

**DOWNTOWN
NATIONAL
REGISTER
NOMINATION**

MAY 2007

(Oct. 1990)
**United States Department of the Interior
National Park Service**

**National Register of Historic Places
REGISTRATION FORM**

1. NAME OF PROPERTY

HISTORIC NAME: Nacogdoches Downtown Historic District
OTHER NAME/SITE NUMBER: N/A

2. LOCATION

STREET & NUMBER: Roughly bounded by Southern Pacific Railroad tracks, Banita Creek, Pilar Street, Mound Street, Arnold Street, North Street, and Hospital Streets
CITY OR TOWN: Nacogdoches **VICINITY:** N/A **NOT FOR PUBLICATION:** N/A
STATE: Texas **CODE:** TX **COUNTY:** Nacogdoches **CODE:** 347 **ZIP CODE:** 75963

1. 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 forth 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.)

Signature of certifying official

Date

State Historic Preservation Officer, Texas Historical Commission
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 commenting or other official

Date

State or Federal agency and bureau

4. NATIONAL PARK SERVICE CERTIFICATION

I hereby certify that this property is:

Signature of the Keeper

Date of Action

____ 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): _____	_____	_____

5. CLASSIFICATION

OWNERSHIP OF PROPERTY: Private, Public-local, Public-county

CATEGORY OF PROPERTY: District

NUMBER OF RESOURCES WITHIN PROPERTY:

CONTRIBUTING	NONCONTRIBUTING	
91	37	BUILDINGS
0	1	SITES
3	2	STRUCTURES
94	40	TOTAL

NUMBER OF CONTRIBUTING RESOURCES PREVIOUSLY LISTED IN THE NATIONAL REGISTER: 9

NAME OF RELATED MULTIPLE PROPERTY LISTING: NA

6. FUNCTION OR USE

HISTORIC FUNCTIONS: COMMERCE: financial institution, specialty store, department store, professional, restaurant,
 GOVERNMENT: courthouse, post office/federal building, city hall, government office, fire station
 AGRICULTURE/SUBSISTENCE: processing, storage
 INDUSTRY/PROCESSING/EXTRACTION: manufacturing facility
 DOMESTIC: hotel
 SOCIAL: meeting hall
 RELIGION: religious facility
 RECREATION AND CULTURE: theater

CURRENT FUNCTIONS:
 COMMERCE: financial institution, specialty store, department store, professional, restaurant
 GOVERNMENT: courthouse, city hall, government office, fire station
 DOMESTIC: hotel
 RELIGION: religious facility
 LANDSCAPE: street furniture / object
 VACANT

7. DESCRIPTION

ARCHITECTURAL CLASSIFICATION: LATE 19TH AND EARLY 20TH CENTURY REVIVALS: Classical Revival
 LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS: Commercial
 MODERN MOVEMENT: Moderne, International Style
 OTHER: One-part Commercial Block, Two-part Commercial Block

MATERIALS: FOUNDATION CONCRETE, STONE
 WALLS STUCCO, BRICK, WOOD, STONE, SHEET METAL
 ROOF ASPHALT, METAL
 OTHER CAST IRON, METAL/Pressed Tin, GLASS, CERAMIC TILE

NARRATIVE DESCRIPTION (see continuation sheets 7-5 through 7-16).

8. STATEMENT OF SIGNIFICANCE

APPLICABLE NATIONAL REGISTER CRITERIA

- 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 VALUE, 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: N/A

AREAS OF SIGNIFICANCE: Commerce, Architecture, Politics/Government

PERIOD OF SIGNIFICANCE: 1835-1958

SIGNIFICANT DATES: 1835, 1837, 1845, 1880, 1883, 1903, 1905, 1906, 1908, 1947, 1953-54.

SIGNIFICANT PERSON: N/A

CULTURAL AFFILIATION: N/A

ARCHITECT/BUILDER: Dietrich Rulfs; James Wetmore; Frank Rue;

NARRATIVE STATEMENT OF SIGNIFICANCE (see continuation sheets 8-17 through 8-80).

9. MAJOR BIBLIOGRAPHIC REFERENCES

BIBLIOGRAPHY (see continuation sheets 9-81 through 9-84).

PREVIOUS DOCUMENTATION ON FILE (NPS): N/A

- 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 (*Texas Historical Commission*)
- Other state agency
- Federal agency
- Local government: City of Nacogdoches Planning Office
- University: University of Texas, Barker Center for American History
- Other -- Specify Repository: Stephen F. Austin University Steen Library

10. GEOGRAPHICAL DATA

ACREAGE OF PROPERTY: Approximately 79 acres

UTM REFERENCES Zone 15

	<u>Easting</u>	<u>Northing</u>
1.	342610E	3498256N
2.	343054E	3498161N
3.	343295E	3498012N
4.	343329E	3497561N
5.	343295E	3497437N
6.	343032E	3497261N
7.	342586E	3497839N

VERBAL BOUNDARY DESCRIPTION (see continuation sheet 10-85)

BOUNDARY JUSTIFICATION (see continuation sheet 10-85)

11. FORM PREPARED BY

NAME/TITLE: Monica Penick (narrative in Section 8 with assistance of Kate Holliday)

ORGANIZATION: for City of Nacogdoches Planning Dept.

