

NR Listed 2-11-04

United States Department of the Interior
National Park ServiceNational 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 Districtother names/site number Perry Plaza Motel, Site #GA0621

2. Location

street & number 1007 Park Avenue☐ not for publicationcity or town Hot Springs☐ vicinitystate Arkansascode ARcounty Garlandcode 051zip 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.)

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

Perry Plaza Court Historic District

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	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 15 495837 3820805
Zone Easting Northing
2 _____

3 _____
Zone Easting Northing
4 _____

☐ 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

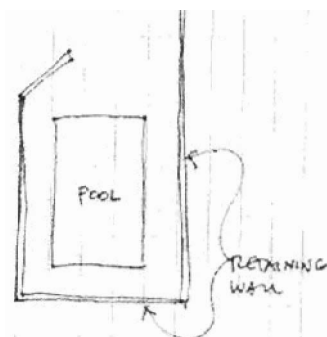
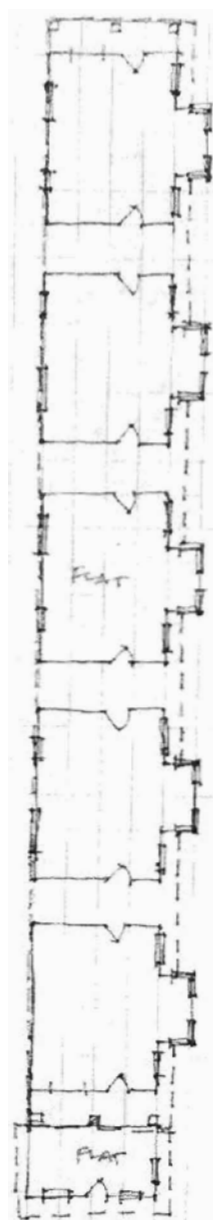
Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listing. Response to this request is required to obtain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

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number _____ Page _____



PARK AVENUE



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 1

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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National Park Service

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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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National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 1

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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National Park Service

National Register of Historic Places Continuation Sheet

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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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National Park Service

National Register of Historic Places Continuation Sheet

Section number 9 Page 1

Bibliography

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

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.

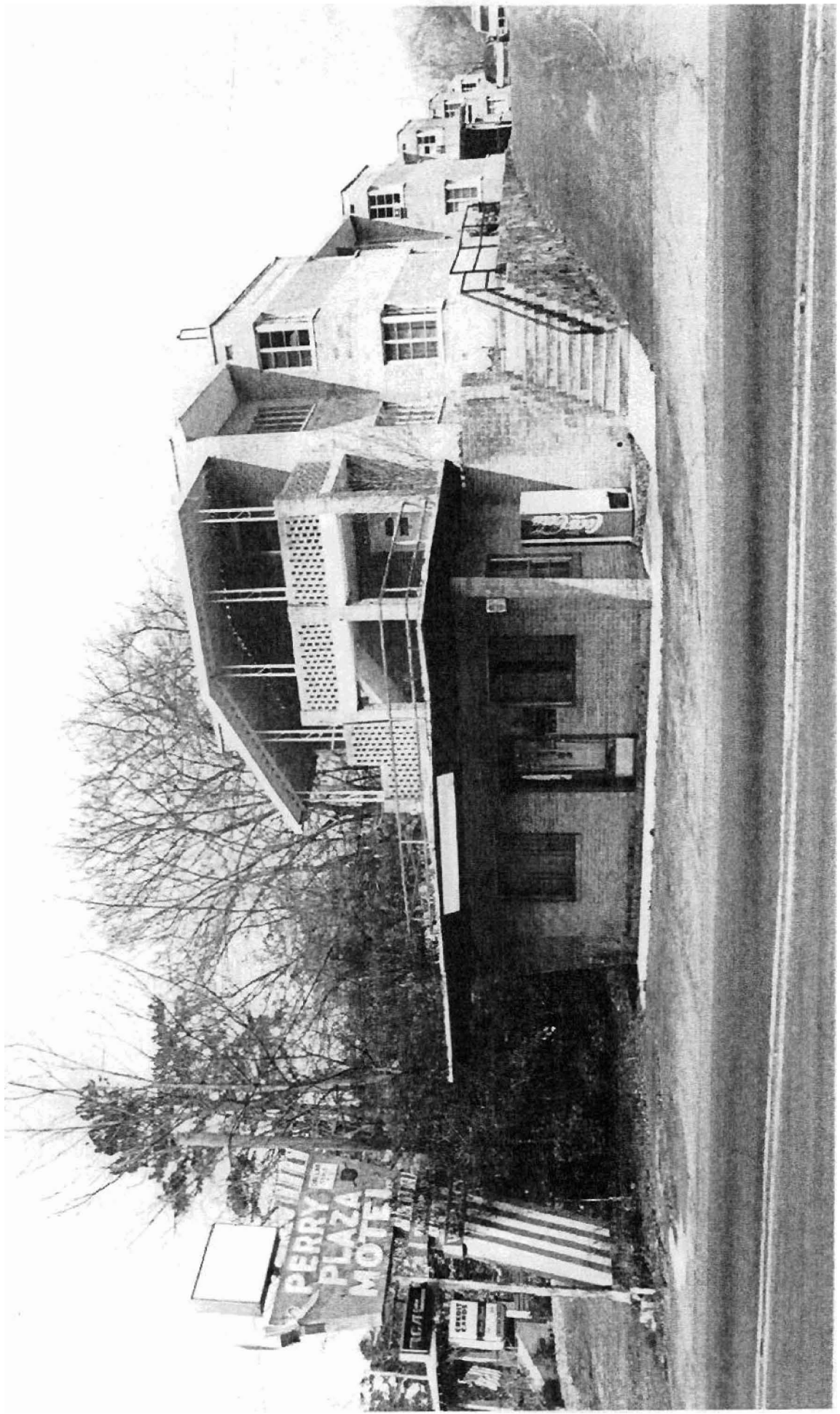
Liebs, Chester H. Main Street to Miracle Mile: American Roadside Architecture. Boston: Little, Brown and Company, 1985.

