

1459



(Oct. 1990)
United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

1. NAME OF PROPERTY

HISTORIC NAME: Oblate Park Historic District
OTHER NAME/SITE NUMBER: N/A

2. LOCATION

STREET & NUMBER: Roughly bounded by Doherty, Keralum, W. 16th St., and W. 10th St.
CITY OR TOWN: Mission
STATE: Texas CODE: TX COUNTY: Hildago Hidalgo CODE: 215
NOT FOR PUBLICATION: N/A
VICINITY: N/A
ZIP CODE: 78582

3. STATE/FEDERAL AGENCY CERTIFICATION

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this (nomination) (request for determination of eligibility) meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property (meets) (does not meet) the National Register criteria. I recommend that this property be considered significant (nationally) (statewide) (locally). (See continuation sheet for additional comments.)

[Signature] Nov. 4 2005
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:

- 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] Date of Action
Edson H. Beall 12/22/05
Signature of the Keeper

5. CLASSIFICATION

OWNERSHIP OF PROPERTY: Private, Public=Local

CATEGORY OF PROPERTY: District

NUMBER OF RESOURCES WITHIN PROPERTY:	CONTRIBUTING	NONCONTRIBUTING
	217	124 BUILDINGS
	1	0 SITES
	2	3 STRUCTURES
	3	0 OBJECTS
	223	127 TOTAL

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

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

6. FUNCTION OR USE

HISTORIC FUNCTIONS: DOMESTIC=single dwelling, multiple dwelling, secondary structure, RELIGION=religious facility=church, religious school, RECREATIONAL=outdoor recreation=park, sports facility= gymnasium, stadium, COMMERCE=business, professional, specialty store, restaurant.

CURRENT FUNCTIONS: DOMESTIC=single dwelling, multiple dwelling, secondary structure, RELIGION=religious facility=church, religious school, RECREATIONAL=outdoor recreation=park, sports facility= gymnasium, stadium, COMMERCE=business, professional, specialty store, restaurant.

7. DESCRIPTION

ARCHITECTURAL CLASSIFICATION: LATE VICTORIAN= Victorian, LATE 19th AND 20th CENTURY REVIVALS=Mission/Spanish Colonial Revival, Tudor Revival, Colonial Revival, Classical Revival, LATE 19th AND EARLY 20th CENTURY AMERICAN MOVEMENTS=Craftsman, MODERN MOVEMENT=Ranch Style, Art Deco, International Style

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

NARRATIVE DESCRIPTION (see continuation sheets 7-5 through 7-46).

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7 Page 5

Oblate Historic District
Mission, Hidalgo County, Texas

The Oblate Park Historic District in Mission, Hidalgo County, Texas is an early twentieth-century middle-class residential neighborhood anchored by a Plaza Square, now known as Oblate Park. The Oblate Park Historic District extends across the wedge-shaped northeastern quadrant of the original 1907-08 townsite of Mission (Map 1). The district measures approximately 140 acres, divided into forty city blocks by a regular, north-south street grid (Map 2). District boundaries are defined roughly by the Kika de la Garza Loop (formerly the Main Irrigation Canal) to the north and east, Conway Boulevard (formerly Lomita Boulevard) to the west, and Tom Landry Street (formerly East 10th Street or Guallacan) to the south. (Refer to the Maps Section for an Index of Street Names.) Significant residential construction in the neighborhood began in 1910, when the Oblate Fathers of Mary Immaculate moved their church into town and built the Plaza Square, and continued until 1955. While many popular early-twentieth century American house types and styles are represented in Oblate Park, the Craftsman bungalow is the most prevalent by far. Other architectural styles include Folk Victorian, Tudor Revival, Mission Revival, Spanish Colonial Revival, and Ranch. Single-family dwellings are the most common housing types, but a good number of duplexes, triplexes, and small apartment complexes are present as well. Schools and churches, along with a few neighborhood businesses, also are distributed through Oblate Park.

Setting

Mission, Texas is situated on the South Texas Plains in the Lower Rio Grande Valley. About 250 miles due south of San Antonio, Mission lies about five miles north of the Rio Grande at the border between the United States and Mexico. The topography of the South Texas Plains is very flat, with a very gradual slope toward the river, and native vegetation includes grasses and mesquite. The climate is subtropical and subhumid, with a 320-day per year growing season. With the aid of irrigation, the moderately deep, loamy soils become ideal for the cultivation of sorghum, cotton, and especially citrus. Domestic plants like bougainvillea flourish in the region as well. The region also has rich natural gas resources.

Spanish colonizers divided the land in the Lower Rio Grande Valley into *porciones*, or land grants, when they first explored the region in 1748. These *porciones* crossed the Rio Grande, with the intention of founding *villas* or urban centers south of the river and conducting farming and ranching north of the river. Mission is located on the northern half of *porciones* 55 and 57, also known as *La Lomita* Ranch.

Oblate Park is a primarily residential neighborhood, with neighborhood-based churches and schools distributed throughout. Housing types are mixed and include single family houses, duplexes, triplexes, apartments, and garage apartments (Figure 7.5). Because the neighborhood borders Mission's main commercial avenue, Conway, and a busy secondary commercial street, 10th or Tom Landry, some neighborhood-oriented commercial resources do penetrate the district. Of the 348 resources¹ within the boundaries of the historic district, an overwhelming majority are single-family domestic buildings (63%). Auxiliary domestic buildings (14%) and multi-family domestic buildings (12%) also compose a noticeable portion of the district's fabric. The remaining resources include religious buildings (4%), commercial buildings (4%), educational buildings and

¹ Both contributing and noncontributing resources are included to represent the overall feel of the neighborhood.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7 Page 6

Oblate Historic District
Mission, Hidalgo County, Texas

structures (2%), landscape features (1%), and a single recreational structure.

Development Patterns

The city of Mission was platted on a previously-barren landscape by land speculators John J. Conway and James W. Hoit. Although the town began as an utterly blank canvas, and despite the city's lack of a zoning ordinance until 1976, Oblate Park developed along a regular, consistent pattern. This regular pattern was part of Conway and Hoit's initial conception for the city, as illustrated by their 1908 plat map (Map 2). The U-shaped Main Canal, constructed in 1907, limits the town to the north, east, and west. The Saint Louis, Brownsville and Mexico Railroad tracks, constructed in 1904, bisected the city into northern and southern halves, and roads were platted parallel and perpendicular to the tracks. The town plat was divided into quadrants. The northeast quadrant – bound to the north and east by the canal, to the west roughly by Lomita, and to the south roughly by the railroad tracks – became the Oblate Park neighborhood. Although automobiles were a fixture in Mission from its birth (Figure 7.1), and although many properties in Oblate Park included garages, roads went unpaved into the 1930s. Moreover, Oblate Park is a walkable neighborhood, and into the 1960s many residents would have gone to church, work, school, and the grocery store on foot.



Figure 7.1. Photograph of the Main Canal, 1908. (Mission National Register Multiple Property Nomination.)

Conway and Hoit parceled their land into city blocks measuring about 300 feet from north to south and about 360 feet from east to west. A north-south alley bisects the city blocks. These blocks were subdivided further into one-fifth acre lots, oriented east-west and shaped like elongated rectangles, about three times deeper than they are wide (Map 2). While early buyers purchased land directly from the Conway and Hoit Land Company, later builders bought larger tracts of land to develop and sell speculatively. David "Gregg" Wood, for example, purchased the eastern half of Block 201 from Conway and Hoit circa 1911. He retained lots 9, 10, and 11 for his home and office but sold lots 7, 8, and 12. In 1915, when Gregg Wood was elected as mayor, Mission had a population of about 2,000 but no electric lights, no sidewalks, no waterworks, and no water department (*Mission Times* 26 Jan 1951). During his tenure as mayor Wood made infrastructure development first priority, and Mission's paved roads, access to water, and soundly-built schools attracted residents from elsewhere in the Valley.

In 1916 the Oblate Fathers, a French Catholic order active in the Rio Grande Valley, purchased sixteen entire city blocks from Conway and Hoit; these blocks would become the Oblate Addition (Texas Historical

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7 Page 7

Oblate Historic District
Mission, Hidalgo County, Texas

Commission Historic Marker Files). The Oblate Fathers introduced a Plaza Square into the town plat (Map 3). This interruption of the regular street pattern created a sense of the picturesque in Oblate Park that was not found elsewhere in the city, and the amenity attracted residential development. While scattered houses were built on Doherty and Miller Avenues in the 1910s, the earliest density of houses in the neighborhood occurred around Oblate Park and just to the south, on Francisco and St. Marie Avenues between E. 10th and E. 11th Streets (Duncan). The early houses built around Oblate Park feature Late Victorian and Craftsman architectural styles and include many of the largest, most elaborate homes extant in the neighborhood even today. By 1925, the Oblate Addition was nearly built out, the City of Mission had obtained two blocks in the neighborhood for schools, Doherty and Miller Avenues were filling in, and yet the pace of building in Mission was accelerating.

The Blake Addition was incorporated into the neighborhood in the late 1920s and would accommodate much of the neighborhood's growth through the boom of the 1930s and 1940s (Map 5). In April 1926 Mission mayor Willard Ferguson and Hidalgo County Clerk A.E. Chavez approved the plat for the Blake Addition.² The Blake Addition is located directly north of the Oblate Addition and features long, uninterrupted streetscapes along Francisco and St. Marie Avenues where city blocks merge, truncating East 14th Street, in order to accommodate the curving boundary of the canal (Map 5). Houses constructed in the Blake addition continued to use the Craftsman style but also incorporated Eclectic Revival styles and the Ranch style. By 1949 lots in the Blake Addition were occupied fully. Subsequent development in Oblate Park occurred on the few remaining vacant lots, or where older houses were demolished or moved.

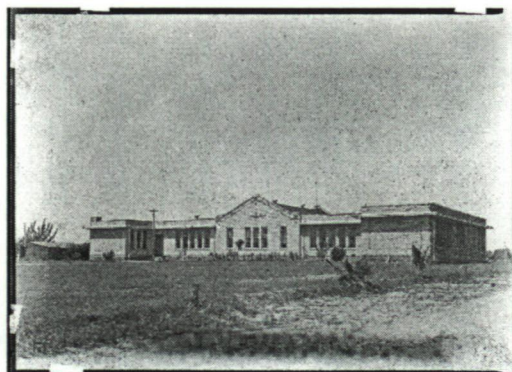


Figure 7.2. "School, Mission, Texas," Robert Runyon Collection, The Center for American History, University of Texas at Austin.

Early in the town's development Mission's leaders decided to reserve two city blocks in Oblate Park for public schools. The decision to site the North Mission Grammar School, High School, and, eventually, Junior High in the northeast quadrant of town increased the desirability of the neighborhood. The location seemed logical because population was denser in the area than it was west of Lomita,³ but ample vacant land remained

² The plat of the Blake Addition can be found in the Map Records of Hidalgo County in Book Three (3), Page Thirty (30).

³ Population was equally dense in South Mission, but during the early Twentieth Century South Mission was primarily an Hispanic neighborhood while North Mission was primarily Anglo-American. The "Mexican School" was constructed in South Mission

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7 Page 8

Oblate Historic District
Mission, Hidalgo County, Texas

for school construction and expansion. A two-story school was first built in North Mission circa 1910. In 1924 a new North Mission Grammar School was built on E. 14th Street between Miller and Oblate Avenues (Figure 7.2) and the North Mission High School was built just to the west on Doherty between E. 14th and E. 15th Streets. In 1927 the Mission Junior High was built on the block just to the east of the Grammar School, with the block just to the north reserved for athletic fields. As the young town's population came of age, the High School took over the buildings of both the Grammar School and the Junior High (Sanborn, 1933-1949). In 1948 the North Mission Grammar School moved into the former High School at 15th and Doherty and expanded the building. After school enrollment in Mission hit an unprecedented peak in 1949 with the Baby Boom (*Mission Times* 1949), Mission High moved to its current location west of North Conway Avenue at Cleo Dawson (West 18th Street) and the campus on 14th Street again became Mission Junior High.

Religious institutions were among the earliest resources in Oblate Park and quickly became nodes of community activity and identifying landmarks for sub-neighborhoods within Oblate Park. The Catholic Church of Saint Paul and the Oblate Fathers set the tone for development, and churches were located throughout the neighborhood. The western edge of the neighborhood is anchored by a trio of churches: First Presbyterian, First Baptist, and First Christian. In 1910 town founders Conway and Hoit donated a two-lot site at the intersection of Doherty Avenue and 12th Street for the construction of a Presbyterian Church. The original First Presbyterian Church was a two-story frame building constructed around 1910 and demolished circa 1915 to allow for construction of the extant one-story basilica-form church on the site (Map 4). By 1919 the First Baptist Church appeared at the intersection of Doherty Avenue and 13th Street, one block north of First Presbyterian. A "Protestant Christian Church" housed in a small building at the corner of Miller Avenue and 12th Street, just behind First Presbyterian (Map 4), was first erected circa 1922; by 1933 the building had been demolished and the more substantial First Christian Church extant today had been constructed (Figure 7.3). The presence of these three churches stimulated development along Oblate and Miller Avenues just as Saint Paul's had in the Oblate Addition. Even the 1933 Sanborn map shows fairly dense housing constructed in the Oblate Addition and around the church trio but numerous vacant lots closer to the canal. The other churches in the area post-date construction of the adjacent houses. The site of Trinity Lutheran Church at the corner of Oblate Avenue and 14th Street was purchased May 1945, and the completed church was dedicated in May, 1949 (Figure 7.4) (*Mission Times* 6 May 1949). The Church of the Nazarene was established at the corner of Francisco Avenue and 11th Street by 1949 and seems to have originally occupied a house extant on the site (Map 6).

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7 Page 9

Oblate Historic District
Mission, Hidalgo County, Texas



Figure 7.3. First Christian Church. *Mission Enterprise* 13 Apr 1933



Figure 7.4. Trinity Lutheran Church. *Mission Times* 6 May 1949

Because the development of the neighborhood took place over such a condensed time span, and because block and lot dimensions were dictated by Conway and Hoit rather than through independent subdivisions, the resulting district is visually regular and unified. Despite stylistic differences, houses are very similar in scale maintain a consistent setback of approximately twenty feet. Because of Mission's remote location and limited timber and mineral resources, builders had to rely on the area's few lumber and brick distributors, and the limited palate of materials in the neighborhood enhances its visual unity. Yards are typically Anglo-American, with grass nearer the streets and shrubs and flowers nearer the building. Bold flowering shrubs such as bougainvillea and poinsettia are common and thrive even where unattended. Where irregularities like Oblate Park, the Mission Junior High fields and stadium, or the occasional towering palm tree punctuate the fabric of the neighborhood, their contrast is especially emphatic.

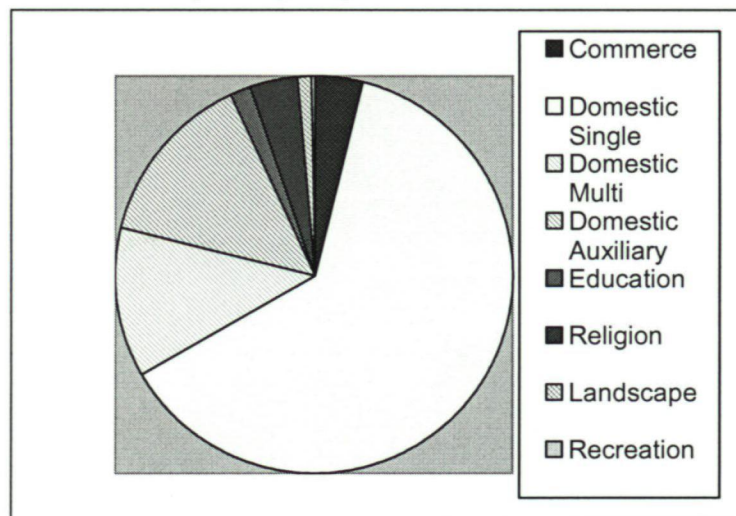


Figure 7.5 Distribution of Property Types among
Contributing and Noncontributing Properties

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7 Page 10

Oblate Historic District
Mission, Hidalgo County, Texas

Domestic Properties

Single-Family Domestic Buildings

Single-family domestic buildings in the Oblate Park Historic District are predominantly one-story in height. While the earliest buildings in the neighborhood include center-passage plan types, the bulk of single-family houses assumed a modified-L or bungalow form. Ranch house forms also became prevalent during the 1940s and 1950s. Although not typical, examples of U-shaped and cross-plan single-family domestic buildings are found in the district as well.

Some of the earliest houses in Oblate Park employ the center-passage plan type. The center-passage house built at 309 E. 12th Street circa 1915 features the side gable and gallery porch more typical of a vernacular center-passage house, but the recession of the porch under the principal roof suggests French colonial influences (Figure 7.6). Center-passage houses are rare in Oblate Park principally because the development peaked as popular forms were replacing the vernacular, but the town plat's deep, narrow lots discouraged center-passage forms as well. It is notable that all center-passage houses in Oblate Park are sited on corner lots.

Another early domestic plan type present in Oblate Park is the modified-L plan (Figure 7.7). This plan type typically is oriented with the long portion of the "L" shape stretching across the width of the lot, with the projecting shorter portion toward the street. A cross-gabled or gable-on-hip roof usually unifies the building mass. The porch often nestles in the interior angle of the "L," and a projecting shed porch roof is usually supported by wood or wrought iron posts.



Figure 7.6. 309 E. 12th Street. Camera Facing Southeast.



Figure 7.7. 1501 Doherty Avenue.
Camera Facing Northwest.

The most common domestic plan type present in Oblate Park is the bungalow. Bungalows were constructed early in Oblate Park's development and continued to be constructed in Oblate Park into the 1930's –

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7 Page 11

Oblate Historic District
Mission, Hidalgo County, Texas

quite a bit later than elsewhere in the United States. The bungalow is a modest-sized house, usually one-story in height, in which the floor plan is divided into parallel public and private spaces, creating a long, narrow form ideal for Oblate Park's long, narrow lots (Figure 7.8). Arches or half-walls provide a sense of openness among the public spaces. Projecting porches and other modulations in plan serve to connect the house to the surrounding environment. Although later, mass-distributed bungalow plans have a more closed, rectangular form; the plan-type always retains a generous front porch. A gabled or hipped roof with a shallow slope and deep eaves unifies the form. (Although some bungalows may have a modified-L form, it is not a necessary or sufficient characteristic of the plan type.)



Figure 7.8. 1524 Doherty. Strickland House, 1914.
Camera Facing Southwest.



Figure 7.9. 1406-1408 Francisco. U-shaped Duplex.
Camera Facing East.

Multi-Family Domestic Buildings

Oblate Park historically has included multi-family domestic buildings to accommodate seasonal residents such as Winter Texans, the mid-western farmers who came to the Valley to escape the cold and perhaps tend a small citrus grove. Contributing multi-family residential buildings typically are formed either as U-shaped duplexes or courtyard apartment complexes. U-shaped duplexes are one-story in height and have mirror-image bungalow floor plans with the public spaces on the outside edge. Paired projecting porches lead into the public spaces, forming a U-shape (Figure 7.9). Apartment buildings are one- or two-stories in height and have a courtyard plan – either as an L-shape, a U-shape, or, rarely, a fully enclosed courtyard. They are entered from the street, and the interior court serves as recreational space or parking. Within the last ten years, a number of noncontributing linear triplexes with side-entry galleries and no traditional interface with the street have been constructed.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7 Page 12

Oblate Historic District
Mission, Hidalgo County, Texas

Auxiliary Domestic Buildings

Auxiliary domestic structures in Oblate Park are nearly always garages or garage apartments. Most are oriented to the rear of a single-family domestic building and accessed from an alley. Most are one-story and height, but some (about 25%) are two-stories. All have regular, rectangular or square plans, though some two-story examples have exterior stairs. Most have front-gabled roof forms, though some have hipped or side-gabled roofs. Some Mission Revival and Spanish Colonial Revival examples have flat roofs.

Educational Properties

While most of the extant educational buildings in the district do not date from the period of significance, the Mission Junior High Gym and Stadium were constructed in 1950, are popular neighborhood landmarks, and are excellent examples of modern building technology (Figures 7.10-7.12). The Gym is a large two-story open-truss building with a shallow front-gabled roof. The unenclosed Stadium is nominated as a structure. It consists of stepped bleachers, a flat-roofed field house at the top, and flat-roofed service space beneath.

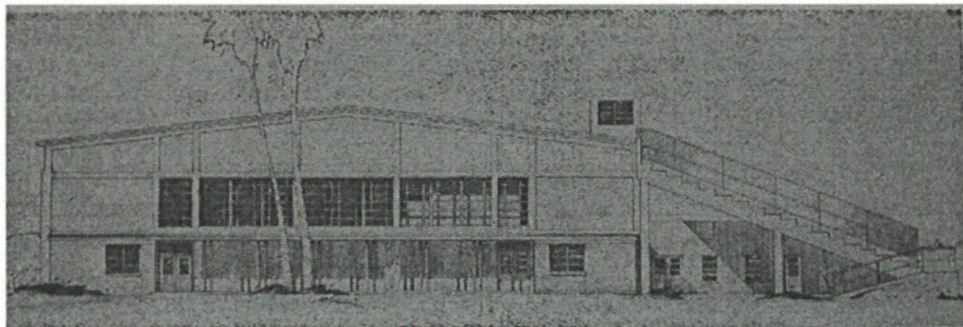


Figure 7.10. Drawing of Gym and Stadium, looking North. *Mission Times* 13 Jan 1950.



Figure 7.11. Mission Junior High Stadium. Camera Facing Northwest.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7 Page 13

Oblate Historic District
Mission, Hidalgo County, Texas



Figure 7.12. Mission Junior High Stadium. Camera Facing Southeast.

Religious Properties

Although religious properties have created visual identities through architectural styles and site planning of their campuses, all churches in Oblate Park have nearly identical two-story, front-gabled modified-basilica forms (Figures 7.13-7.16). A projecting porch or door surround marks a monumental entry. Sometimes structural bays are articulated by slight modulations in the side elevation. Otherwise, the basilica form type is unvarying in order to communicate the buildings' religious function. Their two-story height gives the buildings a monumental presence within the predominantly one-story surrounding neighborhood fabric.



Figure 7.13. First Baptist Church. 1300 Doherty.
Camera Facing Northeast.



