

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM

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1. Name of Property

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historic name: Virginia Avenue Historic District

Other Name/Site Number:

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2. Location

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Street & Number: 500 block of Bremond (west side);  
500-1800 blocks of Virginia Avenue;  
500 block of Weaver

Not for Publication: N/A

City/Town: Nacogdoches

State: TX County: Nacogdoches

Code: 347

Zip Code: 75961

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3. Classification

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Ownership of Property: Private

Category of Property: District

Number of Resources within Property:

Contributing	Noncontributing	
11	5	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
11	5	Total

Number of contributing resources previously listed in the National Register: 0

Name of related multiple property listing: Nacogdoches Multiple-Property Nominat

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4. State/Federal Agency Certification  
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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

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5. National Park Service Certification  
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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

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6. Function or Use  
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Historic: Domestic	Sub: Single dwelling
Current : Domestic	Sub: Single dwelling

7. Description

Architectural Classification:

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

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

Materials: foundation \_\_\_\_\_  
          walls \_\_\_\_\_  
          roof \_\_\_\_\_  
          other \_\_\_\_\_

Describe present and historic physical appearance.  
  X   See continuation sheet.

8. Statement of Significance

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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: 1880-1940

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:

- x 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  
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United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section number 7

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The Virginia Avenue Historic District is a small collection of domestic buildings, most of which date from the late 19th and early 20th centuries. No single architectural style is dominant, although examples of Queen Anne, Classical Revival and Craftsman-inspired styled houses are within its confines. All of the buildings are detached and free standing and, with one exception, are of wood-frame construction with wood siding. The lone exception is a brick dwelling that was built in the 1880s. The district includes a small neighborhood on the east slope of Irion Hill, and of the 16 buildings in the district, 11 are classified as Contributing.

When Nacogdoches was initially settled, most building activity took place in the fairly level terrain between Irion and Orton Hills and near the confluence of Banita and Lanana creeks. Consequently, land within the Virginia Avenue Historic District, though close to the original town site, was not settled until well after the town's founding. The prime reason was the hilly land which was not particularly conducive for development. The topography which initially discouraged early residential speculation later was regarded as an asset, as many of the first houses were built with majestic views of the city. Today, the district's sense of cohesiveness is enhanced by and a direct result from the surrounding land which slopes steeply to the east.

It is not known when the streets were laid out; however, Virginia Avenue became the principal thoroughfare in the neighborhood, and some

of the grandest and most substantial turn-of-the-century dwellings in all of Nacogdoches front onto the street. The first houses were built on the west side of the street which commanded a spectacular view of the city. The lots were relatively large by Nacogdoches standards. The Queen Anne style was the most popular architectural form chosen by these early residents. Most are at least two stories in height and rest on partial basements that compensate for the slope of the land. They are of wood-frame construction and typically have porches that are prominent features on the facades.

Later residential development occurred as infill on lots that were vacant and unimproved. The east side of the 600 and 700 blocks of Virginia Avenue has several bungalows that were erected in the 1920s or 1930s. They are more modest in size and scale than those on the opposite side of the street and typically are only a single story. In addition, the lots are also smaller.

No coordinated landscaping efforts were ever undertaken and each individual property has maintained his or her own grounds. There are many finely groomed yards in the district, especially on the west side of Virginia Avenue where the houses are set back from the street.

Some of the houses have outbuildings that are fairly substantial in size and scale and could be considered as primary Contributing structures if they are at least 50 years old, retain their integrity and reflect architectural features that relate the main house.

#### **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 historic character. More recent post-1940 changes

that can affect historic integrity include the partial infill of porches, the application of aluminum or vinyl siding over the original wood siding or the addition of new rooms and wings. These alterations often detract from the original character of the structure, but if the dwelling's basic form remains intact and adds, if only to a small degree, to the district's overall historic ambiance, the property is classified as a contributing element.

Noncontributing. Properties in this category are those that detract from the district's historic character. The majority are less than 50 years and have little or no architectural or historic significance. Examples include the modern residence at 613 Virginia Avenue. Noncontributing structures also include pre-1940 structures that have been so severely altered that little, if any, of their original or historic fabric is recognizable. A good example is the house at 1807 Virginia Avenue.

**INVENTORY OF PROPERTIES - Virginia Avenue Historic District**

**Address** 524 Bremond **Date** ca. 1950 **Site No.** N/A  
**Category** Noncontributing **Block** 35 **Lot** 21-A  
**Description** 1-story dwelling with cinder or hollow tile block construction; abandoned and in very poor condition.

