

PH036230X

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

DATA SHEET

FOR NPS USE ONLY

RECEIVED

MAR 31 1976

DATE ENTERED

OCT 8 1976

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORMSEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*  
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS**1 NAME**

\* HISTORIC Passmore House

AND/OR COMMON

Passmore-Lea House

**2 LOCATION**

STREET &amp; NUMBER

846 Park Avenue

CITY, TOWN

Hot Springs

VICINITY OF

NOT FOR PUBLICATION

CONGRESSIONAL DISTRICT

Third

STATE

Arkansas

CODE

05

COUNTY

Garland

CODE

051

**3 CLASSIFICATION**

## CATEGORY

DISTRICT

☒ BUILDING(S)

STRUCTURE

SITE

OBJECT

## OWNERSHIP

PUBLIC

☒ PRIVATE

BOTH

## PUBLIC ACQUISITION

IN PROCESS

BEING CONSIDERED

## STATUS

☒ OCCUPIED

UNOCCUPIED

WORK IN PROGRESS

## ACCESSIBLE

YES: RESTRICTED

YES: UNRESTRICTED

☒ NO

## PRESENT USE

AGRICULTURE

MUSEUM

COMMERCIAL

PARK

EDUCATIONAL

☒ PRIVATE RESIDENCE

ENTERTAINMENT

RELIGIOUS

GOVERNMENT

SCIENTIFIC

INDUSTRIAL

TRANSPORTATION

MILITARY

OTHER:

**4 OWNER OF PROPERTY**

NAME

Miss Wilhelmina Lea

STREET &amp; NUMBER

846 Park Avenue

CITY, TOWN

Hot Springs

VICINITY OF

STATE

Arkansas

**5 LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE,

REGISTRY OF DEEDS, ETC.

Circuit Clerk's Office

STREET &amp; NUMBER

Garland County Courthouse

CITY, TOWN

Hot Springs

STATE

Arkansas

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE

DATE

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR  
SURVEY RECORDS

CITY, TOWN

STATE

## 7 DESCRIPTION

### CONDITION

☐ EXCELLENT  
☒ GOOD  
☐ FAIR

☐ DETERIORATED  
☐ RUINS  
☐ UNEXPOSED

### CHECK ONE

☒ UNALTERED  
☐ ALTERED

### CHECK ONE

☒ ORIGINAL SITE  
☐ MOVED      DATE \_\_\_\_\_

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

The Passmore House in Hot Springs is one of the most picturesque Second Empire structures found in Arkansas. Built in 1873 by Dr. Pauldin Passmore, the one-and-one-half-storey, clapboard home stands amidst a thickly wooded estate at the base of North Mountain in Hot Springs. The building features a seven-bay facade (north elevation) set beneath a crested, multi-dormered mansard roof. Outstanding exterior features are the highly decorative temple dormers, dropping below the cornice line and embellished with an embossed design on the tympanum, and a protruding two-storey, central pavilion which is treated as a tower.

The chimneys found on the home are corbelled at the caps, and the cornice along the facade is moduled and bracketed. The apertures are rectilinear and present an extremely vertical appearance. The upper sash of the double-hung windows is as a rule bordered with small panes of stained glass. On both the first and second floor levels exterior doorways in the protruding central pavilion are double or French doors. A small quatre-foil lattice balcony fronts the door on the upper floor. In keeping with "General Grant" Style architecture, porches are attached to much of the open wall surface on the first floor. The rear and side elevations of the home are distinguished by numerous bays and insets, generally unadorned and completely contemporary with the original construction of the house.

The stairway, as is usual with Second Empire structures, is the focal point of interior decoration. It is constructed of turned hardwood and follows a dog-leg pattern. The Passmore House, however, contains an eccentric interior feature which reflects the original turn of mind of its architect-builder and initial owner, Mr. Passmore. Flanking the entrance hall is a paneled dining room encased beneath a domed ceiling. The stained glass which once formed a skylight in the middle of this large dome has since been replaced in an unauthentic manner, and the simple, painted, mural covering the interior surface of the dome is falling away, but the continued presence of the dome makes the room one of the most unusual in Arkansas.

