

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 Perry Plaza Court Historic District

other names/site number Perry Plaza Motel, Site #GA0621

2. Location

street & number 1007 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not for publication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.)

Catherine MacCabeus 11/20/03

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	
1	1	buildings
0	0	sites
0	0	structures
0	1	objects
1	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/multiple dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

MODERN MOVEMENT/ International Style

Materials
(Enter categories from instructions)

foundation CONCRETE

walls BRICK

roof OTHER/Tar Build-up

other

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.)

- 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. 1947 - 1954

Significant Dates

c. 1947

Significant Person (Complete if Criterion B is marked)

N/A

Cultural Affiliation (Complete if Criterion D is marked)

N/A

Architect/Builder

McDaniel, Irven D., Architect

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

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

Record # _____

Perry Plaza Court Historic District

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>	<u>495837</u>	<u>3820805</u>
	Zone	Easting	Northing
2	<u> </u>	<u> </u>	<u> </u>

3	<u> </u>	<u> </u>	<u> </u>
	Zone	Easting	Northing
4	<u> </u>	<u> </u>	<u> </u>

See continuation sheet

Verbal Boundary Description

S28 T2S R19W, Block 1, Lot 4A, Rozenas HPR.

Boundary Justification

The nominated property includes the entire parcel historically associated with Perry Plaza 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 John and Gaile Rudaitis

street & number 1007 Park Avenue **telephone** (501) 321-9643

city or town Hot Springs **state** Arkansas **zip code** 71901

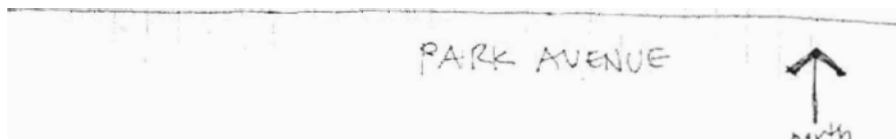
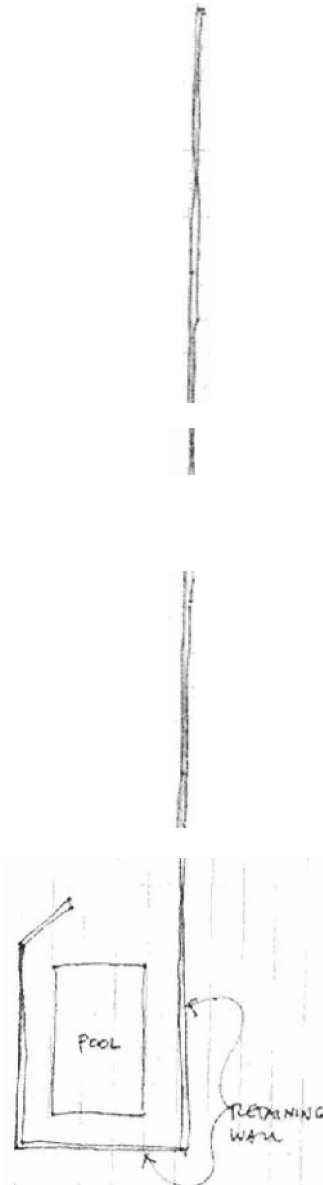
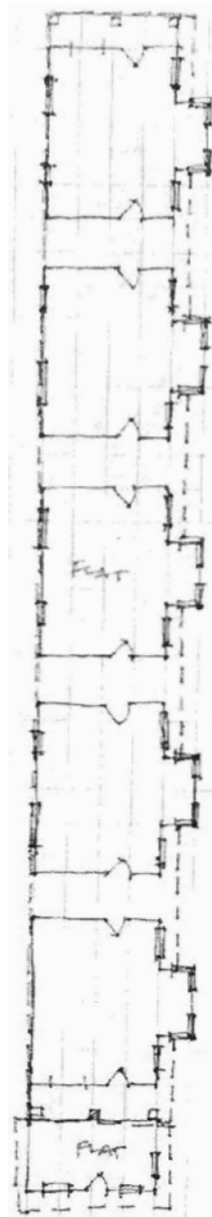
Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listing. Response to this request is required to obtain 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

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Summary

Located at 1007 Park Avenue in Hot Springs, Perry Plaza Court was built in 1947-48. It is composed of 19 one-bedroom lodging units and an office. The office was added circa 1956, along with a swimming pool on the grounds. However, because of their age, they are considered to be non-contributing to the nomination. (Although the nomination contains one contributing and two non-contributing resources, the original Perry Plaza Court building, which contributes, is much larger and much more prominent than the non-contributing office and swimming pool.) The Perry Plaza Court is one of the best examples of the International style in Hot Springs. It is a two-story building, laid out in a one unit wide rectangle receding north away from Park Avenue. It has undergone minor interior and exterior alterations, but retains its historic integrity. The masonry, steel and concrete building is currently rented as apartments.

