

1064

(Oct. 1990)

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

**NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM**



**1. NAME OF PROPERTY**

**HISTORIC NAME:** Nance-Jones House  
**OTHER NAME/SITE NUMBER:** N/A

**2. LOCATION**

**STREET & NUMBER:** 426 East Johnston Avenue **NOT FOR PUBLICATION:** N/A  
**CITY OR TOWN:** Kingsville **VICINITY:** N/A  
**STATE:** Texas **CODE:** TX **COUNTY:** Kleberg **CODE:** 273 **ZIP CODE:** 78363

**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.)

*[Handwritten Signature]*  
\_\_\_\_\_  
Signature of certifying official

*10/3/2006*  
\_\_\_\_\_  
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

*[Handwritten Signature]*  
\_\_\_\_\_  
Signature of the Keeper  
*Edson H. Ball*

Date of Action

*11-21-06*  
\_\_\_\_\_

other (explain): \_\_\_\_\_

**5. CLASSIFICATION**

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**OWNERSHIP OF PROPERTY:** Private

**CATEGORY OF PROPERTY:** Building

<b>NUMBER OF RESOURCES WITHIN PROPERTY:</b>		<b>CONTRIBUTING</b>	<b>NONCONTRIBUTING</b>	
		1	0	<b>BUILDINGS</b>
		0	0	<b>SITES</b>
		0	0	<b>STRUCTURES</b>
		0	0	<b>OBJECTS</b>
<b>TOTAL</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>TOTAL</b>

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

**NAME OF RELATED MULTIPLE PROPERTY LISTING:** N/A

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**6. FUNCTION OR USE**

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**HISTORIC FUNCTIONS:** DOMESTIC/Single Family

**CURRENT FUNCTIONS:** DOMESTIC/Single Family

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**7. DESCRIPTION**

**ARCHITECTURAL CLASSIFICATION:** LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS:  
BUNGALOW/CRAFTSMAN

<b>MATERIALS:</b>	<b>FOUNDATION</b>	CONCRETE; WOOD
	<b>WALLS</b>	WOOD
	<b>ROOF</b>	ASPHALT
	<b>OTHER</b>	GLASS

**NARRATIVE DESCRIPTION** (see continuation sheets 7-5 through 7-9).

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Kingsville, Kleberg County, Texas

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**DESCRIPTION**

Built ca. 1910, the Nance-Jones House is a rare intact example in Kingsville of a bungalow with Craftsman and Classical Revival influences. Located on lots 17-20 in block 87 of the First Addition to the City of Kingsville, the house was designed by an unknown architect for the Kleberg Town and Improvement Company, an entity established by Henrietta King and her son-in-law Robert J. Kleberg to conduct the platting and development of the City of Kingsville. The one-story wood dwelling faces south onto Johnston Avenue and is a few blocks south of the Kleberg County Courthouse in the southeast portion of the central city. The house incorporates an asymmetrical facade featuring a slightly offset front entry placed within a symmetrical full width integral porch that wraps around a portion of the east elevation (**Photo 1**). Paired square posts, references to the Classical Revival style, support the gently sloped side gabled roof. Other Classical Revival influenced porch detailing includes historic era lattice screening and decorative "balustrade" cutouts that pierce the porch rail. Shed roof dormer vents on the front of the house provide attic ventilation and recall the Craftsman aesthetic as do the numerous knee braces located under the wide overhanging eaves, and the battered cypress foundation skirting, which is designed to enclose the wrap-around porch. A large bay window is located at the southwest corner of the house. The Nance-Jones House, built just six years after Kingsville was established, featured a large central rectangular block composed of the dwelling and porch detailed with a small recessed offset wing on the west elevation and a small rear room that projects out from the back wall. The bungalow design and high-quality craftsmanship attest to the skill of its designer, to the carpenters who erected it and to the owners' solidly middle class socio-economic position. One of many bungalows erected in Kingsville in the early 20th century, the Nance-Jones House is the only known example of its style, massing and design within the city. Built by the Kleberg Town and Improvement Company the Nance-Jones House was sold in 1911, soon after its completion, to Oran H. Nance, who arrived in Kingsville in 1909 as auditor and treasurer for the St. Louis, Brownsville & Mexico Railroad. In 1918 Nance sold the property to Howard and Bertha Allen, who lived there with their children until 1921 when they sold the property to Margaret and David S. Jones, Sr. David H. Jones, Sr. served from 1922 to 1935 as the first superintendent of the Kingsville Cotton Mill, and there after as owner and operator of the Capital Manufacturing Company, which made brooms and mops. Margaret Jones became a successful entrepreneur in her own right. Three generations of the Jones family occupied the house for the coming 56 years, and the family finally sold the property in 1977. The Nance-Jones House retains a high degree of exterior and interior integrity. Exterior changes are limited to the west and rear elevations and date to 1941: enclosure and enlargement of the rear screened porch, construction of two small rear rooms, removal of an attic access door on the west elevation and conversion of a west elevation window into a door. Original interior spatial relationships remain unchanged, and original windows, window glass, screens, moldings, flooring, and doors are present throughout the house. The Nance-Jones House represents a frequently built house form of the early 20th century embellished with both traditional Classical Revival detailing and *au courant* Craftsman features. The Nance-Jones House is preserved in excellent condition, retaining its architectural and historic integrity to a very high degree.

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**GEOGRAPHICAL SETTING**

As the largest city (U.S. Census 2000, 25,575) and seat of government in Kleberg County, Kingsville is about 40 miles southwest of Corpus Christi in the north central portion of the county. Located between the Rio Grande and the Rio

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Nueces, the surrounding Rio Grande plains are flat and grass covered and are drained by the occasional seasonal creek. Native vegetation includes grasses, huisache, mesquite, ebony and cacti. Perhaps best known for cattle ranching and the huge King Ranch with headquarters located three miles west of Kingsville, the land under the vegetation is fertile black sandy loam, eminently suitable for growing fruit, vegetables, cotton, corn and hay. Cattle ranching, the railroad, farming and rich oil and gas fields, discovered in the early 20th century, supported Kingsville's economy until the 1980s. The Nance-Jones House is in the southeast portion of Kingsville's historic central city in an upper middle class early 20th century residential neighborhood about ½ mile southwest of the courthouse (**Map 1**). Sited on four lots at the northwest corner of East Johnston Avenue and South Ninth Street, and facing south onto Johnston Avenue (**Photo 1**), the dwelling's highly intact one-story Craftsman and Classical Revival influenced side gabled plan form is a prominent visual presence in a residential area that includes a number of early to mid-20th century dwellings, many of which have been incompatibly altered. No National Register historic districts are located within Kingsville, although it is likely that some areas of the community retain sufficient integrity to qualify for such listing. Nominated individually, the Nance-Jones House is the only known dwelling of its style, massing and design and one of the most intact bungalows in the city.

**THE NANCE-JONES HOUSE**

The Nance-Jones House faces south onto East Johnston Avenue and was built between March 1910, when the second portion of the First Addition to Kingsville was platted by the Kleberg Town and Improvement Co. (Kleberg County Plat Records), and February 5, 1911, when the townsite company sold it to Oran Henderson Nance (Kleberg County Deed Records L:293). Built from plans of an unknown source and using lumber and other materials provided by the townsite company, the side gabled house uses a bungalow plan and features Classical Revival and Craftsman influenced detailing. The interior room arrangement, fenestration, and the south and east facing wrap-around porch create a well ventilated dwelling appropriate for the hot, humid climate of South Texas. The Nance-Jones House has a concrete and wood, pier and beam foundation and is constructed of wood framing with drop bevel siding. Similar, but wider, cypress siding creates the battered foundation skirting/porch rail and is raised slightly above ground level to permit ventilation. The house incorporates an asymmetrical facade featuring a slightly offset front entry placed within a symmetrical full width integral porch (**Photo 1**). Porch posts are paired, square columns topped with "capitals" placed at regular intervals around the porch perimeter (**Photo 1 and Photo 2**). Centrally placed original wood steps lead to the porch, which retains its wood decking. Designed to capture the prevailing winds, the south facing front porch wraps around the east side of the dwelling, directing cooling breezes onto the porch and into the house. Enhancing air flow are the decorative, Classical Revival inspired "balustrade" cutouts in the porch rail. Lattice screening on the east and west elevations of the porch dates to at least the 1920s. The dwellings' low-pitched side gabled roof recalls the horizontal roof forms of classic Craftsman bungalows and features a masonry chimney. Two symmetrically placed shed roof dormer vents, detailed with modified knee braces also recall the Craftsman esthetic, as do the knee braces located in the side gable ends. Within the front wall is a slightly offset entry door and a front facing cut-away bay pierced by three 1/1 double hung wood sash windows. These and the other 1/1 double hung wood sash types are embellished with flat board molding. A small, recessed side gabled wing projects from the west elevation, and its gable end also features knee braces, 1/1 double hung wood sash windows and wood and glass doors. This wing was modified in 1941 when the window on the south wall was converted to a door. The asymmetrical rear facade (**Photo 3**) features a variety of 1/1 double hung wood sash windows and doors reflective of the

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1941 alterations, which are compatible with the house's original design, scale and materials and are not visible from the front of the dwelling or from the adjacent streets. A shed roof dormer, identical to the two on the front elevation pierces the roof on the rear elevation. The east elevation remains original in design and materials, but was extended in 1941 with a small room addition at the northeast corner of the house. The 1915 Sanborn map is the earliest to show the house and places the dwelling in the front half of the four-lot parcel a little west of center (**Figure 1**). Although a one-car garage was present by 1915 and a small dwelling for domestic help occupied the backyard in 1922, these buildings have not survived. Originally a wood picket fence was present; it has been replaced by a modern wood privacy fence. **Figure 2** shows the house in the 1920s, and **Figure 3** is thought to date from the late 1930s. A concrete walk leads to the front porch (**Figure 4**) and landscaping includes lawn, shrubs, and small trees.

Exterior alterations are limited, made within the historic period and compatible with original design and materials. Between 1922 (**Figure 5**) and 1930 (**Figure 6**) a small rear extension was built onto the back of the west elevation wing and the space between made into a porch. The 1930 Sanborn map also shows that the bathroom, projecting from the rear elevation wall, was slightly enlarged from its 1922 size. No changes to the house are noted on the Sanborn maps after the 1930 edition, although Jones family members recall the rear porch enclosure and construction of two small rear elevation rooms as dating to 1941, the removal of an attic access door in the west elevation gable. In 1940, the Jones' son George C. Jones became a widower. He and his young son moved back to the house at 426 East Johnston Avenue where Margaret Jones helped care for the child while George Jones completed his engineering degree at A&I College (now A&M University – Kingsville). It was at this time that Mrs. Jones decided to make the small modifications to the back of the house in order to better accommodate her son and grandson. (Jones interview 2004). The 1941 changes focused on the rear elevation, where the rear portion of the roof was extended about six feet, the rear porch enclosed with six 1/1 double hung wood sash windows, and an additional knee brace added on the east elevation to match the originals. Siding windows were matched to the dwelling's original types. Within this space were three small rooms, sun porch, and bedroom. Today these areas are used as a utility room, small bathroom, a glassed-in sun porch, a laundry room and a small bedroom (see **Figure 8**). These changes were made to accommodate changing family needs and are compatible with the original design, materials and scale of the house.

Inside, the house retains a very high degree of integrity. The five rooms and bath house as originally built (**Figure 7**) featured a living room, dining room, kitchen, two bedrooms and bath. Closets, a storage room and a screened rear porch also were present. A centrally placed hall led to the back of the house and separated the bedrooms from the other rooms. As was typical for bungalow plan houses, the Nance-Jones House utilizes an interior where public (living and dining rooms) and service areas (kitchen and utility areas) of the house are separated by a hallway (**Photo 4**) from the private spaces (bedrooms and bath). Interior walls are plaster, ceilings are 11 feet high and picture rails encircle interior walls at the 10 foot mark. Interior five panel wood doors are topped with transoms. Door hardware is original. A buff brick fireplace with decorative insets and mantle is located in the living room (**Photo 5**). The chimney has three flues that original vented not only the fireplace but the small parlor stove in the dining room and the kitchen stove. Neither survive. Built-in storage bins/inglenooks and fir paneling flank the fireplace in Craftsman style. Six-panel pocket doors are found between the living and dining rooms. Flooring is original pine planking, except for the dining room and hallway where wood parquet was added by a previous owner to mask worn areas. Fir baseboards are 10 inches tall. The dwelling is a

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rare example within Kingsville of a bungalow detailed with a mix of Craftsman and Classical Revival elements.

The Nance-Jones residence incorporates a bungalow house form with Classical Revival and Craftsman detailing, a combination widely built within Texas and the nation during the 1910s. Although the name is often thought of as a style, the bungalow is a building type, an economical dwelling enhanced with Craftsman, Classical Revival, Colonial Revival, Mission Revival, Spanish Colonial Revival, Tudor Revival and other decorative styling. Classic bungalow elements include shallowly pitched complex rooflines that create a low profile of one or 1-1/2 stories and incorporate a porch in an attempt to integrate interior and exterior living space. However, the roof form most commonly associated with bungalows is the front-facing gable roof, although cross and side gable versions and hipped roofs also are widely used throughout Texas. The Nance-Jones House utilizes a side-gabled roof. In Mission Revival and Spanish Colonial Revival style bungalows, the roof is often flat or flat with a parapet. Craftsman influenced bungalows occasionally are of the airplane type, wherein a second floor room sits in the center of the shallow gable roof with a wide expanse of roof stretched out in every direction in a manner reminiscent of wings. Most bungalows are wood frame with wood siding, although in Texas brick veneer was commonly placed over a wood frame when the bungalow was to display Colonial Revival and Tudor Revival stylistic elements. Spanish Colonial Revival and Mission Revival bungalows generally have stucco siding.

