

(Oct. 1990)

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

**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**



I. NAME OF PROPERTY

HISTORIC NAME: Downtown Buda Historic District
OTHER NAME/SITE NUMBER: DuPre

2. LOCATION

STREET & NUMBER: Roughly Bounded by Elm Street, Main Street, China Street and Austin Street
NOT FOR PUBLICATION: N/A
CITY OR TOWN: Buda
VICINITY: N/A
STATE: Texas **CODE:** TX **COUNTY:** Hays **CODE:** 209 **ZIP CODE:** 78610

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.)

9-5-2003
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
11-07-03

5. CLASSIFICATION

OWNERSHIP OF PROPERTY: Private, Public

CATEGORY OF PROPERTY: District

NUMBER OF RESOURCES WITHIN PROPERTY:	CONTRIBUTING	NONCONTRIBUTING
	27	9 BUILDINGS
	0	0 SITES
	1	0 STRUCTURES
	0	0 OBJECTS
	28	9 TOTAL

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

NAME OF RELATED MULTIPLE PROPERTY LISTING: N/A

6. FUNCTION OR USE

HISTORIC FUNCTIONS: COMMERCE, DOMESTIC/single residence

CURRENT FUNCTIONS: COMMERCE, DOMESTIC/single residence, GOVERNMENT/post office

7. DESCRIPTION

ARCHITECTURAL CLASSIFICATION: Commercial Style, Bungalow/Craftsman, Classical Revival, Ranch Style

MATERIALS: FOUNDATION STONE, BRICK, CONCRETE
WALLS STONE, BRICK, WOOD, METAL
ROOF ASPHALT, METAL
OTHER

NARRATIVE DESCRIPTION (see continuation sheets 7-5 through 7-13).

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7 Page 5

Downtown Buda Historic District
Buda, Hays County, Texas

Physical Description: Summary

The Buda Downtown Historic District, a six-block historic commercial zone, is located at the heart of Buda, a traditionally rural town in northeast Hays County, about 13 miles south of Austin, the Texas state capital. The district is typical of numerous commercial centers in towns platted along emerging railroad lines that extended into Texas during the 1870s-1890s. It lies entirely on the west side of the former International and Great Northern (I & GN) railroad line, now Missouri & Pacific, and comprises Blocks 2-5 and the north half of Block 6 in the original Town of Buda, founded in 1881. Virtually all of the town's historic brick commercial buildings front onto Main Street, Buda's principal thoroughfare and the focus of the district. Main Street extends along the west side of the railroad line as it passes through the small town. Most of the district's resources are oriented along a north/south axis, facing east toward Main Street and the tracks but several dwellings at the rear of the lots front onto Austin Street and two commercial buildings front side streets. The railroad line roughly parallels IH-35 about three miles to the east. Buda is linked to IH-35 by Loop 4, once a country road with a handful of farmsteads lining its path.

As Loop 4 enters the Buda townsite from the northeast, it crosses the railroad tracks and curves abruptly to the south where it turns into the city's original Main Street. The district is bounded by Elm Street on the north, the south boundary of Lot 3, Block 6, on the south, Main Street on the east, and Austin Street on the west. Buda's downtown district runs nearly the length of the original town plat, occupying all of the lots within Blocks 2-5 and Lots 1-3 of Block 6. It contains a high concentration of historic commercial and residential properties. All domestic properties fronting Main Street have been converted to business use. The single governmental building and infrastructural property detract little from the district's perception as a commercial district. In fact, the district has always served as the town's commercial zone since its founding in 1881. Only the Carrington House, a house used as a hotel, dates from the earliest period of development, and it may have been enlarged and altered since its original construction. None of the town's earliest businesses (1881-1898) survive to the present with the exception of the Carrington House. The Buda Downtown Historic District contains a total of 37 resources, 28 of which contribute to the district and 9 of which are considered noncontributing elements due to age or alteration.

Although Buda was created with the arrival of the railroad in 1881 and enjoyed moderate success in the four decades that followed, it did not experience the phenomenal growth and commercial success its founders anticipated, and the downtown district never expanded beyond its original railroad frontage. Most of the district's surviving historic resources are one- or two-part brick or stone commercial buildings dating from the very late 19th century through the mid-1920s. Only one or two date to the 1930s. The district's commercial properties have served many uses over the years, but most were originally built as mercantile and dry goods stores. Livery stables and blacksmith shops occupied lots on Main Street in the late 19th and very early 20th centuries, but by the mid-1910s throughout 1920s, service stations and garages replaced them. Only the Carrington House, a residential property originally used as a hotel, dates from the earliest period of development and it may have been enlarged and altered since its original construction. None of the town's other early properties (1881-1898) survive to the present. Current businesses include antiques stores, restaurants, groceries and professional offices.

Several historic domestic buildings lie in blocks at the north and south ends of the district and fronting Austin, behind Main Street to the west. Ranging in date from 1881 to 1934, the district's historic dwellings are all of frame construction and represent plan types and architectural styles found in small towns and middle-class communities throughout the country. They include one 2-story late-Victorian era (1881) house with Queen Anne and Classical Revival elements, a tiny 1-room board-and-batten house (c. 1900), two Classical "box" dwellings (c. 1910) several bungalows (c. 1925) with modest Craftsman details. With only one exception—the vacant 1-room dwelling at the rear of Block 2—former houses along Main Street now serve commercial purposes. The handful of small houses on side streets and fronting Austin Street remain residential properties. One non-historic government building, the new U.S. Post office at

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7 Page 6Downtown Buda Historic District
Buda, Hays County, Texas

100 S. Main is the single non-commercial property fronting Main Street. A windmill associated with a historic icehouse is listed as a structure but served commercial purposes.

Despite its noncontributing resources, most of Buda's commercial and domestic resources—with the notable exception of the new Post Office—follow the town's historic downtown trends, including building height, massing, setback, street orientation, roof pitch and form, fenestration patterns and the use of awnings or porches. The district is distinguished by its railroad frontage and intact rows of attached or close commercial buildings in Blocks 2, 3 and 4. Individual examples of excellent early 20th-century brick and stone commercial buildings are highlights of the district. Overall, the Buda Downtown Historic District imparts a strong sense of place that overrides the effect of its noncontributing elements. The district is highly recognizable to its period of significance and retains a good degree of integrity in its materials, design, location, association, workmanship and setting.

While most of the commercial lots extend through to Austin Street, the rear (west half) of these lots are either vacant or contain storage structures, loading docks and other minor auxiliary properties. None are seen from Main Street and most are not counted as separate resources. A few early 20th century apartments occupy the rear portion of these lots and are counted as Contributing or Noncontributing elements of the district. Most of the remaining blocks in the original townsite were developed and remain residential in character. In that way, Buda is similar to hundreds of other railroad towns scattered throughout Texas: it has a single commercial zone lining one side of the tracks with housing tucked behind the business strip.

Inventory of Properties: Buda Downtown Historic District

<u>Address</u>	<u>Date</u>	<u>Property type</u>	<u>Subtype/Style/Plan</u>	<u>Contributing/Non</u>
Block 1				
406A N. Main	c. 1980	Building/Domestic	1-story Ranch Style	Noncontributing
406B N. Main	c. 1970	Building/Domestic Aux	Metal pole barn	Noncontributing
407A N Austin	c. 1925	Building/Domestic	Bungalow/Craftsman	Contributing
407B N Austin	c. 1925	Building/Commercial	Commercial/blacksmith-garage	Noncontributing
402 N. Main	c. 1925	Building/Commercial	Commercial/grocery	Contributing
104 Elm	1915/80	Building/Domestic	2-Room/Side gabled/additions	Noncontributing

Block 2

320A N. Main	1882	Building/Domestic	L-plan/Classical/Queen Anne	Contributing
320B N. Main	c. 1915	Building/Domestic/Aux	National Folk Hipped Roof	Contributing
306B N. Main	c. 1900	Building/Domestic	1-room/Side gabled	Contributing
306A N. Main	c. 1910	Building/Commercial	1-part Commercial/bank	Contributing
307 N. Austin	c. 1925	Building/Domestic	National Folk/Hip on gable	Contributing
300 N. Main	1914	Building/Commercial	2-part Commercial	Contributing

Block 3

105? Ash	c. 1985	Building/Commercial	Modern 1-story brick warehouse	Noncontributing
218 N. Main	c. 1925	Building/Commercial	1-part /Mission Revival	Contributing

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Downtown Buda Historic District
Buda, Hays County, Texas

Section 7 Page 7

216 N. Main	c. 1925	Building/Commercial	1-part/Mission Revival	Contributing
209 N. Austin	c. 1925	Building/Auxiliary	Side gable metal outbuilding	Contributing
214 N. Main	c. 1925	Building/Commercial	1-part/Mission Revival	Contributing
212 N. Main	c. 1915	Building/Commercial	2-part Com./theater	Contributing
210 N. Main	1928	Building/Commercial	1-part/Mission Revival./bank	Contributing
204 N. Main	c. 1970	Building/Commercial	1-story/Hipped roof/laundry	Noncontributing
202A N. Main	1901	Building/Commercial	1-part Com/retail store	Contributing
202B N. Main	1950/80	Building/Domestic	2-room Side gable apartment	Noncontributing
202C N. Main	1950/80	Building/Domestic	2-room Side gable apartment	Noncontributing
200A N. Main	1898	Building/Commercial	1-part Com/retail store	Contributing
200B N. Main	c. 1970	Building/Domestic	2-story side gable apartment	Noncontributing

Block 4

120 N. Main	1934/80	Building/Commercial	Service Station	Contributing
100 Blk Main	c. 1920	Structure/Infrastructure	Windmill	Contributing
105? LiveOak	1910/25	Building/Commercial	1-story, 3-bay icehouse	Contributing
116 N. Main	1926	Building/Commercial	1-part Commercial	Contributing
112 N. Main	c. 1930	Building/Commercial	1-part Commercial	Contributing
108 N. Main	c. 1915	Building/Commercial	1-part Commercial	Contributing
106 N. Main	c. 1915	Building/Commercial	1-part Commercial	Contributing
104 N. Main	c. 1915	Building/Commercial	1-part Commercial	Noncontributing
100 N. Main	1914	Building/Commercial	1-part Commercial "Old West"	Noncontributing

Block 5

100 S. Main	c. 1980	Building/Governmental	1-story brick post office	Noncontributing
104 S. Main	1910/30	Building/Domestic	2-room/Bungalow alteration	Contributing
107 S. Austin	c. 1990	Building/Commercial	Side-gable manufactured	Noncontributing
108A S. Main	c. 1910	Building/Domestic	Bungalow/Classical Revival	Contributing
108B S. Main	1910/40	Building/Auxiliary	1-bay garage & attached shed	Contributing
108C S. Main	c. 1915	Building/Auxiliary	Side-gable buggy & horse barn	Contributing

Block 6

200 S. Main	c. 1905	Building/Domestic	Center Passage/Classical Revival	Contributing
204A S. Main	c. 1925	Building/Domestic	Bungalow/Craftsman influence	Contributing
204B S. Main	c. 1925	Building/Auxiliary	1-bay garage/Craftsman influence	Contributing
206 S. Main	c. 1970	Building/Domestic	Manufactured house	Noncontributing
FM2770/Main	c. 1985	Building/Commercial	Manufactured commercial / warehouse	Noncontributing

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7 Page 8

Downtown Buda Historic District
Buda, Hays County, Texas

Methodology and Assessment Criteria

In 1991, historic preservation consultant Ralph Edward Newlan conducted a comprehensive cultural resources survey of Buda and its Extra-Territorial Jurisdiction (ETJ). The project was sponsored by the Hays County Historical Commission and funded by Hays County and the Texas Historical Commission Certified Local Government Program. Mr. Newlan identified a number of historic commercial and residential buildings clustered between the 100 block of North Main Street to the 200 block of South Main Street. Those he identified as "High or Medium Priority" sites were assessed to be either individually eligible for listing in the National Register of Historic Places (High Priorities) or Contributing elements of a potential National Register Historic District (High and Medium Priorities).

During a 1999-2000 Multiple Property nomination project sponsored by the Hays County Historical Commission, consultant Terri Myers, then of Hardy Heck Moore & Myers, Inc., recommended downtown Buda, with its concentration of related High and Medium priority properties, as a good candidate for nomination to the National Register as a historic district. Her recommendation was based on Newlan's earlier assessments, on the concentration of related properties, their close proximity to one another, their high degree of historic and architectural integrity and a minimal amount of nonhistoric infill construction in the district's core. Qualities such as compatible setback, height, massing, building materials, fenestration patterns and rhythm combined to make the Buda commercial zone a good representative example of a typical Texas railroad town and regional agricultural hub of the late 19th and early 20th centuries. Furthermore, the tight cluster of commercial and domestic properties in Buda's downtown core reflect the town's architectural and historic development from the arrival of the railroad, through the success and ultimate demise of its predominantly cotton-based agricultural economy.

The Hays County Historical Commission sought and received funding for the nomination from Hays County and the Texas Historical Commission's Certified Local Government (CLG) program in 2001. Ms. Myers, now of Preservation Central, Inc., was hired to re-survey and re-evaluate the integrity of the commercial zone, recommend district boundaries and complete a National Register Historic District nomination for the Buda Downtown Historic District. A survey update was critical to the process because several noteworthy changes had taken place in the district since Newlan's 1991 survey; fire had destroyed one High Priority site and rehabilitation efforts had altered the appearance of others. Ms. Myers conducted a new survey of the district and took black and white photographs, color slides and prints of each individual property, including altered and nonhistoric buildings, as well as streetscapes.

She began with Block 1, Buda's original commercial block, at the northern end of the proposed district and recorded historic sites identified by Mr. Newlan in 1991. The survey continued to the southernmost end of the 1881 townsite, stopping at the last lot of Block 6, the termination of the original Townsite at present FM 2770. All resources, both historic and nonhistoric, were documented and identified by address, historic name if any, established or approximate date of construction, property and plan type, subtype and style, if applicable. Construction details such as siding materials, window and door type, and ornamental or unusual details were recorded on individual site forms. Preliminary Contributing/Noncontributing assessments were made for each surveyed property. Some individual resources such as the "1898 Store", two connected limestone buildings at 200 and 202 N. Main built in 1898 and 1901, respectively, the former Farmers State Bank (ca. 1910) at 306 N. Main, and W.D. Carrington Pharmacy (1914), now Memory Lane Antiques, may be individually eligible for National Register listing. A district map and inventory of surveyed properties containing basic information follows this Methodology section. A discussion of representative building types found in the Buda Downtown Historic District follows the inventory and, finally, brief architectural descriptions and National Register assessments (Contributing/Noncontributing) are given for each property in the district.

To avoid confusion and make comparison between the 1991 and 2001 surveys easier, Ms. Myers used the same site numbers Mr. Newlan assigned to resources he surveyed. However, Mr. Newlan surveyed only historic properties and did not give site numbers to nonhistoric resources in the proposed historic district. Ms. Myers identified these properties

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7 Page 9

Downtown Buda Historic District
Buda, Hays County, Texas

with numbers not used in the Newlan survey, starting with 999 (208 N. Main, a ca. 1970 laundry) and working backward to site 995 (420 N. Main, a ca. 1970 brick ranch house). Site 994 was recorded erroneously by Ms Myers as a bungalow located at 408 N. Main Street. However, it was previously recorded by Newlan as Site 102 (407 N. Austin, found to be the accurate address), and Ms. Myers changed her site number (994) to correspond with the earlier survey.

Based on her interpretation of National Park Service guidelines for National Register eligibility and changes made to the properties since 1991, Ms. Myers reassessed Contributing and Noncontributing status for each property. Nearly all of the resources in the district have received some degree of alteration since their construction. Changes to domestic properties in the district include the replacement of original porch posts with wrought iron railings or square balusters with "Victorian" turned balusters, the replacement of classical wood porch posts with rock piers and tapered porch posts and one porch enclosure. Typical changes to historic commercial buildings in the district include the removal of awnings, replacement of wood sash with metal, new door and window openings, "over restoration" by the addition of Victorian ornament of fanciful details not original to the building and painted brick. Single and even several alterations to historic buildings in the district did not necessarily make them Noncontributing elements of the district. Rather the amount, type and severity of such changes were evaluated to determine their overall affect on the building's ability to convey its historic appearance.

In general, most of the alterations to historic buildings in the Buda district, while unfortunate, had minimal impact on the overall appearance of these properties and detracted little from their historic character. However, several commercial buildings in the district received such extensive renovation, that they are no longer compatible with the character of Buda's historic Main Street. One commercial building had its entire brick storefront covered with a stone base, band of metal encased plate glass and vertical board false front. The original awnings, porch posts, transoms, and corbelled brick parapet wall were replaced or covered to give the former mercantile store a rustic "Old West" appearance that is incongruous with Buda's traditional streetscape. Buildings with such extensive, character-altering changes detract from the district's overall feeling and are incongruous with Buda's historic development trends.

