

NR listed 9/05/90

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Mayberry Springs
other names/site number _____

2. Location

street & number U.S. Highway 270 not for publication N/A
city, town Crystal Springs vicinity N/A
state Arkansas code AR county Garland code AR 051 zip code 71968

3. Classification

Ownership of Property

- private
- public-local
- public-State
- public-Federal

Category of Property

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

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

Name of related multiple property listing:

N/A

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

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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 forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Calvin H. Buford
Signature of certifying official
Arkansas Historic Preservation Program

8-1-90
Date

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official

Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

- entered in the National Register.
 See continuation sheet.
- determined eligible for the National Register. See continuation sheet
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain): _____

Signature of the Keeper

Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

DOMESTIC/Single dwelling

DOMESTIC/Hotel

Current Functions (enter categories from instructions)

VACANT/NOT IN USE

7. Description

Architectural Classification

(enter categories from instructions)

Other: Plain Traditional

Greek Revival

Materials (enter categories from instructions)

foundation WOOD/Log

walls WOOD/Weatherboard

WOOD/Board and batten

roof Asphalt

other WOOD/Jig sawn detail

Describe present and historic physical appearance.

8. Statement of Significance

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

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

Architecture
Archeology/Historic-Non-Aboriginal

Period of Significance

c. 1895
c. 1850-1940

Significant Dates

N/A
N/A

Cultural Affiliation

European

Significant Person

N/A

Architect/Builder

Mayberry, David

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

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Summary

Criteria C and D, local significance

Mayberry Springs survives as an extremely unusual vernacular house design, especially by virtue of its plan. Its "L"-shaped porch, including the tall, recessed porch on the eastern elevation, along with its original bathing room renders it one of the most unusual vernacular structures in the entire county. The surviving archeological record, including hearths, early "rental cabin" foundations, wellhouses, various other foundations and various roads indicates the potential of the site to reveal further information about the operation of the building as one of the earliest resorts offering medicinal baths in Garland County; about its function as an early stagecoach inn and how it served the wayfarers that rested here from their travels along the Hot Springs-Fort Smith highway; and about the two families that inhabited this remarkable natural site and how they interacted with these outside influences.

Elaboration

The section of western Garland County around the community of Crystal Springs has long been known as an area abundant in natural, mineral-rich springs. Pope recounts hearing of a gold mining expedition that explored the land to the southwest of the Caddo River (approximately fifteen miles southwest of Crystal Springs) in Montgomery County as early as 1810 on the basis of the reports of local Indians (however, they were driven off by other Indians living in the vicinity of the alleged gold deposits before they could ascertain the validity of this claim). The terrain around Crystal Springs is laced with springs of unknown underground origin, and this is especially true of the property in question, a fact which no doubt attracted David Mayberry to this site when he emigrated from Tennessee c. 1832. Mayberry (born c. 1800) was one of the earliest settlers in this area, though he was but one of a number of settlers that came west from the eastern states of the South to Arkansas during this period. He brought his family and slaves with him and chose a tract of land on both sides of the Hot Springs-Fort Smith highway. He built his first residence, a log structure, on the side of the highway opposite the present house, atop the hill. Thereafter he constructed the present building as both a personal residence for himself and his family, and as a commercial venture. Mayberry knew that local Indians had visited the springs for many years previous because of their purported medicinal powers, and as he had obtained ownership of the land he recognized the opportunity to profit from them. The lower room of the two-story section at the northeast corner of the house was originally divided into two rooms -- for men and women -- and each was outfitted with a wooden bath tub that would be filled with water from the springs. Both resting travelers and visitors who made Mayberry Springs a destination would partake of the baths for a price, making Mayberry Springs the earliest known commercial bathhouse in Garland County.