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.







United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

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1. Name of Property

Historic name: Perry Plaza Court Historic District Additional Documentation

Other names/site number: Perry Plaza Motel, Site #GA0621

Name of related multiple property listing:

Arkansas Highway and Transportation Era Architecture, 1910-1965

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 1007 Park Avenue

City or town: Hot Springs State: AR County: Garland County

Not For Publication: ☐ Vicinity: ☐

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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. I recommend that this property be considered significant at the following level(s) of significance:

 national statewide X local

Applicable National Register Criteria:

X A B X C D

Signature of certifying official/Title:

Date

Arkansas Historic Preservation Program

State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official:

Date

Title :

State or Federal agency/bureau
or Tribal Government



Asa Hutchinson
Governor
Stacy Hurst
Secretary

May 28, 2021

Rick Stauder, Planning Coordinator
City of Hot Springs
PO Box 700
Hot Springs, AR 71902

Re: Perry Plaza Court Additional Documentation – Hot Springs, Garland County

Dear Mr. Stauder:

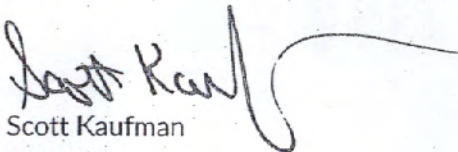
We are pleased to inform you that the above referenced documentation will be considered by the State Review Board of the Arkansas Historic Preservation Program, an agency of the Department of Arkansas Heritage, for nomination to the National Register of Historic Places. The National Register of Historic Places is the federal government's official list of historic properties worthy of the preservation. Listing in the National Register of Historic Places provides recognition and assists in preserving our nation's heritage.

We have enclosed a copy of the National Register nomination for your review. If you have any comments on the proposed nomination, please submit a letter with your comments, concerns, or concurrence to the Arkansas Historic Preservation Program at least 24 hours prior to the date of the State Review Board meeting.

