

United States Department of the Interior

National Park Service

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National Register of Historic Places

Sterne-Hoya Historic District

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register Criteria. See continuation sheet.

Signature of certifying official

Date

State or Federal agency and bureau

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

Signature of commenting or other official

Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby certify that this property is:

entered in the National Register

See continuation sheet.

determined eligible for the National Register

See continuation sheet.

determined not eligible for the National Register

removed from the National Register

other (explain):

Signature of Keeper

Date of Action

6. Function or Use

Historic: Domestic

Sub: Single dwelling

Current : Recreation and Culture

Sub: Museum

7. Description

Architectural Classification:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Other Description: \_\_\_\_\_

Materials: foundation \_\_\_\_\_  
                  walls           Wood \_\_\_\_\_  
                  roof            \_\_\_\_\_

                  other            \_\_\_\_\_

Describe present and historic physical appearance.

  X   See continuation sheet.

8. Statement of Significance

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

Applicable National Register Criteria: C

Criteria Considerations (Exceptions) : \_\_\_\_\_

Areas of Significance: Architecture

Period(s) of Significance: 1830-1910 ←

Significant Dates: Not Applicable

Significant Person(s):           Not Applicable

Cultural Affiliation: Not Applicable

Architect/Builder: Not Applicable

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

  X   See continuation sheet.

9. Major Bibliographical References

See Historic Context List of References.

Previous documentation on file (NPS):

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

Primary Location of Additional Data:

- State historic preservation office
- Other state agency
- Federal agency
- Local government
- University
- Other -- Specify Repository: \_\_\_\_\_

10. Geographical Data

Acreage of Property: \_\_\_\_\_

UTM References: Zone Easting Northing    Zone Easting Northing

A	_____	_____	B	_____	_____
C	_____	_____	D	_____	_____

\_\_\_ See continuation sheet.

Verbal Boundary Description:  
See continuation sheet

Boundary Justification:  
See continuation sheet

11. Form Prepared By

Name/Title: Ed Galloway/Research Assistant  
 Organization: Hardy-Heck-Moore  
 Street & Number: 2112 Rio Grande  
 City or Town: Austin

Date: June 1990  
 Telephone: 512-478-8014  
 State: TX Zip: 78705

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section number 7

Page #5

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The Sterne-Hoya Historic District encompasses an L-shaped area that includes a significant collection of domestic buildings erected from the 1830s to the 1910s. Most of the houses are one or one-and-a-half stories in height and have wood-frame construction with wood siding. These dwellings have only modest amounts of stylistic detailing and are best understood when regarded as examples of vernacular plan types: center-passage houses which are older (mid-19th century) and L-plan dwellings which date from the 1880s to about 1900. Exceptions are the houses on E. Main Street which display features characteristic of Queen Anne and Craftsman-inspired architecture. A total of nine buildings are in the district and seven are classified as Contributing.

The district, which includes the 500 blocks of E. Main and E. Pilar streets and the 100 and 200 blocks of S. Lanana Street, is about two blocks east of the city's historic commercial center. The land is relatively level, although it slopes sharply just beyond the east and south borders along the flood plains of Lanana and Banita creeks. The dramatic slope of the land was a critical factor in the district's historical development and also helped distinguish this neighborhood from surrounding development. Houses on Lanana Street face east or west, while those on Pilar and Main streets look to the north or south. Lot sizes are irregularly shaped, especially those on the south side of Pilar Street because of terrain, and are moderately large when compared to most others in the city. Throughout the histo-

ry of the area, no coordinated landscaping efforts have been attempted, and individual property owners have undertaken the landscaping of their own yards. The district includes numerous majestic oak trees which attest to the neighborhood's long and active history.

The houses, for the most part, are relatively simple structures with pier-and-beam foundations, wood-frame construction with weather-board siding, and gable roofs with asphalt or composition shingles. Some of the structures are among the oldest in the city. The Sterne-Hoya House, for example, was reportedly built in 1830. It has a center-passage plan, a side-gable roof and a porch that extends the full breadth of the front. Other center-passage dwellings are in the district but apparently are not as old. Pedimented architraves are sometimes used as a decorative feature above the window and door openings and are modestly suggestive of the Greek Revival style. The Rulfs House at 113 S. Lanana has jigsawn woodwork that is indicative of Queen Anne architecture.

