

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

1. Name of Property

historic name: Crosby, Dr. Cyrus F., House

other name/site number: N/A

2. Location

street & number: 202 N. Broadway Street

not for publication: N/A

city/town: Heber Springs

vicinity: N/A

state: AR county: Cleburne code: AR 023 zip code: 72543

3. Classification

Ownership of Property: Private

Category of Property: Building

Number of Resources within Property:

Contributing	Noncontributing	
<u>2</u>	<u> </u>	buildings
<u>1</u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>3</u>	<u>0</u>	Total

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

Name of related multiple property listing: N/A

=====

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. _____ See continuation sheet.

Cathryn A. Slater
Signature of certifying official

10-6-93
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.

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
____ 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 Keeper

Date
of Action

=====

6. Function or Use

=====

Historic: Domestic Sub: single dwelling

Current : Domestic Sub: single dwelling

=====

7. Description

=====

Architectural Classification:

See "other"

Prairie

Craftsman

Other Description: Plain Traditional

Materials: foundation sandstone/stucco roof asphalt
walls weatherboard other _____

Describe present and historic physical appearance. X See continuation sheet.

=====

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: 1912

Significant Dates: N/A

Significant Person(s): N/A

Cultural Affiliation: N/A

Architect/Builder: Unknown

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.
X See continuation sheet.

=====

9. Major Bibliographical References

=====

X See continuation sheet.

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: less than one

UTM References: Zone Easting Northing Zone Easting Northing

A	<u>15</u>	<u>588190</u>	<u>3927910</u>	B	___	___	___
C	___	___	___	D	___	___	___

___ See continuation sheet.

Verbal Boundary Description: ___ See continuation sheet.

Lots 6, 7, and 8, Block 23, north addition to the original town of Heber Springs, Cleburne County, Arkansas.

Boundary Justification: ___ See continuation sheet.

This boundary includes all of the property historically associated with the resource that retains its integrity.

=====

11. Form Prepared By

=====

Name/Title: Patrick Zollner, National Register Historian

Organization: Arkansas Historic Preservation Program Date: 10/04/93

Street & Number: 323 Center, 1600 Tower Bldg. Telephone: (501) 324-9880

City or Town: Little Rock State: AR ZIP: 72201

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 1

Summary

Constructed in 1912, the Dr. Crosby House is a one-and-a-half story weatherboard-clad residence with a design that draws upon both Prairie and Craftsman style influences. The exterior is distinguished by a large wrap-around porch and a gable roof with two matching shed-roof dormers. The first story interior is largely intact and features an elaborate entrance between the two front rooms. There is also a historic concrete storm shelter and stone fence included in this nomination. Located at the northwest corner of Spring and N. Broadway Streets, the Dr. Crosby House is in excellent condition.

Elaboration

Constructed in 1912, the Dr. Crosby House is a white-painted, one-and-a-half story, wood-frame residence of an irregular plan resting upon a nearly continuous stucco-covered stone foundation. The weatherboard-clad frame walls support a composition-shingled gable roof with flared eaves and a shed-roof dormer on the western and eastern elevations. A single interior brick chimney now covered with stucco protrudes through the ridge of the roof. In addition to the flare, the eaves of the house have wide overhangs; however, they are enclosed with a soffit and fascia board in a fashion exhibited by the Prairie style rather than the exposed rafter appearance of the more common Craftsman style.

The front entrance is located in a bevelled corner that faces southeast and consists of a simple, fully-glazed wood door. Although the main gable end of the house faces true south, it is this entrance that provides the axis for the substantial wrap-around porch that extends the entire length of the southern elevation and an equal distance on the longer eastern elevation. The porch is formed by a wide, low-pitched gable roof, which emanates from the southeastern terminus of the main roof. At each end, the eave is slightly flared and blends into the shed roofs over the southern and eastern elevations of the porch. Although it was originally supported by six all-wood, tapered square columns on piers, these were replaced with eight square columns due to deterioration. The two extra columns took the place of the two piers which flanked the immense concrete steps - the considerable distance of the span probably necessitated this alteration. The gable end of the porch is unadorned with the exception of the wood louvered attic vent in the shape of a Gothic arch with an exaggerated keystone at the point.