Due to the ongoing concerns over the spread of COVID-19, Arkansas Heritage is making the preemptive decision to conduct the State Review Board meeting virtually. Only essential personnel will gather at Arkansas Heritage. All other interested parties should join using 501-244-3310 Conference ID: 703 257 054#. If you would like to pre-submit any questions or concerns, please do so by emailing info@arkansaspreservation.com by noon August 3. The board will begin meeting at 10:00 a.m. on Wednesday, August 4, 2021 at the Department of Arkansas Heritage headquarters at 1100 North Street in Little Rock.

If you have any questions regarding the State Review Board meeting feel free to call Ralph Wilcox, Travis Ratermann, or Mason Toms, at (501) 324-9880.

Sincerely,



Scott Kaufman
Director

**United States Department of the Interior
National Park Service****National Register of Historic Places Registration Form**

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1. Name of PropertyHistoric name: Perry Plaza Court Historic District Additional DocumentationOther names/site number: Perry Plaza Motel, Site #GA0621

Name of related multiple property listing:

Arkansas Highway and Transportation Era Architecture, 1910-1965

(Enter "N/A" if property is not part of a multiple property listing)

2. LocationStreet & number: 1007 Park AvenueCity or town: Hot Springs State: AR County: Garland CountyNot For Publication: ☐ Vicinity: ☐**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act, 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. I recommend that this property be considered significant at the following level(s) of significance:

 national statewide X local

Applicable National Register Criteria:

X A B X C D

Signature of certifying official/Title:

Date

Arkansas Historic Preservation Program

State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official:

Date

Title :

State or Federal agency/bureau
or Tribal Government

Perry Plaza Court Historic District Additional Documentation
Name of Property

Garland County, Arkansas
County and State

4. National Park Service Certification

I hereby certify that this property is:

- ☐ entered in the National Register
☐ determined eligible for the National Register
☐ 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 ☐

Perry Plaza Court Historic District Additional Documentation
Name of Property

Garland County, Arkansas
County and State

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing

2

Noncontributing

buildings

sites

structures

objects

Total

Number of contributing resources previously listed in the National Register 1

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC/hotel

Current Functions

(Enter categories from instructions.)

WORK IN PROGRESS

Perry Plaza Court Historic District Additional Documentation
Name of Property

Garland County, Arkansas
County and State

7. Description

Architectural Classification

(Enter categories from instructions.)

MODERN MOVEMENT/International Style

Materials: (enter categories from instructions.)

Principal exterior materials of the property: CONCRETE, BRICK, OTHER:Tar Build-up

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Perry Plaza Court Historic District was originally listed on the National Register of Historic Places on February 11, 2004. At the time of the property's listing, only the motel building was contributing to the historic district. Since the office building and the swimming pool, which were built c.1960, were not yet fifty years old, the office and the swimming pool were considered to be non-contributing. However, they are an integral part of the complex, and now should contribute to the significance of the property.

The office building is a one-story brick building built at the south end of the complex at the street level and has a flat roof. The building is fenestrated by a mixture of metal-framed stationary windows and metal-framed double-hung windows. The design and construction of the office building matches the design of the original motel building.

The complex's swimming pool is also at the south end of the complex and overlooks Park Avenue. The pool is built out of concrete and is rectangular in shape with a bump-out at the north end which contains the pool's stairs. The pool's bottom slopes to the south end where the deep end is.

Perry Plaza Court Historic District Additional Documentation
Name of Property

Garland County, Arkansas
County and State

Narrative Description

The Perry Plaza Court Historic District, which is an International-style motel complex located at 1007 Park Avenue, was originally listed on the National Register of Historic Places on February 11, 2004, under Criteria A and C with local significance with a period of significance of c.1947-1954. At the time of the property's listing, only the motel building was contributing to the historic district due to the fact that the office and the swimming pool were not built until c.1960. Since the office building and the swimming pool were not yet fifty years old, they were considered to be non-contributing. However, they are an integral part of the complex, and have been since they were built, and now should contribute to the significance of the property.

The office building is a one-story brick building built at the south end of the complex at the street level. The building has a flat roof, which provides generous eaves around the building that protect patrons from the elements. Diagonal battered brick piers are attached to the corners of the office building. The building is fenestrated by a mixture of metal-framed stationary windows and metal-framed double-hung windows. The design and construction of the office building matches the design of the original motel building.