The L-plan houses in the district are among the oldest in the city. Perhaps the most noteworthy example is the Charles Hoya House at 210 S. Lanana Street. It has a cross-gable roof and a projecting front wing which are characteristic of this plan type. The Hoya House also has pedimented architraves.

The house at 522 E. Main is not typical of most structures in the district and has architectural features that are indicative of the Queen Anne style. Despite its physical differences with the district's overall character, this structure was included because of its proximity to the other houses. A similar argument applies to the brick-veneer, Craftsman-inspired house at 516 E. Main Street. Sanborn maps indicated that both of these houses originally were 1-story late-19th-century dwellings that were remodeled in the early 1900s. Therefore, the core within each structure likely was similar to the other

Contributing buildings in the district.

The Noncontributing properties include a ca. 1880 dwelling (113 S. Lanana) that has been altered and a small 1930s bungalow that is due south of the Sterne-Hoya House. The house at 113 S. Lanana Street has been sheathed with vinyl siding and has had its original porch removed. Because of these alterations, it is classified as Noncontributing and was included because of its historical associations (see Statement of Significance). The bungalow was classified as Noncontributing because its physical features are not in keeping with those of the district as a whole, and because it was not built within the district's period of significance. The two vacant lots in the 500 block of E. Main Street were occupied by 1-story frame residences that were razed in the 1930s to make way for a commercial building and a service station. Both were either destroyed or moved by the 1960s.

#### **DEFINITION OF CATEGORIES**

Contributing. Properties in this category include structures that add to the district's overall historic character. To be included in this category, a building must be at least 50 years old and must retain most of its original or historic integrity. Non-historic changes and alterations have been kept to a minimum and these buildings appear much as they did when originally constructed.

Noncontributing. The only property in this category is a historic structure that has been so severely altered that its integrity has been compromised. The building has had synthetic siding applied to the exterior which detracts from its overall historic character.

**INVENTORY OF PROPERTIES - STERNE-HOYA HISTORIC DISTRICT**

**Address** 113 S Lanana **Date** ca. 1882 **Site No.** 865  
**Category** Noncontributing **Block** 18 **Lot** 1  
**Description** 1-story with partial basement; wood frame with vinyl siding; brick foundation skirt; somewhat symmetrical; central hall plan; gabled roofs with curved fascia ends; chamfered bay on northwest corner with spindle brackets; pedimented gable over porch with dentil blocks at the entablature, turned wood posts with floral gingerbread, brick wainscot - modern, central entry door wood with 2 arched upper glass lights, stained glass transom above; central brick chimney; 2/2, 4/4 wood windows.

**Significance** Dietrich Rulfs, master builder of Nacogdoches, bought this property in 1882 and erected this small house shortly thereafter. He later constructed a larger house and two rental houses on the eastern portion of Block 18. By the turn of the century, Rulfs used this house as a workshop, an office and eventually as a rental unit. Rulfs designed many of the well-known buildings in Nacogdoches including the Roland Jones House, the Hardeman House, the Blount House, Zion Hill Baptist Church and Christ Epsicopal Church.

**Address** 210 S Lanana **Date** ca. 1888 **Site No.** 866  
**Category** Contributing **Block** 20 **Lot** 1  
**Description** 1-1/2 story; wood frame with horizontal lapped siding; brick pier foundation with wood lattice infill; irregular plan with chamfered bay on east (front); intersecting gable roofs with cornice returns and pedimented gable ends, bargeboards, composition shingles, extended porch on northeast corner with entry on the diagonal, extended chamfered entry with centered door, wood panel door with etched glass, turned wood posts with brackets, simple wood railing; extends down porch steps; windows 4/4. some with pedimented hood mold; two exterior brick chimneys, one on the north, one on the south; chimney flue is pulled away from the main wall of house; carport at rear.