Except for rare instances of chipped paint and tattered wallpaper the interior of the house remains in an excellent, original condition. Some unusual antique technological features such as a coal-base burner, and bathroom fixtures also remain.

The house, the property, and a single ancillary structure located behind the house have suffered no major alterations. Furthermore, the setting is sufficiently obscured by forest and mountain from its more modern surroundings that the mind can with good conscience wander back and be enveloped by the year of 1873.

## 8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES 1873

BUILDER/ARCHITECT William P. Passmore

### STATEMENT OF SIGNIFICANCE

Medicine and Hot Springs have long been joined in economic, if not spiritual, matrimony by the presence of thermal springs located on the eastern slope of Hot Springs Mountain. These waters, known as the "healing vapors," were greatly exploited for their ability to give relief to various arthritic and rheumatic conditions in the era before the "wonder" and "miracle" drugs. While some realized the potential which bubbled in the steamy springs as early as the 1840's, it was not until after the Civil War that the serious business of building Hot Springs into the nation's premier health resort was undertaken.

On duty as a Union surgeon for the Army Department of the West, Dr. Pauldin Passmore first passed through Hot Springs in the year 1863. He was pleased with Arkansas, and after the war settled in Little Rock, entering business as a druggist. Soon, however, the lure of Hot Springs drew him southward and he began what was to become a most successful apothecary trade in Hot Springs. He was present during the boom years, 1870-1890, when Hot Springs was transformed from a frontier settlement, noted by mountaineers and delta planters for its soothing bathing water, into a health metropolis connected to the nation by railway and by reputation. In the summer the city resembled a Victorian carnival. Dr. Passmore profitted from this phenomenal expansion, leaving behind three well-patronized drug stores at his death in 1896.

The construction of the Passmore residence took place in 1873. It was a sumptuous structure, befitting a man who had made good by being in the right profession at the right place and at the right time. Dr. Passmore designed the building and supervised construction. He displayed great imagination in fitting the Second Empire Style to his own personal preferences and needs.

The building was set on a forested knoll several hundred feet from the nearest thoroughfare, Park Avenue. The Park Avenue district was at the time the most exclusive new residential section of the city, and it was the safest, being well-removed from the older section of town, which was clustered in a narrow, fire-prone, valley along Hot Springs Creek.

Today, the one-and-one-half-storey clapboard house looks much as it did in 1873. Ornate iron cresting crowns the mansard roof, which in true Second Empire fashion is curved. Unusual temple dormers decorate the



## 9 MAJOR BIBLIOGRAPHICAL REFERENCES

Lea, Wilhelmina. Personal interview. Hot Springs, September, 1975.  
Hallum, John. Biographical and Pictorial History of Arkansas. Albany:  
Weed, Parsons and Company, Printers, 1887.  
Scully, Francis J. Hot Springs Arkansas and Hot Springs National Park.  
Little Rock: Hanson Company, 1966.

## 10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY less than one acre

UTM REFERENCES

A 1 5 4 9 5 6 6 0 3 8 2 0 4 8 0  
ZONE EASTING NORTHING

B                                               
ZONE EASTING NORTHING

VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

## 11 FORM PREPARED BY

NAME / TITLE

Mike Shinn, Historian

ORGANIZATION

Arkansas Historic Preservation Program

DATE

3-9-76

STREET & NUMBER

300 West Markham

TELEPHONE

501-371-1639

CITY OR TOWN

Little Rock,

STATE

Arkansas

## 12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL   

STATE   

LOCAL X

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 Program

DATE 3-9-76

FOR NPS 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

DATE

DATE

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

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CONTINUATION SHEET

ITEM NUMBER 8 PAGE 1

roof and extend down below the cornice line. A two-storey central pavilion, capped with a separate, crested mansard, protrudes from the facade (north elevation) of the house, foreshadowing the towered structures of the later Victorian period. All doorways and windows are expressed as severely vertical forms. The rear sections of the structure are composed of numerous unadorned bays and insets.

