

(Oct. 1990)

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM



1. NAME OF PROPERTY

HISTORIC NAME: Bomar, E.P. and Alice, House
OTHER NAME/SITE NUMBER: N/A

2. LOCATION

STREET & NUMBER: 417 S. Denton Street
CITY OR TOWN: Gainesville
STATE: Texas CODE: TX COUNTY: Cooke CODE: 097 ZIP CODE: 76240
NOT FOR PUBLICATION: N/A
VICINITY: N/A

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.)

1/5/2004

Signature of certifying official

Date

State Historic Preservation Officer, Texas Historical Commission

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria.
(See continuation sheet for additional comments.)

Signature of commenting or other official

Date

State or Federal agency and bureau

4. NATIONAL PARK SERVICE CERTIFICATION

I hereby certify that this property is:

Signature of the Keeper

Date of Action

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

2/25/04

5. CLASSIFICATION

OWNERSHIP OF PROPERTY: Private

CATEGORY OF PROPERTY: Building

NUMBER OF RESOURCES WITHIN PROPERTY:	CONTRIBUTING	NONCONTRIBUTING
	2	0 BUILDINGS
	0	0 SITES
	0	0 STRUCTURES
	0	0 OBJECTS
	2	0 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: DOMESTIC/single dwelling

CURRENT FUNCTIONS: DOMESTIC/single dwelling

7. DESCRIPTION

ARCHITECTURAL CLASSIFICATION: LATE VICTORIAN/Queen Anne

MATERIALS: FOUNDATION STONE/Limestone; Sandstone
WALLS BRICK; STONE/Sandstone
ROOF ASPHALT
OTHER N/A

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

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Bomar, E.P. and Alice, House
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The E.P. and Alice Bomar House was built from 1898-1901 in Gainesville, Cooke County, Texas. The house stands at the northwest corner of Davis and Denton Streets, three blocks southeast of the historic commercial district of Gainesville. It is part of a residential district that includes several elaborate brick homes built in the late 19th and early 20th centuries. The east-facing Bomar House has two full stories, an attic and a basement, and is constructed of brick and stone. It is a Free Classic interpretation of Queen Anne style architecture, combining the asymmetry and ornate detailing of Queen Anne style with Classical Revival elements. A two-story brick carriage house built in 1903 is at the northwest corner of the property.

Setting

The Bomar House property occupies the southern half of a small block located a few blocks southeast of the historic commercial district of Gainesville centered on the Cooke County Courthouse square. Besides the Bomar property, the only other building on the block is the First United Presbyterian Church (401 S. Denton), a Gothic Revival structure built in 1912. Several other historic structures are in the neighborhood, including the King House (1896, 402 S. Denton), a Queen Anne style residence similar to the Bomar House, and designed by the same architect, John G. Garrett. Other historic houses within two blocks include the Davis-Buttolph House (1894, 505 S. Denton), Wooldridge-Sullivant House (1923, 416 S. Denton), Houston-Byrd House (1898, 605 S. Denton), Moodie-Turner House (1910, 228 Church) and Tyler-Fox House (1896, 204 Church).¹

A sidewalk runs north and south along Denton Street, and turns to provide access to the east elevation, which is the main entrance to the house. There are several large mature trees on the property. A carriage house was built at the northwest corner of the property in 1903, shortly after the main house was completed. The carriage house is a two-story building that faces east, with a slightly articulated central section that projects out from the main elevation. The bays on either side of the entry include 6/6 windows on the second floor aligned over 1/1 windows on the first floor. The central section has an arched entry with keystone, and paired wooden doors with vertical glass. On the second floor level, two small circular windows align horizontally with the second-story windows, and a semi-circular window as at the attic level. A large triangular detail at the top of the section is supported by decorative brackets. A metal door plate with the year of construction and the builders, Garrett and Snelling, is at the front of the building. The carriage house is a contributing resource in this nomination.

Exterior

The Bomar House is a two-story brick residence with an asymmetrical plan and a hipped roof with gable extensions. There are 1/1 wood sash windows, limestone sills and lintels, and ionic columns that support a one-story wraparound porch. The primary elevation faces east onto Denton Street. The elevation features two steeply-pitched gables on the second story above a full-length porch, centered around a lower-pitched pediment entry on the first story. The entry steps are concrete with stone surrounds, leading to a concrete foundation

¹ "A Historical Tour of Gainesville."

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porch. The very large front porch has an elaborate tile floor pattern, which is apparently unique to Gainesville. A segmented arch, transom and sidelights frame the front entrance on the east elevation.² The windows and door on the front ground floor are cut and beveled glass with two of the windows being curved. Paired ionic columns support the second-story porch, which has a decorative pattern in the projecting pediment.

On the second floor, the two gables are supported by more slender paired Ionic columns and decorative patterns in the entablatures. The left gable also features a polychromatic segmented window and supporting brackets. Both the first story entrance and the second story access are recessed from the projecting façade. A dormer window between the two gables has paired 25/1 windows and is topped by a semicircular decorative element.

The south elevation, which is the other public façade, also provides access to the first story porch, with brick balusters and stone rails. Two chimneys are visible, one extending through a projecting room at the southwest and one extending up from the porch through a dormer window. Both chimneys feature recessed brick details and corbelled chimney pots. The entablature design continues through the south elevation. The rear of the house includes two full-length L-shaped gallery porches that run along the west and northwest elevations of the house on both stories and frame a rear courtyard. The gallery porches also include elaborate jigsawed details.

The stone foundation for the house is made of rubble limestone. Sandstone for some detailing including the water table and front steps comes from the Pollard Stone Quarry on Clear Creek, about twenty miles southwest of Gainesville. Other sandstone for detailing such as window sills, window and door heads is Blue Mullin or Mineral Wells sandstone. Exterior brick walls, chimneys and flues are built of Coffeyville, Kansas brick, while unexposed brick comes from Gainesville. Front porch columns were chosen from California redwood and cedar, while the original roof was composed of Heart cypress. The roof has been composition since before the current owners bought the property in 1969. Window and door frames are also cypress.³

Interior

The interior features several original historic materials and finishes, including original canvas stenciling, mantels, built in cabinets, pocket doors and an ornately carved staircase.⁴ The floors were chosen from quarter sawn oak and ash. A parquet floor is installed in the Reception Hall. Ceilings over the Reception Hall and Dining Room are steel, chosen from the J. H. Eller & Company catalogue. Quarter sawn white oak is used in woodwork throughout the house, with birds eye maple in the Parlor. Original built-in furniture included a china closet on the first floor and other closets and shelves throughout the house. The mantels are all original, and were ordered from the C. B. Atkins catalogue of Nashville, Tennessee. The house was originally designed to

² Survey records, Texas Historical Commission files.

³ Specifications.

⁴ Survey records, Texas Historical Commission files.

