

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

NR LISTED
JUN 25 1989
AHPP

1. Name of Property

Historic Name: Waterman-Archer House

Other Name/Site Number: WA0842

2. Location

Street & Number: 2148 Markham

Not for Publication: N/A

City/Town: Fayetteville

Vicinity: N/A

State: AR County: Washington

Code: 143 Zip Code: 72703

3. Classification

Ownership of Property: Private

Category of Property: Building

Number of Resources within Property:

Contributing

Noncontributing

1
3
4

 Buildings
 Sites
 Structures
 Objects
0 Total

Number of contributing resources previously listed in the National Register: N/A

Name of related multiple property listing: N/A

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4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, 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.

Catherine A. Sater
Signature of certifying official

May 12, 1999
Date

Arkansas Historic Preservation Program
State or Federal agency and bureau

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

Signature of commenting or other official

Date

State or Federal agency and bureau

5. 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 Keeper Date
Of action

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6. Function or Use

Historic: Domestic Sub: Single Dwelling

Current : Domestic Sub: Single Dwelling

7. Description

Architectural Classification:

Tudor

Materials: foundation Brick roof Composition shingle
walls Brick other _____

Describe present and historic physical appearance:

Summary

The Waterman-Archer House is located on a 1.14 acre tract at the top of Sassafras Hill, due west of the University of Arkansas in Fayetteville. The house is situated in a wooded area adjacent to property that formed the Pratt family homestead, settled in 1900. This English Tudor cottage was constructed in 1929 according to plans drawn up by the owners, Evangeline and Julian Waterman, but there is no documentation as to the contractor. The brick, irregular-plan house was built with attention to style and convenience as well as permanence and solidity not common to modern construction in northwest Arkansas today. The house remains in pristine condition without any modification to its original construction. The home is currently a rental residential property.

Elaboration

The Waterman-Archer House can be characterized as a Tudor Cottage with strong Craftsman and Southwestern influences on the interior. It is a whitewashed brick single-story structure on an irregular H-plan minus one arm to the rear, northeast corner of the house. The steeply pitched gable roof and wide rear terrace give it a greater sense of volume than its 1,350 square footage would imply.

The front, or southern facade of the house displays two gabled wings on the east and west corners spanned by a central recessed section. The western wing is dominated by a twelve-beside-twelve metal casement window. A single-leaf batten door opens from the recessed section onto a flagstone patio. Two evenly spaced eight-beside-eight windows light the central arm of the house.

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A second twelve-beside-twelve window is placed in the eastern gable wing.

The land on the eastern elevation slopes downward revealing a basement level. The basement is fenestrated with a sixteen-light casement window with a single fixed pane of rectangular glass in the center. The second story is fenestrated left to right with a nine-beside-nine window and a pair of six-beside-six windows in the gabled northeastern corner.

The rear facade of the house faces north and opens onto a built up terrace of brick and stacked stone. A twelve-beside-twelve French door with six-light sidelights opens into the northeastern corner of the building. Fenestration from left to right consists of a nine-beside-nine casement window with a seven-light fixed transom, a twelve-beside-twelve window with a seven-light fixed transom, a twelve-beside-twelve French door, a six-beside-six window with a four-light fixed transom, a pair of eight-beside-eight windows and a short six-beside-six window in the gabled wing to the northwest.

The basement level on the western elevation contains a garage. The parking area behind large wooden doors is reached by a steep concrete ramp. A brick wall shields the view of the driveway from the south. One could enter the full, poured concrete garage/basement in a car, get out and go upstairs by interior stairs, thus avoiding the elements. The basement also housed a coal-fired furnace (now natural gas) and a water pump for the well. A pair of three-light basement windows behind the brick wall lights the garage. A twelve-beside-twelve window is situated at the northwest corner of the house. A short six-beside-six window is adjacent to a twelve-beside-twelve French door at the southwest corner.

The southern front door of the house leads to a long living room in the crossbar of the H-plan. This room connects the dining room and kitchen wing on the east and the wing comprised of the bedrooms and baths on the west. The living room features an open ceiling of dark wood and exposed trusses and large southwestern style fireplace at the east end. The house contains its original hand-forged curtain rods and brackets, wrought-iron living room chandelier, and carriage lights by the front and rear entries.