The interior is made unique by one eccentric element. The ceiling of the dining room is formed into a large dome broken in the middle by a stained-glass skylight. As was common in the more expensive Hot Springs homes of the period, hardwood was used for every conceivable type of moulding. The stairway is also an elaborate hardwood composition. A coal-base burner has been retained by the present owner, though it is no longer in use.

The exterior and interior of the home are in good condition. Trees and hills shield the home from unwelcome, out-of-character visual intrusions.

Miss Wilhelmina Lea, the granddaughter of Dr. Passmore, is the present owner of the home. Plans for the disposal of the house after her death are uncertain.

The Passmore House can stand, as much an example of economic history as it can of architectural history. It was built during the boom period of the City of Hot Springs and it represents the tastes and living standard of one who was able to profit from the rapid expansion.

Garland Co.

74000408

Property Passmore House

State

Ark

Working Number

3.31.76.2896

TECHNICAL

Photos 6

Maps 1

*WTH record*

*1 cont sheet*

*called 9.27.76*  
*pl*  
*CM*  
*4.2.76*

CONTROL

HISTORIAN

*Accept*  
*Ruttenbaum*  
*6/18/76*

ARCHITECTURAL HISTORIAN

*6.18.76*  
*Accept*  
*Elbowch*

ARCHEOLOGIST

OTHER

HAER

Inventory       

Review       

REVIEW UNIT CHIEF

*Accept*  
*W. R. Lyce*  
*9/24/76*

BRANCH CHIEF

*Wump*  
*9.28.76*

KEEPER

*Wm*  
*9/29/76*

National Register Write-up       

Send-back       

Entered OCT 8 1976

Federal Register Entry 12-7-76

Re-submit       

INT:2106-74





Passmore House

Hot Springs.

North elevation viewed

- 1) Passmore House
- 2) Hot Springs, Arkansas Garland Co.
- 3) Mike Shinn
- 4) September, 1975
- 5) Arkansas Historic Preservation Program
- 6) North elevation viewed from the west
- 7) 1

OCT 8 1976 MAR 31 1976

PROPERTY OF THE NATIONAL REGISTER





passmore House  
Hot Springs

- 1) Passmore House
- 2) Hot Springs, Arkansas Garland Co.
- 3) Mike Shinn
- 4) September, 1975
- 5) Arkansas Historic Preservation Program
- 6) North elevation viewed from northeast
- 7) 2

OCT 8 1976

MAR 31 1976

PROPERTY OF THE NATIONAL REGISTER



Passmore House  
Hot Springs  
East elevation viewed from  
northeast

- 1) Passmore House
- 2) Hot Springs, Arkansas Garland Co.
- 3) Mike Shinn
- 4) September, 1975
- 5) Arkansas Historic Preservation Program
- 6) East elevation viewed from northeast
- 7) 3

MAR 31 1976

OCT 8 1976

PROPERTY OF THE NATIONAL REGISTER





Passmore House  
Hot Springs  
south elevation viewed

- 1) Passmore House
- 2) Hot Springs, Arkansas Garland Co.
- 3) Mike Shinn
- 4) September, 1975
- 5) Arkansas Historic Preservation Program
- 6) South elevation viewed from the south
- 7) 4

OCT 8 1976

MAR 31 1976

PROPERTY OF THE NATIONAL REGISTER



Passmore House  
Hot Springs  
west elevation viewed from south

- 1) Passmore House  
2) Hot Springs, Arkansas Garland Co.  
3) Mike Shinn  
4) September, 1975  
5) Arkansas Historic Preservation Program  
6) West elevation viewed from the south-  
west  
7) 5

MAR 31 1976

OCT 8 1976

PROPERTY OF THE NATIONAL REGISTER





Passmore House  
Hot Springs

Servants cabin, east  
viewed from the north

- 1) Passmore House
- 2) Hot Springs, Arkansas Garland Co.
- 3) Mike Shinn
- 4) September, 1975
- 5) Arkansas Historic Preservation Program
- 6) Servants cabin, east elevation, viewed  
from the northeast

7) 6

OCT 8 1975

MAR 31 1976

PROPERTY OF THE NATIONAL REGISTER

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
PROPERTY MAP FORM**

FOR NPS USE ONLY

RECEIVED

MAR 31 1976

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OGT 3 1976

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*  
TYPE ALL ENTRIES -- ENCLOSE WITH MAP