DATE: April 2, 2008

STREET & NUMBER: 4101 Sinclair Avenue

TELEPHONE: (512) 426-3014

CITY OR TOWN: Austin

STATE: TX

ZIP CODE: 78756

ADDITIONAL DOCUMENTATION

CONTINUATION SHEETS

MAPS (see continuation sheet Map-104)

PHOTOGRAPHS (see continuation sheet Photo-105 through Photo-107)

ADDITIONAL ITEMS (see continuation sheets 86 through 103)

PROPERTY OWNER

NAME: ON FILE WITH TEXAS HISTORICAL COMMISSION

STREET & NUMBER:

TELEPHONE:

CITY OR TOWN:

STATE:

ZIP CODE:

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7 Page 5

Nacogdoches Downtown Historic District
Nacogdoches, Nacogdoches County, Texas

The properties located within the Nacogdoches Downtown Historic District comprise the core of its historic commercial quarter and a portion of its former industrial sector. These buildings taken together represent significant aspects of the economic, physical and architectural development of Nacogdoches from approximately 1779 to the present day. As an 18th century military outpost and waypoint on the El Camino Real, Nacogdoches grew alongside a major historic transportation route and around a *plaza principal*. Further development occurred later in the twentieth century as the town expanded to the north, south, and west of the original site. Because the railroad came late to this county (1883) and was never a large factor in the town's physical growth, the associated industrial corridor remains somewhat apart from the central commercial district. Although Nacogdoches is the county seat of Nacogdoches County, the current court house is located just beyond the physical center of the town's commercial district; however, the court house remains a symbolic if not visual anchor to the western edge of downtown. Most properties within the Nacogdoches Downtown Historic District are one and two-part commercial block buildings constructed of brick. Other property types include a central block with wings (the former United States Post Office and Federal Building, Property #1), two early 20th-century gas stations, several residential structures (Functioning as commercial, hospitality, and residential properties), a Modernist "tall building" (Hotel Fredonia, Property #83), a railroad depot (Property #123), and four small concrete bridges. Architectural styles represent those most common in commercial construction during the late 19th and early 20th centuries, including Classical Revival, Commercial, and Moderne. While the earliest extant contributing building dates to 1835 (Durst-Taylor House, Property #100, NR 2003) and the most recent building dates to 2004 (Property #116), the majority of the properties within the district were constructed between 1890 and 1930. Construction, alterations, and modernization occurred throughout the period of significance (1835-1957), and reflect the changing physical needs and aesthetic preferences of commercial establishments. Alterations are typical of those made to many commercial properties in the middle decades of the 20th century, and reflect the town's continued stability as well as its recognition of national architectural trends. Despite minor alterations and modernization, contributing properties retain the character-defining elements necessary to convey a visual sense of the historic environment of downtown Nacogdoches.

The nominated district is composed of approximately nineteen blocks. These vary in size and shape, and are laid out in an irregular grid pattern. The majority of the buildings within the district are oriented around the *plaza principal*, bordered by Pecan, Main, Fredonia, and Pillar Streets, or toward the East-West axis of town (Main Street or Highway 21). A small segment of the district lies along the North-South transportation artery (North and South Streets, or Highway 59). The district is roughly bounded by the Southern Pacific Railroad tracks on the west, to just beyond Mound Street on the east, and from Banita Creek on the south to Hospital Street to the north. A small segment of the district extends northward along North Street between Hospital and Baxter-Duncan Streets. These boundaries are consistent with the concentration of commercial properties that existed historically in Nacogdoches. There are 134 properties within the district, of which 94 are contributing (9 of these were previously listed on the National Register) and 40 are non-contributing. The percentage of contributing properties is 70%. The contributing resources retain integrity of design, materials, workmanship, location and association.

Located in Piney Woods region of central-east Texas approximately fifty miles west of the Louisiana border, Nacogdoches has had a long and varied civic history. Originally little more than an isolated military outpost for both the Spanish and French colonizers of North America, the town hosted an early Spanish mission and presidio built in 1716, and a small frontier trading post established in 1779. Upon the founding of the Republic of Texas fifty years later, Nacogdoches was named as the county seat for Nacogdoches County. Nacogdoches features prominently in state history of Texas as a significant waypoint on the old San Antonio Road, also know as the Kings' Highway or El Camino Real, and as the site of several important military battles connected with the Texas movement toward independence from

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7 Page 6

Nacogdoches Downtown Historic District
Nacogdoches, Nacogdoches County, Texas

Mexico in the 1820s and 1830s. Nacogdoches was also home to many of the most revered figures in early Texas history, including Sam Houston and William Travis. Despite such historical importance, the town itself remained small and relatively undeveloped throughout its first 100 years. It was not until after the Civil War and the arrival of the railroad in 1883 that town experienced significant growth.

Little remains of ante-bellum Nacogdoches. The town does, however, owe its unusual layout to the informal planning of its Spanish colonial past rather than to the more typical 19th and 20th century courthouse square plans implemented throughout Texas. Extant buildings from Nacogdoches's colonial past are rare; the Adolphus Sterne Home, located at 211 S. Lanana St. (NR 1976) is thought to be the earliest extant structure in Nacogdoches, dating to about 1830. The Durst-Taylor House (Property #100), within the National Register District, also dates to the mid-1830s. The majority of the building within the remainder of the downtown commercial district date from between 1890 to 1960. In general, large-scale construction efforts in Nacogdoches were concentrated in three periods: the first occurred in the 1880s and 1890s, as brick and masonry commercial properties replaced the original wood-frame business houses and shops along the main street; the second period began around 1910 and extended into the 1920s, as the diversified post-World War I economy became a force in Nacogdoches; the final stage of notable building activity occurred from approximately 1947 through the 1950s, when the booming post-World War II economy invigorated the community.

