

(Oct. 1990)

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

**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**

907



1. NAME OF PROPERTY

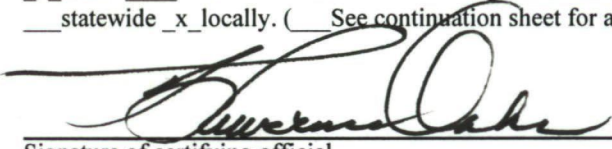
HISTORIC NAME: John Shary Building
OTHER NAME/SITE NUMBER: Mission City Hall

2. LOCATION

STREET & NUMBER: 900 Doherty **NOT FOR PUBLICATION:** N/A
CITY OR TOWN: Mission **VICINITY:** N/A
STATE: Texas **CODE:** TX **COUNTY:** Hidalgo **CODE:** 215 **ZIP CODE:** 78572

3. STATE/FEDERAL AGENCY CERTIFICATION

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set 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

July 1, 2002
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

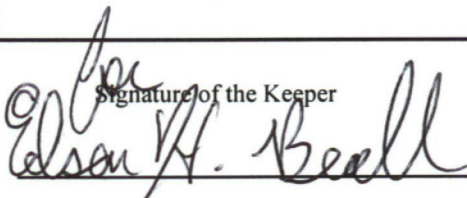
Date

State or Federal agency and bureau

4. NATIONAL PARK SERVICE CERTIFICATION

I hereby certify that this property is:

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


Signature of the Keeper

Date of Action
8/30/02

5. CLASSIFICATION

OWNERSHIP OF PROPERTY: Public - Local

CATEGORY OF PROPERTY: Building

NUMBER OF RESOURCES WITHIN PROPERTY:	CONTRIBUTING	NONCONTRIBUTING
	1	0 BUILDINGS
	0	0 SITES
	0	0 STRUCTURES
	0	0 OBJECTS
	1	0 TOTAL

NUMBER OF CONTRIBUTING RESOURCES PREVIOUSLY LISTED IN THE NATIONAL REGISTER: 0

NAME OF RELATED MULTIPLE PROPERTY LISTING: Historic and Architectural Resources of Mission,
Hidalgo County, Texas

6. FUNCTION OR USE

HISTORIC FUNCTIONS: COMMERCE/business=office building

CURRENT FUNCTIONS: GOVERNMENT/city hall

7. DESCRIPTION

ARCHITECTURAL CLASSIFICATION: LATE 19TH AND 20TH CENTURY REVIVALS:
Mission/Spanish Colonial Revival

MATERIALS: FOUNDATION CONCRETE
WALLS BRICK; CONCRETE
ROOF CERAMIC TILE
OTHER METAL; GLASS

NARRATIVE DESCRIPTION (see continuation sheet 7-5).

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National Register of Historic Places
Continuation Sheet

Section 7 Page 5

John Shary Building
Mission, Hidalgo County, Texas

DESCRIPTION

The 1939 Shary Building is a two-story, Spanish Colonial Revival style masonry building (Figure 1) with Mediterranean detailing that houses the City of Mission administrative offices. Located at the northeast corner of Doherty Avenue and East 9th Street, the building sits on level terrain with sidewalks, grass lawn and mature trees on the south and west. Concrete walkways lead from the sidewalk to each entrance. A parking lot occupies half of the northern portion of the site and a one-story office building adjoins the site to the northeast. An alley separates the Shary Building from the post office property to the north. Despite a one-story addition, the building retains a high degree of architectural integrity and was designated a Recorded Texas Historic Landmark (RTHL) in 1994.

The 1939 construction is two stories tall and has an L-shaped plan. In 1979, a one-story wing was added to the north elevation (Figure 2). Exterior walls are brick, painted light tan with taupe trim and base. Metal railings and window sashes are painted light green. The principal elevation, facing west, is a symmetrical composition of a central entry flanked by four window bays on each side. A three-step brick stoop and a handicapped ramp with railing provide access to the recessed entry. The entry consists of a pair of wood doors with full glass panels and fixed transom. Both the doors and transom have decorative metal grilles. Fluted pilasters and a broken scroll pediment flanked by wall-mounted lanterns frame the entry. Applied serif letters in the pediment, "CITY HALL", identify the building.