The kitchen has large windows and enjoys full southern exposure, while the dining room and living room each have French doors which open onto a terrace on the north side of the house. Because this side of the house is on the crest of the hill, it was possible to look northward about ten miles, though tall trees surrounding the house now block this view. There are two bedrooms, one on the southwest side which opens via a French door onto a walkway around the house and one on the northwest side.

The wooded lot around the house contains several features considered contributing to this nomination. A distinctive feature of the house is the well that sits equidistant between the arms of the H on the front (south) elevation and is the focal point of a fieldstone path that leads up to the house. The well is constructed of brick and embellished with a decorative arch forged from metal. It is a functional, not a decorative well, for when the house was built, this area was outside the city limits of Fayetteville and city water was not available. The well was dug first and then the house was built around it. Several feet to the east of the house is a picnic table and benches. The table is composed of a large slab of stone, as are the

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benches. To the rear of the house incorporated into the graduated levels of stone and brick is a small stone fishpond.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties: Local

Applicable National Register Criteria: C

Criteria Considerations (Exceptions): N/A

Areas of Significance: Architecture

Period(s) of Significance: 1929

Significant Dates: 1929

Significant Person(s): N/A

Cultural Affiliation: N/A

Architect/Builder: Unknown

State significance of property, and justify criteria, criteria considerations, and areas and period of significance noted above:

Summary

The Waterman-Archer House has remained in the builder's family since its construction in 1929. This has probably been a factor in the retention of its original features and sympathetic environment. The home's Tudor architecture and wooded surroundings on Sassafras Hill in Fayetteville have been studiously maintained, evoking a sense of 1929 Fayetteville.

Elaboration

Northwest Arkansas in the first three decades following the Louisiana Purchase in 1803 was a part of the Arkansas Territory reserved for Indian habitation. Soon Cherokees from the eastern United States settled there, though very sparsely. In the 1820s pressure to open up this land to white settlement mounted and in 1827 the Secretary of War issued an order allowing white habitation, which resulted in the Cherokees being forced to move farther west. The area was then known as Lovely's Purchase (sometimes called

Lovely Purchase) and on October 13, 1827, the Arkansas Territorial Legislature created a huge county in northwest Arkansas known as Lovely County. A year later the name was changed to Washington County and court was held at a small settlement, the future site of Fayetteville, but initially named simply Washington County Court. A few years later (1834) the commissioners of the courthouse petitioned the federal government to issue a patent (i.e. articles of incorporation) and an executive order of February 27, 1835, signed by President Andrew Jackson, honored the request. Because two of the commissioners were from Fayetteville, Lincoln County, Tennessee, the county seat of that state, it was decided to name the Washington County seat after their hometown. In 1836, quite likely due to the rapid settlement of northwest Arkansas, the Arkansas legislature rearranged boundaries by reducing Washington County to its present size and created Benton and Madison Counties and gave more land to Carroll County. Though nearly destroyed in the Civil War, Fayetteville grew rapidly in the last third of the nineteenth-century, especially with the establishment of the State University there in 1871 and then by the arrival of the St. Louis and San Francisco Railroad. By 1889 the arrival of the St. Louis and San Francisco Railroad. By 1889 it had a population of almost 4,000, a century later almost 50,000 and now, along with the rest of northwest Arkansas, is one of the most rapidly growing areas in the state.

Evangeline Pratt, the youngest of six Pratt children, graduated from the University of Arkansas, Fayetteville in 1919 and became Director of the Bureau of Women's Clubs of the University's General Extension Division. She attended the University at a time when few women did so and assumed a managerial position when it was rare for women to work outside the home. In the 1920s she met Julian S. Waterman, a professor of economics at the University of Arkansas, Fayetteville, who had just earned a law degree from the University of Chicago. At the request of then University President Futrall, Waterman established the law school at Fayetteville in 1924 and became its first Dean, a position he held until his death in 1943. In 1927 Evangeline Pratt and Julian Waterman were married, and they built a house in 1929 on property Mrs. Waterman's father had given her. The house was ideally situated for this couple because it was within walking distance of the University, yet remote enough to seem completely rural, with the further advantage of being just four-hundred yards from the Pratt homestead. There is no evidence of an architect or a draftsman being involved in the design of the house; indeed, Mrs. Waterman always described the house as being of her own design. There is a sketch among family papers of a simple floor plan; but no record of who the builder was. Dean Waterman went on to hold a variety of posts in the legal profession, became Vice-President of the University in 1937, and was Vice-President and later President of the Southwest Athletic Conference.