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accommodate both gas heating and electricity.⁵

Changes since 1901

The original owner made the only major change to the house in 1910. E. P. Bomar had the portico on the north side of the house removed and extended a one-story dining room out approximately eight feet. Upstairs were double French doors that led to a deck on the portico. Once the dining room was extended, the doors opened to the north over the roof where the portico once was. Over time a serious leak occurred into the dining room. To stop this leak and provide against heat loss through the French doors, the current owners added an enclosed porch over this area, making every effort to be compatible with the historic architecture. The only addition to the house occurs on the north side, and that view of the house is restricted by the church on the north and a two-story brick carriage house on the northwest corner of the lot, built in 1903. Two or three doors and windows have been changed on the back of the home at some point. Also, the house had a composition roof installed over the original wooden shingles prior its purchase by the current owners in 1969. About 1955 the previous owners had filled in the main entrance of the carriage house, and the current owners restored the opening in the 1980s.

The views from the front elevation (east) and from the south are nearly identical today as they were in 1910. In the past 34 years, the current owners have added storm windows over the historic windows, and have closed in the upstairs back porch, with the work done on the inside of the historic trim and railings. The house is virtually intact from its 1910 alteration to the original 1898-1901 design, and is one of the best examples of unaltered Queen Anne style architecture in Gainesville.

⁵ Specifications.

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: ARCHITECTURE

PERIOD OF SIGNIFICANCE: 1898-1901

SIGNIFICANT DATES: 1898

SIGNIFICANT PERSONS: Bomar, Edmond Powell

CULTURAL AFFILIATION: N/A

ARCHITECT/BUILDER: Garrett, John G., architect; Garrett and Snelling, Gainesville, Texas, builders

NARRATIVE STATEMENT OF SIGNIFICANCE (see continuation sheets 8-8 through 8-18)

9. MAJOR BIBLIOGRAPHIC REFERENCES

BIBLIOGRAPHY (see continuation sheet 9-19).

PREVIOUS DOCUMENTATION ON FILE (NPS): N/A

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

PRIMARY LOCATION OF ADDITIONAL DATA:

- State historic preservation office (*Texas Historical Commission*)
- Other state agency
- Federal agency
- Local government
- University
- Other -- Specify Repository:

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The E.P. and Alice Bomar House was built from 1898-1901, and is one of several ornate two-story brick homes in a neighborhood south of the historic commercial district of Gainesville, Cooke County, Texas. Designed by local architect John G. Garrett, the house is one of several Queen Anne style residences designed by Garrett which survive in the city. Its asymmetrical massing, steeply pitched roof with projecting gables, full-width porch and use of Classical elements such as columns and pediments classify the house as a Free Classic example of Queen Anne style architecture. There have been no significant changes to the house since 1910, as it retains integrity of design, workmanship, materials, setting, location, feeling and association to a high degree. It is one of the best unaltered examples of the style in Gainesville, and represents the work of a well-known architect. E. P. Bomar contributed significantly to the commerce and growth of Gainesville over a period of 39 years. His businesses included the Gainesville Cottonseed Oil and Gin Company (later the Bomar Oil Company) and other cottonseed oil plants in Dallas, Fort Worth, Wolfe City and Wichita Falls, and numerous commercial and residential real estate holdings in Gainesville. The E. P. and Alice Bomar House is nominated for listing in the National Register of Historic Places under Criterion B for its association with E. P. Bomar and under Criterion C in the area of Architecture at the local level of significance.

E. P. and Alice Bomar

Nathaniel Terry Bomar, a young doctor, married Amanda Allison on January 26, 1847 in DeKalb County, Tennessee. In 1854 the Bomars and their four children moved with other relatives and friends to Gainesville, which had recently been selected county seat of Cooke County. The 1850 census recorded a population of only 220 for the entire county. In 1854 there were fewer than fifty adults living in Gainesville. The Bomars' children were David Franklin, Jane, Edmond Powell (E. P.) and John Reece. Upon their arrival into town, the Bomars purchased a one-room log cabin located on the northwest corner of Broadway and Commerce.

Dr. Bomar soon had brick and other building materials shipped here from Jefferson, Texas (150 miles southeast), the nearest inland shipping port at that time. He added three rooms and a separate kitchen to the cabin. Gainesville and Cooke County were growing, thanks in part to the coming of the Butterfield Stage Overland Mail Route. Gainesville became a stop on the mail route from St. Louis to San Francisco on September 20, 1858, and was part of this important travel and commerce route until the Civil War disrupted service in 1861. The major historic east-west thoroughfare through Gainesville is still named California Street, to signify the destination of many westbound travelers in search of greater fortune following the discovery of gold at Sutter's Mill in 1848. Dr. and Mrs. Bomar also contributed to the town's growth by having five more children. First there were twins, Wilshire and Thomas, then Albert and Robert. The last was a girl, Douglas, named for Steven Douglas of the Lincoln-Douglas debate fame.

Gainesville sits in an open prairie area near the center of Cooke County. It is bordered on the east and west by the area known as the Cross Timbers. Most early settlers preferred this area as farming was more adaptable and fuel for their fires was readily available. This area also provided some additional protection from Indian raids.

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By the 1860 census, Cooke County had grown to 3,750 with approximately 300 of those living in Gainesville. As the furor over secession developed, neighbor was pitted against neighbor. A vote on secession was held with most of the Red River counties including Cooke voting against the separation, although as a whole the state voted for secession. The Red River area was further divided into allegiances when in April of 1862 the Confederacy passed the Conscription Act. Finally during early October 1862, the Texas Militia fanned over the area arresting over 200 suspected Unionists. They were brought to Gainesville where a jury of twelve citizens was selected. During the trials a prominent citizen was murdered, resulting in mob violence. Forty people were hung, and two more were shot while trying to escape. This "Great Hanging" occurred on the banks of Pecan Creek. Fortunately for the Bomar family, the doctor had remained fairly neutral, and none of his children were old enough to be drafted. Dr. Bomar was appointed to a board to screen draftees for physical disabilities.

After the war Bomar was appointed Chief Justice (County Judge) of Cooke County, although he was shortly removed for political reasons. The end of the war did not bring an end to the discord that existed in the area. Violence flared across the whole area with hundreds of people being killed and virtually no one being convicted. This left a great deal of the rural area of Cooke County abandoned. Beginning in 1867, great herds of cattle were being driven to a railhead in Abilene, Kansas. Some of these herds passed through the western part of Cooke County bound for Red River Station just north of Nocona, Texas. Once the drovers crossed the Red River, they faced nearly 400 miles of hostile territory before reaching Abilene. The influx of the cattle business began to help Cooke County recover from the ravages of the Civil War period. At the end of the decade of 1860-1870, the census showed an increase in population of only 1,550, which meant that the county now had 5,315 residents. Montague County, to the west, had only increased in population by forty-one people, partly because of continuing Indian raids. The 1860s were also a tragic decade for the Bomars personally, as three of the children died. In early 1870, David Franklin, trained by his father to become a doctor, also died.

