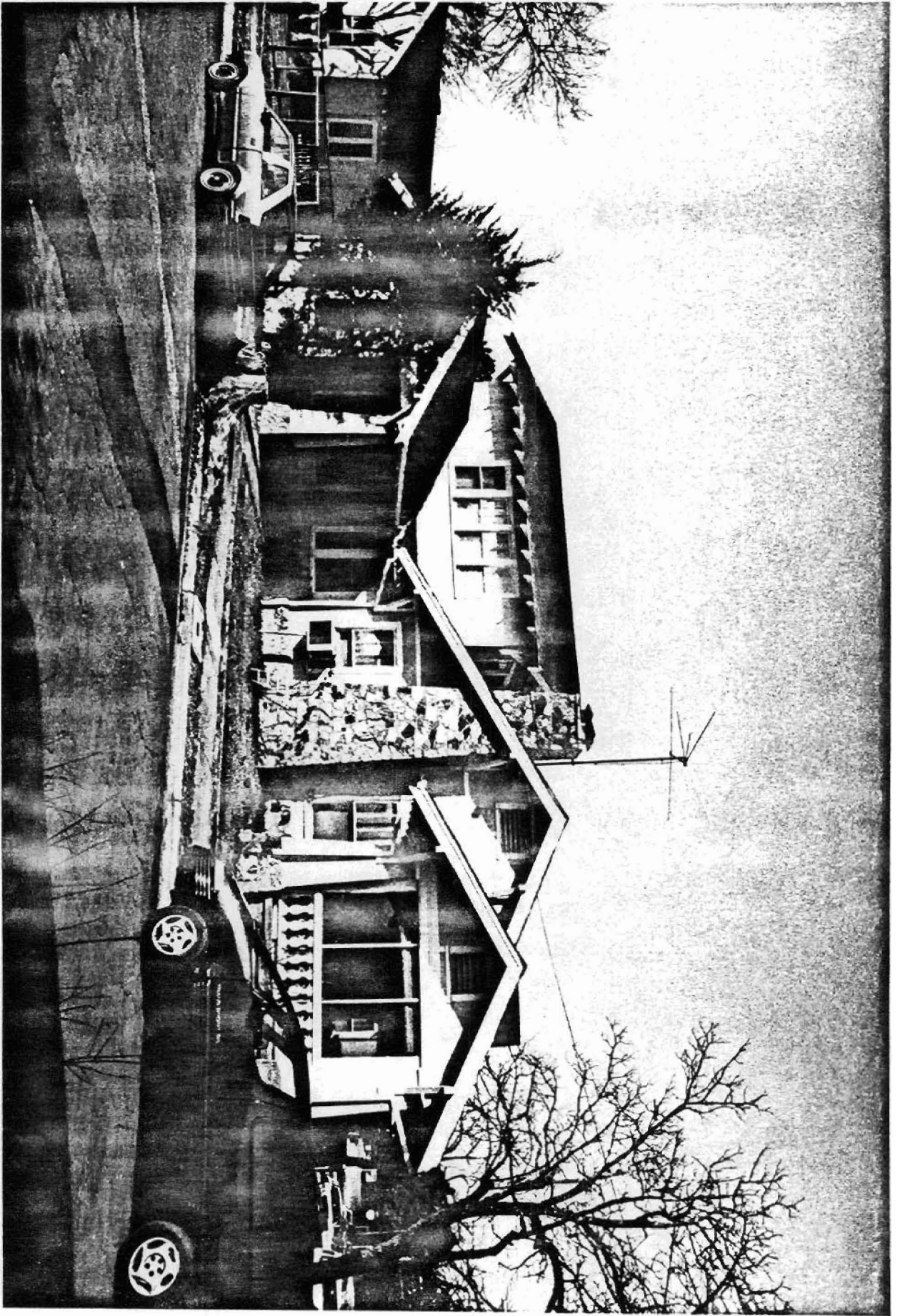
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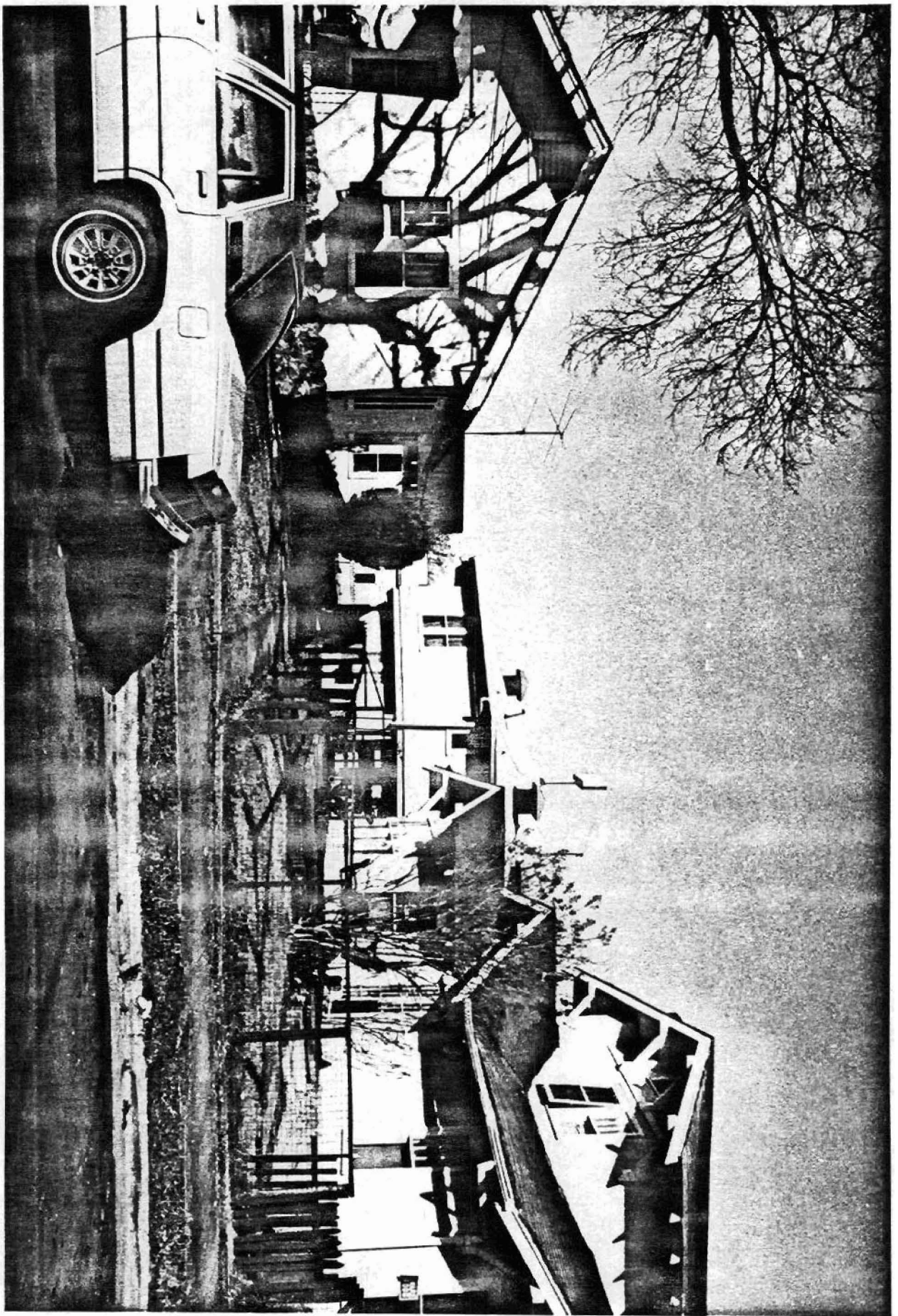
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