**Significance** Charles Hoya and his wife, Frances, lived with his Prussian father Joseph T. Von der Hoya across the street in the Sterne House. Charles constructed this home in 1888 where the Sterne's orchard lay. Hoya worked as a surveyor in Nacogdoches County from 1897 to 1926 operating from the Hoya Land Office Building on the downtown square.

**Address** 211 S Lanana **Date** 1830 **Site No.** 864  
**Category** Contributing **Block** 19 **Lot** 1-A  
**Description** 1-story; wood frame with bull-nosed siding; brick pier foundation; rectangular plan; gable roof with extended rafter and beam ends, wood shingles; inset porch with turned wood posts, brackets, 2 entry doors set at 90 degrees, wood panel with three upper glass lights; windows 4/1 wood double-hung with vertical board shutters.

**Significance** Adolphus Sterne, a German immigrant, arrived in Nacogdoches in 1826 and subsequently opened a mercantile store on the square. He erected this home in 1830. He was believed to be one of the first Scottish Rite Masons in Texas. Sterne helped finance the Texas Revolution by equipping soldiers from New Orleans. He held several local offices in Nacogdoches and served in the state legislature. The house was purchased by the Hoya family in 1866.



Address 221 S Lanana Date ca. 1920-30 Site No. 867  
 Category Noncontributing Block 20 Lot 1-B  
 Description 1-story; wood frame with bull-nosed siding; brick foundation; rectangular plan; gable roof with extended rafter and beam ends, wood shingles; inset porch with turned wood posts, brackets, 2 entry doors set at 90 degrees, wood panel with three upper glass lights; windows 4/1 wood double-hung with vertical board shutters.

Address 516 E Main Date ca. 1910 Site No. 186  
 Category Contributing Block 17 Lot 3  
 Description 1-1/2 story rectangular brick residence with patterned metal shingle roof; hip-and-valley roof with dormer and gables; 1/1 double-hung windows; entry has glass paneled door and sidelights; door and windows screen have tracery; massive battered wood columns rest on brick bases; one column "missing" beside stoop; roof has finals; chamfered bay on wraparound porch has Queen Anne panel above fixed sash; porte cochere on east side of house; detached frame garage with sheet metal roof at the southeast corner of house; brick and wrought iron fence fronts street.

Address 522 E Main Date ca. 1900 Site No. 189  
 Category Contributing Block 17 Lot 4  
 Description 2-1/2 story irregular plan frame residence with hip-and-valley composition shingle roof; horizontal V-groove siding; 1/1 double-hung windows; chamfered bay has one tall window opening onto porch; one-story wraparound porch has plain round columns and square balusters with pedimented gable at northeast corner; latticed foundation skirt; gables have rounded shingles and half-moon lights with tracery; balcony over entry; entry door has glass panel and transom over door.

Address 500 blk E. Main Date Site No. N/A  
 Category Noncontributing Block 17 Lot 5  
 Description Vacant lot

Address 500 blk E. Main Date Site No. N/A  
 Category Noncontributing Block 17 Lot 6  
 Description Vacant lot

Address 520 E Pilar Date ca. 1890 Site No. 1179  
 Category Contributing Block 20 Lot 4  
 Description 1-1/1 story frame with lap siding; composition gable roof; central hall plan; blind pilasters at each corner; windows are 4/4 wood double-hung with pedimented hood molds; entry has side lights and transom; projecting porch supported by slender boxed columns; addition on east facade; brick pier foundation.

Address 526 E Pilar Date 1901 Site No. 1180  
 Category Contributing Block 20 Lot 3  
 Description 1-story frame with bull-nosed siding; composition hip-and-gable roof with cornice returns, bargeboards in gables; wraparound porch has turned columns and bannisters; 3 entry doors onto porch, main entry has large light and side lights; brick pier foundation has lattice work; windows

are 1/1 wood double-hung with hood molds; decorative screen doors; projecting chamfered bay on main facade; extensive landscaping.

**Significance** George Whitcorn, a master builder, built this cottage in 1901 for his daughter Edna. The house was occupied by Edna and Hulon Crain until 1910. Horace Wilson and his daughter, Lella Wilson Stallings, resided in the house until 1975.