Using field maps based on the original 1881 town plat, the surveyor placed current resources on their approximate lots, recorded known or approximate addresses and noted preliminary Contributing or Noncontributing status for each property. She indicated new construction and demolition since Newlan's 1991 survey. The surveyor used Cornelia Trimble's historic townsite map because no known map depicting Buda's blocks and lots are known to exist. No Sanborn Fire Insurance maps were made for Buda and the city has never drafted a planning map depicting the outlines or "footprints" of existing buildings on their legal lots.

The present survey area includes all of blocks 1-6 of the original town plat, which formed Buda's historic Main Street and the east side of Austin Street in the same blocks. Boundary lines were drawn to define the greatest concentration of historic properties within those blocks but to exclude peripheral areas where integrity has been greatly compromised or new construction has wholly replaced original historic fabric. Thus, although Block 1 contained Buda's first commercial district, the extensive loss of original properties in this block of Main Street, coupled with the near ruination and alteration of its only two remaining historic commercial buildings, excluded Block 1 from the district. One historic dwelling in Block 1 was identified in the current survey effort. The Craftsman influenced bungalow's primary facade fronts onto N. Austin Street (407 N. Austin), to the west of Main Street. However, it has a presence on Main Street because the back full-width porch and the shallow lot made the rear of the house appear to front Main Street even though it was deeply setback from that street.

All of blocks 2-5 contain sufficient concentrations of historic, relatively intact properties to place them within the district. In Block 6, at the southern end of the district, two historic dwellings at the north end of the block are associated with the early 20th-century dwellings in adjacent Block 5 and retain their original appearance to a high degree. One has an associated garage of sufficient size and architectural character that it is identified as a separate Contributing property. Conversely, a ca. 1970 single-wide trailer house with extensions near the south end of the block and a modern (ca. 1995)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7 Page 10

Downtown Buda Historic District
Buda, Hays County, Texas

manufactured commercial building fronting FM2770 at its intersection with Main Street, are excluded from the district even though they lie in one of the town's original Main Street blocks.

Wayne L. Pendley of Preservation Central, Inc. created new district maps based on Trimble's historic 1881 town plat and those made in 2001 by Land Design Associates for Loomis-Austin Planning Consultants, both of Austin, as part of a Master Plan for Buda and its ETJ. Buda Downtown Historic District maps depict approximate footprints of existing properties within the proposed district boundaries. The maps show all properties in the six-block survey area, most of which are set on narrow lots oriented on an east-west axis facing Main Street and the railroad tracks. Contributing properties are shown in black, Noncontributing in white. The entire survey area is depicted in the maps but boundary lines mark the extent of the historic district. Contributing properties date to Buda's period of significance (1881-1935) and retain sufficient historic and architectural integrity to be recognizable to that period. Noncontributing properties are either nonhistoric—built after the period of significance—or historic resources that have lost their integrity to such a degree that they no longer convey the traditional historic architectural patterns, design, materials and feeling associated with Buda's development.

In summary, new survey results led to the boundary lines being drawn to exclude Block 1 and the southern half of Block 6, due to extreme loss of historic fabric and/or integrity. The nominated district then includes the portion of Buda's historic commercial core that contains the largest concentration of relatively intact Contributing properties with only a small number of detracting Noncontributing properties scattered in between. The resulting district is characterized by a dense, linear historic zone stretching from blocks 2-5 and the northern lots of Block 6. Dominated by commercial buildings in the northern blocks and supplemented by historic dwellings at the southern end of Main Street and on the rear and side lots within those blocks, the district is highly recognizable to its period of significance, 1881-1935.

Defining Physical Characteristics

Brick Commercial Buildings

Most of Buda's historic commercial buildings are one- and two-story red, yellow or buff colored brick commercial buildings with wood-frame and glass storefronts on the ground floors and regularly spaced segmental arch window surrounds formed in brick on the side and upper story facades. Buda's brick commercial buildings are setback only slightly from Main Street and feature flat faces with brick parapet walls defined by modest dentils and corbelling along the roofline. While most of the parapet walls are flat or slightly stepped and enframed by extended brick columns, others feature arched *espadanas* reminiscent of the Alamo and a characteristic of Mission Revival stylistic embellishment (examples are three attached buildings addressed as 214-216-218 N. Main Street). Behind the parapets lay nearly flat roofs that slope slightly to the rear of the buildings to shed water off the back of the building rather than the front, where customers entered. Typical brick business buildings contain a single, recessed entrance with an occasional side, rear or upper story door. Upper story doors were accessed by exterior staircases, several of which are still standing (300 N. Main is visible from the street). Nearly all of Buda's historic brick commercial buildings feature rectangular divided-light transoms over the entrance door and storefront windows. Double hung wood sash windows under slightly arched brick hoods often appear in the upper stories of 2- or 3-story buildings.

Virtually all of Buda's brick commercial buildings originally featured permanent flat, full-façade wood or metal awnings that covered the walkways sheltering patrons from sun and rain. Awnings were suspended by iron rods attached to the building about three feet above the awning and stretching to its outer edge to form a triangular support. Wood or metal porch posts supported the awnings from their outer edge to the ground or sidewalk level. Although attached to individual buildings of varying heights, dates and ornamentation, the awnings appeared to be a single, continuous entity unifying the commercial streetscape. Today, only about half of Buda's commercial buildings retain their original awnings but still-evident hardware on their primary facades attest to their existence.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7 Page 11

Downtown Buda Historic District
Buda, Hays County, Texas

Two nonhistoric commercial buildings in the district are brick. The ca. 1980 1-story post office at 100 S. Main Street is entirely of brick construction with an attached metal entrance awning relieving an otherwise undefined flat roofline. The massive, low-slung post office is the district's only governmental building. It has a deep setback behind an expansive asphalt parking lot fronting Main Street and is incompatible with the design and patterns of Buda's historic district. In contrast, the ca. 1970 laundry (Washateria) at 206 N. Main Street retains the shallow setback, size and scale common to the district's historic one-part commercial buildings. According to an undated newspaper article written about 1979, the owners used old bricks manufactured by the Austin Brick Company in its construction (Hibbs, 1979). The laundry's massive, overarching hipped roof is more reflective of early 20th century massed plan houses than storefront commercial buildings of that period. Its plate glass windows and metal-framed glass door are further departures from the district's typical commercial designs buildings. Despite its roof and fenestration differences, the laundry building is more compatible to the district than the post office due to its narrow setback, small size and scale and even its window placement flanking the central entrance.

Hollow Clay Tile Buildings

Three of the district's buildings are constructed of red (terra cotta) hollow clay structural tile; the former theater at 212 N. Main Street, the former icehouse in the 100 block of N. Austin at its intersection with Live Oak and an auxiliary building at the rear of the Carrington House (320 N. Main Street). Touted as a fireproof material, structural tile was used in building construction in Texas by the 1910s at the latest. The Jeff Davis County Courthouse was built with clay tile in 1910 (Miller, 2001: 13). Builders used clay tile in the construction of the former theater, but the building was faced with a finer, more expensive red brick on its primary, Main Street façade. The tile is visible on side and rear elevations and its junction with the red brick is apparent. It was common in late-19th and early-20th century commercial buildings to use a less expensive brick, stone rubble or structural tile on secondary facades, reserving a more expensive and prestigious material for the street front. All of the icehouse is constructed of terra-cotta colored clay tile. A more utilitarian structure fronting Live Oak, a side street, the icehouse did little retail or walk-in traffic and it wasn't necessary for the building to present a pretty façade to attract business.

Stone Buildings

Buda's earliest surviving commercial properties—the older Carrington House is really a domestic building type—are the two attached stone buildings that once formed the Buda Mercantile Co. (Later Birdwell Company) Store at 200 and 202 N. Main Street. Dating to 1898 and 1901 respectively, these nearly identical commercial buildings are unique in the Buda district because they were constructed of cut limestone – an earlier, pioneer tradition in Hays County – rather than brick, and they possess numerous design features that are atypical of the city's later brick commercial buildings built in the 1910s and 1920s. Like the majority of brick commercial buildings along Main Street, the stone mercantile buildings are 1-story structures set closely to the street, with canopies and stepped parapet walls. Differences are apparent in the use of cut limestone blocks, the massive scale of the parapets which dwarf others in the district, the chamfered corner entrance to the main building at 200 N. Main, arched doorway openings with keystone configuration and corner-wrap with multiple entrances onto two main streets.

Most of Buda's historic brick commercial buildings feature large storefront windows at street level and segmental arch windows on the side elevations and in the upper stories. In contrast, the only openings in the limestone buildings appear in the semi-circular space created by the stone archways that cap multiple sets of double-door entries spaced around the connected buildings. Instead of transoms, the arched openings are divided by vertical bars and may have been open to the air when first built.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7 Page 12

Downtown Buda Historic District
Buda, Hays County, Texas

Frame and Metal Commercial Buildings

Frame construction in Buda's early commercial development (1881-1900) may have been more common than brick, but very little information about construction methods and materials is available for Buda's earliest development era. The oldest surviving "commercial" building from that period is the 1881 Carrington Hotel, a 2-story frame building that more resembles a house than a hotel and, in fact, served as a private residence for most of its history. Because of its residential appearance and traditional use, it is atypical of Buda's commercial development from any period and is described in the Domestic Properties section.

Buda's earliest commercial zone was in the 400 block of Main Street (Block 1), but no evidence of brick construction has been found in that block. Possibly modest frame storefront buildings lined the street and were demolished or left to decay when commercial activity moved down the street to the 200 and 300 blocks of Main Street. All that remains of the block's commercial past are a metal-clad, ca. 1925 frame building, possibly a garage, at approximately 404 N. Main Street (but apparently part of the property at 407 N. Austin Street), and a small ca. 1925 frame store with double screen doors and an extended awning at 402 N. Main. Both buildings feature steeply pitched front gabled roofs but the original form and fenestration of the metal-clad building has been obscured by the application of corrugated metal sheathing and a high-profile metal false parapet across its only accessible façade, visible from Main Street. The small frame store has been vacant for years and is on the verge of collapse.

Metal Commercial Buildings

A Service Station at 120 N. Main Street, built about 1920 and rebuilt after a fire in 1934, displays a combination of wood and metal siding materials. The original service station resembled a Craftsman influenced bungalow with exposed rafter ends and an extended front gabled porte cochere supported by stone piers and tapered posts over the gasoline pumps. Since its reconstruction in 1934, the building has been enlarged and altered with a variety of wood, pressed tin and synthetic materials. It is noteworthy for its skewed siting at the northwest corner of Main and Live Oak streets, which was likely intended to attract automobile traffic from all directions.

Two nonhistoric manufactured buildings lie in the southernmost lots of Block 6, at the southern end of the survey area. One, a ca. 1970 single-wide aluminum mobile home with two extensions and a wooden deck fronting Main Street, may have been a dwelling when originally built. It is adjacent to two early houses at 200 and 204 S. Main in what was originally a residential section of the district. Like the other buildings in the block, the mobile home now serves as an office. The second manufactured building in the block actually fronts FM 2770 at its intersection with S. Main Street. It is a large pre-fabricated metal building with several metal additions that houses a home improvement business. It replaced a historic frame dwelling that fronted Main Street on the site.

The final non-domestic property in the district is a metal windmill that appears to rise from behind the service station at 120 North Main. It was identified in the 1991 survey as an infrastructural property in the 100 block of North Main but was probably associated with the icehouse to the west of the service station. The windmill lies close to the east wall of the icehouse and probably served that business.

Frame Domestic Properties

Despite its predominant commercial character, the Buda Downtown Historic District contains residential properties dating from the city's earliest period to the mid-1920s, when the cotton industry failed and most development ceased. All but one of the district's historic domestic properties is of frame construction. A ca. 1910 hipped roof building at the rear of 320 N. Main appears to have been built as a dwelling, possibly servants' quarters for the Carrington House, but it later served as a 3-bay garage. Like the theater and icehouse, the building was constructed of structural tile. The garage bays were infilled with wood and the building now contains a printing business. Several nonhistoric frame dwellings lie in the district. Several recently built houses are covered with hardboard. A notable frame dwelling in the

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7 Page 13

Downtown Buda Historic District
Buda, Hays County, Texas

survey area is a ca. 1970 Ranch style house at 420 N. Main that occupies the northernmost lots in Buda's earliest commercial block (Block 1). Due to lack of historic integrity and redevelopment in the block, it has been excluded from the district.

Buda's oldest existing property is the Carrington House, an impressive 2-story L-plan house with both Queen Anne and Classical Revival features at 320 N. Main Street. Although it is most often described as Buda's first hotel, the frame building resembles a stylish residence of the late-Victorian era in all ways. In fact, it served the railroad as a hotel for a very short time but was a house for most of its existence. Another early frame house lies in the 300 block of North Main Street at the rear of the former Farmers State Bank lot (306 N. Main). The tiny side-gabled dwelling is a ca. 1900, single-pen (1-room), board-and-batten house with an attached shed-roofed porch. Nothing further is known about the building's history. It was identified as a High priority property by Newlan in his 1991 survey of Buda and is the only dwelling of its type in the district.

More typical domestic properties lie in the 100 and 200 blocks of South Main Street near the southern limits of the district. A frame dwelling at 104 S. Main resembles a ca. 1930 bungalow with an enclosed porch. Upon further investigation the house, now a restaurant, appears to have been a simple, ca. 1905 side-gabled, hipped roof dwelling that received a major addition on its primary façade about 1930. The addition displays elements of the then-popular bungalow in window pattern and configuration and form. A ca. 1925 front-gabled frame bungalow with a projecting front-gabled porch front and modest Craftsman influenced details lies in the next block at 204 S. Main Street. It exhibits significant Craftsman details such as triangle knee braces but the porch has been replaced with concrete flooring and wrought iron porch posts and railings. Both houses retain sufficient historic fabric to be considered Contributing to historic district.

Finally, two frame dwellings in the 100 and 200 blocks of South Main reflect the transition between Victorian era houses of the late 19th century and the immensely popular bungalow of the early- to mid-20th century. The first, a high-pitched hip roofed bungalow-plan house with hipped dormers and square Classical Revival style porch supports occupies a large site at 108 S. Main Street. A frame garage and barn lie at the rear of the corner lot. This house may have been built by Abner Jones about 1910. According to a description by his daughter in 1981, Jones commissioned a seven room house with a "vestibule, sitting room, parlor, three bedrooms a dining room and kitchen" from contractors Ed and John D. Garrison. The roof was "exceptionally steep" and had a full-width east-facing front porch in an attempt to keep the house cool in the summer. Two rooms were later added to the rear of the house for storage and a wash room. The site also contained a barn with a loft for the family carriage and horses (Camp in Onion Creek, 1981: 31B). The house has been adapted for use as a dentists' office. Its only detracting elements are the recent addition of turned balusters which are incongruous with the stately Classical Revival porch posts.

Ludie Belle Jones Camp's description might also apply to the next house to the south, at 200 South Main Street. It features a very high-pitched hipped roof and east-facing full width porch but appears to be older, dating to ca. 1905. The symmetrical center-passage frame house once had squared or slightly tapered wood porch supports that extended from the porch ceiling to its floor but they were later replaced by tapered posts on stone piers. Originally a residence, the house most recently housed an antique shop but now appears to be vacant. Both the Jones House at 108 N. Main and the center-passage house at 200 South Main retain a high degree of historic fabric and integrity despite minor, but visible, alterations.

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: Community Development, Architecture

PERIOD OF SIGNIFICANCE: 1881-1935

SIGNIFICANT DATES: 1881

SIGNIFICANT PERSON: N/A

CULTURAL AFFILIATION: N/A

ARCHITECT/BUILDER: Dave Garison, builder; Thomas Howe, stone mason

NARRATIVE STATEMENT OF SIGNIFICANCE (see continuation sheets 8-14 through 8-25).

9. MAJOR BIBLIOGRAPHIC REFERENCES

BIBLIOGRAPHY (see continuation sheet 9-26).