**1 NAME**

HISTORIC

Passmore House

AND/OR COMMON

Passmore-Lea House

**2 LOCATION**

CITY, TOWN

Hot Springs

\_\_\_\_ VICINITY OF

COUNTY

Garland

STATE

Arkansas

**3 MAP REFERENCE**

SOURCE Geological Survey Map, Hot Springs North Quadrangle

SCALE 1:24000

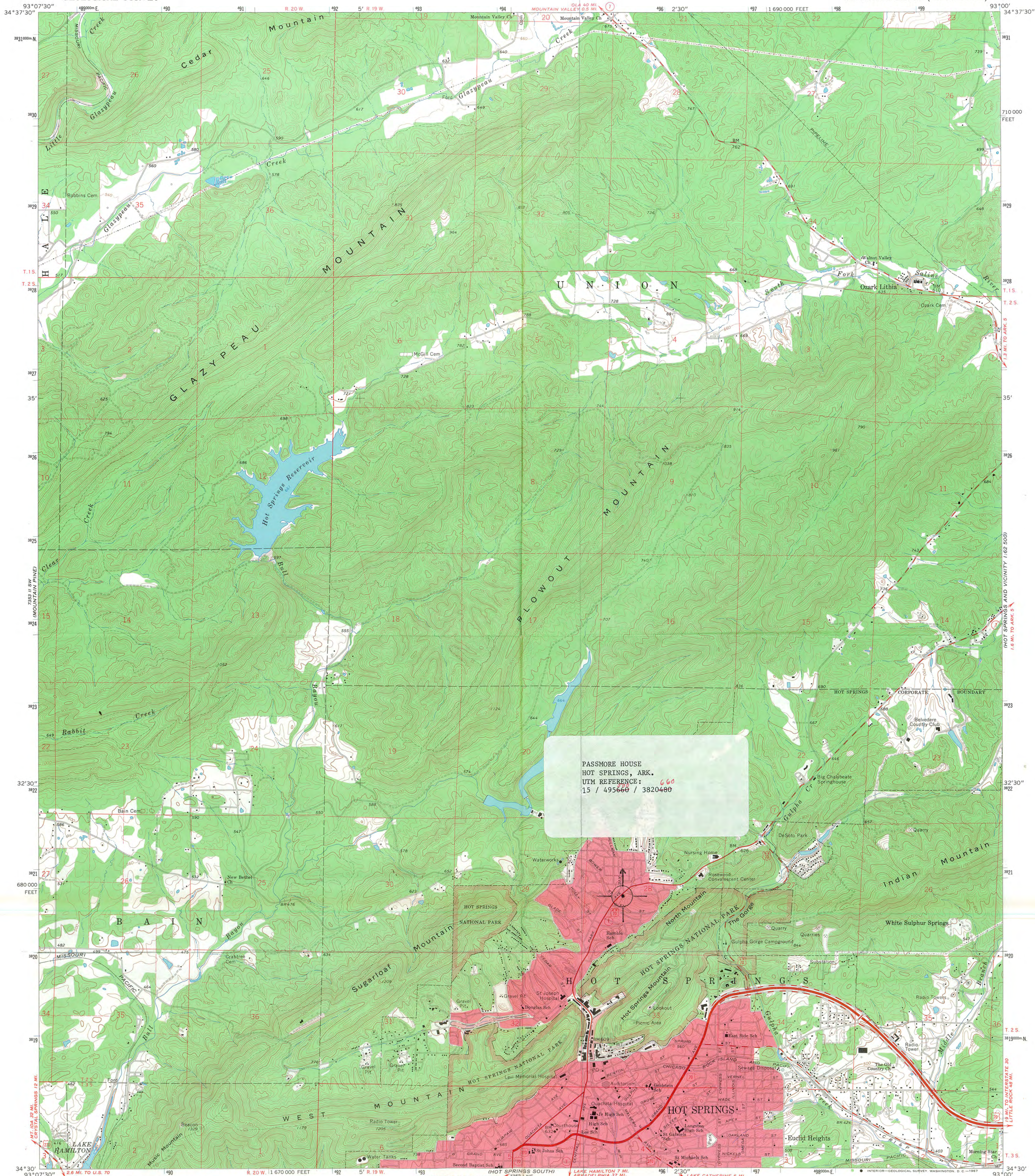
DATE 1966

**4 REQUIREMENTS**

TO BE INCLUDED ON ALL MAPS

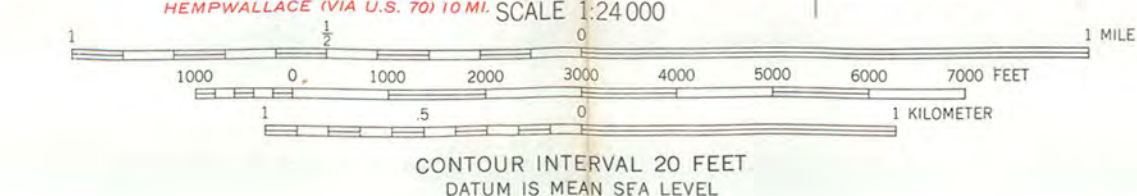
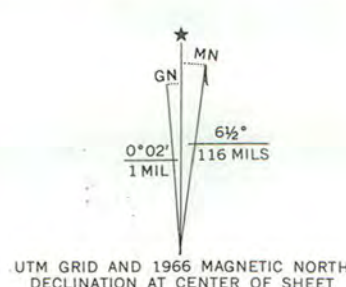
1. PROPERTY BOUNDARIES
2. NORTH ARROW
3. UTM REFERENCES





PASSMORE HOUSE  
HOT SPRINGS, ARK.  
UTM REFERENCE:  
15 / 495660 / 3820480

Mapped, edited, and published by the Geological Survey  
Control by USGS and USC&GS  
Topography by photogrammetric methods from aerial  
photographs taken 1965. Field checked 1966  
Polyconic projection. 1927 North American datum  
10,000-foot grid based on Arkansas coordinate system, south zone  
1000-meter Universal Transverse Mercator grid ticks,  
zone 15, shown in blue  
Red tint indicates areas in which only landmark buildings are shown  