The typical plan of a bungalow divides the interior space into three components— living, sleeping and service areas—often separated by hallways. This internal arrangement results in two rows of side-by-side rooms staggered from front to back and providing room for a substantial front porch. While many were built by architects and contractors from original designs, many more are the product of mass-produced plans that could be mail ordered from lumber companies and house-plan concerns. Firms such as Pacific Ready Cuts, and Ye Planery of Dallas, sold such plans as well as complete cut lumber kits ready for assembly. In the United States, bungalows were a common house form between 1905 and 1940, and in Kingsville, they span the years from about 1910 to 1945. The most widely built bungalow form nationwide incorporated Craftsman-inspired details such as angular brackets (knee braces) supporting wide overhanging eaves with carved rafter tails and beam ends. Bungalows can display a variety of porch treatments, however, and the most common elements are Craftsman-inspired tapered box columns that rest either on brick or stone pedestals or reach the full height of the porch.

From the late 19th century well into the 20th century, the promotion of historic styles in builder's magazines, professional journals and the popular press created a demand throughout the nation for houses in the Colonial Revival, Classical Revival, Tudor Revival, Dutch Colonial Revival, Mediterranean Revival, Mission Revival, Spanish Colonial Revival, Monterey Revival, French Eclectic, Chateausque and other revival styles. The revival movement was a reaction to the highly decorative, eclectic late Victorian era styles and was based on orderly, resurgent, traditional aesthetic modes associated with the western European heritage of most Americans. The 1893 World's Columbian Exposition in Chicago featured an ideal city created for the fair that showcased Greek and Roman classicism and brought Classical Revival to the fore as a favored American architectural style. Architects drew ambitious and academically correct designs, while the majority of modest revival styled examples were derived from women's magazines, plan books and mail-order catalogs. Other revival styles sprang up in response to a rediscovery of regional historical heritage such as the English settlement of much of the eastern seaboard (Colonial and Georgian Revival), Dutch settlement of New York (Dutch Colonial Revival), and the Spanish and Mexican periods in California, Arizona, New Mexico, Texas and Florida (Mission Revival and Spanish Colonial Revival). Other historical styles emanated from the broadening experiences of travel in the gilded age of the 1880s through 1914, and the experiences of World War I soldiers who were the first large American population to see

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first hand the palaces, castles, country homes and vernacular cottages of England, France, Germany and Italy. Styles that were popular as a result of increasing American sophistication supported by travel, books, and popular publications include Renaissance Revival, Romanesque Revival, Mediterranean Revival, French Eclectic, Chateausque and Tudor Revival modes.

Kingsville's housing stock includes many dwellings that combine two or more styles as well as those that apply modest interpretations of high style design to modest vernacular popular and modern plan housing. A trend seen nationwide, these combinations include the melding of Colonial Revival and Classical Revival, the meshing of Colonial Revival and Tudor Revival, and the use Classical Revival or Colonial Revival and Craftsman modes, among many other combinations. In some cases, such as the Classical Revival and Craftsman combination, a traditional high style mode is combined with a non-historicist, *au courant* design esthetic. In other situations the melding of styles occurs when the designer or architect incorporates picturesque elements from highly popular vocabularies.

**SUMMARY OF PHYSICAL CONDITION AND INTEGRITY**

Built ca. 1910, the Nance-Jones House is an excellent example of a bungalow embellished with Craftsman and Classical Revival detailing. Exterior alterations are confined to minor changes made to the rear of the house between 1922 and 1930, the conversion of a window into a door, the removal of an attic access door, and the 1941 compatible addition of about six feet to the rear of the house to accommodate additional living space. Built by the Kleberg Town and Improvement Company with materials likely obtained from the townsite building supply firm, the house was first sold to Oran H. Nance and later to the Jones family. The dwelling is a good representative example of an intact bungalow embellished with Craftsman and Classical Revival detailing. A widely built house form in other areas of Texas and throughout the country, the house is unusual in Kingsville and is the only known example citywide of its style and type. The house's third owners, the Jones family, provided stewardship from 1921 until 1977, and made the minor compatible alterations that reflect changing family needs, technologies and lifestyles. The house's exterior and interior character-defining elements— plan form, floor plan, craftsmanship, detailing, window materials and fenestration patterns, and entry detailing—are maintained in excellent condition and retain a high level of integrity of location, materials, design, workmanship, feeling and association within the period of significance.



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**STATEMENT OF SIGNIFICANCE**

Constructed ca. 1910, by the Kleberg Town and Improvement Company as a residence for railroad employees, the Nance-Jones House is a one-story rectangular plan bungalow that incorporates Craftsman and Classical Revival design influences. It is a rare intact example of a middle-class bungalow in Kingsville. The dwelling is a good vernacular example of the bungalow house form, is larger and more detailed than most surviving intact bungalows in the city, and is the only known example of its design type in Kingsville. The rectangular-plan bungalow form and Craftsman and Classical Revival influenced design of the Nance-Jones House combines two of the most popular architectural modes used in Texas during the early 20th century. In addition to its significant architectural form, the house reflects the population and economic growth of Kingsville, the importance of the railroad in community development and the historic development patterns of Kingsville. Located within the First Addition to the Town of Kingsville, the house is part of a larger neighborhood known as Cupid's Addition and is located in the southeastern quadrant of the pre-1960 city. The Nance-Jones House was built about 1910 in the first wave of construction within its southeast neighborhood, in an area favored by middle and upper-middle class residents because of its proximity to shopping, the railroad and community services. House reflects community development patterns and the dominance of the railroad in creating and supporting a healthy city economy based on county agriculture, agricultural processing and distribution, rail transit, light manufacturing and petroleum exploration and extraction. Now somewhat eroded by alterations and late 20th century infill construction, the neighborhood containing the Nance-Jones House was home to railroad employees, teachers, dentists, physicians, business owners, government employees, bankers, skilled construction craftsmen, among others. The house is named for its first and third owners, Dora B. and Oran Henderson Nance, and Margaret McN. and David H. Jones, Sr., and is architecturally significant as a rare example of a bungalow dwelling with Craftsman and Classical Revival influenced styling and for its associations with the growth and development of Kingsville in the first half of the 20th century. The Nance-Jones House is in excellent condition and retains a high degree of integrity. It derives its primary significance from its architectural form, and its associations with Kingsville's community development patterns during a period of rapid economic growth and community development. For these reasons, the Nance-Jones House is eligible for listing in the National Register of Historic Places at the local level under Criteria A and C in the areas of significance of community development and architecture within a period of significance extending from ca. 1910 to 1956.

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**COMMUNITY DEVELOPMENT IN KINGSVILLE**

Kingsville, the county seat of Kleberg County, is on U.S. Highway 77 about 40 miles southwest of Corpus Christi. Kingsville originated as a speculative venture of King Ranch owner Henrietta Chamberlain King (1832-1925) and her son-in-law Robert J. Kleberg that capitalized on the construction of the St. Louis, Brownsville & Mexico Railway, which linked Robstown and Brownsville with points north and south and traversed portions of the immense King Ranch. In time, the railroad that gave birth to Kingsville connected the town not only with Brownsville, Robstown, and points north, but with many other communities in South Texas and along the Gulf Coast. In 1903, the farsighted Mrs. King authorized the survey of 41,853 acres of her ranch lands. Of this 853 acres were set aside as the Kingsville townsite (**Figure 9**) and the remaining 41,000 acres were designated for future regional development. She deeded the acreage to the Kleberg Town and

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Improvement Company, an entity she formed with Kleberg. The improvement company handled all the real estate transactions of the newly-surveyed town site. "The Kleberg Town & Improvement Co. was the source of title to every foot of property in the entire vicinity, and every deed contained a clause strictly prohibiting the sale of spirituous liquors under penalty of defaulting title. Mrs. King intended to see no saloons in her town, and there were none. Their continued absence was pre-eminent factor in the peace and quiet which attended Kingsville's growth." (Lea:547-548).

The railroad officially opened for business with its inaugural run on July 4, 1904, running two passenger trains from opposite directions and stopping in Kingsville to much hoopla and fanfare. At the same time, these first trains officially inaugurated the town and July 4, 1904 is the official birthday of Kingsville (Lea:546-547). Although 1904 is the town's official birthday, about 400 settlers were already present, living in tents and crude cabins (*Kleberg County, Texas*:93). One year later, on July 5, 1905, the population was estimated at between 1,000 and 1,500 people (*Kleberg County, Texas*:174). Local promoters took the opportunity to glorify the growing prosperity, and to attempt to attract even more settlers with money to invest.

Kingsville was born one year ago yesterday. There is perhaps nowhere else on earth – certainly nowhere else in the great Southwest – a yearling of such size and strength and promise.... Kingsville is lacking some things worth thinking about. It has no mossbacks and no loafers. In this respect, it is a unique community. Think of a town with no old citizens to sit around on the dry goods boxes and talk gloomily of the good times gone by; of a town where the men who are in power do not refuse to put their shoulders to the wheel of enterprise and make things move; of a town where the knocker is not and the bum has no place, but where every man is hustling for himself and encouraging his neighbors. Perhaps this is due, in part, to the newness of things; perhaps it is because of the care and foresight of the builders. Whatever the cause, the result is most satisfactory. Kingsville has no saloons and no gambling houses and does not propose to have any. Up to the present time, it has not needed policeman or a lockup. Where is there another place of its size with the same record? Isn't that a pretty good kind of place to raise a family? The people there think so (*Texas Stockman and Farmer Magazine*, 1905, reprinted in *The Kingsville Record*, Oct. 16, 1963).

Bathing facilities was one of the things the town lacked in its early years. An account in *Kleberg County, Texas* relates the primitive and humorous aspects of bathing in Kingsville early years. Baths were a luxury and were to be had at the swimming hole, at the barber shop and in the horse trough. Eventually, some of the town's young men ventured outside the city limits to an artesian well and availed themselves of the owner's generosity, enjoying communal baths in an earthen pond adjacent to the well (*Kleberg County, Texas*:185). In time plumbing came to the community and the hardships and amusements of the early years were soon forgotten.

In the second half of the 19th century, the area where Kingsville now is, was part of Nueces County and the Rancho de Santa Gertrudis (present day King Ranch). The ranch, founded in 1852, was a thriving enterprise but there were no significant population centers outside the ranch. Captain Richard King (1824-1885), the founder of the Rancho de Santa Gertrudis, began with a small cattle operation that he built into a South Texas empire. At his death in 1885, his holdings

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included more than 614,000 (Lea:418); in 2004 ranch acreage was 825,000 acres in Nueces, Kleberg, Kenedy and Willacy counties (*Handbook of Texas Online*: "King Ranch"). After King's death, his widow, Henrietta M. King, retained a bright young lawyer named Mr. Robert J. Kleberg (1853-1932) to manage the ranch, which she renamed King Ranch in memory of Captain King. Within a few months, Robert J. Kleberg married Mrs. King's daughter Alice. Kleberg worked to fulfill the ambitions and dreams of Captain King. He bought additional acreage to expand the ranch. He also spent much time and effort improving the herd and improving general ranching practices and conditions. (Lea:485). A perennial problem in this region of South Texas, formerly known as the "Wild Horse Desert," was having enough water to sustain the people and the cattle herds. During years of severe droughts, whole herds were lost. One of the worst recorded droughts occurred in 1891 and 1892, a period called "The great die-up". Thereafter, Kleberg initiated exploration for artesian water sources and in 1899 the first well was successfully drilled. This event was a turning point in the history of the area, as the well not only supplied abundant water for the cattle herds, but also presented the possibility of turning the arid "Wild Horse Desert" into fertile agricultural land. Once irrigation was a viable proposition, ranchers and local cattlemen began planning ways to expand their operations to include a wide variety of vegetable crops and dairy farming. (*Kleberg County, Texas*: 62).

Although Richard King was instrumental in developing the Corpus Christi-Laredo railroad the 19<sup>th</sup> century and he and other ranchers explored the possibility of bringing a rail line to South Texas, overland cattle drives continued to be the method of moving livestock from South Texas to railroads and livestock markets farther north. (Lea:336-337). But once farming became a possibility with artesian well irrigation, the perishable fruit, vegetables and dairy products of the new agricultural enterprises needed faster and more direct transportation to markets. Further, row crops such as corn and cotton needed prompt processing, storage and delivery to customers. With abundant water and rail access to markets, settlers and farmers could be enticed to the region. Thus, Kleberg and other area ranchers negotiated to bring a railroad through the region, both for marketing their cattle and for promoting development (Lea:536-544).

To realize the area's development potential, local ranchers and businessmen encouraged a new rail line, which would link Robstown and Brownsville, passing through King Ranch property. Shortly after 1900, Uriah Lott, a businessman and railroad promoter who, with the help of Mifflin Kenedy and Richard King, had built the Corpus Christi, San Diego and Rio Grande Narrow Gauge Railroad (*Handbook of Texas Online*: "Uriah Lott"), and who had been involved with the promotion and development of other Texas railroads, began finding financial backers for a new venture, the St. Louis, Brownsville & Mexico Railway. In January 1903, Lott became president of the new company, and among the incorporators of the new line was Robert J. Kleberg (*Kleberg County, Texas*:97). Executives of the line intended that it form one section of a continuous rail line from Chicago, St. Louis, Memphis to Baton Rouge, Houston, Brownsville, Tampico and Mexico City (*Handbook of Texas Online*: "St. Louis, Brownsville and Mexico Railway"). On July 1, construction of the new line began in a pasture at what is now Robstown (*Kleberg County, Texas*:91-93). Kingsville, by no accident, became the headquarters for the new railroad, and as construction proceeded south from Robstown, dozens of new workers were added to the payroll. The trains brought a flood of prospective new settlers and investors, and the town grew quickly. General offices were constructed in 1907 and a brick depot, which remains, was also present by that year. In 1911, the year the town incorporated as the City of Kingsville, the railroad commissioned a new general office building, designed by noted Kansas City architect Louis S. Curtiss (ca. 1866-1924). The no-longer-extant building was of reinforced concrete and incorporated design references to Frank Lloyd Wright's Prairie School designs as well as Louis Sullivan's

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commercial aesthetic.

