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SURVEY RECORDS

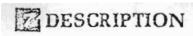
CITY, TOWN

#### 'ATTONAL REGISTER OF HISTORIC PLACES NVENTORY -- NOMINATION FORM



STATE

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS NAME HISTORIC Short-Dodson House AND/OR COMMON Watson House **PALOCATION** STREET & NUMBER NOT FOR PUBLICATION 755 Park Avenue CONGRESSIONAL DISTRICT CITY, TOWN Hot Springs Third VICINITY OF COUNTY CODE CODE STATE Arkansas 05 Garland 051 CLASSIFICATION CATEGORY OWNERSHIP **STATUS** PRESENT USE \_\_DISTRICT PUBLIC X\_OCCUPIED. \_\_AGRICULTURE ....MUSEUM X PRIVATE X\_BUILDING(S) \_UNOCCUPIED \_\_COMMERCIAL \_\_PARK \_\_STRUCTURE ZPRIVATE RESIDENCE \_\_BOTH ... WORK IN PROGRESS \_\_EDUCATIONAL \_\_SITE **PUBLIC ACQUISITION** \_\_ENTERTAINMENT ACCESSIBLE -RELIGIOUS X\_YES: RESTRICTED \_\_OBJECT \_\_IN PROCESS \_\_GOVERNMENT \_SCIENTIFIC ....BEING CONSIDERED \_YES: UNRESTRICTED \_INDUSTRIAL \_TRANSPORTATION \_\_NO YBATUIM\_\_ ...OTHER: OWNER OF PROPERTY NAME Mr. and Mrs. Robert Watson STREET & NUMBER 755 Park Avenue STATE CITY, TOWN Hot Springs VICINITY OF Arkansas LOCATION OF LEGAL DESCRIPTION COURTHOUSE. REGISTRY OF DEEDS, ETC. Circuit Clerk's Office STREET & NUMBER Garland County Courthouse CITY, TOWN STATE Hot Springs <u>Arkansas</u> REPRESENTATION IN EXISTING SURVEYS TITLE DATE \_\_FEDERAL \_\_STATE \_\_COUNTY \_\_LOCAL DEPOSITORY FOR



#### CONDITION

EXCELLENT \_GOOD

\_FAIR

W.

\_\_DETERIORATED

UNEXPOSED

#### CHECK ONE

\_\_UNALTERED

#### CHECK ONE

#### DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Short-Dodson House is a two-and-one-half-storey structure that utilizes multiple components, such as pavilions and bays abutted to the central mass, a three-storey stone tower attached to the building's southwest corner, irregular roof plan and a varied porch layout, in order to create an overall picturesque design.

The roof is formed into a conical cap atop the corner tower, becomes hipped over the main block of the house and assumes a gabled shape over the adjoining pavilions. The walls are sheathed in stone, brick, and wood. The foundation consists of a type of stone differing from that found in the upper walls. Four randomly placed chimneys top the structure.

A continuous, undulating porch sweeps around the south elevation. An octagonal, gazebo-like, pavilion is connected at the southeast elbow of the porch. The porch roofing mirrors that of the main structure in that the conical, gabled and hipped forms are repeated over the various sections of the porch. Paired, diminutive Doric columns placed upon piers sustain the roofing, and a stone balustrade rails the porch on either side of the entranceway.

Perhaps the most eye-catching facet of the structure is the massive, two-storey, gabled wall dormer which rises above the porch and entranceway. Chateauesque windows accentuate the exterior facing of the dormer. Large, prominently mullioned windows divided by heavy transoms (croissettes) dominate the lower half of the dormer, while a small balconette fronts the most imposing feature of the upper section, a vaguely Palladian window arrangement.

Numerous other structural and decorative details enhance the exterior appearance of the structure. A gabled dormer boldly projects over a rounded bay on the west elevation. An enscrolled pediment beneath the porch gable and an ornamental cornice below the roofline of the porch are two more noticeable decorative devices that are employed.

The windows, generally, are of uniform size and are crowned with stone lintels. The lintels capping the tower windows form a continuous ribbon-like band around the tower wall. The main doorway, located on the south elevation, is double-leaf with glass over single panels and stands enclosed by a double-leaf screen door.