On the southern elevation, a huge double-hung picture window composed of a narrow, twenty-pane upper sash over a much larger single pane lights the interior living room and is positioned next to the bevelled corner. A pair of diamond-paned French doors is located near the western end of the elevation. Below the porch floor, which is raised considerable above ground on this

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 2

elevation, the original masonry foundation crumbled due to excessive moisture caused by the original flower box located between the two columns. It was replaced with weatherboard to match the rest of the house. The gable end above the porch roof contains a centrally placed pair of six-over-six double-hung windows.

The western elevation is fenestrated by a 24-over-24 double-hung window at the southern end and a similar window in the center of the elevation that is flanked by two narrow twelve-over-twelve windows. Directly above, the shed-roof dormer is lighted by a similar group composed of a central eighteen-over-eighteen double-hung window flanked by two narrower nine-over-nine double-hung windows. Like the main roof, the dormer roof is flared with a wide overhang and features a triangular knee brace on each side for function and decoration. To the north of this window group on the first story are two single-leaf doors and a small nine-pane casement window near the junction of the wall and the eave, a typical Prairie-style placement.

A single-story hipped-roof section projects from the rear, or northern, gable end of the house. The roof sprouts from the base of the centrally placed pair of two-over-two double-hung windows. It is also covered with composition shingles, but the eave is not flared and has exposed rafter tails. Nearly half of the western portion was originally an open porch, but has since been enclosed and now has a modern two-pane sliding window on the western elevation and a single-leaf entry on the northern elevation. The remainder of this section, which is now the kitchen, is fenestrated by two small one-over-one double-hung windows on the northern elevation and a third on the eastern elevation.

The eastern elevation proper is fenestrated by a small six-over-six double-hung window to the south of the rear projection with another identical window facing north in the wall of the room at the northern end of the wrap-around porch. A third window faces east from this room, which is accessed from the south by a single door. Next to this door, but on the eastern elevation wall underneath the porch is another large 24-over-24 double-hung window. Above, a matching dormer identical to its western elevation counterpart completes the description of this elevation.

The interior is largely intact on the ground floor, and the two front rooms where Dr. Crosby attended to his patients are especially detailed with stained-pine woodwork. The eastern room contains a built-in wood bookcase on the eastern wall with glass doors. A wood-burning fireplace surrounded by a simple wood mantel is located in a bevelled corner opposite of the front door. The large twenty-over-one picture window is enframed on the interior by two square wood columns (with bases and capitals) and a narrow bench seat between. Similar, yet taller, columns flank the elaborate entrance between the rooms, which culminates in two triangular brackets with a center pendant that is engraved on both side with paterae. Both of the rooms

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 3

feature pine floors and plaster-and-beam ceilings. The upstairs rooms still reflect the relatively minor plan alterations necessitated by the 1947 conversion into apartments.

Also included in this nomination is a short cut-stone fence on both the Spring and N. Broadway Street elevations and a historic concrete storm shelter located a few feet west from the northwest corner of the house.

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet**Section number 8 Page 1

Summary

The Dr. Crosby House is being nominated under Criterion C with local significance as the best remaining example of its particular house type in Heber Springs.

Elaboration

The area now occupied by the town of Heber Springs was first settled in 1835 by John Magness, who homesteaded a 40-acre tract on which free-flowing sulphur springs were located. The Magness property was located near an inverted cone mountain, called Tonawanda by the Indians, but known as Sugar Loaf Mountain by the white settlers. In 1837 Magness sold his land to John T. Jones, Richard B. Lee, Richard D. C. Collins, and William McKim who intended to capitalize on the springs by developing a resort community. Responding to a proposal by Jones, the General Assembly of the state of Arkansas approved an act in 1838 to incorporate the White Sulphur Springs Company. Governor James Sevier Conway signed the act which recognized the group's desire to improve the land "for the purpose of making it a convenient and healthy resort for the good citizens of Arkansas."

The land and springs, however, remained undeveloped. Jones secured sole ownership of the land through a series of transactions and purchased an additional 50 acres west of the original site. Jones, who had entered politics and was serving as circuit judge, sold the entire tract to Max Frauenthal in 1881, with the exception of one acre in the vicinity of the springs. Frauenthal was a prosperous Jewish merchant with holdings in nearby Conway and in Memphis, Tennessee. A month after purchasing the property, he organized the Sugar Loaf Springs Company and sold stock to ten shareholders. The new company, which was more interested in establishing a town than building a resort, did set aside four city blocks (ten acres), which they designated as Spring Park.