Windows are single, steel casement units, each with a pair of four-light sashes, painted medium green. Ground-floor windows have four-light fixed transoms with hoods supported by scroll-shaped consoles; second-floor windows have two-light transoms. Directly above the entry, a round-headed window has a pair of six-light casement sashes and a fixed, divided-light transom. A belt course, integral with the ground-floor window sills, visually defines the building's base. The building is topped by a shallow-pitched Spanish tile roof. Copper gutters, conductor heads, and downspouts comprise the roof drainage system.

The 1979 addition is connected to the north elevation of the original building toward the rear (northeast quadrant) of the site. Constructed of painted brick, the rectangular-plan, windowless building has an aluminum-and-glass storefront entrance at the southern end of the west elevation. The addition is topped with a Spanish-tile mansard roof with a flat, built up roof beyond. The addition is deeply set back from the original building's primary facade and its smaller size and massing indicate its subordination to the earlier building. Although not a replica, its materials are compatible with those of the original building. As a result, the addition does not significantly detract from the appearance and impact of the 1939 Shary Building.

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: AGRICULTURE; COMMERCE
COMMUNITY PLANNING; ARCHITECTURE

PERIOD OF SIGNIFICANCE: 1939-1952

SIGNIFICANT DATES: 1939, 1945

SIGNIFICANT PERSONS: Shary, John

CULTURAL AFFILIATION: N/A

ARCHITECT/BUILDER: Smith, Harvey P. (Architect); J. E. Walsh (Builder)

NARRATIVE STATEMENT OF SIGNIFICANCE (see continuation sheets 8-6 through 8-8)

9. MAJOR BIBLIOGRAPHIC REFERENCES

BIBLIOGRAPHY (see continuation sheet 9-9)

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
- University
- Other -- Specify Repository:

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National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section 8 Page 6

John Shary Building
Mission, Hidalgo County, Texas

STATEMENT OF SIGNIFICANCE

The Shary Building was built in 1939 by citrus grower and land developer, John Shary, to house the offices of his many businesses that were instrumental in the growth of citriculture, land and community development in the Lower Rio Grande Valley. The Shary Building is significant at the local level under Criterion A in the areas of agriculture and commerce. The building reflects the extent to which Shary's businesses and influence had grown by the late 1930s and it is associated with the historic context, *Grapefruit's Lone Star Home: The Development Of Mission, Texas*. The Shary Building is also significant under Criterion B, in the same areas of agriculture and commerce, for its association with John Shary who was largely responsible for the implementation and success of citriculture in the Lower Rio Grande Valley. Shary is rightfully regarded as the "Father of the Texas Citrus Industry" and the building he constructed served as headquarters for his many enterprises that promoted citrus cultivation, including his irrigation company and the first packing plant in the Valley. The Texas Citrus Fruit Growers Exchange, a growing and marketing association also headquartered in the Shary building, completed his influence and leadership in every aspect of the citrus business. Built by San Antonio architect, Harvey P. Smith, the Shary building is also significant under Criterion C, in the area of architecture, as an example of a 1930s office building with both Spanish Colonial Revival and modest Mediterranean stylistic influences.

Following a brief career as a pharmacist in his native Nebraska, John Shary arrived in the Valley to pursue land development in 1911. He set his sights on Mission and purchased the holdings of John Conway's bankrupt irrigation company in 1915. Shary expanded the canal systems to support the irrigated farms that were promoted and sold by his land development company in the newly opened Sharyland tract, east of Mission. He completed his mansion and a third lift station pump for the canal system by 1920 and spent the next decade tirelessly promoting the Mission area to prospective farmers throughout the country. John Shary's efforts in developing the citrus industry began with his first crop of mature citrus in 1923. That same year, Shary borrowed the concept of agricultural associations from existing operations in California, and formed the Valley's first cooperative, the Texas Citrus Fruit Growers Exchange. The Exchange was an innovative program intended to protect the interests of citrus growers through cooperative packing, marketing and transportation. Its rapid success led to the Valley-wide trend of cooperative agriculture processing.

During the Great Depression, John Shary again took the initiative to encourage the citrus industry by forming Brogdex Company, a grapefruit canning operation, and the Shary Products Company which processed and sold citrus by-products, such as peels and pulp that were utilized for fertilizer (Holcomb 17 Nov 1998). With Shary as president, the United Irrigation Company undertook a project to line canals with concrete in 1933 in order to benefit the landowners and to provide public relief jobs. Despite the economic hardships of the 1930s, John Shary's businesses continued to expand.