Between 1904 and 1914, population and economic growth fueled by the railroad supported the founding of a multitude of businesses including a lumber company, which provided most of the building materials used to erect business and residential buildings in Kingsville. In 1904 the community received a post office, which was perhaps the first government service in Kingsville. Also established were a publishing company, groceries, dry goods, drugstores, cafes, a creamery, banks, bakeries, and other mercantile and service businesses as well as community services such as a power company, schools and a hospital. Kingsville's population reached more than 2,000 by July 1908, and by the end of 1912 was 4,000 (*Handbook of Texas Online*: "Kingsville, Texas").

The Kleberg Town & Improvement Co. lived up to its name: it built a town and it provided improvements. In 1905, it financed and began the installation of a waterworks, which was completed in 1907 at a cost of about \$75,000. That same year the Kingsville Ice & Milling Co., built by Robert Kleberg and backed by Mrs. King, brought an ice factory to town. The Kingsville Publishing Co., owned by Mrs. King, published a weekly newspaper. The Kingsville Power Co., built mostly with Mrs. King's funds, lit Kingsville with electric light in 1908 (Lea: 549).

By 1910, the railroad had a payroll of approximately \$40,000 a month (*Gulf Coast Record*: Dec 30, 1910), and was a major presence in the business and development life of the community. Kingsville was growing rapidly with new businesses and new residents. House seekers, settlers and farmers came south on the trains from Chicago and other points north to look at property and to settle in the warm South Texas climate. All the land in the original townsite was sold before 1910 and lot sales in the additions started in that year. The First Addition, platted in two phases in 1909 and 1910, was the first of many additions to Kingsville's original town plat and was necessitated by the railroad-fueled real estate boom. The Nance-Jones House was built ca. 1910 in the First Addition, an area that became home to successful businessmen, railroad executives and employees and other middle and upper-middle class buyers. Not only did the town's population grow exponentially and lot sales soar as investors, businessmen and house hunters arrived from the north, but the number of buildings increased rapidly. Many were built with high quality materials and craftsmanship and incorporated the most popular architectural styles of the day. With the trainloads of new residents, more public accommodations were needed. The Kleberg Town & Improvement Company contracted for the building of the King's Inn, erected across the street from the depot. This hotel and restaurant became the center of activity for many events in the young town. The railroad financed a magnificent hospitality showplace, the Casa Ricardo Hotel, also designed by architect Louis S. Curtiss. The King's Inn, the Casa Ricardo and other Kingsville hotels welcomed trainloads of prospective residents as well as land speculators, businessmen and dreamers from all parts of the world. Sadly, railroad promoter and the man perhaps most responsible for the construction of the St. Louis, Brownsville & Mexico Railroad, Uriah Lott, died penniless in 1915 at the Casa Ricardo, a guest of the King family (*Kleberg County, Texas*:93).

In 1913, the Texas legislature approved the organization of Kleberg County, named for Robert J. Kleberg, after prominent local businessmen and residents successfully lobbied the Texas legislature for removal from Nueces County of populous Kingsville and its surrounding area. They wanted more local control over government and business and the

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ability to make public improvements. Predictably, Kingsville was designated the new county seat, and newly elected commissioners proposed construction of a courthouse and hospital. Voters approved bonds to finance these buildings and both were completed by 1914. In this era of increased automobile use and the associated national Good Roads campaign, when local governments realized the relationship of good roads and economic success, road improvements were also undertaken. Oil exploration began in the early 20th century and the first producing well established in 1919. Natural gas was also found nearby and a pipeline built to move the gas into Kingsville, where it provided energy for local homes and businesses (*Handbook of Texas Online*: "Kingsville, Texas").

In 1921, William D. McNeill, father-in-law of the third owner of the Nance-Jones House, built a cotton mill in Kingsville with \$150,000 raised by the community (*Handbook of Texas Online*: "Kingsville, Texas"). During the 1920s, the city became an important storage, processing and shipping point for cattle, dairy cows and hogs, dairy products, and other agricultural produce that the area became noted for, including the cotton, corn, onions and watermelons. In 1925 the South Texas Teachers College (now A&M University at Kingsville) was established (*Handbook of Texas Online*: "Kleberg County"). The 1920s saw a significant population increase and in 1930, 6,815 people lived in Kingsville, 2,000 of which were Mexican-American and 524 were African American (*Handbook of Texas Online*: "Kingsville, Texas"). As a result of the Great Depression, the community grew slowing during the 1930s, and in 1940 the population was 7,200. In 1942 the Kingsville Naval Auxiliary Station (later Naval Air Station, Kingsville) was established nearby. The base housed between 6,000 and 7,000 military personnel during World War II, and provided employment for local residents. The base enhanced the local economy until 1946 when it closed. But, with the start of the Korean War, the facility was reactivated and remained in operation from 1951 until the 1990s. Although the railroad closed its general offices and shops in the early 1950s, within a few years Kingsville received an economic boost when a district office of Humble Oil and Refining (now Exxon U.S.A.) located there. As a result of increased enrollment at the local college and presence of the new Humble district office, population rose from 16,857 in 1950 to 28,711 in 1970. Since that time population has slowly declined, brought about in part by the closure of the Exxon district office in 1985.

Just as it had been a prime player in the establishment of Kingsville and the successful construction of the railroad, the Kleberg Town and Improvement Company was an important force in the continuing development of the town's business and residential areas. The improvement company built eight to 10 of the earliest homes for railroad executives, mostly on West Kleberg Avenue. In 1909, 1910 and 1911 the Townsite Company financed the building of many more houses for railroad employees in what was then called Cupid's Addition.... (*Kleberg County, Texas*:183). Among these was the Nance-Jones House. Predictably, railroad executives and well-to-do local businessmen and professionals built or bought the most substantial dwellings in the community. The first of these houses were built on Kleberg Avenue on the west side of the railroad line and east of the Henrietta King High School (**Figure 10**). But, quickly, the favored area became the area of lots to the southeast of the central intersection of town at 6<sup>th</sup> Street and Kleberg Avenue. This favored residential area, between 6<sup>th</sup> Street and 10<sup>th</sup> Street (east and west) and between King Avenue and Doddridge (north and south), included parts of the original townsite as well as all of the First Addition and parts of the Fourth, Fifth and Ninth Additions (see **Figure 10**). Even though the area southeast of 6<sup>th</sup> and Kleberg incorporated parts of several land subdivisions, the neighborhood was soon called by one name--Cupid's Addition--because of the large number of young couples who were buying property there (*Kleberg County, Texas*:182).

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Like the rest of Kingsville, Cupid's Addition is characterized by wide streets and wide avenues. The individual lots are all 25' wide by 140' deep with a 20' alley behind. Most houses are built on three or four adjacent lots, with the houses sited well back from the street, creating consistent setbacks and providing lawn and yard space around each house. Early photos show that almost every house had a small picket fence on the property line. Located near the main business and shopping district of Kingsville and to the railroad and its offices (*Come Aboard: The Kingsville Record*, March 2004), Cupid's Addition offered not only easy access to shopping and work, but the bonus of an edge-of-town location that provided unobstructed positioning for receipt of the prevailing southeast breezes, which in the pre-air conditioning era was vital to surviving the intense heat of the long South Texas summer. In addition, public services such as the still extant East Ward School, serving elementary age students, and the large, extant Flato Park, named for Charles H. Flato, Jr., who served as one of the first five county commissioners, were within the area. The new county hospital was at its southern edge. Henrietta King donated \$40,000 to build a high school elsewhere in the city; the school was named in her honor.

Although Kingsville includes substantial dwellings built by wealthy residents and featuring Classical Revival and other popular styles of the day, The majority of the houses built from 1904 until the start of World War II are massed plan pyramidal houses, modified -L plan houses, bungalows and other modestly sized house forms. Bungalows are the most prevalent and they feature many styles and stylistic influences. Stylistic elements used on bungalows are largely modest references to a particular mode or combination of modes. The Nance-Jones House is a good example of the prevailing dwelling size and level of detailing found on residences throughout the city. During the early to mid 20th century most such residences housed railroad employees, owners of small local businesses and other middle income people. Some of the earliest dwellings were built by the Kleberg Town and Improvement Company, as was the ca. 1910 Nance-Jones House, but many more undoubtedly were erected from mail order house plan using materials supplied by the local lumber company or with materials that came as part of a pre-fabricated kit, ready to be assembled by skilled carpenters. The following description of an early bungalow provides a wealth of information and suggests the level of community interest in development and the marketing savvy of local developers and builders.

One of the really pretty houses in town has just had the finishing touches put to it on King Avenue between Eleventh and Twelfth Streets. The house is called an 'aeroplane bungalow', one of the latest designs in house buildings, and was built by Henry Bludworth from plans made by 'Ye Planary' of Dallas and furnished by the Kingsville Lumber Company. Contractor Marston had the contract for the work and the painting, and decorating was done by J.S. McHenry. The Kingsville Lumber Company also furnished all of the material which went into the building. The plans have been carried out even down to the smallest detail and Mr. Marston and Mr. McHenry are to be complimented on the class of work. The interior decoration deserves special mention, the old ivory finish evidently being the work of a man who was thoroughly familiar with decorating (*The Kingsville Record*: Nov. 17, 1916 – South Texas Archives, Box 37K).

The Kleberg Town and Improvement Company as well as local carpenters and contractors advertised in the *Kingsville Record* and the *Gulf Coast Record*. Local builders sought both residential and business clients establishing the range of their skills. One ad placed by A. P. Anderson asked "Are you going to Build a fine residence, plain house or store?"

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I will take contracts for any kind of buildings. I am prepared to do very fine, first-class work. Come and see me. I would like to figure with you" (*Gulf Coast Record*: Dec. 5, 1908—South Texas Archives, Box 36K). Other local builders included M.J. Kivlin, Knox Lumber Company, Southland Lumber Company, A. J. Carpenter, V.V. Barnes, Kingsville Lumber Company, George Bowman, Folts & Son, M. W. Marston, J. D. Lucas and Son, Andrew P. Anderson and J. N. Shaw. The Kleberg Town and Improvement Company courted individual prospective buyers in their advertisements and made a point of saying speculators were not wanted. The profit margin was, of course, higher when lots were sold individually than when they were sold in quantity to a single buyer who was well versed in negotiation. Such ads boast about the number of acres sold in a short period, and predict how soon the new owners would build.

We are selling as near as possible, our lands to the actual settler. We offer no inducements whatever to the speculator--don't want them. Over 6,000 acres sold in the last 40 days to Texas-German farmers. Ninety percent of them will develop in the next 12 months. Kingsville itself as a town has a great future with the rich surrounding lands and being the headquarters to the Frisco Railroad [the new owner of the St. Louis, Brownsville & Mexico Railway] and with the energetic class of people who are settling here is bound to make a city (*Gulf Coast Record*: May 13, 1913—South Texas Archives, Box 35K).

Although the town improvement company indicated a dislike for speculators, they did business with them, selling property that eventually became someone else's profitable speculation. One energetic and enthusiastic local developer was B.O. Sims, Jr., who advertised himself as "SIMS (The Land Man)," and in 1910 created a map of Kingsville (**Figure 10**). His ads offered town lots as well as improved parcels in all parts of the community as well as nearby Ricardo. He also offered rural land in unimproved tracts of any size and in irrigated 10 acre parcels. Not a bit reticent, Sims proudly stated "...No doubt but it will pay you to see me if you want real estate in these parts. I know the country like a book and have all the bargains that are offered for sale." He often closed his ads with "Yours for Business, B.O. Sims, Jr., Kingsville, Texas" (*Gulf Coast Record*: May 29, 1909—South Texas Archives, Box 35K). Other ads offered newly built bungalows for sale, noting the name of the addition where the houses are located and the financing arrangement of small down payments and monthly installments. Not surprisingly, many of the new additions, as well as street names, made reference to King family members. While the earliest additions to the town were numbered from one to nine, slightly later additions such as Henrietta Heights, and the Chamberlain Addition, honored Henrietta King. Everyone, it seemed, who owned property was making money, and many others hoped to make money too, either as builders or speculators. And the local prosperity was good, not just for Kingsville's every man and every woman, but for the King family. "There are many beautiful houses in Kingsville, mostly the California bungalow type. The King Ranch home, now nearing completion, after two years work, is the most beautiful house in all of South Texas.... The wide streets and the avenues of the older sections of town are fast getting into city-like shape, with their nice homes, well-kept lawns and flowers, cement sidewalks, etc." (*The Kingsville Record*: Dec. 12, 1913—South Texas Archives, Box 36K).

During the early days of Kingsville's development, Robert J. Kleberg was involved in virtually every enterprise important to the success of the new community. "The proliferating enterprise of the Kleberg Town & Improvement Co.—its real estate promotion and development, soil and crop information and experimentation, cotton and stock feed planting,

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ginning and milling, public utilities, hotel operation, building material and construction, banking —was the burden of a man [Kleberg] who was also engaged in actively managing the largest livestock ranch in the United States” (Lea:550-551).