The complex's swimming pool is also at the south end of the complex and overlooks Park Avenue on the east side of the property's driveway. The pool is built out of cast concrete and is rectangular in shape with a bump-out at the north end which contains the pool's stairs. The pool's bottom slopes to the south end where the deep end is.

Office – Contributing

The office is a one-story brick building located at the south end of the motel building at the street level. It is built on a continuous cast-concrete foundation, and has walls covered in brick that matches the brick on the original motel building. The office is topped by a flat roof with wide eave overhangs that provide protection from the elements to motel patrons. A concrete and fieldstone staircase on the east side of the office building provides access from the office level to the motel building's level.

The east side of the building is fenestrated by a single, metal-framed, double-hung, two-over-two window near the south end of the façade. The rest of the façade is devoid of fenestration. At the southeast corner of the building is a diagonal battered buttress built out of brick that matches the rest of the building's brick. The south façade of the building has a central entrance with a wood door with a plate-glass window. The central entrance is flanked on each side by a single, metal-framed, plate-glass window. At the southwest corner of the office is another diagonal battered buttress built out of brick that matches the rest of the building's brick.

The west side of the office is almost identical to the east side of the building. The west side of the building is fenestrated by a single, metal-framed, double-hung, two-over-two window near the south end of the façade. Immediately to the north of the window is a wall-mounted air-conditioning unit. The rest of the façade is devoid of fenestration.

Perry Plaza Court Historic District Additional Documentation

Garland County, Arkansas

Name of Property

County and State

The interior of the office building consists of a single open room with brick walls and a concrete floor with square asbestos tile on it. The original ceiling has disappeared leaving the ceiling framing exposed.

Swimming Pool – Contributing

The swimming pool is located at the south end of the property east of the property's driveway, and it overlooks Park Avenue. The pool is surrounded on the west, south, and east sides by a brick retaining wall that matches the brick on the rest of the complex. The pool is surrounded by a concrete apron, and the pool itself is built out of cast concrete. It is basically rectangular in shape with a bump-out on the north end that has the steps into the pool. The bottom of the pool slopes to the south towards the pool's deep end.

Integrity

The Perry Plaza Court Historic District, including the office and the swimming pool, has excellent integrity from the time of its construction. The largest changes to the office have been the removal of the ceiling at some point, which has left the roof rafters exposed, and the removal of a railing on the office's roof that allowed it to serve as a patio area for guests. With respect to the swimming pool, it retains its original design and also reflects the property's period of significance.

Perry Plaza Court Historic District Additional Documentation
Name of Property

Garland County, Arkansas
County and State

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.)

- ☐ A. Owned by a religious institution or used for religious purposes
- ☐ B. Removed from its original location
- ☐ C. A birthplace or grave
- ☐ D. A cemetery
- ☐ E. A reconstructed building, object, or structure
- ☐ F. A commemorative property
- ☐ G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

TRANSPORTATION

ARCHITECTURE

Period of Significance

c.1947-c.1960

Significant Dates

c.1947

c.1960

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

McDaniel, Irven D., Architect

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

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When the Perry Plaza Court Historic District was listed on the National Register on February 11, 2004, it was listed under Criteria A and C with local significance. The period of significance for the nomination was c.1947-1954, which coincided with the construction of the main building c.1947 and the guidance in *National Register Bulletin 16a* due to the fact that the complex played an important part in the history of Hot Springs after 1954. The property was also nominated under the multiple property listing "Arkansas Highway and Transportation Era Architecture, 1910-1965."

The purpose of this additional documentation is to extend the period of significance to c.1960 to include the construction of the office and the swimming pool, and also to make the office and the swimming pool contributing resources to the property.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

The original part of the Perry Plaza Court Historic District was built between 1947-1948, according to early property records for the property along with the original blueprints. William R. Perry, a Hot Springs businessman, had the complex built, and he had noted local architect Irven D. McDaniel design the complex. The building that McDaniel designed employed the International style of architecture, and it employed steel joist construction, fire walls, a concrete floor and roof, and metal lath and plaster ceilings. The Perry Plaza Court was owned by William Perry from 1948 through 1955, when it was passed to Perry's son. It remained in the Perry family until it was sold in 1972.¹

Once the Perry Plaza Court passed from William Perry to his son, some improvements were undertaken to the property. The first improvement to the Perry Plaza Court was the construction of a new office at the front of the property adjacent to Park Avenue. Originally, the motel's office was housed in a room in the owner's apartment in the center of the property, which was not ideal. First, with it located in the center of the property, it was not immediately visible to motorists entering the property off of Park Avenue. Second, with the office located in a room in the owner's apartment, it did not provide any separation or privacy between the owner's family's private space and the public space of the motel office.