Mayberry's choice of site was especially fortuitous, as it occupied the approximate midpoint

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between Hot Springs and Mt. Ida, the county seat of Montgomery County (the county in which this property lay between 1850 and 1917, when the eastern section of Montgomery County was annexed by Garland County). It was therefore approximately a day's travel by horse or carriage from either, and many frequent travelers routinely spent the night at Mayberry Springs. However, relative to most purely residential buildings of the period, Mayberry Springs was a large and imposing structure, and as such was characteristic of early stagecoach inns in Arkansas; thus even a traveler unfamiliar with the road and the available accommodations could look at the structure itself and know that a room and a meal could be obtained here.

Mayberry and his family continued to operate the inn throughout the years before the Civil War, and Mayberry reportedly amassed a considerable fortune through the inn. Legends abound regarding the gold that David Mayberry supposedly buried on the property and treasure-hunters attempt to discover its location to this day. Some believe that Mayberry and/or his family retrieved all the buried gold prior to their selling the property to the Rector family, but another theory maintains that Mayberry may well have forgotten some of his hiding places. Mayberry served in the Confederate army during the Civil War, and though he miraculously survived being wounded sixteen times, the surgeons were not able to remove all of the minie balls from his body. Oral tradition maintains that toward the end of his life (he lived a full seventeen years after the end of the Civil War), lead poisoning took an increasing toll on Mayberry's sanity, as he would spend his evenings counting his gold, burying it, digging it up the next night, recounting it, and reburying it in a different location, supposedly to thwart thieves. Many believe that he buried and reburied his gold so often that in his condition he could not have remembered all of his hiding places, and that therefore there is almost certainly gold on the site.

It is maintained by some that he constructed Mayberry Springs -- as it appears today -- as early as 1851, though certain features of its construction and known alterations to the building render this conclusion problematic. Elias William Rector (the son of Henry Massey Rector, the governor of Arkansas at the outbreak of the Civil War), the Hot Springs attorney who bought the house from the Mayberry family in 1892 and transformed the former inn into a summer home, recounted much of the early history of David Mayberry and his development of the site to his daughter Sally Rector Hain. Her recollections include mention of her father's initial visits to the inn going to and from court cases at Mt. Ida and his preoccupation with the idyllic qualities of the spot. He stayed there several times, with and without his wife, before he purchased the property outright from David Mayberry's widow in 1890. Sally Rector Hain recalled that the house as it appears today is largely as it appeared when her father visited it prior to 1890, including the box construction of the western section (which included the "lobby" or social room and three of the original guest rooms). Also, apparently it had been her father's understanding that David Mayberry was an engineer and well-trained in various construction techniques, which would explain the appearance of box construction at so early

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a date relative to the appearance of this building technique around the rest of the state. The six-over-six wood sash windows, the muntins of which are quite thin and more common to earlier, antebellum construction, are built into the vertical plank walls and appear to be original. Finally, the raised basement formed by the decrease in grade provides an extraordinary opportunity to view the construction beneath. The principal sills and beams of the house are supported on piers formed by enormous logs, stripped of their bark, that are turned on end and set upon flat fieldstones. The beam that supports the eastern part of the house and the beams that support the northern porch are hand-hewn (there are probably other hand-hewn beams also, but the current state of structural instability overall prevented a more thorough inspection). The floor of the lobby is supported on a puncheon floor (consisting of relatively small logs split in half and notched at ends to fit over the beams that carry them). All of this evidence points to an earlier construction date for the building.

However, by 1895 Elias Rector had removed the partitions from a center room that had divided it into four separate travelers' rooms with a cross-shaped hallway (to make it into a nursery for his young family) and he changed the three guest rooms at the back of the house into two, at the same time reducing the number of rear entries appropriately. Upon finishing the rear alterations, however, he must have completely resheathed the wall in board-and-batten to respond to the reduction in the number of entries. This fact, coupled with the fact that all the board-and-batten work extant throughout the structure is identical in dimension and appearance to this known c. 1895 construction, points to this date as the period of which the building is most representative. Furthermore, the stone fireplace in the "lobby," with its slightly arched firebox lintel, recalls the Romanesque Revival of the late nineteenth century rather than late Colonial or Greek Revival stone masonry construction techniques.