Figure 7.14. First Christian Church. 221 E. 12th Street.
Camera Facing North.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7 Page 14

Oblate Historic District
Mission, Hidalgo County, Texas



Figures 7.15-7.16. First United Methodist Church. 1100 Block Doherty. Camera Facing Southwest.

Commercial Properties

Although Oblate Park is a consistently residential neighborhood, a few commercial buildings are present along the district's boundaries. These commercial buildings are quite different in form from buildings along Mission's commercial avenues, acknowledging their context. Whereas most commercial buildings along Conway (Lomita) Avenue or Tom Landry (10th Street) form a streetwall of façades with parapets that hide the building mass hidden behind, several commercial buildings in Oblate Park are seen in the round. The former Barksdale Food Store at 1201 Doherty Avenue is an illustrative example (Figure 7.17). By using a continuous wall surface that wraps from Conway onto E. 12th Street and then around onto Doherty with a chamfered corner, the Barksdale building makes a smooth visual transition into the residential neighborhood. The building at 1001 Miller Avenue at the intersection with Tom Landry uses a similar wrapping wall surface. Within Oblate Park, only the Landry Garage at 212 E. 11th has a one-dimensional façade. Because the shed behind the garage has been replaced but a preservation easement has been placed on the original façade, the façade has been nominated as a structure rather than a building.

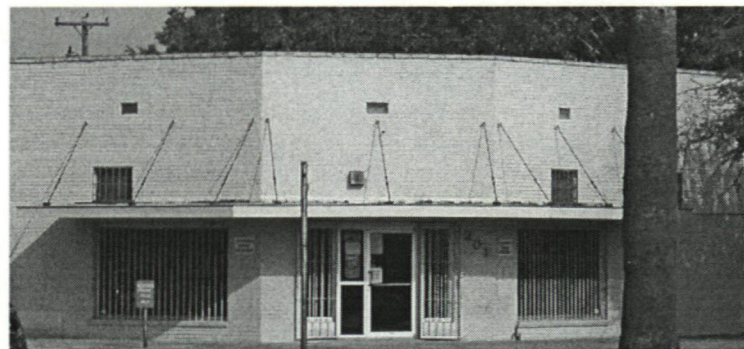


Figure 7.17. Barksdale Food Store. 1201 Doherty Avenue. Camera Facing Northwest.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7 Page 15

Oblate Historic District
Mission, Hidalgo County, Texas

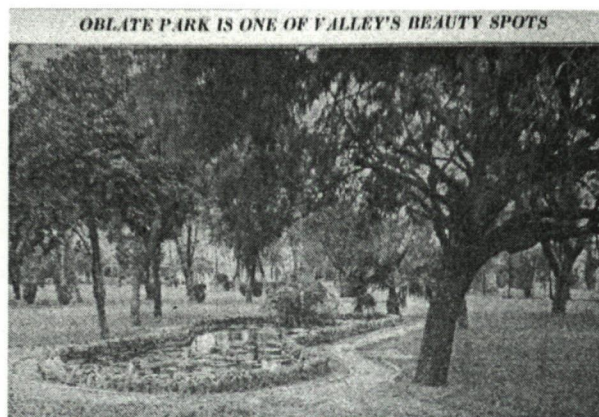


Figure 7.18. Photo of Oblate Park Showing Non-extant Pond. *Mission Times* 22 December 1939.

Landscape Objects and Sites

The central landscape element in the Oblate Park Historic District is Oblate Park itself (Figure 7.18), which is nominated as a site. Contributing landscape elements within this city-block park include a grove of oak trees, a stand of towering palm trees, and a memorial bench. The park's use is recreational, and its patrons come from the surrounding neighborhood. Today it is most frequently used by joggers and tennis players, but historically neighborhood children came to play on the cannon that is now located outside the Mission Historical Museum (Kemp 21 Oct 2004), and picnics celebrating Mission's history and honoring "old timers" were held beneath the oak trees (*Mission Times*). The memorial bench has been nominated as an object, and the park trees and the palm trees lining Oblate Park's streets have each been nominated as sites.

Construction Methods

About half of the buildings within the Oblate Park Historic District have a wood frame structure, while the other half are masonry. A very few buildings were constructed with steel frames, and a fair number were constructed using reinforced concrete. Local building materials were limited (or at least local materials compatible with Anglo-American building traditions), and building materials had to be transported by rail. The kit-of-parts construction materials for frame buildings – especially

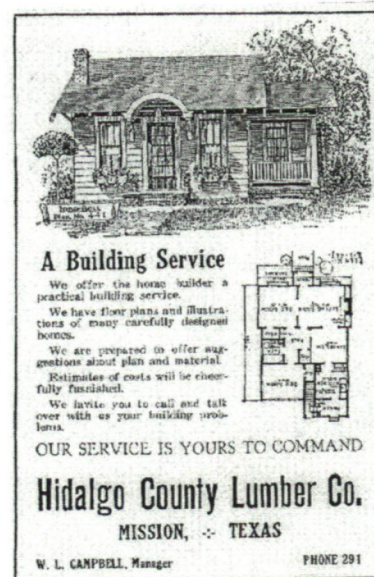


Figure 7.19. Advertisement for Hidalgo Lumber Showing a Pattern for a Frame Bungalow. *Monthly Digest of Valley Activities* May 1924.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7 Page 16

Oblate Historic District
Mission, Hidalgo County, Texas

bungalows – could be prefabricated and shipped by rail especially easily (Figure 7.19). Concrete similarly could be shipped easily, and concrete masonry buildings could be covered with stucco. Brick was locally made in Madero (between Mission and Reynosa, Mexico), but it was more expensive and less commonly used during the district’s period of significance. Even brick-faced buildings often used a wood frame structure rather than fully load-bearing masonry.

Stylistic Influences

A textured mix of folk, popular, and custom-designed high-style architecture complements the variety of building forms and types in the Oblate Park Historic District (Figure 7.20). Styles represented in Oblate Park include National Folk, Late Victorian, Craftsman, Colonial Revival, Spanish Colonial Revival, Mission Revival, Mediterranean Revival, Tudor Revival, Gothic Revival, Minimal Traditional, Ranch, and Modern. Although the vast majority of construction in Oblate Park followed a generic design pattern, a number of very fine custom-designed stylistic examples are scattered through the neighborhood as well.

Figure 7.20. Distribution of Pre-1955 Resources by Stylistic Influence and Decade of Construction						
	1910-1919	1920-1929	1930-1939	1940-1949	1950-1955	TOTALS
FOLK	7	2	0	0	0	9
LATE VICTORIAN	5	0	0	0	0	5
CRAFTSMAN	18	33	28	12	1	92
ECCLECTIC REVIVAL	2	6	28	8	1	45
+ Colonial	+ 0	+ 3	+ 5	+ 0	+ 0	
+ Spanish Colonial	+ 1	+ 1	+ 3	+ 0	+ 0	
+ Mission	+ 0	+ 2	+ 8	+ 2	+ 0	
+ Mediterranean	+ 1	+ 0	+ 1	+ 0	+ 1	
+ Tudor	+ 0	+ 0	+ 11	+ 5	+ 0	
+ Gothic	+ 0	+ 0	+ 0	+ 1	+ 0	
MINIMAL TRADITIONAL	0	0	5	24	6	35
RANCH	0	0	0	11	7	18
MODERN	0	2	3	3	1	6
NO STYLE	4	9	21	12	7	53
TOTALS	36	50	84	70	23	263

Craftsman

Craftsman style buildings account for over a third of the contributing buildings in the Oblate Park— more than double any other architectural style (Figures 7.21-7.22). Very typically, Craftsman buildings take on a bungalow form. Architectural elements characteristic of the Craftsman style include a low roof slope, deep eaves, a wide porch, tapered or battered piers supporting the porch roof, and – in early examples – a modulated mass that brings the outdoors in. In Mission, Craftsman massing is often

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7 Page 17

Oblate Historic District
Mission, Hidalgo County, Texas

more closed and symmetrical because of the narrow width of the lots. Mission's Craftsman housing stock was constructed according to architectural plans sold by the local lumber companies using milled lumber that arrived by rail. Wood siding is the most common exterior material for Craftsman buildings in Oblate Park, but stucco and brick are employed as well.



Figure 7.21. 509 E. 12th Street. Camera Facing North.



Figure 7.22. 1014 Keralum. Camera Facing East

Modern

Examples of Modern architecture within the Oblate Park Historic district are scarce, primarily because they were custom-designed, as standardized Modern house plans do not appear to have been available or popular. Religious, educational, commercial, and multi-family residential buildings are influenced by the Modern style far more often than single-family residences. Modern architecture embraces technology in building materials and construction methods, and Oblate Park's Modern examples typically are constructed

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7 Page 18

Oblate Historic District
Mission, Hidalgo County, Texas

using steel frames or reinforced concrete. Tenets of Modernism include minimal ornament, clean wall surfaces, flat roofs, and exposed structural members. Oblate Park features a few examples of Modern styles popular before World War II, such as International Style and Art Deco, but Modern examples more frequently are Postwar and more sculptural or ornamental. The few examples of Modern architecture in Oblate Park, however, are exceptionally well designed and impact the overall feel of the district (Figures 7.23-7.24).



Figure 7.23. St. Paul's School. 400 E. 12th Street. Camera Facing Southwest.



Figure 7.24. 1419 Doherty. Camera Facing Southwest

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7 Page 19

Oblate Historic District
Mission, Hidalgo County, Texas

Eclectic Revivals

In the 1930s Eclectic Revival styles were as widely used as the Craftsman style in Oblate Park, and, in the district overall, the style is second only to the Craftsman style in popularity. The most popular eclectic revivals were the Mission Revival and Spanish Colonial Revival. Domestic, religious, and commercial buildings alike employed elements of these styles. The Tudor Revival style is also common but seen exclusively in single-family residential buildings. The Colonial, Mediterranean, and Gothic Revival styles are significantly less common. While residential and commercial buildings employed the Colonial Revival style, only religious buildings employed the Mediterranean and Gothic Revival styles.

Mission Revival and Spanish Colonial Revival

In architectural terms, stucco wall surfaces and wrought iron and terra cotta tile detailing characterized both the Mission Revival and Spanish Colonial Revival styles. In general, the Mission Revival style is more geometric and minimal, while the Spanish Colonial Revival style is more ornate. Mission Revival examples typically feature flat roofs, sometimes with molded parapets, and round-arched entryways. The mass of a Mission Revival building is generally closed and rectangular, with the projection or recession of the small porch forming the only modulation. Round-arched hoods sometimes top central chimneys, giving the appearance of a bell tower. The curve of the round arch and the contrast of deep shadow against white stucco form the only architectural elaboration. About 1930, however, popular tastes returned to ornamentality and the more ornate Spanish Colonial Revival style began to replace the Mission Revival style in domestic architecture. (Institutional buildings like churches, schools, and courthouses continuously employed a more ornamental breed of the Mission Revival style.) Spanish Colonial Revival style houses sometimes use flat roofs, but often use shallow-pitched roofs sheathed with terra cotta tile. Even where roofs are flat, terra cotta tile typically is applied to a secondary roof surface, such as a chimney cap or a porch covering. The mass of a Spanish Colonial Revival style house typically is sprawling and irregular, and terraces and balconies are characteristic features of the style. Ornate wrought iron lanterns, railings, and window grates are applied to wall surfaces. Sometimes the stucco itself is scored or stamped. Although examples of Spanish Colonial Revival and Mission Revival homes in the Oblate Historic District were built around the same time, the Mission Revival style generally predated the Spanish Colonial Revival and Mediterranean Revival. In fact, several Mission Revival style houses in Oblate Park feature non-original Spanish Colonial Revival ornamentation reflecting changing tastes. At 513 E. 12th Street, for example, a Spanish Colonial Revival style second story addition was placed atop a Mission Revival



Figure 7.25. 513 E. 12th Street. Mission Revival.
Camera Facing Northeast.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7 Page 20

Oblate Historic District
Mission, Hidalgo County, Texas

house (Figures 7.25).

While the archetypes for the revivals were constructed from adobe, caliche, or sometimes brick and finished with lime and adobe based stucco, houses constructed in the twentieth century used modern materials and methods. The Spanish Colonial Revival and Mission Revival styles could be adapted for construction using hollow clay tile, reinforced concrete, or even concrete block with especial ease (*Casa California* 10). Portland cement based stucco could substitute for traditional, organic stucco. Although the Mission and Spanish Colonial Revival style houses in Oblate Park are among the few structures that could have been constructed with native materials, they were not.

Tudor Revival

The introduction of the Tudor Revival style to Oblate Park in the early 1930s was a dramatic departure for the stylistically consistent neighborhood of Craftsman, Modern, and Mission Revival style houses. Around 1930, a cluster of Tudor Revival style houses was developed in the 1300 block St. Marie Avenue (Figures 7.26-7.30). The earlier styles all featured shallow-sloped or flat roofs, minimal applied ornament, and bright white painted or stuccoed wall surfaces. Each of the new Tudor Revival houses featured a dark yellowish-brown brick wall surface, wood trim, a modified-L plan, and a cross gabled roof with a steeply pitched, sometimes flared, front gable. Whereas Craftsman style houses exposed their rafters, these Tudor Revival style houses boxed their eaves with deep, carved cornices. Some even included front chimneys and tapestry brickwork. While the highest concentration of the style is found in the Blake Addition, the Tudor Revival prototypes on St. Marie stimulated use of the style throughout Oblate Park.



Figure 7.26.
1324 St. Marie
Camera Facing East



Figure 7.27.
1326 St. Marie
Camera Facing East



Figure 7.28.
1327 St. Marie
Camera Facing Northwest



Figure 7.29.
1328 St. Marie
Camera Facing Southeast



Figure 7.30.
1330 St. Marie
Camera Facing Southeast

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7 Page 21

Oblate Historic District
Mission, Hidalgo County, Texas

American Colonial Revival

Colonial Revival style decorative elements include wood shutters, paneled doors, porticos with pediments, fanlights, and classically-derived wood columns to bungalow or modified-L building forms. In Oblate Park, these stylistic elements typically are applied to a bungalow or modified-L house plan. Only two Colonial Revival style houses in the neighborhood employed the Cape Cod form type – 1121 Oblate Avenue (Figure 7.31) and 1325 Doherty Avenue. Also, the red brick quintessential to the style in the eastern and mid-western United States was difficult to obtain in the Rio Grande Valley. The Colonial Revival style houses in Oblate Park are all wood frame – only the one commercial Colonial Revival style building is red brick.



Figure 7.31. 1221 Francisco. Camera Facing West.

Ranch

The Oblate Park Historic District features a number of elegant, custom-designed early Ranch style houses. Oblate Park's Ranch style houses consist of solid masonry construction set low to the ground with subtle, recessed main entrances rather than porches. Often the many exterior angles generated by their irregular floor plans are illuminated with corner metal casement windows (Figure 7.33) – an allusion to high Modern architecture. The Ranch style house at 1316 St. Marie Avenue, designed circa 1940 by an architect named Oliver Carter (Martin) similarly quotes many Modernist stylistic elements (Figure 7.32). Its smooth brick wall surface is painted a clean white. At the center of the front elevation, the walls curve inward to define the main entrance and draw the eye toward the front door with its porthole window. These geometric elements are further enhanced by the cornice, which drops down in a streamlined curve. The exceptional design quality of the Ranch style houses in Oblate Park is related to the fact that only a few scattered lots were undeveloped by the time the Ranch style came into vogue in the 1940s. Among these, though, were several large corner sites conducive to sprawling house design.



Figure 7.32. 1316 St. Marie. Camera Facing East.



Figure 7.33. 511 E. 15th Street. Camera Facing North

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7 Page 22

Oblate Historic District
Mission, Hidalgo County, Texas

Survey Methodology

In 1996 the City of Mission commissioned a comprehensive cultural resources survey that culminated in the National Register Multiple Property Nomination, *The Historic and Architectural Resources of Mission, Hidalgo County, Texas*. The 1996 survey identified the Oblate Park neighborhood as a potential National Register Historic District, and the 2004 survey aimed to verify those findings. In July of 2004, Historian Terri Myers and Architectural Historian Emily Thompson conducted a windshield survey along with Hannah Vaughn, National Register Reviewer with the Texas Historical Commission, and Adela Ortega, Director of the Mission Historical Museum. Surveyors agreed that the area east of Conway Boulevard retained a sufficient percentage of historic resources to be eligible for nomination as a National Register Historic District. Surveyors also determined boundaries for an intensive survey. Although the 1996 survey considered the area west of Conway Avenue as potentially eligible, the 2004 windshield survey determined that the area was historically and visually segregated by Conway yet lacked the integrity to be nominated as a separate district. Architectural Historian Emily Thompson conducted the intensive survey in October 2004. On foot, she compared the findings of the 1996 survey with existing conditions. She verified or amended data for the resource type, property type, plan type, use type, building form, architectural detail, stylistic influences, alterations and additions, and condition for each resource within the project area. Using historic Sanborn Fire Insurance Maps and knowledge of architectural styles and construction methods, she estimated dates for construction and, where applicable, alterations and additions. She then assigned each resource a preservation priority. Resources dating from within the period of significance (1907-1955) that retained integrity of design and materials were given a baseline "medium" priority; resources that were extraordinarily illustrative of the development patterns or architectural forms and styles that characterize the district were elevated to a "high" priority; resources lacking sufficient integrity to communicate district character and/or resources dating outside the period of significance were given a "low" priority. High and medium priority resources are considered contributing to the character of the historic district and low priority resources are noncontributing. Data was obtained from the perspective of a pedestrian on the street. For example, if a house initially appears to be front-gabled it is described as front-gabled, and alterations to the rear or interior of a building did not factor into evaluation of integrity.

Representative Properties

George Speer House, 601 E. 12th Street

The center-passage folk house at 601 E. 12th Street was built for the George Speer family circa 1910 (Figure 7.34). The building is a contributing property within the Oblate Park Historic District and typical of the earliest generation of construction in the neighborhood. George Speer and his wife came to Mission from Arkansas in 1908 and lived on a campsite outside town until they could afford to build a house. The house is sited on a double-lot located diagonally from Oblate Park. The long rectangular mass of the building reflects its orientation away from the Avenue – a reversal of the narrow, deep form typical of Oblate Park's narrow, deep lots. A high hipped roof extends uninterrupted along the building mass and adds dignity and presence to its one-story height. A partial gallery porch with a hipped roof projects from the central bays of the house. Despite its

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7 Page 23

Oblate Historic District
Mission, Hidalgo County, Texas

conservative folk plan form, the house's exposed rafters acknowledge the emerging Craftsman style. The *Mission Times* referred to the George Speer House as "one of Mission's most comfortable homes," in an article entitled "Twilight and Not Spotlight tells Story of George Speer" (02 Mar 1952). The Speer Family embodied the pioneer spirit, ambitious upward mobility, and civic commitment of Mission's citizens, and they are remembered as the donors of the site for the public library just east of the Kika de la Garza Loop. Alterations to the building include the replacement of original windows with aluminum sash, the addition of wrought iron window grates and porch bars, and the application of brick at the foundation. These alterations are reversible, though, and do not obscure the house's original design, structure, or primary exterior materials.



Figure 7.34. George Speer House, 601 E. 12th Street. Camera Facing Northeast.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7 Page 24

Oblate Historic District
Mission, Hidalgo County, Texas

Gregg Wood House, 1215 Doherty Avenue

The Gregg Wood House at 1215 Doherty Avenue is a contributing property in the Oblate Park Historic District and an exemplary specimen of the Craftsman bungalow. In 1911 irrigation superintendent David Gregg Wood purchased the eastern half of city block 201 from the Conway and Hoit Land Company. In 1915 Mission elected Gregg Wood as Mayor, and he devoted himself to improving infrastructure and paving streets in Oblate Park and throughout Mission. Wood commissioned the house in Oblate Park in 1917, to be built using the exact design of the Strickland house built at 1524 Doherty Avenue in 1914.⁴ Contractor William Cauthern constructed the house using bricks handmade in nearby Madero, Texas by the Weiske Brick Company and milled lumber distributed by Lynch Davis Lumber. As originally constructed, the Gregg Wood House was one-story in height. The original design (Figure 7.35) is emphatically Craftsman, employing key stylistic elements such as a double front-gabled roof form, a large front porch with battered piers supporting massive pilasters and an open wood truss, a side pergola, knee braces, exposed rafters, and an unadorned stucco wall surface. Soon thereafter, in the mid-1920s, the growing Wood family required a second-story addition (Figure 7.36). The addition incorporated a number of Mission Revival stylistic elements yet retained the integrity of the original design. Though large, the appearance of the second-story addition was minimized from the street because of the large, projecting porch. The second story assumed a closed, rectangular form with a shallow-pitched pyramidal roof form sheathed in terra cotta tile. The original roof was recovered using terra cotta tile at the time of the addition. A Mission Revival-influenced chimney was added at the north side of the house, and a flat-roofed single-story side addition with a tile-sheathed portico and canales was placed toward the rear of the south elevation. The change in architectural styles seems to express no deeper concern than an affinity for trends – in 1955 Wood built a sleek Modernist private office at 1209 Doherty Avenue. The Gregg Wood House remains in excellent condition and appears exactly as it did in historic photos (Figure 7.37). The current resident, Richard Kemp, takes extreme pride in maintaining and preserving the home, even keeping much of the Woods' original furniture *in situ*.

