

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 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 Rector House

other names/site number Site # CE0136

2. Location

street & number 603 West Quitman Street

☐ not for publication

city or town Heber Springs

☐ vicinity

state Arkansas code AR county Cleburne code 023 zip code 72543

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.)

Cathy Marchis
Signature of certifying official/Title

8/26/08
Date

Arkansas Historic Preservation Program

State or Federal agency and bureau

In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. (☐ See Continuation sheet 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

10/17/2008

Rector House
Name of Property

Cleburne County, Arkansas
County and State

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.)

Contributing	Noncontributing	
1		buildings
		sites
	2	structures
		objects
1	2	Total

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

N/A

**Number of Contributing resources previously listed
in the National Register**

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC/Single Dwelling

Current Functions
(Enter categories from instructions)

DOMESTIC/Single Dwelling

7. Description

Architectural Classification
(Enter categories from instructions)
LATE VICTORIAN/Queen Anne

Materials
(Enter categories from instructions)

foundation BRICK
walls ASBESTOS
roof ASPHALT SHINGLE
other

Narrative Description
(Describe the historic and current condition of the property on one or more continuation sheets.)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 1

Summary

The Rector House was built 1915-1916 for Samuel Bingham Rector, Sr., and his family. Rector was a druggist and thirty-year president of the Arkansas National Bank based in Heber Springs. The home is approximately 2,800 square feet and is the Free Classic subtype of the Queen Anne Style.

Elaboration

Sitting on the corner of West Quitman and South Sixth Streets in Heber Springs, the Rector House was built over a period of a year in 1915-1916. The name of the builder and the architect of the home are unknown. Built in the Queen Anne style, the home typifies the Free Classic form of the Queen Anne style. The home faces north toward West Quitman Street and is four blocks south and west of the Cleburne County Courthouse. The home sits on a large corner lot with well tended ornamental gardens on the front and east side. The Rector House is a frame construction, one-and-a-half story home, originally sided with lap siding. The roof is a gable on hip, clad with asphalt shingles. The foundation and porch piers are common bond brick. The foundation is solid with diamond shaped vents, reminiscent of English garden bond.

Sam Rector, Jr., the home's second owner, installed asbestos siding on the home in 1955. Sam Rector, Jr., and his wife Pat lived in the home until 1960. The home continued in use as a single family dwelling until 1982 when it was converted for use as a restaurant. An addition was made on the rear of the home to accommodate a larger commercial kitchen. This addition is clad in the same asbestos siding as the rest of the home; a sizeable stockpile was found in the garage. The later addition uses a set of original windows from the rear of the home as windows in the east façade. The home retains its original windows on the north, east, and west facades. The home also retains much of the original woodwork on both the exterior and interior of the home.

The Rector House exemplifies the Free Classic form of the Queen Anne style of architecture in Heber Springs. It is not the only example of the Queen Anne form in Heber Springs, yet it exemplifies the vernacular nature of the Free Classic form. Virginia and Lee McAlester note that the Free Classic and the Spindlework forms are subtypes of the Queen Anne style indigenous to American architecture.¹ Their form is a combination Folk forms such as the Front-Gable-and-Wing, or the Hall-and-Parlor and a combination of other popular forms like the Gothic Revival, Georgian, Adam, and early Colonial Revival. As vernacular subtypes they were often not true to any one architectural form but could encompass elements from several forms.

¹ Virginia McAlester and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A Knopf, 1998), 267, 268.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 2

Historic photographs reveal that the Rector House was built with, and retains, many of the elements considered to typify the Free Classic, Queen Anne. The roof is hipped with lower cross gables. The roof pitch is also lower as was common for later examples in the Queen Anne. On the north and east elevations, dominant gables, constructed asymmetrically to the elevation, anchor the ends of the wrap-around porch. This porch and the off-centered gables accentuate the asymmetry of the home. Indicative of the Free Classic form, the porch features classical columns on brick pedestals.

Historic photographs show both the presence and lack of a balustrade on the porch. A December 1927 photograph shows a balustrade with closely spaced rails (see Figure 1). This railing is simple and lacks the delicate, turned spindles associated with Spindlework Queen Anne railings. A second photograph taken in the 1940s shows no railing at all on the porch (see Figure 2). The current railing has widely spaced, turned balusters that are of a style more commonly associated with the Spindlework, Queen Anne.

Heber Springs grew quickly as a health resort and vacation destination. Originally known as Sugar Loaf Springs, the town was widely promoted beginning in 1881 by the Sugar Loaf Springs Company. The town grew quickly in the last two decades of the nineteenth century and into the twentieth. As a result of this rapid growth, the architectural styles reflect both a period of quick growth and styles popular to the period. Traditional folk forms such as the Front-Gable-and-Wing, the I-House, Folk Victorian, and the American Four-square are common styles associated with late nineteenth century architecture in Heber Springs. Homes like the Clay-Morton House (405 Broadway, CE0010) and the Morton House (Broadway, CE0012) are exemplary of the traditional Front-Gable-and-Wing. The Crumpler House (Broadway, CE0011) is indicative of the American Four-square. The Little House (111 1st Street, CE0024) was a traditional dog trot remodeled in the 1880s to the Folk Victorian form. Each of these homes were built at the turn of the twentieth century, a period of rapid growth in the city. Each is reflective of vernacular forms of architecture suggesting a lack of permanent elite class in the city, or more modest second homes.