In 1871 the railroad reached Denison, Texas, and civilization was being brought to the frontier. Edmond Powell (E.P.) Bomar, joined the Texas Militia, as men were still needed to protect the frontier because of continued civil unrest and the threat of Indian raids. Following this service he moved to Paris, Texas, and entered the grocery business. In 1878 he sold out and moved back to Gainesville. Upon Edmond's return from Paris, he married Alice Gooding on February 12, 1878. Alice was a native of Portland, Maine, and the daughter of Captain Gooding, who died at sea. Her family moved to Bryan, Texas, where she grew up before moving to Gainesville. In July 1878 Edmond and Alice purchased the south half of block twenty-six, paying \$1,250.00 for the lot and dwellings. They were to own this property for the next forty years. The north half of the block was occupied by the Cumberland Presbyterian Church. This north half of block twenty-six is the oldest property continually occupied by a church in Gainesville. The first church was built in 1863. The present church, built in 1912, is the third church to be built on this property.

Probably the most momentous event in the history of the county and city was the arrival of the Denison and Pacific Railroad into Gainesville in 1879. This resulted in the greatest growth in the history of the area.

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Gainesville rapidly became the financial center and capital of the great cattle empire that extended deep into West Texas and Indian Territory. It became home and headquarters for many of the ranchers. These cattlemen built many large elegant homes in Gainesville in the late nineteenth century. Many new businesses came to Gainesville during this period of rapid growth. Large inventories of supplies were maintained to supply the outlying territory. Freight wagons often delivered large loads as far away as 200 miles to the ranches. As early as 1879, it is documented that Gainesville merchants supplied many of the fine woods that were used to build the Murray Lindsay three-story, fifteen-room mansion in Lindsay, Indian Territory. These wagons traveled over 100 miles to reach this house. Livery stables flourished in Gainesville to furnish transportation to the banker, cattle buyers, and other visitors to the far-flung ranches. Rigs were often rented for weeks. Gainesville had three banks handling the cattle industry and their deposits ran into the millions. Most of the cattle activities centered around the Lindsay Hotel. The newly organized Cattle Raisers Association, with nearly fifty members in Gainesville, recognized the importance of Gainesville and held two of its conventions there in 1882 and 1888.

During the 1880s, E. P. Bomar joined with W.T. Roberts in a real estate and collection business. Many court records show E.P. dealing in real estate and loaning money. In 1885 when St. Paul's Episcopal Church was built, Mrs. E. P. (Alice) Bomar became one of its first members. During 1886 and 1888 E. P.'s father, Dr. Bomar served on the city council of the City of Gainesville. Gainesville's importance in the cattle market began a serious decline in 1887. Money was raised and land donated to bring in the Santa Fe Railroad. Its arrival released the Katy Railroad from a contract that provided Gainesville be the railhead. In a short time they had extended the railhead to Wichita Falls. The businesses that relied on the far-flung ranches moved closer by going north on the Santa Fe or west on the Katy. Many of the new towns soon had Gainesville people as their business leaders.

In January 1887 the plains were swept by a catastrophic blizzard that killed thousands of cattle and severely hurt the cattle industry of the open plains. Occurring during the same period was a general decline in farm prices that led to a decade long depression intensified by the Panic of 1893. In 1887 a large cotton compress was built in Gainesville along the Katy Railroad siding. Rapidly the county was being converted to farmland. By 1889 Gainesville National Bank had eighteen percent of its assets invested in the cotton exchange. The first settlers for Muenster and Lindsay arrived late in the 1880s. By 1890 Cooke County's population had swelled to 24,686 and Gainesville had grown to 6,594 citizens, up from 5,315 in 1870.

The 1890s saw a change in E.P. Bomar's life. W. T. Roberts left their partnership and became publisher of the *Hesperian* newspaper. E. P. Bomar organized the Gainesville Cottonseed Oil and Gin Company in 1892 along with other investors. He became the general manager of the company. This company crushed cottonseed to produce oil that was mainly used to pack sardines and as an adulterant for more expensive oils such as olive oil and linseed oil. The lint off of the cottonseed was an important side product. The first cut was used to make the finest mattresses. As late as 1875, cottonseed was a waste product that created many problems in its disposal.

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By 1910 eighty percent of the seed was being processed. Today most of the oil is used for edible oil. Secondary cuts of the lint are used to make explosives, rayon, plastics and lacquers. After the oil is extracted, the seed becomes cottonseed cake or meal and fed to cattle. It has very high protein. Bomar had invested in a new and growing business with lots of potential.

E.P. also began to invest more heavily in real estate, buying several buildings across from the courthouse and along California Street. He also acquired seven and one-half acres along Dodson Street in the vicinity of present day Gordon Street. In April 1894, his mother Amanda Allison Bomar passed away. His father followed four years later in 1898. Late in the 1890s Alice and E.P. moved or dismantled their home at Denton and Davis and began construction of their dream home. In late 1900, while building their home, Alice's mother Mrs. E.C. Gooding died. Alice made a gift of a silver breadbox to St. Paul's in memory of her mother. The breadbox is still in use 103 years later.

On the property before the Bomars built their new home was a one and two story carriage house. This carriage house was also removed. In 1903 a large two-story brick carriage house was constructed. It has an iron plate on the west carriage entrance on which is inscribed: GAINESVILLE IRON WORKS 1903 GARRETT & SNELLING CONTRACTORS. A well house was also constructed even though the house has city water. After 1900 Edmond Bomar continued to invest in real estate and enlarged his cottonseed oil business. He purchased the controlling interest in the Gainesville Cottonseed Oil & Gin Company and changed its name to Bomar Oil Company.

In 1902 great meat packing plants were opened in Fort Worth. Although Fort Worth had incorporated the same year as Gainesville, the Texas & Pacific Railroad had reached Fort Worth almost three and one-half years before the railroads reached Gainesville. Fort Worth began a growth that was phenomenal. The growth of Dallas and Fort Worth may have been the reason that Edmond chose to invest heavily in the cottonseed oil business in both Dallas and Fort Worth. It also may have been the reason that Cooke County began to decline in population. The 1900 census for Cooke County counted a population of 27,494, which declined to a low of 22,146 by 1950. It would take until 1980 for Cooke County to reach a new population peak.