With this many irons in the fire, Kleberg eventually reorganized some of his responsibilities and found trusted men to assist him in administrative activities. In 1910, Kleberg established the Kingsville Land & Investment Co. to handle administrative activities associated with the daily business of the original town improvement company. He selected a young man named John D. Finnegan, a native of St. Louis who had come to South Texas in 1904 as the Secretary and Treasurer of the St. Louis, Brownsville & Mexico, to head the land and investment company. Finnegan worked two jobs, dividing his time between his duties as division superintendent at the railway offices in Kingsville, and his job with the land and investment company. Finnegan’s knowledge of fiscal procedures and expert accounting practices made him a most welcome new element in Robert Kleberg’s business domain. In 1912, Finnegan resigned from the railroad to begin a long career as chief accountant and purchasing agent for the multiple King-Kleberg interests both in town and on the ranch.” (Lea:550-551). By 1916 Charles H. Flato, one of Kingsville first county commissioners, was manager of the land and investment company. In a 1916 memo, Flato discusses the “science of selling,” as he put it, and outlines three basic strategies for closing a deal. At the bottom of another 1916 memo Flato included the motto “Let’s Bat While the Batting Is Good.” Reflecting the optimism and pro-growth philosophy of American business in the early 20th century and the realization that good times come and go, entrepreneurship and the hard sell were alive and well in Kingsville (Flato, Charles, Family Papers—South Texas Archives, A 1997-001, Box 632A).

Although the King family was the primary force in the development of Kingsville, other smaller ventures, such as B.O. Sims, Jr.’s business existed. Another small, but apparently successful land company was the Kleberg County Development Company, a trust established by railroad auditor and treasurer Oran H. Nance in partnership with a man named W.J. Thomas. Nance, who in 1911 purchased the Nance-Jones House, was sent to Kingsville in 1909 by his employer, the railroad, to serve as Auditor and Treasurer. He purchased several residential properties and later formed a development company with Thomas. Together, Nance and Thomas bought several large tracts of land in the Southmore Acres area of Kingsville, among other properties. As with much of the land in Kingsville and its surroundings, Southmore Acres was originally owned by the Kleberg Town and Improvement Company, which sold it to a speculator, A.A. Alexander, who sold it to Nance and Thomas. As was typical in the business circles of small town America in the late 19th and early 20th centuries, business and personal connections often made for success, as they still do today. Nance’s close business association with Finnegan may have provided an inside track to both buying the house now known as the Nance-Jones House on Johnston Avenue, as well as being able to set up his business trust with a name very similar to the ranch’s enterprises. Land companies, land speculation and development took place throughout the county, and the King family was involved in enterprises beyond Kingsville and its ranch operations, but many other entrepreneurs contributed to the overall development and economy of the larger county area.

Despite the unbridled optimism of the times, Kingsville and the surrounding region experienced setbacks and disasters. The first began in 1915, when Kingsville and the South Texas region were frequently raided by Francisco “Pancho” Villa and an array of Mexican bandits. The raids included attacks on trains (*Kleberg County, Texas*:105). Fear was rife and Mrs. King kept spotlights on her home at night and guards at her house at all times. U. S. Army troops were stationed in Kingsville to protect the town and the railroad, and remained until the United States entered World War I. A

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Texas subject marker placed near the location of Camp Kingsville, which housed the troops, commemorates the men and their activities during the 1915-1917 period. Natural disasters also took place from time to time, and perhaps the most significant was the August 18, 1916 hurricane that battered Corpus Christi and the entire Coastal Bend area. The storm came ashore a little south of Riviera, 45 miles south of Corpus Christi and moved inland. At least 20 people died in Nueces, Aransas, Willacy, Jim Wells and Duval counties (*Handbook of Texas Online*: "Hurricanes"). Property damage was widespread with an estimate of \$1,600,000 in losses sustained in the area. The hardest hit communities were Bishop, Kingsville and Corpus Christi (NWSFO Corpus Christi: "The Hurricane of 1916"). Buildings damaged or destroyed in Kingsville included the Knox Lumber Company, the City Feed Store, St. Gertrude Catholic Church, Folts Carpenter and Cabinet Shop, the ice house, the power and light company building, the Ford Garage, and the Masonic Hall (*Kleberg County, Texas*: 196-198). In 1919, a September storm moved inland just south of Corpus Christi. Tides were 16 feet above normal and winds rose to 110 miles an hour. Property damage was estimated at more than \$20,000,000 and at least 284 people died. After each of these, and other less severe storms, Kingsville and despite the financial setbacks and losses local citizens looked with optimism to the future.

**THE NANCE-JONES HOUSE**

Located within the First Addition to Kingsville, a subdivision of 10 blocks lots platted in 1909 and 1910 by the Kleberg Town and Improvement Company, the Nance-Jones occupies lots 17, 18, 19 and 20 in block 87 (Kleberg County Deed Records). Once part of Juan Mendiola's 1834 grant from the State of Tamaulipas, Mexico, the land on which the house is located passed from Mendiola's heirs to the King family and became part of Kingsville with its inclusion in the First Addition in 1910. At the southeast edge of the original town, the First Addition was platted in two phases. The first phase (**Figure 11**), platted in 1909, contained six blocks (81, 82, 83 and 88, 89 and 90) and the second, 1910 phase, four blocks (blocks 84, 85, 86, and 87). Apparently, the Kleberg Town and Improvement Company was cautious about moving too far southeast too fast. At the same time, the improvement company platted portions of the Fourth Addition, directly south of the First Addition, and when the area proved popular and lots sold quickly, the remainder of the First and Fourth Additions were platted. Additional plats on the southeast side of the city were created soon after. The southeast section of the city, south of Kleberg Avenue, became the favored residential area of upper-middle class and middle class residents, and was called Cupid's Addition, even though it contained portions of several plats. The southwest portion of town became home to Kingsville's African American population, many of whom worked at menial jobs for the railroad and in domestic service. An important factor in the relocation of Kingsville's "best" neighborhood was undoubtedly the establishment of a new shopping area directly north of Cupid's Addition. The original downtown was along the west side of the railroad tracks between Yoakum and Huisache avenues, and the original executive neighborhood was on West Kleberg Avenue between the business district and the high school. This short, two-block area was too small to permit substantial growth. Another factor for the relocation of the community's prime neighborhood may have been the proximity of the West Kleberg Avenue neighborhood to Kingsville's African American area in the southwest part of the city. In relocating to the east side of the railroad tracks, successful white residents occupied a new, larger area that permitted developers substantial expansion and one that included a buffer, in the form of a distinct physical barrier—the railroad shops—between the two neighborhoods.

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Although the early segregated nature of Cupid's Addition is no longer present, its character and that of other nearby subdivisions on the southeast side of town remain largely residential. Throughout the area, alterations to dwellings are common and many residences have lost their exterior physical integrity through the construction of large, incompatible additions, replacement of original windows and doors, installation of incompatible non-original siding, and modifications to original roof form. No comprehensive survey of Kingsville's historic resources has been undertaken and no potential residential National Register historic districts identified. However, an informal survey conducted by the current property owner has revealed that the Nance-Jones House is a unique intact design within the city. The only identified dwelling of a similar design is located at 414 East Kenedy Avenue. That smaller house has been significantly changed through the construction of a large addition that has changed the building's massing, removed character defining features, modified the front porch and altered the house's overall relationship to its site and the neighborhood as a whole. The Nance-Jones House remains an important, intact example of an early Kingsville bungalow built by the town improvement company and sold to a railroad employee engaged in important managerial work. The house is a unique surviving design within the city and features elements, such as the front porch and the large, horizontal attic vent dormers, that address local climatic needs as well reflect the popular architectural trends of the day.

The first residents of the Nance-Jones House were Dora and Oran Nance and their two eldest children. The Nances bought the house and its four lots from the Kleberg Town and Improvement Company on February 5, 1911 for \$3,600 (Kleberg County Deed Records). It is not known where the Nances lived between their arrival in 1909 and the 1911 purchase of the house on Johnston Avenue. The Nances continued to occupy the house until 1915, when Oran Nance became president of the Maryland and Pennsylvania Railroad the family moved to Baltimore. In October 1918, the Nances sold the property to Bertha and Howard R. Allen for \$3,200. The Nances came to Kingsville in 1909 from Houston, when Mr. Nance was hired by the St. Louis, Brownsville and Mexico Railway as the company's Auditor and Treasurer. Oran Henderson Nance (1879-1948), the second child and first son of Stephen Henderson Nance and Frances Elizabeth Swann Nance, was born in Leon County, Texas, on July 18, 1879. Oran H. Nance (**Figure 12**) began his railroad career in 1898 as a clerk stenographer for the Chicago, Rock Island and Pacific Railroad at Comanche, Oklahoma (then Indian Territory). While working in Oklahoma he met his wife, Dora Brown, a native of Missouri and resident of Comanche. The couple married there on December 10, 1902 (Kinard, Mary Turner Archives. "Chickasaw Nation Marriages from the Ardmore, Oklahoma Courthouse) and eventually had three sons and two daughters. In 1907 Nance took the job of chief clerk with the Trinity and Brazos Valley Railway, serving in Fort Worth. In 1908, Nance was promoted to treasurer and transferred to Houston. Nance accepted the position of Auditor and Treasurer with the St. Louis, Brownsville and Mexico Railway in 1909 and came to Kingsville to work in the company's general offices. Mr. Nance replaced W.I. Church in this post, but far more importantly, he worked with and eventually assumed the responsibilities of John D. Finnegan. During his years in Kingsville, Mr. Nance not only purchased the property "...all those certain four (4) town lots, tracts, pieces or parcels of land, together with the dwelling house, fences and all other improvements now thereupon" (Kleberg County Deed Records) at 426 East Johnston Avenue from the Kleberg Town and Improvement Company, he also purchased many other pieces of real estate. He bought several other residential lots in the townsite. In 1912, he formed a trust called the Kleberg County Development Company with a man named W.J. Thomas and together they purchased additional lots and large tracts of land at the south edge of Kingsville. In 1915, Nance became President of the Maryland and Pennsylvania Railroad and moved

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with his family to Baltimore. He held that position until his death. Simultaneously, from 1931 until 1948 he was President of the Canton Railroad and the Canton Company, both headquartered in Baltimore (*The Baltimore Sun*: June 29, 1948). During his six years in Kingsville, Nance capitalized on the building boom and land speculation gripping the Gem City, as Kingsville promoters dubbed it, by investing in real estate. The trust he established with W. J. Thomas remained a viable investment vehicle for Nance until his death. Nance is buried at Pikes Ridge Cemetery in Pikesville, Maryland.

On December 20, 1918 the Nances sold their Kingsville home to Bertha and Howard R. Allen for \$3,200 (Kleberg County Deed Records), which was \$400 less than the Nances had paid for it. Perhaps the loss was due to a need to sell quickly, or to a temporary slump in the real estate boom, or perhaps the house had sustained some damage in the 1916 hurricane (Wood correspondence 2005). The Allens, both natives of Alabama, had been residents of Texas since at least 1909 when their first child was born (U.S. Census 1920). In 1918, when they moved into the Nance-Jones House, they had two sons and were expecting a third child. Mr. Allen was the manager of a local garage. In April 1919, the couple's third child, another son, was born. Sadly, the child died in December 1921, less than two months after the couple sold the house to the First State Bank of Kingsville for \$3,500. Two weeks later, the bank sold the property to David H. Jones, Sr. No other records regarding the Allens were located during research.

The third owners of the Nance-Jones House were Margaret and David Jones. The Joneses purchased it on October 21, 1921 for \$4,000 from the First State Bank of Kingsville (Kleberg County Deed Records). David Huske Jones, Sr., (1876-1964) (**Figure 13**) was born in Fayetteville, North Carolina, on September 9, 1876, the son of Captain David Jones and Sarah Ellen Tomlinson Jones. David H. Jones attended schools in Fayetteville and had a varied career as a young man, working in the turpentine industry and as a projectionist during the earliest days of silent movies. He worked in railroad shops, as a machinist, in mercantile stores and on the family farm. He was inventive and versatile. In 1899, he was employed as an assistant engineer working in the steam operated power plant of the cotton mill at Warrentonville, South Carolina. W. D. McNeill, who was a distant cousin to Jones, and who eventually became his father-in-law, was the construction manager of this mill and of the mill town that was erected nearby for mill workers (*Kleberg County, Texas*:823). McNeill was a promoter and builder of cotton mills and associated company towns throughout the south. Jones and McNeill continued to work together developing and building cotton mills throughout the south and as far north as Pennsylvania until 1922.

In 1901 McNeill sent young Jones to the General Electric School in Schnectady, New York, to learn various skills associated with testing and operating power plants, generators and turbines. Upon his return from New York, Jones continued for or in association McNeill, building and operating mills. In 1920, Mr. McNeill heard about good opportunities awaiting promoters of all types in Texas. He and Jones decided they would travel through Texas contacting communities that might be interested in investing in the building of a cotton mill. On January 13, 1921, the two men arrived in Kingsville. They met with the Chamber of Commerce and presented a report on cotton milling and their proposal for building a local mill. Robert J. Kleberg was president of the Chamber of Commerce and asked members to find out if there were townspeople who would be interested in buying stock in the venture. In short order, \$150,000 worth of stock was sold. The foundation of the cotton mill was laid in March 1921. By the end of February 1922 the Kingsville Cotton Mill was completed and in operation. It continued to serve Kingsville and the surrounding area until 1945, operating on and off and under different managers during some of that time. Jones was the first superintendent of the mill and remained

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with the mill until 1935. During its operation, the mill made cotton twine and other cotton products from locally grown cotton. The mill shipped cotton yarn to the north and east for use in making carpets. Due to low prices and an national economic downturn, the mill closed temporarily in 1924, during which time the mill made Ford Model-T transmissions and brake band linings as well as packing twine. A few months later, the mill was leased by the San Antonio Cotton Mills and David Jones was asked to continue as Superintendent (*Kleberg County, Texas:281;823-828*). During peak production, the mill processed 264 pounds of cotton an hour and employed 250 workers, greatly contributing to Kingsville's economy (*Kleberg County, Texas:281-286*, Texas Historical Commission marker files).