Elaboration

The earliest advertisements for Perry Plaza Court touted it as the "newest and most modern fireproof motel." The exterior of the building features alternating horizontal bands of buff-colored brick and a larger buff-colored structural clay tile. The steel casement windows are also horizontally set within the brick bands. The entrances to the units are set back in a breezeway, which also contain the stairs to the second floor units. Within each breezeway is the entrance to four units, two downstairs and two upstairs. The second floor breezeway/balcony is a concrete slab with steel pipe handrails and balustrade. The concrete roof structure overhangs the breezeway/balcony, and the living room area of the units. The bedrooms project out from the living areas and each features a corner steel casement window. The units open on to a driveway/parking area to the east, which is bordered by a green space to the property line. The swimming pool is adjacent to the office, separated by the driveway, with both facing Park Avenue. The property slopes down toward Park Avenue, so that the office is below the first floor units by approximately eight to nine feet, and is at street level. The swimming pool is level with the first floor units and has a retaining wall at street level. The west facade of the living units is a flat plane, broken only by the breezeway between the units. It also has steel casement windows, one 16-light casement window with an air conditioner in the dining area and a smaller 6-light casement window in the bathroom.

The floor plan of all units is the same. The entry opens into a living/dining/kitchenette area which ells around the bedroom/bathroom. The walls are clay tile, and the floors are concrete with the original vinyl asbestos tile covered by carpet in some of the units, and still exposed in others. The ceiling is plaster applied to lath attached to the steel bar joists, on both the second floor and the roof. The kitchenettes also have the vinyl asbestos tile. The baths still have the original ceramic tile floors, tile wainscoting, cast iron tubs and porcelain sinks.

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The units originally featured central heating in each unit, and the window air conditioners were added at a later date. The electrical service has been updated to accept the air conditioners, but the rest of the utilities are original.

Currently rented as apartments, Perry Plaza Court is in good condition overall, both inside and out, and is a very fine example of an International style tourist court.

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Summary

The Perry Plaza Court Historic District is being nominated to the National Register of Historic Places under **Criterion C** with **local significance** as the finest extant examples of an International-style tourist court on Park Avenue in Hot Springs, Arkansas. The district consists of the office and 19 guest rooms located in one building for a total of two contributing structures. It is also being nominated under **Criterion A** for its associations with the development of tourist facilities along Park Avenue to cater to visitors to Hot Springs in the first half of the twentieth-century. Perry Plaza Court has undergone no major alterations on either the exterior or interior of the building.

Elaboration

Perry Plaza Court was one of the first examples of International style architecture in the form of a tourist court built on Park Avenue as the conversion from large residential homes to commercial businesses aimed at automobile travelers began in the mid to late-1930s. 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.

Perry Plaza Court, built circa 1947, is one building containing 19 lodging units, and an office added later to the front of the building facing Park Avenue. Both the original building and the later office addition are in the International style. The International style utilized horizontal design elements and minimal adornment. The masonry, concrete, and steel building features corner casement windows, a staple in International

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construction. The outstanding condition of the building, early International style, and virtually unaltered state make it eligible for nomination to the National Register under Criterion C.

Early records of Perry Plaza Court, including the original blueprints, show that it was built between 1947-48 by Hot Springs businessman William R. Perry and designed by Irven D. McDaniel. The building first appears as a tourist court on the 1948 Sanborn Insurance Company Map, with steel joist construction, fire walls, a concrete floor and roof, and metal lath and plaster ceilings. Hot Springs City Directories list William Perry as the owner from 1948 through 1955. Mr. Perry owned Perry Plaza and passed it on to his son until it was sold out of the family around 1972. The building was converted to apartments in the early 1970s and remains such today. Because Perry Plaza has been fortunate enough to have consistent long-term owners, the condition of the building has not changed dramatically since its construction.

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. 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.

It is important to note that although Perry Plaza Court was built shortly after the peak of tourism in Hot Springs, it successfully survived as a tourist court/motel well after the decline of tourism in "the Spa City," perhaps due in part because of its terrific design in the International style.

