

NR listed 2-11-04

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 Parkway Courts Historic District

other names/site number Budget Inn, Site #GA0617

2. Location

street & number 815 Park Avenue not for publication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.)

Cecile Meadows 12/04/03
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

Date of Action

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	
	4	0	buildings
	0	0	sites
	0	1	structures
	0	1	objects
	4	2	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

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC/hotel

Current Functions
(Enter categories from instructions)

DOMESTIC/hotel
DOMESTIC/multiple dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

LATE 19TH AND 20TH CENTURY REVIVALS/Tudor
Revival

LATE 19TH AND EARLY 20TH CENTURY
AMERICAN MOVEMENTS/Craftsman

MODERN MOVEMENT/International Style

Materials
(Enter categories from instructions)

foundation CONCRETE

walls BRICK

roof ASPHALT

other OTHER/Tar Build-up

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

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.)

- Criteria A, B, C, and D with checkboxes and descriptions.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- Criteria A through G with checkboxes and descriptions.

Levels of Significance (local, state, national)

LOCAL

Areas of Significance (Enter categories from instructions)

TRANSPORTATION
ARCHITECTURE

Period of Significance

c. 1943 - 1954

Significant Dates

c. 1943

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):

- Criteria for previous documentation on file (NPS).

Primary location of additional data:

- Criteria for primary location of additional data.

Name of repository:

Garland County Historical Society

10. Geographical Data

Acreeage of Property less than one

UTM References

(Place additional UTM references on a continuation sheet.)

1	<u>15</u>	<u>495224</u>	<u>3820317</u>	3	<u> </u>	<u> </u>	<u> </u>
	Zone	Easting	Northing		Zone	Easting	Northing
-	<u> </u>	<u> </u>	<u> </u>	4	<u> </u>	<u> </u>	<u> </u>

See continuation sheet

Verbal Boundary Description

S28 T2S R19W, Block 153, part of Lot 2, Lot 3, Hot Springs Reservation.

Boundary Justification

The nominated property includes the entire parcel historically associated with Parkway Courts.

11. Form Prepared By

name/title Ralph S. Wilcox, National Register & Survey Coordinator / Bill Wiedower, Heiple & Wiedower, Architects
organization Arkansas Historic Preservation Program date September 19, 2003
street & number 1500 Tower Building, 323 Center Street telephone (501) 324-9787
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 Dinesh Varma
street & number 815 Park Avenue telephone (501) 624-9464
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.

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Summary

Located at 815 Park Avenue, the circa 1943 Parkway Courts is comprised of three buildings housing 48 lodging rooms and an attached office/manager's apartment. The buildings are laid out in a "U" shape, with the center being the traditional auto court and common area. The office/manager's apartment building is located at the end of the "U" at the corner of Park Avenue and Bowen Street. The wood-framed brick veneer lodging units have detailing that alludes to the English Revival and Craftsman periods. Rebuilt circa 1950 after a major fire at Parkway Courts destroyed the original building, the office/manager's apartment building was constructed in the International style and reattached to the primary "U"-shaped court.

Elaboration

The lodging units of Parkway Court are laid out in three different floor plans. The majority of the units are traditional motel-style rooms with a sleeping area and bathroom. The corner units have kitchenettes added, and four of the units are suites with a living room/kitchenette and bedroom/bathroom arrangement. The office/manager's apartment building has a front office and rear manager's apartment on the ground floor and four efficiency apartments upstairs accessed by an exterior stairwell.

The entrances to individual rooms have projecting high-pitched gable roofs over the front doors. Each room has a pair of double-hung wooden windows with a one-over-one pane configuration. The corner units have the same gable over the front door, but the gable is turned at a 45 degree angle so that one gable actually covers the two corner unit doors. The three buildings housing lodging rooms have gabled roofs with composition shingles, and a wide fascia board above the windows which is characteristic of the Craftsman style.

The International style office/manager's apartment building is brick veneer on the first floor on two sides of the structure, and stucco on the third visible façade. The second floor is all stucco and steps back away from the central court area, covering about one half of the first floor. The remainder of the first floor roof not covered by the second story serves as a roof deck for the four efficiency apartments with pipe railing around the periphery of the deck. The second floor of the office/manager's apartment building has a flat roof with a clay tile coping on top of the parapet. The parapet steps down about one-third of the height toward the rear of the structure. Facing the street intersection, the corner of this building is clipped at a 45-degree angle with a small deck off the second floor. The roofline of the first floor has a wide fascia board which is painted a contrasting color, as is a similar horizontal band below second floor parapet. At the corners of the parapet on the upper story is a plinth block that projects up through the tile coping.

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Continually used as tourist lodging, the interior of Parkway Courts has undergone minimal updates and alterations. A number of the units still retain the original bathroom tile; however, the flooring has been replaced throughout. The original plaster walls are in fairly good shape. The units with kitchenettes have had appliances updated, but the original cabinetry remains. The cabinets have been painted numerous times, as have the interior door and window trim, a 1" x 6" Craftsman style molding.