Around 1909 the Bomars began a very substantial remodeling and addition to the E.P. Bomar House. First they removed the portico on the north side of the house to accommodate an eight-foot extension of the dining room to the north. This extension was only a single story. The dining room had previously been very small considering the size of the house. During these changes the metal ceilings and cornices were removed in the entry hall and dining room and replaced with decorative wooden beams. A very elaborate tapestry was installed and is still in use in 2003. The back upstairs hallway was converted into a full bath with the best fixtures available, complete with tile floor and walls. These changes are documented as occurring around 1909-10, as the craftsman's name is in two places with a date on one of them of June 3, 1910. It is written "W.O. Gyllenberg, Decorator, Halsingborg, Sweden & Chicago - also Tapeslinger." There is also evidence that the

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back porch was converted to a full two-story porch at that time. It is also known that the Bomar House at one time had a boiler and radiator system for heating. Since this type of heating was not in the original specifications, it is most likely that this was a change in the original plans or it was part of the 1910 changes to the house. No evidence of the presence of coal has ever been found. The boiler that was in the basement was apparently gas fired, and was removed in the 1930s.

As the Bomars were finishing up the changes to the house late in 1910, dark clouds descended on Edmond's businesses. Besides being president of Bomar Oil Company, Edmond held stock in oil mills in Dallas and Wichita Falls. He was also a large stockholder in the Wolfe City Oil Company of Wolfe City, where he had endorsed notes totaling \$100,000. He was the president of Medling Milling Company of Fort Worth, where he had personally endorsed notes for \$395,000. Apparently, losses due to speculations in grain futures caused the companies to fail. In addition to the business debt, he had personal debts of \$18,000 of which \$3,800 was due to the Styer Lace and Drapery Company. This was most likely for the tapestry in the remodeled dining room. In 2001, this total debt would have been well over ten million dollars.

To avoid the stigma of bankruptcy, Edmond offered to give up all of his non-exempt property in settlement of the debt. His wife was a creditor of Medlin in the amount of \$40,000 and she was paid this money, but she also had to surrender her stock in the company. The credit committee voted to accept the offer. Edmond with the approval of the committee had settled his personal debt by selling a brick business building. After a few court skirmishes, Edmond ended up with his home and a brick building as his business homestead. A homestead at that time could not exceed \$5,000, but the value applied only to the land, not what was built on the land.

Not only had Edmond lost much of his holdings, but also Cooke County had lost population. Some of this may have been due to prohibition being voted for in 1910 and driving out the large liquor businesses. Gainesville's trade area had been shrunk by the rapid growth to the south. To the west there was very little population, and nearly all of Oklahoma nearest Gainesville was a divided Indian Territory, although Oklahoma had become a state in 1907. Cotton was now becoming a major product for Cooke County, which had many cotton gins, a large cotton compress, and a cottonseed oil company. In 1914, L.O. Blanton, a cotton buyer, moved to Gainesville with his family and in a few years became part of the history of the E.P. Bomar House.

In 1915 the Chamber of Commerce, recognizing the declining population, raised \$11,000 to bring the Girls' School to Gainesville. It also raised another \$8,000 to bring a petroleum oil refinery to Gainesville. This was amazing, as it was nine years before oil was to be produced in Cooke County. Ed Holden, a conductor for the Santa Fe Railroad was a member of that Chamber of Commerce. One of his granddaughters played a significant role in the history of the E.P. Bomar House as well as Samuel Keller, a chemist with the oil refinery.

On April 3, 1917, Edmond suffered what turned out to be a fatal accident. He got up from his bed to get a drink of water and tripped or fell over a china cuspidor, which broke into several pieces. A large piece of the

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fragment cut deep into his right side. Alice immediately pulled out the fragment and bound up the wounds. A physician was called and Edmond was taken to the Gainesville Sanitarium only a few blocks away. He lingered at death's door for a week before death came on April 10, 1917. Edmond and Alice did not have children.

Apparently Alice Bomar did not wish to live at this home after the accident. Douglas Bomar, Edmond's sister and only surviving sibling, had been residing with Edmond and Alice. Alice and Douglas both made plans to move. Alice purchased Lot 4 Block 29, further south on Denton Street, now 723 South Denton, and built another home. Douglas purchased property at 1302 S. Lindsay and built a two-story home. The E.P. Bomar House was put up for sale and sold to L.O. Blanton on December 4, 1919, for the sum of \$25,000, of which \$10,000 was paid in cash and a \$15,000 note bearing interest of 8%. The note was payable on demand.

Alice moved to her new home and quietly lived out the remainder of her life. She sat on the vestry at St. Paul's in 1917, normally a three-year term. She remained active at St. Paul's Episcopal Church and was a member of the St. Paul's Alter Guild until her death in May 1928. Her will showed her to have owned several downtown buildings including the building then occupied by J.C. Penney Company. She left her house to a friend, Mrs. Catherine Buerger. Her personal property was left to friends and relatives. Her business property was divided up among several relatives.

Douglas Bomar, now the only surviving child of N.T. Bomar, the pioneer doctor, continued to live a very active life. In 1928 she married Henry Holman, a neighbor directly in front of her whose wife had passed away in 1927. At a late age 67 she had married for the first time. Mr. Holman passed away in 1941. In 1948, Douglas Bomar Holman was one of two pioneer women honored at the 100th celebration of Cooke County. About this same time she wrote her Reminiscences. From these memoirs, we get much of the early history of the Bomar family. Douglas passed away in 1955 at the age of 94. Following is a quote from her Reminiscences:

As I look back, I'm thinking, except for danger from Indians, that pioneer life was less strenuous than the way people live now. Anyway, I love the many sweet memories that are mine, and if eons of time should be granted to me, I would still treasure the golden days of my childhood and forget the rest.

Ownership succession

The Lemuel O. Blanton family lived in the house from 1919-23. Lemuel, his wife Della and four children, moved to North Texas from Orangefield, Texas. After a short stay in Saint Jo they moved to Gainesville in 1914. Blanton was a cotton buyer moving to a city where cotton was supplanting cattle as the dominant economic activity. After the death of E.P. Bomar, L.O. and Della Blanton bought the house for \$25,000 in cash and notes on December 4, 1919. The house had a street number of 315 South Denton Street, which was later changed to the current 417 South Denton Street. The Blantons had four children, Buster (L.O.), Roy, Don and Catherine.

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Bomar, E.P. and Alice, House
Gainesville, Cooke County, Texas

Thomas Charles Cheaney and his wife Ruth Gowins Cheaney bought the house in late 1923 and took possession by January 1, 1924. Thomas' father Charles D. Cheaney was one of the first saddle and harness makers in Gainesville, beginning in 1888. In 1907 Tom and his brother Will started a livery stable on South Commerce Street. The partnership was dissolved in 1916, and theirs was the last livery stable in Gainesville to go out of business. Tom then operated the Ford agency on East California Street until 1933, and the Oldsmobile dealership for two years after that. Thomas and Ruth had one child, Tom Cheaney, Jr., who was born in 1918 and died defending his country in World War II. Tom Jr. enlisted in the Army in January 1942 and was assigned to ordinance, but later transferred to the Army Air Corps. He trained in San Angelo, San Antonio, Lubbock and California, receiving his commission at Lubbock Army Air Field in November 1943. He was killed in action on November 5, 1944 in the India-Burma theater where he was a pilot of a B-24 bomber. Young Tom had signed his name on the brick of the upstairs back porch in the late 1920s, and the graffiti has been preserved to this day. Because the name runs through the outline of a post, it helps prove that the last change to the porch was made prior to the Cheaneys moving into the house in 1924. The Cheaneys lived in the house for ten years.

