

United States Department of the Interior  
National Park Service

NR 8/09/2005

### 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 Eureka Springs Historic District

other names/site number \_\_\_\_\_

#### 2. Location

street & number Southeast 1/3 Section 9; South 1/2 Section 10; All Section 15; East 1/3 Section 16

not for publication

city or town Eureka Springs

vicinity

state Arkansas code AR county Carroll code 015 zip code 72632

#### 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.)

Carrie Matthews  
Signature of certifying official/Title

6/21/05  
Date

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.)

Table with columns: Contributing, Noncontributing, buildings, sites, structures, objects, Total. Values: 474, 476, 15, 1, 490, 476.

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

Number of Contributing resources previously listed in the National Register

1

6. Function or Use

Historic Functions

(Enter categories from instructions)

- Domestic- Single Dwelling, Multiple Dwelling, Hotel, Commerce/Trade- Business, Financial Institution, Government- Post Office, County Courthouse, Education- School, Library, Religion- Religious Facility, Recreation & Culture- Auditorium, Landscape- Park, Garden, Natural Features, Street/Furniture/Object

Current Functions

(Enter categories from instructions)

- Domestic- Single Dwelling, Multiple Dwelling, Hotel, Commerce/Trade- Business, Financial Institution; Restaurant, Government- Post Office, County Courthouse, Education- School, Library, Religion- Religious Facility, Recreation & Culture- Auditorium, Landscape- Parks, Garden, Natural Features, Street/Furniture/Object

7. Description

Architectural Classification

(Enter categories from instructions)

- Gothic Revival, Italianate, Second Empire, Queen Anne, Romanesque, Colonial Revival, Classical Revival, Tudor Revival, Bungalow/Craftsman, Ranch

Materials

(Enter categories from instructions)

- Foundation: Limestone, Brick, Concrete; walls: Limestone, Wood; roof: Slate, Asbestos, Wood Shingle, 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.)

- Criteria A, B, C, D with checkboxes and descriptions.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- Criteria A through G with checkboxes and descriptions.

Levels of Significance (local, state, national)

National

Areas of Significance (Enter categories from instructions)

- Architecture, Community Planning & Development, Landscape Architecture, Health/Medicine

Period of Significance

1880-1955

Significant Dates

1880-1955

Significant Person (Complete if Criterion B is marked)

Cultural Affiliation (Complete if Criterion D is marked)

Architect/Builder

Multiple

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):

- Documentation checkboxes: preliminary determination, previously listed, designated landmark, recorded by Historic American Buildings Survey, recorded by Historic American Engineering Record.

Primary location of additional data:

- Location checkboxes: State Historic Preservation Office, Other State Agency, Federal Agency, Local Government, University, Other.

Name of repository:



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### Background

The Eureka Springs Historic District was listed on the National Register of Historic Places on December 18, 1970. It was one of the earliest National Register districts listed in Arkansas and enumeration and documentation of the properties was not completed. At the time the Eureka Springs Historic District was listed on the National Register, the boundaries of the district were those of the city limits. Although since 1970 the city limits has expanded a number of times, the boundaries of the district remain the same as when originally listed in 1970.

This nomination of the Eureka Springs Historic District is based on a comprehensive architectural survey conducted over a three-year period that documented and cataloged each structure in the boundaries of the National Register district. In order to determine the range and quality of extant architectural resources each property has been reviewed by the Arkansas Historic Preservation Program to determine integrity. The high ratio of non-contributing properties in the district reflects, in large part, construction after 1955. Since the Eureka Springs Historic District was listed on the National Register in 1970, another 163 buildings have been constructed, significantly adding to the number of buildings that do not contribute to the district. Although 491 or 51% of the total number of properties in the district have been determined contributing, the core of the district retains its high ratio of contributing historic properties and it is from this area that the significance of the Eureka Springs Historic District is derived.

### Summary

The Eureka Springs Historic District is located in the boundaries of the city at the time the district was originally listed on the National Register of Historic Places in 1970. There are 967 properties in the district of which 491 (51%) contribute to the historic significance. The majority of properties in the district are residential, with 101 commercial buildings, five public buildings, twelve churches and fifteen natural springs. The district contains 596 buildings constructed before 1955 of which 72% were built prior to 1910. The overwhelming character of the buildings is derived from the Victorian era. Highly stylized versions of more than twenty different architectural influences are seen in the historic district. Natural elements are a significant part of the uniqueness of the Eureka Springs Historic District where houses and buildings are scattered over mountaintops, clinging to mountainsides, or nestling in the gorges of the city, each constructed uniquely to adapt to its terrain.

### Elaboration

The Eureka Springs Historic District is located in a small town in the Ozark Mountains of Northwest Arkansas. The district contains a collection of Victorian era buildings and homes, built on steep hillsides with many unusual adaptations to the terrain. The district includes 967 buildings and houses scattered

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throughout the approximate two square mile area of steep mountains and deep ravines. The majority of properties less than fifty years old are located along U.S. Highway 62 which runs along the top of the mountain on the south side of the city. Of the district's 967 properties, 45% were constructed during the peak of the city's popularity 1880-1920. Almost 200 buildings were constructed in the 1890s alone, and reflect strong characteristics of the Queen Anne style in varying manners. Although not within the period of significance, the 116 buildings in the district that were constructed in the 1960s represent the second period of significant growth in the city based on a new wave of tourists seeking outdoor recreational activities on nearby Lake Beaver. Throughout the history of the city, visitors to Eureka Springs have been attracted to the quaint and unusual Victorian era buildings constructed on extreme steep hillsides along winding streets.

Eureka Springs was founded around and because of the natural springs located throughout the area. Early visitors who came seeking the healing powers of the natural spring waters in the 1870s camped around the springs in tents and wagons or other makeshift shelters. By 1879 when the city was formed, crude wood buildings were constructed, taking the place of tents.

By 1881 when the population of Eureka Springs had grown to 5,000 an article written about the city described, ... "Everywhere that a human abode could be constructed, houses of every description, tents and shelters, sprang up all over the mountain tops, hanging by corners on steep hillsides, perched upon jutting borders, spanning the gulches, or nestling under crags and in grottoes. It is a most peculiar looking place, presenting an apparent disregard to anything like order and regularity or arrangement, with its two-story streets, its winding thoroughfares and circular pathways."<sup>1</sup>

Fire, floods and other natural forces contributed to the demise of most all of the city's earliest buildings. By the 1880s, new and substantial structures were being built and by the height of the city's popularity as a Victorian health resort during the 1890s the permanent character of the city was established. The Eureka Springs Historic District conveys a strong sense of time and place as a Victorian resort. The district contains examples of popular architectural styles, typical of late 19<sup>th</sup> and early 20<sup>th</sup> century American building design. Built along steep mountainsides and in deep ravines, the structures of Eureka Springs present a unique adaptation of building in cohesion with an extreme natural landscape.

Eureka Springs lies in the extremely broken and irregular mountains midway between Northwest Arkansas' Boston and Ozark Mountain ranges. Located 1,700 feet above sea level, the climate of Eureka Springs is considered mild in winter and pleasant in summer. Nine miles from the Missouri state line, Eureka Springs is situated on the headwaters of Leatherwood Creek, a tributary of the White River. Nearby, the Kings River has proved to be an important part of the region's development due to periodic flooding which virtually isolated the western part of Carroll County from its county seat to the east of the river. Establishment of a

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western district courthouse for Carroll County in Eureka Springs was a direct result of the impact of the Kings River.

Many references to the rugged terrain of Eureka Springs has been made though nicknames such as "The Town That Climbs The Mountain", "America's Little Switzerland", and "The Stairstep Town" as buildings and houses in the Eureka Springs Historic District are stacked one behind the other, on twenty steep hills divided by nineteen ravines. The original plat of the city laid out 238 streets and avenues, although a few of them were never opened. Streets were laid out following old paths of the Indians and animals, which had followed the way of least resistance to the old Indian Healing Spring. The buildings that comprise the Eureka Springs Historic District are located on over 100 winding streets in varying shapes like "Ss", "Vs", and "Os".<sup>2</sup>

The area is lush with vegetation along its steep hillsides and deep ravines. Natural limestone abounds and has been crafted into the infrastructure of the city on its streets, sidewalks and walls. Sixty-three springs that were the basis for the establishment of the city emerge from the mountainsides in the city. Permanent settlement developed around the various springs in the area and property values were based on the proximity to the springs. Wealthiest settlers located close to the springs. Twelve of the springs in the district are noted by structures and/or landscaping features such as Crescent Spring that features an elaborate Victorian era gazebo, or Grotto Spring with its stairway to a grotto built into the hillside.

The last decades of the 19<sup>th</sup> century through 1910 was a time of immense growth in the city of Eureka Springs as thousands of people visited the resort town nationally famous for its waters that were said to renew health and strength. Elaborate buildings in the architectural styles popular during the Victorian era were constructed at record rate in this period from 1880 to 1910. Public improvements included gas lighting for city streets in 1885 and, a city municipal water system in 1894.<sup>3</sup> An estimated 60,000 cubic yards of native limestone was used to construct walls, sidewalks, and public stairways leading from steep hills to other steep hills in the 1880s and 1890s.<sup>4</sup> Most of these features still exist, including ten flights of public steps in the historic district leading from one street to the next. Of particular note is the stairway called "Jacob's Ladder" which begins on Jackson Street and comes out on Copper Street, containing more than two hundred steps and connecting three streets. Local stonemason C. A. Stillions initials are seen on the historic concrete benches at Crescent Springs and Sweet Spring.

The "Historic Loop", or the old Highway 62 business route was paved in concrete in the 1920s. This original concrete street winds through the district, combining with historic sidewalks and walls.

The overall appearance of the Eureka Historic District is greatly enhanced by the use of color on its frame buildings. Color is an important feature used to highlight the Victorian village character of the district.

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### Development by Period

#### *1870s*

Although four major fires prior to the 1890s destroyed many of the early frame structures that had been hastily constructed, there are three extant houses in the Eureka Springs Historic District dating from the 1870s. Built in 1878, the house at 10 Magnolia is located on a steep hillside overlooking a deep ravine. This two-story frame house features little ornamentation in its simple design. The Eichor House at 14 Breeding was built in 1879 and is the district's oldest extant Second Empire style. The third building remaining from the 1870s is located at 124 Spring Street. Although the house was built in 1874 and is thought to be the oldest extant building in the district, it has been extensively altered and does not reflect its original historic appearance.

#### *1880s*

The 1880s in Eureka Springs were marked by several disastrous fires that destroyed most of the city's wooden buildings. Seventy-two buildings constructed in the 1880s remain in the historic district. Largely as a result of the efforts of the Eureka Springs Improvement Company, formed in 1882 for the purpose of improving the living environment of Eureka Springs, the buildings constructed in this era were substantial. It was during this period that most of the city's infrastructure, including stone walks and walls, were put into place, providing more stability to the hillsides. Many of the buildings remaining from the 1880s are of stone construction and the frame buildings are almost all situated on sturdy stone foundations.

#### *1890s*

Representing the overall character of the Eureka Springs Historic District, the 190 houses and buildings constructed in the 1890s feature characteristics of high styles of the Victorian era, Second Empire, Italianate, Romanesque and Queen Anne. The influence of the Queen Anne and Second Empire styles is seen mostly on houses in the district, while the architecture of the historic commercial buildings heavily incorporates details of the Italianate and Romanesque styles into their designs.

#### *1900-1920*

Continuing to be a popular health resort, the turn of the century saw steady growth, parallel to that of the 1890s. There are 120 buildings in the historic district that were constructed in the years between 1900 and 1910. Another fifty buildings in the district had been constructed by 1920. By that year 45% of all of the buildings in the Eureka Springs Historic District had been constructed.

#### *1920-1940*

Although the economy of Eureka Springs suffered a loss of visitors after the Federal Government began regulating medicines, opening of an auto path into Eureka Springs in 1920 brought a new type of visitor, the

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motorist. Many of the seventy-six buildings in the district that were constructed in these two decades relate to the automobile tourist such as the early tourist cabins, and filling stations.

### *1950-1970*

The 1950s saw a renewed interest in Eureka Springs as the family vacation via automobile became a popular activity and related development on Highway 62 took place. The largest period of growth in Eureka Springs since its heyday from 1880 to 1910 occurred in the 1960s. Development of a large recreational lake nearby, promotion of the spectacular scenery of the Ozark Mountains and the construction in 1968 of a seven-story figure of Jesus known as "Christ of the Ozarks" and its accompany site with daily live performances of the Great Passion Play, spurred a large and diverse tourist market in this period of the district's history.