Ultimately, the only certain conclusion is that the house clearly dates from c. 1895 but that it may be older, depending on how much of the building's fabric can be dated to the earlier period. The house's plan and design is extraordinary nevertheless, regardless of its date. The "L"-shaped porch that wraps behind the two-story section at the northeast corner and turns into a tall, recessed porch supported on two box columns is unlike any other known house plan in the state, as is the two-story section itself, forming as it does a bathing room and guest quarters that is effectively detached from the other living spaces yet sheltered under the same roof.

The property is significant also by virtue of its surviving archeological record. Extant and visible site features include hearths, early "rental cabin" foundations, several wellhouses (historic and non-historic), a man-made lake, pedestrian and vehicular bridge foundations and various roads in front of and through the property. This surface record attests to the potential of the site to reveal further information about the operation of the building as one of the earliest resorts offering medicinal baths in Garland County; about its function as an early stagecoach inn and how it served the wayfarers that rested here from their travels along the

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Hot Springs-Fort Smith highway; and about the two families that inhabited this remarkable natural site, the Mayberrys and the Rectors, and how they interacted with these various outside influences in their daily life.

The property is currently owned by the Rector estate and being leased by Mike Tripp, who hopes to preserve and restore the building through developing the site into a limited music and festival site.

9. Major Bibliographical References

See continuation sheet

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository: _____

10. Geographical Data

Increase of property Approximately four

UTM References

A 1 5 4 7 2 3 1 0 3 8 1 9 3 3 0
Zone Easting Northing

B _____
Zone Easting Northing

C _____

D _____

See continuation sheet

Verbal Boundary Description

See continuation sheet

Boundary Justification

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

See continuation sheet

11. Form Prepared By

name/title Kenneth Story, Architectural Historian
organization Arkansas Historic Preservation Program date July 31, 1990
street & number 225 E. Markham St., Suite 200 telephone (501) 371-2763
city or town Little Rock state Arkansas zip code 72201

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Summary

Mayberry Springs is a single story, gable roof, wood frame residence and inn building designed in a vernacular, plain traditional style with Greek Revival influences. It is fundamentally rectangular in plan and is dominated by a shed roof front porch that runs almost the full length of the facade and that features two enclosed rooms at one end. It stands on a hillside (the grade decreases from south to north) that is laced with up to 150 natural, mineral-laden springs.

Elaboration

Mayberry Springs is a single story, wood frame residence and inn building designed in a vernacular, plain traditional style with Greek Revival influences. It is fundamentally rectangular in plan, though a small, shed roof kitchen projects from the rear elevation and the front is dominated by a shed roof front porch that runs almost the full length of the facade and that features two enclosed rooms at one end. A single large, exterior end stone chimney rises through the gable peak on the western elevation. The main section of the house is supported on large, round log sections set upon flat fieldstones. The rear kitchen and some of the exterior sills are supported on concrete block piers. The walls are weatherboarded and the gable roof is covered with asphalt shingles.

The northern or front elevation is dominated by the shed roof porch and its raised basement supported on wood box columns. The lower level is enclosed by lattice and the upper level is ornamented with a jig-sawn balustrade. The main level is accessed via a wood stairway that is also ornamented with a jig-sawn baluster. The enclosed rooms to the east are lighted with a single six-over-six wood sash window on the second level and accessed via a single-leaf door at grade below. The wall behind the porch is accessed via two single-leaf doors and lighted with three six-over-six wood sash windows.