In December 1938, Shary accepted bids for construction of a new office building that would become headquarters for his businesses. Begun after nearly a decade of economic depression, the Shary building was the largest commercial building erected in Mission since 1928. Architectural plans were provided by Harvey P. Smith, a San Antonio based architect and preservationist best known for restoring historic Spanish missions. Local builder, J. E. Walsh won the bid for general contractor and began construction on January 29, 1939. F. Reynoldo from San Antonio subcontracted under Walsh to

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**National Register of Historic Places
Continuation Sheet**

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John Shary Building
Mission, Hidalgo County, Texas

construct art stone and Alamo Iron Works provided structural steel. J. E. Walsh scheduled completion for the job in just 90 days (*Mission Express* 29 Jan 1939). Shary's optimism and constant promotion of Mission, even during the Depression, influenced the impressive design and landscaping for his new offices which were intended to "enhance the beauty of the approach to Mission to make a more favorable impression to visitors" (*Mission Express* 29 Jan 1939 p 2).

John Shary and his wife hosted a dedication and open house ceremony on June 23, 1939, 150 days after the construction start date. Construction costs totaled \$40,000 for the Shary Building at 900 Doherty. The site of the new building was adjacent to the site of the old, wood-frame office that the Shary enterprises had occupied since 1915, when he bought the holdings of Conway and Hoyt's irrigation company. The Shary building provided space on the first floor for Shary's companies, among them: United Irrigation Company, Shary Products Company, Granjeno Development Company, Brogdex company of Texas, Sharyland Orchards and Nurseries, The Shary-Maddox Company, an oil, gas and mineral concern, and Southtex Mortgage Loan Company (*Open House Invitation* 23 Jun 1939). Shary's private office, The Texas Citrus Fruit Grower's Exchange, the Engineer's office and the legal department were on the second floor. Every office was planned to accommodate an intercommunicating telephone (*Mission Times* 02 Dec 1939).

Although Shary's diverse interests included publishing newspapers and banking, his businesses that were devoted to the citrus industry dominated his concerns and proved the most successful. The citrus industry renewed its strength in the years following the Depression and the popularity of grower's associations, a trend started by Shary's Texas Citrus Fruit Growers Exchange, meant greater profits for the growers and new markets in which to sell citrus. During World War II, the armed services used 10% of all citrus shipped from the Lower Rio Grande Valley, suggesting the region's important role in wartime food production (*Mission Times* 10 Mar 1944).

John Shary died shortly after the end of the war in November 1945. Though he was able to use his new office building for only a few years before his death, he lived to see the country rebound from the Great Depression and Valley agriculture and citrus resume economic importance during World War II. Consecutive freezes in 1949 and 1951 were devastating to the Valley's citrus orchards and marked the end of an exceptionally long period of mild weather that provided John Shary the fortunate opportunity to develop his lands. After John Shary's death, the Shary estate continued to occupy the office building for fifteen years (Figure 3). Shary's daughter Mary Alice and her husband, Texas Governor Allan Shivers, sold the building to the city of Mission to serve as City Hall in 1960. The city added a council meeting annex to the rear of the original building in 1979.

Once the headquarters for the "Father of the Citrus Industry," the Shary Building is now used to administer the city that John Shary helped develop. The building is the best surviving representation of John Shary and his enterprises in Mission. Shary's many businesses provided services for every step of development in the community and in citriculture, and cemented his pervasive role in the overall success of Mission. From land sales and irrigation to marketing Valley fruit, Shary had his hand in almost every aspect of transforming the Lower Rio Grande Valley from desert ranch land to fertile and profitable citrus groves. It is for these reasons that the Shary Building, which represents the culmination of John Shary's business enterprises, is nominated under Criterion B for its association with the career of the "Citrus King".

In addition to its many noteworthy historical associations, the Shary Building is also significant for its architecture and is nominated to the NRHP under Criterion C. The 1996 historic resources survey of Mission identified 128 commercial buildings—the vast majority of which housed retail enterprises—

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Section 8 Page 8

John Shary Building
Mission, Hidalgo County, Texas

but the Shary Building was the only historic office building documented during the study. Besides being an uncommon building type in Mission, the Shary Building also is one of the few architect-designed buildings in the city.

