

United States Department of the Interior
National Park Service

NR Listed 2-11-04

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 Lynwood Tourist Court Historic District

other names/site number Lynwood Motel, Site #GA0618

2. Location

street & number 857 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not for publication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 Matthews 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	
	2	0	buildings
	0	0	sites
	0	0	structures
	0	0	objects
	2	0	Total

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

Arkansas Highway and Transportation Era Architecture, 1910 - 1965

Number of Contributing resources previously listed in the National Register

6. Function or Use

Historic Functions (Enter categories from instructions)

DOMESTIC/hotel

Current Functions (Enter categories from instructions)

DOMESTIC/hotel

7. Description

Architectural Classification (Enter categories from instructions)

LATE 19TH AND 20TH CENTURY REVIVALS/Tudor Revival

Materials (Enter categories from instructions)

foundation CONCRETE
walls BRICK
roof ASPHALT
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

Period of Significance

c. 1944 - 1954

Significant Dates

c. 1944

Significant Person (Complete if Criterion B is marked)

N/A

Cultural Affiliation (Complete if Criterion D is marked)

N/A

Architect/Builder

N/A

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References**Bibliography**

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
Previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey

- recorded by Historic American Engineering
Record # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State Agency
- Federal Agency
- Local Government
- University
- Other

Name of repository:

Garland County Historical Society

Lynwood Tourist 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>495452</u>	<u>3820632</u>	3	<u> </u>	<u> </u>	<u> </u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u> </u>	<u> </u>	<u> </u>	4	<u> </u>	<u> </u>	<u> </u>

See continuation sheet

Verbal Boundary Description

S28 T2S R19W, Block 154, Lot 6, Hot Springs Reservation.

Boundary Justification

The nominated property includes the entire parcel historically associated with Lynwood Tourist Court.

11. Form Prepared By

name/title Ralph S. Wilcox, National Register & Survey Coordinator / Bill Wiedower, Heiple & Wiedower, Architects

organization AHPP 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 Balubhai Patel

street & number 857 Park Avenue telephone (501) 623-3355

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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National Park Service

National Register of Historic Places Continuation Sheet

Section number _____ Page 1

Summary

The Lynwood Tourist Court was built circa 1944. It is located at 857 Park Avenue in Hot Springs. Designed with elements of the English Revival style, the lodging units are laid out in an "L" shape with a separate office building that sits on Park Avenue, diagonally across from the corner of the "L." Lynwood Tourist Court has undergone minor interior and exterior alterations, which have had little affect on the historic integrity of the whole. The wood-framed, brick-veneer building is currently used as motel rooms, with a few rented as apartments.

Elaboration

The 15-room Lynwood Tourist Court was originally designed with a one-car garage adjacent to each unit. The main ornamentation that lends the English Revival air is a high pitched gable above the front door of each unit. Each gable has a wooden gable vent, rectangular in shape with a top that follows the roof pitch. The gables at each end of the "L" and in the office building are brick with the same type of gable vents. The original wood clapboard siding in the gables above the front doors has been covered with aluminum siding. The rake and eave trim remains the original wood. The roofing is composition shingles. The windows in the rental units are the original 6-over-6 wooden windows and the original 15-light front doors are still intact. The garages have been enclosed with a door, a pair of windows, and aluminum siding to create additional rooms, however, the outline of the attached garages is still visible.

The interior of the original units includes a sleeping area, a bathroom and a small kitchenette. The walls and ceilings are the original plaster, and the bathrooms still have the original tile wainscoting. There are windows in both the bathroom and the kitchenette that face the rear. The enclosed garages now house a motel-style rental unit, with a bathroom at the rear of the room. The bathroom windows have air-conditioners in them.

Lynwood Tourist Court is still used tourist lodging in the form of a motel. It is in good condition inside and out, and with the exception of enclosing the original garages, it is a good example of an early tourist court, built to attract the growing number of automobile travelers to Hot Springs.