**Address** 522 Virginia **Date** ca. 1886 **Site No.** 1448  
**Category** Contributing **Block** 35 **Lot** 17  
**Description** 2-story brick; rectangular plan; cedar shake hip roof; windows are 4/4 wood double-hung with segmental arches; 1-story addition at rear; 1 newer exterior chimney on south facade; entry door is recessed; rock fence surrounds the property; symmetrical I-house; load-bearing, attic converted to weight room; wrought iron balcony at primary on east facade.

**Significance** This house was constructed around 1886 possibly by Henry L. Austin, a local brick maker and first resident of the home. T. F. Bridwell occupied the structure from 1900 to 1910 and was followed by Arthur Marshall, the manager for Nacogdoches Ice & Cold Storage Company, who lived there for the next 19 years. It was the home for Claude M. Barrett, the son of Tol Barrett, until 1961.

**Address** 602 Virginia **Date** ca. 1920 **Site No.** N/A  
**Category** Contributing **Block** 35 **Lot** 18A1,18A  
**Description** 1-story frame dwelling with wood siding and wood shingles; bungalow with classical features; side-gabled roof; mutli-paneled front door; side lights, central patio with ionic columns; low pitched roof; brick interior

**Address** 612 Virginia **Date** 1895 **Site No.** 1451  
**Category** Contributing **Block** 35 **Lot** 18  
**Description** 2-1/2 story; masonry ground floor, wood frame at the piano nobile and above; brick foundation; central hall, irregular plan; cedar shingle hip-and-gable roof pierced by central gable dormer with Palladian-style window; windows are 1/1 and 2/2 wood double-hung; entry seems to have been altered; fishscale shingles in gable; pedimented portico projects from main facade; front lawn slopes dramatically close to street with brick steps set into terrace; wood lap siding.

**Significance** Junius (June) Clark Harris, a prominent attorney in Nacogdoches, built this structure in 1895. It was designed by local architect Dietrich Rulfs and it housed the Harris family until 1923. Tom Davison, the only child of June and Margaret Harris, resided at the residence until 1960. Davison was a banker having organized and acted as chief operating officer of First Federal Savings and Loan Association. Tom Davison, Jr. currently resides at 612 Virginia Avenue.

**Address** 613 Virginia **Date** ca. 1980 **Site No.** 1450  
**Category** Noncontributing **Block** 35 **Lot** 21  
**Description** 1-story; appears to be new construction.



**Address** 703 Virginia **Date** 1904 **Site No.** 1452  
**Category** Contributing **Block** 35 **Lot** 22  
**Description** 2-1/2 story wood frame with bull-nosed siding; brick foundation; T-plan; intersecting gable roofs with painted metal roof, pedimented gable ends with decorative shingle work, Palladian windows on south facade, plain entablature below eaves; one-story porch with cylindrical columns and pilasters, double-hung paneled entry doors; windows wood frame 1/1, some with hood mold, shutters on the front; carport on north with gable roof and cylindrical columns, over a low brick wall; interior brick chimney on north with corbeled cap; site slopes away from the street down the hill.

**Address** 706 Virginia **Date** ca. 1890-1900 **Site No.** 1455  
**Category** Contributing **Block** 35 **Lot** 20  
**Description** 2-1/2 story frame with bull-nosed siding; massed plan; hip-and-gable asphalt shingle roof with octagonal turret on northeast corner, roof pierced by 1 corbeled interior chimney; fishscale shingles and roof vents in gables; 1-story porch is supported by slender Doric columns; newel posts and bannisters lead to raised first floor; foundation is brick pier skirted in wood lattice; brackets at cornice on tower and south 1-story wing; window 1/1 wood double-hung; entry door has leaded glass side lights; cast concrete steps with urns at street entry; large lot with pine, crape myrtle, and ash trees.

**Significance** This structure overlooking Nacogdoches from Irion Hill was built for Robert Lindsey, a dry goods merchant. Around 1920 Lindsey added a wing to the house for his wife's music taste that would seat more than 100 people. Over the years, the house became a meeting place for music lovers.

**Address** 708 Virginia **Date** ca. 1900 **Site No.** 1453  
**Category** Contributing **Block** 35 **Lot** 19  
**Description** 1-1/2 story; wood frame construction with bull-nosed siding; brick pier foundation with brick infill; irregular plan; hip-and-gable roof with composition shingles, single light windows and fishscale shingles at gable ends; chamfered bay on north; projecting front porch upheld by wrought iron columns with railing; windows 1/1 wood double-hung; 3 interior brick chimneys; front porch altered; screened rear porch; shutters on front facade windows; scrollwork at chamfered bay.