Statement of Significance

Perry Plaza Court 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 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.**"

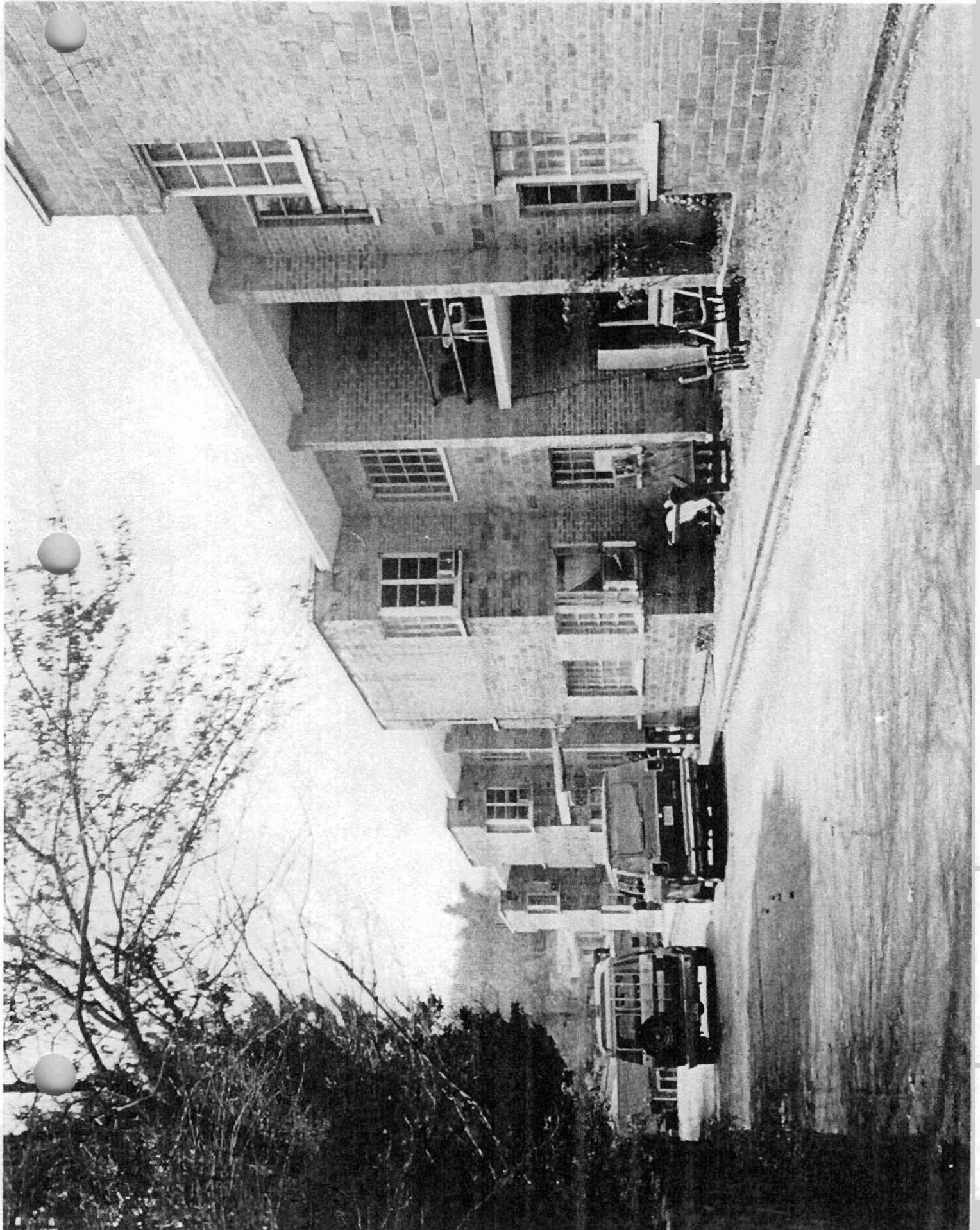