Meanwhile, in March 1921, David Jones returned to Fayetteville, North Carolina, to get his wife Margaret McNeill Jones and their two children and bring them to Kingsville. The family arrived in May, 1921. Margaret Chisholm McNeill and David Huske Jones, Sr., were married April 22, 1914 and eventually had four children, Margaret McNeill Jones (b. 1918), David Jr. (b. 1920), George Clement Jones (b. 1922) and Sarah Ellen Jones (b. 1926). **Figure 14** shows the family about 1927 or 1928. David Jones' mother, Sarah Ellen Tomlinson Jones lived with the family for several years in Kingsville. **Figure 15** shows her some time in the 1920s in front of the house. Apparently, she never was convinced to modernize her heavy dress for something more appropriate to the South Texas climate. The Jones family, David Sr., Margaret and their two children, first moved into a rented cottage at 200 West Yoakum Avenue and lived there until October 1921 when they bought the house at 426 East Johnston Avenue. That house, now known as the Nance-Jones House, was home to three generations of the Jones family, with Mrs. Jones remaining in the house until 1977.

Beginning in April 1926, David Jones started a small business of his own, which he named the Capital Manufacturing Company. This was a grand name for a small enterprise that made mops, binding twine, cotton picking sacks, brooms, cotton knitting and crocheting twines, and other related fiber-based products. Over the course of its life, the company produced well over a million mops and about a half million brooms. Apparently this venture came about because Mrs. Jones asked her husband if he could produce a sturdy, flexible mop because she was having problems getting her housekeeping done with a commercially produced mop. Using a heavy skein of twine from the cotton mill and some of the sturdy webbing, he produced two very fine mops. His wife was delighted and she suggested that he start manufacturing them to sell, which he did. After design modifications suggested by Margaret Jones, the mops were sold locally, with some of the first going to Tom Brookshire, a neighbor, who sold them in his grocery store. Brookshire's, of course, would in time, become a large regional grocery chain in east Texas. David Jones' mop manufacturing company was started a sideline to his work at the cotton mill. Since he had a dependable income at the mill, he reinvested all his profits from the mop business back into the company. He developed machinery to speed up the manufacturing of the mops that he created in his garage in his after-work hours. Since his cotton mill job was full time, he did not have time to promote his mops and brooms. He contracted some neighbors and college students to work as salesmen and sent them to solicit orders from financially reliable firms in the region. By 1934, the mop manufacturing factory had outgrown the garage on the family property and moved to a location at Santa Gertrudis and Sixth Street where it manufactured high quality mops and brooms. David Jones' company motto was "Not How Cheap But How Good". (*Kleberg County, Texas: 273*) The factory expanded to manufacture other locally-needed goods such as sacks for cotton picking, twine for wrapping vegetables, industrial mops and knitting and crocheting twines. Mr. Jones added industrial sewing machines to the factory and offered services that included manufacturing and repair of truck covers, sails, tents and awnings. In 1935, as a result of the Great Depression,

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the cotton mill closed and the building was turned over to the King Ranch. The Jones family then had to depend on the income from the mop and broom business that Mr. Jones had started in the family garage. By 1935, it was a booming business and continued to do well until the war years of 1941-1944 when Mr. Jones was forced to close temporarily because he could not get the raw materials needed to produce his goods.

David Jones served as Sunday School superintendent at the Episcopal church during the 1930s and delighted in his children and his wife, often calling her "pet." They seem to have had an unusually happy marriage and remained devoted to each other until David's death. At his wife's suggestion, David Jones also designed and built play equipment in the rear yard of the family home that became a favorite not only with his own children but with their friends. He also built a "narrow gauge railroad" in the back yard, using an eight-foot-high platform at one end to provide the momentum needed for a fast ride (*Kleberg County, Texas*:826). David H. Jones, Sr. was 50 years old when he started the Capital Manufacturing Company and he was 86 years old when he retired. He died June 5, 1964 at the age of 87. Margaret Jones continued to live in the house until 1977, when she reluctantly moved into smaller quarters.

Margaret Chisholm McNeill Jones (1891-1985) was an accomplished and successful woman in her own right. From all accounts she also was an inventive, cheerful woman with an entrepreneurial spirit. She received her education in Fayetteville, North Carolina, and after graduation from the Fayetteville Academy in 1909 attended a private preparatory school for two years where she was studied music, drama and other subjects and performed in the chorus and in plays. She entered contests and won more than 40 prizes for her drawings, recipes, jingles, and slogans. She was a skilled seamstress and designer. She loved fly fishing and horse racing. She was an excellent cook, and according to her daughter Margaret, she thrived on activity and was seldom ill (Wood personal papers). As a wife and mother, Margaret Jones added to the family income by starting two businesses of her own, both of which she operated from her home. One was making decorated cakes and mints for parties and weddings and the other was designing and manufacturing patented boots for hunting dogs (*Kleberg County, Texas*:827). The cake decorating venture began in 1925 when she began to make attractive cakes for her children. One of the most elaborate family cakes was one made for her son David in the form of a miniature airport. It was complete with floodlights, hangar and plane. It proved so popular that she made it several times for many of Kingsville's "plane crazy" boys. As her reputation grew among her friends, so did requests for cakes. In 1928, she began her dog boot company, and eventually the demands of keeping a house, caring for four children and a husband, baking and decorating cakes and making dog boots became a bit overwhelming. So Margaret Jones enlisted a neighbor in the baking of the cakes, so she could concentrate on decorating them. This freed up a little time. Margaret Jones continued her cake decorating business until about 1955, selling to customers in Kingsville, Robstown, Corpus Christi, Alice, Riviera, Falfurrias, Vattman, Bishop and other nearby towns. The best sale she ever made was possibly the Tom Brenneman Breakfast Contest she entered in Corpus Christi, sponsored by the Gold Star Mothers. She won second place for her decorated angel food cake mounted on a music box and attached to a hat form. This ensemble functioned as a revolving cake stand. The cake turned while the music played and the letters on the cake read "This Tastes as Good as it Looks" (*Kleberg County, Texas*:288). **Figure 16** reproduces a photo of Margaret Jones sporting a twinkle in her eye while wearing her prize winning cake as a hat, and enjoying every minute of it.

The dog boot venture began when a Jones neighbor came to the house with his bird dog. Having just returned from a hunting trip, the neighbor related that the dog refused to retrieve any of the dead birds because the cactus thorns and

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grass burrs hurt his feet. To remedy this, the neighbor had cut the pockets out of his trousers and tied them on the dog's feet. He enlisted Margaret Jones to try and make proper boots for the dog. Using eight-ounce canvas duck, she fashioned a highly successful product that she patented and marketed for 36 years. She is quoted as saying, "I tried to fashion a boot that would give the most wear. Up to that time, I had never given a dog's paw very much attention. Now, I studied it from all angles--a dog's paw is not an easy thing to fit" (*Kleberg County, Texas:279*). Some customers wanted tall boots, others, short boots. The final patented pattern was the result of a lot of trial and error, modification, and incorporation of findings from field trials. The boots were held on with adhesive or electrical tape and available in five sizes, from 0 (very small) to 4 (very large). The smallest sizes were used on small dogs, not for hunting, but to protect their paws from snow and ice. Customers for the smallest boots were mostly from northern states. The number 2 size (medium) was the most popular. The boots first sold for \$1.50 a set, plus 25 cents for packing and postage. By 1964, when Mrs. Jones retired, the boots were \$8 a set. Because of the unusual nature of the product, the boots received a lot of free advertising in newspapers and magazines, which undoubtedly helped the profit margin.

In 1977, Mrs. Jones left the family home on East Johnston Avenue for smaller quarters and sold the property to Virginia and James Stewart III. The Stewarts sold the property after a little more than two years to Arlene and Mark M. Walsh. The Walshes owned the property from 1979 until 1993 when they sold to Teresa and Ricardo Lopez. After four years, the Lopezes sold the property to Brenda and James Martin and Christine Millegan. The Martins bought out Millegans' interest and finally in 2004, the Martins sold the property to Kingsville native and current owner, Carol Wood.

The Nance-Jones characterizes a distinct dwelling type widely built during the early 20th century. A rare intact bungalow with Craftsman and Classical Revival detailing in Kingsville, the house is the only known intact example of its style and type within the city. As such, the Nance-Jones House reflects the middle-class socio-economic stratus of its early 20th century residents. Through its construction history and location within Cupid's Addition the house is strongly associated with the development patterns of Kingsville.

**JUSTIFICATION OF SIGNIFICANCE**

The Nance-Jones House is rare surviving example of an important vernacular house type, made more significant through its construction by the Kleberg Town and Improvement Company, its location within the community's premiere early 20th century neighborhood, and its initial sale to an important railroad employee. Its size, massing and architectural detailing reflects a widely built bungalow form embellished with Craftsman and Classical Revival styling that is rare within the context of Kingsville. The house records the early development of Kingsville and the crucial tie between the town improvement company, the railroad and the early entrepreneurs who built Kingsville's economy. Built by the Kleberg Town and Improvement Company and sold to railroad auditor and treasurer Oran H. Nance and his wife, Dora, the house later became the home of Margaret and David Jones. Jones was instrumental, along with his father-in-law, in developing and managing the Kingsville Cotton Mill, a business that employed many local residents and created goods from local cotton crops. Three generations of the Jones family occupied the house between 1921 and 1977, when Margaret Jones sold it out of the family. The house is significant for its architecture and association with the community development patterns of Kingsville during a period of sustained growth and community development supported by agriculture, manufacturing and the oil industry. The house retains high levels of integrity of location, materials, design, workmanship, feeling and

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association within the period of significance and is maintained in excellent condition. The surrounding neighborhood has been affected somewhat by the alteration of many residences, but the changes to those dwellings heighten the visibility and significance of the Nance-Jones House. The house conveys not only the rich heritage of early 20th century architectural styling, but through the history of the house and its residents provides an understanding of how Kingsville developed and grew. For these reasons the Nance-Jones House is eligible for listing in the National Register of Historic Places under Criteria A and C at the local level of significance. The house is worthy of preservation as a local landmark that through its residential function and history documents development patterns within Kingsville and provides interpretation of local social and architectural trends between ca. 1910 and 1956.

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**10. GEOGRAPHICAL DATA**

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**ACREAGE OF PROPERTY:** Less than one acre (0.321 acre)

**UTM REFERENCES:** UTM 14 612195E 3043323N

**VERBAL BOUNDARY DESCRIPTION:** Lots 17-20 in block 87 of the First Addition to the City of Kingsville, Texas.

**BOUNDARY JUSTIFICATION:** The boundary encompasses all the property historically associated with the building.

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**11. FORM PREPARED BY (with assistance from THC Historian Bob Brinkman)**

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**NAME/TITLE:** Diane Elizabeth Williams (Architectural Historian) and Carol Wood  
**ORGANIZATION:** for property owner Carol Wood **DATE:** December 15, 2005  
**STREET & NUMBER:** P. O. Box 49302 **TELEPHONE:** 512 458-2367  
**CITY OR TOWN:** Austin **STATE:** TX **ZIP CODE:** 78765

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**ADDITIONAL DOCUMENTATION**

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**MAPS** (see continuation sheet Map-29).  
**FIGURES** (see continuation sheet Figure-30 through Figure-45).  
**PHOTOGRAPHS** (see continuation sheet Photo-46).