### *1970-1980*

The city enjoyed a continued renewal as a tourist attraction as more and more people discovered the small Victorian city built in varying odd situations on steep hillsides. Beginning in the 1960s a new generation of artists moved to Eureka Springs and recognition of the historic significance of the city's architectural resources began a period of restoration of much of the historic fabric of the city.

### Type

The majority (87%) of the 967 properties in the Eureka Springs Historic District were built as residences. The historic district contains 101 commercial buildings, twelve churches, five public buildings and fifteen springs with varying types of features such as gazebos, grottos, and elaborate landscaping. Historic landscape features such as limestone block walls and sidewalks throughout the city, sets of public stairs, and walking paths are a significant part of the overall character of the Eureka Springs Historic District.

### Architectural Styles:

The architecture of the Eureka Springs Historic District is diverse, featuring variations of over twenty styles popular from the 1870s through the 1960s. The predominant character of the city's built environment is Victorian, representing the peak of its growth from 1880 to 1910. Although many of the buildings are classified as Plain Traditional, most of these have Victorian detailing. Pattern books of this period popularized the irregular form of domestic dwelling rather than the traditional "box" form. Mass production made it possible for retailers to offer complex decorative components of house design, as well as key features such as roof treatments, doors, and windows to a much wider market rather than only wealthy households. Expansion of the railroad into Eureka Springs ensured that these components could be transported to sites across America, such as Eureka Springs, at relatively low cost. A few houses in the district are thought to have been pre-cut and shipped to Eureka Springs by railroad, then constructed by local carpenters.

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Clearly, there was a great deal of design influence from cities to the north of Arkansas in the buildings constructed in Eureka Springs. For example, Chicago resident and Vice President of the Illinois Trust and Saving Bank, W. H. Reid hired noted architect Theodore C. Link to design a summer home in Eureka Springs.<sup>5</sup> Link was a German architect who was noted for his design of Union Station in St. Louis and the Mississippi State House. Constructed in 1899, the house at 38 Prospect, originally named "Avarana" is an uncharacteristically early version of the stately Colonial Revival style.

### *I-House*

The I-House represents some of the earliest extant houses in the Eureka Springs Historic District. Commonly these two-story, two-rooms wide, and one room deep houses were constructed in the pre-railroad era of American development. Many of the forms of I-House later in the nineteenth century added stylistic detailing to make them more stylish, particularly in Eureka Springs. However, the houses at 19 Bridge and 27-29 Benton represent the early, unembellished form of I-House. These houses feature the typical I-House tall, two-story, side-gable roof with centered one-story front porch.

### *Carpenter Gothic*

Popularized by A. J. Downing in his 1850 book *The Architecture of Country Houses*, the Carpenter Gothic style enjoyed widespread national popularity from 1850 to the 1880s. The Carpenter Gothic style house features vertical emphasis through steeply pitched front gables ornamented with bargeboard and gingerbread woodwork, which looked vaguely like the stone tracery in medieval churches. Eleven houses in the Eureka Springs Historic District were constructed in this style. Appropriate to the style, details appear on these houses in the district such as the jigsaw-cut bargeboard and porch cornice on the house at 60 W. Mountain. Other Carpenter Gothic style houses in the district feature elaborate bargeboard such as found on the house at 212 Spring Street. Gothic style windows on the house at 2 Kansas appropriately adorn this Carpenter Gothic style cottage.

### *Italianate*

Most of the Italianate style buildings in the Eureka Springs Historic District are two-story masonry commercial structures along Spring Street. These buildings are commercial interpretations of the style featuring the Italianate arched windows and paired cornice brackets.

### *Second Empire*

Second Empire was a dominant architectural style for American houses constructed between 1860 and 1880. Characterized by its distinctive mansard roof, the Second Empire style often features decorative patterns of color or texture in the roofing materials. Iron cresting above the upper cornice is common. Towers were often a feature of Second Empire houses. The boxy roofline was considered highly functional because it permitted a full upper story of usable attic space.

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There are six historic houses in the Eureka Springs Historic District constructed in the Second Empire style. The stone Eichor House at 14 Breeding was built in 1879 and is one of the oldest houses in the district. Its tall mansard roof features dormers plus a hipped roof balcony on its south end. More elaborately detailed, the Calif House at 95 S. Main Street, constructed in 1889, is noted by its tall, recessed mansard roof with shed roof dormers. The house features an elaborate bracketed cornice on its façade.

The most elaborate of the Second Empire style houses in Eureka Springs is Penn Castle at 36 Eureka Street. This house features many of the decorative elements typical of the Second Empire style including color in use of materials such as slate and stone, elaborate cornice with brackets, and hooded dormer windows. Constructed of stone block, Penn Castle is distinguished by a distinctive two-story tower on the northeast corner with metal cresting atop its steep roof. Slate covers the mansard roof which features hooded arched dormer windows on the tower. The Sacred Heart Parish Rectory at 28 Fairmount features a tall, hipped roof with gable-roof dormers, a prominent center bay, but is devoid of other Second Empire decorative elements.

### *Queen Anne*

Characterized by towers or turrets, irregular shaped steeply pitched roofs, dominant front-facing gable, textured shingles or other devices to avoid a smooth-wall appearance, the Queen Anne style house also features extensive one-story porches highlighting the asymmetry of the front of the house. Thirty-four houses in the district are considered excellent examples of "high style" Queen Anne architecture. Built in the prime of Eureka Springs, these Queen Anne style houses were generously decorated with the ornamental elements of the style. Most of the Queen Anne style houses in Eureka Springs are frame and utilize color as a decorative element.

One of the district's oldest two-story Queen Anne style house is located at 211 Spring. The house was built for former Arkansas Governor Powell Clayton in 1881 and features a tall corner tower, ornate spindlework, cut-away gable corners and other wood ornament.

The Judge Humphrey House at 253 Spring Street features a prominent three-story corner tower, decorative bargeboard and spindlework. Typical of the Queen Anne style, the house has a steep-pitched hipped roof with steep gable bays. The one-story, hipped roof, wrap-around front porch is highlighted with a steep gable on the corner with an elliptical opening of wood with turned posts and spindles. The gable end of this porch feature is ornamented with waffle-patterned shingles. Cut-away bays with bargeboard highlight the front facing bay of the house.

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A three-story corner tower rising above the roofline on its corner denotes the Dr. Floyd House at 246 Spring Street. The one-story conical-roofed gazebo on the corner of the wrap-around porch is a feature often seen in Queen Anne style houses as a structure formerly used in the garden, was attached to the house to provide a sheltered place to sit and enjoy the scenic view of Spring Street. Another example of the gazebo incorporated into the structure of the house is found at 106 Wall Street where a conical roof gazebo is found on the rear porch of the house.

Constructed in 1895, the Dr. Bolton house at 21 Owen also features a steep tower and is further elaborated with decorative woodwork on the wrap porch. Crystal Terrace at 4 Tulip has elaborate bargeboard and the characteristic Queen Anne corner tower. Similarly, a steep corner tower with finial and decorative jigsaw cut woodwork on its two-story porch denotes the house at 254 Spring.

Built uncharacteristically late for the Queen Anne style, The Fuller House at 300 Spring Street was constructed in 1904. This house features the typical Queen Anne style steep hipped roof with gable bays and a tall two-story tower. The wrap-around porch features a turned-post balustrade, but is supported by simple Doric columns, hinting of the popular Colonial Revival style.

Although less elaborately decorated than some of the other Queen Anne style houses in the district, the house at 33 Prospect features a corner tower, wrap around porches, and bargeboard in its gable end. The roof and tower of this house, however, are not as steep as other examples.

Some of the Queen Anne style houses in Eureka Springs feature multiple towers. The Lee Cottage at 15 Magnolia features a distinctive corner tower and two roof towers. This two-story wood frame house, built on a hillside overlooking Spring Street below and with Crescent Hotel above, is three stories on the sides and rear.

The Hugo Lund House at 51 Steele Street is a sprawling irregular-shaped wood frame house with multiple wings and additions. From the street level, the house appears to be one story. Built on a steep hillside, the rear portions of the house are two and three stories. Two towers provide the Queen Anne element to this house. Viewed from rear of the house, one tower is three-stories, the other four-stories. The Lund House features a wrap-around porch and bay windows, but is otherwise devoid of decoration. Lund was a noted Swiss gardener who built the house in 1900. He spent seventeen years building rock gardens on the property to the rear of the house.<sup>6</sup> Thirteen stone terraces were constructed by Lund who called his home "Little Switzerland".<sup>7</sup> Portions of these terraces remain on the property. Lund also worked on the garden for Carry Nation's Hatchet Hall at 35 Steele Street and is credited with planting the maple trees around most of the city's springs.<sup>8</sup>

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Other two-story wood frame Queen Anne style houses found in the Eureka Springs Historic District are elaborated through varying wood ornament such as seen on the house at 256 Spring Street with a two-story wrap-around porch supported by turned posts, decorated by a spindlework frieze and wood circular opening on the second level. A front-facing two-story gable bay features a first floor bay window marked by wood ornament.

Characteristic of the Queen Anne style, the dominant front-facing gable, and use of textured shingles are seen on the Dr. C. F. Ellis House at 44 Prospect. Built in 1886, the house was designed by local architect W. H. Hammond. An 1890 publication described, "The roof was painted blue slate, the shingle course of the upper story, terra cotta and the body, light green with darker (olive) trimmings." A front side porch features elaborate woodwork, as does the front facing gable end with two-story bay window. The rear of the house with its two levels of hillside porches also features elaborate woodwork. The north end of the Dr. Ellis House features cut-away bays, decorative wood ornament and patterned shingles in its gable end.

Built in 1883 by J. W. Hill, Eureka Springs' wealthiest citizen at the time, the house known as Rosalie at 282 Spring Street is one of the few brick Queen Anne style houses in the district. Extraordinarily elaborate woodwork adorns this house. Lavish use of gingerbread, bay windows, wall dormer, and double gables on one-story side porches makes this house one of the most ornate in the historic district.

Most of the one-story Queen Anne houses in Eureka Springs have hipped roofs with lower cross gables. The gable ends of these houses are sheathed in decorative shingles like seen on the front centered bay of Cliff Cottage at 42 Armstrong. Cut-away bay windows and spindlework porches elaborate this heavily ornamented Queen Anne house. The one and one-half story Queen Anne houses at 64 and 66 Hillside feature gazebo type porches in their front ell.

One of the most elaborate of the Queen Anne style houses in the district was actually built in Carthage, Missouri, in 1891. The 12,000 square foot house was disassembled, moved and reassembled to its current location on Highway 62, or 115 ½ W. Van Buren in Eureka Springs in recent years.

### *Folk Victorian*

The overwhelming character of the Eureka Springs Historic District is derived from the Victorian era. Although simpler in form and scale, the majority of these houses and buildings feature Victorian era decoration. These Folk Victorian style houses are modest interpretations of the elaborate Queen Anne style, often echoing some of the high-style characteristics such as the corner turret seen on the "Witch's House" at 2 S. Washington Street, so called because of the steep hat-shaped turret roof on the corner of the one-story wrap porch. An unusual triangular-shaped bay window on the front porch, turned porch posts and decorative shingles and woodwork in the front end of the gable is characteristic of the detail work of local builder W. O.

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Perkins. The Fuller Cottage at 229 Spring Street with its hexagonal shaped roof tower on the south end also features significant use of Queen Anne style wood ornament. Often most noted for its unusual configuration on a triangular-shaped corner lot at Spring and King Streets, the Fuller Cottage appears to be one-story from its front on Spring Street, but is two-stories on the rear. Another example of adaptation to the extreme terrain is the Rosana Cottage, which also is one story at street level, with two stories on its rear.

However, the majority of the Folk Victorian style houses in the district are decorated versions of the Plain Traditional buildings in the city. Often the only difference is the addition of wood ornament, distinctly providing a Victorian-era influence. One-story side-gable roof houses such as the examples seen at 32 Steel, 23 Douglas and 247 Spring use wood ornament in gable ends and porch woodwork, adding a Victorian era influence.

Some of the Folk Victorian style houses feature steeply pitched cross gable roofs such as the house at 5 Douglas. Others like the houses at 257 and 263 Spring Street have steep hipped roofs with lower cross gables and irregular massing. This irregular massed form of the Folk Victorian style house in Eureka Springs often expresses the Queen Anne style in the use of patterned shingles and modest wood ornament in gable ends and decorative wood porch friezes like those seen on the house at 233 Spring Street.