As the town flourished and the business class became more prosperous we begin to see more correct architectural forms. By the 1910s, Craftsman, Queen Anne, and Colonial Revival forms have largely replaced the earlier folk forms. The Clarence Frauenthal House (210 N. Broadway, NR listed 11/19/1993) is the 1914 Craftsman home of one of the founding families. The Cline House (308 N. Broadway, CE0013) is a 1918 example of the Craftsman form. Dr. Cyrus F. Crosby's 1912 Prairie style home (202 N. Broadway, NR listed 7/12/1976) is one of the few examples of that architecture in Heber Springs. The Speed House built in 1910 (100 West Quitman, CE0016) is an example of an asymmetrical Colonial Revival.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 3

As was mentioned, the Rector Home is not the only example of the Queen Anne form of architecture in Heber Springs. The Hugh L. King House (110 W. Spring Street, NR listed 12/13/1995) is an example of the Queen Anne style that more closely resembles the true architectural form of Richard Norman Shaw. Even then, the King house, as the home of builder Hugh L. King, is an adapted form of the Queen Anne. The modern King House is a Queen Anne style home built onto a circa 1882, Front-Gable-and-Wing home with Italianate elements.

In 1893, King built his Queen Anne home onto this circa 1882 home at the corner of Spring and 2nd Streets in Heber Springs. The home features many Queen Anne elements including an asymmetrical form accentuated by a three-quarter porch, tower, and off-center main entry. The home has shingled gables and gable detailing. The hipped roof is very steeply pitched with a lower cross gable, gabled dormers, and gabled roof on the porch.² Each of these elements are identifying features of the Queen Anne style.

Immediately to the west of the Rector Home at the corner of 7th and Quitman Streets is the 1915 home of Dr. Hornbarger (CE0015). The home, historically known as the Bittle House, is a more simple form of the Queen Anne style. Like the King Home, the Bittle House has a steeply pitched, hipped-roof with lower cross gables. Unlike the King Home, and more closely associated with the true Queen Anne, the ridge of the Bittle House roof runs perpendicular to the front of the home. The horizontal continuity of the home is broken by a gabled dormer affixed at the peak of the hip on the front of the home. This serves to accentuate the home vertically.

The front facing gable is offset to the west and features a two-story, bay projection. The bay is topped with an overhanging gable accentuated by decorative corner brackets. Though the wall surfaces are irregular and broken by avoiding plain flat walls, the Bittle House is clad in lap siding and lacks any of the decorative wall materials commonly associated with Queen Anne forms.

Free Classic forms of the Queen Anne trend toward a more simplified architectural style. Some might be inclined to say that the form is more reflective of vernacular American housing architecture. Like the true Queen Anne form of Richard Shaw, Free Classic homes share the same building shapes but they often lack the decorative detailing, or the detailing is more simplified. Unlike other Queen Anne forms, the Free Classic often lacks half-timbering, solid decorative brackets, patterned masonry, spindlework, delicate brackets and braces, roof cresting, and decorative windows.

² Patrick Zoellner, *Hugh L. King House*, National Register Nomination on file in the Arkansas Historic Preservation Program (August 6, 1995).

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 4

The style features classically influenced architectural elements borrowed from Adam, Georgian, and Colonial architecture forms. Porch supports are often classical columns of either Greek or Roman influence. These columns are only one story and may or may not be placed on brick pedestals. Additionally the porch columns of Free Classic homes are often grouped in sets of two or three. Porch railings are often simple and lack the decorative turned balusters of the Spindlework Queen Anne. Free Classic homes also commonly feature Palladian windows, cornice line dentil work and details, and classically influenced pilasters. Unlike other Queen Anne forms, the Free Classic style achieves horizontal irregularity by the use of porches, bays, overhangs, wall projections, and towers. Free Classic forms frequently lack decorative wall materials as architectural elements used to interrupt the horizontal continuity of the home.

Many of these Free Classic elements can be seen in the architecture of the Rector Home. In this way, the home stands out from both earlier architectural styles in Heber Springs and later architectural styles. The Free Classic form was little used in Heber Springs, which is not surprising given its short life prior to being supplanted by Colonial Revival. More commonly, homes of higher architectural style built in the early twentieth century in Heber Springs tended to be Craftsman, late examples of Queen Anne, or Colonial Revival.

North Elevation/Front

The Rector home is asymmetrical, indicative of the Queen Anne style. The north elevation of the Rector Home is comprised of two bays. On the west is a single bay fenestrated by one double-hung, one-over-one window. The north, front facing gable is centered above this window. Additionally, the half story in the gable is fenestrated by one small stationary window with louvered insets on the left and right. This front facing gable was constructed off-center from the elevation accentuating the asymmetry and interrupting the horizontal plane.