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**PROPERTY OWNER**

---

**NAME:** Carol Wood  
**STREET & NUMBER:** 426 East Johnston Avenue **TELEPHONE:** 361 592-6563  
**CITY OR TOWN:** Kingsville **STATE:** TX **ZIP CODE:** 78363

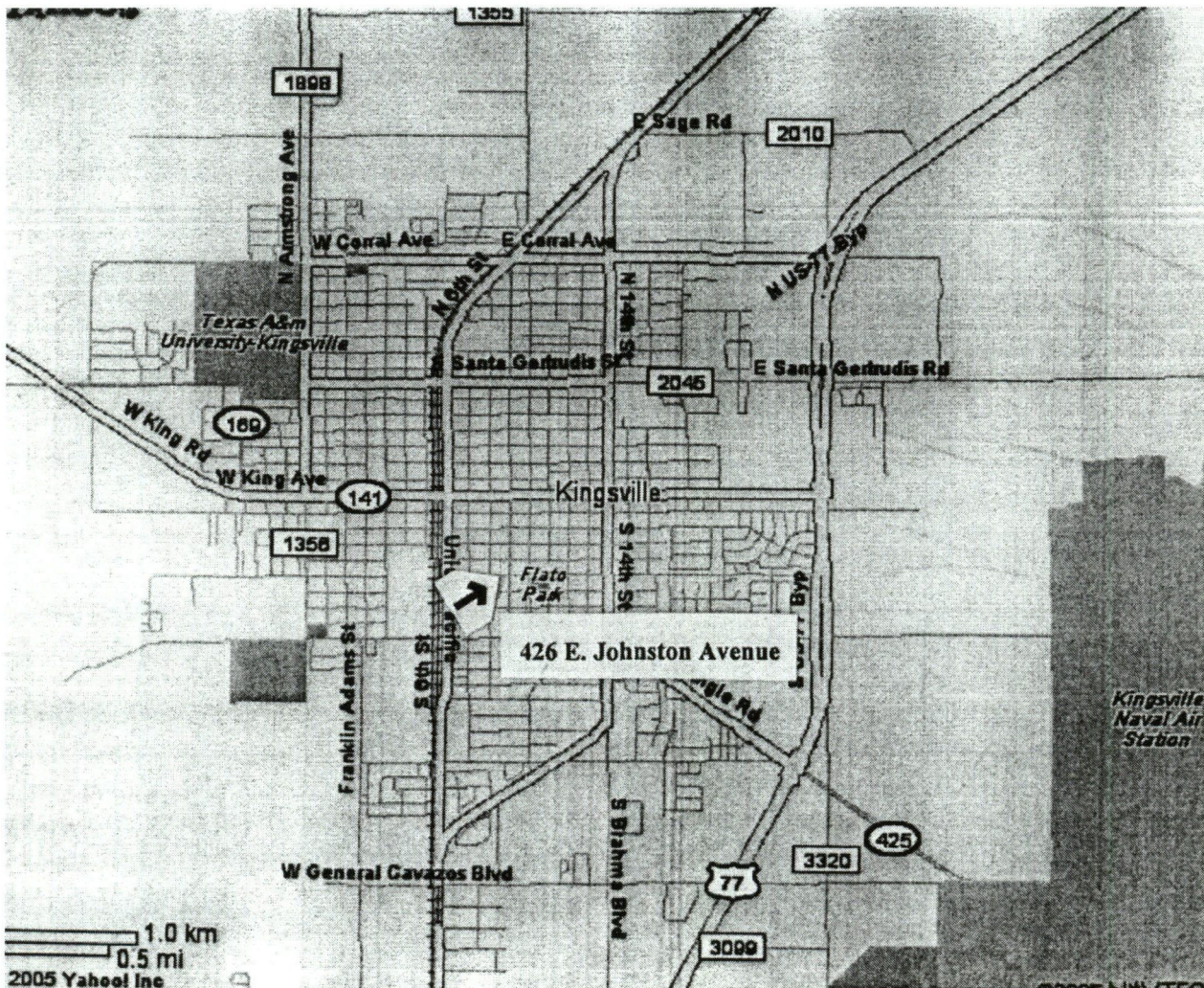
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Map 1. Location map  
Source: www.yahoo.com



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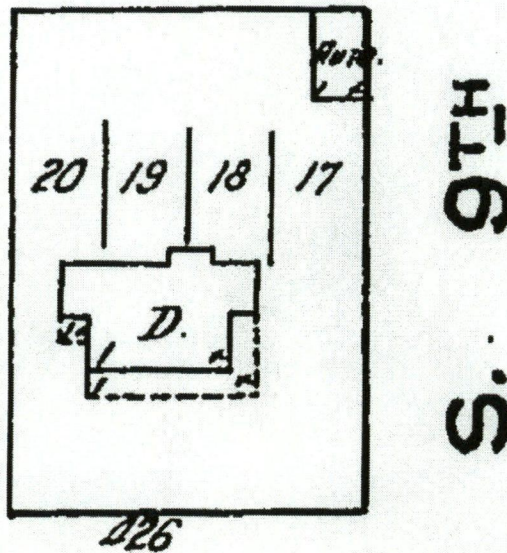
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Figure 1. Sanborn Fire Insurance map, 1915

Source: Sanborn Maps Online/South Texas Archives and Special Collections



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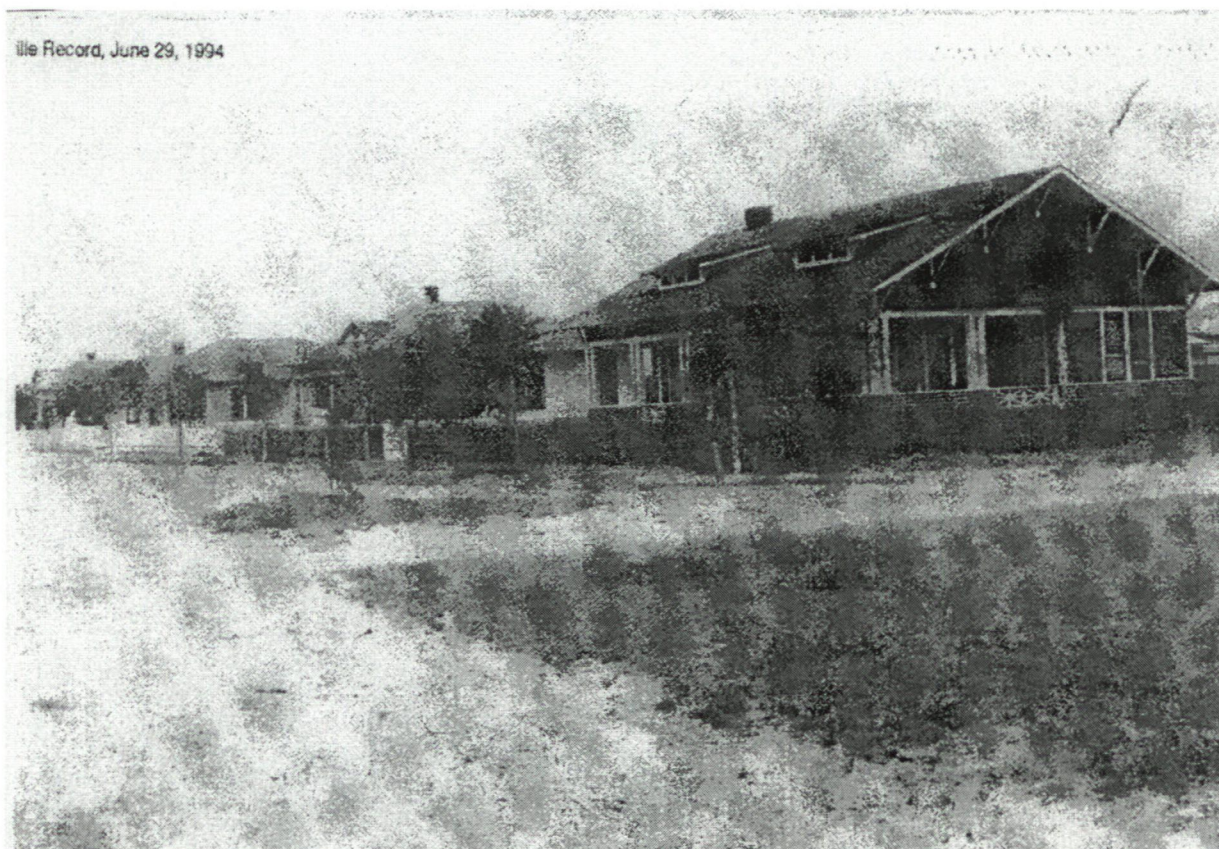
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**Figure 2. Nance-Jones House, 1920s**

Source: *Kingsville Record*, June 29, 1994/George C. Jones



**Figure 3. Nance-Jones House, 1930s**

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Source: George C. Jones



Figure 4. Site Plan

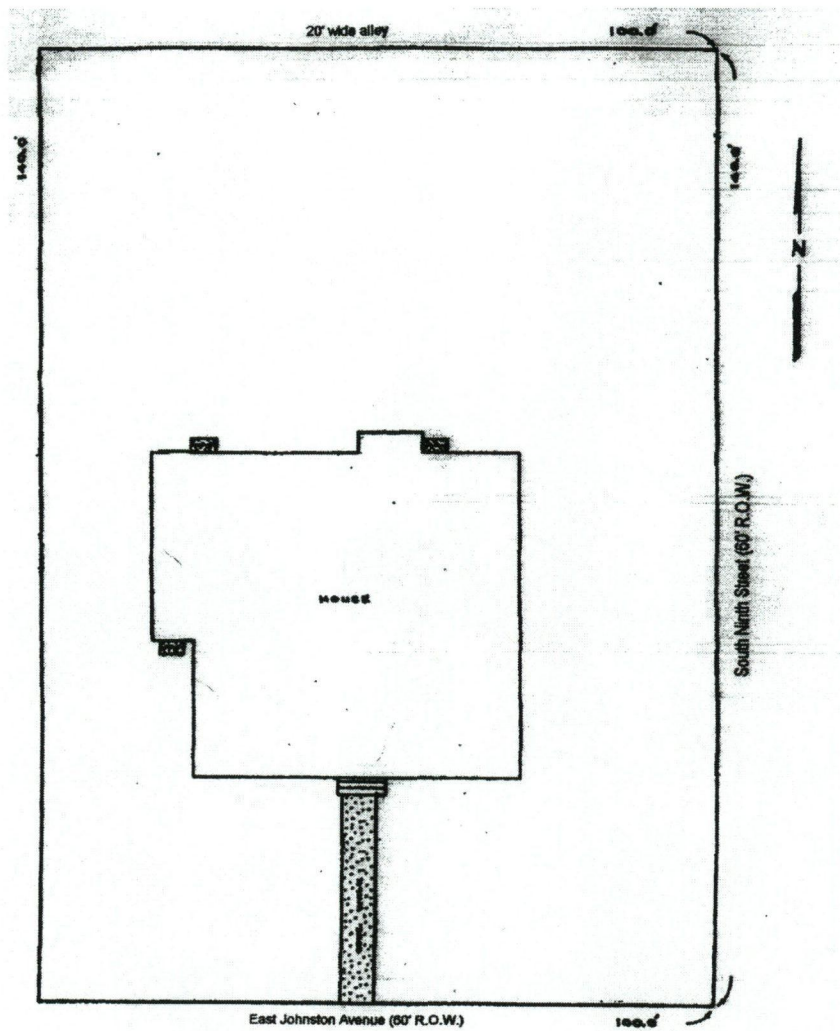
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Nance-Jones House  
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Source: Carol Wood



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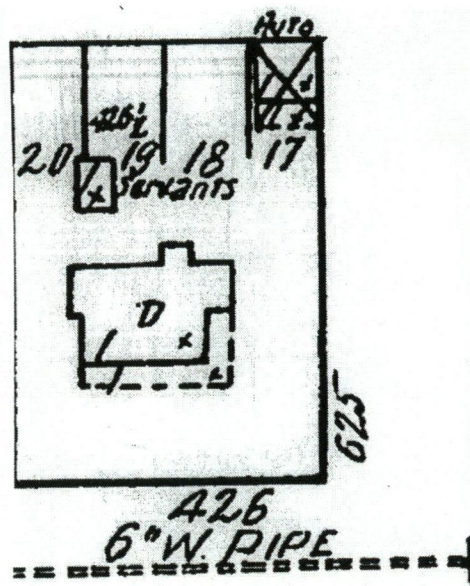
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Figure 5. Sanborn Fire Insurance Map, 1922.

Source: Sanborn Maps Online/South Texas Archives and Special Collections



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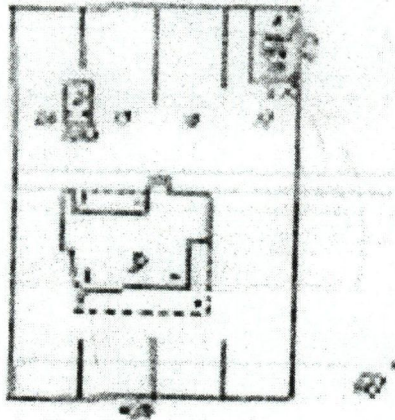
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**Figure 6. Sanborn Fire Insurance map, 1930.**

Source: Sanborn Maps Online/South Texas Archives and Special Collections



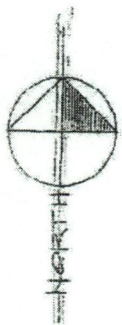
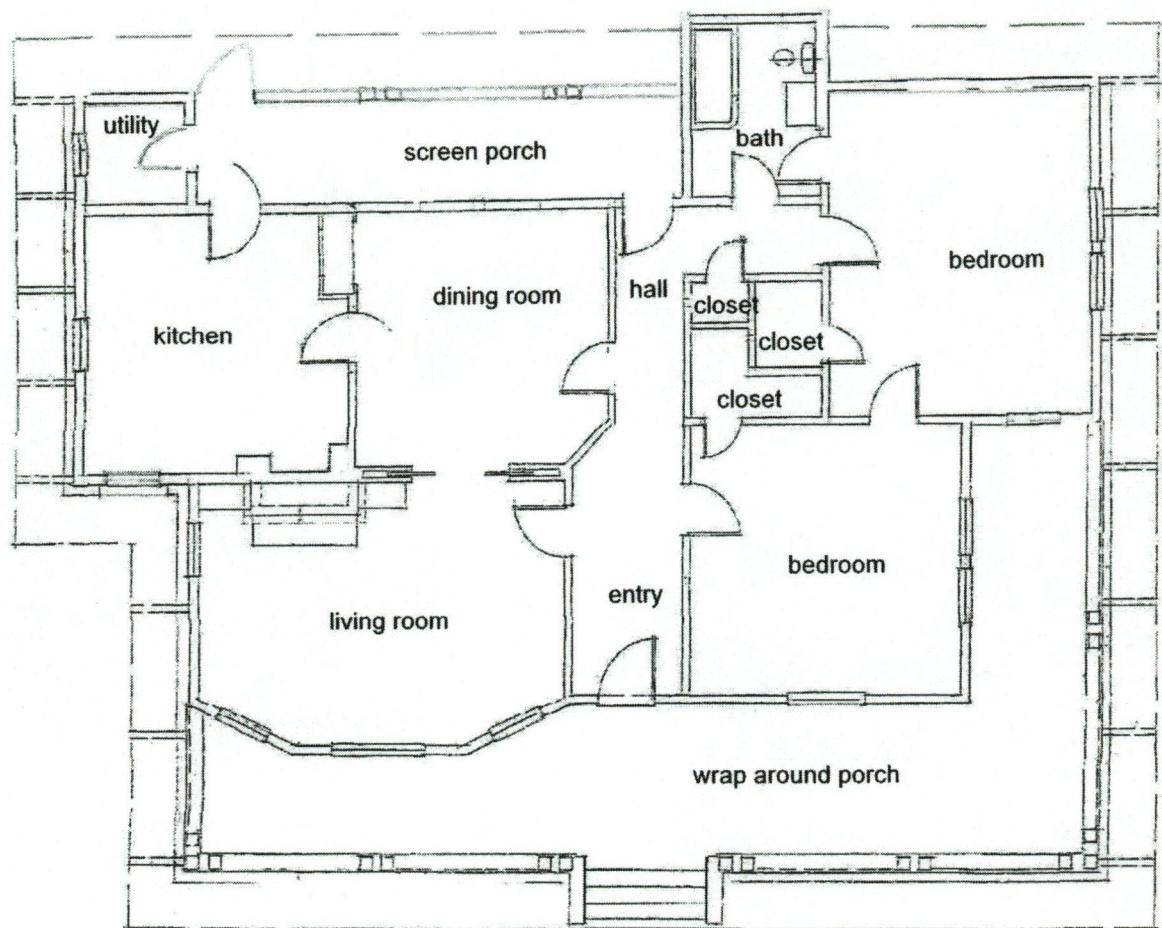
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Figure 7. Floor Plan, ca. 1910  
Source: Carol Wood