Other of the Folk Victorian style houses in the historic district have unusual Queen Anne style elements such as the one-story house with side gable roof at 16 Eureka Street where a prominent gable in the center of the roof is echoed by another gable on the porch shed roof. Here elaborate wood porch ornament contributes to the Victorian character of the house.

Another form of Folk Victorian style common in the district is the one-story with hipped roof house. Often this type is a simple square structure, typically with a rear addition. Some of these one-story hipped roof houses have gabled bays such as the house at 31 Kingshighway where the combination of bay window, decorative turned porch columns with wood ornament, and turned post balustrade presents a strong Victorian era influence. Also incorporating Victorian style into an otherwise simple structure, the house at 5 Eureka features a hipped roof with mansard and prominent gable roof wall dormers. On this house, as seen on many houses in Eureka Springs, a porch wraps around three sides, taking advantage of a spectacular view.

The many two-story Folk Victorian style houses in the Eureka Springs Historic District are of varying plans including the familiar L-shape such as seen on the house at 1 Kingshighway with its one-story hipped roof porch with Queen Anne style turned posts and balustrade and spindled frieze. The two-story cross gable roof house at 26 Jackson displays modest decoration in gable end wood ornament, projecting bay windows, and decorative porch frieze.

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### *Plain Traditional*

A simple rectangular-shaped form of house, usually frame with side gable roof, is found throughout the Eureka Springs Historic District. Most all of this type of Plain Traditional house features a full front porch, often wrapping around one or more sides. Examples found at 275 Spring built c.1892 and 45 Hillside, built in 1908 indicate this type of unembellished house. Often these small houses have rear additions. Sometimes there are two front doors as seen on the house at 175 N. Main Street.

Two-story Plain Traditional houses in the district are often the same one room deep, two rooms wide plan as their one-story counterparts. Full front porches with simple porch supports and balustrades are almost always found on this type of house in the district. Sometimes these porches are two-story, such as the one on the house at 15 Douglas.

Another type of Plain Traditional house seen in the district is the square house with hipped roof. The example at 7 Douglas Street features a one-bay hipped roof porch over the center entry, while the house at 266 N. Main Street features a recessed corner porch. Both houses have simple wood porch supports and balustrade.

Although not as common as the gable or hipped roof version of Plain Traditional, the house at 11 Douglas features a steep cross gable roof with full front porch with no decorative ornamentation. L-shaped examples of this simple style are also found in the district. The C. A. Stillions House at 142 Judah Street is an L-shaped Plain Traditional stone house built by a stonemason who worked on many of the buildings in the district. Although built of large stone blocks, the house offers little ornamentation.

Varying two-story types of the Plain Traditional style are found in the district such as a two-story cross gable roof with side shed roof porches as seen on the house located at 97 Wall Street. Devoid of any elaborate stylistic link to any particular style, the three buildings at 136, 138 and 140 Spring Street, which were built in the mid-1880s, are most noted for their construction on a rock cliff overlooking Harding Springs.

### *Colonial Revival*

Seven historic Colonial Revival style houses are located in the Eureka Springs Historic District. The oldest of the Colonial Revival style buildings in the district is the Elmwood Apartment Building, constructed in 1886. The two-story brick building with hipped roof features a two-story porch wrapping around two sides. Located on the crest of East Mountain, the Professor Gurney House at 11 Echols was built in 1905. This house exhibits the transition from the Queen Anne style with its fanciful details to the more classically inspired Colonial Revival style. This asymmetrical house is one and one-half stories with a

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hipped roof and lower cross gables and bay windows. Details on this house include narrow horizontal wood siding, wrap-around porch with Doric columns and simple balustrade.

Balancing on the hillside at the intersection of Flint and Steel Streets, the Colonial Revival style house at 9 Steel was constructed in 1906. The frame one-story hipped roof house has a hipped roof porch wrapping around three of its elevations supported by slender turned posts with balustrade and wood frieze. The house rests on a large stone basement foundation, said to have housed the city's jail at one time.

Two large and distinctive Colonial Revival houses in the district are outstanding examples of the style. The Labsap House at 12 Lookout Circle was built in 1902. A two-story porch recessed under the broad main hipped roof with dormers surrounds this two-story square-shaped house.

Another large Colonial Revival style house was uncharacteristically built in 1899. Originally named Avarana, the house is two-stories at street level and three on the rear. The symmetrical house is rectangular-shaped and has a tile-covered hipped roof with dormers. A two story-porch wraps the house on three sides and is supported by corner square wood columns on corners and round Doric columns.

The distinctive gambrel roof of the Dutch Colonial style is seen on the houses at 26 Eureka and 41 Alexander. The gambrel roofs on both houses feature dormers.

### *American-Foursquare*

Fifteen houses in the district display the American Foursquare-style characteristic two-story, square-shaped plan with hipped roof, dormers and full front porch. Found on Ridgeway Street are four Foursquare houses ranging in date of construction from 1905 to 1914. These houses, located at 22, 26, 33, and 42 Ridgeway all feature full front porches with hipped roofs. The house at 76 Mountain has a shed roof over its full front porch, but the house is the typical square shape with hipped roof and dormers. The Foursquare house at 38 Mountain has a two-story flat-roof porch across its front.

### *Craftsman*

By the time the Craftsman style became popular, building in the district had been largely completed and combined with the economic downturn felt in the city preceding the Great Depression, there are only sixteen Craftsman style houses in Eureka Springs. These houses are one or one-and-one-half stories at street level. Craftsman style features such as low pitched, gable roofs accentuated by wide unenclosed eave overhangs with exposed roof rafters characterize Eureka Springs' small stock of houses of this style. Perhaps due to the

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steep terrain of the city, the Craftsman style mostly appears on the rare lots in the city with some level space. Side gable Craftsman style houses such as the houses at 46 Vaughn and 79 Mountain feature broad eaves supported by triangular-shaped brackets, low-pitched shed roof dormers on the front of the houses and porch supports of wood columns on brick piers.

The Craftsman trademark use of natural materials as seen on the house at 81 Mountain is exhibited in its stucco walls and distinctive front gable porch supported by sets of paired slender wood columns on tapered stone piers.

The Craftsman Bungalow, which became the cottage of the early decades of the twentieth century, was more easily adapted to the extreme terrain of Eureka Springs. Five Craftsman Bungalows in the district are all one-story and feature the typical front-facing gable roofs with accentuated knee-braces and exposed rafter tails. These Bungalows feature full or  $\frac{3}{4}$  front porches with simple square wood or brick columns, integral to the Craftsman philosophy of extending living space to the outside. The house at 40 S. Armstrong is noted by its pronounced front-facing gable roof with triangular braces. The house at 4 Echols features a low-pitched front-facing gable roof with the characteristic Craftsman knee-braces. Other Bungalow houses in the district also are noted by their low profile with pronounced eaves.

### *Period Revival*

Nationwide in the 1920s an eclectic flavor of design emerged. Buildings incorporated many of the "romantic" styles of the past such as Tudor and Spanish in their designs. Long past the peak of building in Eureka Springs, there were houses built in the Period Revival styles, although with very modest detail. Of the five historic houses with Tudor influence, three were built before 1930. The Ellis House at 1 Wheeler Street is a large two-story interpretation of the Tudor style as seen in its false half-timbering on prominent and steep gable ends. The Ellis House is situated on a peak with views of the entire downtown from three sides. The houses at 10 Eugenia and 25 Kingshighway have Tudor style influence in their pronounced steep gables. Faced in cobblestone, the house at 10 Eugenia resembles an English cottage. The house at 25 Kingshighway features the Tudor style characteristic sweeping gable over its main entry bay. This exterior of this house is covered in uncut stone, a commonly used material in the Tudor style.

A later Tudor style influence is seen on the house at 56 Wall Street. Constructed c.1945, this house features two steep front-facing gable bays with sweeping gable sides. Built of flat laid stone, the house is an example of the subdued style characteristics seen in construction in the period following World War II. The district's other mid-twentieth century version of the Tudor style influence is the building at 104 Spring Street, constructed as a filling station in 1950. Although much of the original detail of this building has changed, the Tudor influence remains visible in its steep front-facing gables.

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The First Church of Christ at 68 W. Mountain is the only building in the district with even minimal Spanish Revival style influence. Covered with rough stucco, the building features round arched roof parapets.

### *Rustic*

Rustic architecture generally became popular in Arkansas at the beginning of the twentieth century. There are five structures characterized as Rustic in style in the Eureka Springs Historic District.

The log building at 532 Spring Street is a rustic log structure constructed in 1890, unusually early for this design influence. Built as the office of the Harmon Park Trolley Barn and situated on the northern edge of town, the one-story log building's rustic design is appropriate in the setting next to the city's Harmon Park. Another early example of Rustic influence is seen at 5 N. Washington in a small square building of log with hipped roof, built around 1898 for the Christian Science Reading Room.

Virtually all of the rustic style buildings in the historic district are of log construction, or have a large element of log. The McLaughlin House at 185 Spring Street was constructed in 1930. This log house is long and narrow with an addition on the north elevation. Built on a steep hillside, the house is one-story at street level with an almost full lower story on the rear. Porches under the broad eaves of the south and east sides of the house offer a view of the deep ravine below.

The American Legion Hut at 75 S. Main was built in 1936. It is a variation of the Rustic one-story log meeting hall design that became popular during the 1930s. Other Rustic influence in the district is seen on the house located at 310 Spring Street. Oddly situated further back from the typical building site on its lot and at an angle, this 1938 house derives its Rustic influence from not only its heavily landscaped setting, but from a prominent log shed-roof dormer on the front.

Although relocated from a nearby remote area, it is worth noting the log cabin adjacent to the Eureka Springs Historical Museum in the Calif House at 95 S. Main. This cabin is historically important to the city as the home of writer Cora Pinkley-Call, a local writer and is an example of early Ozark mountain homes. The cabin has been incorporated into the educational and interpretative programs of the museum.

An odd combination of the Rustic and the Victorian Folk style is seen on the addition of heavy rectangular stone porch supports and solid balustrade onto the otherwise delicately trimmed house at 42 Prospect. Built in 1890, the house likely had decorative wood porch supports and balustrade consistent with its Victorian form and other existing details prior to the addition of the rustic stone porch.

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### *Minimal Traditional*

In the years after World War II, as nationwide the demand for housing increased, Eureka Springs also saw an increase in construction. Beginning in the mid 1940s and increasing into the 1950s, the most common type of house built was usually small with close rake eaves, little ornamentation and a simple box-like appearance. Although the Minimal Traditional style house was more commonly seen in suburban developments in larger cities, several are found in the historic district. The house at 24 Pine Street exhibits Minimal Traditional characteristics in its close rake eaves, box-like form and lack of ornamentation.

The house at 22 Prospect is a unique rusticated block L-shaped house built in c.1950. It features a low, hipped roof with close-rake eaves. It is characterized by metal casement windows and its low profile indicates an early Ranch style influence. Another L-shaped house transitioning from the Minimal Traditional to the Ranch style form is located at 21 Echols. Built in 1953, this house is common of those seen from this period.

### *Ranch*

The popular suburban house design of the mid twentieth-century was the Ranch style. Because most of the core of the city of Eureka Springs with its rugged terrain was not conducive to the one-story sprawling Ranch style, most of this type house was built in the outlying areas of the city on more level ground. In other cases, simple rectangular shaped ranch style houses were built on the few vacant lots in the city. New construction in the city during the 1950s and 1960s was welcomed with little thought about the design of new buildings constructed in the historic areas of the city. Scattered throughout the city are sporadic cases of a Ranch style house in the middle of Victorian era houses such as the 1960s ranch form house at 222 Spring Street, flanked on either side by Queen Anne style houses built in 1886.

In a few cases, there are clusters of ranch style houses in the core areas of the Eureka Springs Historic District. Three Ranch style houses at 7, 11 and 13 Eureka Street or a series of five versions of the style located on Howell Street are clear indications of the building patterns of the 1950s and 1960s.

An early Ranch house example is found at 68 Wall Street where a small house similar to the Minimal Traditional box type has added a carport under its main roof. Fourteen Ranch style houses built around 1965 on College Street, just off of Highway 62, or Van Buren Street, are all one-story brick and frame structures adapted to steep drop-offs on the rear of their lots. Other Ranch style houses in the city take advantage of the steep terrain, affording a full story at basement level such as the house at 53 Steel. As houses of all styles in Eureka Springs, this Ranch style house accommodates the spectacular views with porches wrapping around three sides on both levels.