Because it existed on the border of French and Spanish colonial territories and played host to immigrants from the south and from the east coast, Nacogdoches has a diverse cultural heritage that is reflected in the extant buildings of its commercial district. While some are reflective of typical east Texas commercial architecture, the influence of Creole forms imported from Louisiana and points further east is evident, as well as the influence of the German brick-building tradition imported by the skilled German-born architect Dietrich Rulfs, who arrived in Nacogdoches in 1889. Nacogdoches's commercial district, with its meandering streets, irregular blocks, and diverse architecture, thus has an unusual character that distinguishes it clearly from other Texas towns.

The Nacogdoches Downtown District consists of portions of nineteen blocks, roughly extending from the railroad tracks on the west, to just beyond Mound Street on the east, and from Banita Creek on the south to Hospital Street to the north. A small segment of the district extends northward along North Street between Hospital and Baxter-Duncan Streets. The district is comprised primarily of commercial properties, housing both retail and civic functions, and includes several residential properties once associated with the commercial function of the downtown area. A number of large-scale factory complexes related to the agricultural, lumber, and manufacturing industries once prominent in the region are located directly to the south and west of the district across Banita Creek; these have not been included in the National Register district, but nevertheless played a notable role in the town's economic development. A second area of intense commercial development extends to the north of the National Register District, along the North Street corridor that connects the downtown area to the university district surrounding Stephen F. Austin State University. The proposed commercial district abuts several existing National Register Historic Districts to the north and east: Zion Hill, Washington Square, and Sterne-Hoya Districts. Together with the college campus, these districts form complete physical evidence of the economic, social, and architectural development of Nacogdoches in the nineteenth and early twentieth centuries.

Setting and Description

Nacogdoches is the county seat of Nacogdoches County, 939 square miles of plateaus, valleys and timberlands located in the eastern portion of Texas approximately fifty miles from the Louisiana border and the Sabine River. The county is

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7 Page 7

Nacogdoches Downtown Historic District
Nacogdoches, Nacogdoches County, Texas

drained primarily by the Angelina River (in the west and south), and to the east by Attoyac Bayou.¹ Reaches of the Sam Rayburn Reservoir form portions of the county's southern boundary. Lumbering is among the main industries, and pine in particular has long been one of the most valuable natural resources in the region (cypress and oak are also present).² The fertile redland and sandy loam soils, mild climate, plentiful rainfall (Forty-five inches annually), long growing seasons (245 days) lend themselves to agricultural endeavors, and nearly one-quarter (or 21-30%) of the county's land is dedicated to farming.³ Crops include hay, vegetables, and fruits. Ranching lands have produced beef and dairy cattle, poultry, and hogs. Other natural resources present in the region include petroleum: the first commercial oilfield in the Texas was located in Oil Springs, just 15 miles southeast of Nacogdoches, and shallow wells continue to yield a small production.⁴ The county population is approximately 60,468, and Nacogdoches is the largest city with an estimated 2005 population of 30,806. The city is racially diverse, with 61.9% identified as White/Non-Hispanic, 25% identified as African-American or Black, 10.8% Hispanic, 0.7% Native American, and approximately 7% identified as "other" or "more than one race." Stephen F. Austin State University further contributes to the demographic diversity of the area, providing a population of over 10,000 students.

The town of Nacogdoches is located at the intersection of U. S. Highway 59 and State Highway 21, in the geographic center of Nacogdoches County. The city limits are approximately twenty-five miles square, and Loop 224 encircles the commercial and institutional areas of the city to allow for uninterrupted travel. U.S. Highway 59, known locally as North Street, runs north-south through the center of town, connecting Nacogdoches to Houston approximately 140 miles to the south. State Highway 21, or Main Street, runs east-west, approximating the historic route of the Old Kings' Highway, which connected Nacogdoches to San Antonio and points southwest. U.S. Highway 259 connects the city northward to Longview. Other nearby towns in Nacogdoches County include Garrison, Cushing, Appleby, and Chireno. Lufkin (Angelina County) is 27 miles to the south, and San Augustine (San Augustine County) is 35 miles to the east.

Nacogdoches, the largest city within the county, continually serves as the region's hub of educational, cultural and economic activity. The city is laid out in a compact yet irregular grid pattern, reflecting both the influences of natural topography and early trends in town planning dating to the Spanish colonial era. The town site was initially chosen for its role as the center of Caddo Indian activity in the region (as indicated by the surviving mortuary mound at 516 North Mound Street), as the earliest Spanish missions were generally planned in locations where contact between native populations and Europeans missionaries would be possible.⁵

¹ Banita Creek and Lanana are both tributaries of the Angelina River. See Table I, "Rivers and Streams of Nacogdoches County" in Partin, James Gallaway. "A History of Nacogdoches and Nacogdoches County, Texas to 1877." MA Thesis, University of Texas at Austin, 1968: 6.

² Nacogdoches is particularly rich in members of the pine family, such as oldfield, shortleaf, loblolly, and longleaf yellow pine. Partin, James Gallaway. "A History of Nacogdoches and Nacogdoches County, Texas to 1877." MA Thesis, University of Texas at Austin, 1968:7.