**Address** 709 Virginia **Date** ca. 1920s **Site No.** 1454  
**Category** Contributing **Block** 35 **Lot** 22-A  
**Description** 1-story frame with lap wood siding; rectangular plan; asphalt gable roof with extended rafter ends and knee braces; eyebrow roof on porch is supported by two Doric columns; 1 exterior brick chimney on north facade; windows are 6/1 wood double-hung; foundation skirted with brick.

**Address** 715 Virginia **Date** 1930 **Site No.** N/A  
**Category** Contributing **Block** 35 **Lot** 23-A  
**Description** 1-story frame dwelling with wood siding; bungalow with hipped gabled roof; exposed rafter ends and knee brace brackets; 6/6 wood sash double hung windows.

**Address** 717 Virginia **Date** 1950 **Site No.** N/A  
**Category** Noncontributing **Block** 35 **Lot** 23  
**Description** 1-story frame dwelling; hollow tile.

<b>Address</b> 719 Virginia	<b>Date</b> 1950	<b>Site No.</b> N/A
<b>Category</b> Noncontributing	<b>Block</b> 35	<b>Lot</b> 23
<b>Description</b> 1-story frame dwelling with wood siding.		
<b>Address</b> 723 Virginia	<b>Date</b> ca. 1900	<b>Site No.</b> 1456
<b>Category</b> Contributing	<b>Block</b> 35	<b>Lot</b> 24-A
<b>Description</b> 1-story frame with wood lap siding; massed plan with projecting chamfered bay and wraparound frame porch with slender Doric columns on boxed column bases; ornate entry door and screen door; windows are 1/1 wood double-hung with hood molds; hip-and-gable shingle roof pierced by 1 brick stack; brackets and vergeboard in front gable; raised foundation at rear.		
<b>Address</b> 1807 Virginia	<b>Date</b> ca. 1920-30	<b>Site No.</b> 1449
<b>Category</b> Noncontributing	<b>Block</b> 35	<b>Lot</b> 21-B
<b>Description</b> 1-story frame with flat bull-nosed siding; rectangular plan; asphalt gable roof with extended rafter ends; windows are 3/1 wood double-hung; 1 central chimney stack; small stoop porch on north facade; surrounded by brick retaining wall.		
<b>Address</b> 500 Weaver	<b>Date</b> ca. 1890	<b>Site No.</b> 1488
<b>Category</b> Contributing	<b>Block</b> 35	<b>Lot</b> 16
<b>Description</b> 1-story frame with wood lap siding; massed plan; asphalt hip-and-gable roof; projecting chamfered bay with bargeboard and sunray brackets; inset wraparound porch with brick steps, apron and boxed columns; roof pierced by central corbeled chimney; brick pier foundation skirted with brick infill; windows are 1/1 wood double-hung; entry door is paneled.		
<b>Significance</b> This dwellings is closely associated with Robert C. Monk, who owned much of the land on Irion Hill according to early land maps. Monk worked for the department store, Mayer & Schmidt from the 1890s until 1906 when he organized a hardware store along with D. K. Cason and John Gaston called Cason, Monk & Company.		
<b>Address</b> 521 Weaver	<b>Date</b> ca. 1890	<b>Site No.</b> 1489
<b>Category</b> Contributing	<b>Block</b> 35	<b>Lot</b> 17 A
<b>Description</b> 1-story frame with beveled lap siding; massed plan; asphalt hip-and-gable roof pierced by one external corbeled chimney on the west facade; cornice returns; inset porch supported by Doric columns; windows are 2/2 and 6/6 wood double-hung with hood molds; was ell plan before porch was altered.		

(8-86)

United States Department of the Interior

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NATIONAL REGISTER OF HISTORIC PLACES

CONTINUATION SHEET

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The Virginia Avenue Historic District comprises a small cluster of late 19th and early 20th century houses that as a group, are architecturally significant. The district, therefore, is nominated to the National Register under Criterion C. The houses reflect prevailing residential-architectural tastes of the period and few non-historic changes have been completed. Moreover, the district, which includes much of the land on the east slope of Irion Hill, is indicative of westward residential expansion of the city and is associated with *Community Planning and Development in Nacogdoches: 1830-1940*.

When Nacogdoches experienced growth in the middle of the 19th century as a result of increased Anglo-American immigration, the majority of residential and commercial activity occurred around the original townsite. However, city maps of 1837 and 1846 depicted newly platted blocks to the west in anticipation of future growth. Nacogdoches' rapid growth of the republic and early statehood eras slowed considerably during the third decade of the 19th century which resulted in little physical expansion.