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The 1960s saw the most new construction in Eureka Springs since the early twentieth-century. As the city expanded, new construction took place in outlying areas. Similar to any city's suburban development in the 1960s, houses built along East Mountain were varying forms of the Ranch style house. The house at 47 East Mountain is a particularly stylistic version of the Ranch style with the added interest of front facing gable on the front roof and front gable bay. The decorative bargeboard on the gable bay adds a subtle elaboration to this house.

### *Contemporary*

A few Contemporary style houses are found in the district. Most are located in the areas on the edges of the city developed after 1960. However a few examples of this style house can be found in the older sections of the city such as the house at 51 Mountain Street with its slightly slanted Contemporary style characteristic flat roof.

The most outstanding example of the Contemporary style is located at 505 Spring Street. Edna Giese Deiley moved to Eureka Springs from Chicago to build what she called the "house of her dreams," and it was constructed in 1951.<sup>9</sup> The one and one-half story brick house with full basement features straight lines and an unusual Contemporary roofline. The house drew great attention in Eureka Springs where the design was considered too modern and abstract. This is another example of the influence of sophisticated new architectural design ideas brought to Eureka Springs by residents relocating from large cities.

An A-Frame style house is located in the historic district at 9 Cross Street. Constructed around 1975, this is the only example of this contemporary style house found in the district.

### Churches

Twelve historic church buildings are located in the Eureka Springs Historic District. A wide variety of different stylistic influence is seen in these buildings.

The Methodist Episcopal Church at 17 Elk is a simple frame building with centered steeple. Constructed in 1880, this church is the oldest in the historic district. The first home of the Christian Science Church in Eureka Springs was in the small one-story log building with flared hipped roof, built in 1898. Located at 5 Washington, the building is no longer used as a church. In 1914 the congregation moved to a new location at 68 W. Mountain. This building is noted by its round-arched roofs and corner tower with crenellated roof.

Other stylistic details seen on the historic churches in Eureka Springs include corner towers, such as found on the limestone First Presbyterian Church at 209 Spring, constructed in 1886. Steep cross gables feature a

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single tall stained glass window with Gothic arched top. The Gothic arch is repeated in the entry openings on the corner tower and its narrow second story windows.

The First United Methodist Church at 160 Spring, constructed in 1900, is similar to the Presbyterian Church in its construction of local limestone. Built a year later, the stone church at 80 W. Mountain features a steep hipped roof with steep gable wall dormers. Windows and doors on this church building are Gothic arched.

The district's lone example of Byzantine architecture is St. Elizabeth's Catholic Church at 30 Crescent. Situated just below the Crescent Hotel, the domed portion of the building was built by Richard Kerens in memory of his mother in 1906 and was originally called Kerens Memorial Chapel. The church was designed by architect George Helmuth to be similar in appearance to St. Sophia's Church in Istanbul, Turkey.<sup>10</sup> A 1907 article in the *Arkansas Traveler* reported that the cost of site preparations on the steep hillside was placed at \$30,000-\$40,000.<sup>11</sup> A two-story gable roof addition to the building was made in 1909, also designed by George Helmuth. A separate forty-foot bell tower was also added to the site, through which entrance to the church grounds was accessed.

The First Baptist Penn Memorial Church at the corner of Spring and Mountain Streets was built in 1912. The Classical Revival style building features a cross gable roof with large dome. The elegant building was constructed with money left to the congregation by William Evander Penn, an attorney turned evangelist and songwriter who moved to Eureka Springs in the 1880s.<sup>12</sup>

### Public Buildings

Built on land donated by Richard Kerens, builder of St. Elizabeth's Catholic Church, and with \$15,000 donated by Andrew Carnegie for construction, the Eureka Springs Public Library at 194 Spring Street was begun in 1910 but not completed until 1912. Set into the steep hillside on this portion of Spring Street, the library is a one-story building with full basement. Limestone remaining after construction of the Crescent Hotel was built was used on the library building. Classical Revival symmetry marks the façade of the building with its centered entry bay with double doors and a cast concrete surround. A cast concrete parapet runs along the top of the walls and a low-pitched hipped roof is covered in ceramic tiles. An uncovered terrace with wide stairways on either side leads to the main entry doors. At street level at the base of the terrace, a single recessed wood door with cast concrete surround opens into the basement.

The U.S. Post Office at 100 Spring Street was built in 1918. This stylish Colonial Revival style building is constructed of red brick and features double entry doors with an elaborate wood surround with elaborate pediment and pilasters. A roofline balustrade of brick with sections of turned wood balustrade is another

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Colonial Revival style feature. The entry is flanked on each side by two large eight-over-eight double-hung windows set into recessed arched brick panels.

The Carroll County Western District Courthouse at 44 S. Main Street was designed by local builder W. O. Perkins and built by the Perkins Lumber Company in 1908. The two-story building with full basement is constructed of local limestone. Its most prominent feature is a centered three-story tower with a domered dome.

Nearby, the City Auditorium at 36 S. Main Street was constructed in 1928. The large, two-story building with full basement is also constructed of native limestone. The rectangular-shaped building features sets of three, sometimes two windows on its north elevation. The front of the auditorium features large round-arched windows on the second floor.

Eureka Springs High School at 44 Kingshighway was constructed in 1950. The flat roof building is typical of school construction from the era. The L-shaped building features low windows with upper portion of walls covered with square ceramic tiles.

### Commercial

There are 101 buildings in the Eureka Springs Historic District that were built for commercial use. The majority of the historic commercial buildings in the district are found along Main and Spring Streets. Most of these buildings were built in the 1890s and the early years of the twentieth-century at the height of Eureka Springs' growth, replacing the frame commercial buildings, most of which had burned in one of the fires in the 1880s. Most of these commercial buildings are late nineteenth century and early twentieth century vernacular commercial design with stylistic details largely derived from the Italianate style. The majority of the Italianate style seen in the entire district is found on these commercial buildings. A few of the buildings feature distinctive Italianate decoration such as the building located at 22 S. Main Street where elaborate pedimented window hoods cover second-floor arched windows.

The oldest of the district's commercial buildings is Harp's Grocery Store at 65-67 N. Main. The Harp Building features original storefronts with a band of stained glass panes above the storefront windows. A second story balcony with shed roof supported by turned posts with a turned post balustrade

Built in 1900, the McLaughlin Building at 190 Spring Street features a cast iron storefront. A two-story shed roof porch with balustrade spans the front of the building. This building as the majority of historic commercial structures in the historic district is constructed of thick blocks of limestone. In this case, the stone was blasted from the cliff above and quarried on site.

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The use of thick limestone blocks combined with round-arched openings seen in the buildings at 20-24, 26 and 28-30 Spring creates a Romanesque style character. The three-story Wadsworth Building at 99 Spring Street, also featuring Romanesque details, was built in 1888. Ghost signs on the building's western elevation date to the early twentieth century. The two-story limestone building at 29 S. Main Street features a beveled corner containing the main entry doors.

The large, industrial two-story stone building at 300 N. Main Street is situated on the railroad tracks close to the railroad depot. Built c.1893 for the Arkansas Gas and Electric Plant and later used as an icehouse, the building features a flat roof with a pronounced roof parapet, and arched loading doors on both stories. A two-story gable roof addition on the south side of the building features the same window and loading door types as the flat roof portion of the building.

Located on the northern end of the historic district is the Eureka Springs Railroad Depot, built in 1913. Constructed of limestone, the depot features a center roof cupola. Another stone building nearby is the Ozarka Water Company Building at 75 Hillside. Limestone construction with pronounced stone round arches with keystone denote the rear, or Main Street, elevation of the building. Located immediately to the north of this building is the district's only round building. Known as the "Round House," this is a two-story round building of cut limestone block, fifty feet in diameter. It is believed to have been constructed around 1904 by local developer William Duncan under the name of the Eureka Springs Water Company. Later the Ozarka Water Company used the building in their operation.

Of great historical significance to the district is the W. O. Perkins House and buildings on Center Street. W. O. Perkins, a local builder, was responsible for construction of many of the houses and buildings in Eureka Springs in the 1890s and early years of the twentieth century. Perkins owned the W. O. Perkins & Son Lumber Co., located in the two-story frame building at 75 Center Street, constructed c.1881. The original milling equipment is still inside and in working order. The Perkins Co. also operated their business across the street in a building with storefronts at 76-78 Center. The W. O. Perkins home is located at 66 Center Street, featuring the elaborate woodwork that characterized Perkins' work.

Of particular note are two unusually small historic commercial buildings. The gabled roof building at 4 N. Main was constructed c. 1927 as a filling station, in a most unlikely place close to the intersection of Main and Spring Streets. The tiny simple frame structure at 9 Hillside Drive was constructed around 1908 for a shoe cobbler.

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Scattered along White Street on the western edge of the district are three historic commercial buildings. These buildings, located at 9, 18, and 22 White Streets blend with their surrounding residential neighborhood in scale and materials.

Most new commercial construction has been on E. and W. Van Buren Street. However, a new Flatiron building at 2 Center was constructed in 1985. Care was taken to create the general shape and style of the original building located at this highly visible downtown corner at Spring and Center Streets. The McGee Building at 80 Spring Street was also constructed in 1985 and blends into its block of two-story stone Italianate style commercial buildings.

### Hotels/Tourist Courts/Motels

The early hotels were frame structures. However, most of these have been lost to fire or later salvaged for wood. The Piedmont Hotel at 165 Spring Street is a two-story frame boarding house constructed in 1881. This building is representative of the earliest structures in Eureka Springs built to accommodate the visitor in its two-story frame Folk-Victorian style. A smaller version of early lodging is the Lamont Hotel at 138 Spring. Perched on a rock cliff, the Lamont Hotel is a two-story frame building with steep gable roof and front gable dormer. A two-story porch spans the front of the Lamont Hotel, affording a view of Harding Springs across the street and the downtown beyond. Generous use of porches, often two-story, is common on the early lodging buildings in the district.

Likely the most famous building, and certainly one of the most picturesque in the Eureka Springs Historic District is the Crescent Hotel, located on the north end of West Mountain at 75 Prospect Drive. Architect Isaac Taylor designed the four-story building's eclectic style with characteristics of Romanesque, French Eclectic, and Second Empire styles. Special wagons were constructed to transport the huge pieces of magnesium limestone from a nearby quarry. Built at a cost of \$294,000, the Crescent Hotel was considered one of the most luxurious hotels in the country. Situated on a 27-acre site overlooking downtown Eureka Springs, the Crescent Hotel commands an imposing presence with its stately stone walls and roof towers.

The New Orleans Hotel at 63 Spring Street was built by W. D. Wadsworth, noted in commercial construction in turn-of-the century Eureka Springs. Built in 1900 and constructed of limestone with brick on its façade, the four-story building features a two-story ornate iron balcony on its front.

The Palace Hotel and Bath House at 135 Spring Street, built in 1900, is a two-story limestone building with basement. A domed center tower with a round arched opening surrounded by large limestone blocks affords a Romanesque style influence to this building. It is the only hotel in Eureka Springs, which still offers baths in the waters of the springs that made the city famous.

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The Basin Park Hotel was built in 1905. Constructed of local limestone, the eight-story Basin Park Hotel is built up against the steep hillside on the north side of Basin Park. Bridge walks lead from each of the upper floors of the eight-story building to the mountain behind it, offering a "ground floor" entrance on each level.

Prior to the 1940s, visitors to Eureka Springs came largely to take advantage of the healing springs in the downtown. As automobile travel became more widespread and U.S. Highway 62 was opened in 1920, lodging for the motorists began to be constructed on the highway above the city. A major tourist highway and popular detour from Route 66, Eureka Springs began to be a frequent stop on motor trips. Catering to this short-term lodging, as opposed to the normal lengthy stays in Eureka for health reasons, the development of business on Highway 62 was geared toward convenience for the motorist.

The most common type of early lodging geared for the motorist was the tourist cabin or cottage. On the western edge of the historic district, near the highway, two historic tourist courts exemplify this type of lodging. The Rock Cottages at 10 Kingshighway were built in the late 1930s in a triangular-shaped block near the intersection of Kingshighway and Highway 62. These rectangular structures are covered with a gable roof and feature a wood gable shed roof over their entry. The cottages are distinctively covered in rubble stone. The Log Cabin Inn at 42 Kingshighway consists of a series of small rectangular log cabins with a side shed roof porch.