The new office that the Perrys built was a one-room building located at the south end of the motel building adjacent to Park Avenue. It is not known if the office was designed by McDaniel or not, but the new office's design does blend with the design of the original building. The flat roof and brick that was used to build the office matches the brick of the motel building, making it appear that the office was built at the same time as the original building. In addition, the location and design of the new office meant some advantages over the previous office. The location of the office at the front of the property right on Park Avenue made it easily visible and accessible to tourists entering or leaving the property. Second, it took the noise and activity of the business side of the motel out of the owner's private quarters. In addition, postcards of the property also

¹ Wiedower, Bill. "Perry Plaza Court Historic District, Hot Springs, Garland County, Arkansas." National Register of Historic Places Registration Form. In the files of the Arkansas Historic Preservation Program, 2003.

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show that the roof of the office was used as an outdoor patio space where tourists could rest and relax with a view of the traffic passing on Park Avenue.²

The next improvement that the Perrys carried out at the property was the construction of a swimming pool for the motel's guests. When the Perry Plaza Court was built, a grassy area surrounded by a fieldstone retaining wall was located at the southeast corner of the property overlooking Park Avenue. Early postcards illustrate tables with umbrellas and chairs in the area, indicating that it was the original place for guests to relax and socialize. However, once the new office was built, and the office's roof became a patio for relaxing, the Perrys turned the area into a location for a swimming pool for the property. The original stone retaining wall was removed and a taller brick retaining wall was built on the east, south, and west sides of the area to accommodate the construction of the pool. The swimming pool that was built was mainly rectangular in shape with a bump-out at the northern end that housed the pool's steps. The deep end of the pool was at the south end, and the entire pool was surrounded by a concrete patio.

Although it is not known exactly when the office and the swimming pool were built, it is known that the office was built before the pool and that both of the new amenities were in place by c.1960. Postcards of the property from c.1960 show that the office appeared before the pool was built, and that both were in place by the early 1960s.³ The construction of the new office and the swimming pool allowed the Perry Plaza Court to not only operate easier for the proprietor, but also be able to offer more amenities and be more competitive, especially given the number of other motels and tourist courts that existed on Park Avenue during the period.

The construction of the office and the swimming pool were important for the Perry Plaza Court and its continued significance in the history of Hot Springs. The construction of the office and the swimming pool allowed the Perry Plaza to remain a popular motel with tourists and remain a competitive establishment on Park Avenue. The property was sold out of the Perry family around 1972, and then it was converted into apartments, a use it retained until c.2015. Currently, the property is undergoing a renovation to once again be used as a rental property.

The swimming pool and office building should be considered contributing resources to the Perry Plaza Court Historic District since they allowed the property to continue its importance in the tourism history of Hot Springs. In addition, the extension of the property's period of significance to c.1960 will allow the swimming pool and office to become contributing resources to the property.

² Historic postcards of the Perry Plaza Court, c.1960. In the files of the Arkansas Historic Preservation Program.

³ Historic postcards of the Perry Plaza Court, c.1960. In the files of the Arkansas Historic Preservation Program.

Perry Plaza Court Historic District Additional Documentation
Name of Property

Garland County, Arkansas
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9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Historic postcards of the Perry Plaza Court, c.1960. In the files of the Arkansas Historic Preservation Program.

Wiedower, Bill. "Perry Plaza Court Historic District, Hot Springs, Garland County, Arkansas." National Register of Historic Places Registration Form. In the files of the Arkansas Historic Preservation Program, 2003.

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 # _____
- ☐ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): GA0621

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10. Geographical Data

Acreage of Property Less than one acre.