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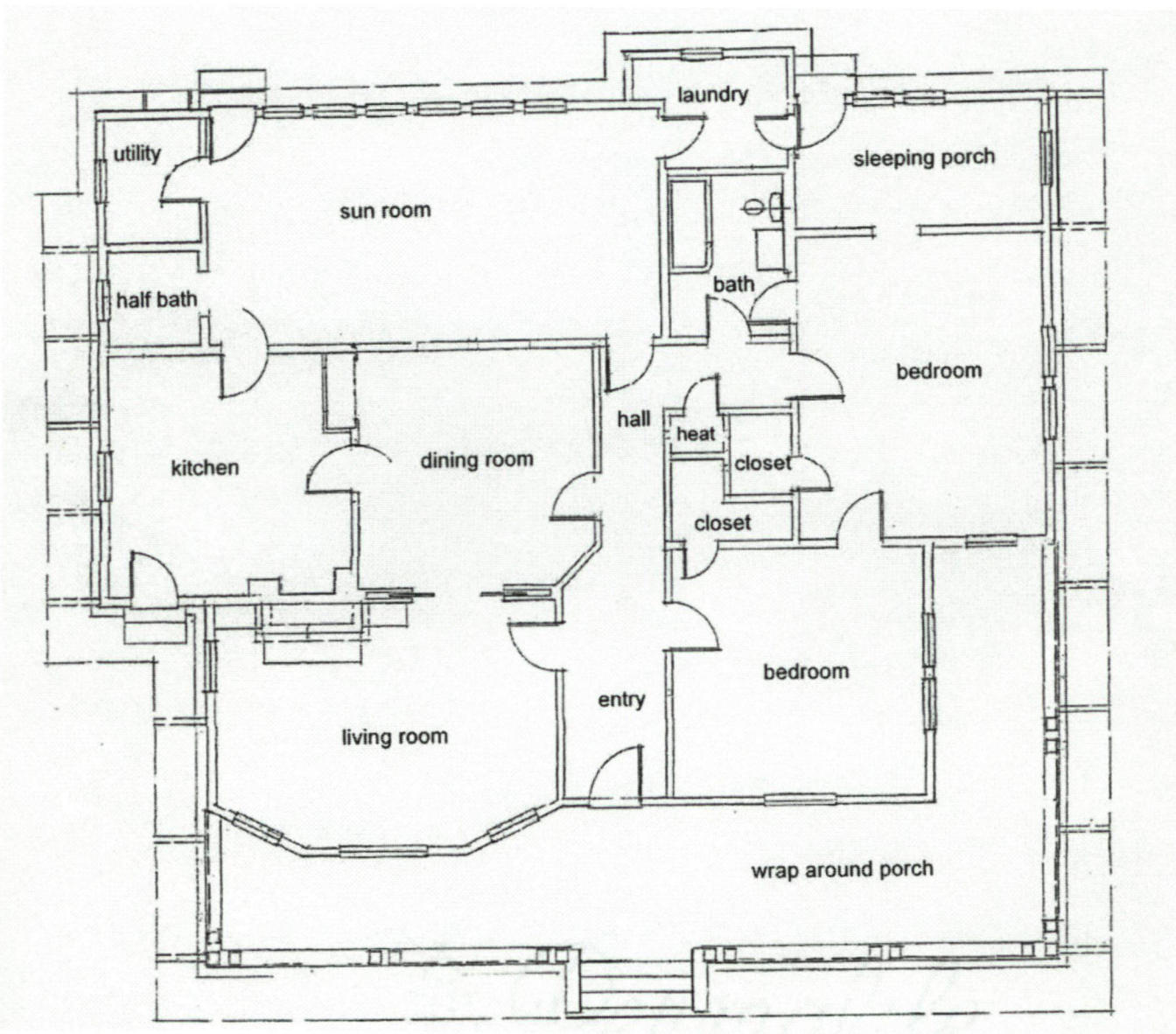
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Nance-Jones House  
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Figure 7. Floor Plan, 2005

Source: Carol Wood





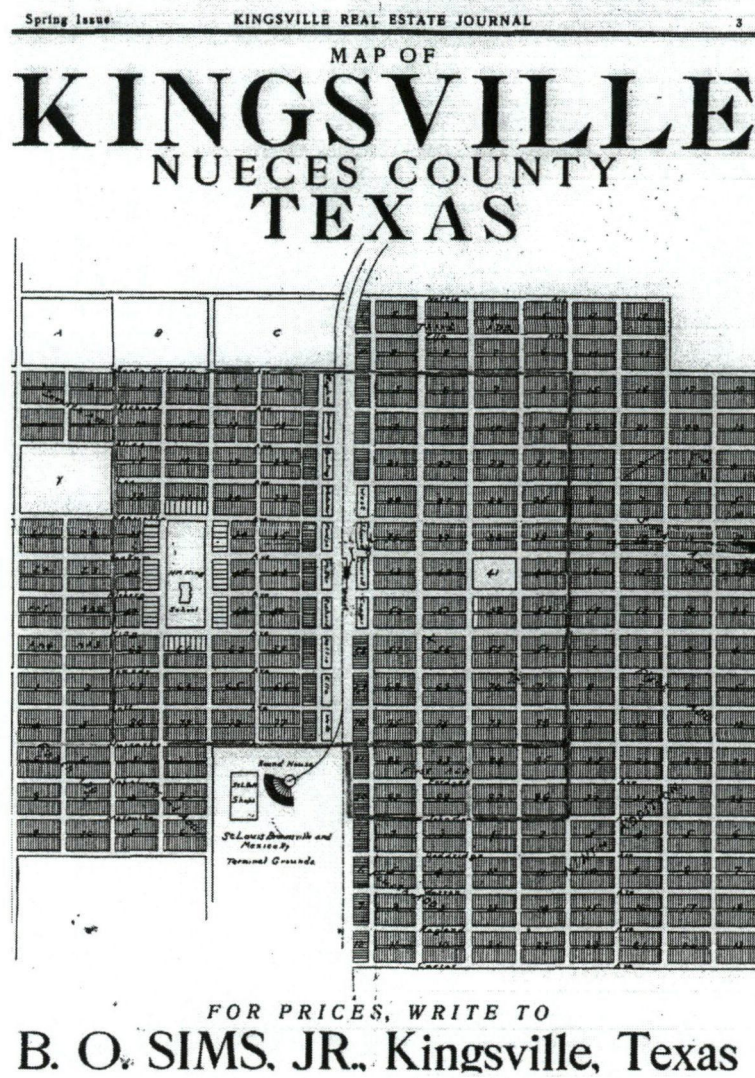
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Figure 10. B.O. Sims Jr.'s Map of Kingsville, 1910.  
Source: *Kingsville Real Estate Journal*, Spring 1910



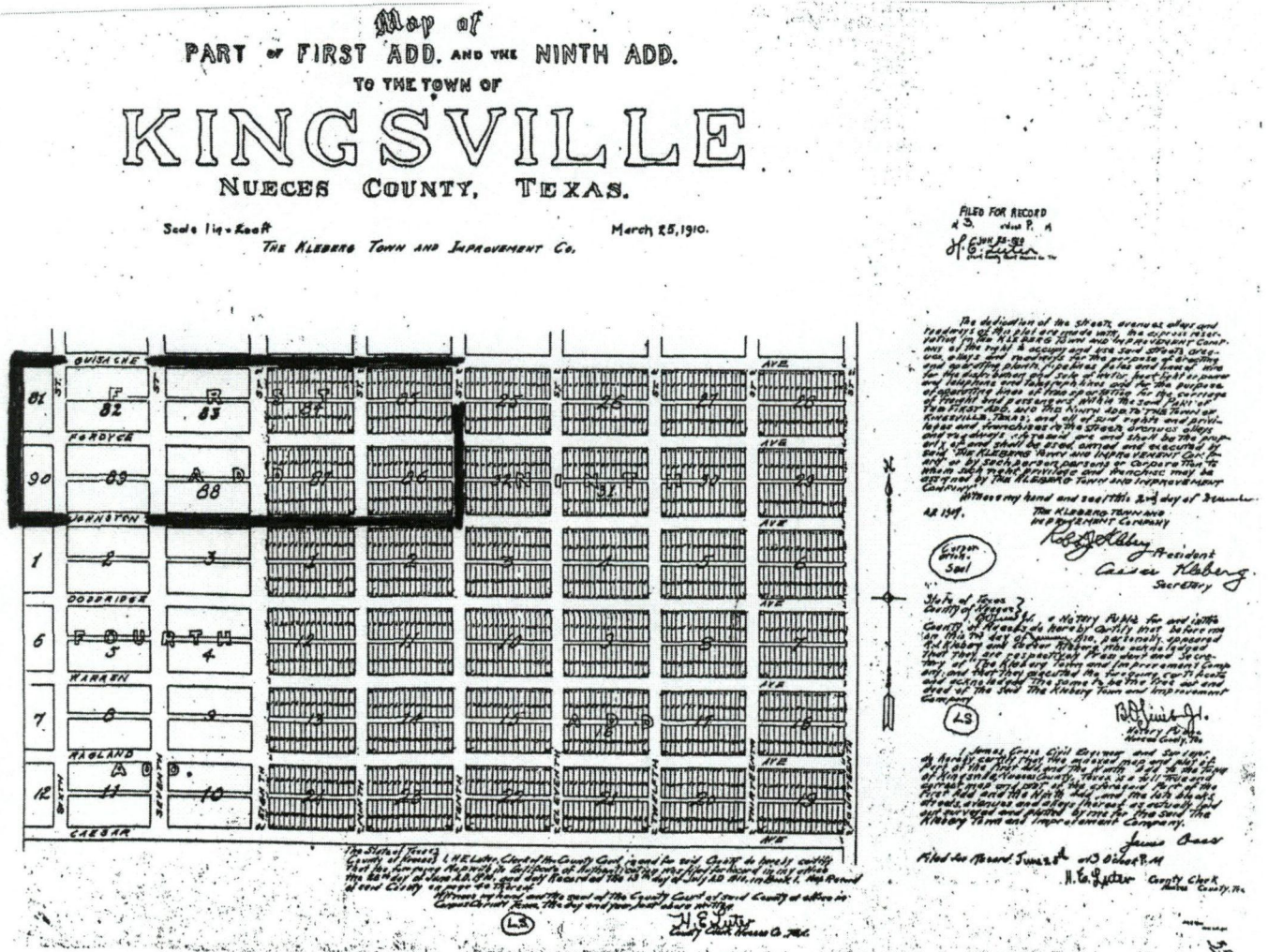
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Kingsville, Kleberg County, Texas

Figure 11. First Addition to the City of Kingsville, 1910  
Source: Kleberg County Plat Records