Fine red dashed lines indicate selected fence and field lines where  
generally visible on aerial photographs. This information is unchecked



ROAD CLASSIFICATION  
Heavy-duty Medium-duty Unimproved dirt  
U.S. Route State Route  
HOT SPRINGS NORTH, ARK.  
N3430—W9300/7.5  
1966  
AMS 7353 II SE—SERIES V884



ENTRIES IN THE NATIONAL REGISTER

STATE **ARKANSAS**

Date Entered **OCT 8 1976**

Name

Location

**Passmore House**

**Hot Springs  
Garland County**

Also Notified

**Hon. John L. McClellan  
Hon. Dale Bumpers  
Hon. John P. Hammerschmidt  
Regional Director, Southwest  
Region**

**State Historic Preservation Officer  
Ms. Anne Bartley  
Acting Director  
Department of Natural and  
Cultural Heritage  
The Old State House  
300 West Markham  
Little Rock, Arkansas 72201**

880 MMott/row 10/20/76

# NR Data Sheet

DATE: 6/18/76  
Reviewer INITIALS: LEA

NR ☒ DOE ☒ OCT 8 1976

NAME AS IT APPEARS IN FEDERAL REGISTER: <sup>①</sup> PASSMORE HOUSE

OTHER NAMES: PASSMORE - LEA HOUSE - SEC.