The eastern elevation is organized around the large, open recessed porch and lighted throughout with six-over-six wood sash windows. The decrease in grade allows for the two stories to the north; each story is lighted with a window placed centrally in the bay. A smaller window lights the low attic above the recessed porch and four more windows light the wall to the south, the southernmost of which is smaller and lights the kitchen area. The recessed porch is supported on two wood box columns that are connected by a jig-sawn balustrade and accessed by a wood staircase. The side walls behind are board-and-batten, and another staircase rises at the back of the landing to the main floor of the house. The western elevation is entirely sheathed in board-and-batten and consists of a low wood staircase accessing the end of the porch to the north, and three six-over-six wood sash windows placed around the large stone chimney. A rectangular louvered vent is placed to the south of the chimney in the attic.

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The southern elevation is also sheathed in board-and-batten. The shed roof kitchen projects to the east and is lighted with a pair of six-over-six wood sash windows. The wall to the west is accessed via two single-leaf doors that are divided by three six-over-six wood sash windows. The western wall of the kitchen shed is also accessed via two single-leaf doors separated by a single six-over-six wood sash window.

The significant exterior details are few. The massive stone chimney and the jig-sawn balustrades are the only ornament of note.

The interior and its plan are unique. The main front porch wraps around a main living section of box construction, continues behind the two-story, enclosed room section and opens into the recessed porch on the eastern elevation. The firebox opens into a large living room at the western end of the main house; behind it to the south runs another long room. The rooms to the east are open and formerly served as bedrooms. The projecting shed roof section on the rear of the house served as the kitchen.

The building has suffered some alterations. They include the removal of several interior partitions, the removal of a later though historic room at the western end of the northern porch and the replacement of part of the roof deck near the rear of the house c. 1925. However, these alterations are largely internal and the exterior retains its c. 1895 appearance.

The nomination also includes several acres surrounding the house, on which are sited an historic barn and a later caretaker's cottage. The site itself includes several historic foundations, the site of the original road that parallels modern Route 270, a later brick kitchen hearth, the springs that originally drew David Mayberry and many of his original guests to the site, a man-made lake, other historic roads behind the house, and such other structures as wooden bridges and masonry wellhouses from various periods of construction.

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Bibliography

Hain, Sally Rector, "History of Mayberry Springs," *The Record*, Garland County Historical Society.

Goodspeeds *History of Central Arkansas*, (1889).

Goodspeeds *History of Western Arkansas*, (1889).

Pope, Judge William F., *Early Days in Arkansas*, (Little Rock, 1895).