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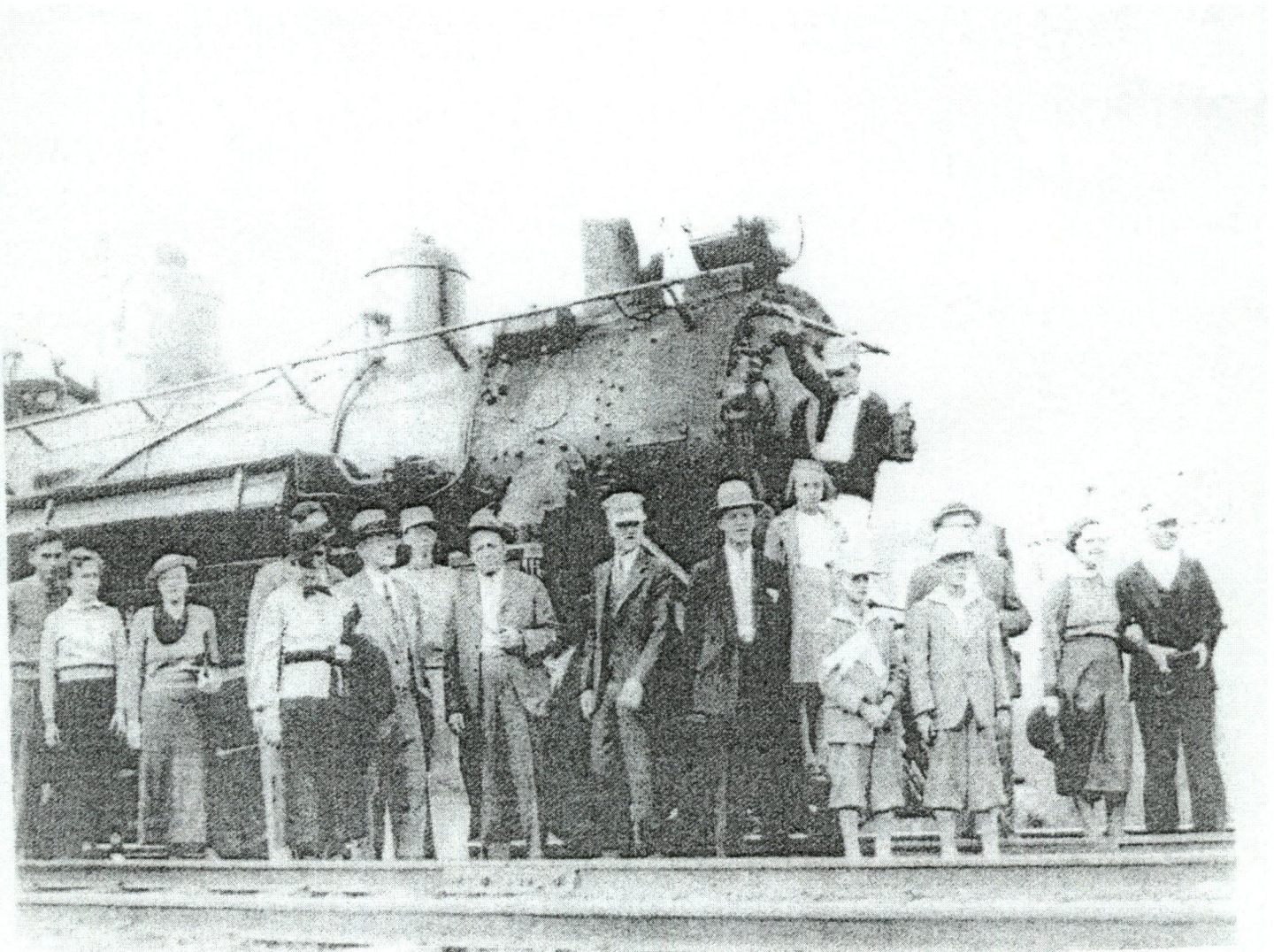
**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section FIGURE Page 41

Nance-Jones House  
Kingsville, Kleberg County, Texas

**Figure 12: Oran H. Nance, 1936, left of center with pipe in hand**

Source: *Maryland & Pennsylvania Railroad Engine 28*, September 27, 1936. Photo by Bruce D. Fales from the collection of Charles T. Mahan.



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CONTINUATION SHEET**

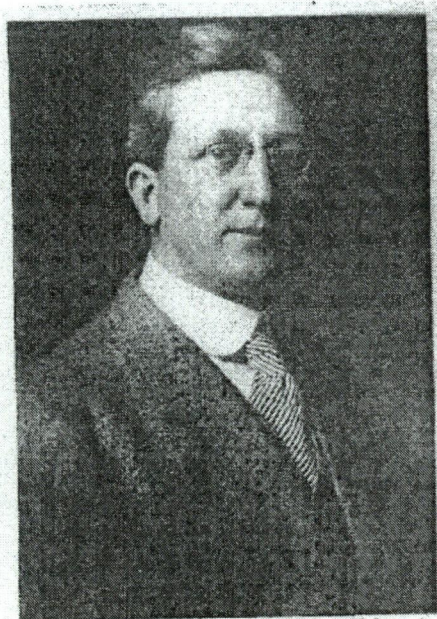
Section FIGURE Page 42

Nance-Jones House  
Kingsville, Kleberg County, Texas

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**Figure 13. David H. Jones, Sr. (1876-1964), ca. 1920**

Source: *Kleberg County, Texas*: 282



*Pictures, courtesy Mrs. David H. Jones, Sr.*  
**David Huske Jones, Sr.**  
**(1876-1964)**  
**The First Superintendent of the  
Kingsville Cotton Mill**

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NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section FIGURE Page 43

Nance-Jones House  
Kingsville, Kleberg County, Texas

**Figure 14. Jones Family, ca. 1927-28.** Clockwise from top: David H. Jones, Sr., Margaret McNeill Jones, Sarah Ellen Jones, Margaret C. McNeill Jones, George Clement Jones, David H. Jones, Jr.  
Source: *Kleberg County, Texas*: 827.



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**CONTINUATION SHEET**

Section FIGURE Page 44

Nance-Jones House  
Kingsville, Kleberg County, Texas

**Figure 15. Sarah Ellen Tomlinson Jones (1849-1945), mother of David H. Jones, Sr., 1920s**  
Source: George C. Jones



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NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section FIGURE Page 45

Nance-Jones House  
Kingsville, Kleberg County, Texas

**Figure 16. Margaret Chisholm McNeill Jones (1891-1985), ca. 1948**  
Source: *Kleberg County, Texas*: 288.



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**NATIONAL REGISTER OF HISTORIC PLACES**  
**CONTINUATION SHEET**

Section PHOTO Page 46

Nance-Jones House  
Kingsville, Kleberg County, Texas

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**PHOTO INVENTORY**

NANCE-JONES HOUSE  
KINGSVILLE, KLEBERG COUNTY, TEXAS  
HUGH LIECK/EVENT PHOTOGRAPHY, PHOTOGRAPHER  
FEBRUARY 2005  
ORIGINAL NEGATIVES ON FILE WITH THE TEXAS HISTORICAL COMMISSION

**PHOTO 1 OF 5:** South and west elevations looking northeast.

**PHOTO 2 OF 5:** South and east elevations looking northwest.

**PHOTO 3 OF 5:** North elevation looking southwest.

**PHOTO 4 OF 5:** Detail, interior.

**PHOTO 5 OF 5:** Detail, living room.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Nance--Jones House

MULTIPLE NAME:

STATE & COUNTY: TEXAS, Kleberg

DATE RECEIVED: 10/11/06      DATE OF PENDING LIST: 10/31/06  
DATE OF 16TH DAY: 11/15/06      DATE OF 45TH DAY: 11/24/06  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 06001064

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

ACCEPT     RETURN     REJECT    11.21.06 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in the  
National Register

RECOM./CRITERIA \_\_\_\_\_

REVIEWER \_\_\_\_\_ DISCIPLINE \_\_\_\_\_

TELEPHONE \_\_\_\_\_ DATE \_\_\_\_\_

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

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



Nance-Jones House  
426 E. Johnston Avenue  
Kingsville, Kleberg Co, Tx  
photo 1 of 5



Nance-Jones House  
426 East Johnston Avenue  
Kempville, Kleberg Co, Tx  
photo 2 of 5



Nance-Sores Home

426 East Johnston Avenue  
Kingsville, Kleberg, Co, Tx

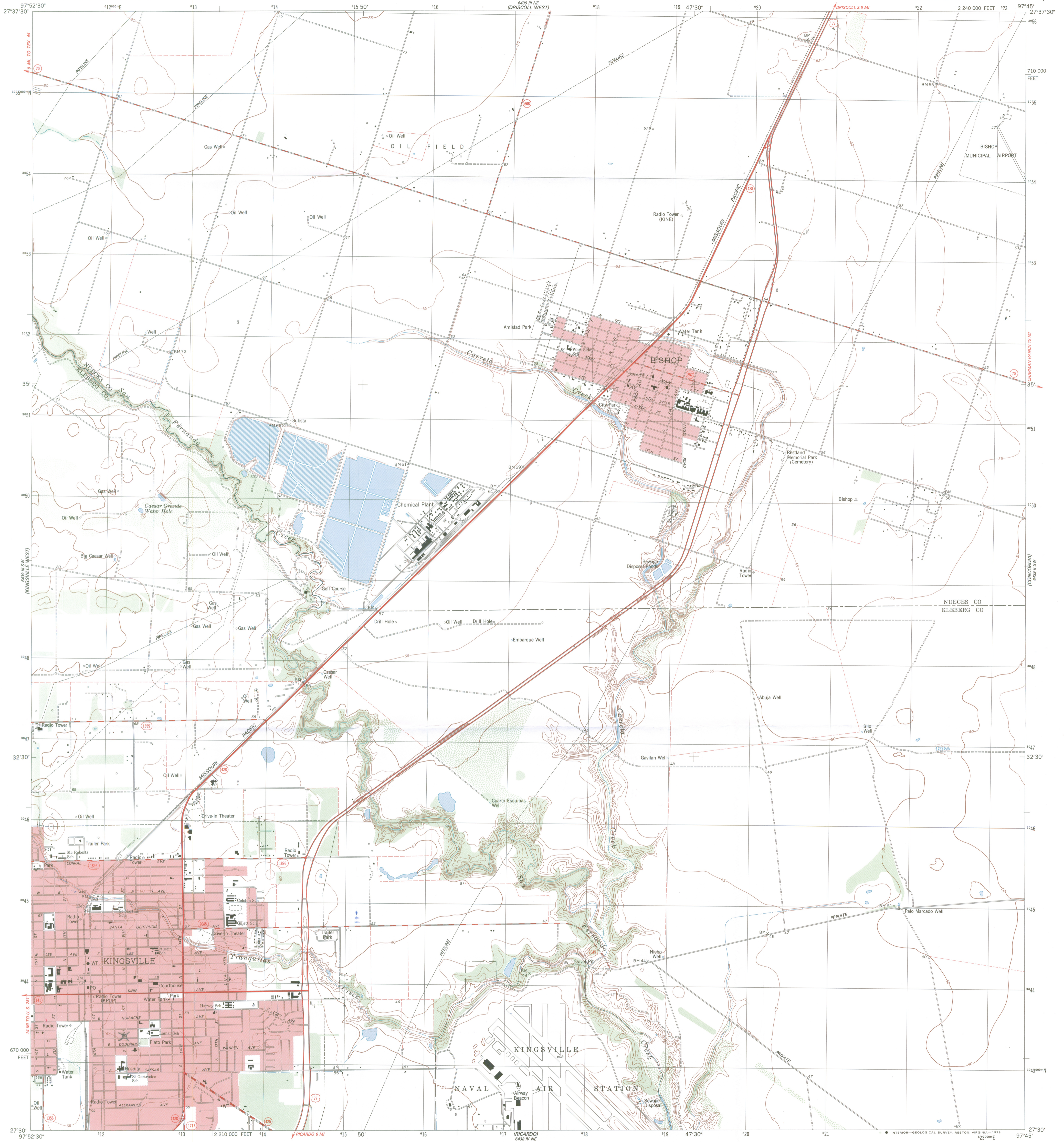
photo 3 of 5



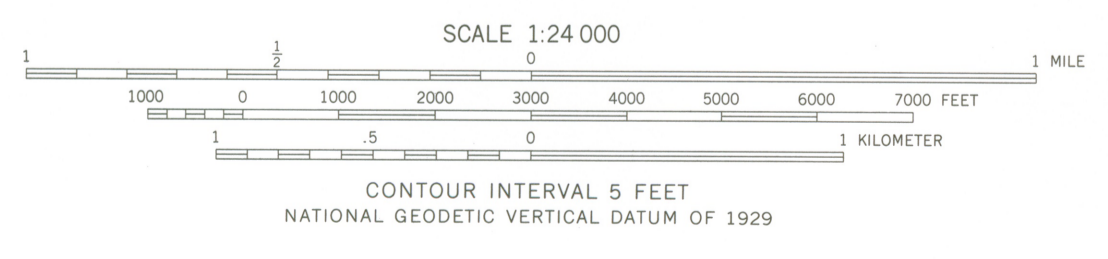
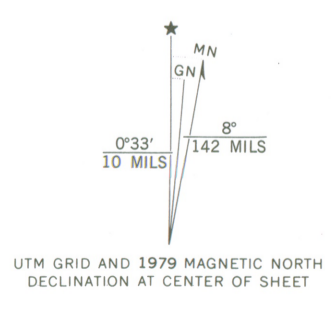
Name - Jones Home  
426 East Johnston Avenue  
Kempville, Kleberg Co, Tx  
Photo 4 of 5



Name - Jones House  
426 East Johnston Avenue  
Kearneyville, Kleberg Co, Tx  
Photo 5 of 5



Mapped, edited, and published by the Geological Survey  
Control by USGS and NOS/NOAA  
Topography by photogrammetric methods from aerial photographs  
taken 1974. Field checked 1975. Map edited 1979  
Projection and 10,000-foot grid ticks: Texas  
coordinate system, south zone (Lambert conformal conic)  
1000-meter Universal Transverse Mercator grid, zone 14  
1927 North American datum  
Red tint indicates areas in which only landmark buildings are shown  
Fine red dashed lines indicate selected fence lines



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

*NANCE-JONES HOUSE*  
426 E. Johnston Avenue  
Kingsville, Kleberg Co, Texas  
UTM 14 612195E 3043323N

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS  
FOR SALE BY U. S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092  
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COMMISSION**

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

*The State Agency for Historic Preservation*

TO: Janet Matthews, Keeper  
National Register of Historic Places

FROM: Linda Henderson, Historian  
Texas Historical Commission

RE: Nance-Jones House, 426 E. Johnston Street, Kingsville, Kleberg Co., Texas

DATE: 4 October 2006



The following materials are submitted regarding: Nance-Jones House,

X	Original National Register of Historic Places form
__	Resubmitted nomination
__	Multiple Property nomination form
X	Photographs
X	USGS map
__	Correspondence
	Other:

COMMENTS:

\_\_\_\_\_ SHPO requests substantive review

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

\_\_\_\_\_ Other \_\_\_\_\_