**Address** 536 E Pilar

**Date** ca. 1870-90

**Site No.** 1181

**Category** Contributing

**Block** 20

**Lot** 2

**Description** 1-story; frame with lap siding; central hall plan; composition gable roof has cornice returns; 1 exterior chimney on west facade; blind pilasters on each corner of main facade; windows are 4/4 wood double-hung; projecting porch is supported by turned columns, simple bannister; entry has side lights and transom; foundation is brick pier with lattice; modern deck at rear.

(8-86)

United States Department of the Interior

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## NATIONAL REGISTER OF HISTORIC PLACES

## CONTINUATION SHEET

Section number 8

Page #6

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The Sterne-Hoya Historic District is the most significant collection of middle to late 19th century domestic buildings in Nacogdoches and includes the 1830 Sterne House (N. R. 1976). Situated in the original townsite, the district is representative of early residential development in the city and, therefore, is associated with *Community Planning and Development in Nacogdoches: 1830-1940*. The district is nominated to the National Register under Criterion C for its architectural merits because it includes some of Nacogdoches' oldest and most intact historic dwellings. Only a handful of contemporaneous buildings survive in all the city, making this district all the more significant in a local context. Throughout its history, the district has been home to many locally prominent citizens. Consequently, the houses have been well-preserved and they retain their integrity to a noteworthy degree.

The Sterne-Hoya Historic District lies within the original townsite of Nacogdoches which was established by Antonio Gil Ybarbo in 1779. The original town plan included two squares which were linked by El Camino Real (Main Street), an early and very important Spanish trail that extended into Texas. The influx of Anglo-Americans into

Texas during the early 19th century brought many changes to Nacogdoches. Because it was on El Camino Real, many early immigrants to Texas passed through the community on their way to new settlements. Some of these individuals stayed and the town began to grow. Most activity during Nacogdoches' early history was concentrated around the square, and land around the Principal Square developed into the commercial center while surrounding areas contained the homes of the town's citizens. One of the earliest was Adolphus Sterne, a German immigrant, who lived in a house that was built in 1830 near the southeast corner of present-day Pilar and Lanana streets.

Sterne was one of Nacogdoches' most influential citizens and was well known not only in the city, but throughout all of Texas. He operated a business from the Old Stone Fort at the southeast corner of Fredonia and Main streets. Sterne held several local offices in Nacogdoches from 1831 to 1833 and was also a delegate to the Convention of 1833. At the outbreak of the Texas Revolution, he was an agent of the Texas provisional government and was stationed at New Orleans where he raised and equipped one of the companies of New Orleans Greys. Sterne later was a member of the Texas House of Representatives in the Second and Third Legislatures and in November 1851 was elected to the Texas Senate where he served until his death in March 1852 (Clark, N. R. 1976). Throughout this period, Sterne maintained his permanent residence in the house at Pilar and Lanana streets and after his death, his widow, Eva Catherine Sterne continued to live there. In 1866, however, she sold the house to Joseph T. von der Hoya, a German immigrant who had come to the Nacogdoches area in 1836 and established a farm about two miles south of town. The Hoya family maintained a strong presence in the area for the next 100 years.

The presence of Adolphus Sterne and Joseph Hoya helped to make the

surrounding area one of the more locally prestigious residential sections in Nacogdoches' early history. The neighborhood's proximity to El Camino Real, its elevated terrain above Lanana Creek and its accessibility to the downtown were, no doubt, contributing factors. Few physical remains of this era survive and the remainder of the extant houses in the district date from the 1880s to about 1910.

Although Nacogdoches was among the most important communities in Texas during the republic era and early statehood, the city failed to grow much during the second quarter of the 19th century, and few new residents moved to the town. One of those who did was Dietrich A. W. Rulfs, a German immigrant who later designed over 50 commercial and residential buildings in the city. Rulfs constructed the residence at 113 S. Lanana shortly after his arrival in Nacogdoches in 1880. When Rulfs later built a larger house on E. Main Street (razed), he used the house within the district as an office and a woodworking shop, and later as a rental structure (Jackson 1989).