Construction of motels on Highway 62 in Eureka Springs steadily increased through the 1940s and 1950s. The terrain of the area offered the opportunity to build motels that offered views of the valleys below. Motel construction such as the Tradewinds at 141 W. Van Buren, built in 1948, or Morgan Courts 227 W. Van Buren, built in 1947, offered lodging in a single building divided into rooms with space to park a car immediately in front of the visitor's door. For the most part, the motels in the district from the 1940s and 1950s are simple flat roof buildings. Motel construction boomed in the 1960s with nearby Beaver Lake, construction of the Christ of the Ozarks, and opening of the Passion Play. Early 1960s motels such as the ones located at 121 W. Van Buren and 216 W. Van Buren were built in locations previously occupied by tourist camps. One of the larger motels in the district is the Best Western Eureka Inn at 101 E. Van Buren, built in 1975.

### New Construction

New construction in the Eureka Springs Historic District, considered as that in the period from the 1980s to 2005, is sympathetic to the general character of the city, largely due to required review by a local historic district commission. For the most part, these houses and buildings successfully complement the district's character.

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In the 1980s and 1990s a number of "Neo-Eclectic" buildings were constructed such as the houses at 56 and 60 Hillside, with Queen Anne style massing and detailing or the houses at 217 N. Main with their elaborate Queen Anne style woodwork.

Other recent houses in the historic district are versions of the Folk Victorian style houses prolific in Eureka Springs, incorporating similar form, size and details of their historic counterparts. Examples include the houses at 221 Spring, 287 Spring, and 313 Spring where irregular form and subtle incorporation of turned posts and other wood ornament blend with the character of the adjacent buildings.

### Integrity

The buildings comprising the Eureka Springs Historic District strongly retain integrity of location, design, workmanship, materials, feeling and association. The historic district appears much as it did in the early twentieth century with houses and buildings of widely varying size and styles located on steep wooded hillsides around Eureka Springs' original attraction, the sixty-three natural springs. This unique historic district, presenting an overall Victorian appearance, represents a nationally significant resort town located in the rough terrain of the Ozark Mountains. A sense of time and place as a popular Victorian resort is strongly conveyed in the majority of the historic district's buildings. The buildings' adaptation to the extreme hillsides and valleys accentuates their uniqueness as a collection. Although much new construction has occurred in the boundaries of the historic district since 1950, it has largely located on the edges of the district, leaving the core of the city's historic integrity in place.

The Eureka Springs Historic District is significant not only in its many outstanding individual buildings of note, or through its collective Victorian era appearance, but through the use of natural landscape as an integral part of the built environment. The rugged terrain is highlighted throughout the city by historic limestone walls, sidewalks, stairways and paths. Historically, landscaping was an important feature of Eureka Springs, and much of the original landscape remains in place.

Careful consideration of changes to the historic district by the Eureka Springs Historic District since 1980 has protected and enhanced the historic character of the district, while allowing for growth and new construction.

<sup>1</sup>Goodspeed Publishing Co., Biographical and Historical Memoirs of Northwest Arkansas (Chicago: Goodspeed Publishing Co., 1889), p.374.

<sup>2</sup>Pinkley-Call, Cora, Stair-Step Town (North Little Rock, AR: Jenkins Enterprises, 1952), p.23.

<sup>3</sup>Eureka Springs Carnegie Library Association, Eureka Springs: A Pictorial History (Eureka Springs, AR: E.S. Carnegie Library Association, 1975), unpagged, "Victorian Health Spa".

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<sup>4</sup> Porter, Jack E., "Eureka Springs Historic District", Eureka Springs, Carroll County, AR, National Register of Historic Places Registration Form from the files of the Arkansas Historic Preservation Program, 1970, Section 8, p.2.

<sup>5</sup> Schaefer, Susan, The Bear Hunter, The Bareback Rider & The Governor-Stories of Early Eureka Springs (Springfield, MO: Color Graphics, 2004), pp.22-24.

<sup>6</sup> *Ibid.*

<sup>7</sup> *Ibid.*

<sup>8</sup> *Ibid.*

<sup>9</sup> Bank of Eureka Springs, "Eureka! 2000", Calendar, December.

<sup>10</sup> Schaefer, Susan, Postcards of the Past From Eureka Springs (Eureka Springs, AR: Ozark Mountain Press, 1994), unpagged "Kerens Memorial Chapel".

<sup>11</sup> *Ibid.*

<sup>12</sup> *Ibid.*, unpagged "First Baptist Penn Memorial Baptist Church".

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### Summary

The Eureka Springs Historic District was listed on the National Register of Historic Places on December 18, 1970. The boundaries of the district were those of the city at the time the nomination was prepared in 1970. Enumeration and evaluation of the individual properties within the district was not provided in the 1970 registration form. A comprehensive survey of all historic resources was conducted 2001-2004. Evaluation of the survey determined that of a total number of 967 properties in the boundaries of the 1970 National Register District, 491 (51%) contribute to the historic significance of the district. Documentation of the city's growth and development and thorough evaluation of the historic resources is provided in this nomination and under Criteria A and C, the Eureka Springs Historic District is being nominated to the National Register of Historic Places with national significance.

The historic district is contained within the city limits of Eureka Springs in the Ozark Mountain range of northwest Arkansas. The district is the most significant collection of Victorian era buildings in the upland south. Its history of development as a health resort built around sixty-three natural springs is remarkable in itself. The district's extreme topography contributes significantly to the uniqueness of its built environment where buildings are scattered on twenty steep hills and in deep ravines. The process by which Eureka Springs developed from an area known to the Native American as "the healing springs" to a popular Victorian resort is an unusual and diverse history. Influenced by architectural styles from large cities, the buildings in Eureka Springs are versions of over twenty styles. Dominating the architectural character, the Victorian era styles with fanciful woodwork, towers and turrets combine with vernacular commercial buildings constructed of massive limestone block to create a picturesque significant representation of a Victorian health resort.

### Elaboration

Most written history of Eureka Springs, Arkansas, begins with the story of Dr. Alvah Jackson's discovery of its springs and their medical benefits in 1858. But the history of what makes the city of Eureka Springs unique and captivating began eons before. Eureka Springs is situated between the Kings River and the White River in the heart of the Ozark Mountain. The building

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up and wearing down of the ancient mountain range created a maze of deep narrow valleys with steep sides weathered down to towering rock cliffs and large limestone outcroppings. In one series of valleys the right combination of limestone, shale, sandstone, and dolomite produced an environment for the natural formation of quickly regenerating mineral springs.<sup>1</sup> On the steep slopes and in the valleys between what is now called the East and West Mountains of Eureka Springs are sixty-three different springs.<sup>2</sup>

The springs were known throughout the central region of the United States long before the first Europeans came to Arkansas. According to Native American oral tradition the area was considered sacred, the water possessed healing powers and as such was open to the people of all tribes. The most important of all of the healing springs was Basin Springs, named for the large limestone basin carved out in prehistory to capture the spring's precious water.<sup>3</sup>

When settlers began to venture into the Ozark Mountains, the healing springs were just legends to most. However, the rugged mountain and steep valleys were a hunter's paradise with a plenty of deer, wolves, panthers, and bears. John Gaskin, one of Carroll County's early settlers, was well known as a legendary bear hunter. In his autobiographical book published in 1893, he tells of killing more than 200 bears.<sup>4</sup> Hunting parties like his often camped beneath a natural rock ledge known as the "Old Rock House Cave"<sup>5</sup> with a good tasting, free flowing spring close by.

It was at one of these gatherings of hunters that Dr. Alvah Jackson washed the afflicted eye of his son with water scooped from the limestone basin. The boy's eye improved and with additional treatments of the water, he was cured. Dr. Jackson became an advocate for the therapeutic properties of the healing springs, carrying jugs of the mineral water with him whenever he made a medical call.<sup>6</sup>

During the Civil War Dr. Jackson treated soldiers on both sides of the conflict. But when Federal troops began to occupy the region he was forced to hide his Confederate injured deeper in the mountains. Because of its remoteness, the Rock House offered his patients not only safety but shelter and abundant fresh water. The bluff shelter became known as "Dr. Jackson's Cave Hospital."<sup>7</sup> The doctor had little or no medicine. He treated with remedies learned from Native Americans who often still visited the sacred land. Using herbs, roots, bark, and most importantly

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water from the surrounding springs, he nursed many soldiers back to health. Lore taught that the different springs had the ability to cure different ailments through varied forms of applications.

After the war the doctor began bottling the mineral water from the basin spring and selling it as "Dr. Jackson's Eye Water" in surrounding counties and into Missouri.<sup>8</sup> While promoting the medicinal powers of the spring he spoke little of its location until 1879. In May of that year he met Judge L. B. Sanders at a church in Berryville. They became good friends and the doctor invited the judge and his sons on a hunting trip. He boasted that they would certainly find abundant game in the hills around the healing springs and the water might even cure Sanders' bad leg. Judge Sanders suffered from a chronic case of erysipelas, a skin disease that causes extended inflammation, which several doctors had been unable to cure.<sup>9</sup>

The Judge was so impressed with the improvement in his leg and the rugged beauty of the site that he sent for the rest of his family. They celebrated his wife's birthday May 8, 1879, at a hunting camp just paces away from the basin spring.<sup>10</sup> Very shortly the Sanders' tents gave way to the first home built on the mountainside.

Judge Sanders was well known and respected and word of his healing spread across the county. Soon there were twenty campsites perched on the steep hillside. Two busy months later, the people of the small community that sprang up came together on July 4, 1879, to choose a name for their new town. Everyone agreed that "Springs" must be apart of the name. "Eureka" (meaning I have found it!) was suggested by Judge Sanders' son who, it was reported, had just finished reading a newly published account of the expedition of Ponce de Leon.<sup>11</sup> Independence Day seemed to be a fitting choice for the founding of Eureka Springs for it attracted the hopeful and strongly independent at a rate that rivaled the growth of any gold-rush boom town.<sup>12</sup>

Two days later, July 6, 1879, O.D. Thornton opened a general store in his shanty built of rough cut planks.<sup>13</sup> In the first month of the new town, fifteen frame or log houses had been built. The most desirable lots were the ones closest to a spring and so early Eureka Springs developed upside down from other towns with the poorest residents living on the top of the mountains looking down on the rich and influential.

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The 8<sup>th</sup> of August 1879, a town council was elected, consisting of twelve members. Known as "The Committee of Twelve" it was charged with "the general management of such affairs that concern the public in the incipient period of the town's development."<sup>14</sup>

The week after the election of a town council, the population climbed to 300 and with that followed construction of a blacksmith shop, a meat market, a hardware store,<sup>15</sup> and Eureka Springs' first bath house, built by William Jackson, the son of Dr. Jackson.<sup>16</sup> New arrivals lived in wagons slid into the valley with their wheels locked. Others found shelter in lean-tos and tents, but a few enjoyed the new fifteen-room boarding house. Built by the springs' first resident, Judge Sanders, it stood on the grounds now occupied by the Basin Park Hotel. On October 8, 1879, the Committee of Twelve filed a petition on behalf of Eureka Springs with the Carroll County Court, signed by twenty residents who had been at the springs since July.<sup>17</sup>

The "Town That Water Built," as it became known, was on government land available for homesteading, but as far anyone knew no claims had been laid on the land. It was important for the legal development of the town that it was platted before clashes over ownership derailed its growth. The Committee of Twelve awarded Major I. N. Armstrong the job, "to map out the town, creating building lots and streets and preserving each of the healing springs and the land around them for public use."<sup>18</sup> It is clear that the earliest citizens of Eureka Springs were influenced by the lore of the springs, that the land around each spring was sacred. On the original plat map the lands immediately surrounding each of the major springs were designated as parks or "reservations."<sup>19</sup>

By December of 1879, 1,500 lots had been surveyed, two streets laid out, and 500 structures built, suitable for winter.<sup>20</sup> The most important street, Spring Street, wound up the steep mountainside passing by Basin Springs Park, Harding Springs Reservation, Sweet Springs Reservation and Crescent Springs Reservation on it way to of West Mountain. The second street laid out was Main. It shared the narrow valley floor with Leatherwood Creek. Because of the great haste to clear lots for building and the need for lumber to build with, the hillsides were quickly stripped of trees. Run-off and mud often covered Main Street prompting the nickname Mud Street.<sup>21</sup>

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The survey had made it possible for a peaceful distribution of the highly prized land and for preservation of the area around the springs which remains public to this day. "As it was government land, all a person needed to become a free holder was to pay a fee of One Dollar to the surveyor, and he became a proprietor of one lot"(L. J. Kalklosch 1880).<sup>22</sup> If a dispute did arise, it was settled by a group known as the "Invincible Committee." The fee of one dollar per lot paid to the surveyor caused some to question if the division of the town into so many small lots was for financial gain. The steep terrain and relative small footprint of the early residences, wagon, shanty, or tent, was probably a bigger factor.