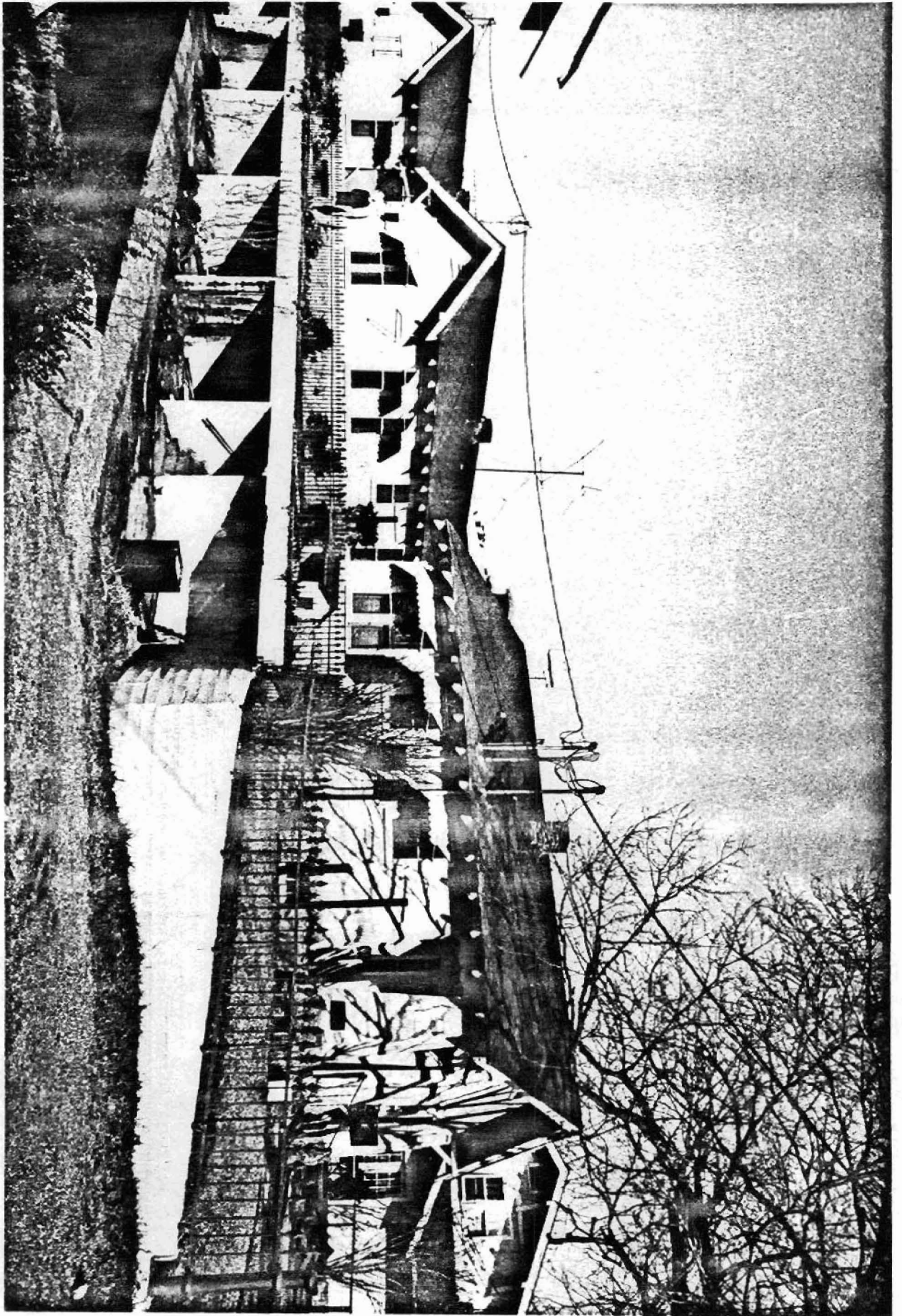
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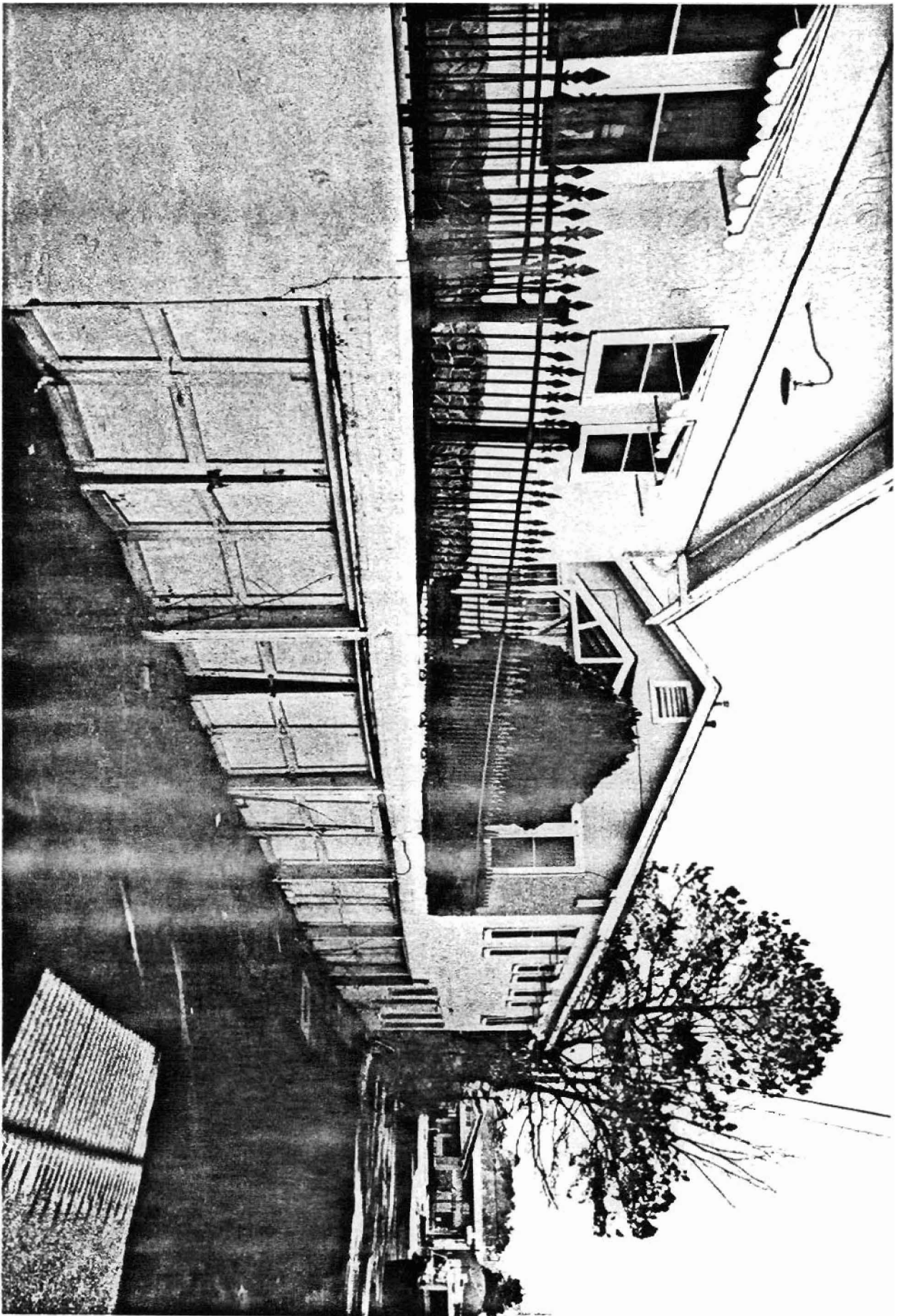