Another important resident was Charles Hoya, a county land surveyor, who built the house at 210 S. Lanana in 1888. Hoya was the son of Joseph Hoya who lived across the street at 211 S. Lanana and he operated the Hoya Land Office which was housed in the city's first "fire proof" building on the southwest corner of E. Pilar and Pecan streets (Recorded Texas Historic Landmark files).

The arrival of the railroad stimulated growth in Nacogdoches and many local residents prospered from the increased trade and commerce that followed. Although the Sterne-Hoya area had previously been the home of many influential citizens, property to the north, along Mound, North and Logansport streets, increasingly became the most desirable residential section of town. Large, opulent houses of the Victorian-era were built and the Sterne-Hoya neighborhood lost some of its prestige. Several new houses were built in the district but they

typically were modest center-passage houses that resembled the Sterne-Hoya House, the Charles Hoya House and the Dietrich Rulfs House in plan, size and scale. However, these later structures were embellished with intricate woodwork that was popular during the late 19th and very early 20th centuries.

Continued expansion of the central business district during the 1920s and 1930s threatened the neighborhood and many of the old houses in the 500 blocks of E. Main Street and Pilar Street were destroyed or moved and replaced with commercial buildings. For example, the empty lots in the eastern end of the 500 block of E. Main Street formerly were occupied by a brick commercial building and a frame service station. Both were later razed by the 1960s.

The Sterne-Hoya Historic District presently includes perhaps the city's finest collection of 19th century vernacular domestic plan types and is a tangible link to an early period in the local history. No other neighborhood in the city claims such a noteworthy concentration of houses of this period. The district includes nine structures, eight of which are classified as Contributing. The lone Noncontributing structure, the Rulfs House at 113 S. Lanana, is included because of its historical associations and is the only dwelling to survive directly associated with the life of Dietrich Rulfs. The house is classified as Noncontributing because of the synthetic siding has been applied over the original wood siding which is a easily reversible alteration. It can be reclassified as Contributing if the siding is removed and the historic fabric remains intact.