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:

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 8 Page 14

Downtown Buda Historic District
Buda, Hays County, Texas

Statement of Significance

The Buda Downtown Historic District, composed of Blocks 2-5 and the north half of Block 6 in the original townsite of DuPre, is a good and relatively intact example of the type of commercial strips that sprang up along newly installed Texas railroad lines in the Post-Civil War era (1870s-1890s). Most of the existing resources in the city's original 6-block commercial/residential zone date from the late-19th century, when the town became a regional agricultural shipping point and shopping hub, to the late 1920s when back-to-back disasters in the form of drought, floods and boll weevil infestation all but destroyed local agriculture. The Great Depression dealt the final blow, and only one building was built after 1930. No new construction occurred in the district until the 1960s. The period of significance extends from 1881 to 1935 to reflect all surviving resources of the historic period. Main Street is dominated by historic brick commercial buildings from ca. 1900 through the mid-1920s. Resources in the district largely reflect the predominant building types, architectural styles and construction materials common to other railroad towns of Buda's size and agricultural economy during that period. Historic buildings classified as Noncontributing elements of the district due to the loss of character-defining features, still retain the size, scale, setback and general form that defines the district. New construction such as the U.S. Post Office, manufactured buildings, a ranch style house and a modern laundry, are the main detractors from the historic streetscape pattern. However, they are few in number and Contributing properties maintain the district's overall historic character. The Buda Downtown Historic District, with its dense concentration of late-19th and early 20th century commercial and domestic properties, is a good, relatively intact district that well-represents the railroad era boom-town phenomena. In fact, the Buda Downtown Historic District contains the greatest number and best concentration of historic commercial properties in rural Hays County. As a result, the Buda Downtown Historic District is nominated to the National Register of Historic Places under Criterion A, at the local level of significance, for its historic associations with Hays County's rural development and is related to the Multiple Property Nomination: Rural Properties of Hays County, and under Criterion C for the architectural merit demonstrated by both its outstanding commercial properties and its representation of typical railroad town development in the late 19th and early 20th centuries.

Historic Background

Early History of Buda Area

Located in Central Texas, between urban counties dominated by Austin to the north and San Antonio to the south, Hays County remained largely rural until the 1980s, when developers began subdividing ranch and farmland to house the overflow populations of its neighbors. Since the 1990s, the trend has intensified with the booming "high tech" economy to the extent that formerly discrete communities in northern Hays County, including Buda, are fast becoming "bedroom" suburbs of Austin.

Current trends represent a distinct departure from the county's early history which was characterized by slow, even halting, development for more than a century. Although Native Americans occupied the area and established seasonal campsites at springs and along creeks in Central Texas for more than 10,000 years, the nomadic tribes did not build permanent settlements in present Hays County. The Spanish attempted the first European colony in present Hays County in the early 19th century, but San Marcos de Neve survived only a few, disastrous years plagued by floods and repeated Indian attacks. Texans and Americans, too, were slow to move into the region until the Mexican War (1846-1848) brought United States military presence to the area and Texas attained statehood.

Despite the greater protection afforded by the army, the county grew slowly, largely because the rocky central and western sections did not lend itself to the type of farming with which most settlers were familiar and because the eastern blackland prairie had not yet been recognized as good cotton land. As new settlers flocked to Texas in the years immediately following the Civil War, however, Hays County's population increased dramatically; previously isolated

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 8 Page 15

Downtown Buda Historic District
Buda, Hays County, Texas

frontier enclaves grew into villages and new agricultural communities emerged throughout the county. Still, few good transportation routes penetrated the region and settlements in the immediate postwar era grew along waterways such as Onion Creek or the San Marcos and Blanco rivers and along post and stagecoach roads.

From the 1840s, when Americans first began to settle the county, until 1880-1881, when railroad track was laid along its eastern boundary, transportation was limited to horse-drawn conveyance over bad roads subject to flooding and erosion. Commercial stagecoach lines brought mail, passengers and limited freight to isolated communities throughout the rural county, connecting its residents to the outside world. The San Antonio Road linking Austin with San Antonio was one of the state's most frequented highways and a primary stage route through Hays County. One of the earliest stage stops in the Buda area was established by the 1840s at Manchaca Springs, on the road between Austin and the county seat of San Marcos. According to Dobie, no other settlements lay between Manchaca Springs and Thomas McGehee's homestead at the confluence of the Blanco and San Marcos rivers, eighteen miles to the south near present San Marcos, in 1846 (Dobie 1932: 16). The Manchaca Springs siting, a few miles south of Onion Creek reflects the fact that a third of the county's population of 387 lived in the vicinity of present Buda and along the creek in 1850 (Dobie 1932: 39-40; Schwartz in Stovall, et al 1986: 360).

In response to the population increase, other stage stops were established in the Onion Creek area within a few years of the Manchaca Springs site. The Victor Labenski cabin, just west of present Buda, was one such site. In 1850, Labenski purchased 320 acres of land in Hays County where he established a farm, built a cabin and set up a blacksmith shop. In wet weather, the stagecoach route ran west of present Buda, past the Labenski home and then south to Mountain City. It was a good place to leave mail and water horses (Schwartz in Stovall, et al., 1986: 360). Most likely, Labenski's blacksmith shop served the stagecoach as well. By 1860, the county's population had increased to 2,126 (Dobie 1932: 60), and other stage stops and rural postal stations sprang up to serve the emerging communities.

After the Civil War, refugees from the old south flocked to Texas, and Hays County began to expand from a handful of isolated frontier enclaves into a more populous agricultural region. In 1867, the increased population around Manchaca Springs warranted the appointment of a postmaster, John S. Spence, and the stage stop and post office site was officially named the Onion Creek, Texas, post office. By 1870, the county's population had nearly doubled from the previous census to 4,008 (Dobie 1948: 66). The increase no doubt led to the location of a new post office in the Onion Creek area, near present Buda. On April 3, 1875, the new post office and stage stop were established on Onion Creek, a few miles north of Manchaca Springs on the San Antonio Road (Map 3—note that this map is not drawn to scale and may contain some inaccuracies in site locations) (Giberson, 2001). George W. Waters was appointed postmaster. Appropriately, the new site took the name Onion Creek post office and the Manchaca Springs post office regained its original name (Schwartz in Stovall, et al 1986: 365). According to the application made to the U.S. Post Office Department, the station anticipated serving 500 people (Newlan 1992: 4), a substantial, if scattered, population in Hays County at that time.

The new Onion Creek station was sited on a high bluff above the creek, about a quarter mile east of present Buda on the north side of Loop 4. The Austin-San Antonio Post Road and Stagecoach Route followed the old San Antonio Road (Hays County Road 117) south from Austin to Onion Creek where it crossed the creek below the station, to the northeast. From the creek bed the road climbed a steep grade to top of the bluff where the post office and stage facilities lay. From the station, the road turned west approximating present North Loop 4 through present Buda and then veered south toward Mountain City (Newlan 1992: 9). Exact dates for the buildings are not known but a "dogtrot" house oriented to the post road may have been constructed by the mid-1870s when the site was designated as a post office (Little, 2001). A common domestic form throughout Texas and much of the South during the frontier and early settlement periods, the "dogtrot" house typically consisted of two rooms connected by an open passageway. The frame building doubtless functioned primarily as the postmaster/relay station operator's home and only occasionally sheltered travelers enroute to

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 8 Page 16

Downtown Buda Historic District
Buda, Hays County, Texas

Austin or San Antonio, much like the Adolphus Weir residence at the Manchaca Springs post office. Mail was probably delivered to the postmaster's residence before the stone office building was completed.

Early Development in the Buda Area: Onion Creek Settlement

One of the most important of early Hays County's colonies was the loosely defined Onion Creek Settlement that extended along the creek starting about 10 miles west of present Buda and about three miles east of Driftwood, near the center of the county. The "community" consisted of a collection of farms established primarily in the undeveloped William B. Travis and Thomas W. Moore leagues. No public lands were available for homesteading in the area but the immigrants likely learned that these leagues would soon be offered for sale and so they occupied the sites in hopes of that eventuality.

About 40 people arrived on Onion Creek in the 1850-1851 migration, primarily from Missouri, Arkansas, Kentucky and Tennessee (Roberson, 1972: 41). Onion Creek settlement followed the trend shown in Census reports that more than 50% of Hays County's in the antebellum period came from Missouri, Arkansas and Tennessee in 1860 (Roberson, 1972: 42). The total population of the Onion Creek settlement averaged 75-100 persons from 1855 to 1880 and quickly dwindled after 1883 (Roberson, 1972: 44). Although it was a substantial pioneer settlement in its early years, farms in Onion Creek settlement were scattered over a large area of land and the community did not have one central point to define itself. It never supported its own post office or school: depending on preference and accessibility families used peripheral postal stations at Dripping Springs, Manchaca or Johnson's Institute near present Driftwood (Roberson, 1972: 45). Likewise, children in the settlement traveled to other communities to attend school. Children of the pioneers tended to move away from Onion Creek and the community's population dropped by half from 1870 to 1885. By 1883, only two families in the community had school-age children at home and the settlement could no longer be considered viable (Roberson, 1972: 51).

Development of the Town of Buda: 1881-1898

Arrival of the Railroad and Creation of Buda

The post office and stage station served the Onion Creek community only a few years before the railroad dramatically altered the county's historic development and transportation patterns. In 1876, the International and Great Northern Railroad (I. & G.N.R.R.) arrived in Austin, opening the Texas capital to new markets and spawning a building boom throughout the city. Further rail expansion into Hays County was hampered by construction problems on the Colorado River Bridge. Four years passed before building resumed on the Austin to San Antonio connector; the 1880 census reported that several railroad crews were working on that section of the I. & G.N. line in the county (Schwartz in Stovall et al, 1986: 376). Hays County eagerly awaited rail access. Railroads virtually assured greater success for existing towns and communities, like San Marcos, through which they passed.

At the same time, hundreds of new townsites would likely spring up along developing railroad lines, following an oft-repeated pattern throughout Texas in the 1870s and 1880s. Railroad transportation increased the development potential for land along its path and new towns were created almost overnight. Rural landowners often worked with railroad developers to plat towns every few miles along the track to serve as water stations for then steam-powered railroads. In turn, landowners were able to capitalize on their unimproved or under-improved property by platting and selling town lots to enterprising businessmen seeking to get in on the ground floor of an emerging town. Texas towns and cities like Corsicana, Ft. Worth and Dallas, perhaps the state's most successful railroad inspired city, proved to be good models for later railroad towns.

Existing towns and communities that were bypassed by the railroad proved to be the main casualties of the new transportation advance. Rural businessmen could not compete with those who had better access to markets and reduced

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 8 Page 17

Downtown Buda Historic District
Buda, Hays County, Texas

shipping time. In Hays County, communities like Goforth, Mountain City and Onion Creek, were virtually abandoned after the arrival of the railroad. Residents of Mountain City are said to have literally moved their buildings to the more promising railroad cities of Kyle and Du Pre (Buda) (Schwartz, 1986: 378). One of the casualties of Du Pre's success was the Onion Creek post office and stagecoach house. Only a few years after it opened, the station closed in deference to the new post office and lodging amenities at Du Pre, a quarter mile to the west. J. A. Chandler, served as postmaster from 1878 to 1884, but as soon as they were available, in 1881, he purchased lots in the new town of Du Pre. During his tenure as postmaster, Chandler moved the post office to his store in Du Pre and the Onion Creek station was closed (Newlan, 1992: 5).

The I & GN Railroad (later the Missouri Pacific, later "MoPac") building south from Austin, reached the vicinity of present Buda, an undeveloped site within the loosely defined Onion Creek settlement on September 1, 1880. Seven months after the railroad's arrival, Hays County landowner Cornelia Trimble seized the opportunity to capitalize on her unimproved property, which happened to lie in the path of the new I & GN line. On April 1, 1881 Trimble had a townsite she named Dupre (or Du Pre) platted into 17 blocks with dedicated streets, alleys and public lands laid out on the west side of the railroad tracks (Map 5 - Du Pre Plat). Trimble hoped, and had every reason to believe, that her unimproved land would quickly increase in value as a town with direct rail access.

Trimble's prediction proved correct. Attracted by direct rail access and the business opportunities such railroad towns promised, entrepreneurs immediately purchased 17 of Trimble's town lots ranging in price from \$60 to \$100 per undeveloped lot. Typical of similar railroad towns, the most attractive lots for commercial development lined Main Street, fronting the railroad tracks (Schwartz in Stovall et al, 1986: 376-378). Not surprisingly, the first lots sold were intended for commercial development and commercial buildings were the first structures erected in Du Pre. Former Onion Creek post master, J. T. Chandler, bought the first lot sold in Du Pre—in Block 1, at the north end of the town—where he built a store and blacksmith's shop and moved the post office (Schwartz in Stovall et al, 1986: 380) (Map 5- Plat of Du Pre, ca.1881).

Sam Nivens purchased the second town lot, also in Block 1, where he built a two story building with a mercantile store at street level and a living area in the upper floor (Schwartz in Stovall et al, 1986: 378). With this start, Block 1, at the juncture of present Main and San Antonio streets, developed as the town's original commercial district (Giberson, 2001), and it remained the most important business block to the early 1900s (Schwartz in Stovall et al, 1986: 414). A few houses may have appeared on the railroad frontage but most residential construction took place in the blocks behind the commercial strip, to the west.

Other businesses that opened in Du Pre during this initial development phase included Nathan Melasky's store, one of the town's first buildings (also in Block 1, Lot 6). From 1910 to the 1920s J. N. Hart operated a grocery store on the site. It is not known whether it was the same building. Mrs. Fannie Hacker owned a variety store in Block 1, just north of Mr. Hart's store, and Miss Phoebe Martin had a millinery shop in the back of Mrs. Hacker's store. From these references, it is clear that Block 1 was a densely developed commercial zone.

One of the city's most enduring mercantile businesses, H. L. Birdwell and Son (W. S. Birdwell) General Store, first opened at 120 N. Main Street (Block 4, Lot 1—later site of Dave Garison's Service Station), shortly after H. L. Birdwell moved his household to Buda in March 1890. Two years later, in 1892, Birdwell bought lots 1 and 2, in Block 1, the first developed site in Buda, from the Chandlers. There he built a new store in the town's original commercial block. It was a thriving period in Buda's history and in January 1900, W. S. Birdwell purchased his father's interest in the business including the building, its inventory, and the horses, wagons, and equipment used to haul and deliver their wares. Birdwell's business ranged from selling buggies and farm implements and supplies to clothing, shoes and groceries (Schwartz in Stovall et al, 1986: 384). The business remained on the site until 1913, when W. S. Birdwell purchased the 1898/1901 Buda Mercantile Co. building at 200-202 N. Main. The 1892 Birdwell Store has been replaced with a ca. 1970 brick Ranch style house addressed as 406 N. Main Street.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 8 Page 18

Downtown Buda Historic District
Buda, Hays County, Texas

Hotels and restaurants appeared across from the train depot to serve travelers and businessmen. Mr. and Mrs. L. D. Carrington, moved from their Austin home (now the main offices of the Texas Historical Commission at 1511 Colorado Street) to Du Pre soon after it was platted in 1881. They purchased three lots (1, 2, and 3) in Block 2 on January 4, 1882. There they built a large, 2-story frame house still known as the Carrington House. With permission from the Railroad Company, Mrs. Carrington apparently opened a hotel and dining room for passengers who were given "twenty minutes for supper" when the train stopped at the Buda depot (Schwartz in Stovall et al, 1986: 378). Remnants of the path between the hotel and train stop across Main Street were said to be still visible in the late 20th century (Hibbs, 1979).

According to local tradition, Mrs. Carrington hired several widows to cook for the passengers and the dining room became renowned for its delicious food. These women may have unknowingly played a major role in changing the name of the town from Du Pre to Buda. In 1887, postal authorities found that a town named Du Pre already existed in East Texas and they insisted that the later Du Pre relinquish the name to reduce confusion in postal delivery. One explanation for choosing the name "Buda" is that it was a mispronunciation of the word *viuda*, which is Spanish for "widow". Mexican employees who worked on the railroad are said to have referred to the cooks "las viudas" and, due to their culinary talents and great popularity, the town was named *Viuda*, later Buda. The name change took effect on August 25, 1887 (Schwartz in Stovall et al, 1986: 377-78; 383). Competing theories exist for the origins of the name Buda, but this is one of the most accepted.

Mr. Carrington served as the town postmaster, working from his brother-in-law, J. W. Chandler's store, from 1884-1886. Historian Dorothy Schwartz wrote in *Clear Springs and Limestone Ledges* that the Carrington's lived elsewhere in Buda, at the corner of Cherry and Cedar streets, and indicated that their building at 320 N. Main originally served as a hotel and dining room (Schwartz in Stovall et al, 1986: 380-381). However, the Carrington House has every appearance of a residential building and none of the characteristics of hotels or commercial buildings typical of that period. It is likely that the Carringtons intended the building as a house and for some reason decided not to live in it – possibly because of railroad and other traffic associated with commercial activity. Regardless of its origins and appearance, the Carrington House is the oldest extant building on Main Street and the only remnant of Buda's initial development period in the commercial district. In 1941, Dr. J. Julian and Nina Horton bought and refurbished the Carrington House where they lived until their deaths in 1970 (Dr. Horton) and 1976 (Mrs. Horton). A large barn stood at the rear of the lot and Dr. Horton had it painted different colors in stripes (Hehl in Onion Creek, 1981: 29B).