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

1. Latitude: _____ Longitude: _____

2. Latitude: _____ Longitude: _____

3. Latitude: _____ Longitude: _____

4. Latitude: _____ Longitude: _____

Or

UTM References

Datum (indicated on USGS map):

☐ NAD 1927 or ☒ NAD 1983

1. Zone: 15 Easting: 495867 Northing: 3820805

2. Zone: _____ Easting: _____ Northing: _____

3. Zone: _____ Easting: _____ Northing: _____

4. Zone: _____ Easting: _____ Northing: _____

Verbal Boundary Description (Describe the boundaries of the property.)

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

Boundary Justification (Explain why the boundaries were selected.)

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

Perry Plaza Court Historic District Additional Documentation
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Garland County, Arkansas
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11. Form Prepared By

name/title: Ralph S. Wilcox, National Register & Survey Coordinator
organization: Arkansas Historic Preservation Program
street & number: 1100 North Street
city or town: Little Rock state: AR zip code: 72201
e-mail: ralph.wilcox@arkansas.gov
telephone: (501) 324-9787
date: April 1, 2021

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Perry Plaza Court Historic District

City or Vicinity: Hot Springs

County: Garland County

State: Arkansas

Photographer: Ralph S. Wilcox

Date Photographed: March 19, 2021

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Description of Photograph(s) and number, include description of view indicating direction of camera:

- 1 of 22 . East façade of the office building, looking west.
- 2 of 22 . South façade of the office building, looking northwest.
- 3 of 22 . West façade of the office building, looking northeast.
- 4 of 22 . Interior of the office building, looking northeast.
- 5 of 22 . Interior of the office building, looking west.
- 6 of 22 . Swimming pool, looking south.
- 7 of 22 . West façade of the office building and the west façade of the south end of the motel building, looking northeast.
- 8 of 22 . South and east façades of the south end of the motel building, looking northwest.
- 9 of 22 . East façade of the south end of the motel building, looking northwest.
- 10 of 22 . East façade of the middle of the motel building, looking northwest. The original office location is in the center of the photograph where the white awning is located.
- 11 of 22 . West façade of the middle of the motel building, looking northeast.
- 12 of 22 . East façade of the middle of the motel building, looking southwest.
- 13 of 22 . East façade of the middle of the motel building, looking northwest.
- 14 of 22 . North façade and the north end of the east façade of the motel building, looking southwest.
- 15 of 22 . North façade and the north end of the west façade of the motel building, looking southeast.
- 16 of 22 . Typical living room of a unit in the motel building, looking west.
- 17 of 22 . Typical original closet built-ins in a bedroom of one of the units in the motel building, looking northeast.
- 18 of 22 . Typical bathroom in one of the units in the motel building, looking northwest.

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19 of 22. Original sink and tile in one of the bathrooms in the owner's apartment, looking west.

20 of 22. Original bathtub and tile in one of the bathrooms in the owner's apartment, looking north.

21 of 22. Original sink and tile in one of the bathrooms in the owner's apartment, looking west.

22 of 22. Original shower and tile in one of the bathrooms in the owner's apartment, looking north.

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Figure 1: Post card of Perry Plaza Motel prior to the construction of the office and the swimming pool, c.1950. The office was originally part of the owner's apartment, which is marked by the red awning in the postcard. From www.cardcow.com.

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Figure 2: Postcard of Perry Plaza Motel after the construction of the office, but prior to the construction of the swimming pool, c.1960. From: https://www.ebay.com/itm/Postcard-Perry-Plaza-Motel-in-Hot-Springs-Arkansas-129911/363025383011?_trkparms=aid%3D1110006%26algo%3DHOMESPLICE.SIM%26ao%3D2%26asc%3D20160908110712%26meid%3D5a900e0dc855439294278b90460d8a08%26pid%3D100677%26rk%3D1%26rkt%3D30%26mehot%3Dnone%26sd%3D153872206236%26itm%3D363025383011%26pmt%3D1%26noa%3D0%26pg%3D2386202%26algv%3DSimplAMLv9PairwiseUnbiasedWeb&_trksid=p2386202.c100677.m4598.