Widowed by the sudden death of Dean Waterman from a strangulated hernia, Mrs. Waterman and her young son Julian continued to live in the house. In 1947 she married Laird Archer, Foreign Director of the Near East Foundation, a private philanthropic organization whose overseas headquarters was in Athens, Greece. She and her son moved to her new husband's home in Athens where they lived until Laird Archer's retirement in 1952, whereupon they returned to Fayetteville to live. Laird Archer was active lecturing and writing in his retirement years and Evangeline became involved in statewide preservationist causes, first with the Nature Conservancy and then with the Ozark Society.

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She was a founding member of the latter, serving as its corresponding secretary from its beginning in 1962 until 1972, and stepping down only after Congress made the Buffalo River a National River. She died in 1979; Laird Archer in 1981.

The property passed by inheritance in 1979 to the sole heir, Julian Pratt Waterman Archer, who has maintained the Waterman-Archer House ever since, as well as the adjacent Pratt family homestead (Listed on the Arkansas State Register, April 7, 1999). The property is now within the city limits of Fayetteville, actually well within the city limits, which have been extended several miles to the west. It continues to retain its rural appearance, however, because all of the surrounding property still is in the family and the adjacent woods have been preserved. There never have been any through-streets cut across this property, so the area remains almost a secret corner of Fayetteville.

The 1929 Waterman-Archer House is an intact example of Tudor architecture. The brick cottage on Sassafras Hill in Fayetteville is composed of an unusual floor plan yet displays simple lines in its gabled wings and airy fenestration. The home's surroundings, which have been allowed to remain natural, contribute to the integrity of the cottage and give one a sense of its construction as a early twentieth-century country house. As an example of a well-maintained Tudor Cottage, the Waterman-Archer House is being nominated to the National Register under Criterion C with local significance.

9. Major Bibliographical References

- Archer, Laird. *Balkan Journal*. New York: W.W. Norton & Co., 1944.
- Archer, Laird. *Balkan Tragedy*. Manhattan, KS: MA/AH Publishing, 1983.
- Compton, Neil. *The Battle for the Buffalo River: A Twentieth Century Conservation Crisis in the Ozarks*. Fayetteville, AR: The University of Arkansas Press, 1992.
- Leflar, Robert A. *The First 100 Years Centennial History of the University of Arkansas*. Fayetteville, AR: University of Arkansas Foundation Inc., 1972. See pp. 257-72.
- Some Illustrious Educators of Old Main*. Fayetteville: The University of Arkansas, 1991. See pp. 76-78, Julian S. Waterman entry.
- Who Was Who in America*. (1943-1950) Chicago: The A.N. Marquis Company, 1950. Vol. 2, p. 559. Julian S. Waterman entry.
- Who's Who in America*. (1960-1961) Chicago: The A.N. Marquis Company, 1961. Vol. 31, p. 86. Laird Archer.

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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 -- Specify Repository: _____

10. Geographical Data

Acreage of Property: 1.14 acre.

UTM References: Zone Easting Northing Zone Easting Northing

A	<u>15</u>	<u>392900</u>	<u>3992090</u>	B	_____	_____	_____
C	_____	_____	_____	D	_____	_____	_____

Verbal Boundary Description:

Beginning at a point on the north curbline of Markham Street and one-hundred feet southeast of the front facade of the Waterman-Archer House, proceed north ninety feet to the rear property line of the Waterman-Archer House. Then proceed west one-hundred and ten feet to the east curbline of Evangeline Lane. Then proceed south along the curbline of Evangeline Lane to the north curbline of Markham Street turning east for one-hundred feet to the point of beginning.

Boundary Justification:

This boundary includes all of the property historically associated with the Waterman-Archer House in Fayetteville, AR.