Within a few years of its founding in 1881, Buda emerged as the Onion Creek area's agricultural, commercial and social hub. Rail access in Buda provided area farmers with nearby shipping facilities for their market products. Farmers and ranchers saved time and money and in turn spent their money in Buda's new dry goods stores, restaurants, confectioneries, hotels, blacksmith shops and ginning facilities. Despite its apparent commercial success, Buda's focus has traditionally remained centered on agriculture with its businesses, school, churches and industries serving the needs of surrounding farmers and ranchers.

Prosperity and Growth in Buda: 1898-1910

During the last quarter of the 19th century, subsistence farming in Hays County gave way to ranching and cash crops, such as cotton, while business opportunities and agriculture-related industries increased in the railroad towns. Throughout the first half of the 20th century, Hays County's economy remained largely based on agriculture, particularly cotton, and the businesses and industries that served farmers and ranchers. At the turn of the century, Buda, like Texas as a whole, enjoyed modest prosperity that would increase during the early decades of the 20th century. Through the mid-1920s, Buda prospered and earlier frame commercial buildings were replaced with more substantial brick and stone buildings, reflecting the town's permanence and its residents' optimism. Virtually all of Buda's surviving historic commercial buildings were built during this period.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 8 Page 19

Downtown Buda Historic District
Buda, Hays County, Texas

1898-1910

The year 1898 marks a new period of commercial construction in Buda because the city's oldest extant commercial resource, a cut limestone building at 200 N. Main Street, was built that year. Earlier buildings dating to the city's initial development period were still standing in blocks 1 and 2, then Buda's principal commercial zone, when the limestone structure was completed on Block 3, to the south. Since 1898, though, the original dry goods and general mercantile stores in blocks 1 and 2 have been demolished and/or replaced with later retail. Only two historic commercial properties exist in the original business zone in Block 1, and they appear to date to the mid-to late-1920s. A bungalow facing Austin Street, also in Block 1, dates to the same period. Only the Carrington House, a domestic property, survives from Buda's original development in Block 2. The two historic brick commercial properties in Block 2 were built in 1910 and 1914. Other brick commercial buildings in Buda are of brick construction and date from the early 1910s to about 1928. Thus, the 1898-1901 limestone stores represent a transition between the earliest commercial development and the city's more typical brick construction starting in 1910. The limestone buildings are further distinguished by their stone construction, over-sized parapet walls and fenestration patterns. They are the only buildings of their type in Buda.

The so-called "1898 Store" is actually two similar buildings located in Block 3, lots 5 & 6. The corner building (Lot 6) was apparently built in 1898 and the building to the north was added a few years later, about 1901 (Hibbs, 1979). Albert "Al" J. Adair wrote in the *Onion Creek Free Press's* Buda Centennial issue that his grandfather, Thomas Howe was a stone mason who helped lay the limestone in the buildings. He had learned the trade in his native Ireland and practiced his skill in America after emigrating from Ireland with his parents in the 1840s. Howe moved with his family by covered wagon to Mountain City in the fall of 1870. Soon after, the family moved to Science Hall for its educational opportunities and later, to Buda, likely after the railroad established the town (Adair in *The Onion Creek*, 1981: B29).

The buildings' first occupant was the Buda Mercantile Company whose stockholders included stone mason and builder, Tom Howe, and company president E. J. Cleveland. According to more recent owner and geologist Carl Chelf, the buildings are made of Buda limestone quarried on the site of the Boone Heep Ranch on Onion Creek. They are the only known buildings in town to use Buda limestone in their construction. The finer limestone used in the archways was quarried from the Convict Hill area of Austin (Hibbs, 1979)

In 1913, W. S. Birdwell and his son-in-law, Sharon Barber, formed a partnership and bought out the Buda Mercantile Store the following year, acquiring both the buildings and its stock (Schwartz in Stovall et al, 1986: 385). Although Birdwell and his father had built their own mercantile store in Block 1, in 1892, by 1913 the main commercial district had shifted to the south and it is probable that Birdwell and Barber saw the substantial limestone Buda Mercantile store as a better and more competitive site. Under Birdwell and Barber's ownership, the buildings housed Buda's most prosperous general store. The W. S. Birdwell and Company Store enjoyed tremendous success in the years when "King Cotton" drove Buda's economy to its greatest prosperity, primarily between 1914 when the store opened and 1926 when back-to-back natural disasters began to destroy the crop (Schwartz in Stovall et al, 1986: 396). At its height, the store did \$2,000 worth of business on a busy Saturday when farmers and their families came into town to sell or trade eggs and butter, purchase cloth and agricultural essentials and socialize with other farmers. There once was a large wooden building behind the store where wagons, bridles, the company horses, buggies, plows and other farming implements were stored (Schwartz in Stovall et al, 1986: 422).

Although it survived both the agricultural ravages of drought, flooding and boll weevil infestation in the mid-1920s and the economic devastation of the Great Depression, the family struggled through the hard times. Finally, after more than 50 years serving Buda, the business closed in 1941 (Schwartz in Stovall et al, 1986: 386). After the Birdwells closed their business, the building was used for many purposes including Cecil Tom Labenski's washateria until he built the brick laundry next door, to the north, about 1970 (approximately 206 N. Main). The post office once operated from the former Buda Mercantile Company store and later Bill Woods once ran a construction business from the site (Schwartz in Stovall et al, 1986: 422).

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 8 Page 20

Downtown Buda Historic District
Buda, Hays County, Texas

One of the earliest brick commercial buildings that would come to typify Buda's historic business district is the 1910 Farmers State Bank at 306 N. Main Street. The modest, one-part, yellow-brick commercial building was Buda's first bank. Established September 29, 1910, when cotton farming was successful and the town thriving, the bank served the community throughout its most prosperous period. In 1922, the bank changed from Farmers' State Bank to Farmers National Bank. The bank was the scene of Buda's most dramatic historic event. In 1926, a young woman from Austin, Becky Rogers, robbed the bank at gunpoint, locked the two employees in the vault and got away with \$1,000. She was considered "a young woman of good character," a University of Texas student and a secretary in Attorney General Dan Moody's office, at the time of the robbery. Reportedly her husband, attorney Otis Rogers, had become so ill with tuberculosis that she was desperate for money and resolved to rob the bank. Although Becky Rogers successfully escaped with the money, she was captured soon after the hold-up and sentenced to 14 years in the Texas Penitentiary. Ms. Rogers served three years and was released after the Court of Criminal Appeals reversed the lower court's decision in 1929. Paul Crews later ran a real estate office and grocery store in the former bank. Later still, Mr. and Mrs. Cecil Clark operated a grocery store in the building. They were followed by Don's Den, an antique store (Schwartz in Stovall et al, 1986: 395; 419).

Shortly after arriving in Buda, in 1909, Abner Jones opened the A.F. Jones Market and Icehouse in the "central business district of Buda". Ice was hauled in 100-pound blocks from Austin (Camp in The Onion Creek, 1981: 31B). This may be the icehouse to the west of the former Garison Service Station (120 N. Main Street) near the Southwest corner of Austin and Live Oak streets, approximately in the 100 block of Live Oak. An icehouse said to have been "built about 1915" and operated at one time by Jack Mathis lay behind the Garison Service Station at 120 North Main. Mathis brought 25- to 50-pound blocks of ice from San Marcos in his Model T ice truck and delivered them house-to-house (Hibbs, 1979). Made of hollow clay tile like the movie theater at 212 North Main Street, the utilitarian icehouse was important to the comfort of Buda's residents at a time when the city was growing and modernizing. A windmill still stands next to the icehouse and is visible over Garison's station.

1910-1928

Most of the town's extant historic commercial buildings date from 1910 through the 1920s, in accordance with the town's greatest period of growth and prosperity. Although Block 1 remained entirely commercial in use, the process of shifting Buda's main business district from its northernmost block to the center of the platted townsite increased momentum in the 1910s and 1920s. Between 1910 and into the 1920s, J. N. Hart had a grocery store where Nathan Melasky's store, one of Buda's first buildings, had been located (Block 1, Lot 6). Mrs. Fannie Hacker had a variety store just north of Mr. Hart's store and Miss Phoebe Martin had a millinery shop in the back of Mrs. Hacker's store. Buda resident Will Rogers, who arrived in town in 1902, recalled in 1971 that he bought his first car, a 1924 Model T Ford at the "old Ferguson garage, a tin building still standing at the north end of Main Street" (Hibbs, 1979). West of the garage was a blacksmith shop run by Walter Chesser (Schwartz 1986: 413) and later a Mr. Hartung (Schwartz 1986: 419). The "old Ferguson garage" appears to be the metal clad garage building at approximately 404 N. Main (407B N. Austin), in Block 1. If so, it is one of only two historic commercial properties still standing in the former thriving business district. The blacksmith shop is gone.

During the 1910s, new commercial buildings were constructed further south of the old commercial district, in blocks 2-5. Minnie Birdwell had purchased the 1881 Carrington House, along with the rest of Block 2 and all of Block 11, adjacent to the property on the west in 1907. She either sold or leased the land on which the town's first known brick commercial building was constructed. Described earlier, the 1910 Farmers State Bank in Block 2, was a small, one-part yellow brick edifice. Four years later, a larger 2-story, red brick commercial building joined the bank on Block 2. L. D. Carrington's son, W. D. Carrington, had returned to Buda in 1891, where he embarked on a career as a pharmacist. In 1914, he built a 2-story brick commercial building on lots 5 and 6, in Block 2 (300 N. Main Street). Carrington operated a

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 8 Page 21

Downtown Buda Historic District
Buda, Hays County, Texas

drug store in the ground floor while Drs. Lauderdale and Holtzclaw occupied upstairs offices (Schwartz in Stovall et al, 1986: 419). The property now houses Memory Lane Antique Store and is one of the best examples of commercial construction in the Buda Downtown Historic District.

About the same time, a row of three attached one-part brick commercial buildings similar in type and design to the bank were built in the middle of Block 5. The three buildings share similar brick dentil work and fenestration and appear to have been built in a single building campaign. The now combined buildings at 108 and 106 N. Main was a grocery in the early 1920s run by R. L. Taylor. Taylor sold it to O.T. Moore, who in turn passed it to Clem Armbruster in the early 1930s. Clem and his wife Mary Armbruster operated the store for many years; Clem ran a grocery out of one side and Mary operated a dry goods store selling fabric, school supplies, sewing notions and clothing. Wyatt and Ada Green followed the Armbrusters and today Helen Alcalá's popular Case Alde restaurant occupies both portions of the building. Helen Alcalá is the granddaughter of farmer Juan Rodríguez, a Mexican National who moved his family to Buda in 1913 to escape the Mexican Civil War (Schwartz in Stovall et al, 1986: 391).

The third portion of the brick buildings (about 104 N. Main) was originally A. H. White's confectionery store built about 1912. In 1912, Dr. J. J. Blanton put an ad in the *Buda Star* (See page 72) announcing that he had an office in the rear of Whites [sic] Confectionery (Schwartz in Stovall et al, 1986: 416). Later Ed Labenski and his son Cecil Tom moved their meat market to the building. More recently, GTE had an office in the building, but the current occupant is State Farm Insurance. The building has been extensively altered by replacing the original wood sash windows with oversized tinted aluminum frame windows, moving the door opening and replacing the door with a modern one of glass and metal.

At the southern end of Block 4 lies the Buda Grocery and Market, built in 1914 as the Cleveland Grocery by owner E. J. Cleveland. After he sold the Buda Mercantile Co. (200-202 N. Main) to the Birdwells in 1913, Cleveland built this new commercial building on his former home site (Onion Creek, 1981: A2). The elaborate 1 ½ story Cleveland House was constructed in the same year, 1881, and was similar in design and ornamentation to the Carrington House. It is not known why Cleveland replaced his house with the Grocery but it is possible that the land was more valuable for its commercial potential and the house was then nearly 35 years old and perhaps considered old-fashioned. By 1933, the building was named E. J. Cleveland General Merchandise. After Cleveland left the building it was used as an implement store for awhile. As built, the 1 ½ story brick grocery store was similar in design to W. S. Carrington's brick pharmacy at 300 N. Main. Although larger than Carrington's pharmacy, Cleveland's store featured a central entrance flanked by identical wood framed glass storefront. Vertical multi-light transoms rose above each bay in a ribbon pattern and a flat canopy extended over the entire front façade. Modest brick corbelling decorated the brick parapet wall whose ends were defined by two brick pilasters (Main Street photo, ca. 1933 reprinted in Onion Creek Free Press, October 3, 1981: page 1). In the 1970s or 1980s, the entire front face of the building was renovated with a faux "old west" or frontier storefront, rustic porch posts, and modern plate glass windows and doors. The flat canopy suspended by guy wires was replaced by a wood shingled hip roofed porch, which is an anomaly in Buda's historic commercial district. On the south side elevation, segmental arch windows and other historic ornamentation are the only surviving exterior features of the building. It remains in operation as a grocery, The Buda Grocery and Market.

Shortly after the W.D. Carrington Pharmacy was built, a 2 ½-story red brick building appeared at 212 N. Main Street in Block 3. Built ca. 1915 by Will G. Barber, the building was a movie house with shows on Friday and Saturday nights. In the early days of moving pictures, it ran silent films with a live pianist "interpreting" the picture's action. Later, the building was used as a café by Mrs. Bob Carter and later Mary Turner. Phoebe Martin who once ran a hat shop from Fannie Hacker's variety store in Block 1, moved her business to the rear of this building. The building was later renovated into apartments by Arthur Meredith (Schwartz in Stovall et al, 1986: 421). Its side and rear facades are built with hollow, clay tile bricks but faced with a finer red brick. This was a common practice to save money on building materials, saving the more expensive brick for the primary façade.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 8 Page 22

Downtown Buda Historic District
Buda, Hays County, Texas

By 1920, Buda had grown large enough to support even more commercial construction. In Block 3, just north of the theater, three attached one-part commercial buildings with storefront entrances and modest Mission Revival detailing were built about 1925. Indicative of the business district's move to the south, Fannie Hacker moved her Variety Store from Block 1, at the north end of town to the center of the business district, now in Block 3. Hacker's new store operated from one of the new Mission Revival buildings at 218 North Main Street (Lot 2, Block 3). In 1986 it was called One Buda Center and was an antique store. Attached to Mrs. Hacker's store was Ed Niven's Confectionery at 216 N. Main (Schwartz in Stovall et al, 1986: 419). Niven sold ice cream and mixed carbonated drinks from the old-fashioned soda fountain (Hibbs, 1979). In 1986, it too was an antique store. Immediately south of the confectionery at 214 N. Main stood Jim and Staton Lindeman's meat market. Ed Labenski and his son, Cecil Tom operated the meat market when the Lindemans moved. By 1986, Tony and Molly Montague bought both the former confectionery and the meat market. The couple operated Mollie's Café in one building and lived in the other (Schwartz in Stovall et al, 1986: 419).

At the north end of the block, a new type of commercial establishment was established in response to the automobile: a service station. Just north of Fanny Hacker's new variety store at 218 North Main Street, a garage and filling station were built in the 1920s (Schwartz in Stovall et al, 1986: 413). According to T. F. Harwell, who moved to Buda in 1887 and was later editor of the *Kyle News*, the post office was once located on this site (Schwartz in Stovall et al, 1986: 378). The service station and garage in Block 3, Lot 1 may have been built by Eugene Severn and W. G. Williams but passed through many hands over time. The business was once owned and operated by Dave Cleveland and his sons. Later, Isadore Armbruster bought the business and continued to operate it. Still later, Bruce and Ella Ferguson moved their garage to the site from Block 1, and in 1986 it was known as Gem Automotive and operated by Sammy Shannon (Schwartz in Stovall et al, 1986: 419). A form instantly recognizable as a service station of the 1920s, it was listed as a High Priority site in Newlan's 1992 survey. It burned between 1992-2000 and plans for new construction are currently being made for the site.

Dave Garrison's service station at the southwest corner of Live Oak (RR 967) and Main Street is another distinctive building, more for its longevity and status as a local landmark at the intersection of two busy streets in Buda. Brothers Dave and John D. Garrison had come to Buda in 1900 with their parents and siblings. The brothers owned a furniture store north of W.S. Carrington's pharmacy (Memory Lane Antiques) by 1912, and in 1919, they purchased a lot at 120 N. Main Street (Lot 1, Block 4). In 1920, Dave Garrison built a service station on the lot. The original station burned in 1934, but it was rebuilt soon after with the help of townspeople (Howard and McCaughn in *The Onion Creek*, 1981: B23). Although it has been altered from its original appearance, the service station retains significant character defining features such as its angled siting on the lot, extended porte cochere and ad hoc fenestration pattern. [Although the gas station building at 120 North Main appears to date to the mid-1930s, it was a reconstruction of Garrison's earlier, ca. 1920 service station that was destroyed in a fire in 1934 and thus does not reflect new development during the Great Depression.].