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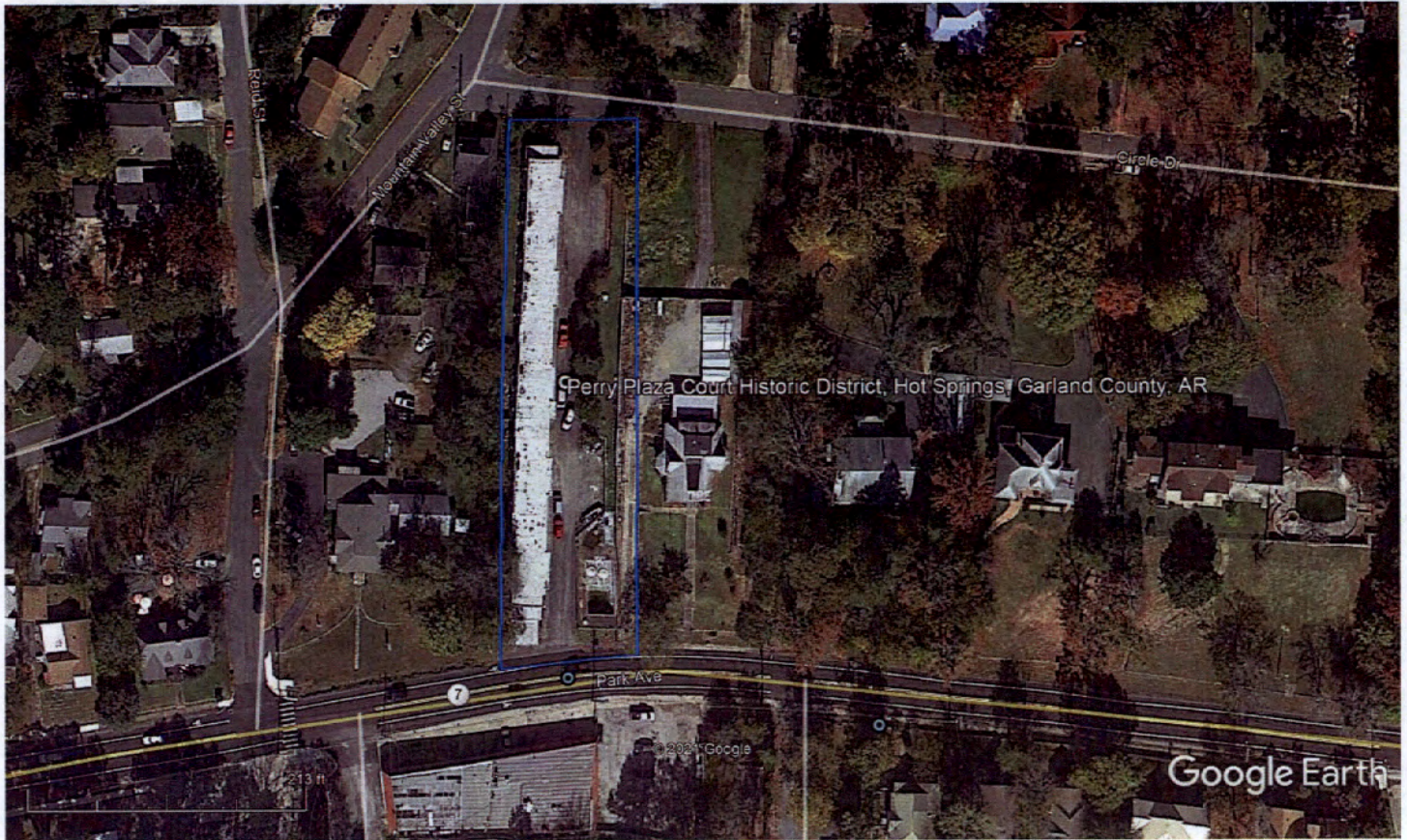
Garland County, Arkansas
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Figure 3: Postcard of the Perry Plaza Motel after the construction of the office and the swimming pool, c.1960. From: <https://www.amazon.com/Springs-Arkansas-Multiview-Vintage-Postcard/dp/B07DM3JXHG>.