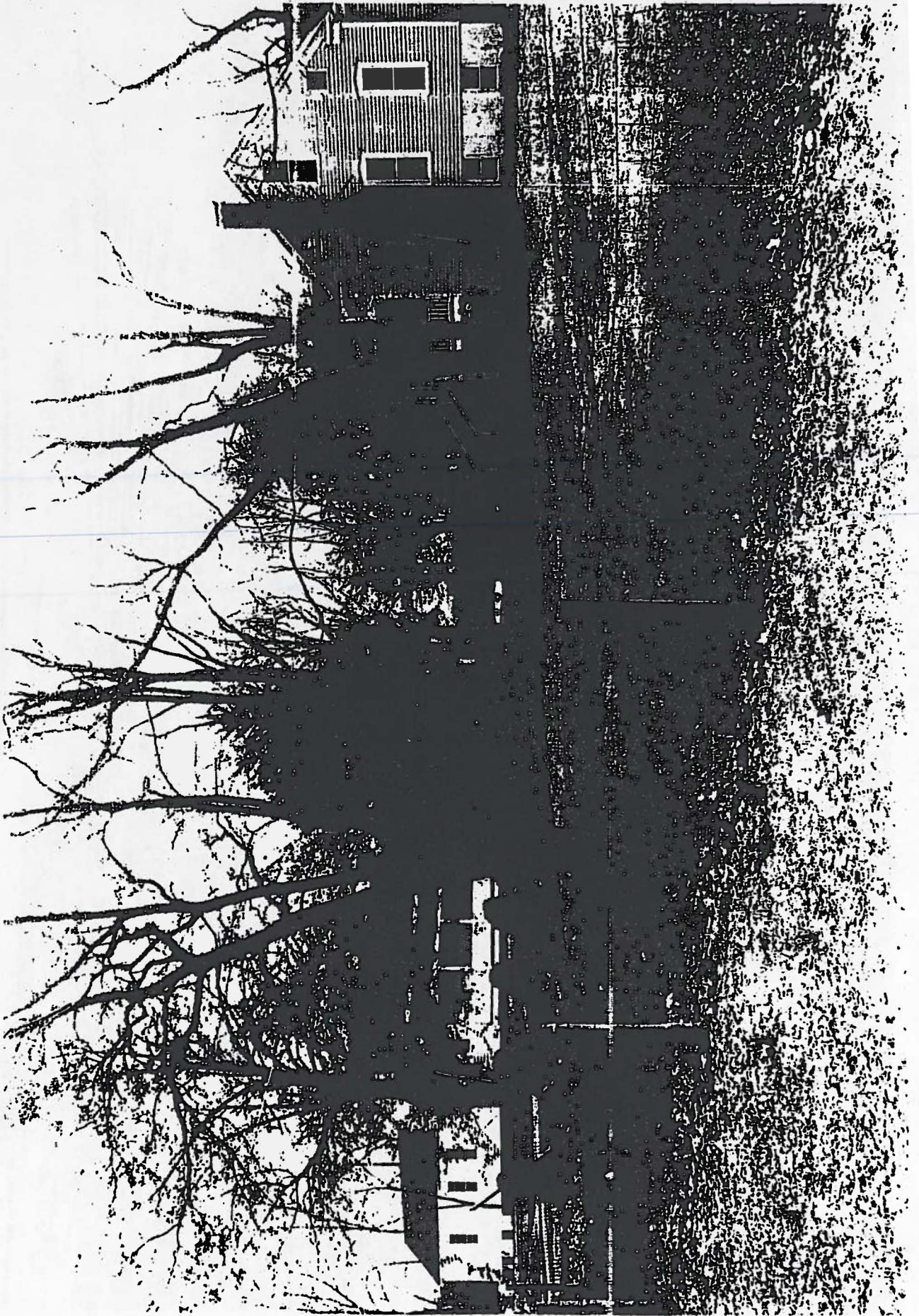
**BOUNDARY JUSTIFICATION - STERNE-HOYA HISTORIC DISTRICT**

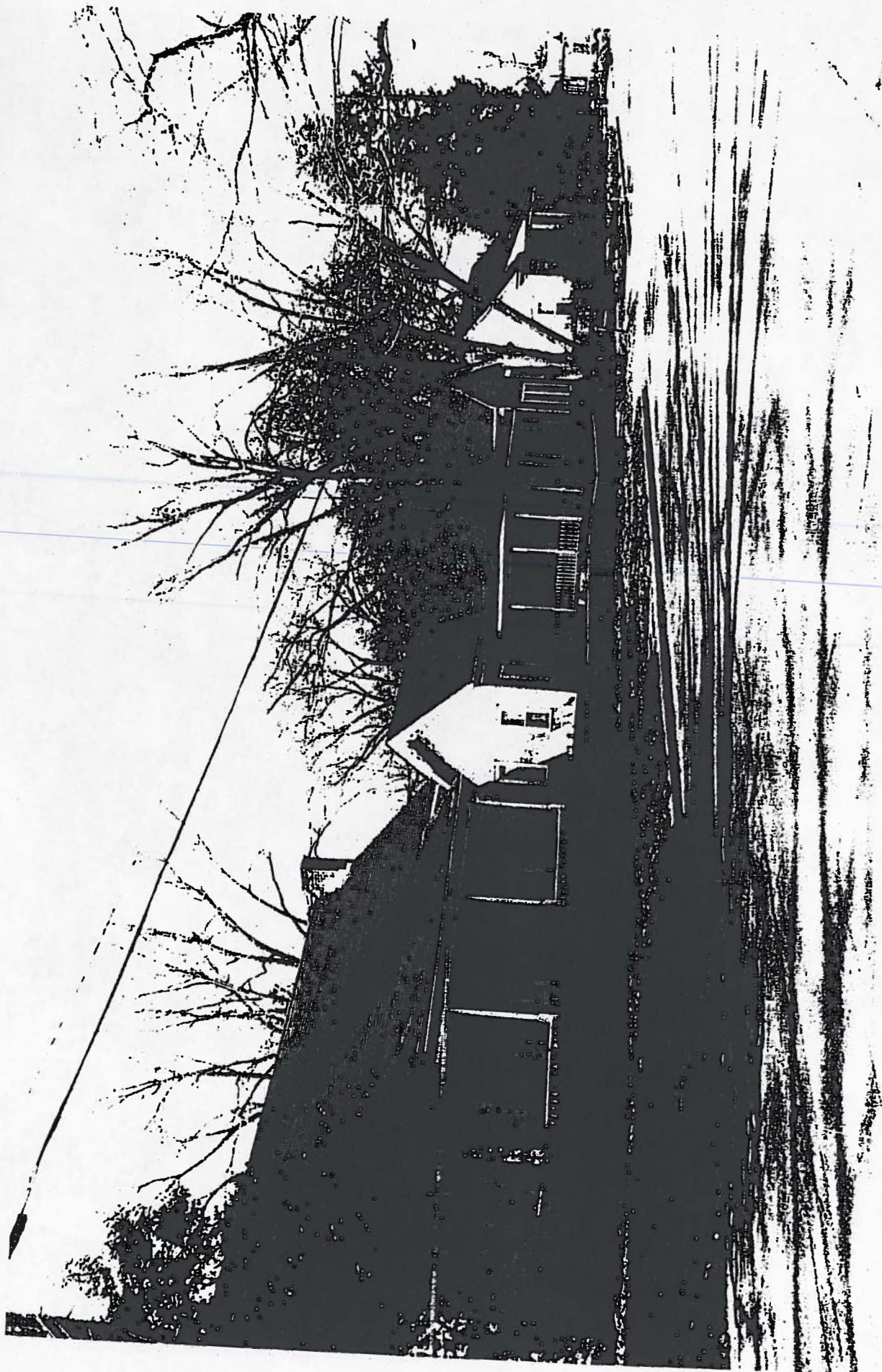
The Sterne-Hoya Historic District is two blocks east of the city's central business district. Many of the structures between the district and the downtown are both historic and non-historic commercial buildings and delineate a clear boundary for the residential district. The Banita Creek is just beyond the southern boundary of the district and the Lanana Creek flows just west of the district. The two historic dwellings on E. Main Street included in the historic district are the only extant historic residential structures on this thoroughfare. Most of the property to the north, east and west of E. Main Street contain non-historic commercial buildings. The Noncontributing structure at 113 S. Lanana is included in the district because of its strong historic ties to an important and influential citizen of Nacogdoches, and its status could be reconsidered when restored to its original condition.

**VERBAL BOUNDARY DESCRIPTION - STERNE-HOYA HISTORIC DISTRICT**

Beginning at the northwest corner of lot 3, Block 17, City of Nacogdoches, thence east along said Block until reaching the northeast corner of lot 6, Block 17, City of Nacogdoches. Thence south along lot 6 approximately 126 feet. Thence east across S. Lanana Street continuing along the north property line of lot 1, Block 18, City of Nacogdoches, until reaching the northeast corner of said lot. Thence south along the property line of lot 1, Block 18, City of Nacogdoches, and continuing to the right-of-way of E. Pilar Street. Thence east along E. Pilar Street to the northeast corner of lot 1-A, Block 19, City of Nacogdoches. Thence south along the back property line of said lot to the southeast corner of said lot. Thence west along the south property line of lot 1-A approximately 80 feet. Thence south along the back property line of lot 1-B, Block 19, City of Nacogdoches, to its southeast corner. Thence west along the south property line of said lot to the right-of-way of S. Lanana Street. Thence south along S. Lanana Street to the southeast corner of lot 1, Block 20, City of Nacogdoches. Thence northwest along the back property line of lots 1, 2, 3 and 4-A, Block 20, City of Nacogdoches, until reaching the southwest corner of lot 4-A, Block 20, City of Nacogdoches. Thence north along the property line of lots 4-A and 4, Block 20, City of Nacogdoches, and continuing across E. Pilar Street to the southwest corner of lot 3, Block 17, City of Nacogdoches. Continue north along the property line of lot 3, Block 17, City of Nacogdoches, until reaching the point of beginning.







67



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