The town of Sugar Loaf Springs grew quickly based on the healing reputation of the mineral waters and achieved the distinction of being incorporated in the same year it was founded. When the townspeople submitted their request for a post office however, the name "Sugar Loaf" was rejected because there was already another post office in the state by that name. The town fathers instead chose to honor Dr. Heber Jones of Memphis, the son of the long-time owner of the town site, John T. Jones. Like many other towns in Arkansas, the separate names of the post office, Heber, and the town, Sugar Loaf, were used interchangeably until 1910 when the names of both institutions were officially changed to Heber Springs.

Spring Park, of course, became the principal attraction of the new town. An 1886 booklet

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 2

entitled, *The Famous Health Resort of Sugar Loaf Springs and Cleburne County*, the author described the springs in relation to their location in the park:

These [the springs] are found in the spring park, which corners upon the hotel lawn. The first reached are five in number, White Sulphur, Arsenic, Chalybeate, Iron and Freestone, being all found in a few steps of each other; then the Red Sulphur, Saltpetre, Powder and Eye Springs, only a few yards from the first, and then comes the best and last, the Black Sulphur, making ten in all.

The benefit from partaking of these waters was ". . . a sure cure for dyspepsia, headache, biliousness and hundreds of other ailments." Today, only seven of the springs are recognized and maintained (absent the Chalybeate, Freestone, and Saltpetre springs).

In 1892, a visitor to the town wrote:

Nestled at the foot of the Ozark mountains, in the Little Red River valley, it is a surprise to the traveler who has made a day's drive from the railroad through a thinly settled country. The town is thirty miles from the nearest railroad point, but during the ten years of existence its population has reached 500 and is continually increasing. The most peculiar features of the town are its mineral springs, which have attracted no small amount of attention in the State [sic], though unknown outside of Arkansas.

Though it would be another sixteen years before the Missouri & North Arkansas railroad connected Heber Springs with the rest of the world, the town grew steadily around the tourism industry associated with the sulphur springs. The various hotels became centers of social life, and the activities conducted there were reported with great frequency in the local newspaper, *The Jacksonian*. The summer months were the most popular among the tourists, who would usually stay for weeks at a time to drink and enjoy the medicinal waters.

Dr. Cyrus F. Crosby and his family arrived in Heber Springs in 1905. Within a few years he had constructed the elegant Adrian Hotel, named in honor of his daughter, Adred. The hotel boasted a private dining room for special occasions, a lobby, and two parlors. Billed as an all-year health and pleasure resort, the appointments must have indeed been satisfactory for the Crosby family resided there until the hotel tragically burned in 1910, a fate met by most early hotels in Heber Springs. Not to be discouraged by this loss, Crosby formed the Heber Springs Sanitorium Company in 1911 to promote the towns' mineral springs as a health resort and operate a hospital and sanitorium. Apparently this venture, like many others at that time, never

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 3

succeeded.

Fortunately, Dr. Crosby still had his medical practice to provide income and also had a drug store on Main Street. Earlier, he had purchased some property from Max Frauenthal in 1907 at the northwest corner of Spring and N. Broadway Streets. Five years later, Crosby constructed the current structure on that property as his residence, but also operated his medical practice in the front two rooms of the house. The property was sold to Mrs. Victoria Paul in 1946. After one year, she sold the property to her neighbors, Mr. and Mrs. Clarence Frauenthal, who converted the house into four apartments. The house was converted back to a single-family residence in 1983 by Joe Wood, Sr. The property is now owned by Jim and Sandra Hadder, who have maintained the property in as original condition as possible.