The building's architect, Harvey P. Smith, of San Antonio, was best known for his preservation and restoration efforts. His experience with Spanish Colonial missions in the southwestern states, California, Arizona, and New Mexico, made him a qualified expert on restoration projects that included the Governor's Palace and the San José y San Miguel de Aguayo Mission in San Antonio during the 1930s. Smith demonstrated his design diversity in other projects such as a residence for conjoined twins Violet and Daisy Hilton, and the Sunken Garden Theater in Brackenridge Park. By the time John Shary commissioned Smith to design his office building in 1939, Smith's knowledge of Spanish Colonial architecture and his prominent career had already been established. His qualifications made Smith an appropriate choice to design the showplace of Mission that Shary intended his office building to be.

Like most of the city's historic commercial buildings, the Shary Building is reminiscent of the region's Spanish Colonial architectural traditions. However, with its symmetrically composed primary facade, broken scroll pediment above the front entrance, and ancones and classically inspired hoodmolds over the ground-floor windows, the Shary Building exhibits architectural elements associated with the Mediterranean style. The Shary Building also retains its integrity to a high degree. The only major alteration is a 1-story addition at the rear of the north facade. Although visible from the front, the side addition is set back from the building's core and has Spanish tile roofing compatible with the building's original roofing material.

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**National Register of Historic Places
Continuation Sheet**

Section 9 Page 9

John Shary Building
Mission, Hidalgo County, Texas

BIBLIOGRAPHIC REFERENCES

Holcomb, Blaine. Interview with Sophie Roark, November 16, 1998.

Mission Express 29 January 1939. Available at Center for American History, University of Texas at Austin

Mission Times, 02 December 1939- 10 March 1944. Available at Center for American History, University of Texas at Austin

Open House Invitation. Mission, TX. Speer Memorial Library. Vertical Files.

Tyler, Ron, ed. *The New Handbook of Texas*, Vol. 5. Austin: The Texas State historical Association, 1996.

10. GEOGRAPHICAL DATA

ACREAGE OF PROPERTY: less than 1 acre

UTM REFERENCES Zone Easting Northing
 14 567560 2899466

VERBAL BOUNDARY DESCRIPTION Block 161 / Lots 4, 5, 6, 7 Mission Original Townsite

BOUNDARY JUSTIFICATION The boundaries follow the lot and block historically associated with the John Shary Office Building

11. FORM PREPARED BY

NAME/TITLE: Terri Myers, Project Director/Historian; Sophie Roark, Research Assistant;
 Tom P. Eisenhour, Architect

ORGANIZATION: Hardy-Heck-Moore & Myers, Inc.

DATE: March 1999

STREET & NUMBER: 1414 W. 6th Street

TELEPHONE: 512-478-8014

CITY OR TOWN: Austin

STATE: TX

ZIP CODE: 78703

ADDITIONAL DOCUMENTATION

CONTINUATION SHEETS

MAPS (see continuation sheet FIGURE-10)

PHOTOGRAPHS (see continuation sheet PHOTO-12)