³ For more information regarding the soils of Nacogdoches County, see Hendrickson, B.H. *et al.* *Soil Survey of Nacogdoches County, Texas*. United States Department of Agriculture Bureau of Chemistry and Soils Series, 1925, No. 24. Washington: 1925; Partin, James Gallaway. "A History of Nacogdoches and Nacogdoches County, Texas to 1877." MA Thesis, University of Texas at Austin, 1968: 4; and *Handbook of Texas Online*, s.v. "Nacogdoches County" <http://www.tsha.utexas.edu/handbook/online/articles/NN/hcn1.html>.

⁴ *Handbook of Texas Online*, s.v. "Nacogdoches County" <http://www.tsha.utexas.edu/handbook/online/articles/NN/hcn1.html>

⁵ Gilbert R. Cruz, *Let There Be Towns: Spanish Municipal Origins in the American Southwest* (College Station, TX: Texas A&M University Press, 1988), 165.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7 Page 8

Nacogdoches Downtown Historic District
Nacogdoches, Nacogdoches County, Texas

The core of historic downtown Nacogdoches is located on the north side of an elevated triangular site created by the confluence of the Lanana and Banita Creeks. A flood plain extends to the south of both creeks. The irregularly gridded street pattern survives from the late eighteenth century, with Main Street following a meandering east-west route that traces the crest of the elevated site above the Banita Creek. Attempts in the early nineteenth-century to straighten and regularize the streets and property lines in town were unsuccessful.⁶

The two main transportation routes in central Nacogdoches are Main Street and North/South Street. Their intersection does not, however, form the main focal point of the downtown area. Instead, the center of town was located further to the east, on the south side of Main Street between Fredonia and Pecan Streets. This central area was planned as a town square, or *plaza principal*, in the Spanish colonial era, though it never truly adhered to the principles of town planning advocated by the governors of New Spain. The irregular trapezoid square – which still retains its original form – was never intended as the forecourt to a civic building or institution, but has always been surrounded by streets lined with a mix of residential, commercial, and civic properties. The *plaza principal* remained undeveloped until 1917, when the United States Post Office and Federal Building (Property #1, 200 E. Main) was erected on the site.

The areas immediately surrounding the Nacogdoches Downtown Historic District are primarily residential. Many significant residences are found within close proximity of the downtown district, particularly in the blocks east of Mound and north of Main, and south of Pilar. These were home to some of Nacogdoches's most notable merchants, businessmen and professionals such as Adolphus Sterne, Eugene H. Blount, and Roland Jones. The area to the north of the district, particularly along North Street is primarily comprised of commercial and civic properties, including Stephen F. Austin State University, which are beyond the scope of the district or were constructed or altered beyond the district's period of significance. The area to the south of the district is comprised of a combination of industrial, commercial and residential properties that are of a different character from the commercial area north of the railroad tracks.

The Nacogdoches Downtown Historic District is primarily commercial in character. While most county seats in Texas adhere to various Texas Courthouse Square typologies, the Nacogdoches County Courthouse was not given prominence of the central, focal-point block, and the city retained its irregular pattern stemming from its founding during the Spanish colonial era. Throughout the core of the district, block sizes and the pattern of inter-block alleyways remain relatively irregular, and lots are not uniformly developed (FIG. 1). The majority of the earliest properties in Nacogdoches, such as the 1897 Hoya Land Office (Property #95) were constructed around the *plaza principal*. A second concentration of significant commercial properties emerged to the west of *plaza*, while properties directly adjacent to the railroad tracks and particularly those immediately west of the tracks were primarily related to industrial, agricultural and transportation activities.

⁶ In 1827 an "effort (was) made to straighten the streets and lay off the public square and town lots in accordance with the Plan for the New Populations of the Government of Coahuila and Texas. According to the plan, the plaza was to be formed in a perfect square and to be called the Plaza of the Constitution, or Main Plaza. From it the streets were to run north and south, east and west, in straight lines, and to be widened to the distance of 20 varas. The plan further stated that the vacant part of the church plaza was to be reserved for a town hall, jail, and school....The citizens of Nacogdoches, however, complained loudly when the streets were straightened and the blocks were formed into squares. The new streets crossed some lots and left others without openings to a street. The irregularity of the town's streets today is mute evidence of the partial failure of this effort." Partin, "History of Nacogdoches," 145-46, source: Ramón Musquiz to the Ayuntamiento of Nacogdoches, 5 February 1828, and Jose Antonio Saucedo to the Alcalde of Nacogdoches, 23 August 1827, translation, Blake Collection, LXVII, 1-3.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7 Page 9

Nacogdoches Downtown Historic District
Nacogdoches, Nacogdoches County, Texas

The majority of the buildings within the district were constructed between 1890 and 1930, although new construction and alterations to existing properties continued throughout the period of significance. The earliest extant building is a residential property dating to 1835 (Durst-Taylor House, Property #100), and the earliest commercial property dates from 1880 (though it was extensively altered in 1934; Property #17). Approximately two properties were built between 1881 and 1890, and 35 between 1891 and 1900. Between 1901 and 1910, an estimated 24 buildings were constructed. This number declined to 7 produced between 1911 and 1920, and 17 between 1921 and 1930. Only three new buildings were complete during the Depression years of 1931 and 1940, and only five more appeared between 1941 and 1950. Approximately 14 new buildings were constructed between 1951 and 1960, though several façade remodelings occurred during this time. Approximately 24 buildings within the historic district were constructed after 1961.