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National Register of Historic Places Continuation Sheet

Section number 8 Page 1

Summary

The Lynwood Tourist Court Historic District is being nominated to the National Register of Historic Places under **Criterion A** with **local significance** for its role in the development of the automobile tourist traffic in the early twentieth-century. The district consists of the small office building and an "L"-shaped building housing 15 rooms with attached one-car garages for each unit. Although the garages have been enclosed, the Lynwood remains intact and retains the majority of its stylistic details that make it notable.

Elaboration

The Lynwood Tourist Court was built around an existing residence circa 1944 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, many tourist courts were added to the property of existing houses. This proved convenient for the owner of the new court who could live and work at the same location. In many cases, proprietors would quit their jobs and open a tourist court to take advantage of the throngs of tourists flocking to Hot Springs in the middle of the 20th century. Entire families would work at the tourist court, which made it convenient to live on site. 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.

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The Lynwood Tourist Court, built circa 1944, consists of an English Revival-style, "L"-shaped building with rooms for rent, and a smaller English Revival office located at the front of the property. The English Revival style utilized by the builder was a popular residential architectural style during the 1940s. Tourist courts aimed to be "a home away from home" for their guests, so it is no surprise that popular residential styles were used in commercial construction during this period. The high-pitched roofs and gables are characteristics of the English Revival style.

Lynwood Tourist Court first appears in the 1944 Hot Springs City Directory under the ownership of Faye Taylor. It changed ownership in 1946 to Charles Dieckreide, and again in 1951 to John B. Lowrey. Little is known about the builder or any of the early owners of Lynwood Tourist Courts. 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. The 1955 City Directory lists a name change from Lynwood Tourist Court to the White Rose Tourist Court, but the original name was restored several years later.

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. Lynwood Tourist Court currently operates as Lynwood Motel with a few units rented as apartments.

Statement of Significance

Lynwood Tourist Court Historic District is being nominated under **Criterion A** with **local significance** because it demonstrates the addition of tourist courts to existing houses 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. 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 Register of Historic Places Continuation Sheet

Section number 9 Page 1

Bibliography

Baeder, John. Gas, Food, and Lodging: A Postcard Odyssey Through the Great American Roadside. New York: Cross River Press, Ltd., 1982.

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

Interview with Jill Curran, Director, Encyclopedia of Arkansas, August 2003.

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

Interview with Balubhai Patel, owner of Lynwood 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.