To the east is the second bay of the elevation. This bay features a large porch with shed roof supported by three columns on brick piers. Typifying the Free Classic form of the Queen Anne style are the large classical columns and the lack of spindle and gingerbread work. The bay is fenestrated by one large, double-hung, one-over-one window and the front door. There is also a secondary entrance door to the right (or west) of the front door. Both doors are wood with large, single glass panes. Three concrete steps lead from the sidewalk to the porch. A single, gabled dormer, slightly off-center, punctuates the hip roof. The dormer features one stationary, Palladian window with two sidelights.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 5

West Elevation/Side

Four bays make up the west elevation of the home. The north bay is fenestrated by one, double-hung, one-over-one window. The second bay projects from the first and third bays to its left and right. This is, again, the interruption of the horizontal plane on this home. This projecting bay is fenestrated by two double-hung, one-over-one windows. These two windows are adjacent and are centered in the bay. Above the second bay is the west gable, it too features a stationary single-pane window with louvered sidelights; matching the north elevation gable. On this elevation this gable serves to interrupt the vertical plane of the home.

The third bay of the west side is fenestrated by two windows. Both are double-hung, one-over-one windows. The north window is the smaller of the two windows. Both of these windows are narrower than the windows to the north, or left, reflecting a change in room use on the interior of the home.

The fourth bay, the southern most bay, of the west elevation is the rear 1982 addition. This bay is fenestrated by two aluminum, double-hung, two-over-two windows. This bay is clad in the same asbestos siding as the rest of the home. A sizeable number of extra crates of the siding were found in the garage during construction of the addition.

South Elevation/Rear

The prominent feature of the rear elevation is the 1982 addition to the home. It sits on a common bond brick foundation with foundation venting to match that of the original home. The roof of the addition is flat and thus it does not detract from the roofline and architectural detail of the original southern elevation. Two bays comprise the rear of the home.

The west bay is the original rear of the home. This bay is fenestrated by one double-hung, one-over-one window. To the east is the second bay. This bay is the addition to the home. It is fenestrated by a single metal, six panel, exterior grade door. There are no windows on the south elevation of the new addition. On the east edge of the original home is the south gable. Like the gable on the front, this gable is off-center from the home. It too has the single-pane, stationary window with louvered sidelights.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 6

East Elevation/Side

Facing South Sixth Street, this elevation has two bays. The southern bay is the later addition to the home. It is fenestrated by two double-hung, one-over-one windows. These windows are original and were originally on the rear of the home and were moved to the addition. The primary bay of the east elevation is the large side porch. The porch extends across the whole of the east elevation. It features four classical columns on brick piers. The balustrade features turned balusters. Fenestrations on this elevation include a door on the southern end of the bay, one large picture window forming part of a ribbon window for the dining room, and a single double-hung, one-over-one window on the north side of the elevation. The large ribbon window features three double-hung, one-over-one windows. A gable projection is centered above this window and features the same single window, louvered sidelight details as the north, west, and southern gables.

Interior

The interior of the home has been altered very little from its original appearance. All original hardwood floors are extant. The fourteen foot ceilings, crown molding, eight-inch baseboards, and all window trim are intact. All interior doors have operational transoms to facilitate airflow. There were two fireplaces and separate brick chimneys. These fireplaces have been sealed and are no longer in use. The upstairs was a large trunk room used for storage.

Integrity

The Rector House retains good integrity. Though it has a later addition, this addition is not visible from the front of the home and, as was mentioned previously, the addition does not detract from, but matches the architectural styling of the home and is clad in the exact same 1955 siding. The home retains all original windows, millwork, and doors. The porch features the columns on brick piers, turned balustrades, and asymmetrical features of the Free Classic form of the Queen Anne style. The Rector House is the only example of the Free Classic form in Heber Springs.

Perhaps the most significant issue related to the integrity of the structure is the application of asbestos cement siding, commonly called asbestos, in 1955. There are several factors which need to be considered in this discussion. The first is that exterior wall surfaces of Queen Anne homes were readily seen as outlets for decorative expression. Second is that avoiding flat wall surfaces was central to the Queen Anne form. Third is the popularity of asbestos cement siding during the middle twentieth century and fourth is what affect application of that siding had on the first two factors.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 7

The first example of American Queen Anne is believed to have been built in 1874. However, the form did not gain popularity until the 1880s and 1890s. Many early examples often followed Shaw's Half-Timbered designs which were based on medieval English architecture. Gradually a more elaborate and decorative form, Spindlework, gained acceptance in American architecture. The Spindlework form made the most use of exterior wall surfaces for decorative elements. Spindlework Queen Anne homes featured shingled gables, spindlework friezes, decorative gables, roof cresting, and delicate carpentry elements. Patterned wood shingles were the most common decorative exterior application in the Queen Anne. All of the decorative elements were all applied over the basic ground plan of the Queen Anne home. The effect was twofold; it was both to interrupt the horizontal plane of the home's exterior wall surface and to utilize the exterior walls as decorative elements.