One-part and two-part commercial buildings are well-distributed within the district, though one-part buildings predominate. Approximately 51% (69) of all the buildings in the historic district can be classified one-part commercial blocks, with two-part commercial blocks representing 25% (34) of the building stock. Other building types include five warehouses and industrial buildings, one gas station, one tire and automotive service building, three contemporary buildings (two used as banking facilities and the third as the Police Department), two central blocks with wings (including the former United States Post Office and Federal Building, Property #1), and one temple-front church. There are five structures within the historic district, including four bridges over Banita Creek. One-story buildings are the most common within the district, with 56 examples; there are 22 one-and-one-half story buildings, 43 two-story buildings, and one building with six floors (Property #83, Hotel Fredonia).

Methodology for the Evaluation of Individual Properties within the District

An intensive level survey of approximately 180 properties was conducted in the area bounded by Mims Street on the North, University on the east, Banita Creek to the South, and Old Tyler Road (and the railroad tracks) to the west. This area was identified as a potential historic district in August 2005 in response to a Request for Proposal and a Scope of Work provided to the consulting architectural historian (hereafter, the consultant) by the City of Nacogdoches Planning Department. The survey phase of the project began in January 2006, following the contractual agreements and initial project planning. The windshield survey, completed 11 January 2006, began with an initial inspection of the project area to characterize resources within the proposed district and to finalize plans for the more detailed survey effort. Field notes were abbreviated, as more detailed information was to be collected during the research phase and the intensive survey. The windshield survey enabled the consultant to determine the general character of the buildings, chose representative buildings and structures, and become familiar with the layout of the urban spaces. The preliminary boundaries of the proposed National Register District were set at this time. These proposed boundaries lie within the current Nacogdoches Historic District Overlay, but do not circumscribe the entirety of the existing Overlay.

After the completion of the windshield survey and an examination of historic maps and historic photographs, the consultant met with staff from the Texas Historical Commission to discuss the proposed district and boundaries. The THC's National Register Coordinator, Greg Smith, approved the consultant's initial recommendations for the proposed district and boundaries.

During the first week of April 2006, the consultant began the intensive survey. Together with archival research, the survey culminated in the development of a property inventory and served as the basis for evaluation of properties within the

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7 Page 10

Nacogdoches Downtown Historic District
Nacogdoches, Nacogdoches County, Texas

district. The survey provided physical descriptions for each property, a photographic record, and a basis for preliminary determination of architectural significance. Further archival research suggested significance in other areas, for example, revealing whether properties might be associated with historical events, trends, groups or individuals. Special attention was paid to features of each property that might reflect these various types of association.

The first task of the intensive survey involved creating a field survey map of the proposed historic district. The City of Nacogdoches Planning Office provided copies of plat maps and aerial maps which served as the basis for the field map created and used by the consultant. The City of Nacogdoches also provided a copy of a block and lot map. This map provided visual confirmation of both the physical location and legal description for each property. The legal description was confirmed with the use of an Excel spreadsheet provided by the City of Nacogdoches that contained the following information for each property: the Historic District or Overlay in which each property was located; street address; block and lot number; subdivision; and notes.

The survey area was then divided into units, generally consisting of one city block. Each unit was surveyed on foot, and all buildings, structures, sites and objects were assigned a project inventory or site number. The basic footprint of each building was drawn onto the field map (confirmed with the aid of the aerial photographs), and the location of objects, landscape elements were indicated on the same map. Each property was assigned a unique inventory number (keyed to the field map). Architectural descriptions and all other survey information were recorded on a standardized survey form that has been developed in consultation with the THC. Basic data included: the current name of the property or business housed at each address; historic names of the property; *situs* address; legal description; resource type; landscape or site features; function; construction date (actual or estimated); names of the architect and builder, when known; possible threats to the property; level of integrity; existing historic designations (RTHL, NR, etc.); and a physical description of the exterior of the property. The intensive survey generally documented the exteriors of buildings and the surrounding landscape; interiors of a number of buildings were also inspected where possible in order to identify significant features. Each property was then photographed with a color digital camera in high resolution. All photo data were recorded on the survey forms and correlated with the digital images. The field map, field survey cards and photographs were then compiled into a project binder that served as a reference tool during the course of the research phase. Representative images for each property were printed, in color, for inclusion in the field survey binder.

The survey and all supporting documentation provided the information necessary to evaluate the significance and integrity of the historic resource, and to determine whether each property contributed to the historic character of the district. The initial visual information was augmented during the archival research phase of the project, and preliminary assessments were subject to reevaluation.