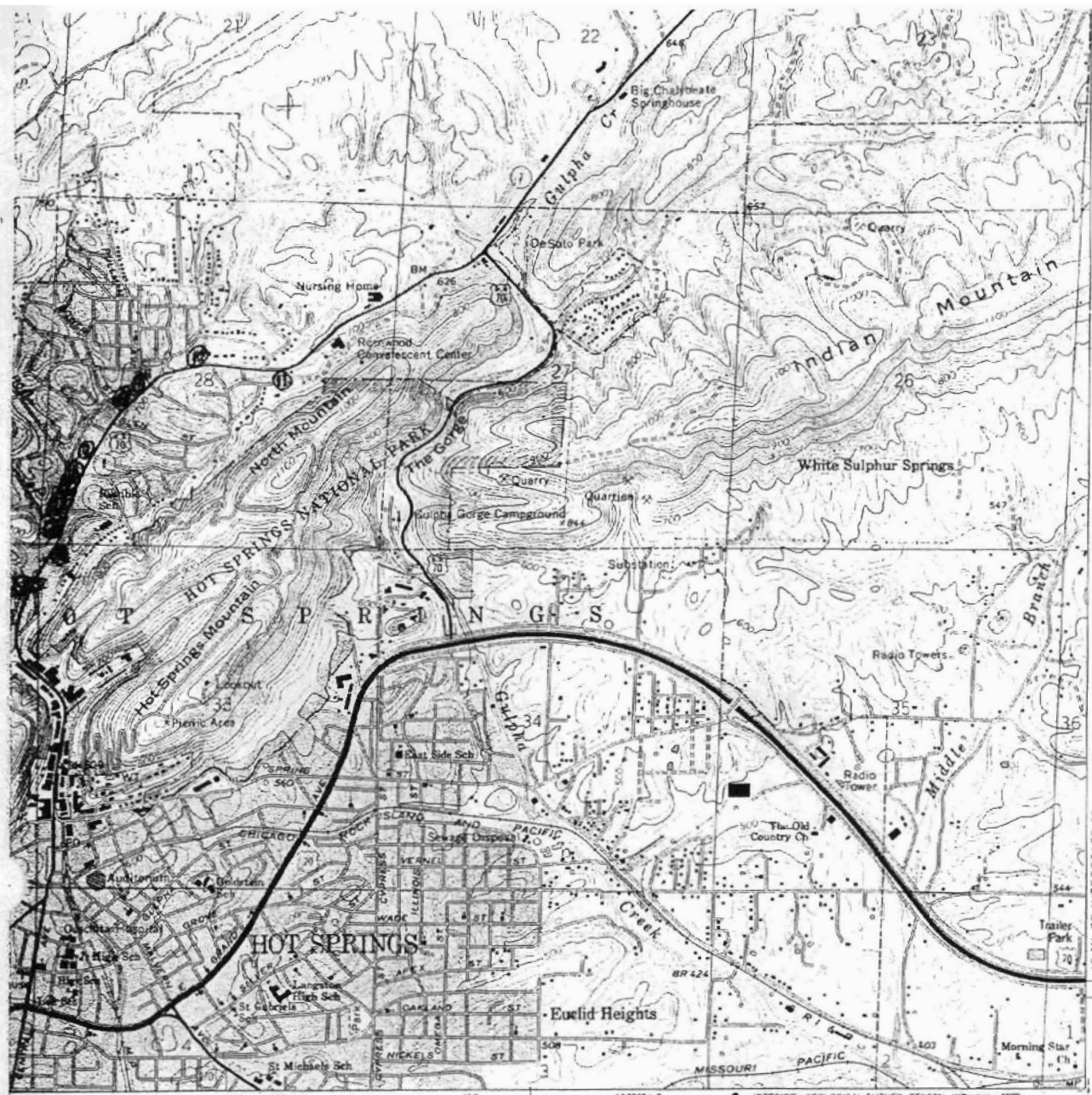
Margolies, John. Home Away From Home: Motels in America. Boston: Little, Brown and Company, 1995.

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Sanborn Insurance Company Maps - 1948, 1950.

32°30" **LEGEND**

- 1. LANGDON FILING STATION
311 PARK AVE.
15/44469/3819
- 2. BUTCHIE'S DRIVE IN
524 PARK AVE.
15/445075/38199
- 3. COTTAGE COURTS
603 PARK AVE.
15/445101/38200
- 4. SELLARS COURT
637 PARK AVE.
15/445137/38201
- 5. COVE TOURIST CA
711 PARK AVE.
15/445245/38204
- 6. WHEATLEY COURT
811 PARK AVE.
15/445366/38205A
- 7. PARKWAY COURTS
815 PARK AVE.
15/445224/38203
- 8. LYNWOOD TOURIST COURT
857 PARK AVE.
15/445452/38206
- 9. OPAL'S STEAK HOU
871 PARK AVE.
15/445502/38206
- 10. PERRY PLAZA COURT
1007 PARK AVE.
15/445837/38208



LAKE HAMILTON 7 MI. ARKADELPHIA 37 MI. LAKE CATHERINE 6 MI. MALVERN 32 MI.