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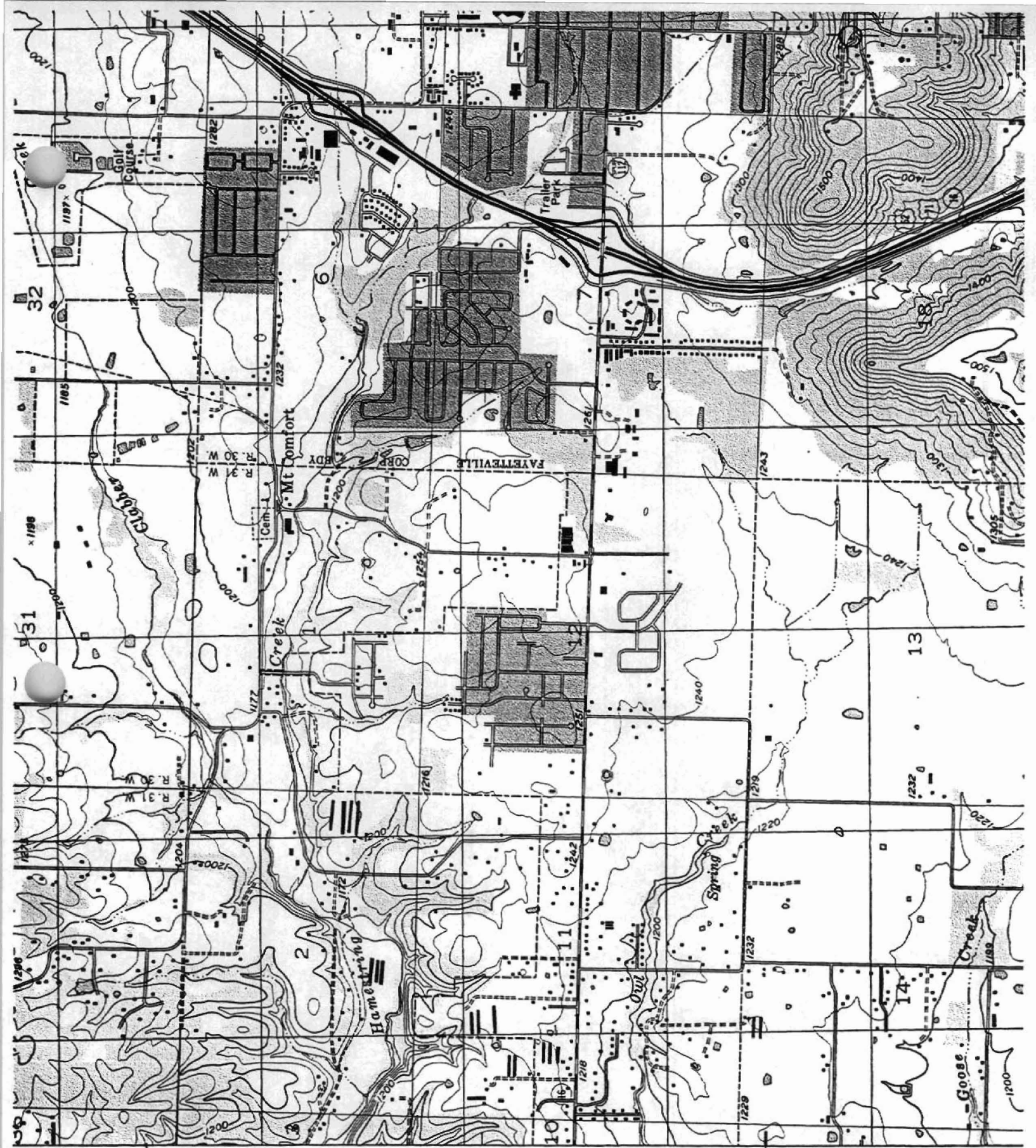
11. Form Prepared By

Name/Title: Julian Archer

Organization: _____ Date: 02/05/99

Street & Number: 402 29th Street Telephone: (501) 324-9880

City or Town: Des Moines State: IA ZIP: 50312



T. 17 N.
T. 16 N.

WATERMAN-ARCHER
HOUSE
FAYETTEVILLE,
WASHINGTON CO., AR
UTM:
15/392900/3992090