The current physical appearance of each resource was checked against Sanborn Fire Insurance Maps from 1885, 1891, 1896, 1900, 1906, 1912, 1922, 1929, and 1929-1946 to verify year of construction, and any additions or alterations. Dates of construction were established through records at the Nacogdoches County Tax Assessor's Office, city directories, newspaper articles, and Sanborn Maps. Historic and aerial photos from various dates were also used to check the physical appearance of the district. Photographs, historic postcards and other visual material available through the East Texas Research Center at the Steen Library at Stephen F. Austin State University proved useful in documenting the historic form of numerous buildings, as well as demolitions and renovations that have occurred in recent years. Research on the history and development of Nacogdoches, individual properties and significant individuals was conducted at the Barker Center for American History at the University of Texas at Austin, and the East Texas Research Center, which has

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7 Page 11

Nacogdoches Downtown Historic District
Nacogdoches, Nacogdoches County, Texas

a significant holding of historic materials. A great deal of information was collected from back issues of the *Daily Sentinel* from as early as 1906, as well as the *Weekly Sentinel* and other papers. Building histories were also compiled using existing National Register nominations for individual properties, and several files for Recorded Texas Historic Landmarks housed at the Texas Historical Commission.

The district was evaluated using the following considerations: the area as a whole contained a high concentration of historic properties that remain intact; there are a few examples of infill architecture that disrupt the feeling and setting of the district; and the properties within the district reflect aspects of the historical development of the downtown commercial district from the late 1800s to the present. The evaluation of a commercial district is complicated by the economic necessity to modernize facilities so that an area can maintain its viability. These types of alterations, which include both building and street infrastructure, are accepted as necessary and part of the development of any town. When these alterations are made within the period of significance and remain sensitive to the historic character of the individual property and the district as a whole, they do not detract from a resource's integrity. Integrity of location, setting, feeling, association and design were considered to be the most important aspects for this district. The individual components of design, materials and workmanship were considered in terms of hierarchical importance and visual impact. Building facades were considered as two parts – the lower section consisting of the storefront, and the upper section consisting of the either the upper level of a one-part commercial block (containing cornice, parapet, etc.) or full second or third floors of two-part commercial blocks. The following components were examined and aided in the determination of a building's contributing or noncontributing status: materials used on the ground floor; materials used on the upper portion or upper floors; fenestration patterns on the ground floor; fenestration patterns on the upper floors; entryway; configuration of overall storefront components; awning (or indication of historic placement); cornice; parapet; architectural ornament and detailing; overall massing, composition and form. Many of the resources within the district have undergone alterations such as the replacement of original windows, doors and storefronts, the replacement or removal of historic awnings or the support systems for these awnings, the replacement or removal of historic materials, the removal of exterior treatments such as historic stucco or paint, and the application of non-historic façade treatments such as stucco, stucco panels, colored glass panels or ceramic tiles. These alterations are common, often fall within the period of significance, and frequently do not detract from the overall historic character of a resource. The cumulative effects of such changes were evaluated for each resource and these changes did not automatically render a building noncontributing. Buildings that exhibited changes to a majority of the character-defining features or had irreversible alterations were considered noncontributing even if these buildings retained integrity of setting, feeling and association. Reversible alterations, such as the replacement of original windows or temporary blocking of windows or doorways, were evaluated in terms of their visual impact. As was often the case, smaller resources could not withstand numerous alterations (reversible or not) and retain their historic character, as is the case of Property #66 and #67 (FIG. 2). Larger, more substantial properties such as the Mayer-Schmidt Building (Property #34) or the M.G. Hazle Building (Property #41) could undergo a number of physical alterations, such as the modernization of the ground floor store front, and still retain integrity of design (FIG. 3). Integrity was not substantially disturbed in these cases, primarily because other significant features such as bay delineation, cornice line and parapet remained intact. Industrial buildings (such as those along Commerce Street or Old Tyler Road) were considered primarily in terms of location, association, setting, feeling and design footprint, as the very nature of these building types necessitates frequent change in materials and workmanship is not always evident. Character-defining features for industrial buildings were determined in accordance to "A Field Guide to Industrial Properties in Texas," authored by Amy E. Dase and published by the Texas Department of Transportation in May 2003. While some properties suffered from poor or deteriorating physical condition, this for the most part did not detract from integrity. Aside from deteriorating historic materials, the primary threat to historic properties was vacancy or boarded

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

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 12

Nacogdoches Downtown Historic District
Nacogdoches, Nacogdoches County, Texas

windows and doorways; again, this rarely detracted from the historic character of most buildings and in many cases would be easily reparable or reversible. Buildings less than 50 years of age were considered non-contributing.

Upon completion of the survey and archival research, a color-coded map was created for the survey area denoting the contributing and noncontributing resources (MAP 1: Historic District). Final district boundaries were confirmed in consultation with the City of Nacogdoches Planning Office and staff at the Texas Historical Commission. The boundaries were drawn to include the highest number of contributing resources, the fewest number of noncontributing resources and fewest number of vacant lots. The following is a list of the properties within the district and their contributing or noncontributing status.