ADDITIONAL ITEMS

PROPERTY OWNER

NAME: City of Mission. Contact Adela Ortega

STREET & NUMBER: 900 Doherty

TELEPHONE: 956-580-8650

CITY OR TOWN: Mission

STATE: Texas

ZIP CODE: 78572

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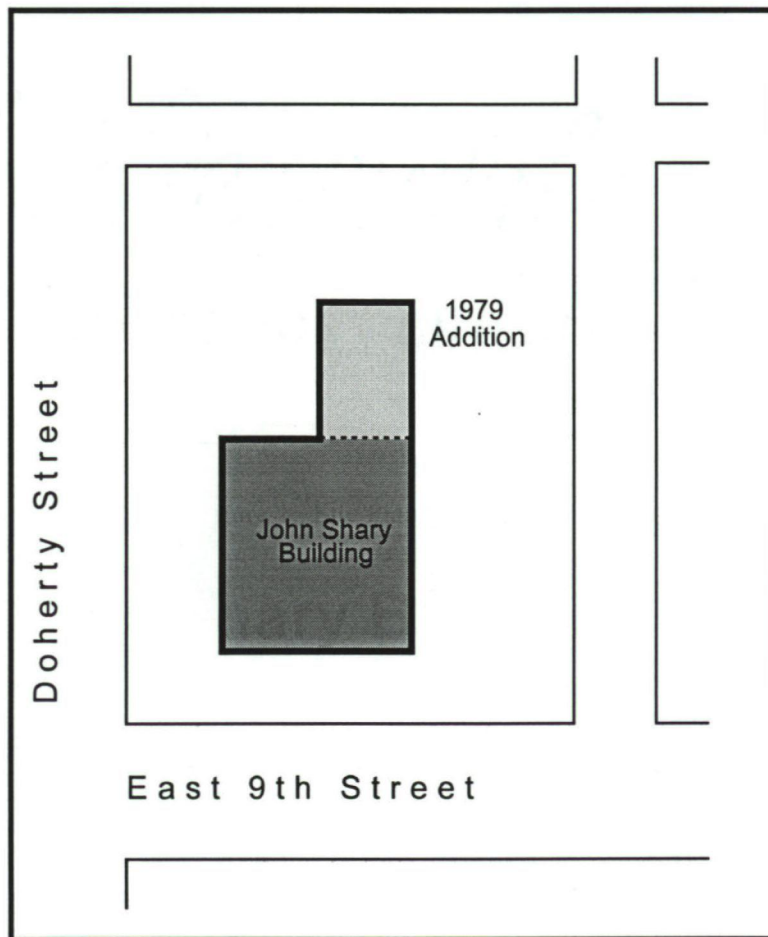
National Register of Historic Places
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Section FIGURE Page 10

John Shary Building
Mission, Hidalgo County, Texas

Figure 1. Site Plan of the Shary Building.

Shary Building



Not to Scale

Source: Sanborn Map Company (1949)

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Section FIGURE Page 11

John Shary Building
Mission, Hidalgo County, Texas

Figure 2. South elevation of the Shary Building. Camera facing north. Photo taken in 1959.



SEP 29

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Section PHOTO Page 12

John Shary Building
Mission, Hidalgo County, Texas

PHOTO INVENTORY

**John Shary Building
Mission, Hidalgo County, Texas
Terri Myers – photographer**

John Shary Building – 400 Doherty
View: West elevation
Camera facing: East
Photo 1 of 1
1998

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Shary, John, Building

MULTIPLE NAME: Mission, Hidalgo County MPS

STATE & COUNTY: TEXAS, Hidalgo

DATE RECEIVED: 7/18/02 DATE OF PENDING LIST: 8/12/02
DATE OF 16TH DAY: 8/28/02 DATE OF 45TH DAY: 9/01/02
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 02000907

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

ACCEPT RETURN REJECT 8/30/02 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in the
National Register