The interior detail compliments the decorative appearance of the exterior elevations. Seven large rooms are ranged in irregular plan inside the house. The parlor and master bedroom are both double-rooms; that is, both are divided into two compartments separated by large archways.

An impressive amount and variety of hardwood is used in the stairways, mantels, baseboards, cornices and door and window trim. The walls to the foyer and dining room possess walnut wainscot paneling. The ceiling in the foyer is paneled in maple.

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The foyer is dominated by a modified, half-turn-with-landing, walnut stairway. The newel post is a Corinithian column engaged to the ceiling of the room, and the balusters are of the lathed-spindle type. Another, though less fanciful, stairway is set in the rear of the house.

A built-in, hardwood bookcase flanks the stairway in the foyer. A built-in hutch occupies a corner of the dining room. The parquet, hardwood flooring is in excellent condition.

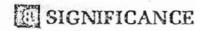
Plaster pargetting resembling small wreaths is found in most walls of the first floor. There is a low-embossed, cast-iron ceiling in the dining room. Two, sliding double-doors connect the parlor with the foyer and with the hallway.

Alterations to the structure have been few and minor. A small, unobtrusive, concrete porch, extending off the west elevation, replaced a "porte-cochere" several years ago. Iron cresting that once adorned the roof has been removed. An insignificant wooden addition, not measuring more than seven feet in depth rounds off the northwest(rear) corner of the house.

On the inside, the kitchen has been remodeled; and a second-storey room, which formerly quartered the servant, has been sub-divided into an apartment, closet and bathroom. The current owners plan to restore this room to its original size.

The environmental setting has undergone a much greater degree of change than has the house. A small yard artfully landscaped with shrubbery surrounds the house, as does part of the original iron-rail fence. However, the large lot, which appears in a 1913 photograph of the house, is now partially covered with a motel and parking lot constructed in the late 1940's.

The Short-Dodson House possesses stylistic elements that are unusual in Arkansas. While the overriding style is Queen Anne, with its emphasis on picturesque, eclectic design, a large number of features may be classified as Chateauesque, a rare style in central Arkansas. Among these Chateauesque details are the stone and brick wall construction, the large wall dormer, the "croissette" windows in the dormer, the second floor balcony beneath the gable and the masonry corner tower with conical roof.



PERIOD	AREAS OF SIGNIFICANCE CHECK AND JUSTIFY BELOW				
—PREHISTORIC —1400-1499 —1500-1599 —1600-1699 —1700-1799 —1800-1899 &_1900-	_ARCHEOLOGY-PREHISTORIC _ARCHEOLOGY-HISTORIC _AGRICULTURE X_ARCHITECTURE _ART _COMMERCE _COMMUNICATIONS	COMMUNITY PLANNING CONSERVATION ECONOMICS EDUCATION ENGINEERING EXPLORATION/SETTLEMENT JINDUSTRY JINVENTION	LANDSCAPE ARCHITECTURE LAW LITERATURE MILITARY MUSIC PHILOSOPHY POLITICS/GOVERNMENT	RELIGION SCIENCE SCULPTURE SOCIAL/HUMANITARIAN THEATER TRANSPORTATION OTHER (SPECIFY)	

SPECIFIC DATES

BUILDER/ARCHITECT Joseph G. Horn

#### STATEMENT OF SIGNIFICANCE

Impressive, picturesque architecture is the most significant attribute of the Short-Dodson House. Built in the fashionable Park Avenue district of Hot Springs shortly after the turn-of-the-century, the house exhibits Chateauesque tendencies over a Queen Anne superstructure. Furthermore, the numerous occupants of the Short-Dodson House have pursued careers (doctor, realtor and motel owner) that reflect the history of Arkansas' most famous resort.

Architect Joseph G. Horn designed what was to be perhaps his finest house (he placed a drawing of the house on the masthead of his professional stationery) for Dr. Omar Short early in the twentieth century. No exact date for the construction of the Short-Dodson House can be ascertained, but living testimony, the warranty deed for the property, and a survey of the city directories for the first decade of the twentieth century place the date of construction somewhere between 1901 and 1903.