1929

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



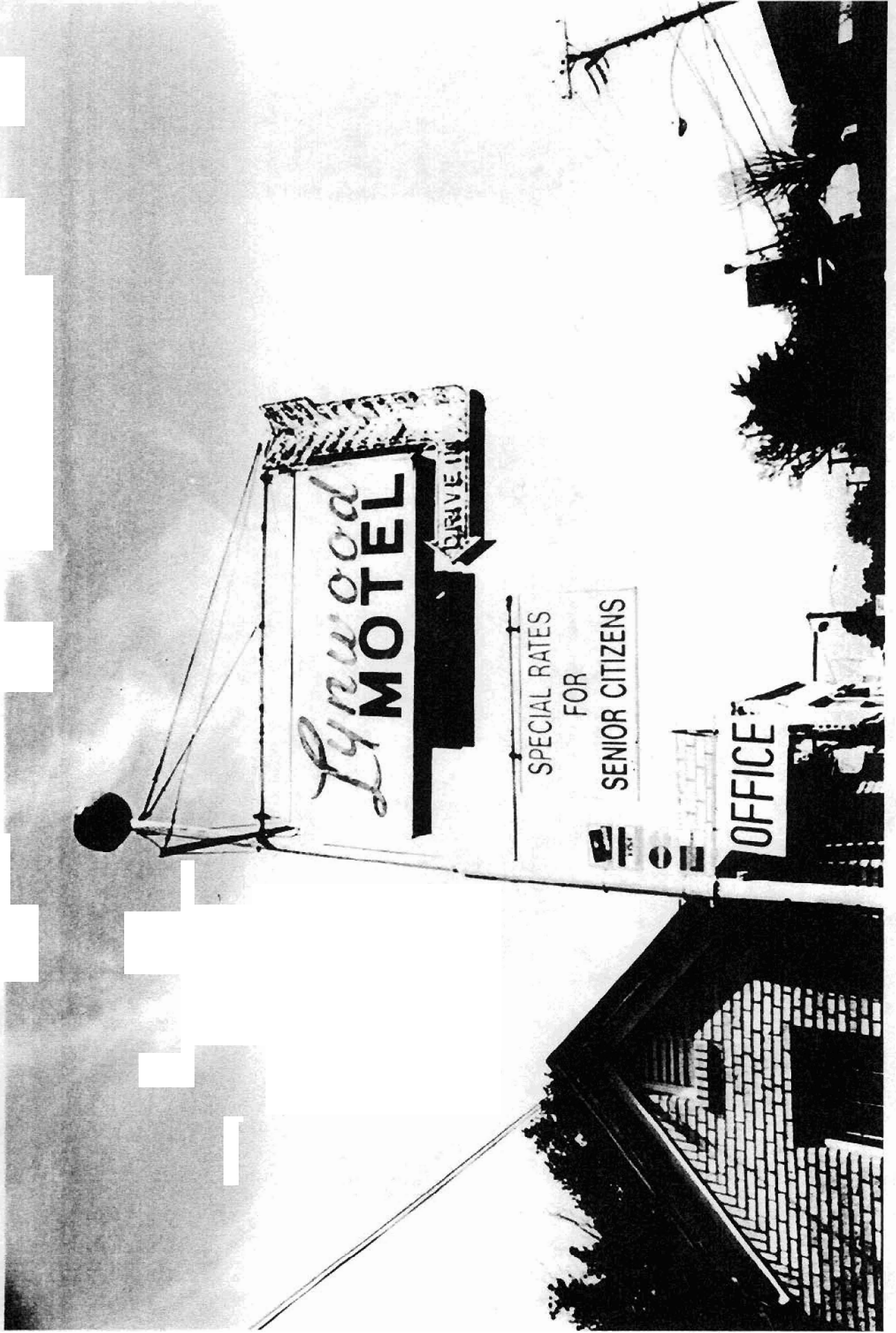
QUADRANGLE LOCATION

ROAD CLASSIFICATION			
Heavy-duty		Light-duty	
Medium-duty		Unimproved dirt	
U. S. Route		State Route	

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

1966
PHOTOREVISED 1976
DMA 7353 II SE-SERIES V984

LAKE CATHERINE
HOT SPRINGS
1. MOUNTAINEER HOTEL
1100 PARK AVE
15/446123/38208C



Lynwood
MOTEL

DRIVE IN

SPECIAL RATES
FOR
SENIOR CITIZENS

TAXI

OFFICE

OFFICE