In 1934 Howard Brodhead and his wife Clyde Batsell Reeves Brodhead bought the Bomar House. Howard and Clyde had two sons, Jim Reeves Brodhead and Howard Brodhead III. Clyde graduated in oratory with highest honors from Grayson College (Texas) in 1900 and took graduate work at the Emerson College of Oratory at Harvard. She returned to Grayson College as the Principal of Oratory from 1901 to 1907 and was Director of the School of Oratory at Texas Christian University in Waco and Fort Worth from 1907 to 1913. Clyde also coached her two sons in University Interscholastic League declamation contests for many years. Howard had a new ice plant built on North Commerce in 1933 and opened the Home Ice Company in May of that year. Before moving into the Bomar House, Howard had the bookcase carved out of the west wall of the family room. He also had an arch made between the music room and living room, replacing a double sliding door similar to the one on the west wall of the music room. He also added a half-bathroom between the breakfast room and dining room. The heating system was also modernized, removing all hot water radiators and installing two gas floor furnaces downstairs and several gas heaters in fireplaces. The Brodheads lived in the house for 23 years, and sold the home following the deaths of Clyde in 1952 and Howard in 1955.

Samuel G. and Pearl Keller bought the house in 1955 and lived there for the next fourteen years. Samuel had just retired from Socony Mobil Oil Company in Dearborn, Michigan. His wife was the former Miss Pearl Alexander of the Era community southwest of Gainesville. Sam died in 1957 and Pearl continued to live in the house until her death in 1969. The current owners, Robert Alvin Davis and Yvonne LeFevre Davis, bought the home that year and have lived there ever since. The Davises have made minor modifications to the historic design, including modernization of the kitchen and boxing in the upstairs back porch and small porch over the dining room portico on the north side. The windows and woodwork were designed to match the original design. The Davises also restored the carriage house in the 1980s, restoring the main entrance arch that had been reduced in size.

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Bomar, E.P. and Alice, House
Gainesville, Cooke County, Texas

John G. Garrett, architect (1858-1919)

John G. Garrett was born in Mississippi and arrived in Gainesville in 1884 at age 26. Garrett was responsible for the design of the majority of the finer residences built in Gainesville from 1890 to 1905. Most of these homes exhibit ornate Queen Anne styling and details, and comprise the bulk of the extant homes from that era in Gainesville. The design of commercial buildings and at least one church are also attributed to Garrett. One of Garrett's most distinctive architectural trademarks was the incorporation of a circular dormer window projecting from the front elevation roof. Garrett even included this feature in his own single-story frame house.⁶ His firm also competed for the design of the 1910 Cooke County Courthouse, and although the County Commissioners chose the design of Dallas firm Lang and Witchell, Garrett was employed as supervising architect of the project. From 1887 to at least 1899, Garrett was paired with local contractor W. J. Snelling to erect many of Gainesville's residences and business houses, including the Bomar House from 1898-1901. Garrett and Snelling had an office at the corner at Elm and North Denton, a site now occupied by the Educational Building of the First Baptist Church. Beginning in 1909 Garrett teamed with local contractor H. L. Collins.

The July, 1899 Good Times Edition of the Gainesville Register reports the following on the firm of Garrett and Snelling:

Twelve years ago J. G. Garrett and W. J. Snelling started in business in Gainesville under the firm name of Garrett & Snelling. The former gentleman is a fine architect while the latter is an experienced contractor and builder. Together they form a very substantial and competent firm. The building of a modern residence requires a man of skill, a man who is able to follow the architect's plans to the letter, and it is, of course, the architect's duty to see that this is done and that the material used is what it should be. How well Garrett and Snelling have followed this rule is evidenced by the large business they now have on hand and the number of fine residences they have both planned and built during the past few years. For instance, there are the residences of C. L. Potter, L. B. Edwards, J. M. Potter and J. L. Patrick, all of which, by the way, are illustrated in this booklet. They have also designed and built numerous other fine residence and business buildings here, among them the homes of F. A. Tyler, H. E. Eldridge, Mrs. Houston and W. H. Killgore. In fact it is evident that the need of securing architectural drawings, estimates etc., for any kind of structures likely to be erected in Gainesville during the next quarter of a century, outside of the city, is needless. With such thorough mechanics as we have at home all this class of work can be done by home people just as well as though high priced architects and foreign skilled labor were employed. Garrett & Snelling have their hands full of business all the time and they deserve the success they are having.⁷

⁶ Moore 17.

⁷ Gainesville Register, July 1899.

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Bomar, E.P. and Alice, House
Gainesville, Cooke County, Texas

A 1911 clipping from the Gainesville Register gives additional biographical information on Garrett, as well as an updated list of structures designed by the firm of Garrett and Collins:

Literally speaking, among the men who have built Gainesville are J. G. Garrett and H. L. Collins, the architects and contractors who for the past two years have been operating under the firm name Garrett & Collins.

Mr. Garrett has been a resident of Gainesville since April 4th, 1884 and has designed and in many cases has had the charge of the construction of the most modern business and residence buildings in Gainesville. He built the beautiful and magnificent home of W. H. Dougherty, that of Senator Joseph W. Bailey, G. E. Houston, Mrs. L. B. Edwards, F. A. Tyler, Mrs. Henry Eldridge, Dr. Conson, R. J. Timmis, Ralph Moody, the Sanitarium, and the Lindsay National Bank.

Mr. Garrett is recognized by all as a most excellent architect, having been educated carefully, and then having had so many years of practical experience. It has equipped him to be able to tackle any job of whatever nature. The best evidence in the world of this firm's high standing is told in the fact that they are the associate architects of the new \$150,000 Court House now nearing completion.

The design submitted by this firm of architects was considered by all to have been the ideal one to have selected, the only barrier in the way of the successful award being the price of construction.

Two years ago Mr. Collins, who (had) been for twenty years with the Whaley Mill & Elevator Co., supervising the construction of the large elevators all over the State, joined forces with Mr. Garrett, and this combination of ability and brains has given to North Texas a mighty force in the construction world. Since the amalgamation, the firm has remodeled the First National Bank building, planned, supervised and erected the Killgore Store, and recently added the front to the W. H. Kinne Store.

The planing mill is equipped with all the machinery necessary for the turning out of high grade interior work, the firm making a strong feature of this kind of work.