An open gazebo/picnic area was added to the property in the center of the auto court in the mid-1970s. It contributes little to the overall appearance of Parkway Courts and was constructed on top of what was originally green space that served as the common area for guests.

The units are currently rented as both motel rooms and apartments under the new name "Budget Inn." The buildings are in good condition and are a notable example of the use of several different architectural styles in the construction of tourist courts along Park Avenue.

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Section number 8 Page 1

Summary

The Parkway Courts Historic District is being nominated to the National Register of Historic Places under **Criterion A** with **local significance** for its role as one of the early tourist courts on Park Avenue and for its associations with the growth of highway and transportation-related architecture in Arkansas between the years 1910–1965. It is also being nominated under **Criterion C** as a good example of the combination of architectural styles used when constructing tourist courts along Park Avenue in Hot Springs. The district is comprised of 3 buildings housing 48 guest rooms and an attached office/manager's apartment building for a total of four contributing buildings. Parkway Courts is in use today as both motel rooms and apartments for rent as the Budget Inn.

Elaboration

Parkway Courts, circa 1943, was built just before the peak of visitation to Hot Springs on Park Avenue as the conversion from large residential homes to commercial businesses aimed at automobile travelers began in the mid to late-1930s and continued into the 1950s. Beginning with the completion of the paved Little Rock-Hot Springs highway (Highway 70) in 1925, with 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 thrown in for good measure.

Parkway Courts is made up of an outer "U" shaped building with an inner "U" shaped building housing the guest rooms. The inner "U" has a break in the horizontal leg to allow access to the outer "U" from the central auto court and common areas. The lodging buildings have both Craftsman and English Revival

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details and design elements. This was common among tourist courts of the era as most were not architecturally designed, but were instead a combination of several popular styles. After a fire in the early 1950s destroyed the original office building, a new structure was added in the International style. The new office building also had apartments for lease and a manager's apartment. It was reattached to the interior "U" building, thereby adding yet another architectural style to the mixture that was Parkway Courts. The fair condition of the buildings and the use of several architectural styles for the one tourist court make it eligible under Criterion C for nomination to the National Register.

Parkway Courts first appears in the 1944 City Directory under the ownership of Mrs. Franklin Newell. By 1946, Mrs. Newell was listed by her first name, Florence F. Newell, before she sold the property to Otto E. Baker in 1950. By the early-1950s, medical advancements made drugs more readily available for ailments previously treated with thermal baths. The rise in popularity of several recreational lakes south of Hot Springs also led tourists to abandon the courts of Park Avenue. According to the 1950 Sanborn Insular Company Maps, Parkway Courts became Parkway Apartments under the possession of Mr. Baker, but was returned to tourist lodging within the next two years as it is today under the new name, Budget Inn.

Because Hot Springs moved south and west toward the lakes and because of the availability of land open to development surrounding the city, many of the tourist courts along Park Avenue have remained virtually unaltered. In their current state, neglect has been their biggest enemy, although the majority remaining are used in some capacity, several still hosting travelers as motels.

Statement of Significance

Parkway Courts Historic District is being nominated under **Criterion A** with **local significance** because of its role as one of the early tourist courts on Park Avenue serving automobile travelers along the Little Rock – Hot Springs Highway as the city changed with the demand for convenient, accessible, and stylish overnight lodging for visitors to Hot Springs. It is also being nominated under **Criterion C** as a very good example of Craftsman, English Revival, and International styles shared by one 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."

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Bibliography

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Garland County Tax Records, 1938 - 1953, 2000 - 2001.

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Interview with Bobbie Jones McLean, Executive Director, Garland County Historical Society, August 2003.

Interview with Dinesh Varma, owner of Budget Inn, September 9, 2003.

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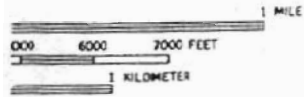
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Sanborn Insurance Company Maps - 1948, 1950.



- 32°30' LEGEND
1. LANGDON FILING
STAT
311 PA. NE.
15/444969/3819
 2. BUTCHIE'S DRIVE IN
539 PARK AVE
15/445075/38199
 3. COTTAGE COURTS
603 PARK AVE.
15/445101/38200!
 4. BELLWILE COURT
637 PARK AVE.
15/495137/382012
 5. COVE TOURIST CO
711 PARK AVE.
15/445295/38204
 6. WHEATLEY COURT
811 PARK AVE.
15/445366/382054
 7. PARKWAY COURTS
815 PARK AVE
15/445224/382031
 8. LYNWOOD TOURIST
COURT
857 PARK AVE
15/44545 063
 9. OPAL'S HOUS
871 PARK AVE.
15/445502/38206!
 10. PERRY RAZA COURT
1007 PARK AVE.
15/445837/382080



ROAD CLASSIFICATION

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

1929

ICY STANDARDS
25, OR RESTON, VIRGINIA 22092
K, ARKANSAS 72204
AVAILABLE ON REQUEST

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

1966
PHOTOREVISED 1976
DMA 7353 II SE-SERIES V884

11. MOUNTAINEER
HOTEL
1100 PARK AVE
15/446123/38208C