Structurally, Queen Anne ground plans often sought to interrupt the horizontal plane by introducing irregularities. These irregularities—porches, bays, towers, wall projections, wall insets, and overhangs—served to interrupt both the horizontal wall plane and also to interrupt the vertical plane as well. Porches on Queen Anne homes were predominately wrap-around and commonly featured gabled pediments at the entry. These expansive porches served to accentuate the asymmetry of the home. Bays, wall insets, and wall projections reflected the new found structural freedom associated with balloon framing. These elements served to interrupt flat wall surfaces and introduce additional asymmetry to the structures.

Asbestos cement siding was applied to the Rector House in 1955 by the second owner of the home, Samuel B. Rector, Junior. Sam Rector, Jr., was raised in the home and gained ownership after the death of his mother Jeffie in 1951. In choosing cement asbestos siding Rector, Jr., was choosing one of the most popular siding materials ever made. As Amy Lamb Woods notes in her work on asbestos cement siding, "Asbestos' popularity...stemmed from its inexpensive processing and its special chemical and physical properties, which make it virtually indestructible."³ Asbestos cement siding is fire proof and like so many other modern sidings, it was sold as maintenance free. Like other sidings, the application of asbestos siding in 1955 made the 40 year old home look fresh and modern.

The fireproof, rot proof, and termite proof material was so popular that, "by 1950, approximately one billion square feet of asbestos-cement products had been produced for use in the building industry."⁴ Indeed because it was inexpensive, easy to install, easy to maintain, and very durable it took on, as one author describes, a "dogged presence" in Arkansas.⁵

³ Amy Lamb Woods, "Keeping a Lid on It: Asbestos-Cement Building Materials," A paper presented at the Preserving Recent Past Conference 2, Philadelphia, 2000. Available online at <http://www.nps.gov/history/nps/tps/recentpast/index.htm>. Accessed 30 June 2008.

⁴ Wood, n.p.

⁵ Holly Hope, *The Thrill of the new Home Without the Cost: The Evolution of Residential Siding Materials in Arkansas*. (Little Rock: Arkansas Historic Preservation Program, 2003): 28-9.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 8

The use of asbestos siding in Arkansas, reflecting a national trend, reached its zenith of popularity in the early post World War II years. Nevertheless the product was still listed for sale by local and statewide contracting companies into the early 1980s. Asbestos cement was initially sold and used primarily as a roofing material. The fireproof nature of the material was its greatest selling point. However, when Johns-Manville introduced a shingle with wood shake appearance in 1937 they touted its advantages over older hexagonal shingles used as a wall covering. It seems that as early as 1914 contractors and property owners were using asbestos roofing shingles for siding their properties.⁶

By the late 1930s several companies were offering asbestos shingles for use as residential and commercial siding. One of the more popular of these early styles was the #4 made by Keasby & Mattison. As an inexpensive siding product it was widely used on low income housing and in factory settings where economy and safety were of equal importance. By 1938, both Sears, Roebuck and Keasby & Mattison offered a wavelike, wood grained pattern shingle. This wavelike pattern is often referred to as wavy butt. These wavy butt patterns were intended to reflect the irregularities of hand sawn and edged wood sidings. Additionally the wood grain patterns gave some appearance of "natural" siding and offered some interplay of light across the home's surface.⁷

Rector chose grey shingles for application on his home. White and grey were the most common colors for asbestos shingles though a variety of colors were made available by the 1950s. Two historic photographs of the Rector House, one taken in December 1927 and a second taken in the 1940s, show that the home had lap siding (Figures 1 and 2). This siding extended from the foundation into the gable. It is also present on the front dormer. As a home styled in the Free Classic form of the Queen Anne it lacked the decorative shingle work common to more elaborate forms of the Queen Anne. The appearance is strongly horizontal with wall projections, porches, pilasters, and openings providing the interruptions of the horizontal plane so important to the Queen Anne style.

From the historic photographs it can be seen that the original siding is manufactured. The mill sawn boards were of uniform width and length. It appears that they also had a beaded edge. They were installed so that the exposure was minimal, certainly no more than four inches. In full sun, as evidenced in the 1940 photograph, the reveal was that of a smooth appearance. In indirect sun, as seen in the 1927 photograph, the reveal is strongly horizontal.

⁶ Ibid., 24. Asbestos is a naturally occurring rock with a fine fibrous structure when fractured. Combined with Portland cement, the material made a durable, flexible, lightweight, fireproof covering and insulation. For more on the early history of the use of asbestos see Woods and Hope.