The Short-Dodson House was one of many houses in the Park Avenue district which were built for doctors. However, this should be no great surprise since Hot Springs was a thriving tourist resort, where most of the "tourists" were health-seekers, who flocked to the thermal springs in search of "miracle cures" and relief from pain. Dr. Short's tenure in the house was brief, and Thomas Dodson became the new owner in 1907. He in turn was succeeded in ownership by his son, Charles Dodson, a realtor, whose activity in civic affairs led him to two terms (1926-1930) as a State Representative. A daughter of Charles Dodson, Mrs. Anne Krone, lived in the house until 1947. In that year the house was bought by the Reebecks, a couple who constructed a motel on the western half of the lot. Once again the occupants of the Short-Dodson House were engaged in a profession characteristic of Hot Springs --motel operators. In the past two decades a flurry of owners have come and gone. Today the house is owned by Mr. and Mrs. Robert Watson, who operate the Tower Motel, adjacent to the house.

Architecturally, the Short-Dodson House is a two-and-one-half-storey structure that utilizes multiple components, such as pavilions and bays abutted to the central mass, a three-storey tower attached to the huilding's southwest corner, irregular roof plan, and a varied porch layout, in order to create a picturesque design. A locally rare use of Chateauesque detailing enlivens the exterior. Among the Chateauesque features are wall construction of stone and brick masonry, a large wall dormer rising over the entranceway, "croissette" windows in the wall dormer, a second-floor balcony beneath

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the gable of the wall dormer, and a three-storey, masonry corner tower with conical roof. More traditional (Queen. Anne features are the extensive use of porches, an enscrolled pediment beneath the low center gable of the porch roof, and careful avoidance of Gothic detail (Gothic detail is usually found on true Chateauesque structures).

The liberal use of hardwood for decorative trim, stairways, paneling and built-in features, such as a bookcase and hutch, is the most impressive feature of the irregular-plan interior. Unusual items, like wreath-shaped, pargetting on some walls and a low, embossed, cast-iron ceiling in the dining room, add quaint touches to the interior.

The historical integrity of the house is little damaged by alterations, the only significant one being the removal of a "porte-cochere" on the west elevation. The environmental setting, however, has suffered because the western half of the original lot now contains a motel and parking lot. The remaining lawn is artfully landscaped with trees and shrubs.

The Short-Dodson House is a rare and important architectural survival. The magnificent blend of Queen Anne and Chateauesque styling of the house is one of Hot Springs' most impressive residential sights.

#### MAJOR BIBLIOGRAPHICAL REFERENCES News (Hot Springs), "Dear Mrs. Cline," October 16, 1975, p.7. Scully, Francis T. Hot Springs Arkansas and Hot Springs National Park. Rock: Hanson Company, 1966. Watson, Mrs. Annette V. Interview held in Hot Springs on October 2, 1975. **EGEOGRAPHICAL DATA** ACREAGE OF NOMINATED PROPERTY less than one acre **UTM REFERENCES** A 115 4 9 5 2 14 10 VERBAL BOUNDARY DESCRIPTION LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES STATE CODE CODE COUNTY CODE STATE CODE COUNTY FORM PREPARED BY NAME/TITLE Mike Shinn, Historian ORGANIZATION DATE Arkansas Historic Preservation Program December 9, 1975 STREET & NUMBER TELEPHONE 300 West Markham 501-371-1639 STATE CITY OR TOWN Little Rock Arkansas STATE HISTORIC PRESERVATION OFFICER CERTIFICATION THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS: NATIONAL \_\_\_\_ STATE As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. STATE HISTORIC PRESERVATION OFFICER SIGNATURE Anne Bartley TITLE State Historic Preservation Officer December FOR NP3 USE ONLY I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

ATTEST:
KEEPER OF THE NATIONAL REGISTER

NATIONAL PARK SERVICE

# ·NATIONAL REGISTER OF HISTORIC PLACES PROPERTY PHOTOGRAPH FORM

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TYPE ALL ENTRIES ENCLOSE WITH PHOTOGRAPH