The Dr. Cyrus F. Crosby House is locally significant under Criterion C as the best extant example of its style in Heber Springs. During the town's pre-World War I prosperity as a health resort town, there were several similarly styled frame houses constructed by the wealthier citizenry, and wrap-around porches appear to have been especially popular. Unfortunately, not many have survived, and the Dr. Crosby House is the best remaining representative of this particular house type, a one-and-a-half story, weatherboard-clad frame structure exhibiting restrained Prairie and Craftsman influences with a substantial wrap-around porch.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 9 Page 1

Bibliography

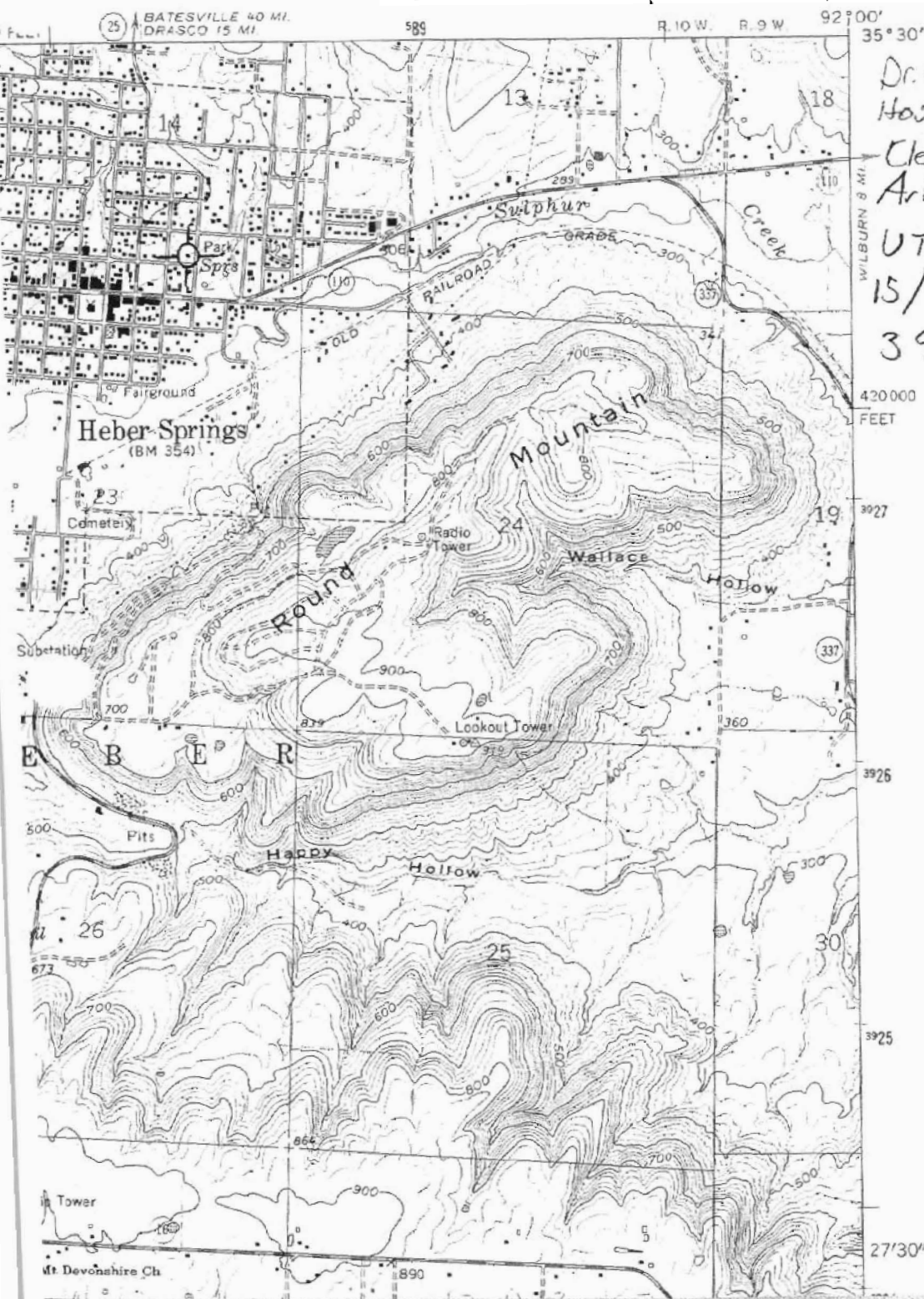
Berry, Evalena. *Sugar Loaf Springs*. Conway, Arkansas: River Road Press, 1985.

Berry, Evalena. *Time and the River*. Little Rock, Arkansas: Rose Publishing Co., 1982.

Information supplied by Julian Frauenthal, April 1993.