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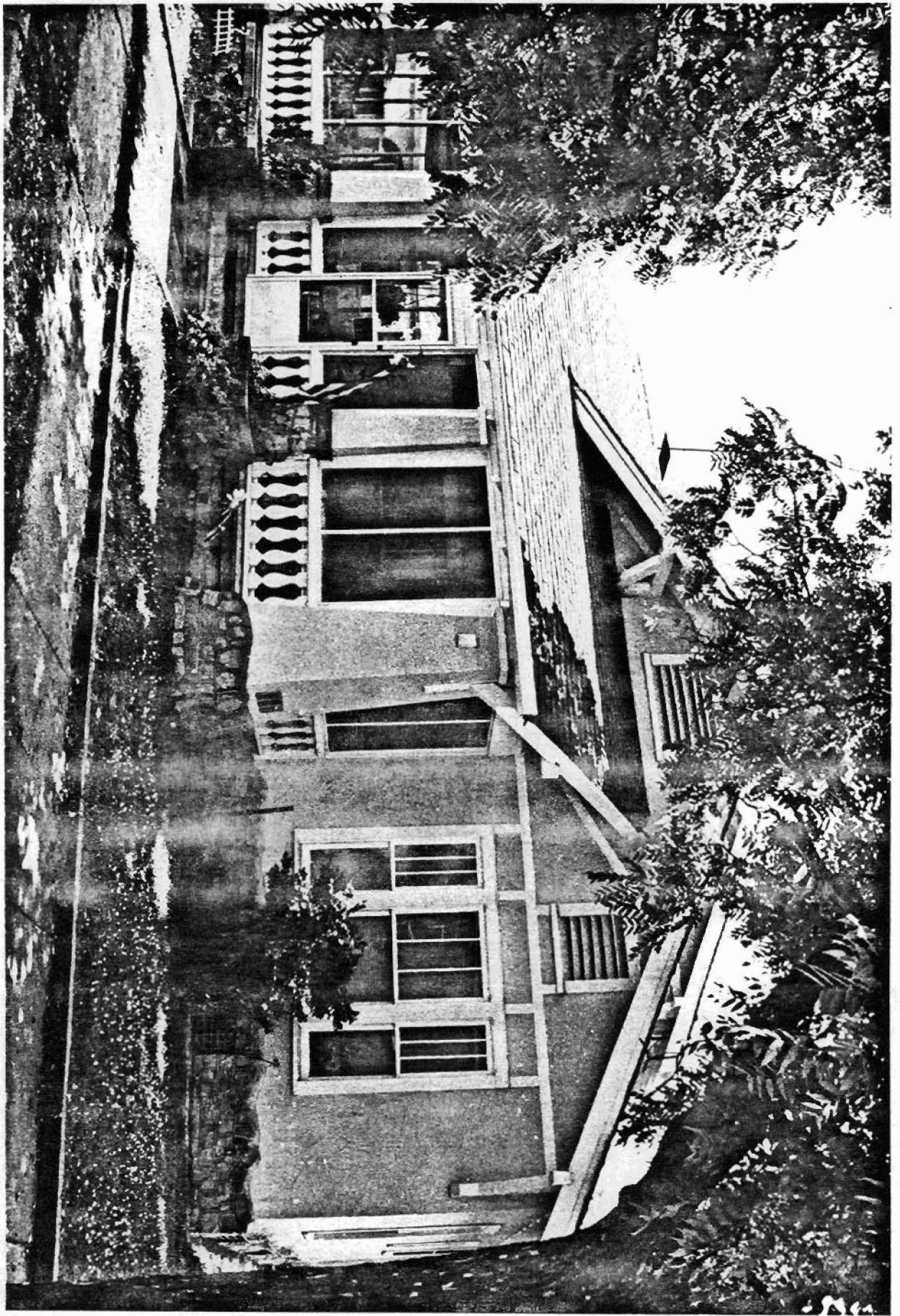








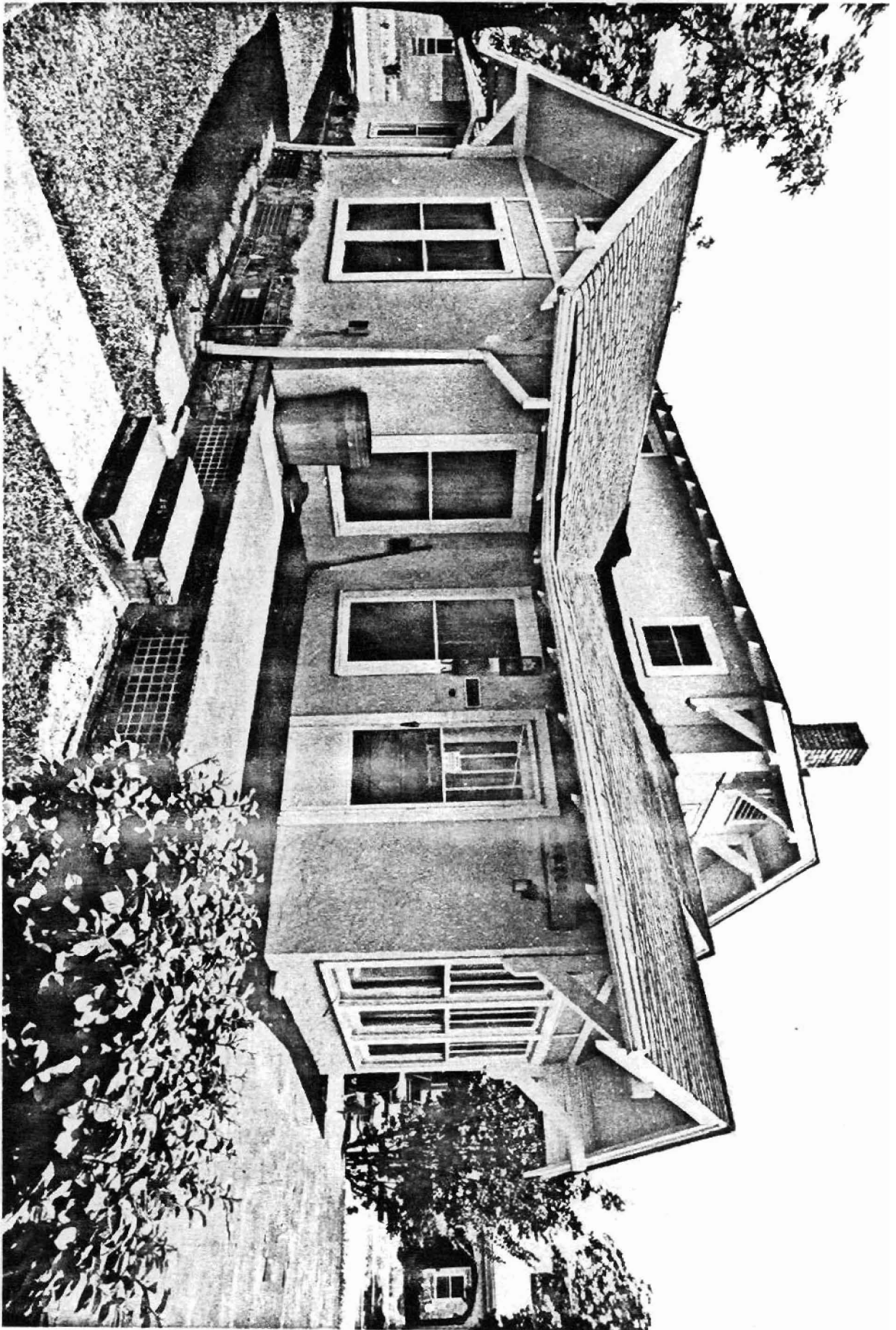


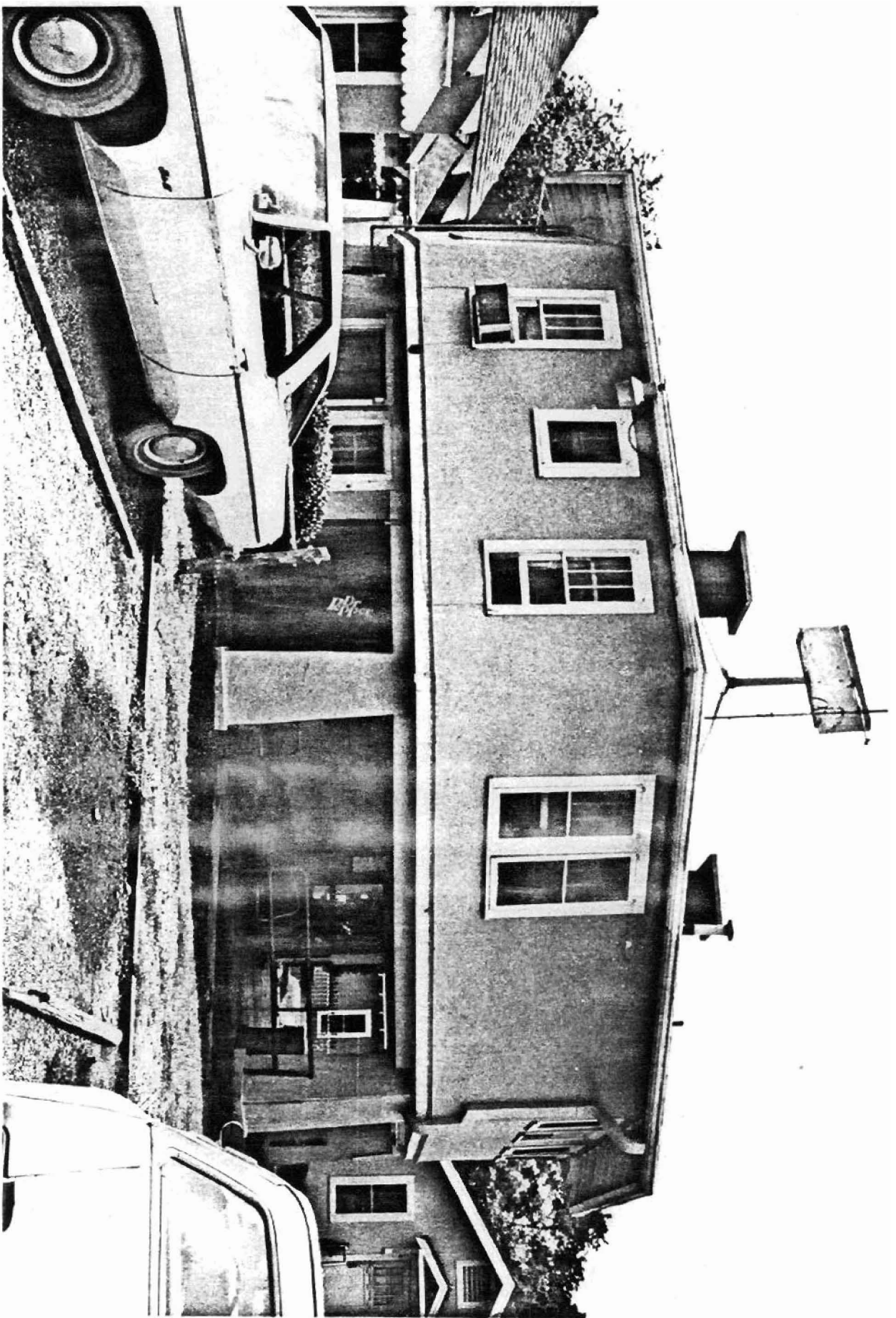