NAME

HISTORIC

Short-Dodson House

AND/OR COMMON

Watson House

LOCATION

CITY, TOWN

Hot Springs

\_\_VICINITY OF

COUNTY

STATE

Arkansas

PHOTO REFERENCE

PHOTO CREDIT Mike Shinn

DATE OF PHOTO

Garland

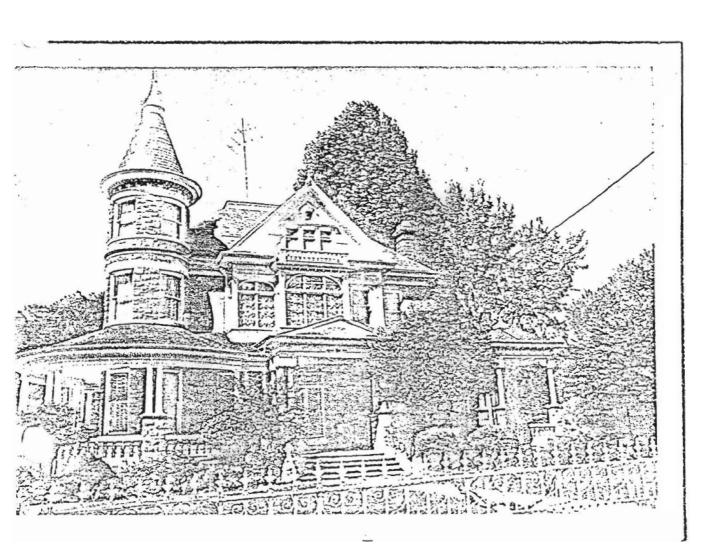
September, 1975

NEGATIVE FILED AT Arkansas Historic Preservation Program

#### **IDENTIFICATION**

DESCRIBENSW. DIRECTION, ETC. IF DISTRICT. GIVE BUILDING NAME & STREET South elevation, viewed from the southwest

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NAME

HISTORIC Short-Dodson House

AND/OR COMMON

Watson House

LOCATION

CITY. TOWN Hot Springs

\_\_\_\_VICINITY OF

COUNTY Garland

STATE Arkansas

PHOTO REFERENCE

PHOTO CREDIT Mike Shinn

DATE OF PHOTO

September, 1975

NEGATIVE FILED AT Arkansas Historic Preservation Program

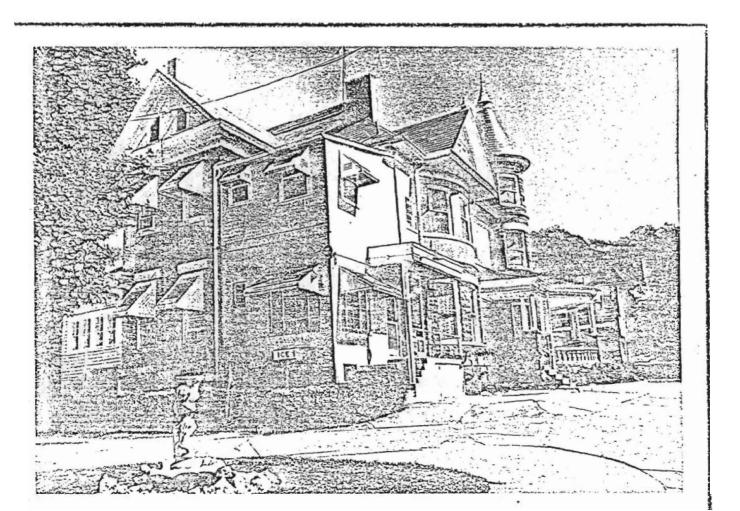
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North (rear) and west elevations viewed from the southwest

PHOTO NO.