⁴ The source of the design is unknown, but neither house appears to have been architect-designed.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7 Page 25

Oblate Historic District
Mission, Hidalgo County, Texas

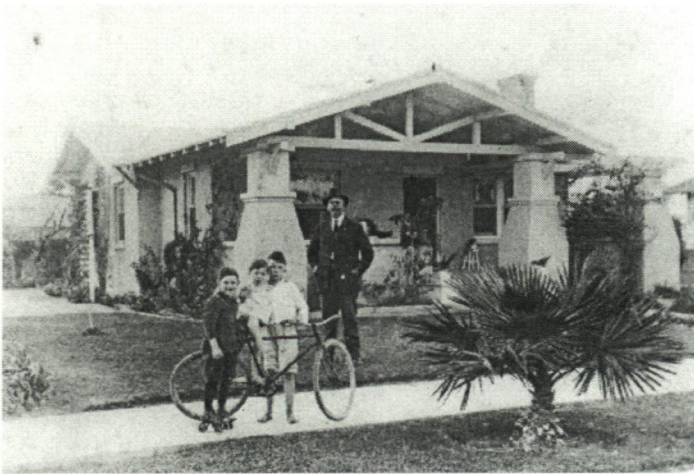


Figure 7.35. Gregg Wood House, 1215 Doherty Avenue. Camera Facing Northwest. Photo c. 1920 showing Wood Family and original design (Texas Historical Commission Historic Marker Files)



Figure 7.36. Gregg Wood House, 1215 Doherty Avenue. Camera Facing Northwest. Photo c. 1925-28 showing second story addition (Texas Historical Commission Historic Marker Files)



Figure 7.37. Gregg Wood House. 1215 Doherty Avenue. Camera Facing Northwest. October 2004.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7 Page 26

Oblate Historic District
Mission, Hidalgo County, Texas

Las Palmas Apartments, 300 E. 13th Street

The Las Palmas Apartment buildings, sited at the southeast corner of E. 14th Street and Miller Avenue across from Mission Junior High, are contributing resources within the Oblate Park Historic District (Figure 7.38). Although the Mission Revival style seen in Las Palmas is typical of multi-family domestic buildings in Oblate Park, Las Palmas is exceptional because of its size and site planning (Map 5). The apartment building was constructed in 1928 by Tom Sammons, part-owner of Hays-Sammons Hardware and owner of the prominent house at 523 E. 12th Street. The building contractor was J.E. Walsh. Like most examples of the Mission Revival style, Las Palmas has a flat roof, stucco wall surfaces, round-arched entries, and no applied ornament except stucco canales. Terra cotta tile sheaths the shed roofs of the projecting porches. The buildings even features wing walls – an element that provided seismic stability in Mission prototypes but here masks side entries. Las Palmas takes the form of the typical Mission Revival U-shaped duplex, with a rectangular mass and paired projecting porches, and expands upon it. Each of the two buildings is two-stories in height; the western building is two units wide and five units deep and the eastern building is three units wide and two units deep. The buildings are sited in an L-shape so that they form an interior courtyard for parking. The courtyard entrance is marked by a monumental molded concrete zaguan with rounded-arch openings and the name “Las Palmas” applied at the top. The complex represents the seamless inclusion of multi-family dwellings into the social fabric and taste culture during the period of significance in Oblate Park. In recent years maintenance at Las Palmas has been only fair, and aluminum windows and vinyl doors have replaced the originals. However, the original location, orientation, massing, design, and detail of the buildings remain intact.



Figure 7.38. Las Palmas Apartments, 300 E. 14th Street. Camera Facing Southeast.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7 Page 27

Oblate Historic District
Mission, Hidalgo County, Texas

1317 St. Marie Avenue

The single-family residence at 1317 St. Marie Avenue is a noncontributing property within the Oblate Park Historic District (Figure 7.39). As indicated by historic Sanborn Fire Insurance Maps, 1317 St. Marie Avenue originally was a one-and-a-half-story wood ranch house with a front porch at the south (Map 6). Today, two generations of two-story rear additions abut the original mass, the porch has been enclosed with brick, the roof form has been altered, the original wood siding has been sheathed in aluminum siding, the original windows have been replaced with aluminum sash, and aluminum awnings obscure clearly marked entry and the feeling of welcome characteristic of the district. No original fabric or detail is visible, and the original form of the house is difficult to discern. In sum, the building lacks sufficient integrity of materials and design to communicate its historic feeling and associations.



Figure 7.39. 1317 St. Marie. Camera Facing Northwest.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7 Page 28

Oblate Historic District
Mission, Hidalgo County, Texas

1112-1124 Keralum Avenue

The side-entry triplex at 1121-1114 Kearalum Avenue is a noncontributing property within the Oblate Park Historic District (Figure 7.40). The c. 2000 building falls outside the district's period of significance but is typical of incompatible construction that has spread through the neighborhood in recent years. The building has a linear form and is accessed from a gallery along its side elevation so that it has little street presence. It is constructed of a wood frame with a brick veneer. Its yard has been paved over for parking. No architectural style or detail marks the building.



Figure 7.40. 1112-1114 Keralum. Camera Facing Southeast.

Evaluation of Integrity

Of the 348 resources within the boundaries of the Oblate Park Historic District, 223 resources are contributing and 108 are noncontributing. In other words, 64% of the resources within the district are contributing, generously exceeding the National Register standard that 50% of resources must be contributing in order for the district to be eligible. All contributing resources retain sufficient integrity to communicate the development patterns, functions, building forms, construction methods, and architectural styles characteristic of the neighborhood. Building heights and scales remain historically appropriate, and varied streetscapes and building types were integral to the neighborhood from its inception. With the exception of two resources that were moved during the period of significance, all contributing resources retain integrity of location and setting. The first of these two exceptions is 1508 Doherty Avenue, a circa 1910 bungalow with Colonial Revival stylistic influences that, according to neighborhood memory, was moved onto the site in 1925. It certainly was located there by May of 1935, when *Monty's Monthly Digest of Valley Activities* documented. The second is 1625 Miller Avenue, a circa 1910 Folk Victorian cottage relocated immediately south of the canal circa 1930. All contributing resources retain integrity of design. Alterations to design were considered acceptable only if they were aesthetically compatible, reversible, clearly demarcated, and did not otherwise obscure the building's form or style. Although many contributing buildings' windows have been replaced, the vast majority of

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7 Page 29

Oblate Historic District
Mission, Hidalgo County, Texas

contributing buildings retain integrity of their primary exterior materials. Among contributing buildings, the most typical alteration of original materials is concealing original horizontal wood weatherboard with horizontal aluminum or vinyl siding. Because the new siding visually replicates the original, and because the original siding very often is retained underneath, this alteration was not considered detrimental to the buildings' overall integrity. Sheathing original primary exterior materials with incompatible materials – such as brick or stucco over wood siding – rendered a building non-contributing. Because Oblate Park is a twentieth-century neighborhood and all of the houses were constructed using prefabricated, mass-produced materials, the aspect of workmanship is not relevant to the integrity of the district. The integrity of feeling and association, however, are intensely intact in Oblate Park. The forms and styles of the houses continue to communicate the neighborhood's dependence upon the warm climate and citrus industry. Buildings retain their original functions and, in a surprising number of instances, their original owners. The once exclusively-white neighborhood is now thoroughly integrated, and the current population maintains the vibrant sense of middle-class community that built Oblate Park.

Conclusion

The Oblate Park Historic District is a highly intact example of an early twentieth-century middle-class neighborhood. Located in Mission, Hidalgo County, Texas, amid the rich citrus groves of the Lower Rio Grande Valley, the neighborhood is flat and hot but alive with domesticated tropical foliage. Initially platted by land speculators John J. Conway and James W. Hoyt in 1907, the district is divided into regular blocks with narrow, deep lots. A plaza square, now known as Oblate Park, anchors the neighborhood. Residential development began around the Park in the 1910s and stretched to the west and north through the early 1950s. The Craftsman bungalow is the dominant building type in the area, but excellent stylistic examples of Modern, Mission Revival, Spanish Colonial Revival, Tudor Revival, American Colonial Revival, and Ranch architecture are exhibited as well. Arrayed along attractive streetscapes punctuated with tall palm trees, the Oblate Park Historic District communicates the ambition and industriousness that made the citrus industry so prosperous during the period of significance from 1907 to 1955. Together with the visual coherence of its streetscapes, the integrity of resources in the Oblate Park Historic District makes it a significant collection of early twentieth-century residential architecture.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7 Page 30

Oblate Historic District
Mission, Hidalgo County, Texas

Chart of Contributing and Non Contributing resources

Street	Address	Resource Type	Use Type	Stories	Stylistic Influences	Est Bldg Date	Est Alt/ Addn Date	Priority	Status
10th, E.	0201	Building	COMMERCE	1	MODERN= Deco	1920		Medium	Contributing
10th, E.	0207	Building	COMMERCE	1	No Style	1940		Medium	Contributing
10th, E.	0209	Building	COMMERCE	1	No Style	1949		Medium	Contributing
10th, E.	0213	Building	COMMERCE	1	MODERN= Deco	1920		Medium	Contributing
10th, E.	0217	Building	COMMERCE	1	MODERN= Deco	1935	1990	Medium	Contributing
10th, E.	0301	Building	COMMERCE	1	CONTEMPORARY	1980		Low	Non-contributing
10th, E.	0313	Building	COMMERCE	1	No Style	2000		Low	Non-contributing
10th, E.	0705	Building	COMMERCE	2	REVIVAL= Spanish Colonial	1935	1965	Medium	Contributing
11th, E.	0201	Building	DOMESTIC= Multi	1	REVIVAL= Mission	1938		High	Contributing
11th, E.	0212	Structure	COMMERCE	1	No Style	1955	2000/1965	Medium	Contributing
11th, E.	0215	Building	DOMESTIC= Single	1	No Style	1940		Medium	Contributing
11th, E.	0217	Building	DOMESTIC= Multi	1	20TH C= Craftsman	1940	1970	Medium	Contributing
11th, E.	0309	Building	DOMESTIC= Single	1				Low	Non-contributing
11th, E.	0310	Building	DOMESTIC= Single	1	20TH C= Craftsman	1925	1960	Medium	Contributing
11th, E.	0319	Building	DOMESTIC= Single	1	20TH C= Ranch	1940	1960	Medium	Contributing
11th, E.	0502	Building	DOMESTIC= Multi	1	LATEVICTORIAN= Folk	1915	1970	High	Contributing
11th, E.	0508	Building	DOMESTIC= Single	1	No Style	1925	1980	Low	Non-contributing
11th, E.	0512	Building	DOMESTIC= Single	1	REVIVAL= Mission	1925	1960	Medium	Contributing

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7 Page 31

Oblate Historic District
Mission, Hidalgo County, Texas

11th, E.	0520	Building	DOMESTIC= Single	1	FOLK	1915	1970	Low	Non-contributing
11th, E.	0610	Building	DOMESTIC= Auxiliary= GarageApt	2	20TH C= Craftsman	1915		Medium	Contributing
11th, E.	0703	Building	DOMESTIC= Single	1	20TH C= Ranch	1955		Medium	Contributing
12th, E.	0221	Building	RELIGION= Church	2	REVIVAL= Spanish Colonial	1929	1985	High	Contributing
12th, E.	0300	Building	DOMESTIC= Multi	1	No Style	1920	1985	Medium	Contributing
12th, E.	0301	Building	DOMESTIC= Single	1	20TH C= Craftsman	1915	1970	Medium	Contributing
12th, E.	0301	Building	DOMESTIC= Auxiliary	1	No Style	1950		Medium	Contributing
12th, E.	0309	Building	DOMESTIC= Single	1	FOLK	1915	1975	High	Contributing
12th, E.	0310	Building	DOMESTIC= Single	1	20TH C= Minimal Traditional	1940	1955/1985	Medium	Contributing
12th, E.	0312	Building	DOMESTIC= Auxiliary	1	No Style	1935		Medium	Contributing
12th, E.	0313	Building	DOMESTIC= Single	1	20TH C= Craftsman	1930	1990	Medium	Contributing
12th, E.	0323	Building	DOMESTIC= Single	1	20TH C= Craftsman	1915	1960	Medium	Contributing
12th, E.	0323	Building	DOMESTIC= Auxiliary	1	No Style	1930		Medium	Contributing
12th, E.	0403	Building	DOMESTIC= Single	1	20TH C= Craftsman	1940	1950	Medium	Contributing
12th, E.	0409	Building	DOMESTIC= Single	1	REVIVAL= Tudor	1940	1960	Medium	Contributing
12th, E.	0500 Block	Site	LANDSCAPE= Park		No Style	1916	1960	High	Contributing
12th, E.	0500 Block	Object	LANDSCAPE= Monument	0	REVIVAL= Spanish Colonial	1930		Medium	Contributing
12th, E.	0500 Block	Structure	RECREATION	0	No Style	1960		Low	Non-contributing
12th, E.	0500 Block	Object	LANDSCAPE= Tree		No Style	1930		Medium	Contributing
12th, E.	0501	Building	DOMESTIC= Single	1	20TH C= Craftsman	1915	2000	Medium	Contributing
12th, E.	0501	Building	DOMESTIC= Auxiliary	1	No Style	2003		Low	Non-contributing
12th, E.	0505	Building	DOMESTIC= Single	1	20TH C= Ranch	1970		Low	Non-contributing

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7 Page 32

Oblate Historic District
Mission, Hidalgo County, Texas

12th, E.	0509	Building	DOMESTIC= Single	1	20TH C= Craftsman	1930		High	Contributing
12th, E.	0513	Building	DOMESTIC= Single	2	REVIVAL= Mission	1930	1950	Medium	Contributing
12th, E.	0523	Building	DOMESTIC= Single	2.5	LATEVICTORIAN= Shingle	1915	1925, 2004	High	Contributing
12th, E.	0523	Building	DOMESTIC= Auxiliary	1	No Style	1915		Medium	Contributing
12th, E.	0601	Building	DOMESTIC= Single	1	FOLK	1915	1970	Medium	Contributing
12th, E.	0615	Building	DOMESTIC= Single	1	20TH C= Minimal Traditional	1950		Medium	Contributing
12th, E.	0711	Building	DOMESTIC= Single	1.5	CONTEMPORARY= Neo-Traditional	2002	0	Low	Non-contributing
12th, E. St.	0400	Building	RELIGION= School	2	MODERN= PostWar	1950	1975	Medium	Contributing
13th, E.	0116	Building	DOMESTIC= Multi	2	No Style	1980		Low	Non-contributing
13th, E.	0200	Building	DOMESTIC= Single	1	20TH C= Craftsman	1940	1970	Low	Non-contributing
13th, E.	0200	Building	DOMESTIC= Multi	1	CONTEMPORARY= Neo-Traditional	2000		Low	Non-contributing
13th, E.	0206	Building	DOMESTIC= Auxiliary= GarageApt	2	20TH C= Craftsman	1930	1970	Medium	Contributing
13th, E.	0305	Building	DOMESTIC= Single	1	20TH C= Craftsman	1925	1997	Low	Non-contributing
13th, E.	0309	Building	DOMESTIC= Single	1	20TH C= Minimal Traditional	1955	1970	Medium	Contributing
13th, E.	0309	Building	DOMESTIC= Auxiliary= GarageApt	2	20TH C= Craftsman	1930	1990/1970	Medium	Contributing
13th, E.	0311	Building	DOMESTIC= Auxiliary= GarageApt	1	20TH C= Craftsman	1940	1960	Medium	Contributing
13th, E.	0320	Building	DOMESTIC= Single	1	20TH C= Craftsman	1930		Medium	Contributing
13th, E.	0417	Building	DOMESTIC= Single	1	No Style	1935	2000, 1980	Medium	Contributing
13th, E.	0511	Building	DOMESTIC= Auxiliary= GarageApt	1	MODERN= Moderne	1940		Medium	Contributing
13th, E.	0601	Building	DOMESTIC= Single	1	20TH C= Ranch	1965	1980	Low	Non-contributing
13th, E.	0604	Building	DOMESTIC= Single	1	20TH C= Ranch	1960		Low	Non-contributing

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7 Page 33

Oblate Historic District
Mission, Hidalgo County, Texas

13th, E.	0710	Building	DOMESTIC= Single	1.5	CONTEMPORARY= Neo-Traditional	1980	0	Low	Non-contributing
13th, E.	0716	Building	DOMESTIC= Multi	2	MODERN= Post War	1965	0	Low	Non-contributing
14th, E.	0200 Block	Building	EDUCATION	1	CONTEMPORARY= Neo-Eclectic	1975		Low	Non-contributing
14th, E.	0210	Building	DOMESTIC= Auxiliary= GarageApt	2	No Style	1930		Medium	Contributing
14th, E.	0300 Block	Building	EDUCATION	1	CONTEMPORARY= Neo-Eclectic	1970		Low	Non-contributing
14th, E.	0300-0308	Building	DOMESTIC= Multi	2	REVIVAL= Mission	1928	1970, 2000	High	Contributing
14th, E.	0312	Building	DOMESTIC= Single	1	REVIVAL= Mission	1940	2000/1960	Medium	Contributing
14th, E.	0400 Block	Building	EDUCATION	1	CONTEMPORARY= Neo-Eclectic	1970		Low	Non-contributing
15th, E.	0207	Building	DOMESTIC= Single	1	No Style	1955	1980	Low	Non-contributing
15th, E.	0211	Building	DOMESTIC= Single	1	No Style	1965	1975	Low	Non-contributing
15th, E.	0215-0217	Building	DOMESTIC= Multi	1	No Style	1955	1980	Low	Non-contributing
15th, E.	0219	Building	DOMESTIC= Multi	1	20TH C= Minimal Traditional	1945	2000	Medium	Contributing
15th, E.	0503	Building	DOMESTIC= Single	1	REVIVAL= Spanish Colonial	1935	1970	Medium	Contributing
15th, E.	0503	Building	DOMESTIC= Auxiliary= GarageApt	1	REVIVAL= Mission	1935		Medium	Contributing
15th, E.	0511	Building	DOMESTIC= Single	1	20TH C= Ranch	1945		Medium	Contributing
15th, E.	0515	Building	DOMESTIC= Single	1	20TH C= Ranch	1945	2000	Medium	Contributing
16th, E.	0100	Building	DOMESTIC= Single	1	20TH C= Craftsman	1925	1990	Medium	Contributing
16th, E.	0421	Building	DOMESTIC= Single	1	20TH C= Ranch	1945	1955, 1970	Medium	Contributing
16th, E.	300 Block	Building	EDUCATION	1	CONTEMPORARY= Neo-Eclectic	1970		Low	Non-contributing
16th, E.	300 Block	Building	EDUCATION	2	MODERN	1949	1960	Medium	Contributing
16th, E.	400 Block	Structure	EDUCATION	1	MODERN= Post War	1950		High	Contributing

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7 Page 34

Oblate Historic District
Mission, Hidalgo County, Texas

Doherty	1101	Building	RELIGION= Church	2	MODERN	1935	1990	Medium	Contributing
Doherty	1109	Building	RELIGION= Church	2	MODERN= PostWar	1970		Low	Non-contributing
Doherty	1123	Building	DOMESTIC= Single	1	20TH C= Craftsman	1930	1990	Medium	Contributing
Doherty	1200	Building	DOMESTIC= Multi	2	CONTEMPORARY= Neo-Eclectic	1970		Low	Non-contributing
Doherty	1201	Building	COMMERCE	1	MODERN= PostWar	1955	1980	Medium	Contributing
Doherty	1208	Building	DOMESTIC= Single	1.5	No Style	1920	1970/ 1945	Medium	Contributing
Doherty	1209	Building	COMMERCE	1	MODERN= PostWar	1955	1960	High	Contributing
Doherty	1212	Building	DOMESTIC= Single	1	20TH C= Minimal Traditional	1940	1960	Medium	Contributing
Doherty	1215	Building	DOMESTIC= Single	1	20TH C= Craftsman	1917	1925	High	Contributing
Doherty	1215	Building	DOMESTIC= Auxiliary	1	20TH C= Craftsman	1917		Medium	Contributing
Doherty	1216	Building	DOMESTIC= Single	1	FOLK	1920	1940, 2000	Medium	Contributing
Doherty	1300	Building	RELIGION= Church	2	REVIVAL= Mediterranean	1915	1939	High	Contributing
Doherty	1300	Building	RELIGION= Hall	1	REVIVAL= Mediterranean	1939		High	Contributing
Doherty	1301	Building	DOMESTIC= Single	1	20TH C= Craftsman	1920	1960	Medium	Contributing
Doherty	1302	Building	RELIGION= School	2	MODERN= Postwar	1965		Low	Non-contributing
Doherty	1305	Building	DOMESTIC= Single	1	20TH C= Craftsman	1920		Medium	Contributing
Doherty	1309	Building	DOMESTIC= Single	1	20TH C= Ranch	1945	1970	Medium	Contributing
Doherty	1315	Building	DOMESTIC= Single	1	20TH C= Craftsman	1930	1990, 200	Medium	Contributing
Doherty	1317	Building	DOMESTIC= Multi	1.5	20TH C= Craftsman	1920		Medium	Contributing
Doherty	1320	Building	DOMESTIC= Multi	1	MODERN= PostWar	1966	2000	Low	Non-contributing
Doherty	1322	Building	DOMESTIC= Multi	1	No Style	1971		Low	Non-contributing
Doherty	1325	Building	DOMESTIC= Multi	1.5	REVIVAL= Colonial	1920	2004	Low	Non-contributing

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7 Page 35

Oblate Historic District
Mission, Hidalgo County, Texas

Doherty	1401	Building	DOMESTIC= Single	1.5	REVIVAL= Tudor	1935	1935	Medium	Contributing
Doherty	1401	Building	DOMESTIC= Auxiliary	1	No Style	1935	2000	Medium	Contributing
Doherty	1409	Building	DOMESTIC= Single	1	20TH C= Craftsman	1920	1940	Medium	Contributing
Doherty	1413	Building	DOMESTIC= Single	2	20TH C= Craftsman	1920	1940	Medium	Contributing
Doherty	1419	Building	DOMESTIC= Multi	2	MODERN= Moderne	1940		Medium	Contributing
Doherty	1421	Building	DOMESTIC= Single	1	20TH C= Minimal Traditional	1940	1990	Medium	Contributing
Doherty	1501	Building	DOMESTIC= Single	1	20TH C= Minimal Traditional	1935	1990/ 1970	Medium	Contributing
Doherty	1502	Building	DOMESTIC= Single	1	20TH C= Minimal Traditional	1955	1965	Medium	Contributing
Doherty	1505	Building	DOMESTIC= Single	1	20TH C= Minimal Traditional	1935	1970	Low	Non-contributing
Doherty	1508	Building	DOMESTIC= Single	1	20TH C= Craftsman	1910	1925	High	Contributing
Doherty	1511	Building	DOMESTIC= Single	1	20TH C= Craftsman	1920	1980	High	Contributing
Doherty	1521	Building	DOMESTIC= Auxiliary	1	No Style	1925		Medium	Contributing
Doherty	1521	Building	DOMESTIC= Single	1	20TH C= Craftsman	1925		Medium	Contributing
Doherty	1524	Building	DOMESTIC= Single	1	20TH C= Craftsman	1914	2000	High	Contributing
Doherty	1524	Structure	DOMESTIC= Auxiliary	1	No Style	2000		Low	Non-contributing
Doherty	1524	Building	DOMESTIC= Auxiliary	1	20TH C= Craftsman	1914	2000	Medium	Contributing
Doherty	1524	Building	DOMESTIC= Auxiliary= Servants'	1	No Style	1914	2000	Medium	Contributing
Doherty	1524	Building	DOMESTIC= Auxiliary= Servants'	1	No Style	1914	2000	Medium	Contributing
Doherty	1524	Building	DOMESTIC= Auxiliary	1	CONTEMPORARY= Neo-Traditional	2000		Low	Non-contributing
Doherty	1524	Building	DOMESTIC= Auxiliary	1	CONTEMPORARY= Neo-Traditional	2000		Low	Non-contributing
Doherty	1600	Building	DOMESTIC= Single	1	No Style	1994		Low	Non-contributing