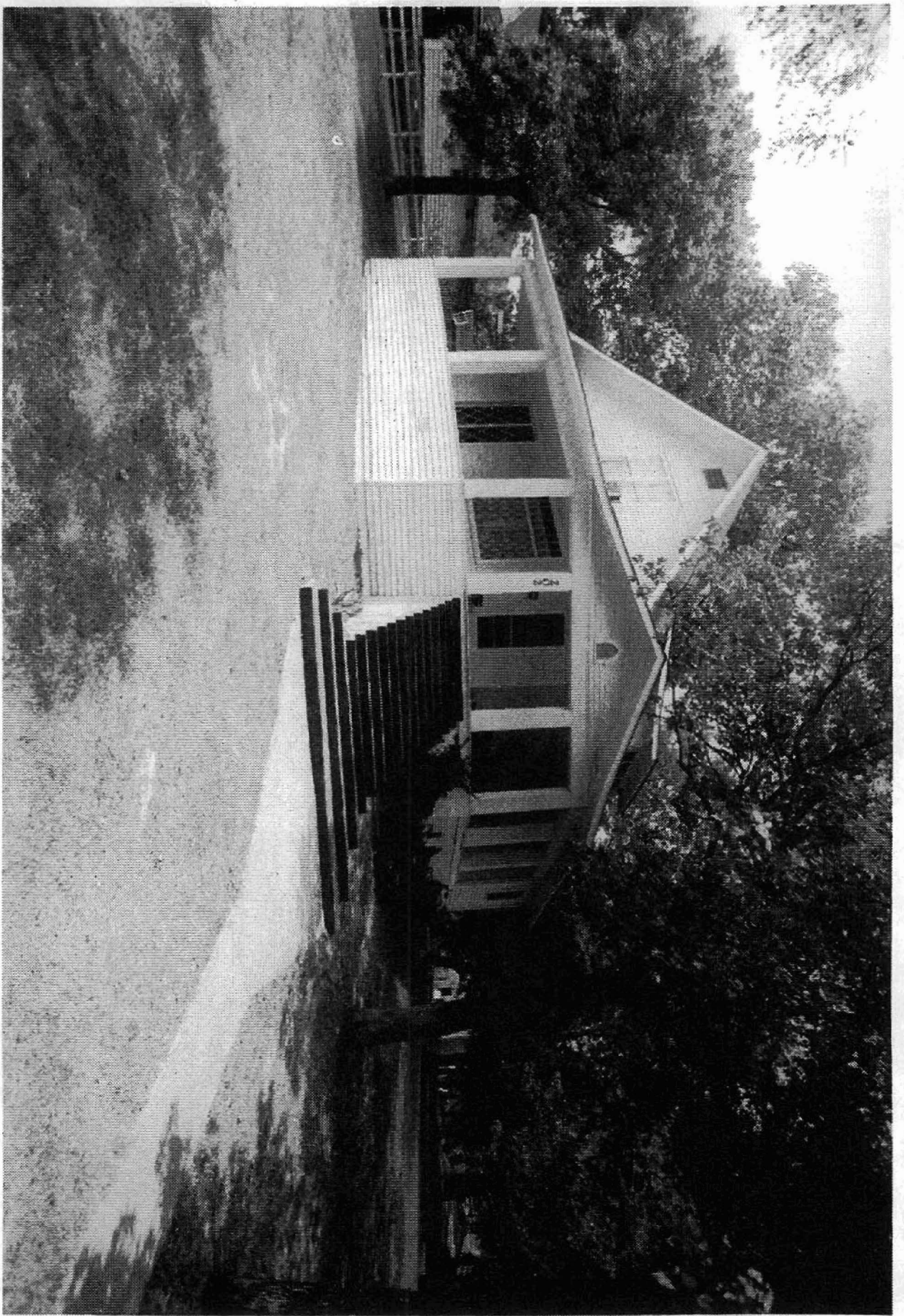
HEBER SPRINGS QUADRANGLE
ARKANSAS-CLEBURNE CO.
7.5 MINUTE SERIES (TOPOGRAPHIC)