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NAME

HISTOR!C

Short-Dodson House

AND/OR COMMON

Watson House

2

LOCATION

CITY. TOWN Hot Springs

\_\_\_VICINITY OF

COUNTY Garland

STATE Arkansas

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**PHOTO REFERENCE** 

PHOTO CREDIT Mike Shinn

DATEOFPHOTO Sept., 1975

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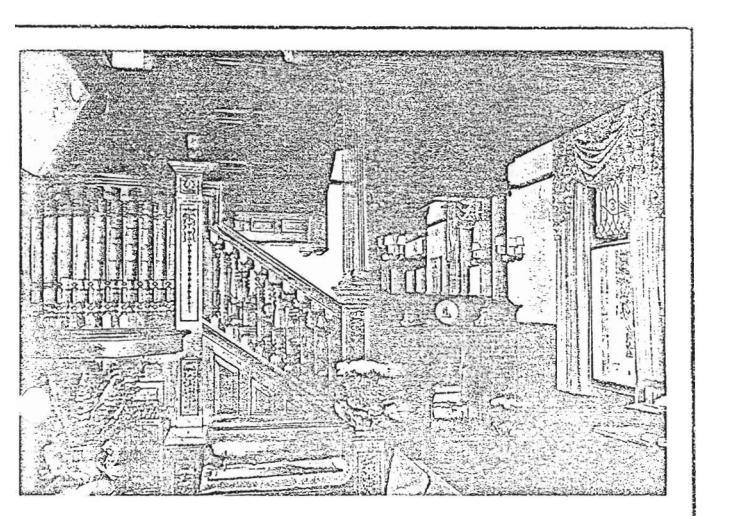
Arkansas Historic Preservation Program

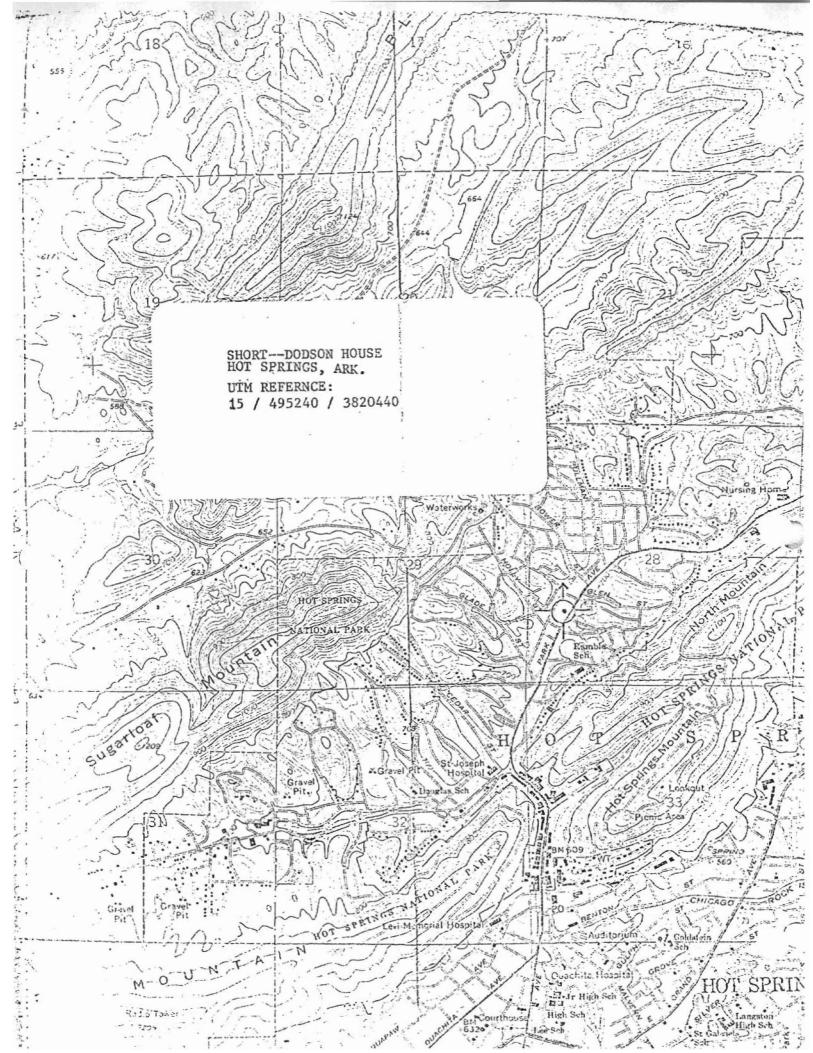
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**IDENTIFICATION** 

DESCRIBE VIEW DIRECTION, ETC. IF DISTRICT, GIVE BUILDING NAME & STREET Interior view of main foyer and stairway, facing east