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7 Page 36

Oblate Historic District
Mission, Hidalgo County, Texas

Doherty	1601	Building	DOMESTIC= Single	1	20TH C= Craftsman	1925	1970	Low	Non-contributing
Doherty	1603	Building	DOMESTIC= Single	2	No Style	1993		Low	Non-contributing
Doherty	1604	Building	DOMESTIC= Single	1	20TH C= Ranch	1965	1985	Low	Non-contributing
Doherty	1607	Building	DOMESTIC= Single	1	20TH C= Craftsman	1930	1990	Medium	Contributing
Doherty	1608	Building	DOMESTIC= Single	1	No Style	1994		Low	Non-contributing
Doherty	1609	Building	DOMESTIC= Single	1	20TH C= Minimal Traditional	1945	1980	Medium	Contributing
Doherty	1610	Building	DOMESTIC= Single	1	No Style	1994		Low	Non-contributing
Doherty	1612	Building	DOMESTIC= Single	1	No Style	1994		Low	Non-contributing
Doherty	1614	Building	DOMESTIC= Single	1	No Style	1994		Low	Non-contributing
Doherty	1615	Building	DOMESTIC= Single	1	No Style	1995		Low	Non-contributing
Doherty	1617	Building	DOMESTIC= Single	1.5	No Style	1970		Low	Non-contributing
Doherty	1619	Building	DOMESTIC= Single	1	No Style	1995		Low	Non-contributing
Francisco	1000	Building	DOMESTIC= Single	1	CONTEMPORARY= Neo-Traditional	2000		Low	Non-contributing
Francisco	1004	Building	DOMESTIC= Single	1	No Style	1925	1970	Low	Non-contributing
Francisco	1005	Building	DOMESTIC= Single	1	CONTEMPORARY= Neo-Traditional	2000		Low	Non-contributing
Francisco	1008	Building	DOMESTIC= Single	1	CONTEMPORARY= Neo-Traditional	2004		Low	Non-contributing
Francisco	1009	Building	DOMESTIC= Single	1	20TH C= Craftsman	1915	1970	Medium	Contributing
Francisco	1012	Building	DOMESTIC= Auxiliary= GarageApt	1	No Style	1925		Medium	Contributing
Francisco	1013	Building	DOMESTIC= Single	1	LATEVICTORIAN= Folk	1910		High	Contributing
Francisco	1017	Building	DOMESTIC= Single	1	20TH C= Craftsman	1915	1980	Medium	Contributing
Francisco	1023	Building	DOMESTIC= Single	1	No Style	1940	1960/1980	Low	Non-contributing
Francisco	1101	Building	RELIGION= Church	2	MODERN= PostWar; REVIVAL= Spanish	1958		Low	Non-contributing

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7 Page 37

Oblate Historic District
Mission, Hidalgo County, Texas

					Colonial				
Francisco	1119	Building	RELIGION= Hall	2	POSTMODERN	1987		Low	Non-contributing
Francisco	1201	Building	DOMESTIC= Single	1	REVIVAL= Tudor	1930		Medium	Contributing
Francisco	1205	Building	DOMESTIC= Single	1	No Style	1930	1950/ 1990	Medium	Contributing
Francisco	1209	Building	DOMESTIC= Multi	1	No Style	1997		Low	Non-contributing
Francisco	1212	Building	DOMESTIC= Single	1	20TH C= Craftsman	1915	1985	Medium	Contributing
Francisco	1214	Building	DOMESTIC= Single	1	20TH C= Minimal Traditional	1940	1965/ 1985	Medium	Contributing
Francisco	1221	Building	DOMESTIC= Single	1.5	REVIVAL= Colonial	1930	1990	Medium	Contributing
Francisco	1221	Building	DOMESTIC= Auxiliary	1	No Style	1930		Medium	Contributing
Francisco	1222	Building	DOMESTIC= Single	1	20TH C= Craftsman	1915	1965	Low	Non-contributing
Francisco	1300	Building	DOMESTIC= Single	1	20TH C= Minimal Traditional	1940	1990	Medium	Contributing
Francisco	1303	Building	DOMESTIC= Single	1	REVIVAL= Colonial	1925	2000	Medium	Contributing
Francisco	1303	Building	DOMESTIC= Auxiliary	1	20TH C= Craftsman	1925		Medium	Contributing
Francisco	1305	Building	DOMESTIC= Auxiliary	1	No Style	1980		Low	Non-contributing
Francisco	1306	Building	DOMESTIC= Single	1.5	REVIVAL= Tudor	1935	2000	Medium	Contributing
Francisco	1308-1310	Building	DOMESTIC= Single	1	REVIVAL= Mission	1930	2000	Medium	Contributing
Francisco	1314	Building	DOMESTIC= Single	1	20TH C= Minimal Traditional	1942		Medium	Contributing
Francisco	1315	Building	DOMESTIC= Single	1	20TH C= Craftsman	1935	1955	Medium	Contributing
Francisco	1320	Building	DOMESTIC= Single	1	20TH C= Ranch	1945	1980	Medium	Contributing
Francisco	1323	Building	DOMESTIC= Single	1	REVIVAL= Tudor	1940	2000	Low	Non-contributing
Francisco	1328	Building	DOMESTIC= Single	1	20TH C= Craftsman	1940	1950	Medium	Contributing
Francisco	1328	Building	DOMESTIC= Auxiliary= GarageApt	2	20TH C= Craftsman	1940		Medium	Contributing

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7 Page 38

Oblate Historic District
Mission, Hidalgo County, Texas

Francisco	1404	Building	DOMESTIC= Single	1.5	REVIVAL= Tudor	1930	1980	Medium	Contributing
Francisco	1404	Building	DOMESTIC= Auxiliary	1	No Style	1930	1990	Medium	Contributing
Francisco	1406-1408	Building	DOMESTIC= Multi	1	REVIVAL= Mission	1927	1970	Medium	Contributing
Francisco	1416	Building	DOMESTIC= Single	1	20TH C= Ranch	1955		Medium	Contributing
Francisco	1420	Building	DOMESTIC= Single	1	20TH C= Craftsman	1940	1980	Low	Non-contributing
Francisco	1424	Building	DOMESTIC= Single	2	20TH C= Minimal Traditional	1919	1980	Low	Non-contributing
Francisco	1521	Building	DOMESTIC= Multi	1	20TH C= Ranch	1945	2000	Medium	Contributing
Francisco	1524	Building	DOMESTIC= Single	1	20TH C= Craftsman	1930	1955	Medium	Contributing
Francisco, 15th, E.		Object	LANDSCAPE= Tree		No Style	1930		Medium	Contributing
Keralum	1001	Building	DOMESTIC= Single	1	LATEVICTORIAN= Folk	1915	1960	Medium	Contributing
Keralum	1009	Building	DOMESTIC= Single	1	20TH C= Minimal Traditional	1930	1980	Medium	Contributing
Keralum	1014	Building	DOMESTIC= Single	1.5	REVIVAL= Colonial, 20TH C= Craftsman	1935		High	Contributing
Keralum	1017	Building	DOMESTIC= Single	1	20TH C= Craftsman	1930	1960/1980	Medium	Contributing
Keralum	1018	Building	DOMESTIC= Single	1	No Style	1955	1970	Low	Non-contributing
Keralum	1022-24	Building	DOMESTIC= Single	1	REVIVAL= Tudor	1930	1990	High	Contributing
Keralum	1023	Building	DOMESTIC= Multi	1	REVIVAL= Tudor	1940	1980, 2004	Medium	Contributing
Keralum	1025	Building	DOMESTIC= Multi	1	REVIVAL= Tudor	1940	2004	Medium	Contributing
Keralum	1101	Building	DOMESTIC= Single	2	20TH C= Craftsman	1920	2000	Medium	Contributing
Keralum	1101	Building	COMMERCE	1	REVIVAL= Mission	1920		Medium	Contributing
Keralum	1108	Building	DOMESTIC= Single	1	No Style	1945	2002/1970	Low	Non-contributing
Keralum	1108	Building	DOMESTIC= Auxiliary	1	20TH C= Minimal Traditional	1945	1970	Low	Non-contributing
Keralum	1109	Building	DOMESTIC= Single	1	FOLK	1920	1990	Low	Non-contributing

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7 Page 39

Oblate Historic District
Mission, Hidalgo County, Texas

Keralum	1109	Building	DOMESTIC= Auxiliary	2	No Style	1930	1990	Medium	Contributing
Keralum	1110	Building	DOMESTIC= Multi	1	No Style	2000	0	Low	Non- contributing
Keralum	1113	Building	DOMESTIC= Single	1	20TH C= Craftsman	1925	1990	Medium	Contributing
Keralum	1114- 1112	Building	DOMESTIC= Multi	1	No Style	2003	0	Low	Non- contributing
Keralum	1115	Building	DOMESTIC= Single	1	20TH C= Minimal Traditional	1930	1970	Medium	Contributing
Keralum	1115	Building	DOMESTIC= Auxiliary	1	No Style	1930		Medium	Contributing
Keralum	1121	Building	DOMESTIC= Single	1	20TH C= Minimal Traditional	1940	2000/ 1960	Low	Non- contributing
Keralum	1121	Building	DOMESTIC= Auxiliary= GarageApt	1	No Style	1960		Low	Non- contributing
Keralum	1200	Building	DOMESTIC= Single	1	No Style	1950	2000	Medium	Contributing
Keralum	1208	Building	DOMESTIC= Single	1	20TH C= Craftsman	1930	1985	Medium	Contributing
Keralum	1209	Building	DOMESTIC= Multi	1	No Style	2002	0	Low	Non- contributing
Keralum	1210	Building	DOMESTIC= Single	1	20TH C= Minimal Traditional	1930	1990	Medium	Contributing
Keralum	1211	Building	DOMESTIC= Single	1	No Style	1930	1970	Medium	Contributing
Keralum	1212	Building	DOMESTIC= Single	2	No Style	1980	1990	Low	Non- contributing
Keralum	1219	Building	DOMESTIC= Multi	1	No Style	1934	1970/ 2000	Medium	Contributing
Keralum	1220	Building	DOMESTIC= Single	1	No Style	1950	1985	Medium	Contributing
Keralum	1221	Building	DOMESTIC= Single	1	No Style	1930	1980	Medium	Contributing
Keralum	1221	Building	DOMESTIC= Auxiliary= GarageApt	2	No Style	1960	1975	Low	Non- contributing
Keralum	1301	Building	DOMESTIC= Single	1	20TH C= Ranch	1940		Medium	Contributing
Keralum	1302	Building	DOMESTIC= Single	1	CONTEMPORARY= Neo-Traditional	2000		Low	Non- contributing
Keralum	1309	Building	DOMESTIC= Single	1	20TH C= Minimal Traditional	1935	1960	Medium	Contributing

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7 Page 40

Oblate Historic District
Mission, Hidalgo County, Texas

Keralum	1310	Building	DOMESTIC= Single	1	20TH C= Ranch	1950	1990	Medium	Contributing
Keralum	1311	Building	DOMESTIC= Single	1	20TH C= Craftsman	1935	1970/ 1960	Medium	Contributing
Keralum	1323	Building	DOMESTIC= Single	2	20TH C= Craftsman	1940	1960	High	Contributing
Miller	1001	Building	COMMERCE	1	REVIVAL= Colonial	1930	1995	High	Contributing
Miller	1010	Building	DOMESTIC= Auxiliary	1	20TH C= Craftsman	1930		Medium	Contributing
Miller	1011	Building	DOMESTIC= Single	1	FOLK	1915		Medium	Contributing
Miller	1014	Building	DOMESTIC= Single	1	No Style	1945	1990/ 1960	Low	Non-contributing
Miller	1017	Building	DOMESTIC= Auxiliary	2	20TH C= Craftsman	1935		Medium	Contributing
Miller	1019-1025	Building	DOMESTIC= Multi	1	20TH C= Craftsman	1930		High	Contributing
Miller	1022	Building	DOMESTIC= Single	1.5	20TH C= Craftsman	1920	1990	Low	Non-contributing
Miller	1100	Building	DOMESTIC= Single	1	20TH C= Craftsman	1925	1980	Low	Non-contributing
Miller	1101	Building	DOMESTIC= Multi	1	20TH C= Craftsman	1925		Medium	Contributing
Miller	1104	Building	DOMESTIC= Single	1	FOLK	1915	2004/ 1980	Low	Non-contributing
Miller	1105	Building	DOMESTIC= Single	1.5	20TH C= Craftsman	1915	1942	Medium	Contributing
Miller	1108	Building	DOMESTIC= Single	1.5	20TH C= Craftsman	1920	2000	Medium	Contributing
Miller	1109	Building	DOMESTIC= Single	1	20TH C= Craftsman	1925	1960, 2000	Medium	Contributing
Miller	1114	Building	DOMESTIC= Single	1	20TH C= Craftsman	1925	1960	Medium	Contributing
Miller	1115	Building	DOMESTIC= Single	1	No Style	1970		Low	Non-contributing
Miller	1116	Building	DOMESTIC= Auxiliary	1	No Style	1920	1985	Low	Non-contributing
Miller	1117	Building	DOMESTIC= Single	1.5	REVIVAL= Colonial	1930	2000	Low	Non-contributing
Miller	1121	Building	DOMESTIC= Multi	2	CONTEMPORARY= Neo-Eclectic	1980	1980	Low	Non-contributing
Miller	1213	Building	RELIGION= School	1	20TH C= Craftsman	1955		Medium	Contributing

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7 Page 41

Oblate Historic District
Mission, Hidalgo County, Texas

Miller	1215	Building	DOMESTIC= Multi	2	No Style	1970		Low	Non- contributing
Miller	1216	Building	DOMESTIC= Single	1	20TH C= Minimal Traditional	1955	1975	Low	Non- contributing
Miller	1217- 1219	Building	DOMESTIC= Multi	1	20TH C= Craftsman	1920	1950	Medium	Contributing
Miller	1218	Building	DOMESTIC= Single	1	CONTEMPORARY= Neo- Traditional		2000	Low	Non- contributing
Miller	1220	Building	DOMESTIC= Single	1	20TH C= Craftsman	1930	1970	Low	Non- contributing
Miller	1220	Building	DOMESTIC= Auxiliary	1	No Style	1930		Low	Non- contributing
Miller	1221	Building	DOMESTIC= Single	1	20TH C= Craftsman	1925		Medium	Contributing
Miller	1308 &131 0	Building	DOMESTIC= Auxiliary= GarageApt	2	No Style	1930	1990	Low	Non- contributing
Miller	1308- 1310	Building	DOMESTIC= Multi	1	20TH C= Craftsman	1940	2004	Low	Non- contributing
Miller	1313	Building	DOMESTIC= Single	1	20TH C= Minimal Traditional	1940		Medium	Contributing
Miller	1317	Building	DOMESTIC= Single	1	No Style	1965		Low	Non- contributing
Miller	1318 &132 2	Building	DOMESTIC= Multi	2	REVIVAL= Mission	1930	1970, 2000	High	Contributing
Miller	1323	Building	DOMESTIC= Single	1	FOLK	1910	1985	Low	Non- contributing
Miller	1503	Building	DOMESTIC= Auxiliary= GarageApt	2	No Style	1945	1970	Medium	Contributing
Miller	1601	Building	DOMESTIC= Multi	1	No Style	1997		Low	Non- contributing
Miller	1602	Building	DOMESTIC= Single	1	CONTEMPORARY= Neo- Traditional	1997		Low	Non- contributing
Miller	1603	Building	DOMESTIC= Single	1	20TH C= Minimal Traditional	1955	1975	Medium	Contributing
Miller	1604	Building	DOMESTIC= Single	1	CONTEMPORARY= Neo-Traditional	1980		Low	Non- contributing
Miller	1605	Building	DOMESTIC= Single	1	20TH C= Ranch	1950	1970	Low	Non- contributing
Miller	1606	Building	DOMESTIC= Single	1	20TH C= Craftsman	1940	1970	Medium	Contributing
Miller	1608	Building	DOMESTIC= Single	1	No Style	1935	1945	Medium	Contributing

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7 Page 42

Oblate Historic District
Mission, Hidalgo County, Texas

Miller	1609	Building	DOMESTIC= Single	1	20TH C= Craftsman	1935		Medium	Contributing
Miller	1612	Building	DOMESTIC= Single	1	20TH C= Minimal Traditional	1940	1970	Medium	Contributing
Miller	1614	Building	DOMESTIC= Single	1	20TH C= Minimal Traditional	1940		Medium	Contributing
Miller	1616-1618	Building	DOMESTIC= Single	1	No Style	1945	1960	Medium	Contributing
Miller	1617	Building	DOMESTIC= Single	1	20TH C= Craftsman	1935	1955	Medium	Contributing
Miller	1621	Building	DOMESTIC= Single	1	20TH C= Minimal Traditional	1950	1970	Medium	Contributing
Miller	1623	Building	DOMESTIC= Single	1	20TH C= Minimal Traditional	1950	1970	Medium	Contributing
Miller	1625	Building	DOMESTIC= Single	1	LATEVICTORIAN= Folk	1910	1930	Medium	Contributing
Oblate	1000	Building	DOMESTIC= Single	1	20TH C= Craftsman	1920	1960	Medium	Contributing
Oblate	1004	Building	DOMESTIC= Single	1	20TH C= Craftsman	1915	1970	Medium	Contributing
Oblate	1006	Building	DOMESTIC= Single	1	20TH C= Craftsman	1925	1990	Medium	Contributing
Oblate	1007-1009	Building	DOMESTIC= Multi	1	20TH C= Minimal Traditional	1945	1970	Medium	Contributing
Oblate	1010	Building	DOMESTIC= Single	1	20TH C= Craftsman	1915	1965	Low	Non-contributing
Oblate	1011	Building	DOMESTIC= Single	1.5	20TH C= Craftsman	1920	1960	Medium	Contributing
Oblate	1016	Building	DOMESTIC= Multi	1	20TH C= Minimal Traditional	1950		Medium	Contributing
Oblate	1016	Building	DOMESTIC= Auxiliary= GarageApt	2	No Style	1940		Medium	Contributing
Oblate	1022	Building	DOMESTIC= Single	1	CONTEMPORARY= Neo-Traditional	2003		Low	Non-contributing
Oblate	1023	Building	DOMESTIC= Single	1	FOLK	1910	1970	Low	Non-contributing
Oblate	1105	Building	DOMESTIC= Single	1	20TH C= Craftsman	1925	1970	Medium	Contributing
Oblate	1109	Building	DOMESTIC= Single	1.5	20TH C= Craftsman	1920	1960, 2000	High	Contributing
Oblate	1113	Building	DOMESTIC= Auxiliary= GarageApt	2	20TH C= Craftsman	1925	1960, 2000	Medium	Contributing

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7 Page 43

Oblate Historic District
Mission, Hidalgo County, Texas

Oblate	1113	Structure	DOMESTIC= Auxiliary	1	No Style	1970		Low	Non- contributing
Oblate	1117	Building	DOMESTIC= Single	1	REVIVAL= Colonial	1925	1985	Medium	Contributing
Oblate	1121	Building	DOMESTIC= Single	1	REVIVAL= Colonial	1935		Medium	Contributing
Oblate	1204	Building	DOMESTIC= Auxiliary= GarageApt	2	20TH C= Craftsman	1940	1960	Medium	Contributing
Oblate	1210	Building	DOMESTIC= Multi	1	No Style	2000		Low	Non- contributing
Oblate	1211	Building	DOMESTIC= Single	1	20TH C= Minimal Traditional	1940	1980	Medium	Contributing
Oblate	1212	Building	DOMESTIC= Multi	1	REVIVAL= Mission	2003		Low	Non- contributing
Oblate	1215	Building	DOMESTIC= Single	1	20TH C= Minimal Traditional	1940	1960	Low	Non- contributing
Oblate	1216- 1218	Building	DOMESTIC= Multi	1	REVIVAL= Mission	1930		Medium	Contributing
Oblate	1217	Building	DOMESTIC= Single	1	20TH C= Craftsman	1920	1980	Medium	Contributing
Oblate	1219	Building	DOMESTIC= Multi	1	20TH C= Craftsman	1930	1990	Low	Non- contributing
Oblate	1220	Building	DOMESTIC= Single	1	20TH C= Ranch	1955		Medium	Contributing
Oblate	1301	Building	DOMESTIC= Single	1	REVIVAL= Tudor	1940	1980	Medium	Contributing
Oblate	1305	Building	DOMESTIC= Single	1	No Style	1925		Low	Non- contributing
Oblate	1307	Building	DOMESTIC= Single	1	No Style	1970		Low	Non- contributing
Oblate	1308	Building	RELIGION= Church	1	CONTEMPORARY= Neo-Eclectic	1965		Low	Non- contributing
Oblate	1315	Building	DOMESTIC= Single	1	No Style	1970		Low	Non- contributing
Oblate	1318 &132 2	Building	RELIGION= Church	1	REVIVAL= Gothic	1949		Medium	Contributing
Oblate	1323	Building	DOMESTIC= Single	1	20TH C= Craftsman	1930		High	Contributing
Oblate	1323	Building	DOMESTIC= Auxiliary	1	20TH C= Craftsman	1930		Medium	Contributing
Oblate	1600	Building	DOMESTIC= Single	1	REVIVAL= Mission	1940	1970	Low	Non- contributing