7855 III SW
GREYS FERRY DAM

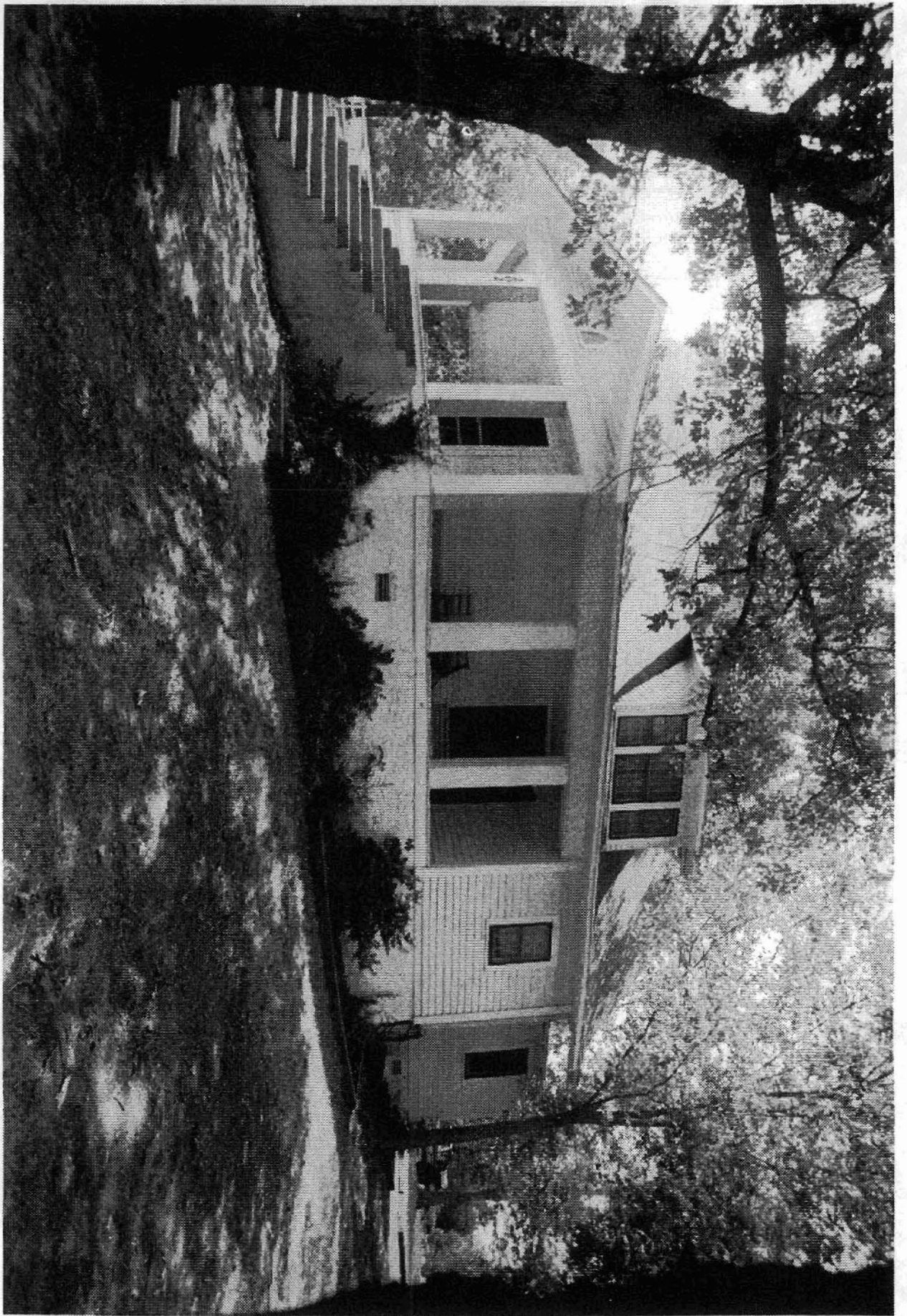


Dr. Cyrus F. Crosby
Hoose
Cleburne Co.,
Arkansas

UTM:
15/5 88190/
3 927910



Cleburne Co., Arkansas
Photograph by Patrick Zollner
July 1993
Negative on file at AHPP
View from the southeast



Clatsop Co., Arkansas
Photograph by Patrick Zollner
July 1993
Negative on file at AHPP
View from the east