Mr. Garrett is a native of Mississippi and lived in Tennessee for many years, and over a quarter of a century ago located in Gainesville. Mr. Collins is a native of Tennessee, but moved to Texas in '73, ten years later moving to Gainesville, where he has since resided. The larger part of his life has been spent in millwrighting. He planned, designed and built the large Daisy Moore Elevator of Fort Worth, and the Fort Worth Grain & Elevator 100,000 bushel elevator, and all the big elevators along the lines of the Santa Fe and Katy owned by the Whaley Mill peoples, are the result of his ingenuity.

Both members of the firm are enthusiastic over Gainesville, and believe that, as time wears on, the older buildings will be supplanted by modern ones, and that we are now on the verge of one of the biggest building booms ever experienced by a city in North Texas.

Mr. Garrett says that in talking with the building material people, as well as many of the prospective builders, the indications are most favorable for a remarkable year during 1911.⁸

⁸ Gainesville Register, 1911, no date.

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Section 8 Page 17Bomar, E.P. and Alice, House
Gainesville, Cooke County, Texas

Below is a list of Gainesville buildings attributed to Garrett, with date of construction, address, and historical designations (RTHL = Recorded Texas Historic Landmark):

First United Methodist Church of Gainesville	1892-93	214 S. Denton	RTHL 1976
J. M. Potter House	1894	108 Church	RTHL 1973
Eldridge House	1895	326 S. Dixon	
Conson House	1895	203 Church	
J.L. Patrick House	c. 1895	Morris & California	razed
Tyler-Fox House	1896	204 Church	
Garrett House	c. 1896	615 Denison	
C. L. Potter House	1896-97	402 S. Denton	
Sullivant Building	c. 1897	209 S. Dixon	
Houston House	1898	604 S. Denton	RTHL 1977
Edwards House	1898	901 S. Lindsay	
Killgore House	c. 1898	503 N. Commerce	
Bomar House	1898-1901	417 S. Denton	
Gainesville Sanitarium	c. 1901		razed
-- Building	1902	109-111 E. Main	
Lindsay National Bank	c. 1902		
Buckingham House	1904	903 S. Denton	
-- House	1905	1309 E. Pecan	
W. H. Dougherty House			
Bailey House			
Timmis House			
Moody House			
-- House	1909	1002 E. Garnett	
Garvey House	1910	215 S. Morris	
Pitman House	1910	714 S. Grand	
First National Bank (remodeling)	c. 1910		
Killgore Building	c. 1910		
Kinne Building (remodeling)	c. 1910		

A 1981 survey of historic resources in Gainesville recommends the nomination of a commercial historic district centered on the Cooke County Courthouse square, the nomination of a residential historic district centered on the Bomar House, and a thematic nomination of Garrett's designs in Gainesville. In 2003 these resources retain their integrity, and multiple blocks of Gainesville comprise potential districts eligible for listing in the National Register of Historic Places.

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Section 8 Page 18

Bomar, E.P. and Alice, House
Gainesville, Cooke County, Texas

The E. P. and Alice Bomar House is one of the most intact examples of Queen Anne style architecture in Gainesville, having no significant alterations to its design since a slight enlargement of the floor plan in 1910. The home was built of the finest available materials for a wealthy cattleman and merchant, and retains integrity of design, materials, workmanship, location, setting, association and feeling to a high degree. The house was designed by local architect John G. Garrett, whose work comprises the majority of the elaborate homes of the late nineteenth and early twentieth century that survive in Gainesville. The house is also the resource most closely associated with E. P. Bomar, who contributed significantly to the commerce and growth of Gainesville from the late 1870s through the 1910s. Bomar owned or had large shares in cottonseed oil mills in Gainesville, Dallas, Fort Worth, Wolfe City and Wichita Falls, as well as substantial residential and commercial real estate holdings in Gainesville. The E. P. and Alice Bomar House represents the work of a master architect and is an intact example of a distinctive style representative of its time and place.

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National Park Service

National Register of Historic Places Continuation Sheet

Section 9 Page 19

Bomar, E.P. and Alice, House
Gainesville, Cooke County, Texas

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McDaniel, Robert Wayne. "Cooke County." In The New Handbook of Texas, Ron Tyler editor. Austin: Texas State Historical Association, 1996.

Minor, David. "Gainesville, Texas." In The New Handbook of Texas, Ron Tyler editor. Austin: Texas State Historical Association, 1996.

Moore, David. Cooke County, Texas: Historic Resource Survey. August 1981. In Texas Historical Commission files.

10. GEOGRAPHICAL DATA

ACREAGE OF PROPERTY: less than one acre

UTM REFERENCES Zone Easting Northing
 14 672280 3721700

VERBAL BOUNDARY DESCRIPTION Tract 2, Block 26 of the Lindsay Addition to the City of Gainesville, Cooke County, Texas.

BOUNDARY JUSTIFICATION The boundary includes all property historically associated with the resource.

11. FORM PREPARED BY (with assistance of Bob Brinkman, Texas Historical Commission)

NAME/TITLE: Robert A. Davis

ORGANIZATION: N/A

DATE: January 10, 2003

STREET & NUMBER: 417 S. Denton Street

TELEPHONE: (940) 665-4120

CITY OR TOWN: Gainesville

STATE: Texas

ZIP CODE: 76240

ADDITIONAL DOCUMENTATION

CONTINUATION SHEETS (see continuation sheet FIGURE-20)

MAPS (see topographic map)

PHOTOGRAPHS (see continuation sheet PHOTO-21)