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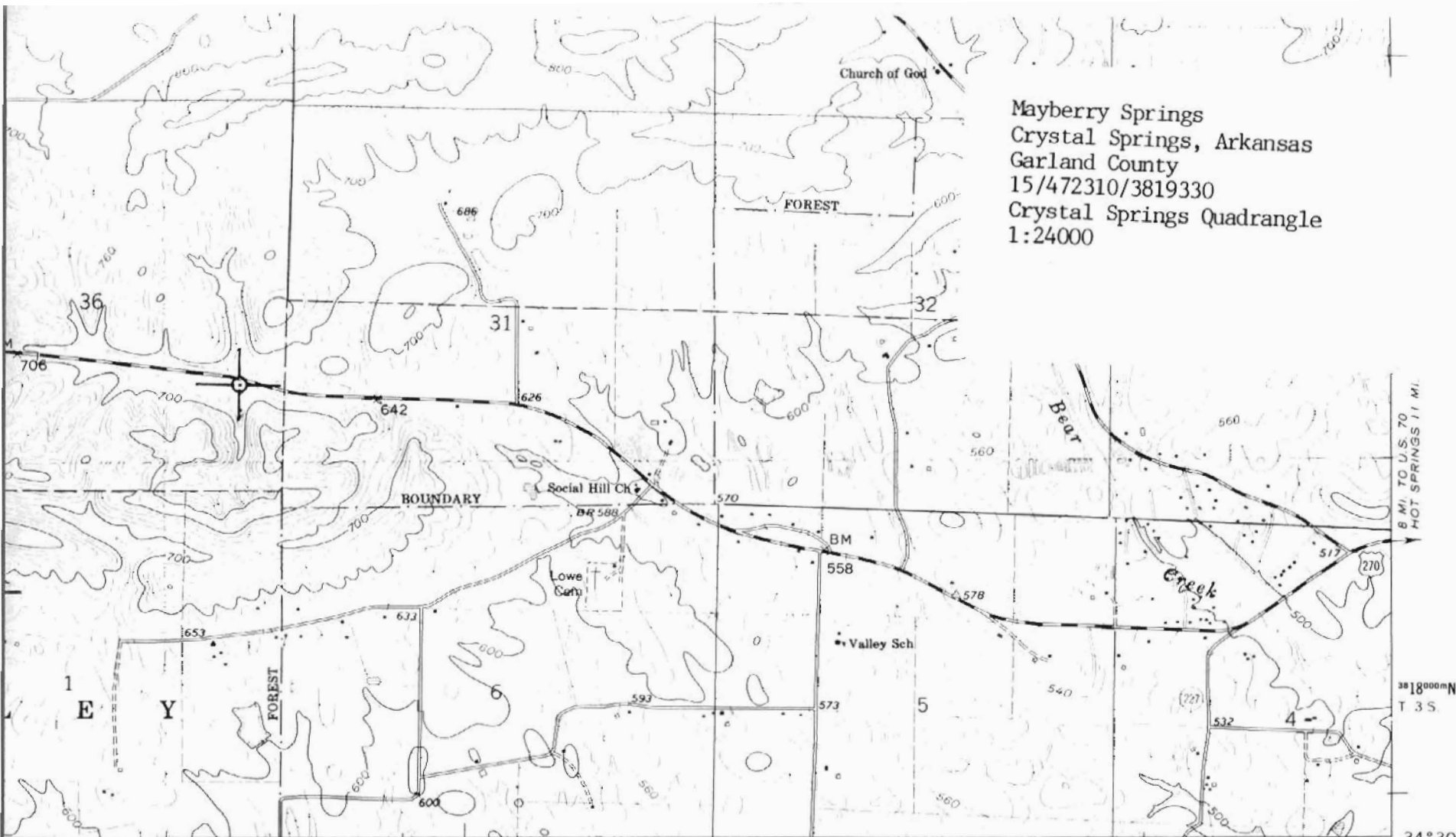
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Verbal Boundary Description

Beginning at the point formed by the intersection of the southern edge of U.S. Highway 270 with a perpendicular line running along the eastern elevation of the caretaker's cottage, proceed southerly along said line to its intersection with a perpendicular line skirting the southern edge of the associated man-made lake; thence proceed westerly along said line to its intersection with a perpendicular line skirting the western edge of the same lake; thence proceed northerly along said line to its intersection with the southern edge of U.S. Highway 270; thence proceed easterly along said edge to the point of beginning.

Mayberry Springs
 Crystal Springs, Arkansas
 Garland County
 15/472310/3819330
 Crystal Springs Quadrangle
 1:24000



Scale: 1:24000
 Grid: R. 22 W., R. 21 W., 17'30", 474, 476000E, 93° 15', 34° 30'

ROAD CLASSIFICATION

- | | |
|--|--|
| Primary highway, all weather, hard surface | Light-duty road, all weather, improved surface |
| Secondary highway, all weather, hard surface | Unimproved road, fair or dry weather |
| Interstate Route | U. S. Route |
| | State Route |

VERTICAL DATUM OF 1929



QUADRANGLE LOCATION

CRYSTAL SPRINGS, ARK.
 N3430—W9315/7.5

1962
 PHOTOREVISU 1975
 AMS 7353 III SE—SERIES V884

NATIONAL MAP ACCURACY STANDARDS
 COLORADO 80225, OR RESTON, VIRGINIA 22092
 DIVISION, LITTLE ROCK, ARKANSAS 72204
 AND SYMBOLS IS AVAILABLE ON REQUEST