Other resources built during the 1920s in Block 4 include a blacksmith shop that lay to the west of Garrison's service station, possibly between the station and the icehouse on Live Oak. About 1926, Dave Garrison's son-in-law, Earl Rylander, owned a small confectionery store south of the Garrison Service Station in Block 4, but it is now gone and a large vacant lot separates the service station from the next property on the block. G. A. Moore's grocery store at 116 N. Main Street, a one-part buff-colored commercial building with a typical glass storefront and transom lights was built in 1926. Elma and Etta Mae White also operated a grocery in the building after Moore and his son Clifton retired. It is now a café. About the same time, certainly by 1933 when it appeared in a *Free Press* photo, the small storefront building at 112 N. Main was built by Arthur Patton who operated a barber shop there (Main Street photo, ca. 1933 reprinted in *Onion Creek Free Press*, October 3, 1981: page 1). Morris "Hip" Hart ran a dry cleaning operation out of the building at the same time and Patton later purchased the business. Today the building is still a barbershop and beauty salon (Schwartz in Stovall et al, 1986: 423). It is attached to the north end of the three ca. 1915 brick storefront buildings (104-108 N. Main).

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 8 Page 23

Downtown Buda Historic District
Buda, Hays County, Texas

Perhaps the last commercial building constructed in the district was the town's second bank at 210 N. Main. Also called the Farmers State Bank, the small, stucco Mission Revival building was built in 1928 and closed in 1931, probably due to the onset of the Great Depression. It was later used as the office for E. J. Cleveland and son Ernest Jr.'s cotton brokerage. Ed Nivens once ran his confectionery store in the building and later Mr. and Mrs. Lindsey Carter operated a café for awhile in the building. Still later, Luther Turner bought the building and used it for his construction business office (Schwartz in Stovall et al, 1986: 396; 422). The former bank is a small 1-story, 3-bay building with modest Mission Revival features including a stucco façade and stepped parapet wall.

Dwellings: 1881-1928

Despite its commercial potential fronting the railroad, Main Street also saw residential construction in its early years. William W. and Elizabeth Slack, who were actually camping out on the site of the old gin before lots went on sale, bought two lots at the southern end of Main Street on April 2, 1881 where they built a home (Schwartz in Stovall et al, 1986: 378). It has since been demolished and may have been replaced by the home improvement building at the corner of Main and FM 2770. The Carrington and Cleveland Houses, both built in 1881, have already been mentioned. The Carrington House is the one built during Buda's earliest period of development. A small one-room board and batten house built about 1900 lies at the rear of the former Farmers State Bank in Block 2. No historical information has been found to identify the house but it is a rare example of a single pen dwelling in Buda and is considered a Contributing element of the district. Other houses would be built in Blocks 5 and 6 (the 100-200 blocks of S. Main) between the 1890s and the 1920s. Four historic dwellings in those blocks, dating from the turn of the 20th century to the late-1920s, survive to the present. All have been converted to commercial use but retain their original architectural and residential characteristics and are considered Contributing elements of the Buda Downtown Historic District.

Other 2-room frame houses and small bungalows were built in Blocks 1-6 but faced N. Austin or intersecting side streets at the same time. A modest Craftsman-influenced bungalow (407 N. Austin) possibly associated with the metal garage fronting the 400 block of N. Main Street, faces Austin Street. The district's only stucco dwelling is a small hip-on-gable house at the rear of lot 3 or 4 in Block 2. It is addressed as 307 N. Austin. Several other small frame dwellings clustered at the rear of 200-202 N. Main Street, in Block 3, have modest Craftsman details but it is difficult to date the buildings either because they are new construction made to look historic or due to successive renovations. They are accessed via Austin Street but lie at the rear of the two stone buildings fronting Main Street.

Mid-Century

Buda's development nearly halted in the mid-1920s as a prolonged drought, followed by devastating floods and boll weevil infestation took its toll on area agriculture. Many long time area farmers and ranchers were forced to abandon their properties at that time, leaving Buda with little business to sustain itself. From the mid- to late-1920s, through the Great Depression of the 1930s and the World War II era, no new construction occurred in Buda's commercial strip. Indeed, although some buildings were abandoned and others demolished, Buda's Main Street experienced little development until the 1970s, when Buda slowly began to gain population.

New construction began to fill in some of the gaps along Main Street in the 1970s. A brick Ranch style house was built in the first lot of Block 1, the site of Buda's first commercial building, about 1970. About the same time, a brick laundry, the Washateria, was built at 208 North Main Street amid historic buildings dating from 1898 to 1928 in Block 3. Further south, at 100 S. Main Street, a large parcel occupying 3 lots (1-3) at the north end of Block 5, historically the site of the city's lumberyard, was sold to the U.S. Postal Service in the late 1980s. It may have been the lumberyard once established by Will Morgan in the early part of the century and operated by him for many years (Schwartz in Stovall et al, 1986: 394). Morgan was followed by W. G. Williams, manager of the Mutual Lumber Company. In the early 20th century, lumberyards built houses as speculative ventures and then sold them. Many of Buda's houses may have been

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 8 Page 24

Downtown Buda Historic District
Buda, Hays County, Texas

built by the lumber company. In 1986, the TEC Hardware Company occupied the site, which was then sold to the U.S. Postal Service for a new Buda post office. An enormous paved parking lot occupies the front half of the lot while the low, 1-story brick building with its blue metal faux Mansard canopy covers the back of the lot. The post office exhibits inappropriate size, scale, materials, design, workmanship, setting and feeling that is not in keeping with the Buda Downtown Historic District and is therefore Noncontributing to the historic district.

Two manufactured buildings lay at the southernmost end of the original townsite. A ca. 1960s or early 1970s mobile home, first used as a residence and later as an office, was erected at 206 South Main. About 1985 or 1990, a large manufactured commercial building serving a hardware company was built in the last lot on Block 6. It faces FM 2770, but a historic house built in 1881 on the site once fronted South Main Street, anchoring the original townsite. Both manufactured buildings are incongruous with the Buda Downtown Historic District and, because they are at the southernmost limit of the townsite, they are excluded from the district.

Recent Development

In the last decades of the 20th century to the present, land in the Texas Hill Country including Hays County has skyrocketed in value for its scenic beauty and rural character rather than its agricultural capabilities. Its large tracts of open land and location near the rapidly growing metropolis of Austin have attracted a multitude of developers bent on transforming the once rural county to an adjunct of Austin. Large historic ranches, particularly along the county's creeks and rivers, are being carved into one- to ten-acre "ranchettes", reducing the once-vast vistas and open range to scattered planned developments. Other ranches and farm tracts, particularly in the Buda and Kyle areas, have been cut into dense suburban "bedroom communities" serving Austin businesses and industries.

With the tremendous popularity and growth of nearby Austin in the early-to mid-1980s and again from the mid-1990s to the turn of the 21st century, all of northern Hays County, especially Buda and its Extraterritorial Jurisdiction, have experienced overwhelming growth. New subdivisions and commercial endeavors have sprung up for miles surrounding the old city. Despite increased development pressures and the recent construction of a new city hall and library facilities in the former railroad reservation directly across Main Street, Buda's original commercial district retains a strong sense of place.

Summary

The Buda Downtown Historic District, a four and a half-block strip that served as the city's sole commercial zone since it was platted in 1881, is a good, intact example of a distinctive town development type in late-19th and early 20th-century Texas. The historic district is typical of numerous commercial centers in towns platted along emerging railroad lines that extended into Texas during the 1870s-1890s. It lies entirely along the former International and Great Northern (I & GN) railroad line, now Missouri & Pacific, and is only one block deep parallel to the railroad tracks. It contains a high concentration of historic commercial and residential properties (now transformed to commercial use), along with a scattering of small houses on rear and side streets within the district. Together they represent the full spectrum of Buda's development since its inception with the arrival of the railroad in 1881 through the end of the town's early 20th-century development period ending by 1930. District properties reflect the growth and changing economic goals and ambitions of the townspeople throughout the historic period. Few remnants of the town's earliest settlement survive. Most early construction is presumed to have been of simple frame construction that was replaced with more permanent brick and stone structures as this small agricultural hub grew in importance and wealth by the turn of the 20th century.

Thirty-seven resources comprise the Buda Downtown Historic District; 28 of which are assessed as Contributing elements of the district, and 9 of which are considered Noncontributing to the district's character. All resources on Main Street serve commercial uses, regardless of their earlier function as dwellings, except the post office (governmental), the vacant single pen house (vacant dwelling) in Block 2, and the ca. 1975 ranch style house in Block 1. Currently, the only

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 8 Page 25

Downtown Buda Historic District
Buda, Hays County, Texas

occupied dwellings in Blocks 2-6 face onto Austin Street and do not affect the dominant commercial feel of the district. All resources within the proposed district – both historic and nonhistoric – are defined as buildings except for one structure, a windmill. Although the district has undergone numerous alterations in the past century, many were made before 1952 and thus exhibit historic qualities of their own. Others changes are more recent – reflecting modern styles, materials, and functions but detracting significantly from the building's original historic character. These altered resources are considered Noncontributing to the historic district. Still others are nonhistoric, that is, they have been built within the past 50 years and are considered Noncontributing to the district's character.

Despite alterations that have occurred in the past 120 years, Buda retains a remarkable degree of historic character that is particularly evident in its outstanding brick and stone commercial buildings. Although the district contains former domestic buildings, new construction, unsympathetic alterations and vacant lots, its concentration of related commercial properties share similar materials, fenestration patterns, size, scale and massing that, together, create a strong sense of the time and place in which they were built. Furthermore, the Buda Downtown Historic District owes much of its historic feeling to its nearly uniform streetscape patterns including setback, sidewalks, awnings and building orientation, all of which reinforce the district's cohesiveness. Because the Buda Downtown Historic District retains its architectural integrity and historic associations with railroad-era development in Texas during the late 19th and early 20th centuries, it is nominated to the National Register of Historic Places at the local level of significance under Criterion C and Criterion A. Although economic growth and construction in Buda's downtown district ceased after 1930, the period of significance extends to 1935 to include the Garrison Service Station, which was rebuilt after a fire destroyed the original 1920 service station on that site. The service station was reportedly rebuilt to resemble the original station and the building, despite alterations, is considered a significant local landmark that is integral to the historic streetscape. Its reconstruction, although several years into the Great Depression, was the last commercial property built on Main Street until the 1960s and thus is associated with the historic period in the hearts and minds of Buda's citizens.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section 9 Page 26

Downtown Buda Historic District
Buda, Hays County, Texas

Bibliography

Dobie, Dudley R.

1932 The History of Hays County, Texas. M. A. Thesis. University of Texas, Austin.

1948 A Brief History of Hays County and San Marcos. San Marcos: Privately printed.

Giberson

2001 Personal Communication, October 24, 2001.

Hibbs,

1979 Free Press in Austin History Center files. Austin, Texas.

Little, Emily

2001 Personal Interview, February 28, 2001.

Miller, Jody,

2000 Jeff Davis County Courthouse. National Register Nomination. Fort Davis, Texas. (NR 2001).

Newlan, Ralph Edward

1992 The City of Buda Historic Resources Survey. Hays County Historical Commission.

Onion Creek Free Press

1981 Buda Centennial Celebration: Buda, The First Century. A Special Edition of the Onion Creek Free Press, October 3, 1981.

Albert J. Adair, "The Howe-Adair Clans"

Ludie Belle Jones Camp, "The Joneses"

Orlena Hehl, "The Hortons"

Leon Garrison Howard and Helem McCaughn, "John D/Dave Garisons"

Roberson, Wayne

1972 The Study of Extinct Rural Communities in the United States: A Test of Feasibility.
M. A. Thesis, University of Texas, Austin.

Stovall, Francis, Dorothy W. Kerbow, Maxine Storm, Louise Simon, Dorothy W. Schwartz, and Gene Johnson

1986 Clear Springs and Limestone Ledges: A History of San Marcos and Hays County.
Hays County Historical Commission.

10. GEOGRAPHICAL DATA

ACREAGE OF PROPERTY: 15 acres

UTM REFERENCES	<u>Zone</u>	<u>Easting</u>	<u>Northing</u>
1.	14	611560	3327940
2.	14	611600	3328400
3.	14	611440	3327940
4.	14	611360	3327960

VERBAL BOUNDARY DESCRIPTION (see continuation sheet 10-27)

BOUNDARY JUSTIFICATION (see continuation sheets 10-27 through 10-28)

11. FORM PREPARED BY

NAME/TITLE: Terri Myers

ORGANIZATION: Preservation Central, Inc.

DATE: January 2002

STREET & NUMBER: 823 Harris Aveune

TELEPHONE: 512/478-0898

CITY OR TOWN: Austin

STATE: Texas

ZIP CODE: 78705

ADDITIONAL DOCUMENTATION

CONTINUATION SHEETS

MAPS (see continuation sheets Map-29 through Map-33)

PHOTOGRAPHS (see continuation sheet Photo-46)

ADDITIONAL ITEMS (see continuation sheets Figure-34 through Figure-40)

PROPERTY OWNER

NAME: (see list on continuation sheets Owner-41 through Owner-45)

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 10 Page 27

Downtown Buda Historic District
Buda, Hays County, Texas

Verbal Boundary Description: The Buda Downtown Historic District includes all of Blocks 2-5 and Lots 1-3, Block, 6 of the original Town of Buda. It is bounded by Elm Street on the north, Main Street on the east, Austin Street on the west, and the property line separating Lots 3 and 4, in Block 6, approximately midway between China Street and FM 2770, on the south.

Boundary Justification: Blocks 2-5 and adjacent Lots 1-3 of Block 6 contain the best examples and the largest concentration of historic properties associated with Buda's early railroad-era development. They form a cohesive, largely intact grouping of late 19th and early 20th century stone or brick commercial buildings and frame dwellings that reflect trends typical of railroad-inspired development in Texas during that period. Although it was Buda's original commercial block, Block 1, just north of the Elm Street boundary, has lost so much of its historic fabric that it no longer conveys that association. Likewise, Lots 4-6 of Block 6, at the southern end of the original Townsite, have lost all of their historic properties and have been completely redeveloped since 1970. Therefore, Block 1 and Lots 4-6 of Block 6 have been excluded from the Buda Downtown Historic District. Main Street, which parallels the International and Great Northern Railroad tracks, forms Buda's original eastern boundary and the town's original development occurred along the west side of Main Street. Properties lying to the east, in the strip of land between Main and the railroad line, are new construction and include the Buda library and City Hall. An early depot once stood on the site but it no longer exists. Austin Street forms the western boundary of the district. It separates the city's largely commercial zone from its almost exclusively residential sections. Small houses front onto Austin Street on its west side, outside the district, while the east side of the street primarily consists of storage and other auxiliary structures associated with the Main Street commercial zone. In Blocks 5 and 6 where residential properties front Main Street, garages and sheds lie at the rear of the lots, along Austin Street. A few small dwellings within the district are accessed from Austin Street but none actually front the street; they lie at the rear of Main Street's commercial lots and are associated with those properties. Thus, Austin demarks the western boundary line because residential properties line the west side of the street while auxiliary buildings and dwellings associated with the Main Street commercial buildings and do not address Austin Street, lie on the east side of the street.

Blocks 1-6 of the original 1881 plat of the Town of DuPre, later renamed Buda, were the first blocks to be developed with the completion of the International and Great Northern Railroad through the former undeveloped site. All of the buildings in the earliest period of development lay close to and fronted Main Street and the Railroad, establishing the patterns that characterized Buda's historic commercial growth. Block 1, the town's original commercial zone, has lost all of its original 1881-1910s building stock and retains little significant fabric from the later historic period. Blocks 2-4 contain the best and largest concentration of Buda's historic commercial complex dating from 1881 through the 1920s. Block 5 and the northern half of Block 6 display a good sampling of early 20th century dwellings and are included in the district. The southern half of Block 6 has been redeveloped with manufactured buildings and is excluded from the district.

Although it was Buda's first commercial district, Block 1 has lost its original building stock to such a significant degree that it no longer conveys a sense of the town's early history and therefore is not included within the district boundaries. Block 1 housed Buda's earliest businesses including the town's first dry goods and grocery stores, livery stables, and other retail and service operations but most of those enterprises moved to Blocks 2-4 in the 1910s and the block was redeveloped. Today, only four historic period properties remain on the block and none date to the town's early development. One is a c. 1925 bungalow that faces Austin Street and the other, a c. 1915 2-room house facing Elm, is so altered that it is unrecognizable to its period of significance. Only two commercial properties, a small, dilapidated c. 1925 grocery store and an altered, metal clad garage dating to the same period remain on Main Street. No evidence of the town's original 1881-1910 commercial development survives in Block 1.

Blocks 2-4 contain Buda's largest concentration of historic commercial buildings, which largely define the downtown district. Small, early 20th century houses, and outbuildings and storage facilities associated with the

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 10 Page 28

Downtown Buda Historic District
Buda, Hays County, Texas

commercial buildings on Main Street, along with a few small, more recent houses and commercial buildings, are scattered along the rear and side lots of these blocks and are included within the district.