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

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

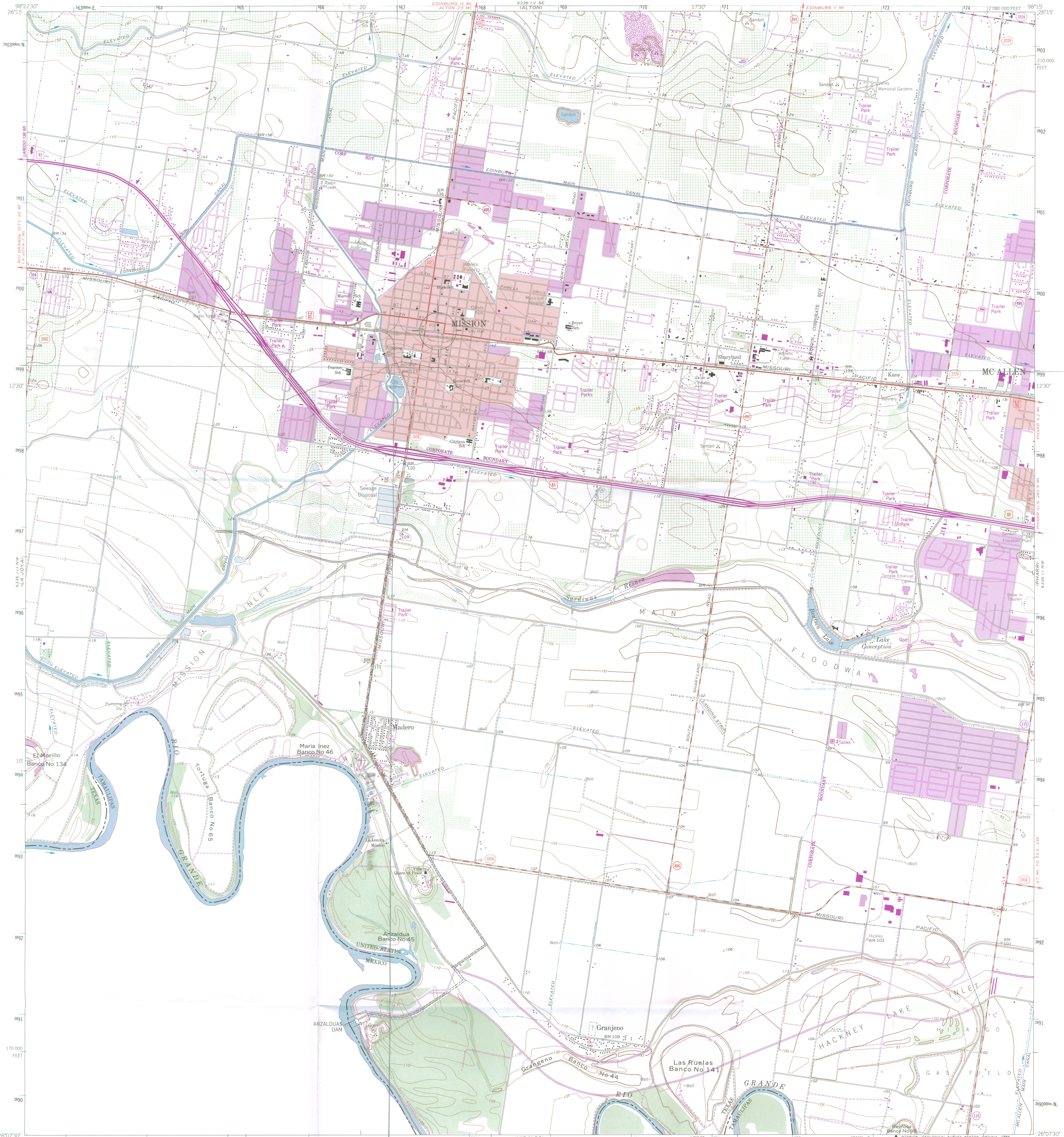


CITY HALL

TEXAS
STATE
BANK

TEXAS
STATE
BANK

JOHN SHARY BUILDING
400 DOHERTY
MISSION, HIDALGO CO., TEXAS
PHOTOGRAPH 1 of 1



Mapped, edited, and published by the Geological Survey

Control by USGS and NOS/NOAA

Planimetry by photogrammetric methods from aerial photographs taken 1961. Topography by planetable surveys 1963

Polycyclic projection. 1927 North American Datum 10,000-foot grid based on Texas coordinate system, south zone 1000-meter Universal Transverse Mercator grid ticks, zone 14, shown in blue

Red tint indicates areas in which only landmark buildings are shown

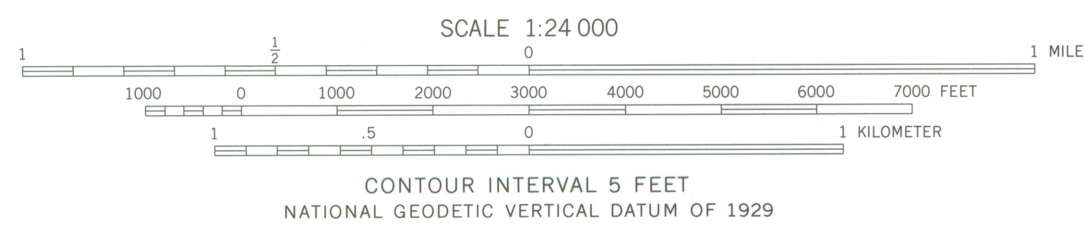
To place on the predicted North American Datum 1983

move the projection lines 33 meters south and 29 meters east as shown by dashed corner ticks

Purple tint indicates extension of urban areas

UTM GRID AND 1983 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET
0°18' 71° 133 MILS
5 MILS

Revision shown in purple and woodland compiled from aerial photographs taken 1980 and other source data. This information not field checked. Map edited 1983



THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



QUADRANGLE LOCATION

ROAD CLASSIFICATION

Heavy-duty	Light-duty
Medium-duty	Unimproved dirt
U.S. Route	State Route

MISSION, TEX.

26098-B3-TF-024

1963
PHOTOREVISED 1983
DMA 6336 111 NE-SERIES V882

2698-124