A story on the front page of the *St. Louis Republican* in September 11, 1879, read in part, "discovery of new and valuable mineral waters in Arkansas at a place called Massmans Mill." An example of the very early newspaper coverage of Eureka Springs, the article also pointed to an issue that most of its new citizens did not realize. A large part of their newly platted town was held by prior and little known claims belonging to Benjamin Woodruff, William Evans and the well-known Franciska Massman.<sup>23</sup> Massman owned and operated a sawmill further down Leatherwood Creek. A colorful businesswoman, she was famous for her rapid fire clear-cutting and homesteading tactics.<sup>24</sup> To confuse the matter further, Blue Springs Mining Company had filed claim for all mineral rights underneath the town. The legal battle for ownership of the town began in 1880 and was not settled until April 1895 by the Federal Court. However, the dispute over ownership never slowed the continuing growth of Eureka Springs.<sup>25</sup>

The summers of 1879 and 1880, a yellow fever epidemic spread through Memphis, Tennessee, and down the Mississippi delta.<sup>26</sup> No doubt, many of the sick fled the humid lowlands for the cool mountain valleys and growing healing reputation of Eureka Springs. The far reaching news of the boom town in the mountains of Arkansas and its healing springs inspired an established newspaper "The Echo" to move its whole operation from Olathe, Kansas.<sup>27</sup> The first issue of the *Eureka Springs Echo* came out February 21, 1880, less than eight months after the town's founding.<sup>28</sup>

Valentine's Day, 1880, the town was officially incorporated with a recorded 3,000 legal residents.<sup>29</sup> And by May 1880 more than 2,000 structures had been built to house the continuous flow of an estimated fifteen thousand visitors. Eureka Springs celebrated its first birthday July 4,

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1880, with a recorded fixed population of more than four thousand.”<sup>30</sup>

It is difficult to imagine that with those numbers of visitors and residents there were no real roads into Eureka Springs. The closest railroad stop was Pierce City, Missouri, 55 miles away. As many as a hundred travelers a day transferred from a comfortable train car to a stagecoach for a rigorous nine hour trip. For those coming from the south it was even worse. The closest rail stop was Ozark, Arkansas, a nineteen-hour wagon journey through extremely rugged mountain wilderness.<sup>31</sup>

For the most part, the individuals who poured into Eureka Springs did not come from surrounding towns or even neighboring counties. Instead they were from all over the state and all over the United States. Independent and maybe desperate for the promise of healing and tranquility they were willing to endure primitive accommodations and sometime dangerous travel to reach Eureka Springs. And for each new affliction healed or troubled soul soothed, letters of praise went out to distant relatives. Positive articles appeared in newspapers small and large all around the country. No visitors stumbled into Eureka Springs by accident. Each one came because he or she wanted to. Those who stayed contributed uniquely to the growth and positive development of the town.

In just two years the odd collection of hunters, healers, invalids, dreamers, and builders had brought an isolated hillside from a wilderness to a “City of First Class” by 1882.<sup>32</sup> By that time the shanties and log huts that had replaced the tents and covered wagons were now mingled with fine homes, hotels and all manner of business. Eureka Springs had become the fourth largest city in the state, surpassing towns that had been established twenty and thirty years earlier.<sup>33</sup>

Brigadier General Powell Clayton moved to Eureka Springs in late 1881 into the newly built Crescent Cottage that still stands at 211 Spring Street.<sup>34</sup> Clayton, a U.S. Senator for six years, left Washington, D.C., and returned to Arkansas after losing reelection in swell of resentment against northerners in southern government spurred by the re-franchising of many who had lost their voting rights after the Civil War. Clayton was a classic carpetbagger, often called “the first Carpetbagger Governor of Arkansas.” He was born in Delaware County, Pennsylvania, and educated in a military academy. He was trained as a civil engineer in Delaware, then moved to

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Leavenworth, Kansas. When the Civil War broke out, he enlisted in the Union Army. After the routing of the Confederate Army from Little Rock, he was assigned post commander at Pine Bluff, Arkansas. Once the war ended, he married and settled on one of the surviving plantations, near Pine Bluff. He was elected governor of Arkansas in 1868 and remained head of the state Republican party until his death.<sup>35</sup>

Shortly after the Senator Clayton's arrival in Eureka Springs, he and several wealthy entrepreneurs from various parts of the country, including his good friend, Richard Kerens from St. Louis formed the Eureka Springs Improvement Company (E.S.I.C.). The board of directors included investors from New York, St. Louis, and Texas.<sup>36</sup> The company would become a major driving force for the development of Eureka Springs into a national-known, first-class health spa. The E.S.I.C. as a company operated on many levels, as an investment firm, builder, contractor and business owner. As an influence, supporter, promoter, power broker, and manipulator of the public and the backroom deals, the E.S.I.C. was crucial to the rapid and early development of the town that is today's Eureka Springs.

The company's first steps were to encourage and assist with public improvements, streets, drainage, and better building codes. All but a few of the early buildings were constructed of rough cut lumber with timber foundations. November 3, 1883, a fire burned both sides of Mountain and Eureka Streets eventually spreading to over five acres.<sup>37</sup> This was the second in a series of disastrous fires. The E.S.I.C., which owned a local stone quarry, pushed for more substantial building construction using stone with concrete foundations. This "build to last" solution was wholly embraced by the business owners when their time came to rebuild after a fire. In the winter of 1888, another disastrous fire burned most of Spring, Center, and lower Mountain Streets causing the destruction of 75 buildings.

The E.S.I.C. supported planned terracing to provide more level building sites, and encouraged construction of rock walls for stability. During the decade of the 1880s and into 1890s, some 54 miles of stone walls were built within the city. Most are built without cement and most still stand today. The father-son team of John and Clarence Stillions is credited with constructing a great deal of the walls and most of the stone homes, shops, and hotels that fill the district. The Stillions came to Eureka Springs in 1885 because the elder John suffered from rheumatism. He

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was cured and decided to stay. A stone mason by trade, he found no shortage of work. Clarence joined his father's business in 1895 at the age of fourteen. A year after Clarence's marriage to Miss Minnie Bradley in 1901, he began building a stone house at 142 Judah Street.<sup>38</sup> With all of his other projects it took four years to complete the house. The Stillions not only left their mark on many of the benches, walls and buildings but the entire city of Eureka Springs.

Prompted by his own boom of visiting relatives, Powell Clayton built the Clayton House Hotel and moved in with his extended family in late 1882. The Perry Hotel opened across from Basin Springs in 1880, the Central Hotel on Main Street in 1883, not far from the Clayton House. Eureka Springs transformed from a town with a few boarding houses to a city of grand hotels. Thirteen hotels were listed in the city by the end of 1882.

Eureka Springs was a successful, thriving city of notice and notoriety across the country. Even the *New York Times* sent a correspondent in 1884 to report first hand on life in the city. But the forces that had come together in this most out of the way place envisioned even greater future. Once again the connections and power of former Senator Clayton and the E.S.I.C. were instrumental in the next phase of development. The Eureka Springs Railroad Company was formed in February 1882 by a group of businessmen and members of the Eureka Springs Improvement Company. The board of directors included Logan H. Roots of Little Rock, E.W. Taylor of Jefferson, Texas, Nathan Herrman of New York, A.H. Foote of Little Rock, and C.H. Smith of St. Louis, with Powell Clayton serving as president.<sup>39</sup>

On January 27, 1883, the citizens of Eureka Springs gathered at the newly constructed passenger depot to celebrate the completion of an 18.5 mile railroad line from Seligman, Missouri.<sup>40</sup> On February 1, 1883, a schedule of six to nine trains a day began, many included Pullman parlor and sleeping cars.<sup>41</sup> A continued future was secure. Records show that over the next four years, 27,783 passengers took the scenic and pleasant modern rail trip surrounded by wooded slopes, winding along dramatic cliffs, passing over rocky creek beds and through narrow passages and tunnels.<sup>42</sup>

The Eureka Springs railroad complex included a separate freight depot, a roundhouse, a machine shop and its own fast flowing spring to provide all the water needed for the complex, its

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passengers, and the locomotive.<sup>43</sup> The city filled with social elite who could now travel in style to the health spa on a weekend excursion. Freight moved freely in and out of the city. Any day of the week hundreds of tourists roamed through the shops and many parks. These visitors explored the many natural springs and amazing vistas and unique landscapes on horseback and wagons provided by the seven livery stables. The *Arkansas Gazette* newspaper on February 3, 1883, in an article about Eureka Springs stated, "Its permanency is not a question, but a fixed fact."<sup>44</sup>

The stage was set for the arrival of the "Grand Old Lady of the Ozarks." The Crescent Hotel was the long term dream of the E.S.I.C. and Powell Clayton. Former Governor Clayton was deeply involved in the legal battle over the ownership of Eureka Springs. As a result Clayton acquired lots around the city, which were used in simple trade for the land he sought. By 1882 Clayton and the E.S.I.C. owned 27 acres across the highest point of the West Mountain which overlooked not only Eureka Springs, but miles of surrounding lush Ozark mountains and valleys. The E.S.I.C. was an organization of men with great wealth and even grander dreams and the Crescent Hotel would be their greatest collaboration and contribution.

Isaac Stockton Taylor, a well-known architect from St. Louis, was chosen to design the Crescent Hotel. After finishing his schooling at St. Louis University he joined the professional firm of George Ingrahm Barnett, the foremost architect in Missouri during the late 1800s. Taylor designed many buildings across Missouri and several notable buildings in Texas before his receiving the prestigious commission from the E.S.I.C. Later Mr. Taylor served as Director-General for buildings at the 1903 Louisiana Purchase Exposition in St. Louis.<sup>45</sup>

Clearing and construction for the five-story, fireproof stone hotel began in 1884. The magnesium-limestone blocks used throughout the building came from a quarry of the White River close to Eureka Springs at Beaver. Large cream-colored blocks of the dense stone were transported by train and specially built wagons to the top of the West Mountain where they were precisely cut and fitted into place. The walls of the Crescent are eighteen inches thick and constructed without mortar. To meet these demanding specifications, stone-cutting specialists were imported from Ireland. The leader of this group noted that he had never encountered a stone with the density and quality of the White River limestone.

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General Clayton supervised every aspect of the construction inside and out. The large fireplace in the hotel lobby was built using highly polished local marble and inscribed with a poem written by Powell Clayton.<sup>46</sup> The massive stone Crescent Hotel with its gothic features and beautifully landscaped grounds atop the West Mountain completed the image of a "castle in the wilderness."

The Crescent's grand opening, May 20, 1886, was a social event attended by 400 guests from several states.<sup>47</sup> The next day the *St. Louis Globe Democrat* featured an article on the gala affair listing some of the prestigious guests who danced the night away in the grand ballroom.<sup>48</sup> The Crescent Hotel was touted as America's most luxurious resort hotel, costing more than \$290,000.00.<sup>49</sup> But it was not the only luxurious hotel in town. By the end of the 1880s there were more than thirty-five hotels offering gracious accommodations including the Southern Hotel, the Hancock House, Chautauqua, Thach, Pence House, Western, American, and the St. Louis to name a few.<sup>50</sup> The grandest by far still was the Crescent Hotel which literally became the center of life and style in Eureka Springs and a landmark which all who visited the city looked up to.

Life in the mid 1880s was good in Eureka Springs and the style was sophisticated. Theatrical productions were staged at the Opera House or the Summer Auditorium and concert bands preformed daily at Basin Springs Park. Streets were gas-lit by 1885. Specially built wagons pulled by six white horses carried well-dressed parties on sightseeing excursions called "Tally-Ho Rides" into the countryside.<sup>51</sup> Businesses of every manner provided goods and services equaling that found in any major city.