Block 5 and Lots 1-3 of Block 6 hold good to excellent examples of early 20th century (1905-1925) houses and outbuildings including garages, sheds and a buggy barn. The residential properties lie beyond the commercial core at the southern end of the district. Although they are much different from the town's existing 1898-1930 commercial properties in materials, form and use, they were built at the same time and are typical of railroad town development during that period. Lots 4-6 of Block 6 once contained very early dwellings, one reportedly built in 1881 when the town was first platted, but the houses were demolished and the lots redeveloped with a c. 1970 mobile home/office and a new c. 1985 manufactured building complex for a home improvement store. Because the first lots of Block 6 retain their historic fabric and character and are associated with adjacent Block 5, they are included in the historic district while the more recently redeveloped lots 4-6 at the southern end of the block exhibit no historic references and are therefore excluded from the district.

United States Department of the Interior
National Park Service

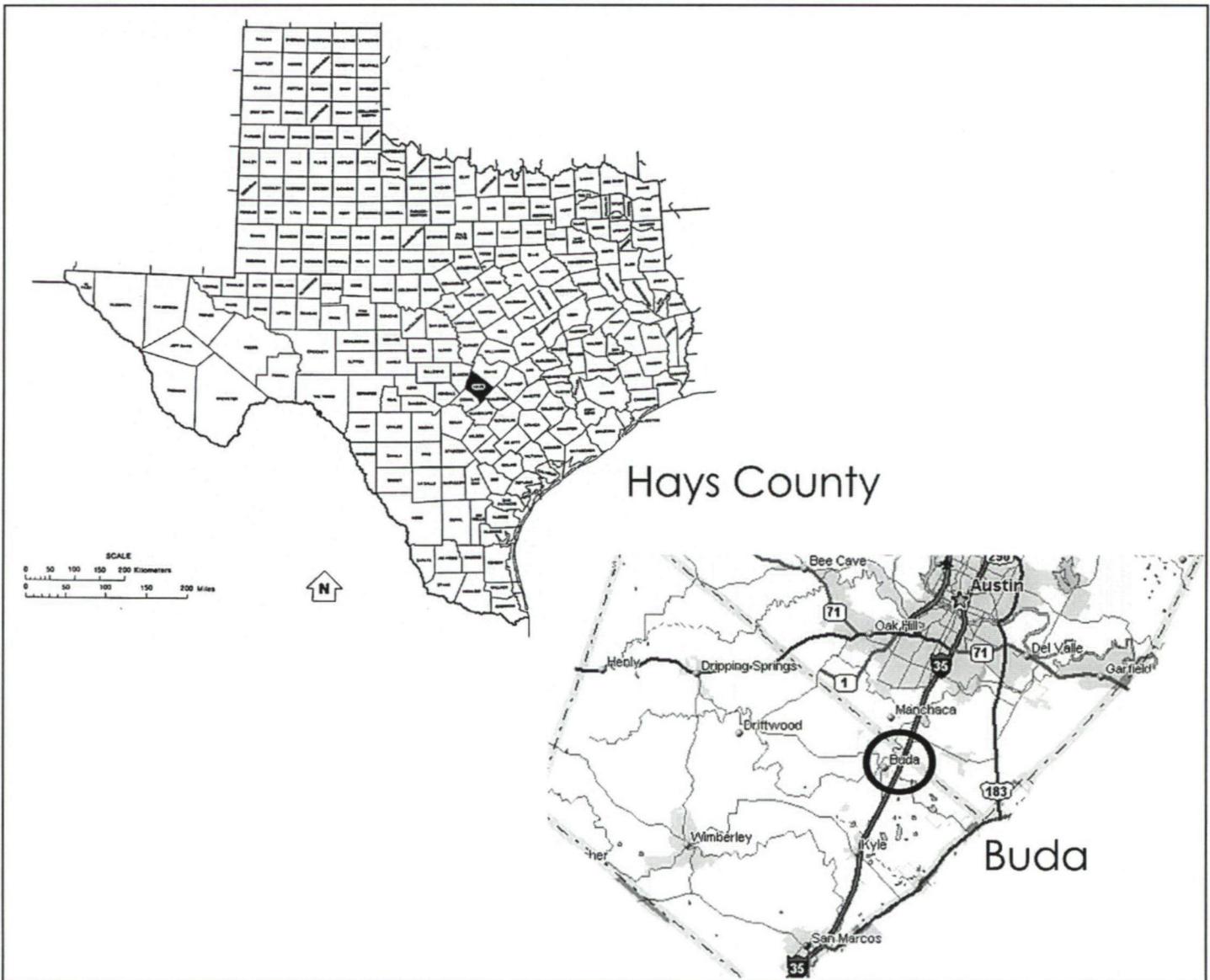
National Register of Historic Places Continuation Sheet

Section Map Page 29

Downtown Buda Historic District
Buda, Hays County, Texas

Map 1: Hays County and Buda Location Maps

Source: www.earthentrepreneur.com. Modified by Wayne L. Pendley, March 2001



United States Department of the Interior
National Park Service

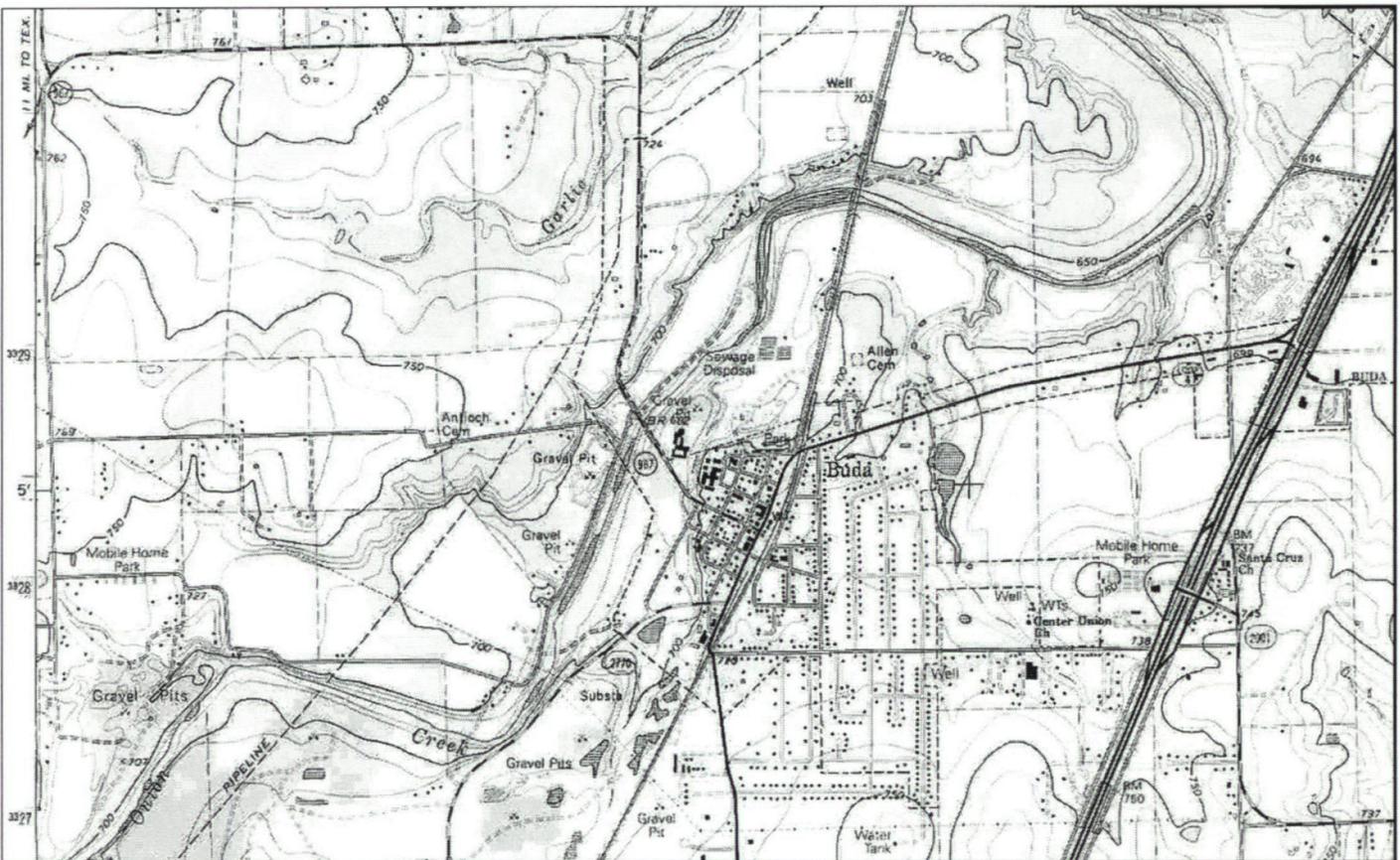
National Register of Historic Places Continuation Sheet

Downtown Buda Historic District
Buda, Hays County, Texas

Section Map Page 30

Map 2: Topographic Map of Buda, Texas

Source: United States Geological Survey, Buda Quadrangle, Texas 7.5-Minute Series, 1967, revised 1986, edited 1994
(See attached U.S.G.S. Map)



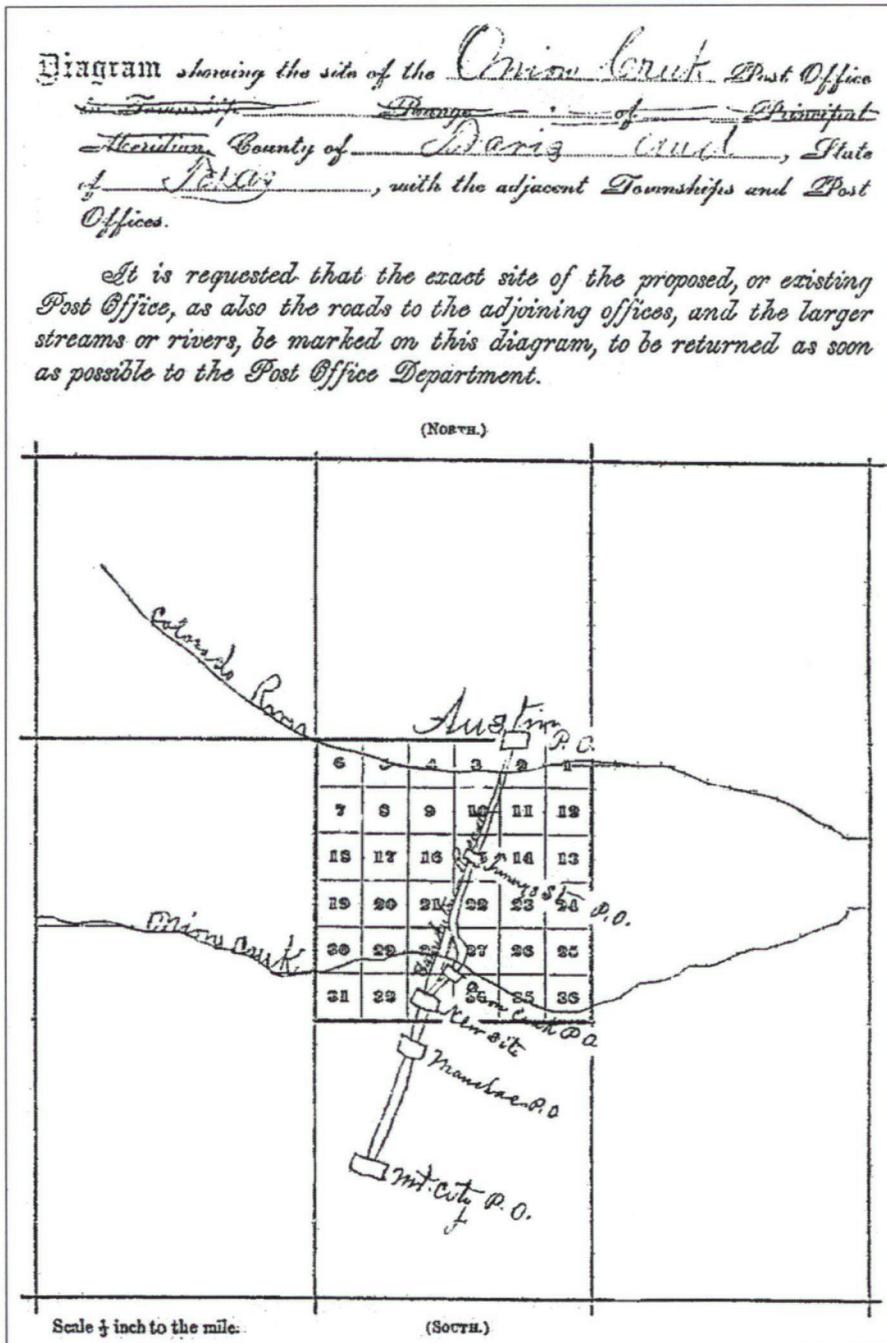
United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Downtown Buda Historic District
Buda, Hays County, Texas

Section Map Page 31

Map 3: Proposed Location of Onion Creek Post Office, 1875, showing Austin, Manchaca & Mountain City post offices
Source: U.S. Postal Records, Hays County Vertical Files, Austin History Center, Austin, Texas



United States Department of the Interior
National Park Service

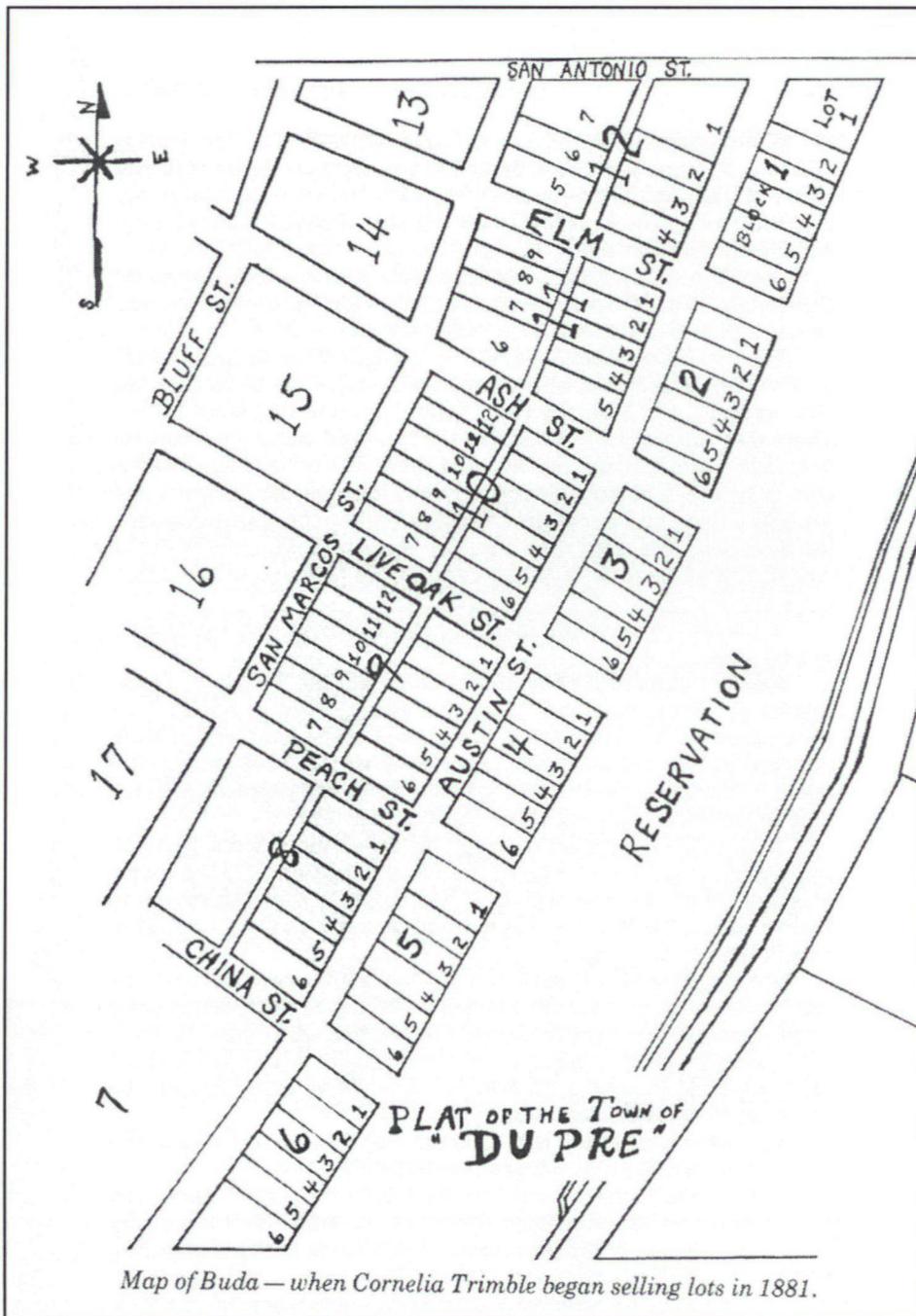
National Register of Historic Places Continuation Sheet