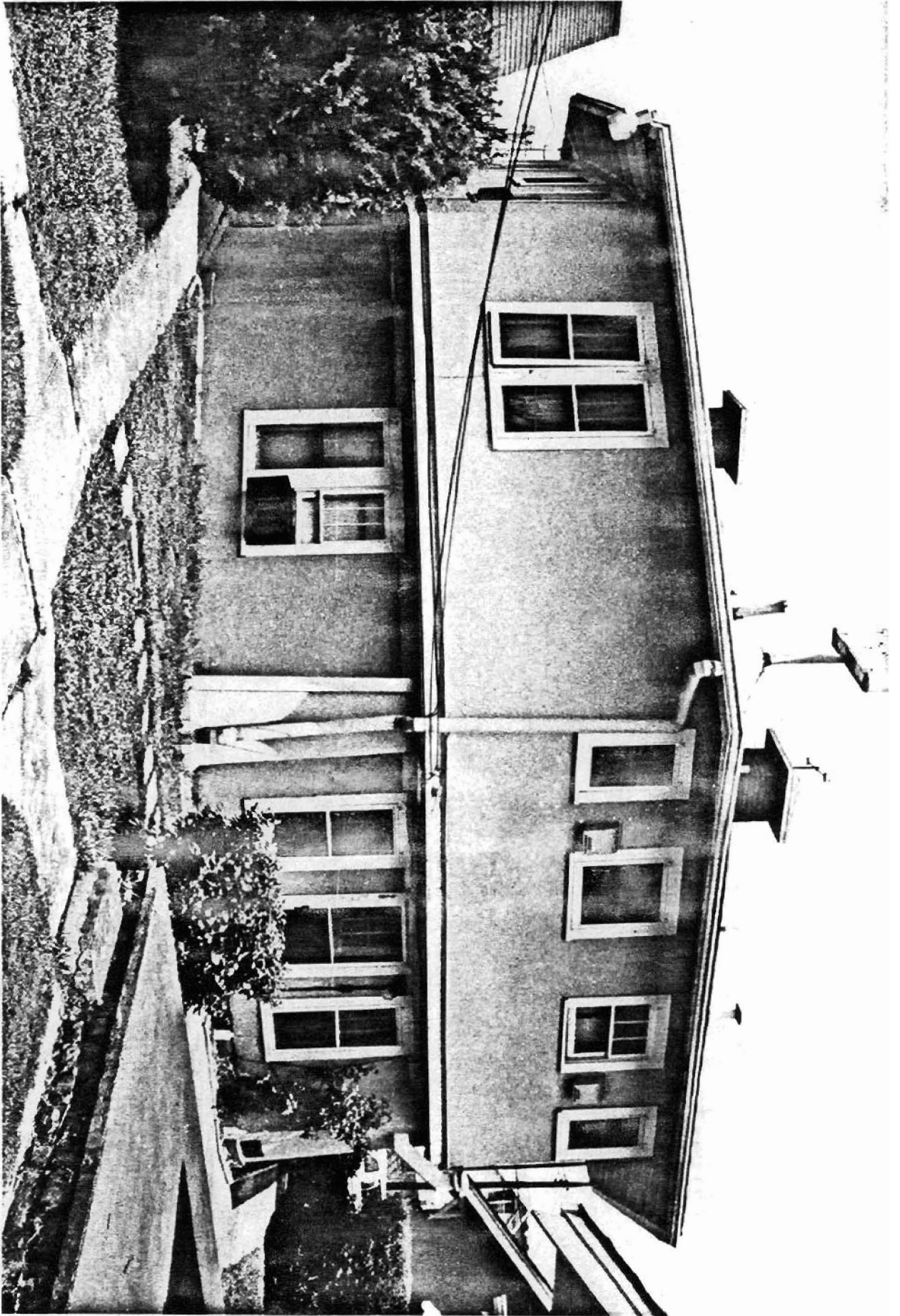




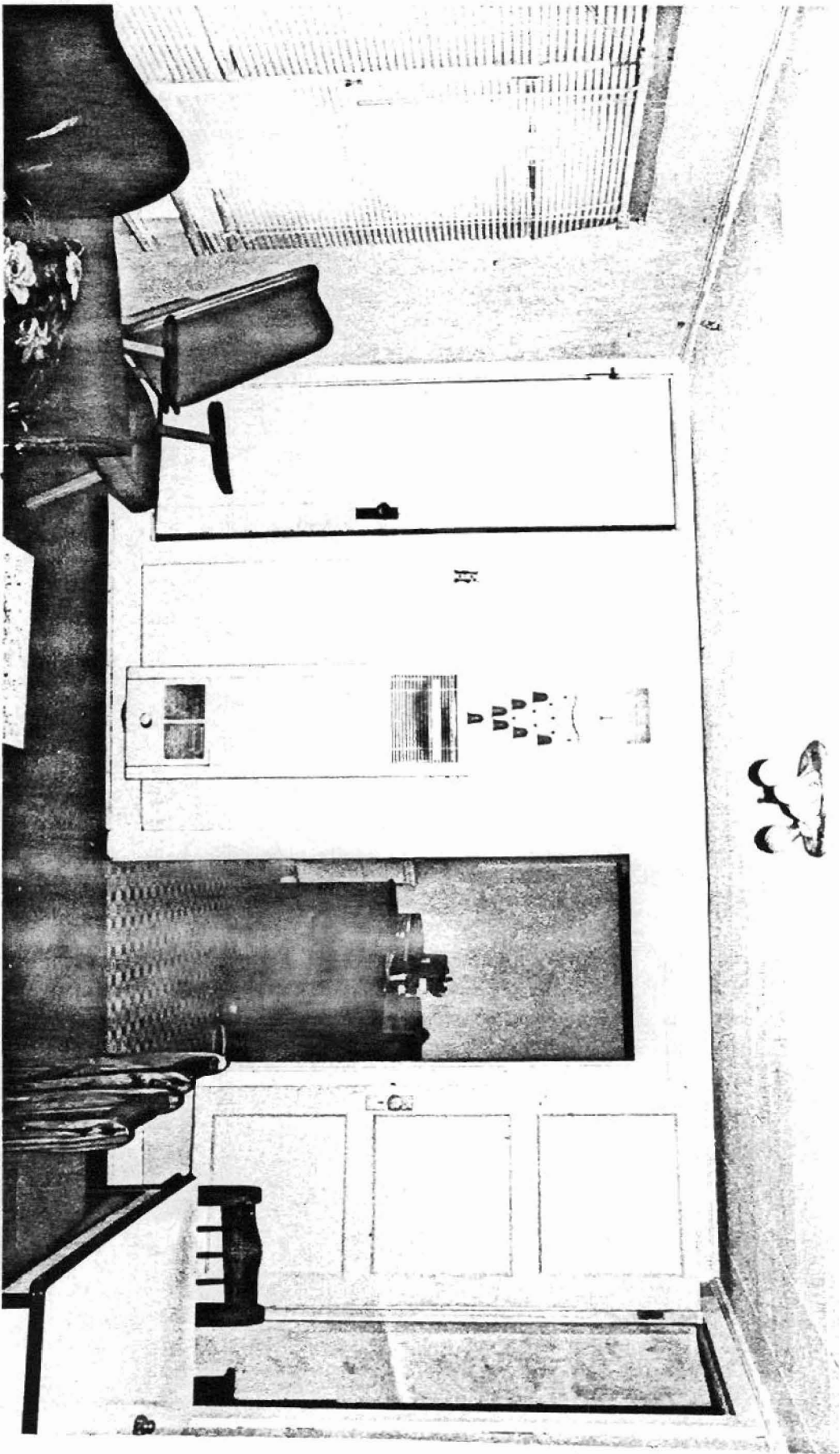


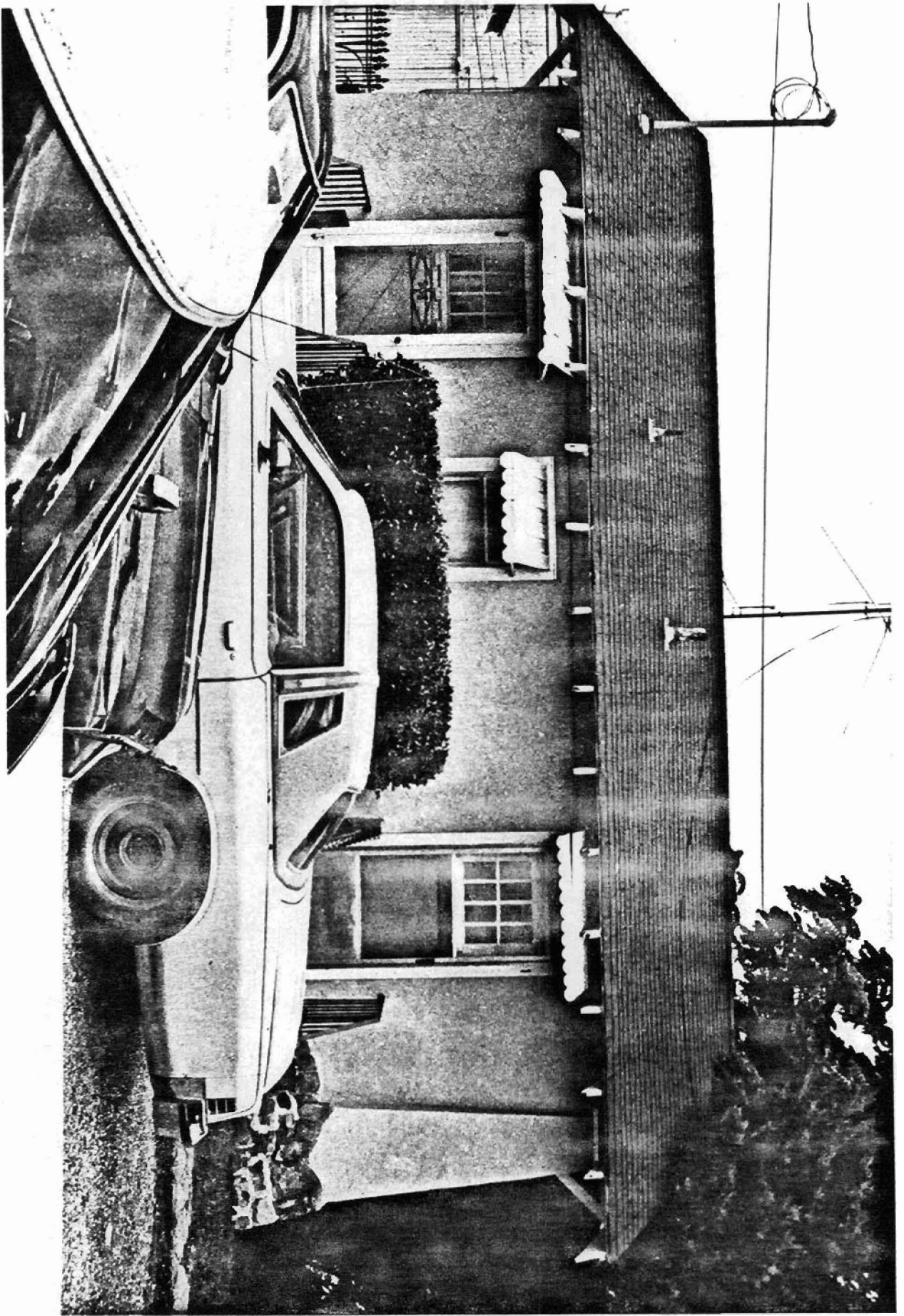