⁷ Ibid., 25,

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 9

Application of asbestos siding, it must be admitted, changed the reveal of the home. To some degree it smoothed the appearance of the home. The uniform nine and one-half inch by twenty-four inch shingles inevitably give a different appearance from the approximately three inch, beaded clapboard siding. Whereas the reveal prior to application of the asbestos shingles had been horizontal, the new smoother appearance accentuates the height of the house and the form becomes more vertical (see Figure 3). In this way the application of the asbestos siding, it could be argued, becomes indicative of the Queen Anne form by interrupting the horizontal plane of the home. The siding chosen by Rector, Jr., has both a wood grain pattern and is of the wavy butt style. The wood grain is not visible at all from some distance and does not, admittedly, look natural. The wavy butt does, however, throw a horizontal shadow across the walls of the home, even in direct sun.

Given the fact that the uniformity and size of the asbestos shingles smoothed and flattened the walls of the home, it would be easy to quickly dismiss the eligibility of the home. Yet, the integrity of the form is not as readily or heavily compromised. Certainly, as can be seen in Figure 4, the walls of the home appear smooth, an appearance not typically associated with either the Queen Anne or the Free Classic form of the Queen Anne. Yet, as can be seen in the photograph from the 1940s, the simple, horizontal clapboard appears smooth and flat as well. Since the Free Classic form of the Queen Anne rarely included shingled walls, shingled gables, decorative gables and dormers, or other decorative wall elements the appearance of the asbestos siding is minor in relevance to more visible Free Classic elements.

The Rector House retains all of its Free Classic architectural elements aside from the siding. The shape of the home is typically Queen Anne. The vernacular nature of the Free Classic form is evidenced by the hipped roof with lower cross gables and prominent front facing gable; reminiscent of the traditional Front-Gable-and-Wing form. Rather than having elaborate spindlework detailing, the Rector House features a wrap-around porch with columns of Roman Tuscan style on brick pedestals. As is common to the Queen Anne and the Free Classic subtypes, the wrap-around porch highlights the asymmetry of the home. Though the original simplified railing is no longer extant the new railing and turned balusters accentuate the Queen Anne form. Other architectural details commonly associated with the subtype are evident on the current Rector House as well.

The home retains its Palladian window in the gabled dormer on the front of the home. This dormer is itself constructed to the left of center accentuating the asymmetrical nature of the Queen Anne form. In each of the cross gables the attic vents and stationary windows serve as simplified gable ornamentation. The triangular point above the stationary gable window echoes the Palladian arch in the front dormer and serves to break the horizontal plane of the home by accentuating the vertical.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 10

On the north, east, and west sides of the home wall extensions break the horizontal plane of the home. On the east and west sides they are true wall projections. On the north it is the front facing gable that interrupts the wall surface. On the west side of the home the wall projection breaks the horizontal wall and the height of the elevation is carried through the gable, but the porch breaks this vertical plane and gives the home a stronger asymmetry.

The home lacks some Free Classic details like dentil work along the cornice line. Yet the cornice, throughout the home, echoes the Classical details of the subtype. So too, the still extant window and door surrounds and pilasters all are constructed in a classical style echoing the Roman Tuscan. The windows are one-over-one, double-hung typifying the Queen Anne form.

As an example of the Free Classic subtype of the Queen Anne this home remains a fine example. The Free Classic, as an indigenous American form, will inevitably exhibit architectural variations both regionally and carpenter specific. Though we do not know the architect or builder of this home, it is easy to see the American, classical, vernacular traditions handed down from Benjamin Asher or Minard Lafever. It is also easy to see the vernacular influence of those unknown carpenters who used new framing technology in adopting the Queen Anne form and fashioning an American subtype. The fact that the home has been resided—in a now historic and historically significant siding—does not detract from the major elements that make it indicative of the type. Indeed, the re-siding of the home is a continuation of the American vernacular tradition of embracing new building materials and construction innovations.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 11



Figure 1. The Rector House as it appeared in December 1927. Photograph Courtesy Priscilla Lee.

Rector House
Name of Property

Cleburne County, Arkansas
County and State

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 12



Figure 2. The Rector House as it appeared in the 1940s. *Photograph Courtesy Priscilla Lee.*

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 13



Figure 3. The Rector House as it appeared in the fall of 2007. North elevation of the home looking toward the south. *Photograph Courtesy of Priscilla Lee.*

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 14



Figure 4. The Rector House showing the north elevation and the west façade looking southeast. As the home appeared in the fall of 2007. Photograph courtesy Priscilla Lee.

Rector House
Name of Property

Cleburne County, Arkansas
County and State

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.)

- ☐ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

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

Property is:

- ☐ A owned by a religious institution or used for religious purposes.
- ☐ B. removed from its original location.
- ☐ C. birthplace or grave of a historical figure of outstanding importance.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property
- ☐ G less than 50 years of age or achieved significance within the past 50 years.