Section Map Page 32

Downtown Buda Historic District
Buda, Hays County, Texas

Map 4: Plat of the Town of Du Pre, (renamed Buda) ca. 1881

Source: Stovall, Frances et al., Clear Springs and Limestone Ledges, A History of San Marcos and Hays County, 1986



United States Department of the Interior
National Park Service

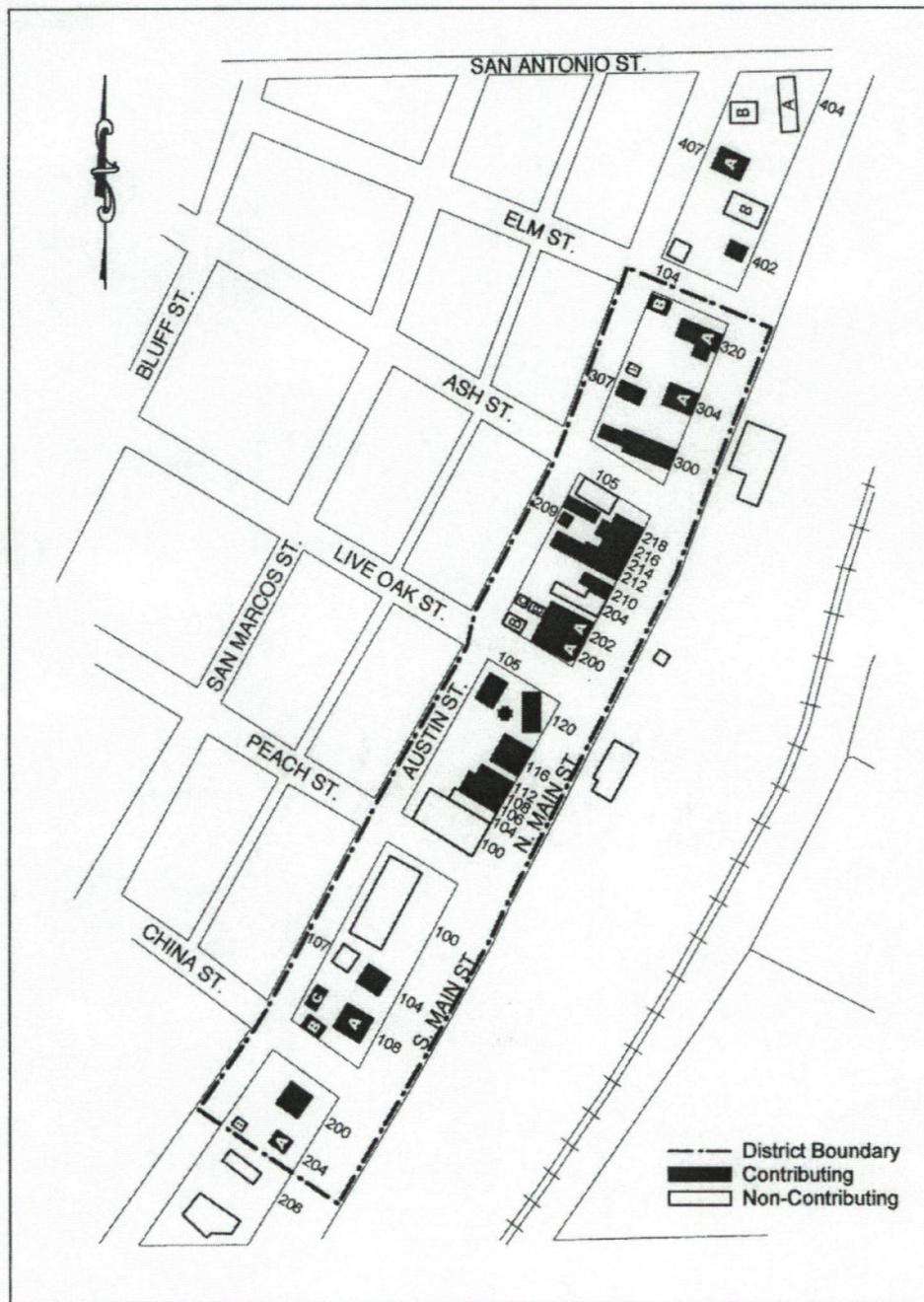
National Register of Historic Places Continuation Sheet

Section Map Page 33

Downtown Buda Historic District
Buda, Hays County, Texas

Map 5: Buda Historic District boundaries.

Source: Adapted June 2002 by Troy Miller from 1881 *Plat of the Town of Du Pre*: Stovall, Frances et al., Clear Springs and Limestone Ledges, A History of San Marcos and Hays County, 1986



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Figure Page 34

Downtown Buda Historic District
Buda, Hays County, Texas

Historic Photo 1: Downtown Buda streetscape, ca. 1933; E.J. Cleveland General Merchandise and A.H. White Confectionary to the left; camera facing northwest; photographer unknown.

Source: Onion Creek Free Press, "The Buda Centennial Oct. 3, 1981", pg 1A.



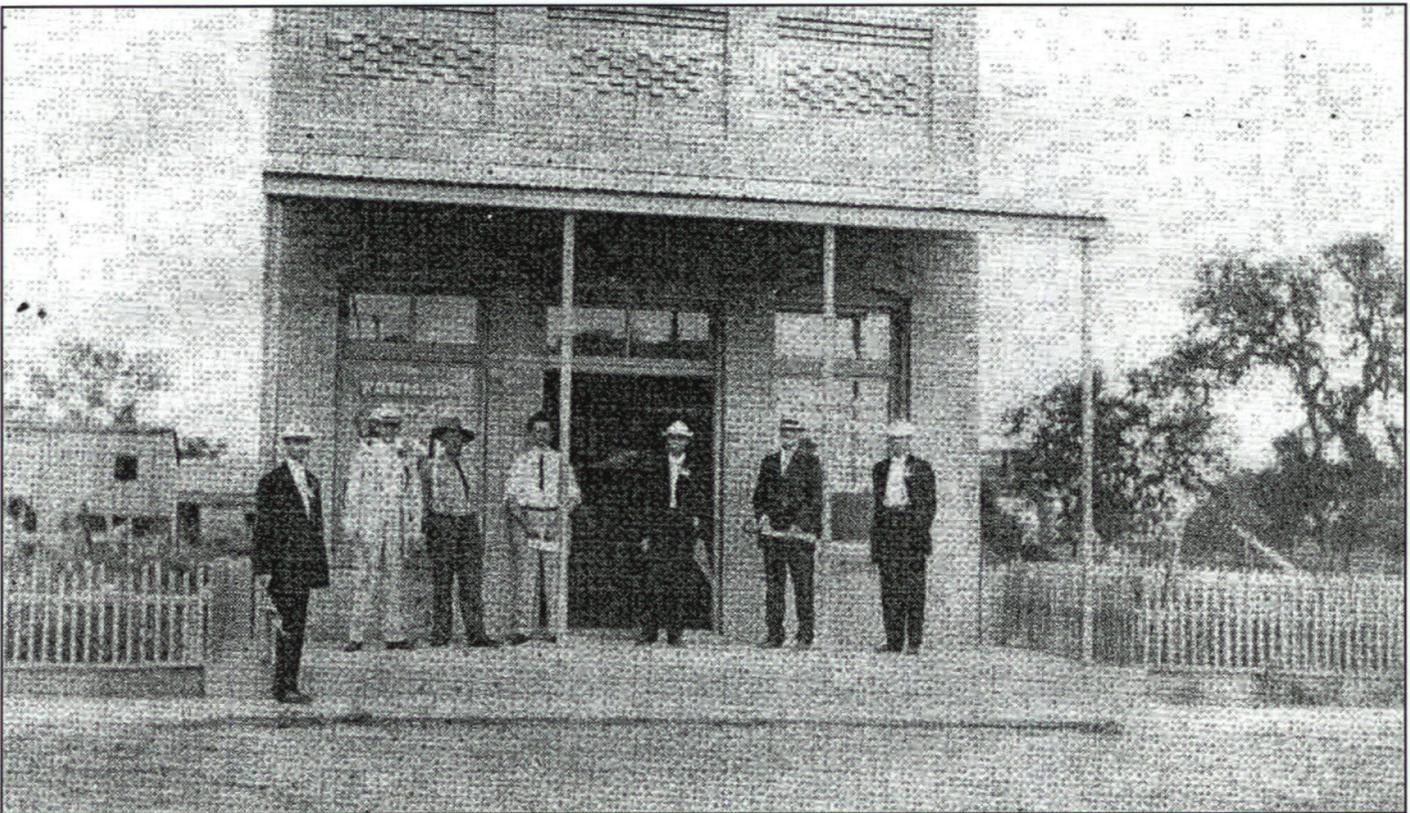
United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Figure Page 35

Downtown Buda Historic District
Buda, Hays County, Texas

Historic Photo 2: Farmers State Bank, ca. 1915; Note the absence of any Victorian-era décor. Bank President, Fred Heep, is third from the left; camera facing west; photo courtesy of Zoe Heep.
Source: Onion Creek Free Press, "The Buda Centennial Oct. 3, 1981", pg 5A.



United States Department of the Interior
National Park Service

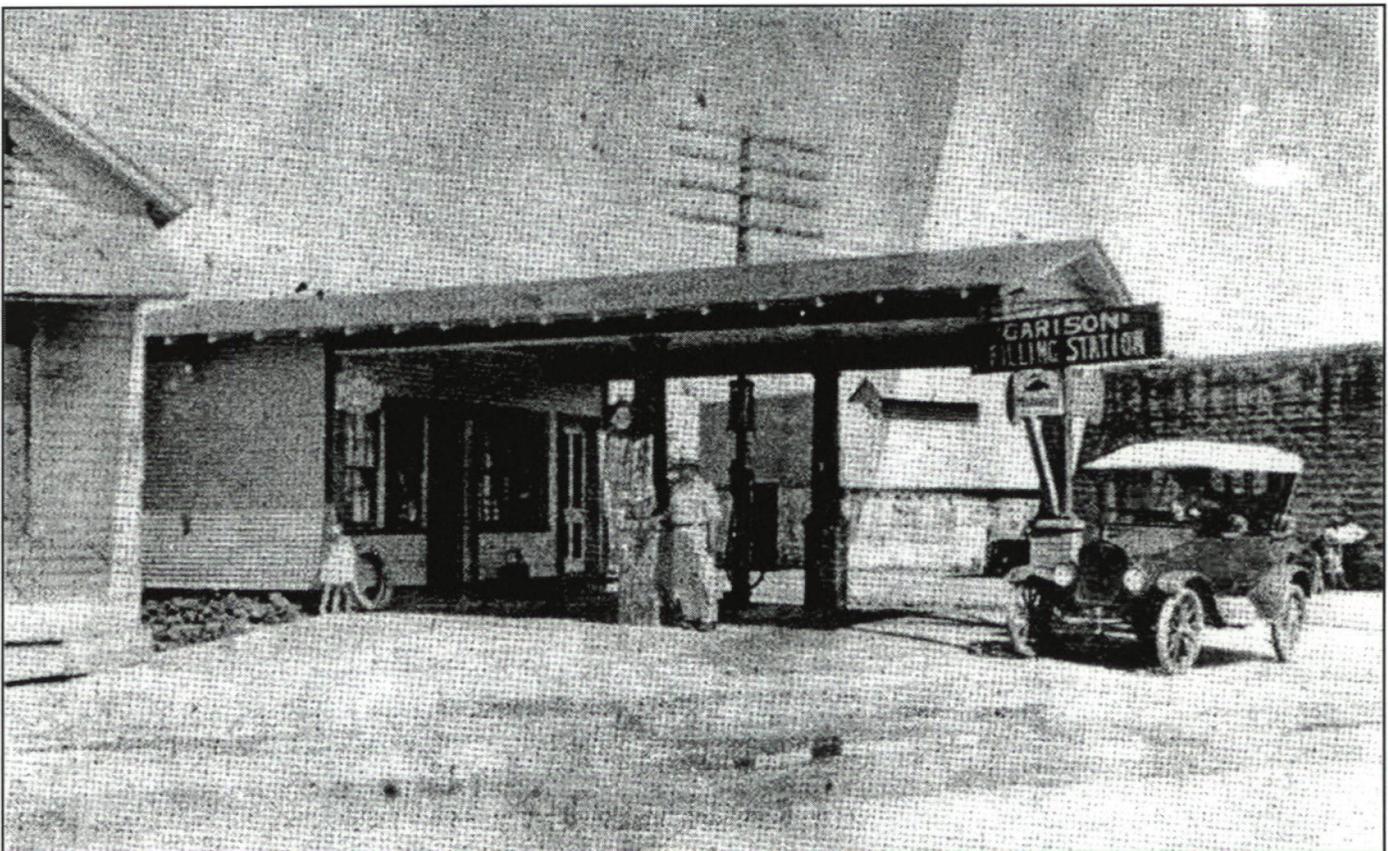
National Register of Historic Places Continuation Sheet

Section Figure Page 36

Downtown Buda Historic District
Buda, Hays County, Texas

Historic Photo 3: Garison Filling Station, ca. 1920s; built 1920, burned in 1934 and rebuilt; camera facing northeast; photo courtesy of the Garison family.

Source: Onion Creek Free Press, "The Buda Centennial Oct. 3, 1981", pg 16A-17A.



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Figure Page 37

Downtown Buda Historic District
Buda, Hays County, Texas

Historic Photo 4: Carrington House, ca. 1900; this hotel and boarding house was widely known for serving excellent meals; camera facing west; photographer unknown.

Source: Onion Creek Free Press, "The Buda Centennial Oct. 3, 1981", pg 16A



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Figure Page 38

Downtown Buda Historic District
Buda, Hays County, Texas

Historic Photo 5: Downtown Buda streetscape, ca. 1970s; the nearest building has since been removed; camera facing southwest; photographer unknown.

Source: Onion Creek Free Press, "The Buda Centennial Oct. 3, 1981", pg 28A.



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Figure Page 39

Downtown Buda Historic District
Buda, Hays County, Texas

Historic Advertising 1: Newspaper advertisement for the Buda Mercantile Company published in 1902.
Source: Kyle News, April, 1902.

Buda Mercantile Company!

The Rock Store—You
have heard of us.

We make prices and sell the Goods!

Don't make your merchant angry by quoting the Rock Store prices, but come to us and buy the goods. We have a large and the most complete stock of

DRY GOODS,

Shoes, Mens Clothing and Furnishings, Hats and Caps, Stationary and Hardware that has ever been shown in Buda.
Special: A complete line of Millinery Hats, trimmed to order, and large assortment of ready to wear. Come and let us dress you up from head to toe.

Buda,
Texas.

Buda Mercantile Company

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Figure Page 40

Downtown Buda Historic District
Buda, Hays County, Texas

Historic Advertising 2: Newspaper advertisement for the Buda Hotel and W.D. Carrington Drugs published in 1902.
Source: Kyle News, April, 1902.

BUDA HOTEL

Mrs. V. E. Vaughan, Proprietress.

MEALS 25c. BEDS 25c.

Buda, Texas.

W. D. CARRINGTON,

—DEALER IN—

DRUGS

Toilet articles, paints, etc.