РНОТО NO. 7





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MAME

HISTORIC Short-Dodson House

**NOMMOD ROYGNA** 

Watson House

LOCATION

CITY. TOWN Hot Springs

\_\_\_\_VICINITY OF

COUNTY Garland

STATE Arkansas

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PHOTO REFERENCE

PHOTO CREDIT Mike Shinn

DATE OF PHOTO

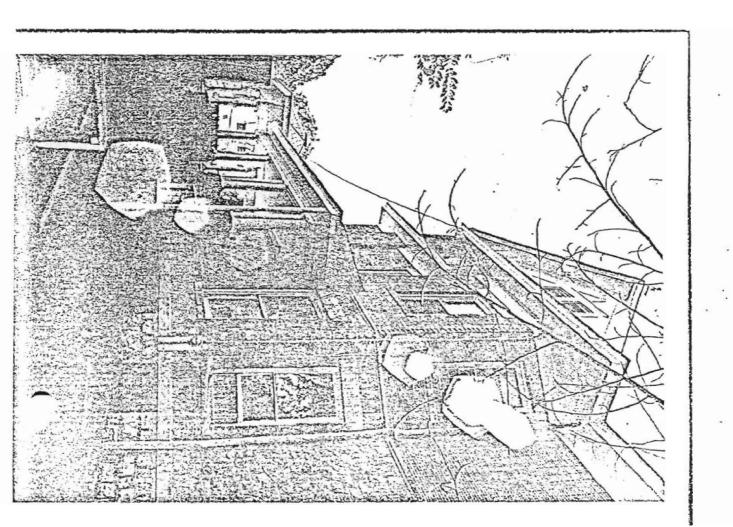
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IDENTIFICATION

DESCRIBE VIEW, DIRECTION, ETC. IF DISTRICT, GIVE BUILDING NAME & STREET East elevation viewed from the northeast PHOTO NO.

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MAME

HISTORIC

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AND/OR COMMON

. Watson House

LOCATION

CITY, TOWN

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COUNTY Garland

STATEArkansas

PHOTO REFERENCE

PHOTO CREDIT Mike Shinn

DATE OF PHOTO Sept., 1975

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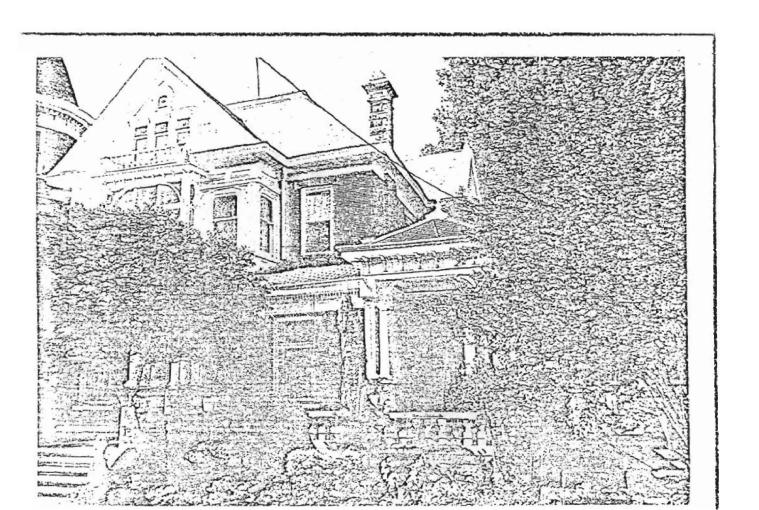
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Eastern side of south elevation viewed from southeast

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In paragraph 12, sentence 2 Boston Massachusetts is listed as the home of artist Herbert Stitt. In actuality Herbert Stitt lived in Baltimore, Maryland.



ARKANSAS HISTORIC PRESERVATION PROGRAM

According to Roman Terlecki, the owner of the Short-Dodon House in 1993, the interior hardwood is oak, not walnut.

Suite 200 • Heritage Center • 225 East Markham • Little Rock, Arkansas 72201 • Phone (501) 324-9346

Department of Arkansas Heritage