The street railway system began operation in 1891 with horse-drawn cars. In 1899, just twenty-five years after the very first electrified street rail system began operation in New York City, electricity came to Eureka Springs and its street rail system, years before most cities of its size. In 1894 a municipal water and sewer system began servicing businesses and homes. The next year, a local tradesman brought the newly invented telephone to Eureka Springs. A Board of Improvements was appointed in 1892 and under its guidance, the principal streets were widened and graded, board sidewalks were converted to stone walks, stone walls, gazebos, and concrete benches were built, and city parks were landscaped.<sup>52</sup>

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The challenging terrain around Eureka Springs offers a wonderful canvas for framing and displaying the flowers, trees, and all manner of plants that grow so well in the moisture-rich soil. The Queen Anne house at 51 Steel Street built by Hugo Lund in 1900, is a fine example of Eureka Springs landscaping. The numerous terraces, rock walls, flowerbeds, and imported trees took Mr. Lund, a professional gardener, seventeen years to complete. The garden was enjoyed by many tourists who viewed it from Douglas Street on the other side of the narrow valley and a photo of the garden became a postcard printed in German. In addition to planting Paulownia trees (native to Russia) in the parks around town, Lund was also the gardener for the Hatchet House.<sup>53</sup> The Hatchet House was the home of another one of Eureka Springs nationally known figures, Carry Nation.

There are many who through the years have contributed to the lush landscaped look of the resort city. One person of great influence was Caroline Hawley-Lassagne, who in 1902 helped organize and served as president of the "Civic Improvement Association of Eureka Springs."<sup>54</sup> The following quote from the C. I. A. clearly defines their mission but also is a reflection on how the citizens of Eureka Springs felt about their city. "We stand a unit for better streets and sidewalks, more beautiful front yards, more attractive back yards, for porches without wood-piles, receptacles for tin cans and ashes, the planting of vines and flowers about our homes, more beautiful springs and reservations, a lively interest in everything that makes Eureka Springs appear to the world as the best place to live - a city of complete living."<sup>55</sup>

The second year of the organization, they hired Mr. James Gurney, who had served as superintendent of Shaw's Garden and Tower Grove Park, both in St. Louis, to give a lecture on "A more Beautiful Eureka Springs." James Gurney, originally from England where he was a landscaper to Queen Victoria, returned to Eureka Springs several times after his first lecture.<sup>56</sup>

In 1905 Gurney purchased several lots on the highest point on the East Mountain. He built a two-story cottage with a dynamic view of the surrounding countryside and beautifully landscaped his estate. The 1907 *Daily Times-Echo* said of the Gurney Cottage grounds, "they far surpass the most lavish expectations."<sup>57</sup>

Eureka Springs' lush gardens and parks, colorfully painted homes, and unique landscape became

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the background for many picturesque postcards sent around the world. The history of Eureka Springs was documented from its earliest day with a photograph dated July 1879 of wagons and tents around Basin Springs. Of Eureka Springs' many photographers, the most prolific was Lucien Gray. Gray was a professional photographer who spent twenty-two years, traveling across the United States, Canada, Mexico, South America, Hawaii, Cuba, Haiti, and all East and West Indies.<sup>58</sup> After seeing a large part of the world Lucien Gray opened a studio at 145 Spring Street, because "in his opinion there does not exist elsewhere sights and scenes so beautiful as are found right around Eureka Springs" (*The Daily Times-Echo*, April 24, 1905).<sup>59</sup>

By the beginning of the 1890s most of the commercial buildings that comprise the Eureka Springs business district were in place. Constructed with fine craftsmanship and quality local limestone, these buildings withstood the years of vacancies that would come with little loss of structural integrity. The rich and elite who visited Eureka Springs, not just for its healing promises but for the gracious accommodations, often found a tranquil place of natural beauty that called them back time and again. As it had happened with Judge Sanders who came to camp, then stayed-on and built the first house, the wealthy visited then returned with their architects and contractors. Elegant summer homes, went up all about town and the brightly painted and ornately decorated Victorian style was by far the popular choice.

The cultured wealthy of the 1890s had greater access and confidence in the latest medical care and were not as concerned with building close to one of the healing springs. Instead, these part time residents were drawn to build higher up the mountain. Large summer homes set on several lots began to spring up in neighborhoods around the Crescent Hotel. Through the last decade of the 19<sup>th</sup> century and the first decade of the 20<sup>th</sup> century Eureka Springs developed two groups of visitors, those who came "to take the water" and those who came to take in the sophisticated social life in the wilderness.

Eureka Springs at the beginning of the 20<sup>th</sup> century was experiencing a steady growth of civic improvements and lifestyle refinement. By 1904 the permanent population had fallen back to 5,000, but there were still fourteen physicians and six dentists.<sup>60</sup> The city had eighteen grocery stores, two milliners, two tailors, five photography studios, nine jewelry stores and two banks.<sup>61</sup> In 1905 the Basin Park Hotel opened with accommodations overlooking the famous Basin

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Spring. In 1906 Dr. R.F. Floyd, builder of the Floyd House (1892) at 246 Spring Street, brought the first automobile to the city streets filled with horseback tourists, fanciful carriages and handsome electric trolley cars.<sup>62</sup> The streets were updated with electric lights in 1910.

The Frisco Rail Lines advertised in a 1910 brochure its new "Star" route to Eureka Springs. The advertisement showed a five-point star with track leading from each of the points designated as Kansas City, St. Louis, Memphis, Texas, and Oklahoma to a center star boldly labeled Eureka Springs. It went on to state that "electric-lighted, all-steel trains, leave daily," connecting to the "inexpensive and enjoyable resort in the Ozarks."<sup>63</sup> The advertisement demonstrates the continuing popularity of Eureka Springs on a national scale. But also within the ad is a hint of the change coming to Eureka Springs, as there was no mention of cures, healing springs, or health spas.

The national obsession with holistic cures was fading, being replaced with greater acceptance of science and the medicines it produced. The Theodore Roosevelt administration (1901-1908) enacted a series of "Pure Food and Drug" legislation that fostered security in convenience of the medicines and treatments anyone could receive in their own neighborhood.<sup>64</sup> The number of visitors coming to "take the cure" was on a decline. Businesses lining lower Spring Street and Main Street began to fail. Some may have closed due to the outbreak of bank failures in 1907, but most from loss of clients and customers. Eureka Springs no longer needed five photo studios, or eighteen grocery stores, or thirty-five hotels.

In 1908 the luxurious Crescent Hotel closed its doors.<sup>65</sup> A short time later the grand stone structure opened as the Crescent College for Girls. Railroad traffic slowed, and in 1911 the rail repair shop was moved to Harrison, Arkansas. Even though the economy of the entire country was faulting under the pressure of the First World War, Eureka Springs was carried for a time by the momentum of so many years of boom. The Carroll County Western District Court House and City Hall was designed and built by W.O. Perkins in 1908. Perkins, who owned a lumber and mill shop that made most of the gingerbread found on the residences around town, came to Eureka Springs in 1891, following the railroad track from Seligman, Missouri.<sup>66</sup>

The Carnegie Public Library opened in 1912, designed by the same St. Louis architect, George

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Helmuth, who had earlier designed St. Elizabeth's Catholic Church (built in 1909). The city's new railroad passenger depot was completed in 1913. Each of these early 20<sup>th</sup> century buildings featured the same local limestone block construction that made up so much of the commercial district.

But Spring Street did see one last major project before the Depression of the 1920s and 1930s with construction of a Federal Post Office in 1918. The commercial buildings in downtown Eureka Springs marked time through the depressed years with a few losses and even fewer additions. The Municipal Auditorium was dedicated September 13, 1929, to the music of John Phillip Sousa and his 67-piece band.<sup>67</sup>

In 1920 the new U.S. Highway 62 bypassed the rows of vacant buildings, preferring to skirt along the mountain ridge above the old downtown. Sometimes called the Jefferson Highway, the road was built by convict labor. Even after concrete was laid down over six different Eureka Springs streets to form Hwy. 62B, there was very little increase in traffic through downtown and even fewer drivers who wanted to risk parking on the steep streets. As a result there was no reason to modernize or tear down old storefronts, as many towns did to attract the growing number of automobile tourists. Businesses moved to the highway, the old hotels closed down and motels popped up along with dinners and gas stations. The street rail system suspended operations by the 1920s and all hope of it returning faded in 1928 when the tracks were removed.

While the stone buildings were weathering an extended period of neglect through the sheer strength of their solid construction, the craftsmanship and the delicate details found in the wood frame homes in the district owe their preservation to a different set of circumstances. It is a story that was played out time and again in Eureka Springs. A look at the individual history of most of the significant residential structures reveals a common theme.

Although the number health seeking visitors steadily dwindled into the 1940s, the number of long term visitors, second-home or summer-home visitors seemed to remained constant even though the owners changed frequently. The "General Jackson House" or Avarana at 38 Prospect is a good example of this positive process. The two-story Colonial Revival summer vacation home built in 1899 was designed by Theodore C. Link, a German architect, for W. H. Reid who

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was a vice-president of Illinois Trust and Saving Bank of Chicago. Even though Reid and his family only visited Eureka Springs a few weeks out of every year, he grew close enough to the area to donate \$6,000.00 toward the establishment of the Red Brick School.<sup>68</sup>

The house name was changed to "Villa Franche" when it was purchased by E. J. and Emma Walton in 1921. The house was listed as "Shenstone" in 1939, belonging to Thelma Yount. The title to the property was transferred to Yount shortly before her friend, Norman Baker, was sentenced to four years in prison at Leavenworth.<sup>69</sup> Norman Baker, an eccentric radio host who began broadcasting nightly in 1931, from an illegal transmitter in Mexico, was convicted of fraud in connection with the years he owned the Crescent Hotel and operated it as Baker Cancer Clinic.<sup>70</sup>

The home was then bought from Yount by Claude Fuller who owned it until 1943. Four owners and forty-five years after it was built, the stately well maintained home was bought by a true resident of Eureka Springs. James Jackson was the son of a homeopathic physician, Dr. R. L. Jackson. James had graduated in 1924 from the "Red Brick School," the same school that was started by the man who built the home that he now owned. Jackson went on to the University of Arkansas and a commission in the Army Air Corps. He reached the rank of Brigadier General and moved about the world with his family but kept the home Eureka Springs by renting it out. He retired from the Army in 1951, and as with the owners before him he began restoring and updating the dream house while commuting back and forth to California. Eventually he moved back to 38 Prospect Street in early 1970's. Soon the old Avarana had another new name the "Veranada Inn." General Jackson and his wife rented rooms to the growing number of tourists that began to find their way to the picturesque town beginning in the 1950s. The Veranada Inn was the forerunner of the "Bed and Breakfast" phase that would eventually bring back the tourists needed to preserve Eureka Springs.<sup>71</sup>

In March 1998 the ownership of the Avarana once again moved out state. Jeff Kimbrell a St. Louis realtor renovated the 99-year-old house and operated it as a bed and breakfast. The house sold twice more to out of state interests, each of which invested more funds in the building's restoration and preservation. The story of Avarana is the story of one house but it demonstrates the different survival paths the residential and commercial structures took to reach the rich and

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diverse historic district that was listed on the National Register of Historic Places in 1970.

Through the economic depressions and two World Wars, Eureka Springs continued to peek the interest of investors and schemers, and to draw in artists and dreamers. But none of a long list of eclectic characters or grand ventures would be able to bring back to the businesses along Spring and Main Streets. In 1921 the "Sure Pop Oil Co." raised the hopes of average Eureka Springs citizen with promises of oil, then took their money when the derrick burned one day short of a year's operation without any insurance.<sup>72</sup> The Crescent College and Conservatory for Young Women closed in 1933. The building opened again in 1937 as the Baker Cancer Hospital and Health Resort. That enterprise was closed down by the Federal Government.

R.R. Thompson former president of Crescent College opened nearby Lake Lucerne which became a very popular summer playground. Thompson in 1930 acquired the two story cut-stone building at 75 Hillside known as the "Round House." for the operation of the Eureka Springs Water Co. which shipped out bottled Eureka Springs water under the label of "Ozarka." The company was eventually bought by Perrier.

With the end of World War II and travel restrictions lifted, the era of the family car trip began in the 1950s. Businesses and services moved to the highway, rustic tourist courts and air-conditioned motels were built alongside diners and gift shops. Sights that had been horseback adventure fifty years were now attractions to the motoring tourist. Blue Springs, eight miles west of Eureka Springs was attraction, Onyx Cave to the east was an attraction, the quaint old town itself became not much more than an attraction. The motoring public could turn-off Hwy 62 down 62B into the valley, follow the loop through the historic little Victorian city, and come back out on the highway just few miles from Pivot Rock, a scenic point featured in "Ripley's Believe It or Not."