Levels of Significance (local, state, national)

LOCAL

Areas of Significance (Enter categories from instructions)

ARCHITECTURE

Period of Significance

1915-1916

Significant Dates

1915-1916

Significant Person (Complete if Criterion B is marked)

Cultural Affiliation (Complete if Criterion D is marked)

Architect/Builder

Unknown

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):

- ☐ 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

Name of repository:

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 1

Summary

The Rector House in Heber Springs was built in 1916 for Samuel Bingham Rector, Sr., and his family. Sam Rector, as he was more commonly known, was prominent druggist and a founder and president of the Arkansas National Bank of Heber Springs. The home is being nominated to the National Register of Historic Places with **local significance** under **Criteria C** as a good example of the Free Classic form of Queen Anne architecture in the town of Heber Springs.

Elaboration

Samuel Bingham Rector came to Heber Springs in 1910 as a twenty-eight year old pharmacist. He moved to Heber Springs from Melbourne, Arkansas, about 60 miles north. Rector was a forward thinking individual from a well established family that had the resources to help him in his initial business endeavors. Though many believe Mr. John Bridwell was instrumental in persuading Sam Rector to move to Heber Springs to establish a business, Rector was attracted to Heber Springs because of the rapid growth in the area due to the Seven Medicinal Springs which were being touted as having "remarkable curative powers."

Rector was the second oldest child of K. William and Martha C. Bingham. K. William, who went by K. W., was the son of J. W. Rector and Ann Cooper who immigrated to Arkansas in 1852. K. W. was born in 1858. After the Civil War J. W., a well respected and successful Izard County farmer was elected to at least one term as County Judge.

Sam Rector opened the first drug store in town, located west of Gribble's Grocery at Second and Main Streets. He was also influential in chartering the Arkansas National Bank which was originally located in the old Robbins Motor Company. The bank was located at 211 West Main Street until 1963, when it moved to its present location at Second and Main Street. In 1977, the charter was changed from a national bank to a state bank, and it is now known as the Heber Springs State Bank. It was, and still is, the largest bank in Cleburne County.

The city of Heber Springs is literally built around '7 Springs Park,' and Rector's bank and pharmacy were within walking distance of the park. Heber Springs had already become well known as a tourist area, with the first promotional brochures being printed in 1866. By the time Mr. Rector located to the town in 1912, there were ten or eleven hotels serving the people who came to try out the miracle springs. He knew that there was a need for a drug store and a bank, and with help from his family, Sam Rector was able to build the first drug store and bank in Heber Springs. The town was known as a place where travelers found gracious hosts and good accommodations in food and lodging. The climate and relaxing atmosphere of the hotels and

the pleasant park made people feel better regardless of any effect the mineral waters may have had on their malaria or arthritis.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 2

Max Frauenthal owned the property where the springs were located, and where the park was built, and in 1907, Frauenthal deeded the property to the city of Heber Springs. He specified "free use of the park for everyone for the purpose of drinking water." That way, the waters could never be put to commercial use. It is still that way today, with hundreds of people coming every week to draw containers of water from the seven different wells in the park.

In addition to his bank and pharmacy, Mr. Rector was a speculator in the oil well business. Heber Springs, like much of Arkansas, had an oil rush in the early 1920s and much of the land in and around Heber Springs was leased. Sam Rector and his partner, Pink Mabry, purchased an old school house east of Heber Springs near Wilburn and all the land around it. Rector, it has been said, always thought there was oil underneath the land. However, nothing ever came of the oil rush. There was one well drilled near Rector's land to around 3,400 feet, but no oil was found. Though oil was never found, if he still owned it, Rector's land would be worth a lot these days, since natural gas has been found in the area around Heber Springs.

As a successful druggist, real estate buyer, and president of the Arkansas State Bank, Rector was a prominent man in the community. He built his home near the county courthouse, city square, and main business district. Though we do not know if he hired an architect, nor whom he chose to build his home, the choice of the Free Classic form of the Queen Anne style was Rector's statement of his importance to the community. There are no other homes on Quitman of the Free Classic, Queen Anne style. The majority of homes are second or third generation housing stock consisting primarily of modern post war homes.

Mr. Sam Rector's son, Felts Rector, carried on his father's tradition in the bank after his father's death in 1950, and the town took another phenomenal growth spurt. In 1963, President John F. Kennedy came to Heber Springs to dedicate a dam which formed Greers Ferry Lake. The town of Heber Springs began a boom in population as thousands of people came to Heber Springs. However, these people were not just tourists. Many came from the Memphis, Tennessee, area and purchased weekend homes in Heber Springs. Felts Rector was very active in establishing financing for this influx of individuals. The population of Heber Springs doubled from 2,265 before the lake was established to 5,000 in 1978. It has leveled off at the present time to 6,200 permanent residents, but swells to over 20,000 on the weekends during summer months. Felts Rector tended the financial needs of the lake area community of Heber Springs until his retirement. Felts Rector is still very active in community affairs, and lives adjacent to the Rector House.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 3

After the Rector family sold their home, the Rector House was a top-rated restaurant for many years, being noticed by several publications, including *Southern Living*. The lake area residents and tourists came from neighboring states to try the Italian fare served at the 4 star restaurant. When the restaurant owner, Katherine Ramsey, died the Rector House became a commercial office. Renovation began in 2005 to restore the home to its original beauty and it is now again a private residence.