Site #	Address	Current Name	Previous Names	Date	Type	C/NC
1	200 E. Main	Visitor's Center	Post Office / Federal Building	1917	central block with wings	C
2	201 E. Main	Kennedy's	Weeks Drug; Schindler Drug and Jewelry (1912); Kennedy Drug and Jewelry (1915); Kennedy Jewelry (1944);	1907	two part	C
3	203 E. Main	Judge Jack Pierce Mediation Center	Hardeman / Boyet's Jewelry	1907	two part	C
4	207 E. Main	vacant	Boyet's Jewelry	1907	two part	C
5	209 E. Main	vacant		1907	two part	C
6	215 E. Main	Commercial Bank of Nacogdoches	was site of EA Blount Building (1907), but this was demolished	1972	contemporary	N
7	300 E. Main	Regions Bank Stone Fort	since 1919, site of Stone Fort Bank; previously housed Farmer's and Merchants bank (merger 1919).	1965	contemporary	N
8	216 E. Pillar	General Mercantile & Olde Time String Shop		1906	one part	C
9	214 E. Pillar	Municipal Building / Fire		1953	two part	C
10	210 E. Pillar	Old Pillar Street Antiques	Ingraham Building	1897	two part	C
11	204 E. Pillar	Story-Wyatt Office Supply	Mahdeen's/Wyatt's Office City	1918	two part	C
12	202 E. Pillar	City Hall	Liberty Hotel/Hampton Building	1891	two part	C
13	112 S. Pecan	vacant	Hoya Building / Firestone	1900	two part	C
14	114 S. Pecan	Richard S. Fischer Law Offices	WZ Weems Building / Hoya Building	1900	one part	N
15	110 S. Pecan	Heart of Texas Gift Gallery	First National Bank / Royal Movie Theater	1890	one part	C
16	108 S. Pecan	Jinkins Feed Store		1890	one part	C
17	106 S. Pecan		Mayer-Schmidt / Zeve Mercantile / Summers Furniture/ JC Penney	1880/1934	two part	C
18	104 S. Pecan	Pocket Park (empty lot)		0	lot	N

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 13

Nacogdoches Downtown Historic District
Nacogdoches, Nacogdoches County, Texas

Site #	Address	Current Name	Previous Names	Date	Type	C/NC
19	124 E. Main	vacant	Wettermark Bank / Kennedy Drug	1896	two part	C
20	112 E. Main		Hayter Office Building	1906	two part	C
21	100 E. Main	Johnson Furniture		1900	one part	C
22	100 E. Main	Johnson Furniture		1900	one part	C
23	100 E. Main	Johnson Furniture		1900	one part	C
24	100 E. Main	Johnson Furniture		1900	one part	C
25	100 E. Main	Johnson Furniture	RD Whitaker	1905	one part	C
26	106 E. Main	Johnson Furniture		1953	one part	C
27	113 E. Main	McLain's Antiques		1900	one part	C
28	115 E. Main	Shaw's		1900	one part	C
29	119 E. Main	Wharton's Telephone / Lone Star State Telephone		1900	one part	C
30	123 E. Main	Eirial's	Cox Building / Turner-Sitton Hardware/Branch-Patton Hardware	1888	two part	C
31	Pecan Street		Cox Building (1909) / Tausig Tobacco	1909	two part	C
32	Pecan Street		Tire Service / Automotive	1929	one part	C
33	Pecan Street		warehouse in rear	1896/	one part	N
34	305 E. Main	Adams, Belanger, Atherton & Lostracco (attorneys)	Mayer & Schmidt	1908	two part	C
35	311 E. Main	Andrews & Andres Attorney at Law		1908	two part	C
36	317 E. Main	Cason Monk Hardware		1908/1950	two part	C
37	321 E. Main	Top Drawer Resale		1908	one part	N
38	323 E. Main	Glass Castles		1908	one part	C
39	325 E. Main	Creative Photography		1908	one part	C
40	3xx E. Main	vacant	Cason / Opera House / site of Mitchell Hotel (1831)	1889	two part	C
41	401 E. Main	vacant	MG Hazle	1901	two part	C
42	405 E. Main	Downtown Arts		1900	one part	C
43	407 E. Main	Art on Main		1900	one part	C
44	409 E. Main	Diamond Trophy		1900	one part	C
45	413 E. Main	Sloane's Antiques		1900	one part	C
46	503 E. Main	Goodwill		1951	one part	C
47	517 E. Main	Main Theater	Main Theater	1951	one part	C
48	519 E. Main	coffee shop		1951	one part	C
49	510 E. Main	University Rental	Brookshire's	1930	one part	C
50	510 E. Main	University Rental	n/a	2000	Butler	N
51	424 E. Main	Edward Jones Investments	n/a	1980	domestic	N
52	422 E. Main	Wrap it Up	n/a	1906	two part	C
53	420 E. Main			1906	two part	N

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7 Page 14Nacogdoches Downtown Historic District
Nacogdoches, Nacogdoches County, Texas