Retiree and artists were attracted to the area for a lot of the same reasons. New homes were built in the modern ranch style, but most often with the unique Eureka Springs flare. Early in the 1960s Beaver Lake was completed, and shortly after that Pea Ridge Battle Field National Military Park was opened. Northwest Arkansas attractions continued to expand the number of tourists passing through the Eureka Springs area. In the 1970s the public was looking for a

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different lodging experience. The bed and breakfast concept was a perfect fit for the public and for Eureka Springs. The city prospered at a rate reminiscent of the early boom days.

By the end of the 20<sup>th</sup> century the rows of grand stone storefronts were again renewed and filled with nationally recognized restaurants and stores selling handcrafted jewelry, works of local artist, fine clothing, and unique gifts. Once again carriages and trolleys climb the winding streets. The local population has settled in under 3,000 but can swell, as in the early days, to five times or more over a weekend. The little city that water built expects in excess of 1.5 million visitors in the year of 2005.

Whether it is the rugged beauty of the lush mountainsides, the flow of healing springs, or the tranquility of isolation, Eureka Springs endows each of its visitors with a sense of awe and inspiration. That intangible inspiration along with the challenging and distinctive environment combined to create a city, unusual not only in its concentration and diversity of historically and architecturally significant structures but exceptional in its preservationist mind-set.

### Statement of Significance

The National Register of Historic Places registration form for the Eureka Springs Historic District, originally listed on 12-18-70, is being revised to national significance under Criteria A and C. Query of SHPO offices in the upland south indicate that the Eureka Springs Historic District is clearly the most significant representation of a Victorian era resort in this part of the country. In addition to its strong sense of time and place conveyed through the wide array of architectural styles, the Eureka Springs Historic District has a rich history in the process through which the town that was begun with little planning grew to an exemplary example of community development and planning.

<sup>1</sup> Westphal, June. Pamphlet, "Eureka Springs: Founded Upon the Waters That Healed", National Water Center.

<sup>2</sup> Hanley, Ray and Diane, The Postcard History Series: Carroll and Boone County (Charleston,

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S.C.: Arcadia Publishing, 1999), p. 7.

<sup>3</sup> Pinkley-Call, Cora, Stair-Step-Town (North Little Rock, AR: Jenkins Enterprises, 1952), p. 9.

<sup>4</sup> Schaefer, Susan, The Bear Hunter, The Bareback Rider & The Governor- Stories of Early Eureka Springs (Springfield, MO: Color Graphics, 2004), p.1.

<sup>5</sup> Woolery, Dr. D. R., The Grand Old Lady of the Ozarks (Hominy, OK: Eagles' Nest Press, 2000), p.4.

<sup>6</sup> Pinkley-Call, Cora, Stair-Step-Town (North Little Rock, AR: Jenkins Enterprises, 1952), p.15.

<sup>7</sup> Eureka Springs, Arkansas, "Victorian History in Eureka Springs, Arkansas, [www.eureka-usa.com](http://www.eureka-usa.com), p. 1.

<sup>8</sup> Pinkley-Call, Cora, Stair-Step-Town (North Little Rock, AR: Jenkins Enterprises, 1952), p.15.

<sup>9</sup> Woolery, Dr. D. R., The Grand Old Lady of the Ozarks. (Hominy, OK; Eagles' Nest Press, 2000), p.5.

<sup>10</sup> Pinkley-Call, Cora, Stair-Step-Town (North Little Rock, AR: Jenkins Enterprises, 1952), p.17.

<sup>11</sup> *Ibid.* p.7.

<sup>12</sup> Eureka Springs Carnegie Library Association, Eureka Springs: A Pictorial History (Eureka Springs, AR: E.S. Carnegie Library Association, 1975), unpagged, "Early Settlements".

<sup>13</sup> Information found on "Eureka Springs Voice" at: [www.eureka-net.com](http://www.eureka-net.com), p.2.

<sup>14</sup> *Ibid.*

<sup>15</sup> Porter, Jack E., "Eureka Springs Historic District", Eureka Springs, Carroll County, AR, National Register of Historic Places Registration Form from the files of the Arkansas Historic Preservation Program, 1970, Section 8, p.3.

<sup>16</sup> Eureka Springs Carnegie Library Association, Eureka Springs: A Pictorial History (Eureka Springs, AR: E.S. Carnegie Library Association, 1975), unpagged, "Early Settlement".

<sup>17</sup> Information found on "Eureka Springs Voice" at: [www.eureka-net.com](http://www.eureka-net.com), p.1.

<sup>18</sup> Eureka Springs Carnegie Library Association, Eureka Springs: A Pictorial History. (Eureka Springs, AR: E.S. Carnegie Library Association, 1975), unpagged, "Victorian Health Spa".

<sup>19</sup> 1893 Plat Map of Eureka Springs, Arkansas, Carroll County Assessor's Office, Berryville, AR.

<sup>20</sup> Woolery, Dr. D. R., The Grand Old Lady of the Ozarks. (Hominy, OK; Eagles' Nest Press, 2000), p.6.

<sup>21</sup> Information found on "Eureka Springs Voice" at: [www.eureka-net.com](http://www.eureka-net.com), p.1.

<sup>22</sup> *Ibid.* p.2.

<sup>23</sup> *Ibid.* p.2.

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<sup>24</sup> Woolery, Dr. D. R., The Grand Old Lady of the Ozarks (Hominy, OK; Eagles' Nest Press, 2000), p.11.

<sup>25</sup> Eureka Springs Voice, p. 2.

<sup>26</sup> Woolery, Dr. D. R., The Grand Old Lady of the Ozarks (Hominy, OK; Eagles' Nest Press, 2000), p.6.

<sup>27</sup> Goodspeed Publishing Co., Biographical and Historical Memoirs of Northwest Arkansas (Chicago: Goodspeed Publishing Co., 1889), p.382.

<sup>28</sup> *Ibid.*, p.382.

<sup>29</sup> Eureka Springs Carnegie Library Association, Eureka Springs: A Pictorial History (Eureka Springs, AR: Eureka Springs Carnegie Library Association, 1975), unpagged "Early Settlement".

<sup>30</sup> Woolery, Dr. D. R., The Grand Old Lady of the Ozarks (Hominy, OK: Eagles' Nest Press, 2000), p.7

<sup>31</sup> Goodspeed Publishing Co., Biographical and Historical Memoirs of Northwest Arkansas (Chicago: Goodspeed Publishing Co., 1889), p.373.

<sup>32</sup> *Ibid.*, p.373.

<sup>33</sup> Woolery, Dr. D. R., The Grand Old Lady of the Ozarks (Hominy, OK: Eagles' Nest Press, 2000), p.7.

<sup>34</sup> Eureka Springs Preservation Society, Phamplet "Six Scenic Walking Tours in Historic Eureka Springs (Eureka Springs, AR: E.S. Preservation Society, 1989), p.32.

<sup>35</sup> Woolery, Dr. D. R., The Grand Old Lady of the Ozarks (Hominy, OK: Eagles' Nest Press, 2000), p.13.

<sup>36</sup> *Ibid.*, p.21.

<sup>37</sup> Goodspeed Publishing Co., Biographical and Historical Memoirs of Northwest Arkansas (Chicago: Goodspeed Publishing Co., 1889), p.374.

<sup>38</sup> Schaefer, Susan, The Bear Hunter, The Bareback Rider & The Governor-Stories of Early Eureka Springs (Springfield, MO: Color Graphics, 2004), p.3.

<sup>39</sup> Woolery, Dr. D. R., The Grand Old Lady of the Ozarks (Hominy, OK: Eagles' Nest Press, 2000), p.17.

<sup>40</sup> *Ibid.*, p.17

<sup>41</sup> Tolle, Edwin R, The Eureka Springs Railway: A Short-Line Railroad to a Little Town (Eureka Springs, AR: Edwin R. Tolle, 1992), p.18.

<sup>42</sup> Woolery, Dr. D. R., The Grand Old Lady of the Ozarks (Hominy, OK: Eagles' Nest Press,

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<sup>44</sup> *Ibid.*, p.18.

<sup>45</sup> Woolery, Dr. D. R., The Grand Old Lady of the Ozarks (Hominy, OK: Eagles' Nest Press, 2000), pp.23-24.

<sup>46</sup> *Ibid.*, pp.28-29.

<sup>47</sup> *Ibid.*, p.35.

<sup>48</sup> *Ibid.*, p.36.

<sup>49</sup> *Ibid.*, p.37.

<sup>50</sup> Eureka Springs Carnegie Library Association, Eureka Springs: A Pictorial History (Eureka Springs, AR (Eureka Springs Carnegie Library Association, 1975), unpagged "Victorian Health Spa".

<sup>51</sup> *Ibid.*, "Victorian Health Spa".

<sup>52</sup> *Ibid.*, "Victorian Health Spa".

<sup>53</sup> Schaefer, Susan, Postcards of the Past From Eureka Springs (Eureka Springs, AR: Ozark Mountain Press, 1994), unpagged "Hugo Lund's House".

<sup>54</sup> Schaefer, Susan, The Bear Hunter, The Bareback Rider & The Governor-Stories of Early Eureka Springs (Springfield, MO: Color Graphics, 2004), p.39.

<sup>55</sup> *Ibid.*, p.40.

<sup>56</sup> *Ibid.*

<sup>57</sup> *Ibid.*, p.41.

<sup>58</sup> *Ibid.*, p.44.

<sup>59</sup> *Ibid.*

<sup>60</sup> Eureka Springs Carnegie Library Association, Eureka Springs: A Pictorial History (Eureka Springs, AR: Eureka Springs Carnegie Library Association, 1975), unpagged "Into the Twentieth Century".

<sup>61</sup> *Ibid.*

<sup>62</sup> Schaefer, Susan, The Bear Hunter, The Bareback Rider & The Governor-Stories of Early Eureka Springs (Springfield, MO: Color Graphics, 2004), p.52.

<sup>63</sup> Eureka Springs Carnegie Library Association, Eureka Springs: A Pictorial History (Eureka Springs, AR: Eureka Springs Carnegie Library Association, 1975), unpagged Plate #68.

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<sup>64</sup> Porter, Jack E., "Eureka Springs Historic District", Eureka Springs, Carroll County, AR, National Register of Historic Places Registration Form from the files of the Arkansas Historic Preservation Program, 1970, Section 8, p.3.

<sup>65</sup> Woolery, Dr. D. R., The Grand Old Lady of the Ozarks (Hominy, OK: Eagles' Nest Press, 2000), p.54.

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<sup>67</sup> Schaefer, Susan, Postcards of the Past From Eureka Springs (Eureka Springs, AR: Ozark Mountain Press, 1994), unpagged "Municipal Auditorium and Gymnasium".

<sup>68</sup> Schaefer, Susan, The Bear Hunter, The Bareback Rider & The Governor-Stories of Early Eureka Springs (Springfield, MO: Color Graphics, 2004), p.22.

<sup>69</sup> *Ibid.*

<sup>70</sup> *Ibid.*

<sup>71</sup> *Ibid.*

<sup>72</sup> Hatfield, Kevin and Edwin R.Tolle, Sure Pop Oil Company, Eureka Springs, Arkansas (Eureka Springs, AR: Clear Spring School, 2003), unpagged.

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Name of Property

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### UTM References:

	Zone	Easting	Northing
1.	15	434887	4029233
2.	15	434231	4030138
3.	15	434175	4030138
4.	15	432937	4030021
5.	15	432871	4027712
6.	15	434877	4027647

### Verbal Boundary Description:

Southeast 1/3 of Section 9; South 1/2 of Section 10; All Section 15; East 1/3 of Section 16

Described as: Starting at UTM point #1 proceed west to the southern line of the Railroad Depot property, turn to run north along the east property line of the Depot, along the northern boundary of Depot, then running south to the point where the boundary intersects the beginning UTM point running due west. The boundary runs west to UTM point #2 where it turns to run due south to UTM point #3 where the boundary turn and runs east to UTM point # . From this point, the boundary runs due north to the point of beginning.

### Boundary Justification:

The boundary of the Eureka Springs Historic District are those listed on the National Register of Historic Places 12-18-70, with the addition of the Eureka Springs Railroad Depot, listed on the National Register .