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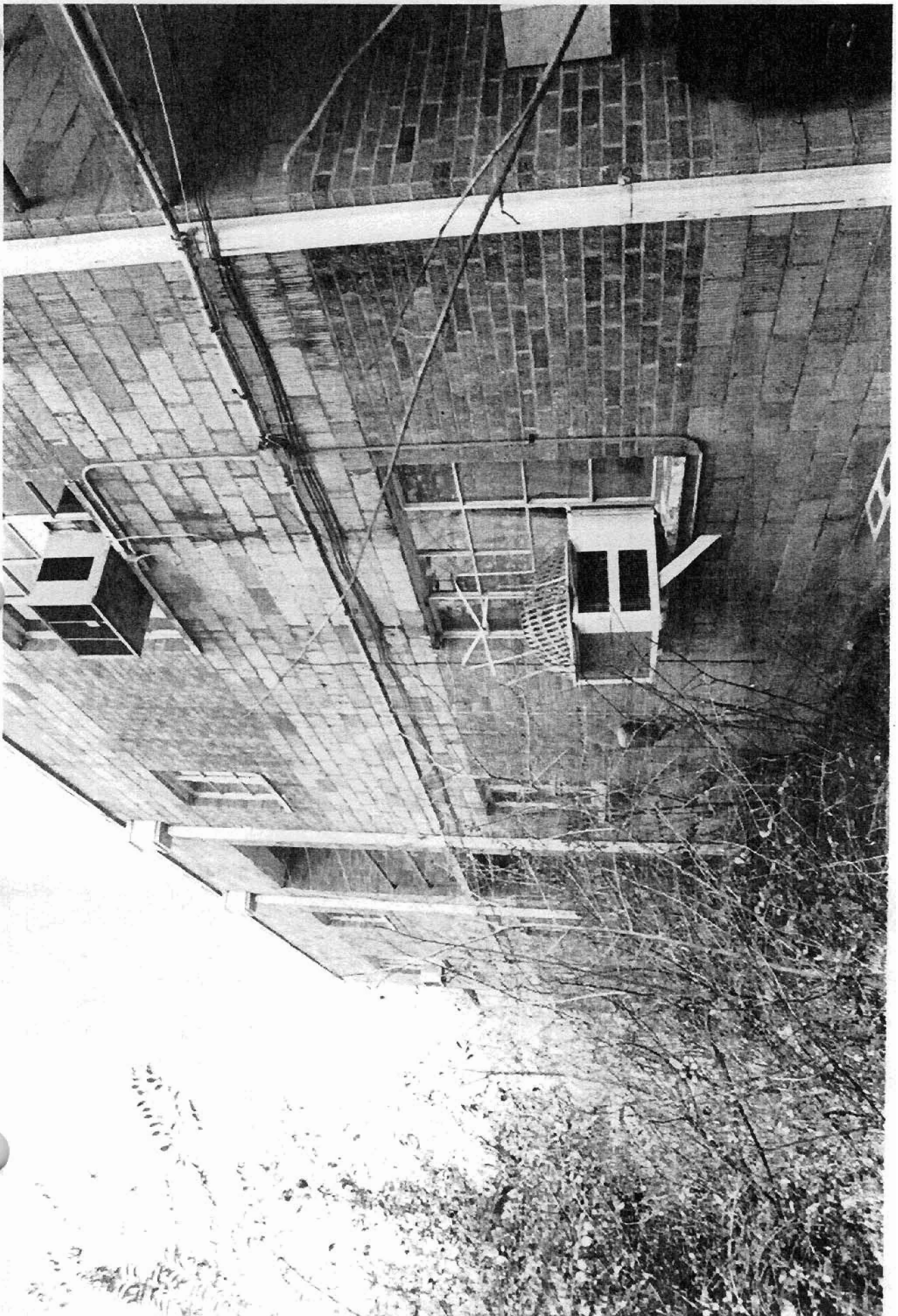
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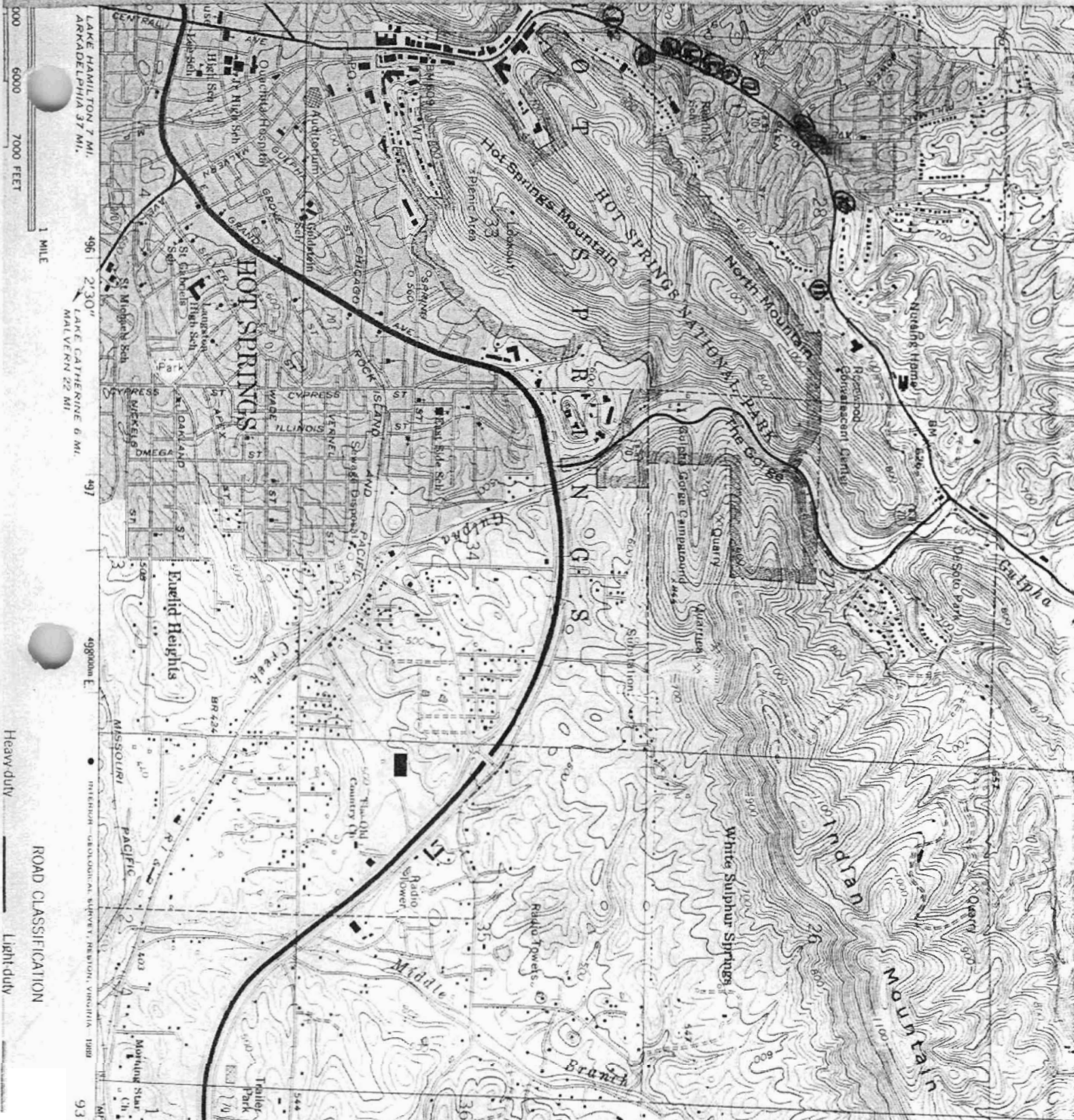
Bibliography