ADDITIONAL ITEMS

PROPERTY OWNER

NAME: Robert and Yvonne Davis

STREET & NUMBER: 417 S. Denton Street

TELEPHONE: (940) 665-4120

CITY OR TOWN: Gainesville

STATE: Texas

ZIP CODE: 76240

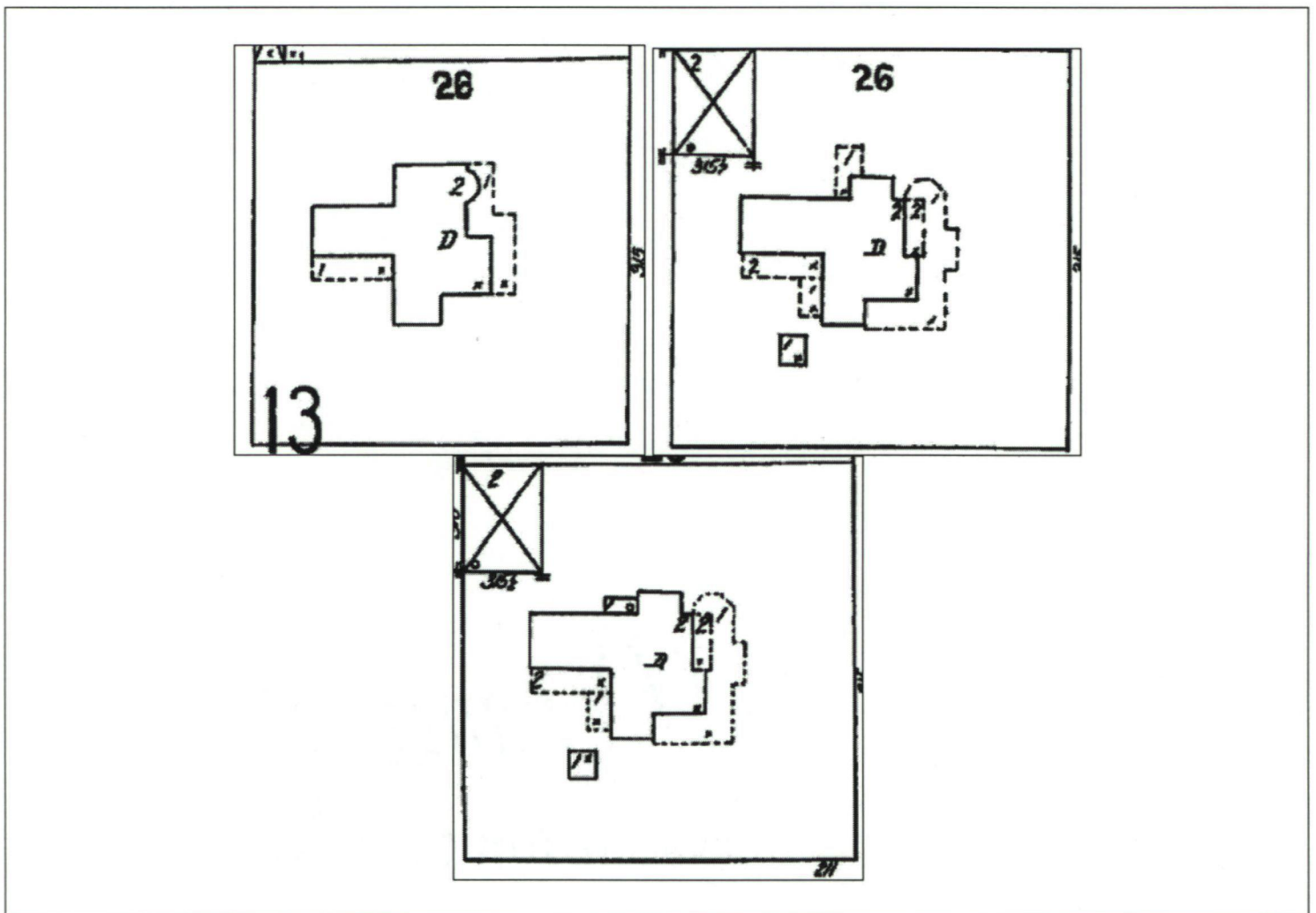
United States Department of the Interior
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National Register of Historic Places Continuation Sheet

Section FIGURE Page 20

Bomar, E.P. and Alice, House
Gainesville, Cooke County, Texas

Figure 1. Plan drawings of the Bomar House, Gainesville, Cooke County, Texas. Clockwise from upper left: January 1902, June 1908, and December 1913. Source: Sanborn Fire Insurance Maps, Gainesville, Cooke County, Texas.



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Continuation Sheet

Section PHOTO Page 21

Bomar, E.P. and Alice, House
Gainesville, Cooke County, Texas

PHOTOGRAPHIC INVENTORY

E.P. and Alice Bomar House
417 S. Denton Street
Gainesville, Cooke County, Texas
Photographs by Robert A. Davis
Negatives on file at Texas Historical Commission

Photograph 1 of 4
East elevation
Camera facing west

Photograph 2 of 4
South elevation
Camera facing north

Photograph 3 of 4
Porch detail
Camera facing north

Photograph 4 of 4
Carriage house, east elevation
Camera facing west

**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: 04000099
Property Name: Bomar. E.P. and Alice, House

County: Cooke 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.


Signature of the Keeper

February 25, 2004
Date of Action

Amended Items in Nomination:

Section 8: Significance: "Commerce" is hereby added as an Area of Significance to correspond with the property's important historic associations under Criterion B. The Period of Significance is hereby revised as "1898-1917" to correspond with the years the property was associated with local businessman E.P. Bomar.

Photographs/Page 20: The date of the photographs is hereby entered as July 2003.

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: Bomar, E.P. and Alice, House

MULTIPLE NAME:

STATE & COUNTY: TEXAS, Cooke

DATE RECEIVED: 1/12/04 DATE OF PENDING LIST:
DATE OF 16TH DAY: DATE OF 45TH DAY: 2/25/04
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 04000099

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: SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT _____ DATE

ABSTRACT/SUMMARY COMMENTS:

Designed by local architect John C. Barrett, house is one of several fine Queen Anne homes built by the architect in Gainesville and is a fine representative example of its style. It is also importantly the home of E.P. Bomar, a prominent local businessman and founder of the ^{local} Cottonseed Oil and Gin Co. and other similar companies in other Texas cities