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7 Page 44

Oblate Historic District
Mission, Hidalgo County, Texas

Oblate	1601	Building	DOMESTIC= Single	1.5	No Style	1930		Medium	Contributing
Oblate	1605	Building	DOMESTIC= Single	1	20TH C= Minimal Traditional	1940	1970	Medium	Contributing
Oblate	1607	Building	DOMESTIC= Single	1	20TH C= Minimal Traditional	1940		Medium	Contributing
Oblate	1610	Building	DOMESTIC= Single	1	No Style	1945	1970	Low	Non-contributing
Oblate	1615	Building	DOMESTIC= Single	1	20TH C= Craftsman	1935	1980	Medium	Contributing
Oblate	1619	Building	DOMESTIC= Single	1.5	No Style	1935	1970/ 2000	Low	Non-contributing
Oblate	1621	Building	DOMESTIC= Single	2	No Style	1975		Low	Non-contributing
Oblate	1622	Building	DOMESTIC= Single	1	No Style	1945	1970	Low	Non-contributing
Oblate	1623	Building	DOMESTIC= Single	1	No Style	1975		Low	Non-contributing
Oblate	1624	Building	DOMESTIC= Single	1	20TH C= Craftsman	1930	1990	Low	Non-contributing
Oblate	1630	Building	DOMESTIC= Single	1.5	No Style	1930	1990	Low	Non-contributing
St. Marie	1000	Building	DOMESTIC= Single	1	20TH C= Craftsman	1920	1985	Medium	Contributing
St. Marie	1004	Building	DOMESTIC= Single	1	No Style	1945		Medium	Contributing
St. Marie	1004	Building	DOMESTIC= Auxiliary	1	No Style	1940		Medium	Contributing
St. Marie	1005	Building	COMMERCE	1	No Style	2000		Low	Non-contributing
St. Marie	1009	Building	DOMESTIC= Single	1	20TH C= Craftsman	1915	1940	Medium	Contributing
St. Marie	1009	Building	DOMESTIC= Auxiliary	1	No Style	1940		Medium	Contributing
St. Marie	1010	Building	DOMESTIC= Single	1	20TH C= Minimal Traditional	1940	1985	Low	Non-contributing
St. Marie	1014	Building	DOMESTIC= Single	1	20TH C= Craftsman	1915	1960	Low	Non-contributing
St. Marie	1014	Building	DOMESTIC= Auxiliary= Apt	1	No Style	1930	1960	Low	Non-contributing
St. Marie	1018	Building	DOMESTIC= Single	1	REVIVAL= Spanish Colonial	1915		High	Contributing
St. Marie	1100	Building	DOMESTIC= Single	1	20TH C= Craftsman	1925		High	Contributing

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7 Page 45

Oblate Historic District
Mission, Hidalgo County, Texas

St. Marie	1100	Building	DOMESTIC= Auxiliary	1	No Style	1925		Medium	Contributing
St. Marie	1114	Building	DOMESTIC= Multi	1	CONTEMPORARY= Neo-Traditional	2002		Low	Non- contributing
St. Marie	1122	Building	DOMESTIC= Single	1	CONTEMPORARY= Neo-Traditional	2000		Low	Non- contributing
St. Marie	1208	Building	DOMESTIC= Auxiliary	1	20TH C= Craftsman	1925		Medium	Contributing
St. Marie	1212	Building	DOMESTIC= Multi	1.5	20TH C= Craftsman	1925	1955	Medium	Contributing
St. Marie	1213	Building	DOMESTIC= Single	1	20TH C= Ranch	1950		High	Contributing
St. Marie	1214	Building	DOMESTIC= Multi	1	20TH C= Craftsman	1930	1955	Medium	Contributing
St. Marie	1215	Building	DOMESTIC= Single	1	No Style	1970		Low	Non- contributing
St. Marie	1216- 1218	Building	DOMESTIC= Multi	1	20TH C= Minimal Traditional	1930	1970	Medium	Contributing
St. Marie	1216- 1218	Building	DOMESTIC= Auxiliary	1	20TH C= Craftsman	1930		Medium	Contributing
St. Marie	1301	Building	DOMESTIC= Single	1	20TH C= Ranch	1945	1970	Medium	Contributing
St. Marie	1312	Building	DOMESTIC= Single	1	MODERN= PostWar	1975		Low	Non- contributing
St. Marie	1314	Building	DOMESTIC= Single	1	20TH C= Minimal Traditional	1940	2000	Medium	Contributing
St. Marie	1316	Building	DOMESTIC= Single	1	20TH C= Ranch	1940	1950	Medium	Contributing
St. Marie	1317	Building	DOMESTIC= Single	2	20TH C= Minimal Traditional	1945	1965- 1985	Low	Non- contributing
St. Marie	1319	Building	DOMESTIC= Single	2	20TH C= Craftsman	1935	1955	Medium	Contributing
St. Marie	1321	Building	DOMESTIC= Single	1	20TH C= Craftsman	1935	1965	Low	Non- contributing
St. Marie	1323	Building	DOMESTIC= Single	1	20TH C= Minimal Traditional	1940	1980	Low	Non- contributing
St. Marie	1324	Building	DOMESTIC= Single	1	REVIVAL= Tudor	1930		Medium	Contributing
St. Marie	1325	Building	DOMESTIC= Single	1	MODERN= Moderne	1930	1950	Medium	Contributing
St. Marie	1326	Building	DOMESTIC= Single	1	REVIVAL= Tudor	1930	2000	Medium	Contributing
St. Marie	1327	Building	DOMESTIC= Single	1	REVIVAL= Tudor	1930	1970	Medium	Contributing

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7 Page 46

Oblate Historic District
Mission, Hidalgo County, Texas

St. Marie	1328	Building	DOMESTIC= Single	1	REVIVAL= Tudor	1930	1985	Medium	Contributing
St. Marie	1330	Building	DOMESTIC= Single	1	REVIVAL= Tudor	1930		High	Contributing
St. Marie	1337	Building	DOMESTIC= Single	1	20TH C= Minimal Traditional	1940	1970	Medium	Contributing
St. Marie	1341	Building	DOMESTIC= Single	1	20TH C= Minimal Traditional	1940	1980	Low	Non- contributing
St. Marie	1344	Building	DOMESTIC= Single	1	20TH C= Ranch	1945	1960	Medium	Contributing
St. Marie	1345	Building	DOMESTIC= Single	1	20TH C= Minimal Traditional	1940	1960	Low	Non- contributing
St. Marie	1351	Building	DOMESTIC= Single	1	REVIVAL= Tudor	1930	1970	Medium	Contributing

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, Community Planning and Development

PERIOD OF SIGNIFICANCE: 1907 - 1955

SIGNIFICANT DATES: 1907

SIGNIFICANT PERSON: NA

CULTURAL AFFILIATION: NA

ARCHITECT/BUILDER: NA

NARRATIVE STATEMENT OF SIGNIFICANCE (see continuation sheets 8-47 through 8-59).

9. MAJOR BIBLIOGRAPHIC REFERENCES

BIBLIOGRAPHY (see continuation sheet 9-60 through 9-63).

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 47

Oblate Historic District
Mission, Hidalgo County, Texas

The Oblate Park Historic District is a residential neighborhood significant for its association with Anglo-American "homeseekers" who migrated to the Rio Grande Valley in the 1920s, '30s, and '40s seeking wealth in citrus or oil, as well as relief from cold Midwestern winters. The house forms and architectural styles in Oblate Park are Mission's best and most intact material document of the accelerating migration to the area until the early 1950s, when severe freezes crippled the citrus industry. The small cluster of large, early Craftsman style houses around Oblate Park represents the few pioneers of the citrus industry who came to the valley in the 1910s. Continuous blocks of Craftsman bungalows and Spanish Colonial Revival cottages, popular in the 1920s and 1930s, indicate the sharp jump in housing construction in Mission during that period. The infill development of Early Ranch houses at the edges of the neighborhood marks the steady demand for housing that continued through the 1940s then tapered off in the early 1950s. The mix of single-family homes, duplexes, and small apartment houses in the area similarly documents the rise of the phenomenon of "Winter Texans," chiefly prosperous Midwestern farmers and businessmen who would purchase a second home and possibly a small citrus grove in the temperate Valley. Additionally, Oblate Park is architecturally significant for its concentration of exemplary California Bungalows and the Spanish Colonial Revival cottages. The houses in Oblate Park mimicked California's architectural styles not just on the surface but in spirit – citrus promoters fashioned Mission after California's citrus towns, and many longtime residents intended to just pass through Mission en route to California but ended up staying. The Oblate Park Historic District is associated with the historic context "Grapefruit's Lone Star Home: The Development of Mission, Texas" set forth in Section E of the National Register Multiple Property Nomination for the Historic and Architectural Resources of Mission, Hidalgo County, Texas. It is eligible for nomination to the National Register of Historic Places under Criterion C for Architecture and under Criterion A for Community Planning and Development, both at the local level.

Historic Context

Oblate Park is a middle-class residential neighborhood located in the northeastern quadrant of the original 1908 plat of Mission, Hidalgo County, Texas in the Lower Rio Grande Valley (Map 2). The historic context for Oblate Park is associated with the broader historic context for Mission found in the National Register Multiple Property Nomination for the Historic and Architectural Resources of Mission, Hidalgo County, Texas. Mission was established as a speculative venture by railroad, irrigation, and land investors John J. Conway and J.W. Hoit. In 1907 Conway and Hoit purchased 17,000 acres from French Catholic priests of the Oblate Order of Mary Immaculate (Heller). After the Mexican War (1846-1848), the Oblate fathers were the most prevalent representatives of the Catholic Church in the Lower Rio Grande Valley (Casteñeda 203-215). The Oblate missionaries were itinerant and circulated among the many churches and chapels in the region, but in 1871 they obtained *porciones* 55 and 57 of region founder José Escandon's original tract by deed from a French immigrant named Rene Guyard (Kemp "Historic Mission" 5). This land was known as the La Lomita Ranch ("The Little Hill"), and the Oblate fathers established the La Lomita Mission there. Mission was named for the Oblate Chapel at La Lomita. Conway and Hoit platted the town of Mission north of La Lomita, along the existing railroad tracks in 1907-08, although the City of Mission would not receive its charter until 1931 (Pan American University Library Special Collections).

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 8 Page 48

Oblate Historic District
Mission, Hidalgo County, Texas

The transition of Mission from barren ranchland into a vibrant town with a middle-class residential neighborhood like Oblate Park was a masterpiece of infrastructure engineering. The Saint Louis, Brownsville and Mexico Railroad was constructed in 1904, bringing transportation to the outside world, but irrigation remained a serious problem. Although canals and pump-houses provided irrigation to farmland, no irrigation yet reached the proposed town site at the railroad tracks. With the help of engineer Sidney J. Rowe, in 1907 Conway and Hoyt began construction of a U-shaped canal dubbed the "Main Canal" ("Interesting History of Mission is Prepared," *Mission Enterprise* 24 January 1935).⁵ Canal construction was led by foreman Bill Shafer with manager Greg Wood, while Mexican-American labor cleared the land and dug the canals. Wood, who was a long-time resident of the Oblate Park Neighborhood, would go on to become mayor of Mission from 1915 to 1920 and would oversee some of Mission's most important infrastructure construction projects.

Conway and Hoyt found a ready market for their irrigated city lots with the prosperity of the grapefruit industry and spin-off industries like shipping and juicing. Nearly all of the city's pioneering settlers were connected to the citrus industry. During the 1920s, '30s and '40s, everyone who could afford it owned a small plot of citrus, even if their primary income came from working in town (Duncan). Many bought citrus groves when they first came to the valley and built temporary housing in the country, then moved into a city house when they could afford it (Duncan). The Speers family, for instance, moved to the Valley from Arkansas and lived on their property north of town before building their home at 615 E. 12th Street in about 1913 (Duncan) (Figure 7.34). Also, most pioneers moved to the valley because of the railroad and the citrus industry, but many of Mission's pioneer families first lived in other towns then moved to Mission because the schools and roads were nicer (Duncan).

The first major development in the northeast quadrant of the city came in 1916 when the "Oblate Addition" was annexed into the city limits and subdivided for residential development by the Oblate Order (Texas Historical Commission Historic Marker Files). This subdivision included the area between 11th and 13th Streets and Francisco and Keralum Avenues. The Oblates became involved in land development in Mission in 1910. The Oblates had retained about 300 acres to the south of Mission at La Lomita immediately after the sale of their property to Conway and Hoyt in 1907, but in 1910 they moved into Mission and constructed the Catholic Church of Saint Paul on Ebano Street (now 12th Street) at Francisco Avenue (Map 4) (Wright "La Lomita" 2002). The Oblate Fathers apparently wished to reinvest the money from the sale of their property in a way that would bring them closer to their emerging congregation while ensuring the centrality of the Catholic Church to the growing town. To this end, the Oblate Addition set aside the entire city block east of The Church of Saint Paul as Plaza Square. This assured that the church would always have a prominent location in the city and also provided an urban amenity not offered elsewhere in Mission. The Plaza Square quickly attracted homebuyers, and by 1919 substantial two- and three-story Craftsman style houses with wide porches lined the Square (Figure 8.1) (Sanborn, 1919).

⁵ The original 1907 town plat (Map 1) notes that the canal is under construction.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 8 Page 49

Oblate Historic District
Mission, Hidalgo County, Texas



Figure 8.1 Sammons Family House. 523 E. 12th Street, North of Oblate Park. Camera Facing Northeast.

The neighborhood surrounding the Plaza Square continued its quick pace of growth and development throughout the early Twentieth Century. The population of Mission rose from about 4000 in 1920 to about 6000 in 1940, and housing in Mission was in high demand throughout the 1930s and '40s. Relative to the rest of the United States, Mission experienced little hardship due to the Great Depression. In addition to grapefruit's prosperity, an oil well was found near Mission in September of 1934, and a second well was found in 1940 (*Mission Enterprise* 27 Sept 1934; *Mission Times* 25 June 1940). Even though there was a rise in unemployment in Mission, the housing market continued to boom, thanks in part to insured mortgages made available by the National Housing Act of 1935 (*Mission Enterprise* 16 May 1935).⁶ Military presence helped to sustain Mission's economy in the 1940s: "From 1941 to 1946 there were always about 3,000 men in training at Moore Air Force Base" (Heller). The peak of construction in North Mission seems to have been from 1938 to 1940. In 1938 the *Mission Enterprise* reported "Houses for 49 Families Built here in Past Two Years" (10 Mar 1938) and the *Mission Times* wrote that "This summer it is expected that many new homes will be constructed" (3 Mar 1938). By 1939 the *Mission Times* claimed "Purchase of Homes Boom Real Estate" (5 May 1939), and in 1940 the *Times* stated "Spring Building Boom in Mission To Be Continued: Contracts for 20 homes awarded in past

⁶ For a thorough summary of federal government incentives for home ownership, see the National Register of Historic Places Multiple Property Nomination *Historical Residential Architecture in Des Moines, Iowa, 1905-1940: A Case Study of Two Cottage/House Types, the Bungalow and the Square House* (2000): Section E, pp. 18-19.
<http://www.nr.nps.gov/multiples/64500145.pdf>

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 8 Page 50

Oblate Historic District
Mission, Hidalgo County, Texas

few weeks," (15 Mar 1940). On January 17, 1941 *Mission Times* ran the story "1940 Banner Building Year: Permits Issued are Highest in History; Double 1939 Figure" on the front page. The need for housing was alleviated partially by a federally-funded 80-unit Public Housing Authority (PHA) project that was constructed in southeast Mission beginning in 1950 (*Mission Times* 6 Jan 1950).

Subdivisions such as "Golden Groves" (1933), "Parkview" (1941), and "Gulf Breeze" (1950) sprung up on the periphery of town, but infill construction within the Oblate Park Historic District remained in high demand. The Blake Addition, subdivided in 1926 and built out by 1949, provided additional housing between Francisco and Keralum Avenues and 13th and 16th Streets (Map 5). The developer of the Blake Addition, Thomas W. Blake, owned a lumberyard in Houston (U.S. Census Series T625 Roll 1813 Page 215). He seems to have been active in providing house plans and lumber for construction in the Lower Rio Grande Valley, and advertisements for the Thos. W. Blake Lumber Co. appeared in *The McAllen Monitor* in 1926 and 1927. Deed restrictions assured homebuyers that the Blake Addition would be more substantial than earlier neighborhoods. All deeds issued from Thomas W. Blake specified that, among other things, buildings must be set back thirty-five feet, cost at least three-thousand dollars, have at least two coats of paint if wood, have plans approved by Thomas W. Blake or his representative, and function only as residences (Hidalgo County Deed Records; 1927; Pp. 150-151, 336-338, 353-356). These deed restrictions served to socially segregate the neighborhood as well, requiring that "No part of said premises shall ever be conveyed, transferred, demised, leased or rented to any person or persons of African descent" (Ibid).

Because Blake was involved in the lumber business, he had a vested interest in selling building materials and house plans as well as lots. By stipulating in the deeds that he must approve all house plans, Blake suggested to homebuyers that choosing building plans sold by the Thos. Blake Lumber Co. would expedite the process. Deed records support this conclusion. As shown by the 1933 Sanborn Fire Insurance Map of Mission (Map 5), two of the earliest houses in the neighborhood were on Lot 7 of Block 4 (now 1406-1408 Francisco Ave.) and Lots 9-11 of Block 4 (now 1404 Francisco Ave.). Blake sold Lot 7 to Allen Bourgeois for \$8,050.00 on June 13, 1927, and he sold Lots 9-11 to R.R. Sheeler for \$5,310.00 on July 5, 1927. On the other hand, Lots 15 and 17 of Block 4 were sold to R.A. Dimmick for a mere \$1,000.000 on January 22, 1927. Sanborn maps indicate that no house was constructed on this lot until the mid-1940s (Map 6). The steep escalation in the land values of Lot 7 and Lots 9-11 indicates that Blake had improved the parcels before offering them for sale.⁷ Blake chose to construct solid homes in Mission Revival and Tudor Revival styles on these lots, hoping to project an affluent image that would attract future buyers. Many lots in the Blake addition were sold during 1927, and by 1949 the neighborhood was densely built. House styles changed with the era, and by the 1940s ranch houses were being built alongside the Tudor Revival examples from the late 1920s.

⁷ Sheeler, like Blake, was the manager of a lumberyard, and he possibly constructed his home using designs and materials from his lumberyard rather than Blake's. It is more probable, though, that Sheeler and Blake had some sort of reciprocal business arrangement.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 8 Page 51

Oblate Historic District
Mission, Hidalgo County, Texas

Social Context

Oblate Park was considered the first neighborhood in Mission to have “nicer,” modern, well-constructed homes (Martin). In the 1930s and 1940s, Oblate Park was reputed to be one of Mission’s most beautiful and well-maintained residential neighborhoods, and a number Mission’s most prominent and active citizens owned homes there. Newspaper articles of the day regularly commented on the beauty of these homes. In fact, during the 1930s, the *Mission Enterprise* ran a column titled “Making Mission Beautiful” that featured homes with especially beautiful and well-maintained lawns and gardens, and a large proportion of the houses featured were within the Oblate Historic District boundaries.⁸ Most homeowners were Anglo-American professionals and their families, many of whom had either direct or indirect interests in citrus. More of Mission’s civic and political leaders lived in Oblate Park than in any other neighborhood (Duncan). Oblate Park homeowners featured in the newspaper included:

- Mr. & Mrs. Greg Wood, former mayor and construction manager, who owned a home at 1215 Doherty Avenue;
- Mr. & Mrs. John Brannan, who lived on 10th Street or Quallacan (now Tom Landry) and owned the Chevrolet dealership (Figure 8.2) (*Mission Enterprise* 2 Feb 1933 and 10 Feb 1938, *Mission Times* 13 Jan 39);
- Judge & Mrs. W.P. Blaylock, who lived at 1100 Saint Marie Avenue (*Mission Times* 3 Mar 1939);
- Mr. & Mrs. W.O. Brown, a banker, who lived on the 1300 block of Saint Marie (*Mission Times* 21 June 1939);
- Mr. and Mrs. C.V. Schier, grocer-turned-grapefruit entrepreneur, who lived at 1324 Saint Marie (*Mission Times* 17 June 1937; and
- Dr. & Mrs. E.H. Naumann, a dentist who also owned a 10-acre citrus grove, who lived at 1250 Doherty (*Mission Times* 13 May 1937).



Figure 8.2. Brannan Home, *Mission Enterprise*, 10 Feb 1938.

During the early twentieth century, a tidy lawn and a flowering garden were considered keys to “beautification” of the Valley. Beautification, in turn, was given high social and civic importance. A manicured house and garden signified social prominence in Oblate Park. An article entitled “Let Us Beautify the Valley” in

⁸ Other featured houses typically were located in the adjacent neighborhood east of Conway or Lomita Avenue or in outer suburbs like “Mission Groves.”

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 8 Page 52

Oblate Historic District
Mission, Hidalgo County, Texas

Monty's Monthly Digest of Valley Activities decreed that, "Here in the Valley there is no reason for anyone not having beautiful, well-kept grounds and several very good reasons why everyone should have them" – because it enhanced land values, inspired civic pride, encouraged health and happiness, and promoted domestic stability.

Although Oblate Park primarily consists of detached single-family houses, a healthy mix of multiple-family residences, religious and educational institutions, and small businesses contributed to the neighborhood's vitality. Mission did not achieve home rule or establish a municipal government until 1961 and no zoning code was established until 1976 (Mission City Ordinances No. 2840, No. 2840), so it did not fall prey to the exclusionary zoning that eliminated diversity in many American neighborhoods in the mid-Twentieth Century. The presence of "Winter Texans" and out-of-town citrus grove owners influenced the mix of housing types and sizes in Oblate Park. Mission is known as "The Tourist Mecca of South Texas" (Heller), and from the early Twentieth Century onward tourist hotels and apartments intermingled with permanent family homes. The Oblate Historic District illustrates this pattern. A 1933 article in the *Mission Enterprise* entitled "Need for Houses Shown in Mission: Grove Owners are Here for Winter Visit" noted the increase in wintering northerners, some of whom owned small citrus groves (*Mission Enterprise* 23 Nov 1933). Many apartments and some single-family homes were constructed to accommodate these "Winter Texans." Apartment living thus was associated with affluent Winter Texans and had no social stigma attached to it; in fact, the Society pages of the *Mission Enterprise* in the 1930s often noted parties, bridge games, and luncheons held in apartments. This attitude had a significant impact on land use in the Oblate Park Historic District, encouraging stylish new apartment houses rather than exclusively single-family homes (Figure 8.3). Into the 1970s rental properties were in high demand because of Winter Texans, and native Mission residents often had difficulty finding housing (Ortega).