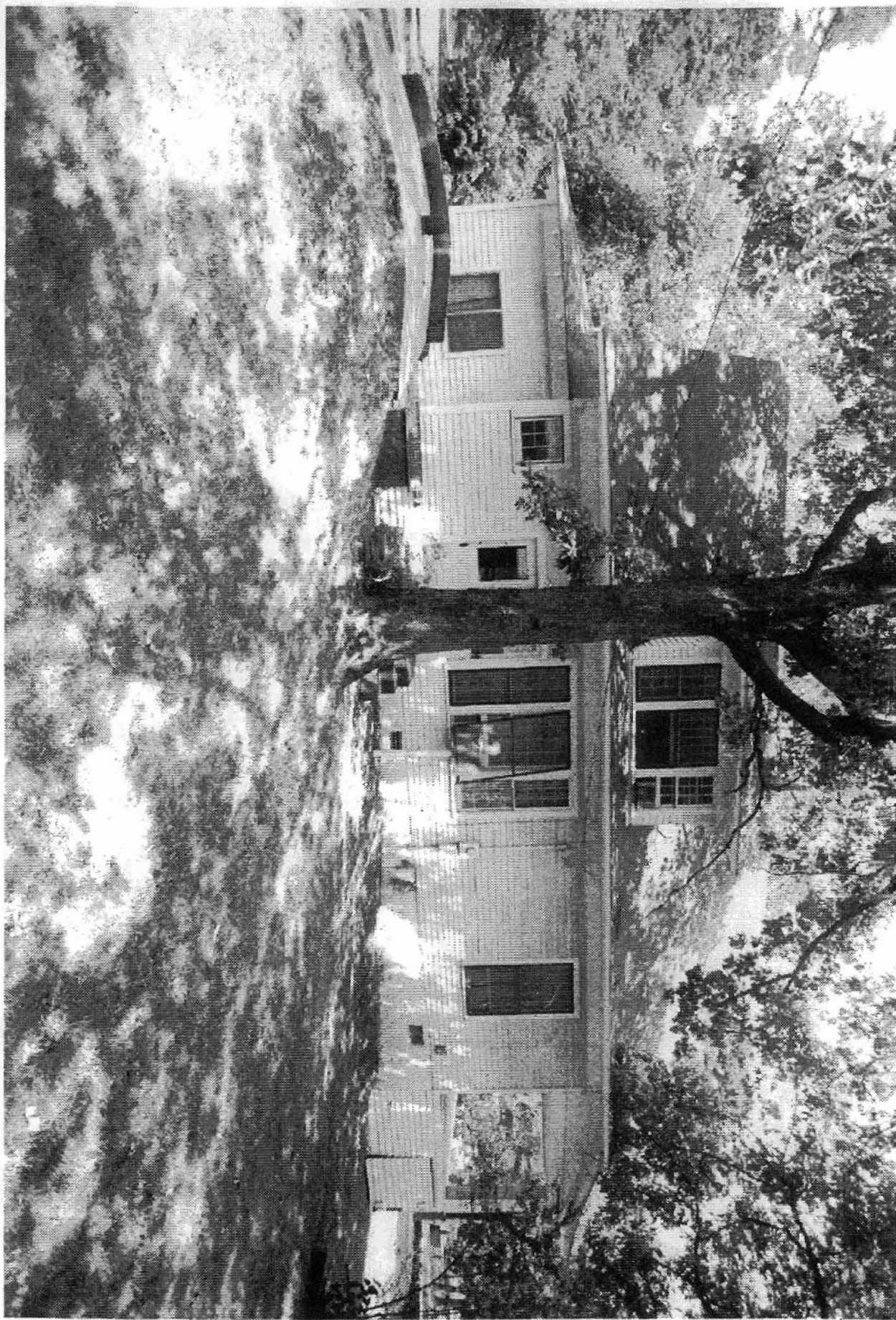
Claburne Co., Arkansas

Photographs by Patrick Zollner

July 1993

Negative on file at AHPP

View of the local, or northern, elevation



... .., near
Cleburne Co., Arkansas
Photograph by Patrick Zollner
July 1993
Negative on file at ANPP
View from the west



Crossing, August 1, 1908
Cleburne Co., Arkansas
Photograph by Patrick Zeller
July 1993
Negative on file at BHP
View of Stonehenge from
the southeast



Cleburne Co., Arkansas
Photograph by Patrick Zolner
July 1983
Negative on film by Alupp
View of interior from
the west (first southern room)