Statement of Significance

The Rector House in Heber Springs was built in 1916 for Sam Rector, Sr. and his family. Sam Rector was a founder and president of the Arkansas National Bank of Heber Springs until 1950. The home is being nominated to the National Register of Historic Places with **local significance** under **Criteria C** as a good example of the Free Classic form of Queen Anne architecture in the town of Heber Springs.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 9 Page 1

Bibliography

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_____. "Sugar Loaf: The Mountain, The Springs, The Town." *Arkansas Historical Quarterly* XLII, no. 1 (Spring 1983): 27-36.

_____. *Sugar Loaf Springs: Heber's Elegant Watering Place*. Conway, AR: River Road Press, 1985.

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McAlester, Virginia and Lee McAlester. *A Field Guide to American Houses*. New York: Alfred A Knopf, 1998.

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Rector House
Name of Property

Cleburne County, Arkansas
County and State

10. Geographical Data

Acreage of Property Less than one

UTM References

(Place additional UTM references on a continuation sheet.)

1	<u>15</u> Zone	<u>587484</u> Easting	<u>3927766</u> Northing	3	<u> </u> Zone	<u> </u> Easting	<u> </u> Northing
2	<u> </u>	<u> </u>	<u> </u>	4	<u> </u>	<u> </u>	<u> </u>

☐ See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Priscilla Lee and Van Zbinden, National Register Historian, AHPP
organization Arkansas Historic Preservation Program date August 26, 2008
street & number 323 Center Street, 1500 Tower Building telephone (501) 324-9880
city or town Little Rock state AR zip code 72205

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items.)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Priscilla Lee
street & number 1815 Lakeshore Drive telephone
city or town Heber Springs state AR zip code 72543

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listing. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*)

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P. O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reduction Projects (1024-0018), Washington, DC 20303.

Rector House
Name of Property

Cleburne County, Arkansas
County and State

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 10 Page 1

Verbal Boundary Description

Lots 1, 2, & 3 of Block 77 in the West Addition of the town of Heber Springs.

Boundary Justification

This boundary includes all the land historically associated with the Rector House.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Rector House
NAME:

MULTIPLE
NAME:

STATE & COUNTY: ARKANSAS, Cleburne

DATE RECEIVED: 4/23/08 DATE OF PENDING LIST: 5/12/08
DATE OF 16TH DAY: 5/27/08 DATE OF 45TH DAY: 6/06/08
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 08000486

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: Y SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

 ACCEPT ☒ RETURN REJECT 5/29/2008 DATE

STATE & COUNTY: ARKANSAS, Cleburne

ABSTRACT/SUMMARY COMMENTS:

*See
Attached
Comments*

REASONS FOR REVIEW:

RECOM./CRITERIA Return - Patrick Andrus

REVIEWER J. - Gabbert

DISCIPLINE Historian

TELEPHONE

DATE 5/29/08

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



IN REPLY REFER TO:

United States Department of the Interior

NATIONAL PARK SERVICE

1849 C Street, N.W.

Washington, D.C. 20240

The United States Department of the Interior National Park Service

National Register of Historic Places Evaluation/Return Sheet

Property Name: Rector House

Reference Number: 08000486

Reason for Return

This nomination is being returned for substantive reasons, specifically for a lack of comparative architectural context and for concerns regarding the property's historic integrity.

The Rector House is being nominated under Criterion C for its architectural significance at the local level. Constructed between 1915 and 1916, the Rector House is a late example of a Queen Anne Free Classic cottage.

The statement of significance indicates that the Rector House is "...a good example of the Free Classic form of Queen Anne architecture in the town of Heber Springs." However, there is a lack of architectural context for the town. Does the town have much architecture from the Late Victorian era? What types and styles are represented? How does this house fit into that context? Why is the Free Classic form of Queen Anne architecture significant and why is the Rector House a significant example? There are three architecturally significant, individually listed houses in Heber Springs, two of which are contemporaneous with the Rector house and one other that is a two story Queen Anne (Dr. Cyrus Crosby House, Clarence Frauenthal House, Hugh L. King House). How does this house relate to these architecturally significant houses, given their acknowledged importance and the Rector House's integrity issue?

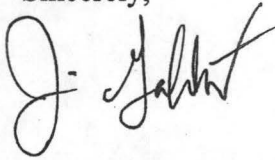
The nomination does not address the defining stylistic characteristics of the house type as nominated under Criterion C nor does it address the effect of the 1955 asbestos shingle siding on the integrity of the house. Do the remaining stylistic attributes overcome the obscuring nature of the shingle siding? Siding is a significant and character-defining aspect of this house type. The original siding would have been wood lap siding. It is unknown what the standard reveal was. It is unknown if there were other textural sidings (shingles in the gables, alternating reveals) that have been obscured. As the chosen period of significance is 1915-1916, coinciding with the construction of the house, it is important and necessary to address such a major change to the resource that occurred outside of the period of significance. Inclusion of a historic photograph, if available, would help define the resource's stylistic character. We recommend that the significance of the Rector House be re-evaluated in relation to its architectural context and its

Rector House
Clebourne County, AR

diminished historic integrity. If upon reevaluation it is determined that the Rector House retains integrity, we recommend that the discussion concerning integrity in Section 7 be revised to identify the features, qualities, and characteristics that allow the property to convey its significance, despite the elements that have been obscured.