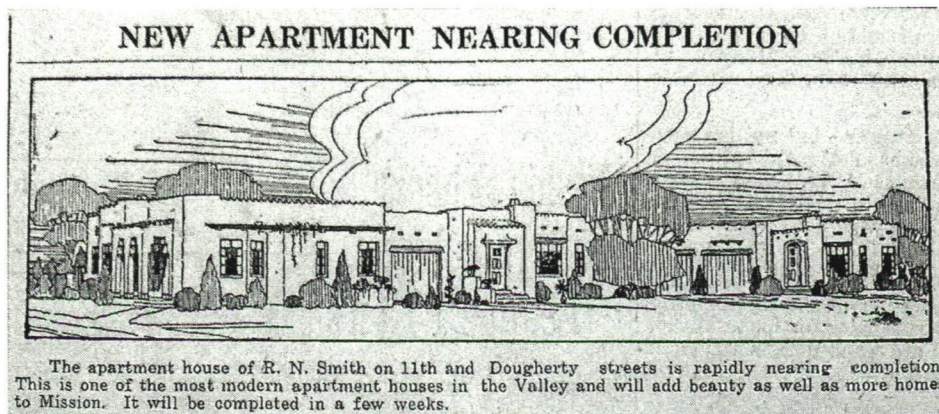


Figure 8.3. Rendering of fashionable Mission Revival apartment building at 11th St. and Doherty Ave., *Mission Times* 13 Jan 1939.

Throughout its period of significance (1097-1955), the Oblate Park Historic District was nearly exclusively Anglo-American, while neighborhoods south of the railroad tracks were nearly exclusively Mexican-American. After World War II, some families moved from Oblate Park into newer subdivisions with larger Ranch houses, like Country Club Drive, but Oblate Park remained a stable and active neighborhood

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 8 Page 53

Oblate Historic District
Mission, Hidalgo County, Texas

(Duncan). Stability, however, meant that racial integration in Oblate Park was slow. Restrictive covenants, such as those included in the deeds for lots in the Blake Addition, reinforced the social status quo. A few exceptionally prosperous Mexican American Americans moved into the neighborhood in the 1940s. Mr. Ramiro Tijerina and his wife Delia purchased a lot at 1314 Francisco from Mr. E.P. Butler in 1942 for \$1,000. At that time, the neighborhood was entirely white, and a number of neighbors held secret neighborhood meetings to organize to force out the Tijerina family (Tijerina). Mr. Tijerina eased tensions by convincing the neighborhood that they would be proud of his house, which he designed himself and oversaw construction of, and which he continues to maintain immaculately (Figure 8.4). During the decades that he served as a mailman Mr. Tijerina befriended many of his enemies in the neighborhood, and many people credit racial tolerance in Mission to his kindness, patience, and generosity (Martin). Other early Mexican Americans who moved into Oblate Park include the Raphael Peña family who moved into 1005 Miller in 1942 (Tijerina). For the most part, however, the neighborhood did not become fully mixed until the original generation passed away and homes were put up for sale (Kemp).



Figure 8.4. Ramiro Tijerina House. 1314 Francisco. Camera Facing East.

In the early 1950s, Mission experienced a series of hard freezes that damaged area-wide citrus groves, and the economy never regained its momentum. Nonetheless, Oblate Park continued to be a stable, well-maintained neighborhood as Mexican-American residents of South Mission gained economic and social resources and were able to purchase homes in North Mission. Today Oblate Park is a well-maintained middle-class neighborhood that retains the majority of its construction from its period of significance from 1907-1955.

Architectural Context

The architectural styles chosen in the Oblate Park Historic District document the evolution of the values and heritage of Oblate Park's residents. For the most part, arbiters of style in Oblate Park were the same as

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 8 Page 54

Oblate Historic District
Mission, Hidalgo County, Texas

elsewhere in America – ladies magazines, popular architectural journals, and building industries' advertisements. Oblate Park's architecture, however, is in some aspects unique. Mission was a planned and designed town, and its founders had a clear, consistent idea of what its architecture should look like. Because town founders Conway and Hoit wanted to associate the Valley with California, they promoted architectural styles that were popular in California – namely the Craftsman, Mission Revival, and Spanish Colonial Revival styles. Nonetheless, because Mission was a brand-new town, its settlers came from diverse regions and taste cultures, and eclectic architectural styles proliferated. While the first generation of Mission pioneers seem to have accepted the California-like image, later generations seem to have preferred the Tudor Revival and Colonial Revival styles more commonly associated with affluence and civic ambition in other parts of the United States.

Stylistic Influences

Craftsman

Mission's co-founders John J. Conway and James W. Hoit sought to market Mission, with its warm climate and citrus groves, as an alternative to California. From their Midwestern vantage point, the image of the California lifestyle seems to have been coupled with the bungalow. Although the building type and style emerged in California, they were disseminated to the American Midwest via popular ladies' magazines. Bungalow scholar Robert Winter notes that *Western Architect* and *Keith's Magazine on Homebuilding* were among the bungalow's most enthusiastic promoters (Winter 27-29). Both magazines happened to be published in Minneapolis, where Conway kept a residence throughout his life, and would have been circulated in Hoit's hometown of Deluth, Minnesota as well. The bungalow first appeared in nationally syndicated magazines about 1905, and the press that it received peaked in 1911 (*Historical Residential Architecture in Des Moines, Iowa, 1905-1940*: Section E, p. 83). The national bungalow trend certainly would have influenced Mission even without endorsement from Conway or Hoit, but their persuasive correlation of Mission with California and the bungalow accounts in part for the type's dominance of residential building until about 1930.

The Craftsman bungalow was introduced by California architects circa 1900 and popularized by taste-making magazines like *The Craftsman* and *Western Architect* (Figure 8.5). The bungalow form was conceived in response to the warm, temperate climate of California, and it came to represent a lifestyle integrated with nature and the landscape. Conway and Hoit perceived that potential land buyers sought exactly this climate and lifestyle, and they seized upon the bungalow as a marketing tool. Citrus-based land development in California had been very successful, and Conway and Hoit aimed to duplicate that success in Mission. Although the analogy of Mission to California was in many ways a deception, native residents do remember a lifestyle that was very connected to the outdoors in the days before air conditioning, and the bungalow's porch and cross-breezes certainly were appreciated.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 8 Page 55

Oblate Historic District
Mission, Hidalgo County, Texas



Figure 8.5. Gambel House, Pasadena, CA. Architects Greene & Greene. 1908. Bungalow Prototype.

Though California and the Rio Grande Valley shared warm climates and citrus groves, their differing topography and urban contexts required adaptations to the Craftsman style (Figures 7.20-7.21). The California Bungalow was a response to the hilly, lush landscape:

California is the home of the modern Bungalow. Its almost constant sunshine makes a house of this fashion a necessity, but there is hardly a town or city in all this broad land where the Bungalow would not prove more attractive than any other style of house. As the "farm house" or the ranch "hacienda" the Bungalow style is ideal (Wilson 3).

The low eaves, tapered or battered piers, deep shadows, open floor plans, interpenetration of interior and exterior, and use of neutral colors all created a visual unity between the manmade environment and the natural environment (Vernooy 10). Even the bungalow was a stark addition to the landscape of Mission's flat, naked new subdivisions, though. Neutral craftsman colors were rejected and bright white was used instead. Also, Californian lots typically were wider than deep while Midwestern and Southwestern lots – like those in Oblate Park – were narrow and deep (Vernooy 69). This generated more closed plans with fewer projecting porches and a higher degree of symmetry. The bungalows in the Oblate Park Historic District also are peculiar in their lack of rails or half-walls enclosing their porches. While the Wilson Company's pattern book, *The Bungalow Book*, has some sort of porch enclosure illustrated in almost every example, very few examples in Oblate Park have rails or half-walls (Figures 7.21-7.22). Moreover, although the use of local and natural building materials was essential to the Californian concept of the bungalow, milled lumber for Mission's bungalows arrived by rail. Yet Oblate Park's dense collection of Craftsman-influenced bungalows is exceptional, and far more closely related to the California prototype than examples in other regions, especially those with harsher climates.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 8 Page 56

Oblate Historic District
Mission, Hidalgo County, Texas

Modern

Mission's pioneers were attracted by not only the romantic image of a California-like paradise, but also the shrewd reality that citrus farming could be very profitable with the help of technological innovation and creative engineering. That impulse motivated the construction of the Main Canal and the National Register-listed Hidalgo Pumphouse, and it cultivated a taste for Modern. The minimal ornament, clean wall surfaces, flat roofs, exposed structural members, and use of contemporary structural systems like steel framing and reinforced concrete signified alignment with Modern efficiency and freedom from the traditions and sentiments that stifle technological and artistic creativity. Moreover, although the Craftsman style was associated with romanticism and the Modern style was associated with pragmatism, the two styles share many core aesthetic values. Like Modernism, the Craftsman style minimized applied ornament, exposed structural elements, and professed truth of materials. The two styles also both emphasized horizontality, and Modern flat roofs are compatible with Craftsman shallow roof slopes. Together with their Craftsman neighbors, the Modern buildings in Oblate Park create a coherent, attractive streetscape (Figures 7.23-7.24).

Eclectic Revivals

Eclectic Revival styles such as Mission Revival, Spanish Colonial Revival, Tudor Revival, and American Colonial Revival became the height of fashion in 1893 with the World Columbian Exposition, but they did not become widely popular or accessible until the 1920s and '30s. The psychological proclivity toward nostalgic, historicist styles has been attributed to battle fatigue, nostalgia, and rising nationalism after World War I (Gebhard *Casa California* 7). This can be seen in the arts and popular culture of the day, with the popularity of movies like *Gone with the Wind* and the dramatic reconstruction of Colonial Williamsburg. From a practical point of view, new construction techniques that allowed masonry veneers to be applied over a cheaper wood balloon frame have been credited with fueling the trend (McAlester 319). Homebuilders in the Oblate Park Historic District did not latch onto Eclectic Revival styles quite as quickly as other regions, though, and the Craftsman style was unusually tenacious.

Mission Revival and Spanish Colonial Revival

Like the Craftsman style, the use of the Mission Revival and Spanish Colonial styles in Oblate Park spoke to region's similarities with California, but it also raised a tense dialogue with the Valley's own Hispanic heritage. When Mission and Spanish Colonial Revival houses were designed and built during the 1920s, '30s, and '40s, Oblate Park was an exclusively white neighborhood in a majority-Hispanic town.⁹ In the 1910s and '20s, an upsurge in nationalism brought about by political conflicts in Europe triggered a popular taste for regional aesthetics (*Casa California* 7). The regional periodical *Monty's Monthly Digest of Valley Activities* actively promoted the Spanish Colonial Revival Style as the most appropriate for "Valley Architecture" (Feb 1925: 10). Yet the Spanish Colonial trend in California and Texas was not necessarily a regional impulse. Often

⁹ Oblate Park was exclusively white until 1942, when two Mexican-American families moved into the neighborhood (Tijerina 21 Oct 2004). It remained predominantly white into the 1970s, when the "pioneer" generation began to pass away and their houses were put up for sale (Kemp 21 Oct 2004).

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 8 Page 57

Oblate Historic District
Mission, Hidalgo County, Texas

architects and patrons of Spanish Colonial architects intended to associate themselves with Spain or with the Spanish and Mediterranean Renaissance. A clear distinction was made between “respectable” Spanish prototypes and “native” Mission prototypes (*Casa California* 9). Even when Anglo-Americans chose to associate themselves with “native” architecture, the impulse sometimes was patronizing rather than respectful. Anglo-Americans would “protect” artifacts of Mexican-American culture because they assumed that Mexican-Americans were incapable of properly maintaining and curating them for themselves (*Casa California* 9). “Affluent gringos generated the myth of an indigenous California architecture based on ‘Spanish roots,’ an appropriate and visually appearing cultural legend that was useful in selling property in Southern California to eastern investors and midwestern settlers” (McMillian 14). The scenario in Mission was different – Conway and Hoit carefully hid all Hispanic culture from potential homebuyers – but the attitude was the same. During Oblate Park’s period of significance, many Anglo-Americans in newly-developed towns in the Valley held proprietary, patronizing attitudes toward Hispanic culture.¹⁰ Even though the Mission Revival and Spanish Colonial Revival style houses built in Oblate Park clearly communicated Hispanic architectural influences, their appearance was quite different from the Spanish and Mexican structures extant around Mission and at the La Lomita settlement (Figure 8.6). Stylistically, they invoked associations with Anglicized California or the high architectural works of Bertram Goodhue or Paul Cret as much as with the Hispanic heritage of the immediate region.



Figure 8.6. Robert Runyon, “Old mission near Mission, Texas, April 10, 1920” (*The South Texas Border: The Robert Runyon Photograph Collection*, Center for American History, The University of Texas at Austin).

¹⁰ In more established communities, like Rio Grande City, attitudes were more egalitarian.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 8 Page 58

Oblate Historic District
Mission, Hidalgo County, Texas

Tudor Revival

The first Tudor Revival examples in Oblate Park were constructed on St. Marie Avenue in the Blake Addition in the late 1920s (Figures 7.25-7.29). These houses were a major stylistic shift from the Craftsman and Mission Revival fabric that previously constituted the neighborhood. The appearance of the Tudor Revival style did not represent a shift in popular tastes, however, but an imposition of taste by speculative developer Thomas Blake. They were among the first houses in the newly-annexed Blake Addition and were intended to build the neighborhood's reputation as having quieter streets, larger and "better" constructed houses (i.e. masonry rather than wood frame), and an overall refined atmosphere that would appeal to Mission's upwardly-mobile and socially-conscious class. While Oblate Park's pioneers took pride in their struggle to carve a livable town out of nothing, the Blake Addition presented itself as a firmly established neighborhood to homebuyers who were a generation removed from that unglamorous hard work. By constructing a cluster of Tudor Houses in this new, desirable subdivision, the style became interchangeable with affluence in Oblate Park. The construction of this cluster of Tudor Revival style houses spurred a spike in use of the style not only in the Blake Addition, but in infill construction throughout Oblate Park.

American Colonial Revival

Relative to other American neighborhoods of the same vintage, very few American Colonial Revival style houses were built in the Oblate Park Historic District. This seems to be because the Tudor Revival style usurped the associations with quiet and polite affluence that the American Colonial Revival style communicated elsewhere. Moreover, Colonial Revival decorative elements were mass-produced and readily available. The ease with which these elements could be codified, extracted, and applied eclectically to other styles probably contributed to the rarity of Colonial Revival style houses in Oblate Park as well. Tuscan columns or a Colonial Revival cornice could be applied to the design pattern for a Craftsman bungalow very cheaply and easily. Yet the Colonial Revival style houses that were built in Oblate Park housed some of Mission's most prominent citizens and were celebrated for their beauty. The 1939 *Mission Times* article "Mission is Residential Town of Modest and Beautiful Homes" highlighted the beauty of the example at 1121 Oblate Avenue (Figure 8.7), and 1221 Francisco Avenue was the home of notable resident Vernon Hill (Figures 7.32-7.33) (Duncan).



Figure 8.7. 1121 Oblate. Camera Facing Southwest. (*Mission Times* 13 Jan 1939.)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 8 Page 59

Oblate Historic District
Mission, Hidalgo County, Texas

Ranch

Unlike the tract housing most frequently associated with the Ranch style, Oblate Park's Ranch style houses were individually commissioned and constructed. A higher quality of design among pre-war Ranch style houses is typical. Cliff May, who is credited with "inventing" the Ranch, began his career custom-designing large, elegant Ranches, yet he is better known for his later efforts to design economical houses by repeating a limited number of designs and minimizing waste of building materials (May "Fast selling" 93). In Oblate Park, the Ranch house was the logical heir to the Craftsman bungalow and complemented Mission's California-like image. Like the bungalow, the Ranch house used open, irregular, and sprawling forms unified under complex roof forms with intersecting hips and gables. Like the Craftsman style, the early Ranch style sought to integrate the indoors and outdoors and was well-received in Mission's warm climate. The new style did not signify radical changes in values or tastes, but simply a wish to maintain existing social patterns and lifestyles while keeping up with popular trends.

Historic and Architectural Significance

The Oblate Park neighborhood of Mission, Hidalgo County, Texas is historically significant at the local level under National Register Criteria A and C for its embodiment of early-twentieth century residential architectural styles. The irrigation canal that allowed development of the town of Mission – and most other towns in the Lower Rio Grande Valley – remains intact and shapes the contemporary boundaries of the proposed historic district. The street pattern and subdivision of lots in the area – especially the reservation of lots for the Plaza Square (now Oblate Park), the North Mission Schools, and the First Presbyterian Church – illustrate the vision of Mission's town founders John J. Conway and J.W. Hoit and the Oblate Fathers. Finally, the choice of fashionable styles documented by the houses in Oblate Park is a record of the area's aspirations and prosperity from 1907 until 1955. The City of Mission is committed to preserving its historic resources and has enacted ordinances to review alterations to all National Register listed properties and to offer grants for appropriate façade restorations. Listing on the National Register would allow historic and architectural resources to access the protections and incentives offered by the federal government and the City of Mission so that they are able to maintain their integrity and communicate their historic and architectural meanings for generations to come.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 9 Page 60

Oblate Historic District
Mission, Hidalgo County, Texas

Selected Bibliography

Books

- Casteñeda, Carlos E. *Our Catholic Heritage in Texas 1519-1936*, vol. 3, supplement: *The Church in Texas Since Intependence 1836-1950*. Austin: Von Boeckmann-Jones, 1958
- Gebhard, David. Foreward. *Casa California: Spanish-Style Houses from Santa Barbara to San Clemente* by Elizabeth McMillian. New York: Rizzoli, 1996. 7-11.
- Kemp, Denice, ed. *Historic Mission and Surrounding Areas*. Mission, TX: By the Author, 1995.
- McMillian, Elizabeth. *Casa California: Spanish-Style Houses from Santa Barbara to San Clemente*. (New York: Rizzoli, 1996.
- Spence, Ruth Griffin. *Nickel Plated Highway to Hell - Index**The Nickel Plated Highway to Hell: A Political History of Hidalgo County [Texas] 1852 – 1934*. "Published" in typescript in 1989. Held at the McAllen Public Library, http://www.mcallen.lib.tx.us/books/nickle/nic_pla.txt.
- Vernoy, David Andrew. "The Bungalow: A Southwestern, Vernacular Perspective." Master of Architecture Thesis. University of Texas at Austin, 1978.
- Wilson, Henry L. *The Bungalow Book: a short sketch of the evolution of the bungalow form its primitive credueness to its present state of artistic beauty*. 5th ed. Chicago: The Wilson Company, 1910.
- Winter, Robert and Vertikoff, Alexander. *American Bungalow Style*. New York: Simon and Schuster, 1996.
- Winter, Robert. *The California Bungalow*. Los Angeles: Hennessey & Ingalls, 1980.
- #### Journal Articles
- Gebhard, David. "Architectural Imagery, The Missions, and California." *The Harvard Architectural Review* 1 (Spring 1980): 137-45.
- May, Cliff. "6 Ranch Houses for Modern Living." *Architectural Record* 101 (Apr 1947): 82-87.
- May, Cliff. "Fast selling California ranch houses." *House and Home* 2 (Oct 1952): 90-97.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 9 Page 61

Oblate Historic District
Mission, Hidalgo County, Texas

"The Ranch House." *Old House Journal* 26.5 (Sept-Oct 1998): [75,77-80].

Newspapers

Mission Enterprise, 1931-1938. Center for American History, The University of Texas at Austin.

Mission Times, 1931-1951. Center for American History, The University of Texas at Austin.

Online Publications

González, Anibal A. "Parisot, Pierre Fourier (1827-1903)." *The Handbook of Texas Online*. Austin, TX: Texas State Historical Association, Last Updated 4 Dec 2002.

<http://www.tsha.utexas.edu/handbook/online/articles/view/PP/fpa72.html>

Heller, Dick D., Jr. "Mission, Texas." *The Handbook of Texas Online*. Austin, TX: Texas State Historical Association, Last Updated 4 Dec 2002.

<http://www.tsha.utexas.edu/handbook/online/articles/view/MM/hem5.html>

Wright, Robert E., O.M.I. "La Lomita Mission." *The Handbook of Texas Online*. Austin, TX: Texas State Historical Association, Last Updated 4 Dec 2002.

<http://www.tsha.utexas.edu/handbook/online/articles/view/LL/uql7.html>

Wright, Robert E., O.M.I. "Keralum, Pierre Yves (1817-1872?)." *The Handbook of Texas Online*. Austin, TX: Texas State Historical Association, Last Updated 4 Dec 2002.

<http://www.tsha.utexas.edu/handbook/online/articles/view/KK/fke31.html>

Archival Holdings

Barker Texas History Center, Center for American History, University of Texas at Austin.

- "Photographs of the Lower Rio Grande Valley." Robert Runyon Photograph Collection, 1907-1968.
- "Hidalgo County." Vertical File.
- "Hidalgo County Scrapbook," Box 3L242-3L243.

Pan American University Library Special Collections.

- Reference Files, "Mission, Hidalgo County, Texas."

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 9 Page 62

Oblate Historic District
Mission, Hidalgo County, Texas

Government Documents

City of Mission Code of Ordinances.

- Home Rule, Ord. No. 2840, adopted 9 June 2003, Ch.1
- Zoning, Ord. No. 2840, adopted 9 June 2003, Ch.74 Sec. 31

Hidalgo County Deed Records

- Deed from Thos. W. Blake to RR. Sheeler. 07/05/1927. Pp. 336-338.
- Deed from Thos. W. Blake to Allen Bourgeois. 06/23/1927. Pp. 353-356.
- Deed from Thos. W. Blake to R.A. Dimmick. 01/22/1927. Pp. 150-151.

The National Register of Historic Places, National Parks Service, Department of the Interior. "Historical Residential Architecture in Des Moines, Iowa, 1905-1940: A Case Study of Two Cottage/House Types, the Bungalow and the Square House," Multiple Property Nomination (2000): Section E, pp. 18-19. Washington, DC: The National Register of Historic Places.
<http://www.nr.nps.gov/multiples/64500145.pdf>

Texas Historical Commission. Historical Marker Files. Austin, Texas.