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 listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

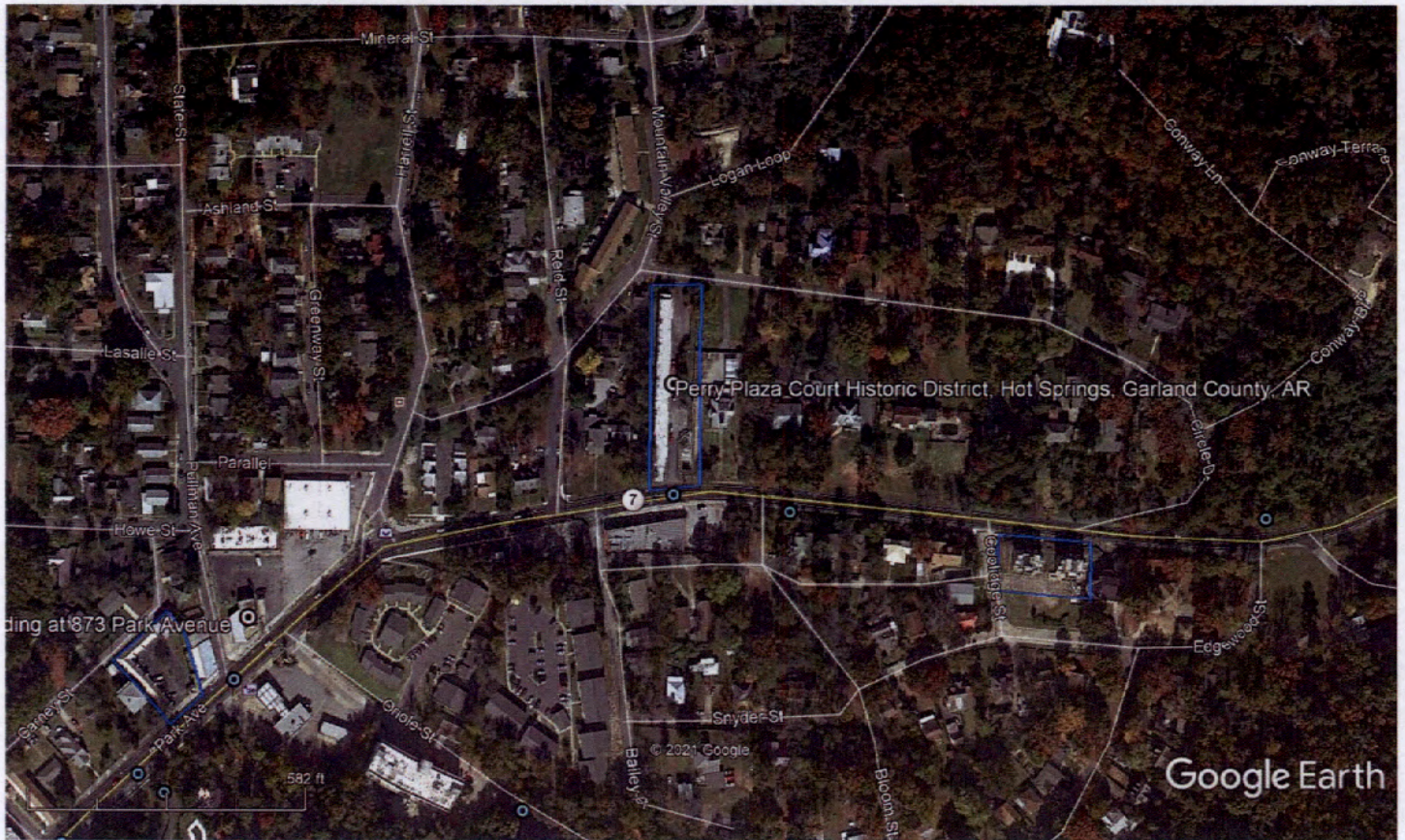


|-----213 feet-----|

Perry Plaza Court Historic District
Hot Springs, Garland County, Arkansas

UTM: 15 495760E 3821092N

↑
North



|-----582 feet-----|

Perry Plaza Court Historic District
Hot Springs, Garland County, Arkansas

UTM: 15 495760E 3821092N

↑
North











