## LOCATION:

STREET & NUMBER 846 PARK AVENUE

CITY/TOWN Hot SPRINGS

CONGRESSIONAL DISTRICT

STATE ARKANSAS

- VICINITY OF

3RD

code 051

COUNTY

GARLAND

OWNER OF PROPERTY: (Circle) ☒ PRIVATE STATE LOCAL GOV'T MUNICIPAL COUNTY OTHER

ADMINISTRATOR (underline)

FEDERAL (AGENCY NAME):

NPS REGION: (CIRCLE) N. ATLANTIC MID ATLANTIC SOUTHEAST MIDWEST

SOUTHWEST ROCKY MOUNTAIN WEST PACIFIC NORTHWEST

## FEATURES:

INTERIOR EXTERIOR ENVIRONS  
☒ Substantially intact-1 ☒ Substantially intact-2 ☒ Substantially intact-3  
- unknown - 4 - unknown - 5 - unknown - 6  
- not applicable - 7 - not applicable - 8 - Not applicable - 9

- Interior, exterior, environs not intact-0

CONDITION - EXCELLENT  
☒ GOOD  
- FAIR

- DETERIORATED  
- RUINS  
- UNEXPOSED  
- Unexcavated

☒ UNALTERED  
- ALTERED  
- Reconstructed  
- Excavated

☒ ORIGINAL SITE  
- MOVED  
- Unknown

ACCESS - Yes-restricted Yes-unrestricted No access Unknown

historic district? YES NO

WITHIN NATIONAL REGISTER HISTORIC DISTRICT? YES NO  
IF YES, NAME:

WITHIN NATIONAL HISTORIC LANDMARK? YES NO  
IF YES, NAME:

ADAPTIVE USE: YES NO Saved? YES NO

FUNCTION(S): (use vocabulary words)

then- RESIDENCE

now- RESIDENCE

## SIGNIFICANCE:

☒ ARCHEOLOGY-PREHISTORIC  
☒ ARCHEOLOGY-HISTORIC  
☒ AGRICULTURE  
☒ ARCHITECTURE  
☒ ART  
☒ COMMERCE  
- COMMUNICATIONS

- CONSERVATION  
- ECONOMICS  
- EDUCATION  
- ENGINEERING  
- EXPLORATION  
- INDUSTRY  
- INVENTION

- LANDSCAPE ARCHITECTURE  
- LAW/Gov't/politics  
- LITERATURE  
- MILITARY  
- MUSIC  
- PHILOSOPHY  
- POLITICS/GOVERNMENT

- RELIGION  
- SCIENCE  
- SOCIAL/HUMANITARIAN  
- TRANSPORTATION  
- OTHER (SPECIFY)

- entertainment  
- health  
- recreation  
- settlement  
- socio/cultural  
- urban & commun  
planning

## Claims

"first" YES NO

"oldest" YES NO

"only" YES NO

ARCHITECTURAL STYLE: 2ND EMPIRE

architect/m.builder:

landscape/garden designer:

interior decorator:

engineer:

artist/artisan:

builder/contractor:  
Wm. P. Passmore

ETHNIC GROUP:

NAMES:

personal

(label role  
&  
appropriate date)

events

institutional

DATES:

DATE OF CONSTRUCTION (Specific date or 1/4 of century): 1873

DATE(S) OF "MAJOR" ALTERATIONS:

HISTORICALLY SIGNIFICANT DATE(S):

SOURCE:

(OF NOMINATION)

PRIVATE

STATE

LOCAL GOV'T

MUNICIPAL

COUNTY

OTHER

FEDERAL AGENCY:

ACREAGE:

(to nearest tenth of an acre)

1

COMMENTS: (include architectural information here)

FRAME <sup>clapboarding;</sup> 1 1/2 story, <sup>irregular shape, mansard roof with metal cresting,</sup> ~~carriage, 2 story center pavilion, square (?)~~  
<sup>1/11 stories,</sup>

~~PEDIMENTED DORNERS, METAL CRESTING~~

decorative gabled dormers with recessed windows, front 2 1/2-story entrance tower

~~FRAME, 1-story, GABLE OUTBUILDING~~ with 2nd-story balcony,

~~DOMED DINING ROOM~~ bracketed cornice with dentils, porch; domed

dining room; 1-story gabled outbuilding. Second Empire

Home of Dr. Pauldin Passmore, successful druggist in the pursuit  
health resort, Hot Springs.

SIGNIFICANCE: (maximum two sentences)

The Passmore House, built during Hot Springs Boom Period,  
reflects the architectural pretensions that were within  
reach of this doctor turned pharmacist who became wealthy  
as people flocked to Hot Springs for its salutary  
waters.