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- Interview with Jill Curran, Director, Encyclopedia of Arkansas, August 2003.
- Interview with Bobbie Jones McLean, Executive Director, Garland County Historical Society, August 2003.
- Interview with Gaile and John Rudaitis, owners of Perry Plaza Motel, September 9, 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.









000 6000 7000 FEET
1 MILE

LAKE HAMILTON 7 MI.
ARKADELPHIA 37 MI.
496 2°30' LAKE CATHERINE 6 MI.
MALVERN 22 MI.

ROAD CLASSIFICATION
Heavy duty
Light duty

- 15 MI. TO INTERSTATE 30
11 MI. TO TITTLE ROCK, MO.
- ① MANGROVE FILING
STARTING
311 PARK AVE.
15/494469/3819714
 - ② BENTLEY'S DRIVE IN
534 PARK AVE.
15/445075/3819972
 - ③ COTTAGE COURTS
603 PARK AVE.
15/495101/3822053
 - ④ BELVAITE COURT
637 PARK AVE.
15/495137/3820124
 - ⑤ CONE TOURIST COURT
711 PARK AVE.
15/495245/3820424
 - ⑥ WHEATLEY COURT
811 PARK AVE.
15/495364/3820546
 - ⑦ PARKWAY COURTS
815 PARK AVE
15/495224/3820317
 - ⑧ LYNWOOD TOURIST
COURT
857 PARK AVE.
15/495452/3820632
 - ⑨ ORAL'S STEAK HOUSE
871 PARK AVE.
15/495509/3820682
 - ⑩ PERRY PARK COURT
1007 PARK AVE.
15/495837/3820805

LAKE CATHERINE
763 N.