The instigation of rail service to the city in 1883 spurred local development and the city once again began to grow. The influx of new

residents created new housing demands, and most construction activity, especially that which catered to the town's elite, occurred to the north of the original townsite, enveloping Washington Square. However, several prominent citizens of Nacogdoches were attracted to the elevated topography on the western bluff of Irion Hill overlooking the city, and they subsequently erected elaborate dwellings.

Virginia Avenue was similar to the Washington Square area because it attracted wealthy families who built spacious homes on large lots. The first houses built on Virginia Avenue were constructed at the highest point on the hill which, at the time, had an unobstructed view of the city. Henry L. Austin, a local brick maker, erected a brick house in the late 1880s at 522 Virginia Avenue. The house was altered in the early 20th century when the 2-story wrap-around porch was removed. Robert Lindsey, a salesman of dry goods, constructed a house at 706 Virginia Avenue in the 1890s, and Robert C. Monk built a house at 500 Weaver Street around 1890, and he later established the local hardware store of Cason, Monk & Company in 1906 with Dek K. Cason and John E. Gaston (Nacogdoches County Families 1985:n.p.).

Local attorney June C. Harris was another affluent citizen to build a house on Virginia Avenue. When Harris originally moved to Nacogdoches in the 1880s, he erected a dwelling on the corner of Mound and Hospital streets, near the business center. When two of his children contracted "slow fever," which was thought to be a result of the poor drinking water in town, Harris moved his family to Virginia Avenue in search of healthier well-water (Turner 1976:56). Noted local architect Dietrich A. W. Rulfs designed the Harris House at 612 Virginia Avenue which was completed in 1895. The June Harris House was Rulfs' third commission in the city and he eventually designed other buildings including the Eugene H. Blount House, the Hardeman House and the Maria A. Davidson Apartments, which are nominated to the

National Register.

By the turn of the century, the westward expansion of Nacogdoches and the growing numbers of families living in the area justified local officials' decision to construct an elementary school on W. Cox Street in 1903 (Nacogdoches Daily Sentinel June 22, 1986).

A number of subdivisions and additions to the city were plotted northwest of the historic district during the early 20th century which illustrates the increased development in the area. The majority of the structures built in these developments were for middle-class families. For example, June Harris owned about 30 acres of land behind his residence and plotted it as an addition to the city in 1919 (Nacogdoches County Plat Records 1919). When housing construction took place in the addition during the 1930s and 1940s, the area was comprised of modest residences.

The district today is noteworthy because of the concentration and integrity of historic houses in the area. No single architectural style is dominant, although examples of Queen Anne, Victorian, Italianate and Craftsman-inspired houses are in the district, and most are among the finest examples in the city.

**BOUNDARY JUSTIFICATION - VIRGINIA AVENUE HISTORIC DISTRICT**

The top portion of the hill on all sides (except on the north) slopes sharply and is, for the most part, undeveloped. This is especially true of the land to the east and south of the district. Sunset Street to the west is a 1940s development with no pre-World War II houses. Cox Street, to the northwest of the historic district, has a large number of pre-World War II structures, however, most have been altered to such an extent that the area has lost much of its historic character and ambiance. Moreover, the houses share few architecture similarities with Contributing properties in the district. The Nettie Marshall School, its play grounds, and the new houses on the 400 block of Weaver Street disrupt any continuity between the district and historic neighborhoods to the north.

**VERBAL BOUNDARY DESCRIPTION - VIRGINIA AVENUE HISTORIC DISTRICT**

Beginning at the northwest corner of lot 16, Block 35, City of Nacogdoches, thence east along said lot crossing Weaver Street and continuing along the back property line of lots 17-A, 17 and 17-B, Block 35, City of Nacogdoches, until reaching the northeast corner of lot 17-B, Block 35, City of Nacogdoches. Thence south across Virginia Avenue and continuing along Bremond Street until reaching the southeast corner of lot 22, Block 35, City of Nacogdoches. Thence west along the property line of said lot approximately 100 feet. Thence south along the back property line of lots 22, 22-A and 23, Block 35, City of Nacogdoches, until reaching the southeast corner of lot 23. Thence west along the property line of lot 23 to the northeast corner of lot 24-A, Block 35, City of Nacogdoches. Thence south along the back property line of lot 24-A to the southeast corner of said lot. Thence west to the southwest corner of said lot. Thence north to the northwest corner of said lot. Thence west across Virginia Avenue and continuing along the south property line of lot 20, Block 35, City of Nacogdoches, until reaching the southwest corner of said lot. Thence north along the back property line of lots 20, 19-A and 18, Block 35, City of Nacogdoches, until reaching the northwest corner of lot 18. Thence west to the southwest corner of lot 16, Block 35, City of Nacogdoches. Thence north along the west property line of said lot to the point of beginning.