Site #	Address	Current Name	Previous Names	Date	Type	C/NC
54	418 E. Main	Memories		1955	one part	C
55	412 E. Main	Woodmen of the World	Woodmen of the World	1923	two part	C
56	408 E. Main	Toledo Finance		1900/1960	one part	N
57	406 E. Main	Lite Fare		1900	one part	C
58	404 E. Main	House of Versailles		1900	one part	C
59	402 E. Main			1906	one part	C
60	400 E. Main	Good Book		1906	one part	C
61	330 E. Main	Godtel	Redland Hotel	1906	two part	C
62	322 E. Main	Greer's		1906	two part	N
63	320 E. Main	Fortney's		1906/1940	two part	C
64	318 E. Main	Main Street Antique Mall		1900	two part	N
65	316 E. Main	Brick Street Antiques		1900/1947	two part	C
66	312 E. Main	House of Traditions		1900	one part	N
67	312 E. Main	House of Traditions		1900	one part	N
68	301-305 Commerce	Bowers Overhead Door Company	Cotton Exchange / Mast Office	1898	two part	C
69	xx Commerce	Cason Monk Hardware		1896	one part	C
70	xx Commerce	Cason Monk Hardware		1950	one part	C
71	xx Commerce	Cason Monk Hardware		1910	one part	C
72	117 N. Church		CD Thomson	1904	one part	C
73	106 N. Church		Bailey Block	1900	two part	C
74	108 N. Church		Bailey Block	1900	one part	C
75	110 N. Church	Milford's Barber Shop	Bailey Block	1900	one part	C
76	112 N. Church	vacant	Bailey Block	1900	one part	C
77	116 N. Church	Cottage Kitchen Shop	Bailey Block	1900	one part	C
78	118 N. Church	The Old Warehouse	Bailey Block	1900	one part	C
79	122 N. Church	Julia's Salon	Bailey Block	1900	two part	N
80	xx N. Church	Fare, Hooper & Lamb Gallery	Hunt Building	1958	one part	C
81	141 N. Church	Jones House Bed & Breakfast	Jones House	1895	domestic	C
82	310 E. Hospital	Price Electronics	Greyhound Bus /	1953	one part	C
83	200 N. Fredonia	Hotel Fredonia		1953	two part	C
84	xx E. Hospital	Fountain		1960	object	N
85	135 N. Fredonia	Nacogdoches Abstract & Title		1980	one part	N
86	125 N. Fredonia	Milam Lodge No. 2	Milam Lodge No. 2	1931	two part	C
87	xx Pecan	Bank (ATM Kiosk)		1972	structure	N
88	xx E. Hospital	First Methodist Church		1952/1969	temple-front	C
89	118 E. Hospital	Mize Department Store		1961	two part	C
90	112 North Street	Expert Tire		1961	one part	N

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 15

Nacogdoches Downtown Historic District
Nacogdoches, Nacogdoches County, Texas

Site #	Address	Current Name	Previous Names	Date	Type	C/NC
91	104 North Street	Simpson Realtors / Pine Windsart & Fashion Shop		1961	one part	N
92	115 North Street	Tim James Attorney		1985	domestic	N
93	203 South Street			1972	one part	N
94	108 E. Pillar	Johnson Appliance Center / Fisher Cabinet Works		1929	one part	C
95	118 E. Pillar	Hoya Land Office		1897	one part	C
96	214 S. Fredonia	Maria Davidson Apartments		1928	domestic	C
97	xx Church	associated with Greer	City Hotel	1906	two part	N
98	204 North Street	Edward Jones Investments		1955	one part	C
99	212 North Street	The Medicine Shoppe		1985	one part	N
100	304 North Street	Durst-Taylor House		1835	domestic	C
101	320 North Street	Williamsburg Plaza	First State Bank	1980	central block with wings	N
102	412 North Street	Old Mize Factory	Mize Factory	1938	one part	C
103	111 W. Pillar	Tim James Attorney	house	1930	domestic	C
104	201 W. Pillar	Ford's Photography Studio	Banita Apartments	1920	domestic	C
105	206 W. Pillar	Nacogdoches Probation Office Community Service Building		1950	one part	C
106	208 W. Pillar	Environmental Health and Maintenance		1950	one part	C
107	206 W. Pillar	District Probation		1980	one part	N
108	101 W. Main	Nacogdoches County Courthouse	Site of Several other courthouses	1958	one part	C
109	203 W. Main	Nacogdoches County Annex	Bottling Company / Old Creamery Building	1921	one part	N
110	317 W. Main			1925	one part	C
111	321 W. Main	Supergym		1925	one part	N
112	321 W. Main	Supergym		1925	one part	N
113	401 W. Main	Banita Creek Hall		1925	one part	C
114	xx W. Main	Bridge over Banita Creek at W. Main		1918/1941	structure	C
115	107 Pearl Str.	Farmer's Market/Weigh Station	Farmer's Market	1930	one part	C
116	312 W. Main	Nacogdoches Police Dept.	Nacogdoches Police Dept.	2004	contemporary	N

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

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 16

Nacogdoches Downtown Historic District
Nacogdoches, Nacogdoches County, Texas

Site #	Address	Current Name	Previous Names	Date	Type	C/NC
117	107 North Street	Rudy's Mobil Gas Station		1980	gas station	N
118	113 North Street	Covenant Life Church		1955	one part	C
119	115 North Street	Praxair		1955	one part	N
120	117 North Street	Landmark Center		1955	one part	N
121	418 W. Main			1930	one part	C
122	428 W. Main	Depot Chevron Gas Station	Gas / Service / Auto?	1930	gas station	C
123	500 W. Main	Southern Pacific Railroad Depot		1911	rail	C
124	223 W. Main	Morrison Supply company	American Supply Company	1975	industrial	N
125	211 Old Tyler	Clear Springs Café		1920	industrial	C
126	211 Old Tyler	Auntie Pasta's		1920	industrial	C
127	243 Old Tyler	Hancocl Advertising		1920	industrial	N
128	300 Old Tyler	House	house	1930	domestic	N
129	306 Old Tyler	house	house	1930	domestic	N
130	3xx Old Tyler	Kingman Construction		1980	industrial	N
131	xx Pecan	Bridge over Banita Creek @ Pecan	WPA bridge	1941	structure	C
132	xx Fredonia	Bridge over Banita Creek @ Fredonia	bridge	1940	structure	C
133	xx W. Pillar	Bridge over Banita Creek at Pillar Street	bridge	1940	structure	N
134	217 Hospital			1980	one part	N