We appreciate the opportunity to review this nomination and hope that you find these comments useful. Please feel free to contact me if you have any questions. I can be reached at (202) 354-2275 or email at <James_Gabbert@nps.gov>.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Gabbert", written in a cursive style.

Jim Gabbert, Historian
National Register of Historic Places
5/29/08

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: RESUBMISSION

PROPERTY Rector House
NAME:

MULTIPLE
NAME:

STATE & COUNTY: ARKANSAS, Cleburne

DATE RECEIVED: 9/12/08

DATE OF PENDING LIST:

DATE OF 16TH DAY:

DATE OF 45TH DAY:

10/26/08

DATE OF WEEKLY LIST:

REFERENCE NUMBER: 08000486

DETAILED EVALUATION:

☒ ACCEPT ☐ RETURN ☐ REJECT 10/17/08 DATE

ABSTRACT/SUMMARY COMMENTS:

*Good local Example of Free Classic cottage. Intact interior and
notable classical Porch. Return Comments Addressed in Resubmission*

RECOM./CRITERIA Accept Crit C

REVIEWER J. Gubbins

DISCIPLINE Historic

TELEPHONE _____

DATE 10/17/08

DOCUMENTATION see attached comments Y/N see attached SLR Y/N



1. RECTOR HOUSE
2. HEBER SPRINGS, CLEBURNE COUNTY, AR
3. SARAH MARKS
4. DECEMBER 11, 2007
5. ARKANSAS HISTORIC PRESERVATION PROGRAM, LITTLE ROCK, AR
6. NORTH ELEVATION LOOKING SOUTH
7. # 1



1. RECTOR HOUSE
2. HEBER SPRINGS, CLEBURNE COUNTY, AR
3. SARAH MARKS
4. DECEMBER 11, 2007
5. ARKANSAS HISTORICAL PRESERVATION PROGRAM, LITTLE ROCK, AR
6. NORTH FACADE and EAST ELEVATION LOOKING SOUTHWEST
7. H 2



RECTOR HOUSE

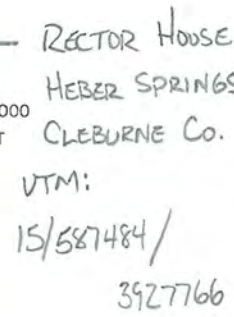
2. HEBER SPRINGS, CLEBURNE COUNTY, AR
3. SARAH MARKS
4. DECEMBER 11, 2007
5. ARKANSAS HISTORIC PRESERVATION PROGRAM, LITTLE ROCK, AR
6. EAST ELEVATION LOOKING NORTH WEST
7. #3



1. RECTOR HOUSE
2. HEBER SPRINGS, GLEBURN COUNTY, AR
3. SARAH MARKS
4. DECEMBER 11, 2007
5. ARKANSAS HISTORIC PRESERVATION PROGRAM, LITTLE ROCK, AR
6. SOUTH ELEVATION LOOKING NORTH
7. #4



1. RECTOR HOUSE
2. HEBER SPRINGS, CLEBURNE COUNTY, AR
3. SARAH MARICS
4. DECEMBER 11, 2007
5. ARKANSAS HISTORIC PRESERVATION PROGRAM, LITTLE ROCK, AR
6. WEST ELEVATION LOOKING EAST
7. # 5



Revisions shown in purple compiled in cooperation with State of Arkansas agencies from imagery dated 1989 and other sources. Map edited 1995

Information shown in purple may not meet USGS content standards and may conflict with previously mapped contours



The Department of Arkansas Heritage

Mike Beebe
Governor

Cathie Matthews
Director

Arkansas Arts Council

*

Arkansas Natural Heritage
Commission

*

Delta Cultural Center

*

Historic Arkansas Museum

*

Mosaic Templars
Cultural Center

*

Old State House Museum



Arkansas Historic Preservation Program

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website:

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August 26, 2008



Dr. Janet Matthews
Chief of Registration
United States Department of the Interior
National Register of Historic Places
National Park Service
8th Floor
1201 Eye Street, NW
Washington, D.C. 20005

RE: Rector House, Heber Springs, Cleburne County (reference 08000486)

Dear Dr. Matthews,

We are enclosing for your review the above-referenced nomination, as amended. The Arkansas Historic Preservation Program has complied with all applicable nominating procedures and notification requirements in the nomination process.

If you need further information, please call Van Zbinden of my staff at (501) 324-9789. Thank you for your cooperation in this matter.

Sincerely,

Cathie Matthews
State Historic Preservation Officer

CM:vz

Enclosure

An Equal Opportunity Employer