- Oblate Park, Mission, Hidalgo County.
- Gregg Wood House, Mission, Hidalgo County.

U.S. Census Bureau, <http://www.census.gov/>

Personal Interviews

Duncan, Maurine. Interview with Emily Thompson at Duncan home in Mission, Texas. 21 Oct 2004.

Kemp, Richard. Interview with Emily Thompson at Mission Historical Museum in Mission, Hidalgo County, Texas. 21 Oct 2004.

Martin, Mary Alice Conway. Interview with Emily Thompson at Martin Home, 1313 St. Marie, in Mission, Texas. 20 Oct 2004.

Ortega, Adela. Interview with Emily Thompson at the Mission Historical Museum in Mission, Hidalgo County, Texas. 21 Oct 2004.

Tijerina, Ramiro. Interview with Emily Thompson at the Mission Historical Museum in Mission, Hidalgo County, Texas. 21 Oct 2004.

10. GEOGRAPHICAL DATA

ACREAGE OF PROPERTY: approximately 125 acres

UTM REFERENCES	Zone	Easting	Northing	Zone	Easting	Northing
	1 14	567510	2900605	4 14	568155	2899630
	2 14	567886	2900554	5 14	567383	2899747
	3 14	568216	2900031			

VERBAL BOUNDARY DESCRIPTION (see continuation sheet 10-64)

BOUNDARY JUSTIFICATION (see continuation sheet 10-64)

11. FORM PREPARED BY

NAME/TITLE: Terri Myers, Historian and Emily Thompson, Architectural Historian

ORGANIZATION: Preservation Central, Inc.

DATE: February 1, 2005

STREET & NUMBER: 823 Harris Avenue

TELEPHONE: (512) 478-0898

CITY OR TOWN: Austin

STATE: Texas

ZIP CODE: 78705

ADDITIONAL DOCUMENTATION

CONTINUATION SHEETS

MAPS (see continuation sheet MAPS-65 – MAPS-76)

PHOTOGRAPHS (see continuation sheets Photos 77-78)

ADDITIONAL ITEMS

PROPERTY OWNER

NAME: City of Mission, Julio Cerda, City Manager

STREET & NUMBER: 900 Doherty

TELEPHONE: (956) 580-8646

CITY OR TOWN: Mission

STATE: Texas

ZIP CODE: 78572

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 10 Page 63

Oblate Historic District
Mission, Hidalgo County, Texas

Verbal Boundary Description

Beginning at the northwest corner of lot 16 block 257 of Mission, Hidalgo County, Texas proceed in a southerly direction along the rear property lines of Doherty Avenue to the southwest corner of lot 6 block 88; thence proceed east along 11th street to the northwest corner of block 72; thence south to the southwest corner of block 72; thence proceed in an easterly direction along 10th street (Guallacan) to the southeast corner of lot 6 block 67; thence proceed in a northerly direction along the rear property line of Keralum Avenue to the southeast corner of lot 1 block 6; thence proceed in a northwesterly and then westerly direction along Kika de la Garza Loop, to the point of beginning.

Boundary Justification

The Oblate Park Historic District is a residential district in the northeastern quadrant of the original 1908 plat of Mission, Texas (Map 2). The historic path of the Main Canal forms the northern and northeastern boundaries of the district. (South of E. 16th Street, the Kika de la Garza Loop follows the historic path of the canal.) The canal limited the original townsite, and it remains a distinct visual and physical boundary. Moreover, buildings beyond the canal were constructed later than those within the district, and most do not fall within the district's period of significance (1907-1955). South of East 13th Street, the district's eastern boundary is the alley just east of Keralum Avenue. Although the Main Canal's path historically fell further to the east, the lots between the alley and the canal have a different orientation and character of construction. According to the 1916 subdivision of the Oblate Addition (Map 3), the lots lining the east side of Keralum Avenue are oriented toward the avenue, like the residential lots throughout the district, and there are six lots per half-block. East of the alley, though, the lots are boxed in by the irrigation canal and consequently oriented toward the side street. Homebuyers apparently considered these lots less desirable, and the homes constructed upon them are of a later era. Today, since the canal has been redirected, some of these lots have been oriented toward Mulberry Avenue, which has a contemporary commercial character that is incompatible with the Oblate Park Historic District. The mid-line of Tom Landry Street (E. 10th Street) forms the district's southern boundary. Although some early-twentieth century commercial resources that are oriented toward Tom Landry Street fall within this boundary, many of the corner lots at this boundary line are oriented toward the avenue and feature residences, continuing the residential pattern seen throughout the district. The few commercial buildings included are small in scale and historically focused on serving the surrounding residential neighborhood. The western boundary is formed by the alley between Conway Boulevard and Doherty Avenue, so as to include the residential properties facing Doherty but exclude the commercial properties facing Conway. Block 73, at the southwestern corner of the district, has been excluded because all historic fabric has been demolished and it offers a visual path through to the commercial activity on Conway Boulevard. All boundaries are drawn with the intention of focusing upon the residential character of the Oblate Park Historic District.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section MAPS Page 64

Oblate Historic District
Mission, Hidalgo County, Texas

INDEX OF STREET NAMES

2004	1933-1949 SANBORN	1933 SANBORN	1925 SANBORN	1919 SANBORN
Conway Blvd.	Conway Blvd. (Lomita Blvd.)	Lomita Blvd.	Lomita Blvd.	Lomita Blvd.
Doherty Ave.	Doherty Ave.	Doherty Ave.	Doherty Ave.	Doherty Ave.
Miller Ave.	Miller Ave.	Miller Ave.	Miller Ave.	Miller Ave.
Oblate Ave.	Oblate Ave.	Oblate Ave.	Oblate Ave.	Oblate Ave.
Francisco Ave.	Francisco Ave.	Francisco Ave.	Francisco Ave.	Francisco Ave.
St. Marie Ave.	St. Marie Ave.	St. Marie Ave.	St. Marie Ave.	St. Marie Ave.
Keralum Ave.	Keralum Ave.	Keralum Ave.	Not Included	Not Included
15 th St.	15 th St.	15 th St. (Anagua St.)	Anagua St.	Not Included
14 th St.	14 th St.	14 th St. (Brazil St.)	Brazil St.	Brazil St.
13 th St.	13 th St.	13 th St. (Cedar St.)	Cedar St.	Cedar St.
12 th St.	12 th St.	12 th St. (Ebano St.)	Ebano St.	Ebano St.
11 th St.	11 th St.	11 th St. (Fresno St.)	Fresno St.	Fresno St.
Tom Landry	10 th St.	10 th St. (Guallacan St.)	Guallacan St.	Guallacan St.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section MAPS Page 65

Oblate Historic District
Mission, Hidalgo County, Texas

Map 1: 1907 Irrigation Map of Mission, as advertised by Conway & Hoit.

YOU ARE LOOKING FOR
Irrigated Lands

Don't Overlook
La Lomita Ranch

These lands which are now offered for sale are the best for you to buy because they are irrigated from the silt lands waters of the Rio Grande and are the best drained. Have railroad connection at the extreme southern end and at about the center where the railroad line crosses the entire tract. They are in direct line on the extension of the proposed railroad south, and are about the center of Hidalgo County, east and west.

On La Lomita river front as well as across the river are located high stone banks or hills which make it impossible for the water of the river to go either way.

There is a nine foot slope towards the east from the west line of La Lomita lands, which furnishes a natural drainage.

We have a proposition unexcelled in the State of Texas, or the United States of America, and we solicit your investigation and correspondence.

Conway & Hoit
La Lomita Ranch
Hidalgo, Hidalgo County, Texas

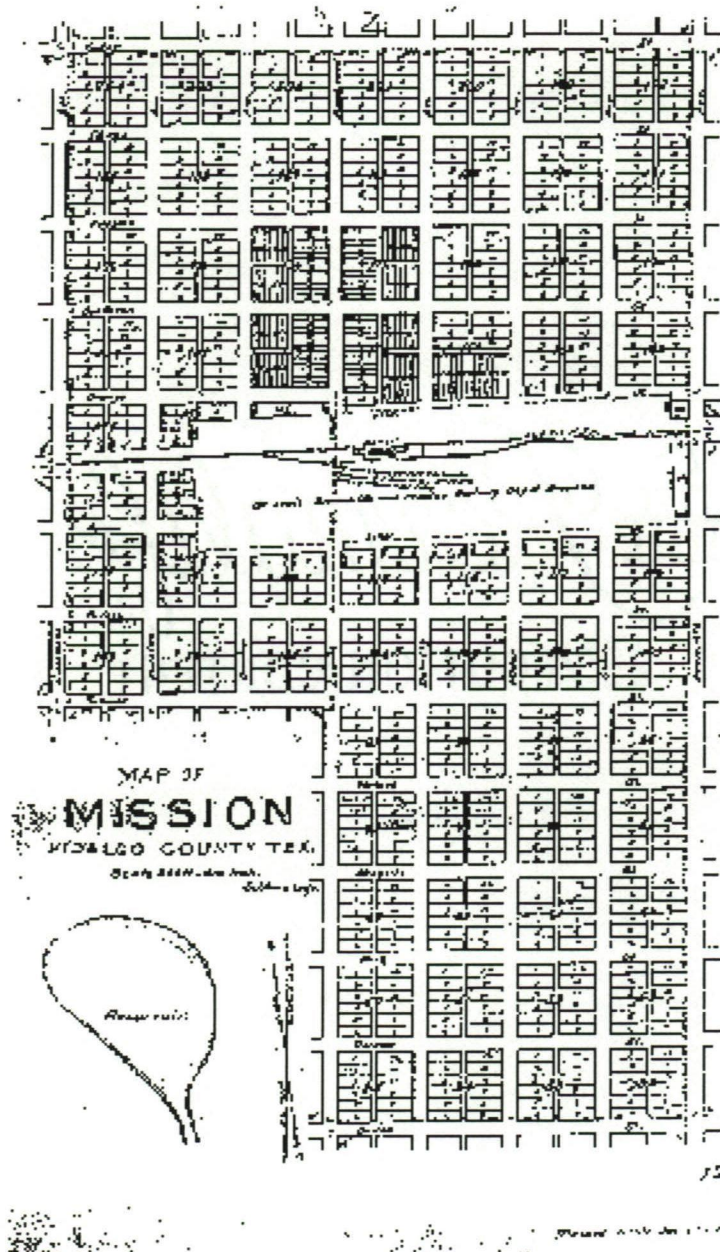
United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section MAPS Page 66

Oblate Historic District
Mission, Hidalgo County, Texas

Map 2: 1908 Plat Map of Mission.



United States Department of the Interior
National Park Service

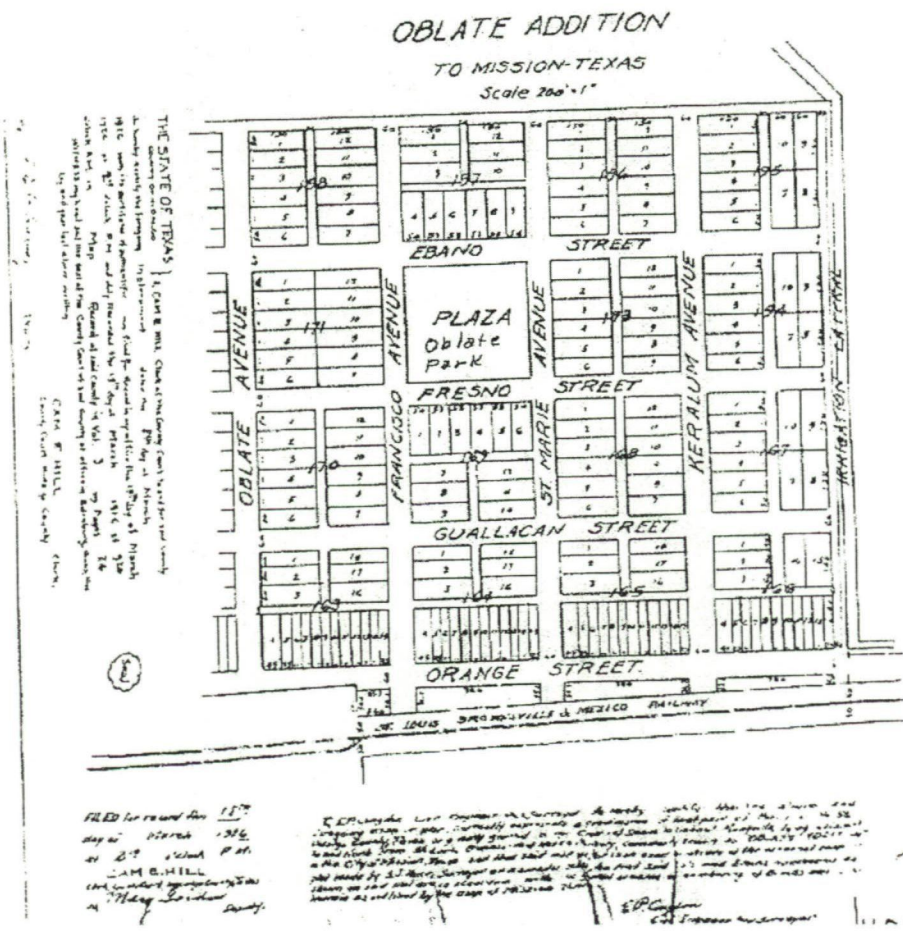
National Register of Historic Places Continuation Sheet

Section MAPS Page 67

Oblate Historic District
Mission, Hidalgo County, Texas

Map 3: 1926 Map of the Oblate Addition (Developed Beginning in 1916).

Handwritten notes:
...
A. Blount
Mayor of Mission, Texas



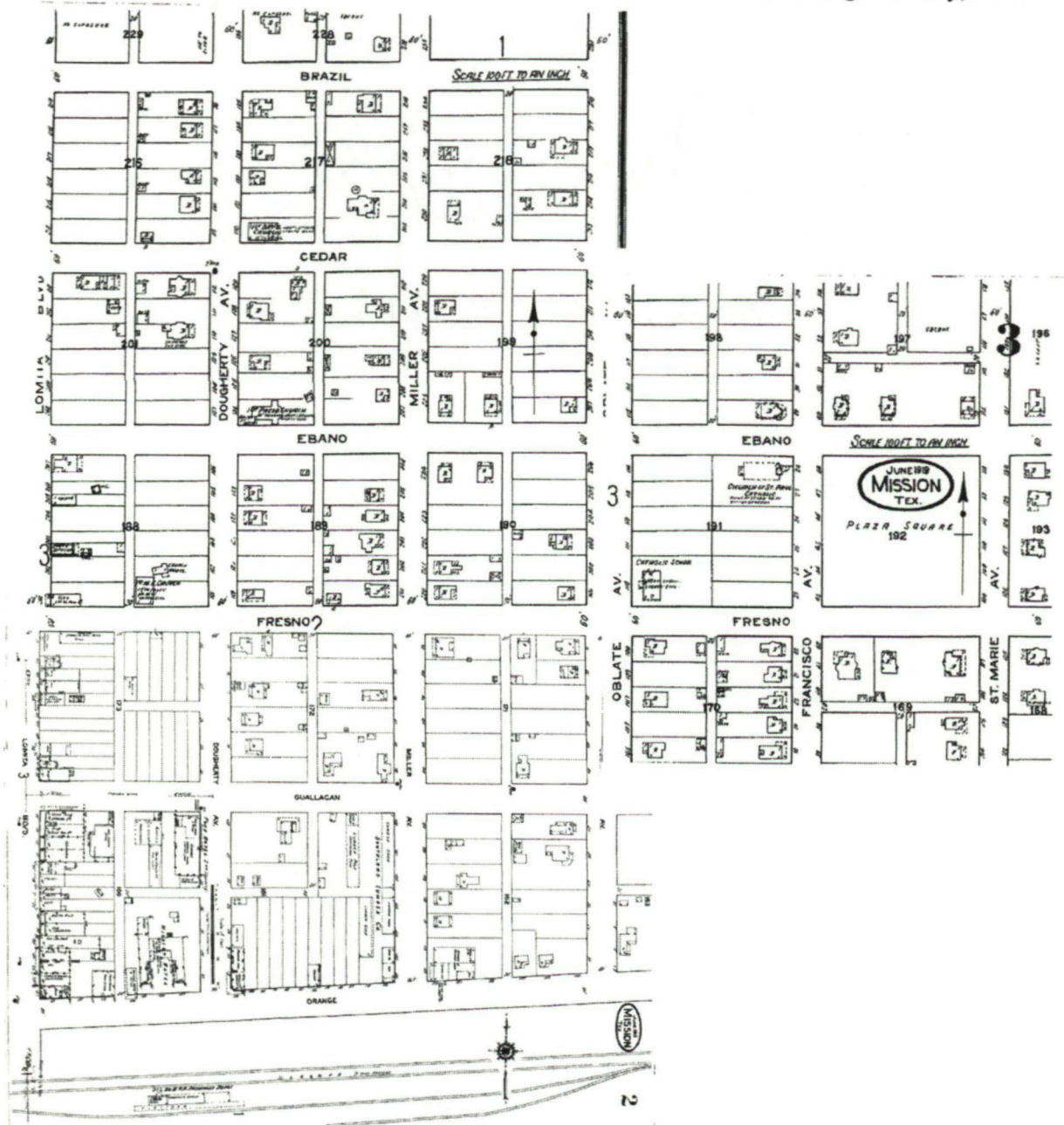
United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section MAPS Page 68

Oblate Historic District
Mission, Hidalgo County, Texas

Map 4: 1919 Sanborn Fire Insurance Map of Mission, Hidalgo County, Texas.



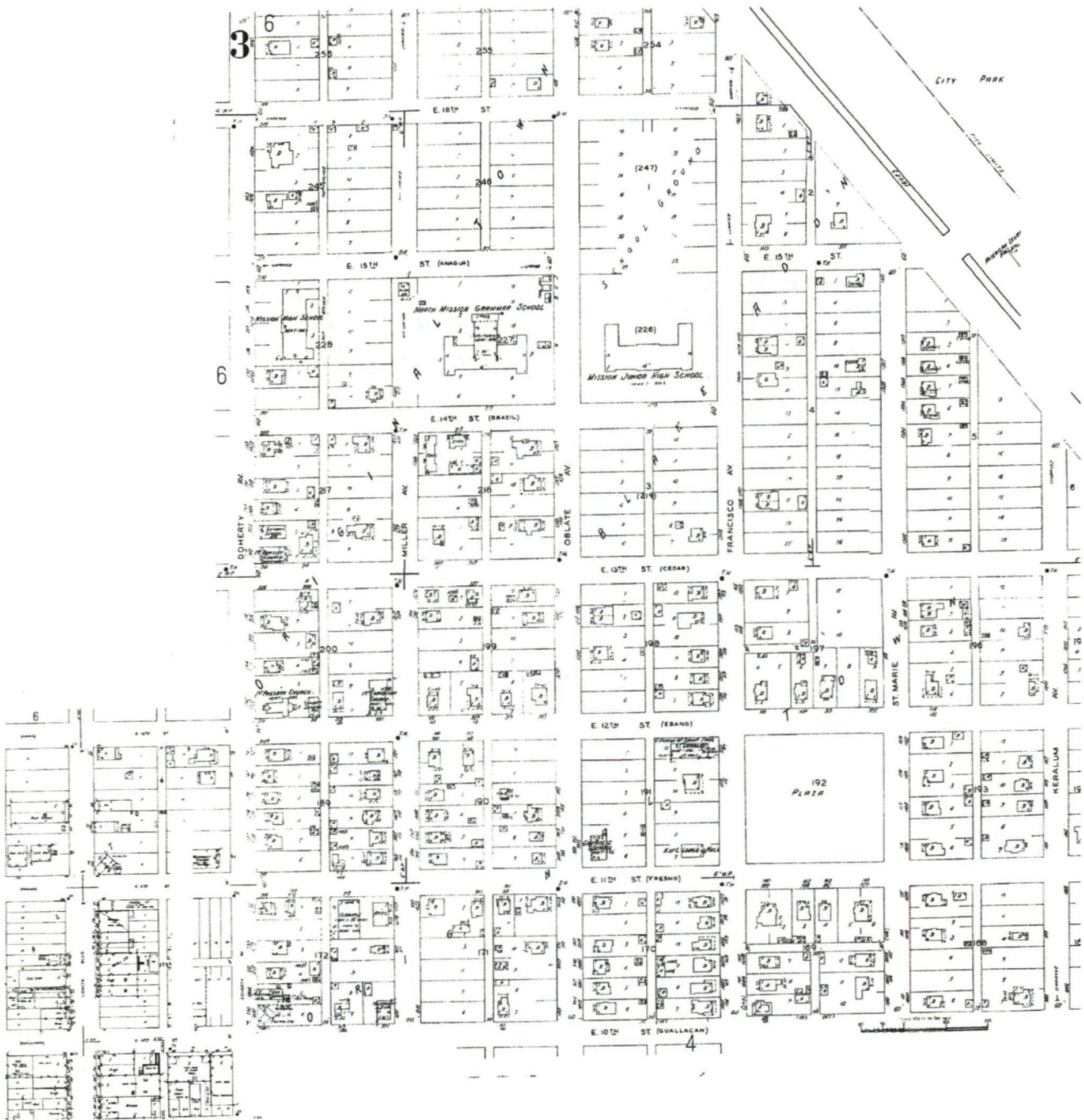
United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section MAPS Page 69

Oblate Historic District
Mission, Hidalgo County, Texas

Map 5: 1933 Sanborn Fire Insurance Map of Mission, Hidalgo County, Texas.