RECOM./CRITERIA Accept B+C

REVIEWER L McClellan DISCIPLINE _____

TELEPHONE _____ DATE 2/25/04

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

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



BOMAR HOUSE

417 SOUTH DENTON STREET

GAINESVILLE, COOKE CO., TEXAS

PHOTOGRAPH 1 of 4



1000 1000 1000

BOMAR HOUSE

417 SOUTH DENTON STREET

GAINESVILLE, COOKE CO., TEXAS

PHOTOGRAPH 2 of 4



17-200

BOMAR HOUSE

417 SOUTH DENTON STREET
GAINSVILLE, COOKE CO., TEXAS

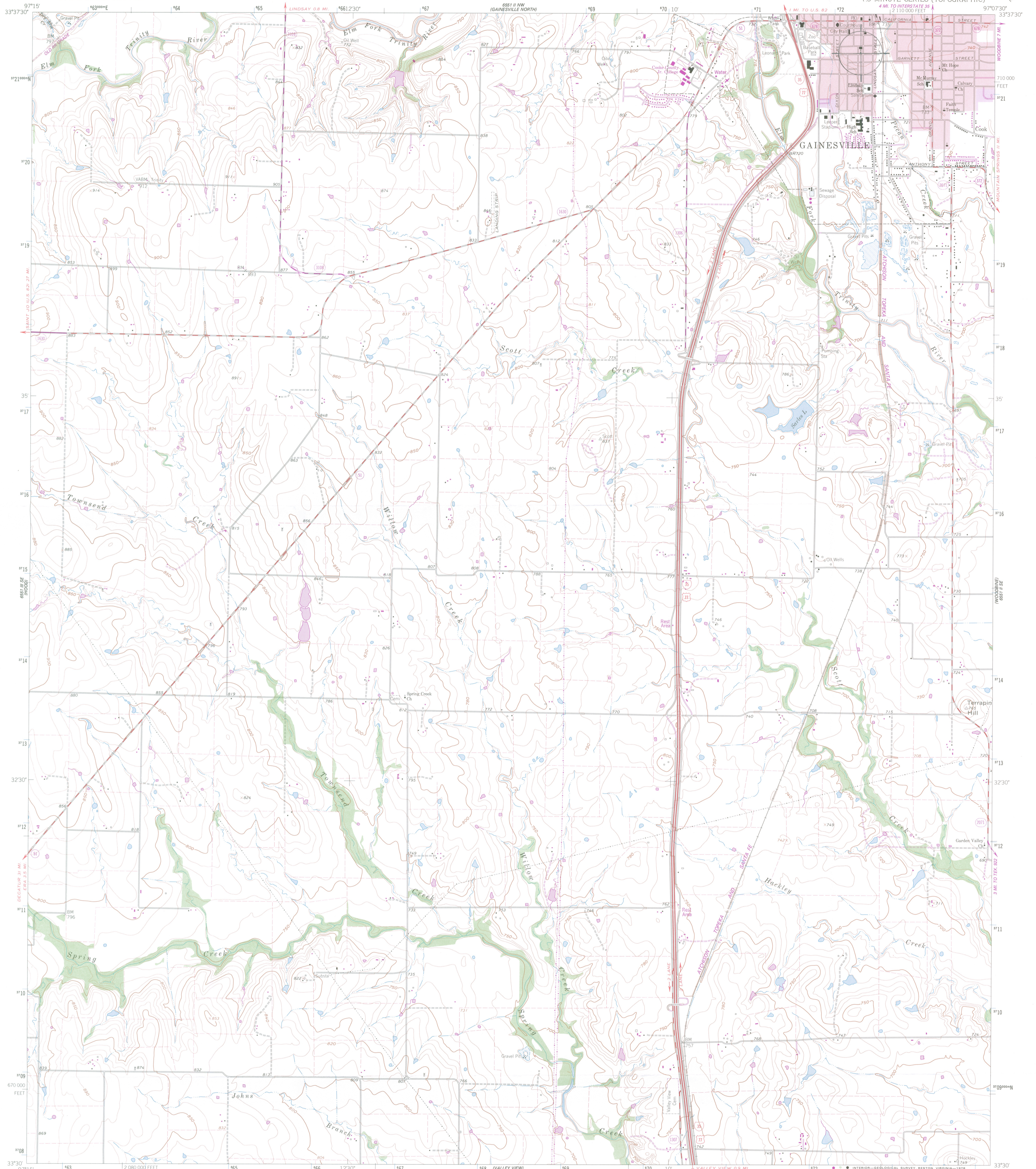
PHOTOGRAPH 3 of 4



BOMAR HOUSE

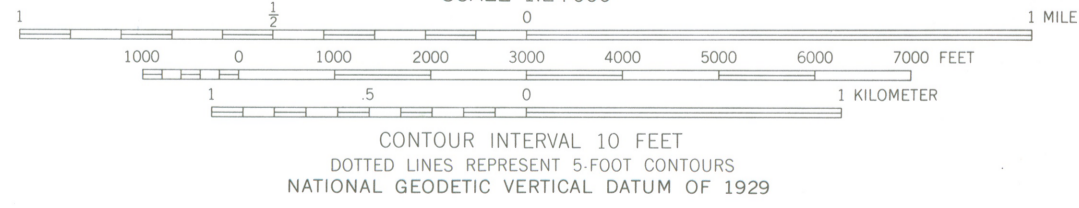
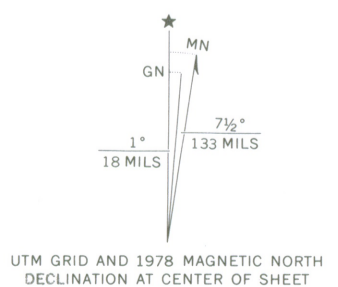
417 SOUTH DENTON STREET
GAINSVILLE, COOKE CO, TEXAS

PHOTOGRAPH 4 of 4



Mapped, edited, and published by the Geological Survey

Control by USGS and USC&GS
Topography by photogrammetric methods from aerial photographs taken 1957. Field checked 1960
Polyconic projection. 1927 North American datum
10,000-foot grid based on Texas coordinate system, north central zone
1000-meter Universal Transverse Mercator grid ticks, zone 14, shown in blue
Red tint indicates area in which only landmark buildings are shown
Fine red dashed lines indicate selected fence lines
Revisions shown in purple compiled from aerial photographs taken 1976. This information not field checked.
Map edited 1978
Purple tint indicates extension of urban areas



CONTOUR INTERVAL 10 FEET
DOTTED LINES REPRESENT 5-FOOT CONTOURS
NATIONAL GEODETIC VERTICAL DATUM OF 1929



QUADRANGLE LOCATION

ROAD CLASSIFICATION

Primary highway, all weather, hard surface	Light-duty road, all weather, improved surface
Secondary highway, all weather, hard surface	Unimproved road, fair or dry weather
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

3397-412

GAINESVILLE SOUTH, TEX.
N3330-W9707.5/7.5
1960
PHOTOREVISED 1978
AMS 6551 II SW-SERIES V682



**TEXAS
HISTORICAL
COMMISSION**

Rick Perry • *Governor*
John L. Nau, III • *Chairman*
F. Lawrence Oaks • *Executive Director*

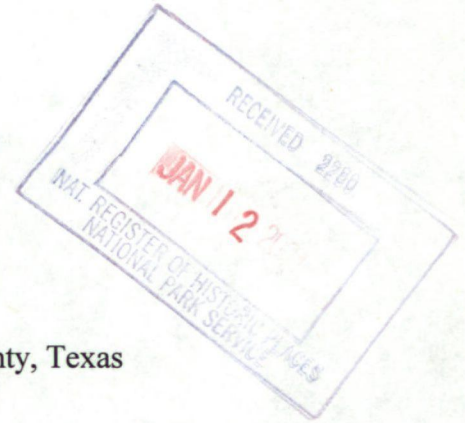
The State Agency for Historic Preservation

TO: Carol Shull, Keeper
National Register of Historic Places

FROM: Gregory W. Smith, National Register Coordinator
Texas Historical Commission

RE: Bomar, E. P. and Alice, House, Gainesville, Cooke County, Texas

DATE: January 8, 2004



The following materials are submitted regarding: Bomar House, Gainesville, Cooke County, Texas

<u>X</u>	Original National Register of Historic Places form
___	Resubmitted nomination
___	Multiple Property nomination form
<u>X</u>	Photographs
<u>X</u>	USGS map
___	Correspondence
	Other:

COMMENTS:

X Please ensure that this nomination is reviewed

___ The enclosed owner objections (do ___) (do not ___) constitute a majority of property owners

___ Other _____