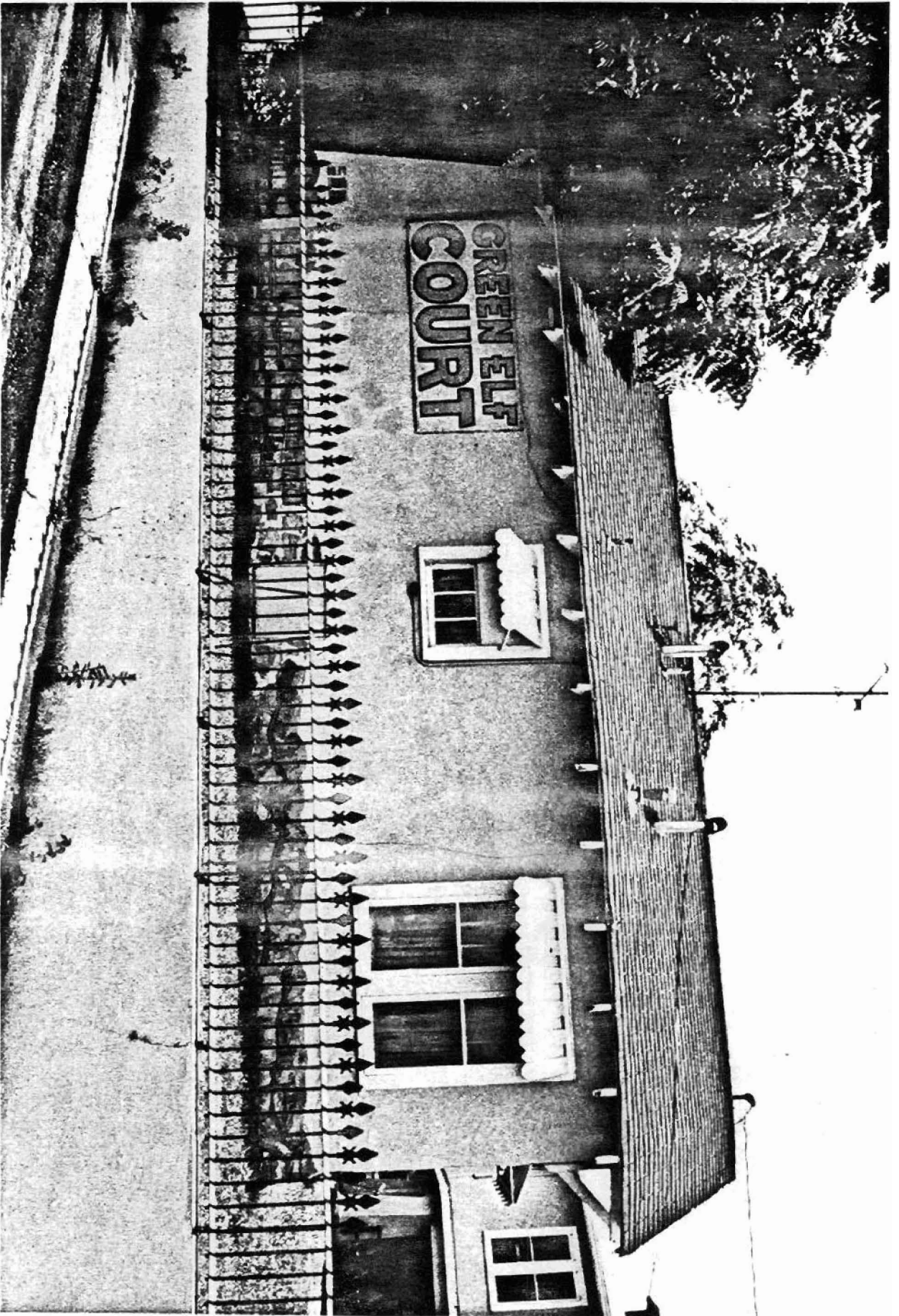


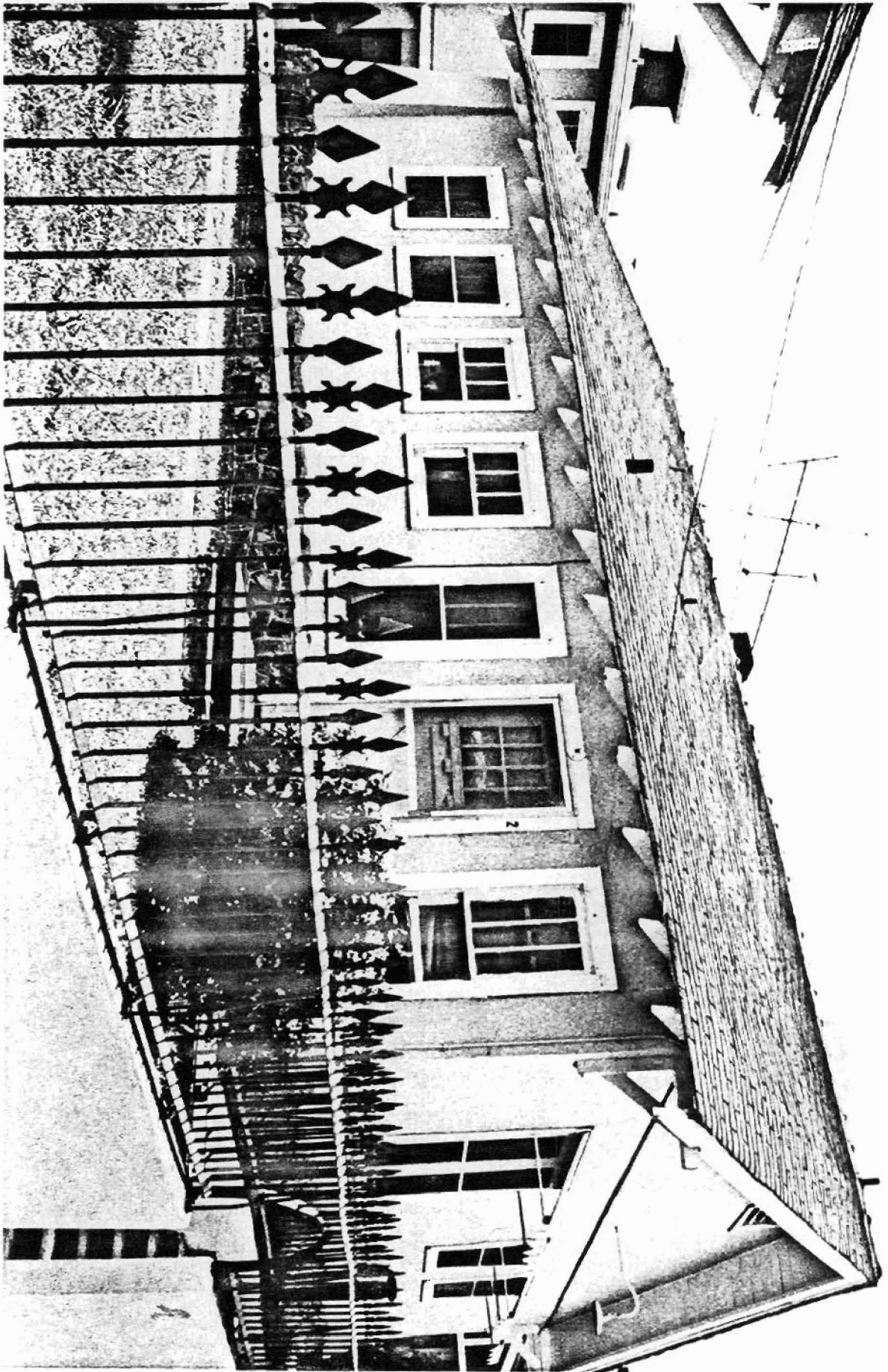


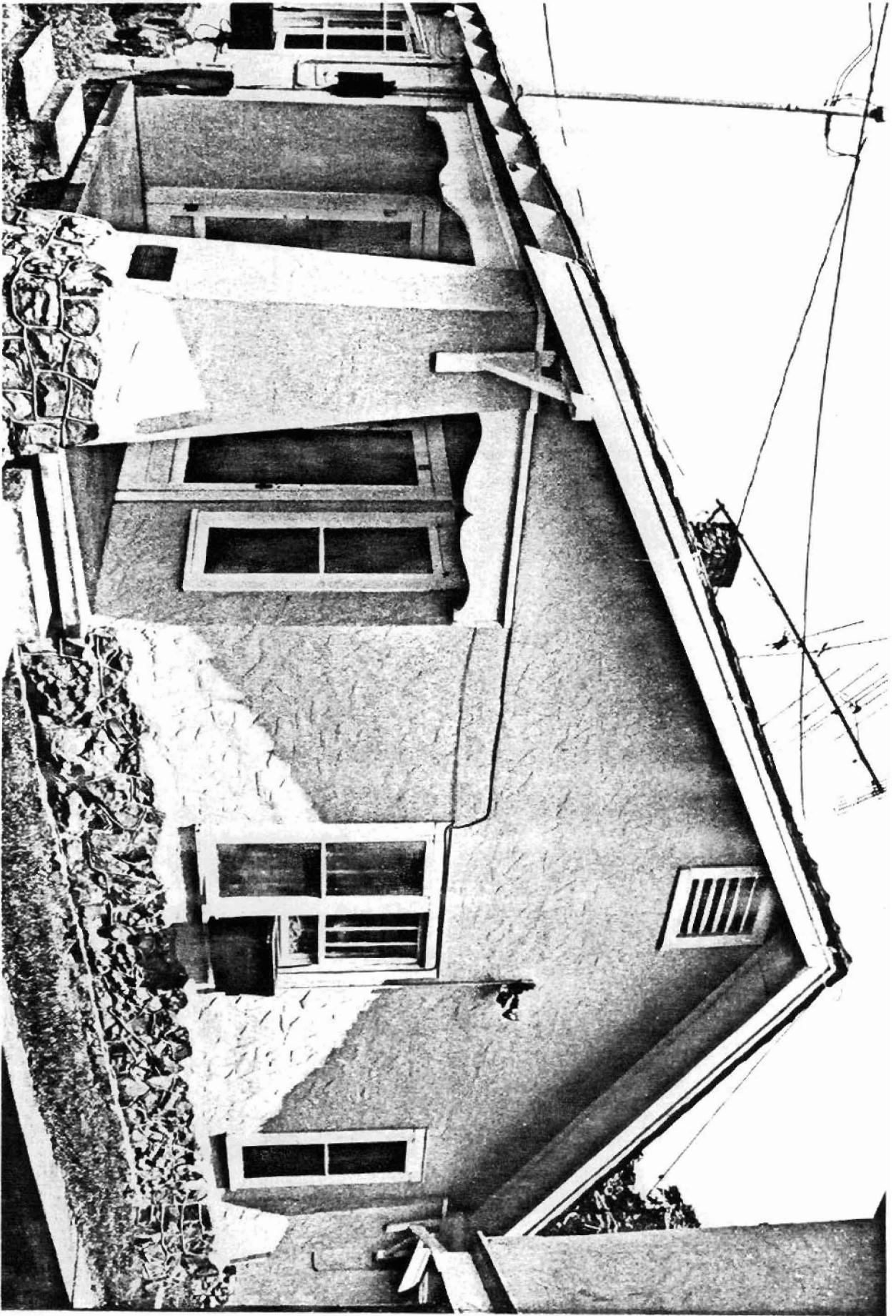


























GEORGE KLEIN TOURIST COURT HISTORIC DIST

<i>RESOURCENO</i>	<i>HISTNAME</i>	<i>CONTRIBUTING</i>
GA0107	KLEIN, GEORGE TOURIST COURT #1	C
GA0106	KLEIN, GEORGE TOURIST COURT #2	C
GA0105	KLEIN, GEORGE TOURIST COURT #3	C
GA0104	KLEIN, GEORGE TOURIST COURT #4	C
GA0103	KLEIN, GEORGE TOURIST COURT #5	C
GA0102	KLEIN, GEORGE TOURIST COURT #6	C
GA0101	KLEIN, GEORGE TOURIST COURT #7	C
GA0100	KLEIN, GEORGE TOURIST COURT #8	C
GA0108	KLEIN, GEORGE TOURIST COURT (CENTER UNI	C
GA0481	KLEIN, GEORGE TOURIST COURT HISTORIC DIS	I