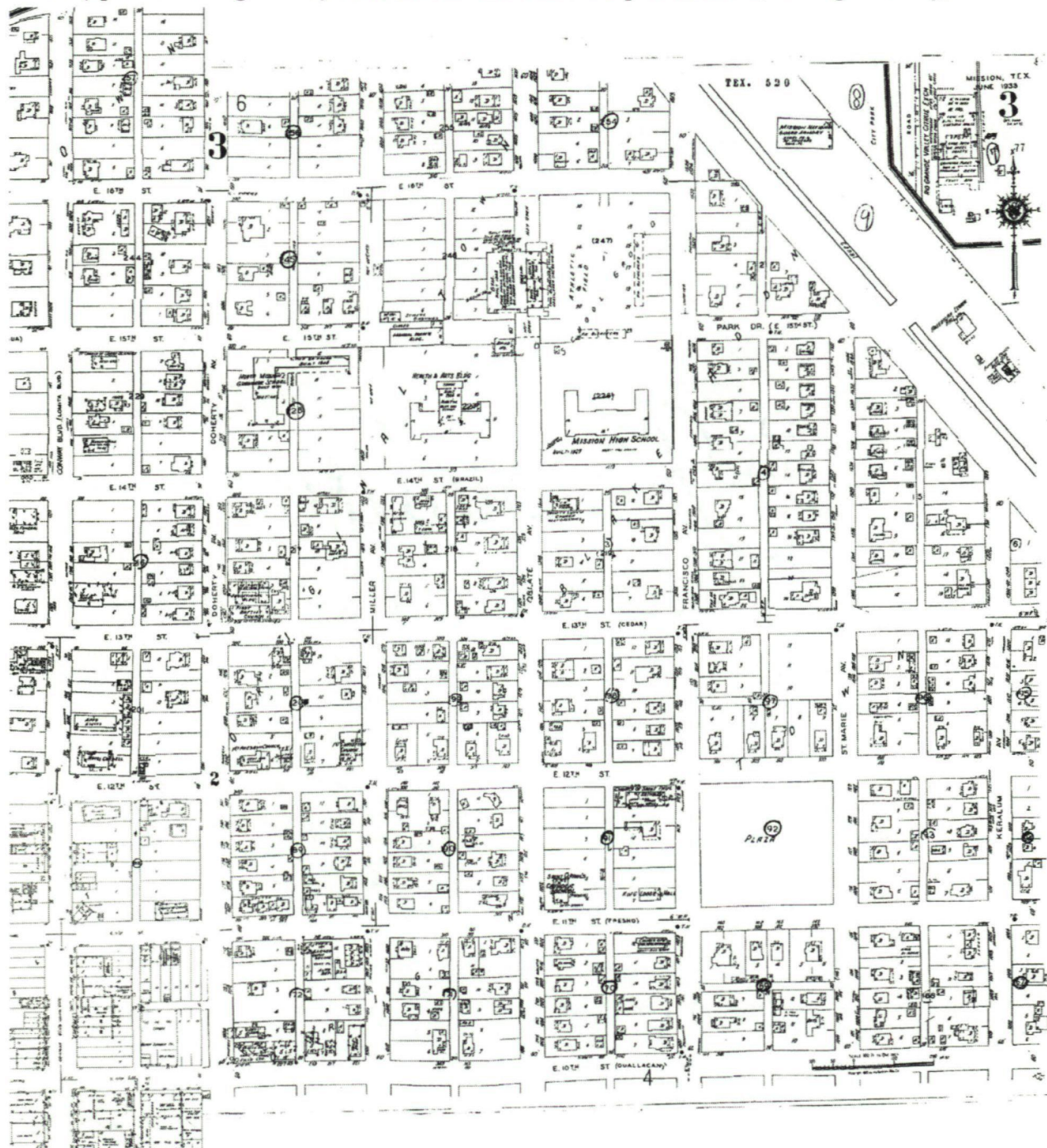
United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section MAPS Page 70

Oblate Historic District
Mission, Hidalgo County, Texas

Map 6: 1933 (updated through 1949) Sanborn Fire Insurance Map of Mission, Hidalgo County, Texas.



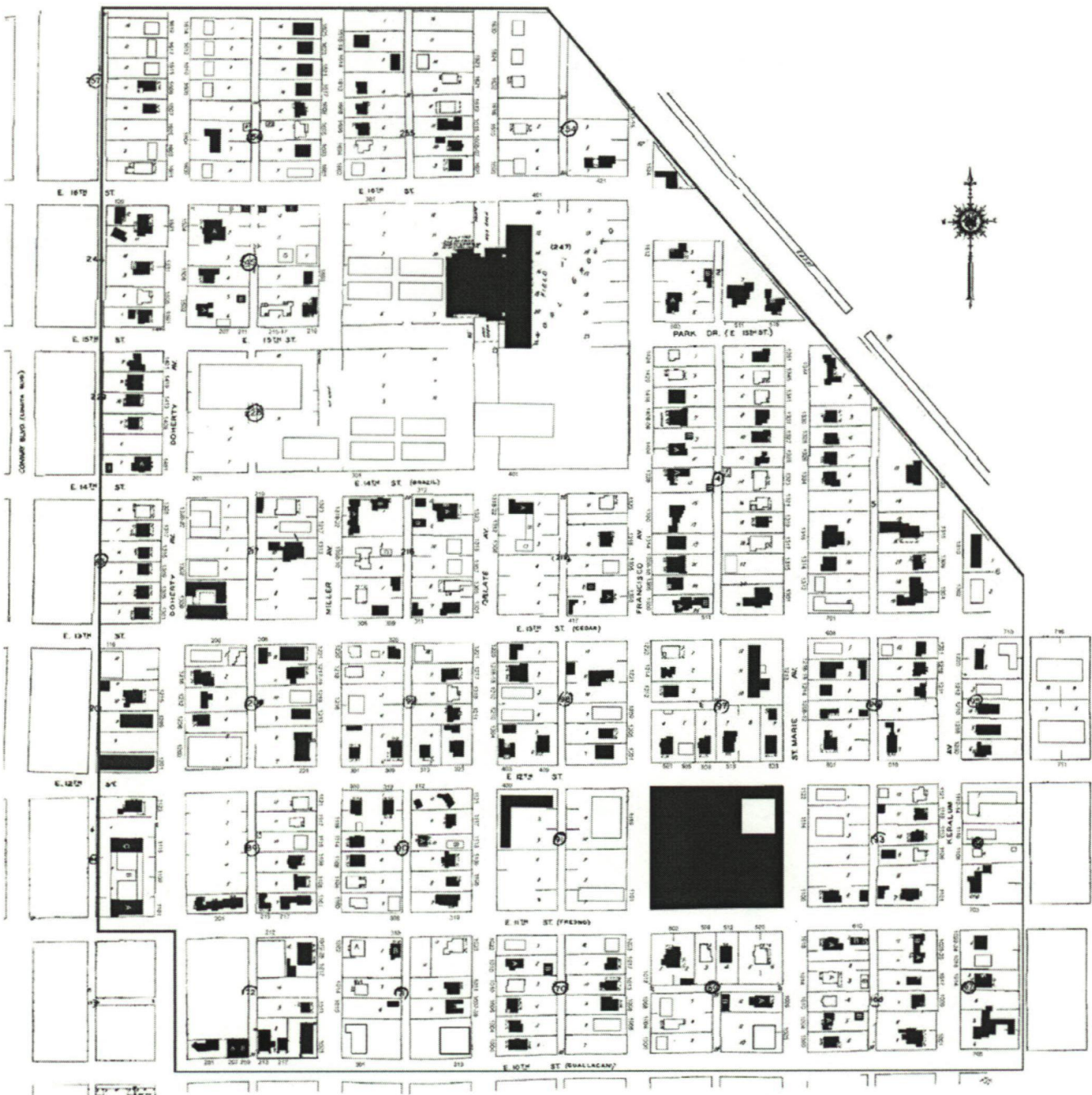
United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section MAPS Page 71

Oblate Historic District
Mission, Hidalgo County, Texas

Map 7: 2004 Survey Map of Oblate Park Historic District Mission, Hidalgo County, Texas. Contributing resources shaded; noncontributing resources outlined.



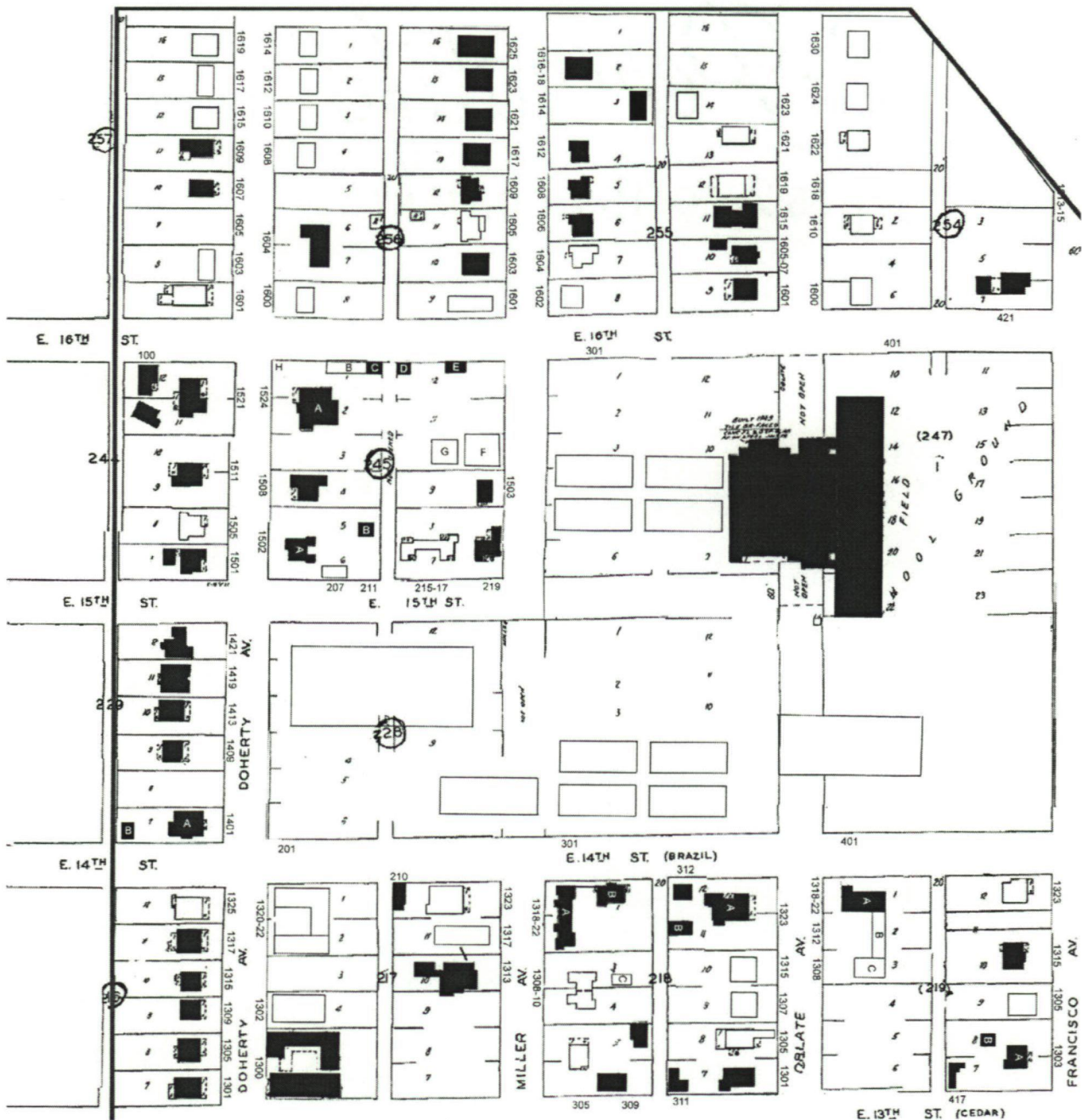
United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Oblate Historic District
Mission, Hidalgo County, Texas

Section MAPS Page 72

Map 8: 2004 Survey Map of Oblate Park Historic District Mission, Hidalgo County, Texas. Contributing resources shaded; noncontributing resources outlined. Northwest corner



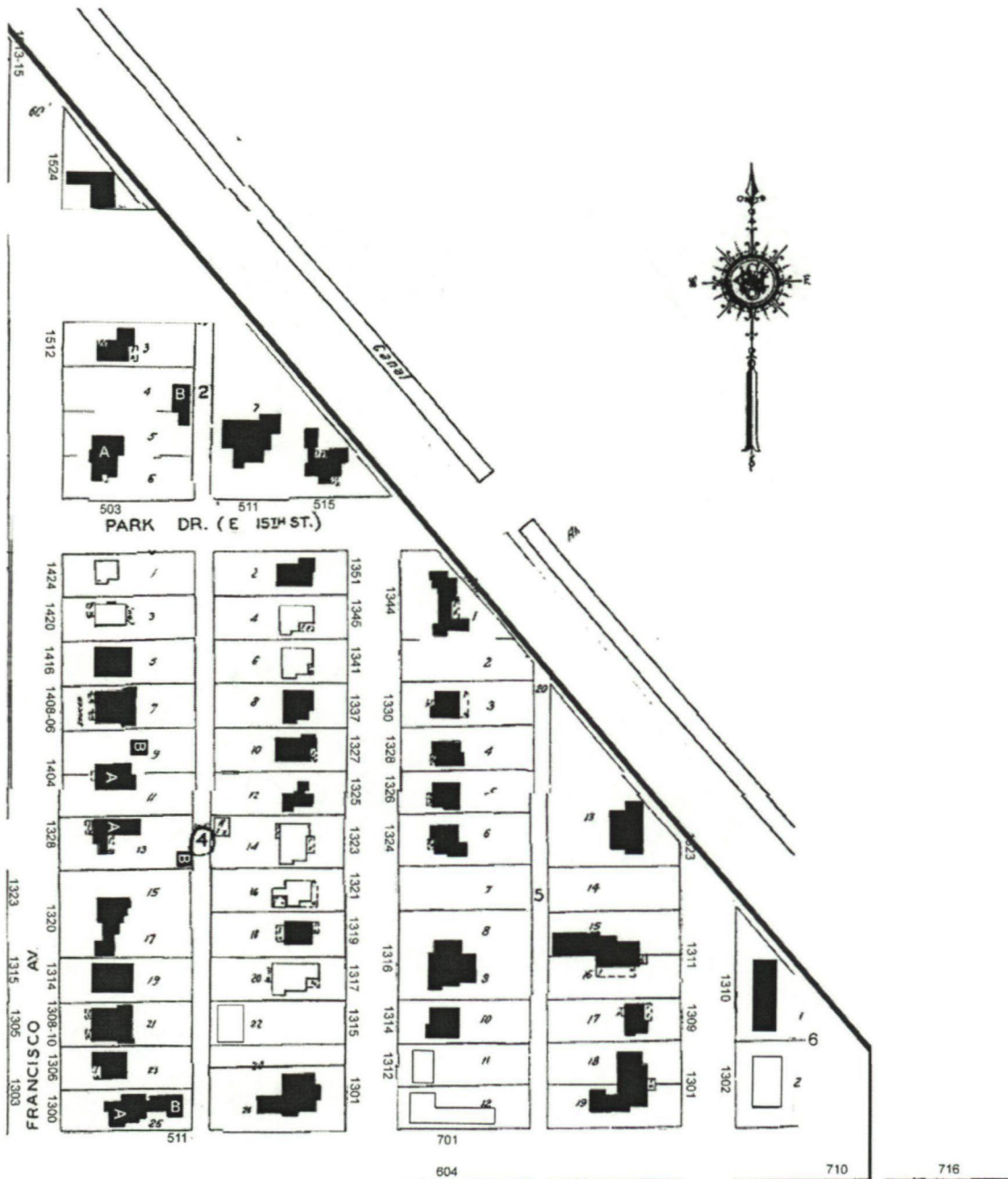
United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section MAPS Page 73

Oblate Historic District
Mission, Hidalgo County, Texas

Map 9: 2004 Survey Map of Oblate Park Historic District Mission, Hidalgo County, Texas. Contributing resources shaded; noncontributing resources outlined. Northeast corner



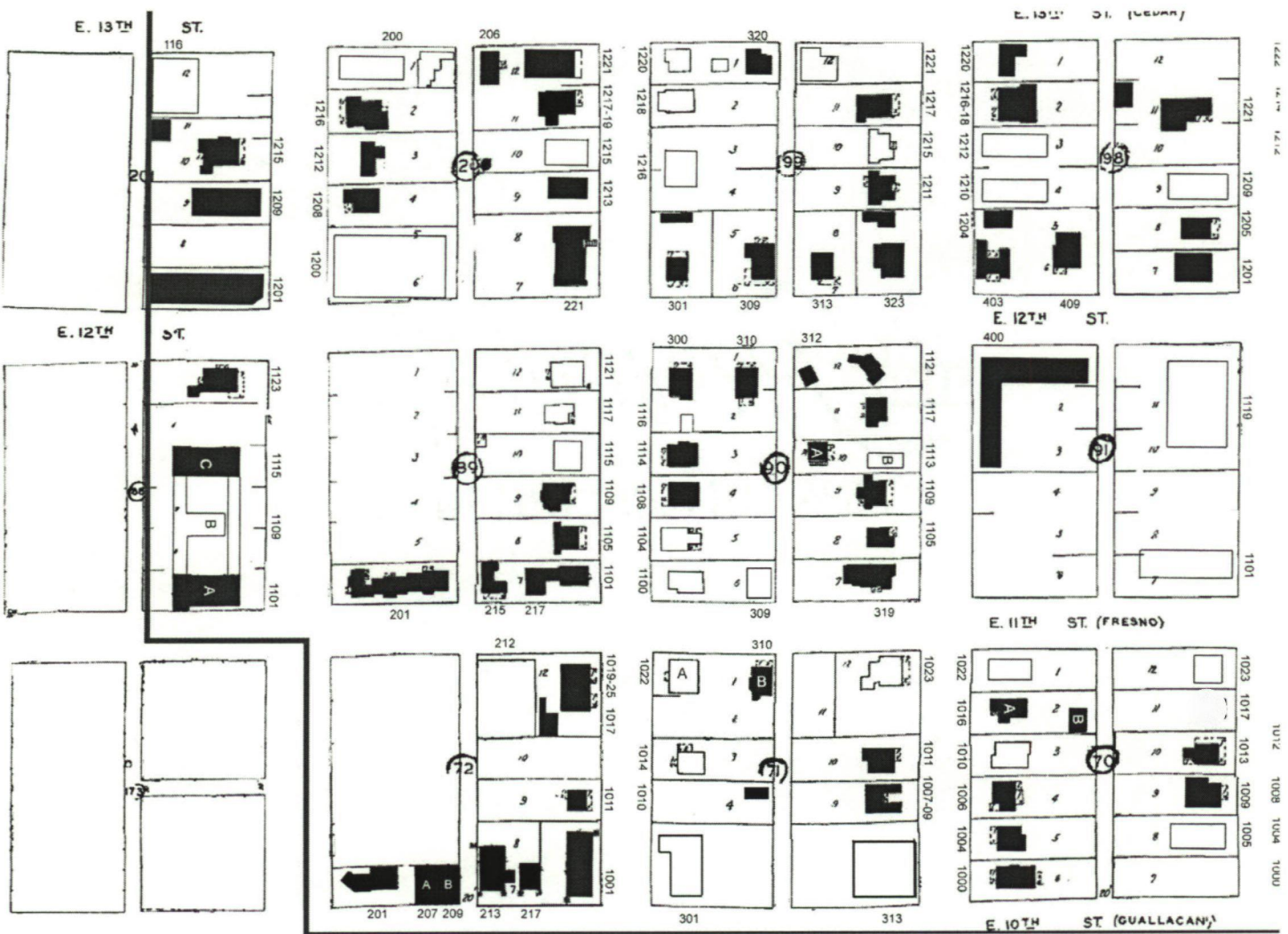
United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section MAPS Page 74

Oblate Historic District
Mission, Hidalgo County, Texas

Map 10: 2004 Survey Map of Oblate Park Historic District Mission, Hidalgo County, Texas.
Contributing resources shaded; noncontributing resources outlined. Southwest corner



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section MAPS Page 75

Oblate Historic District
Mission, Hidalgo County, Texas

Map 11: 2004 Survey Map of Oblate Park Historic District Mission, Hidalgo County, Texas.
Contributing resources shaded; noncontributing resources outlined. Southeast corner



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section PHOTO LOG Page 76

Oblate Historic District
Mission, Hidalgo County, Texas

PHOTO LOG: Oblate Park Historic District, Mission, Hidalgo County, Texas

- All Photos** Emily Thompson, photographer
December 2004
Negatives: Terri Myers
- Photo 1 of 9** Mission Paint & Body Shop Façade, Contributing Commercial Structure
212 E. 11th Street
Camera Facing Southwest
- Photo 2 of 9** Exemplary Early Ranch Single-Family Dwelling, Contributing
1213 St. Marie Avenue
Camera Facing West
- Photo 3 of 9** Typical Streetscape, Blake Addition
Francisco Avenue at E. 14th Street
Camera Facing West
- Photo 4 of 9** Typical Streetscape
Kika de la Garza Loop at Francisco Avenue
Camera Facing West
- Photo 5 of 9** Exemplary Mission Revival Style Multi-Family Apartment Building, Contributing
Miller Avenue at E. 14th Street
Camera Facing Southwestest
- Photo 6 of 9** Contributing Moderne Multi-Family Apartment Building
1419 Doherty Avenue
Camera Facing Northwest
- Photo 7 of 9** Exemplary California Bungalow, Contributing
1509 Doherty Avenue
Camera Facing Northwest
- Photo 8 of 9** Typical California Bungalow, Contributing
1305 Doherty Avenue
Camera Facing West

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section PHOTO LOG Page 77

Oblate Historic District
Mission, Hidalgo County, Texas

Photo 9 of 9

Typical Example of Inappropriate Porch Enclosure, Noncontributing
1010 Oblate Avenue
Camera Facing Northwest



MISSION
PAINT & BODY

581-2302

OPEN
Mon-Fri 8:00-6:00
Sat 8:00-2:00

MISSION
PAINT & BODY

581-2302

Free Estimos

212

Oblate Park Historic District
Mission, Hidalgo Co., TX
1 of 9



Oblate Park Historic District
Mission, Hidalgo Co., TX
2 of 9



Oblate Park Historic District
Mission, Hidalgo Co., TX
3 of 9



Oblate Park Historic District
Mission, Hidalgo Co., TX

4 of 9



Oblate Park Historic District
Mission, Hidalgo Co., TX
5 of 9



Oblate Park Historic District
Mission, Hidalgo Co., TX
6 of 9



Oblate Park Historic District
Mission, Hidalgo Co., TX

7 of 9



Oblate Park Historic District
Mission Hidalgo Co., TX
8 of 9



Oblate Park Historic District
Mission, Hidalgo Co., TX
9 of 9