BUDA, TEXAS.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section Owner Page 41

Downtown Buda Historic District
Buda, Hays County, Texas

Property Owners

Block 2

320 N. Main

Original Town of Buda, Block 2, lot 1 and 2, R22292
GTSC - 1 LTD
dba Carrington House
P.O. Box 58
Buda, TX 78610-0058

300 block N. Main Street

Original Town of Buda, Block 2, Lot A acres .1661, R22---
GTSC-1 LTD
P.O. Box 58
Buda 78610-0058

Original Town of Buda, Block 2, Lot B acres 0.1038, R22---
GTSC-1 LTD
P.O. Box 58
Buda 78610-0058

306 N. Main

Don's Den c/o Don Hallock
P.O. Box 747
Smithville, TX 78957-0747

300 block of N. Main - R 22293 Original town of Buda SE 22 x 150 feet of lot 4, block 2

Carl Chelf
1301 Elton Lane
Austin, TX 78703

300 N. Main

300 block N. Main Street -13,350 sq. ft.
Original Town of Buda, Lots 5-6 block 2, R22294
Carl Chelf
1301 Elton Lane
Austin, TX 78703

300 N. Main

Original Town of Buda, Block 2, R22---
Eileen M. Conley
Memory Lane Antiques
P.O. Box 487
Buda, TX 78610-0487

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section Owner Page 42

Downtown Buda Historic District
Buda, Hays County, Texas

Block 3

105 Ash Street

Original Town of Buda, S 1/2 of Lot 1, Block 3
Eileen M. Conley
Memory Lane Antiques Annex
P.O. Box 487
Buda, TX 78610-0487

220 N. Main

Original Town of Buda, N. 1/2 of Lot 1, Block 3A, R22295
Donald C. and Nancy A. Taylor
907 N. Loop 4
Buda, TX 78610

214-218 N. Main

Original Town of Buda, Block 3, Lot S 1/2 of 1 & N 1/2 of 2, R22296
Carl Chelf
1301 Elton Lane
Austin, TX 78703

209 N. Austin

Original Town of Buda, part of Lot 2, Block 3
Carl Chelf
1301 Elton Lane
Austin, TX 78703

212 N. Main

Original Town of Buda, Block 3, Lot S 1/2 of 2 & N 42 ft. of 3, R22297
Carl Chelf
1301 Elton Lane
Austin, TX 78703

210 N Main

Original Town of Buda, Block 3, part of lots 3-4, R22299
Carl Chelf
1301 Elton Lane
Austin, TX 78703

204 N. Main

Original Town of Buda, Block 3, Lot parts of 3-5, R22298
Alex Ortiz
Buda Laundromat
7602 Kiva Dr.
Austin, TX 78749-2914

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section Owner Page 43

Downtown Buda Historic District
Buda, Hays County, Texas

200-202 N. Main

Original town of Buda, Part of Lot 5 and all lot 6, block 3, 15,000 sq. ft., R22300
Carl Chelf
1301 Elton Lane
Austin, TX 78703

Block 4

120 N. Main (Address Loop 4 & 967 in tax records)
Original town of Buda, lots 1-2, block 4 R22301
Old Main Street Station
Attention: Sandra Grizzle
205 Pin Oak Dr.
Buda, Texas 78610

100 Block of Main Street
Original town of Buda, lots 1-2, block 4 R22301
Old Main Street Station
Attention: Sandra Grizzle
205 Pin Oak Dr.
Buda, Texas 78610

105 Live Oak Street (CR 967)
Original town of Buda, lots 1-2, block 4 R22301
Old Main Street Station
Attention: Sandra Grizzle
205 Pin Oak Dr.
Buda, Texas 78610

116 N. Main
Original town of Buda, lot 3 and ½ of 4, Block 4, R22302
T.C. McCormick
P.O. Box 639
Buda, Texas 78610

112 N. Main Street
Original Town of Buda, Block 4, lot SE 23x75 of lot 4, R22303
Dale Malott and Mike Evans
P.O. Box 155
Buda, TX. 78610-0155

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section Owner Page 44

Downtown Buda Historic District
Buda, Hays County, Texas

106 – 110 (?) N. Main Street
Original town of Buda, part lot 4-5, Block 4
Ada Ferguson Green
P.O. Box 1137
Buda, Texas 78610-1137

102-104 N. Main Street
Original Town of Buda, Block 4, lot part of 6B (a subdivision of 102-104 N. Main), R22306
Stephan G. Wright & Terry R. Delooze
110 Cuerna Vaca Dr.
Austin, Texas 78733

100 N. Main Street
Original Town of Buda, Block 4, part lot 5 and 6, R22305
Buda Grocery and Market
Gerald and Mary Montague
P.O. Box 1217
Buda, TX 78610-1217

Block 5

100-102 S Main
Original town of Buda, Lots 1-3, block 5, R22307
U.S. Postal Service
c/o Dallas Facilities Service
P.O. Box 667180
Dallas, Texas 75266-7180

104 S. Main
Original Town of Buda, Block 5, lot 4 and N½ of 5, R22308
Tax records denote "Property has been deleted" possibly new owners?
Donald W. & Helen D. Riggins
9905 Briar Ridge Dr.
Austin, TX 78748

104 S. Main
Original Town of Buda, Block 5, lot 4A, R88267
Curtis Robert Garcia
28 Old Lockhart Rd.
Uhland, TX 78640

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Owner Page 45

Downtown Buda Historic District
Buda, Hays County, Texas

107 S. Austin

Original town of Buda, Block 5, Lot 4-B
Pedro and Maria L. Alfonso
11807 Balcones Way
Austin, Texas 78750

108 S. Main Street

Original Town of Buda, Block 5, lot 6 and S ½ of lot 5, R22309
Carol B. Evans
P.O. Box 1227
Buda, TX 78610-1227

Block 6

202 S. Main Street

Original town of Buda, Lots 1 & 2 Block 6, R22310
Fraser B. Harris and Linda Celesta
Fraser's Antiques
P.O. Box 207
Buda, TX 78610-0207

204 S. Main Street

Original Town of Buda, Block 6, lot 3 & E ½ Lot 4, R22311
John D. Kimple
ABS Bookkeeping (blue craftsman bungalow)
201 Cross Lane
Kyle, TX 78640

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Photo Page 46

Downtown Buda Historic District
Buda, Hays County, Texas

Photo Log: Downtown Buda Historic District, Hays County, Texas

Downtown Buda Historic District, Hays County, Texas
Photographers: Terri Myers and Wayne L. Pendley
January 2002
Negatives: Hays County Historical Commission

Photo 1: Downtown Buda oblique streetscape; west side of 200 block N. Main Street; camera facing south / southwest.

Photo 2: Downtown Buda oblique streetscape; west side of 100 block N. Main Street; camera facing north / northwest.

Photo 3: Buda Mercantile Co.; 200 and 202 N. Main Street; southeast elevation, camera facing northwest.

Photo 4: W.D. Carrington Drug Store; 300 N. Main Street; oblique south and east elevations, camera facing northwest.

Photo 5: Frame store; 400 block N. Main Street; oblique south and east elevations, camera facing northwest.

Photo 6: Buda Market and Grocery; 100 N. Main Street; east elevation, camera facing west.

Photo 7: Carrington House Hotel; 320 N. Main Street; oblique south and southeast elevations, camera facing northwest.

Photo 8: Classical Revival frame dwelling; 108 S. Main Street; oblique south and east elevations, camera facing northwest.

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

**National Register of Historic Places
Continuation Sheet**

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 03001126
Property Name: Downtown Buda Historic District

County: Hays State: Texas

Multiple Name:

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

Linda McClelland

November 07, 2003

Signature of the Keeper

Date of Action

Amended Items in Nomination:

Section 6: Function or Use

The subcategories "business" and "specialty store" are hereby added to the entries for COMMERCE under Historic Functions and Current Functions.

The Texas Historic Preservation Office was notified of this amendment.

DISTRIBUTION:

- National Register property file**
- Nominating Authority (without nomination attachment)**

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Downtown Buda Historic District

MULTIPLE NAME:

STATE & COUNTY: TEXAS, Hays

DATE RECEIVED: 9/23/03 DATE OF PENDING LIST: 10/30/03
DATE OF 16TH DAY: 11/15/03 DATE OF 45TH DAY: 11/07/03
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 03001126

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: Y NATIONAL: N

COMMENT WAIVER: N

___ACCEPT ___RETURN ___REJECT _____DATE

ABSTRACT/SUMMARY COMMENTS:

6-block commercial & residential
zone that signifies early 19th + early
20th century center of Buda, ^{and} ^{an} ^{important}
agricultural shipping point and
center of commerce.

RECOM./CRITERIA Accept A+C

REVIEWER L. McCulland DISCIPLINE _____

TELEPHONE _____ DATE 11/07/03

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

DOWNTOWN BUDA HISTORIC DISTRICT

BUDA, HAYS CO., TEXAS

PHOTOGRAPH 1 of 8



UDA GROCERY & MARKET



DAIRY MARKET

Cafe

DOWNTOWN BUDA HISTORIC DISTRICT

BUDA, HAYS CO., TEXAS

PHOTOGRAPH 2 of 8

2



DOWNTOWN BUDA HISTORIC DISTRICT

BUDA, HAYS CO., TEXAS

PHOTOGRAPH 3 of 8



MEMORY LANE
ANTIQUES

RESTORATION
& REFINISHING

MEMORY LANE
ANTIQUES

AMERICAN

9532

DOWNTOWN BUDA HISTORIC DISTRICT

BUDA, HAYS CO., TEXAS

PHOTOGRAPH 4 of 8



DOWNTOWN BUDA HISTORIC DISTRICT

BUDA, HAYS CO., TEXAS

PHOTOGRAPH 5 of 8

BUDA GROCERY & MARKET

Coca-Cola



BEER CIGARS DELI GROCERIES SODAS

NEW GOODS AND MORE...

OPEN

\$15.99

GREAT TASTE
\$.99



IGL



DOWNTOWN BUDA HISTORIC DISTRICT

BUDA, HAYS CO., TEXAS

PHOTOGRAPH 6 of 8



Carrington House

OFFICE SUITES

320 N. MAIN

JACKIE KEENAN

REALTOR

CLIFF N. SACOROVACK

ATTORNEY

CUATRO CONSULTANTS, LTD.

LEASING INFO

John B. Santini, Broker

512-4301

320

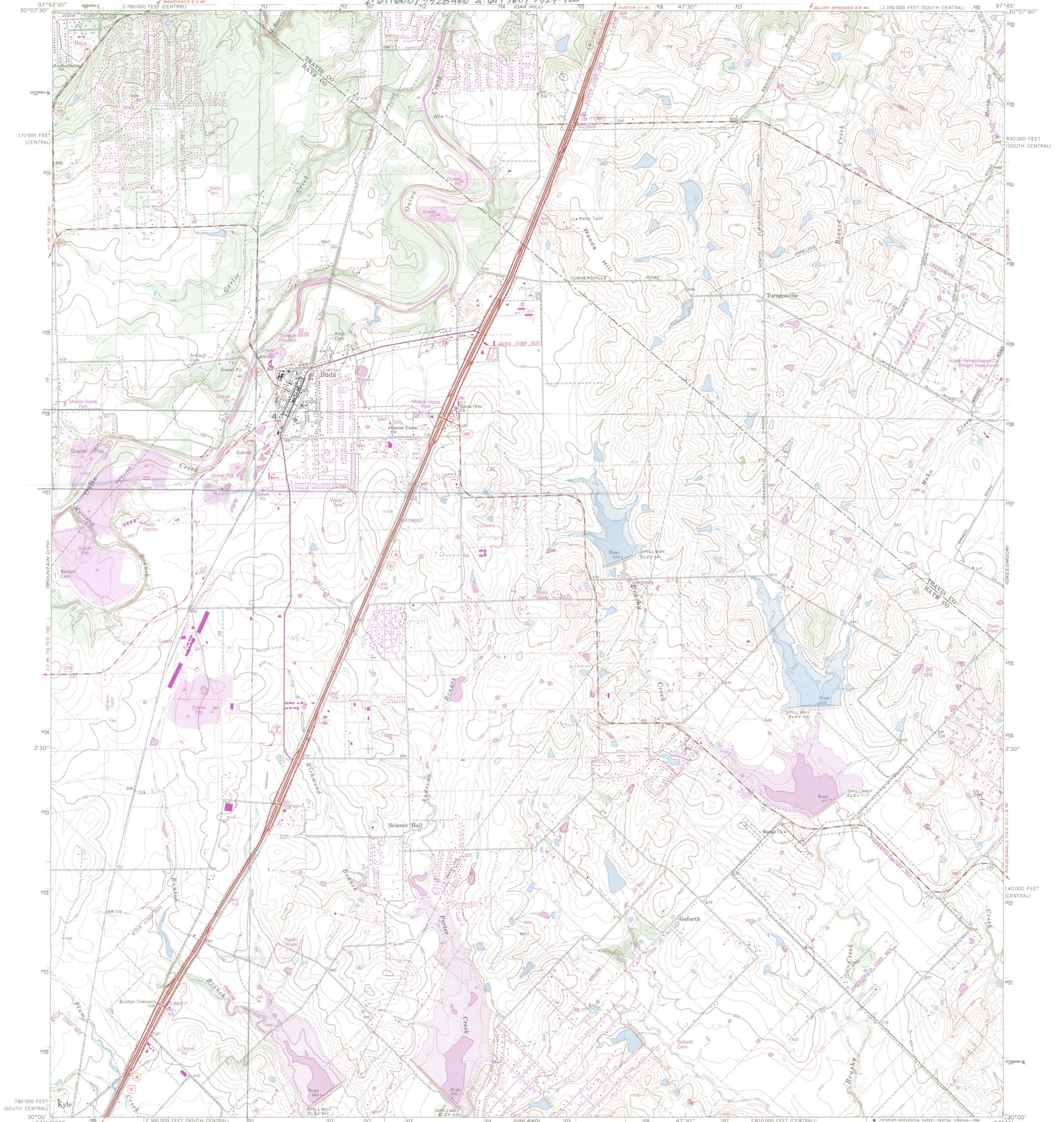
DOWNTOWN BUDA HISTORIC DISTRICT

BUDA, HAYS CO., TEXAS

PHOTOGRAPH 7 of 9



DOWNTOWN BUDA HISTORIC DISTRICT
BUDA, HAYS CO., TEXAS
PHOTOGRAPH 8 of 8



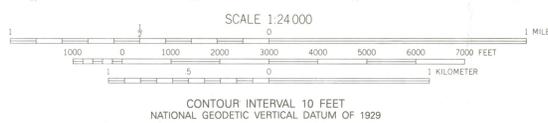
Produced by the United States Geological Survey
Control by USGS, NOS/NOAA and Texas Department of Highways
and Public Transportation

Compiled from aerial photographs taken 1967. Revisions shown
in purple compiled from aerial photographs taken 1986 and
other sources and have been field checked. Map edited 1994.
Conflicts may exist between some updated features and
previously mapped contours.

North American Datum of 1927 (NAD 27). Projection:
Texas Coordinate System, south central zone (Lambert Conformal Conic)
1000-foot ticks. Texas Coordinate System south central and central
zones. Blue 100-meter Universal Transverse Mercator ticks, zone 14
North American Datum of 1983 (NAD 83) is shown by dashed
corner ticks. The values of the shift between NAD 27 and NAD 83
for 7.5-minute intersections are obtainable from National Geodetic
Survey NADCON software.

Fine red dashed lines indicate selected fence lines

UTM GRID AND 1984 MAGNETIC NORTH
DECLINATION AT CENTER OF SHEET



ROAD CLASSIFICATION
Primary highway, hard surface
Secondary highway, hard surface
Light-duty road, hard or improved surface
Unimproved road
Interstate Route
U. S. Route
State Route

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

3097-221

BUDA, TEX.
30097-A7-TF-024

1968
REVISED 1994
DMA 6444 III SE-SERIES V882



TEXAS HISTORICAL COMMISSION

The State Agency for Historic Preservation

FAX

Date: 11-7-03

Fax Number: 202-371-2229

Number of pages (including cover sheet): 2

To: UNDA McClelland

From: Gregory Smith

Comments: Buda HD Fed. letter to USPS

Multiple horizontal lines for additional comments or notes.

RICK PERRY GOVERNOR

JOHN L. NAU, III CHAIRMAN

F. LAWRENCE OAKS EXECUTIVE DIRECTOR

The Texas Historical Commission is the state agency for historic preservation. The agency administers a variety of programs to preserve the archeological, historical and cultural resources of Texas.

P.O. BOX 12276 AUSTIN, TX 78711-2276 HISTORY PROGRAMS 512/463-5853 FAX 512/475-3122 TDD 1-800/735-2989 www.thc.state.tx.us



TEXAS
HISTORICAL
COMMISSION

The State Agency for Historic Preservation

RICK PERRY, GOVERNOR

JOHN L. NAU, III, CHAIRMAN

F. LAWRENCE OAKS, EXECUTIVE DIRECTOR

November 6, 2003

Tina Norwood
Facilities Headquarters
U.S. Postal Service
4301 Wilson Blvd., Ste. 300
Arlington, VA 22203-1861

RE: Downtown Buda Historic District National Register Nomination

Dear Ms. Norwood:

We are submitting the National Register nomination for the Downtown Buda Historic District, Buda, Hays County, Texas, for your review and comment. The Downtown Buda Historic District encompasses the city's original downtown area, presenting a cohesive collection of late nineteenth and early twentieth century commercial buildings. The Downtown Buda Historic District is nominated to the National Register at the local level of significance under Criterion A in the area of Community Planning and Development, and Criterion C in the area of Architecture..

Within the district is the **noncontributing** c.1980 Buda Post Office. I have enclosed all references to this property within the nomination for your review.

Please send your comments to Texas Historical Commission at the address below, as well as a copy to Linda McClelland of the National Register Division of the National Park Service at 1201 Eye St. NW, Washington, D.C. 20005, FAX 202-371-2229.

Thank you for your cooperation in this review process. If you have any questions, please contact me at 512/463-6013, or via FAX at 512-475-3122.

Sincerely,

A handwritten signature in black ink, appearing to read "Gregory W. Smith".

Gregory W. Smith
National Register Coordinator

enclosures