

(Oct. 1990)

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM



241

1. NAME OF PROPERTY

HISTORIC NAME: Waco Drug Company
OTHER NAME/SITE NUMBER: N/A

2. LOCATION

STREET & NUMBER: 225 South Fifth Street

CITY OR TOWN: Waco

VICINITY: N/A

NOT FOR PUBLICATION: N/A

STATE: Texas CODE: TX COUNTY: McLennan CODE: 309

ZIP CODE: 76701

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.)

A handwritten signature in blue ink, appearing to read "Bureau Oaks".

Signature of certifying official

7/26/07
Date

State Historic Preservation Officer, Texas Historical Commission

State or Federal agency and bureau

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

Signature of commenting or other official

Date

State or Federal agency and bureau

4. NATIONAL PARK SERVICE CERTIFICATION

I hereby certify that this property is:

☒ entered in the National Register

☐ See continuation sheet.

☐ determined eligible for the National Register

☐ See continuation sheet

☐ determined not eligible for the National Register

☐ removed from the National Register

☐ other (explain):

Signature of the Keeper

A handwritten signature in blue ink, appearing to read "Edson R. Beall".

Date of Action

3-24-08

5. CLASSIFICATION

OWNERSHIP OF PROPERTY: Private

CATEGORY OF PROPERTY: Building

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

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

NAME OF RELATED MULTIPLE PROPERTY LISTING: N/A

6. FUNCTION OR USE

HISTORIC FUNCTIONS: COMMERCE/TRADE = warehouse

CURRENT FUNCTIONS: COMMERCE/TRADE = business

7. DESCRIPTION

ARCHITECTURAL CLASSIFICATION: LATE 19TH AND EARLY 20TH CENTURY REVIVALS = Classical Revival

MATERIALS:	FOUNDATION	CONCRETE
	WALLS	BRICK/TILE
	ROOF	CONCRETE
	OTHER	N/A

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

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**National Register of Historic Places
Continuation Sheet**

Section 7 Page 5

Waco Drug Company
Waco, McLennan County, Texas

The Waco Drug Company building situated at the corner of Fifth and Mary Streets in downtown Waco, Texas was constructed in 1925 as the headquarters of a regional drug wholesale company. The building is 4 stories with a full basement and faces east on Fifth Street. Built of poured- in-place concrete construction with brick and tile infill walls, steel industrial windows, decorative cornices and molding, the building represents a fine example of the early 20th century warehouse construction. The secondary elevation faces south onto Mary Street, and the rear loading dock faces west. The north elevation faces on an alley running north/south between 5th and 6th streets. Abandoned rail lines run along Mary Street and active rail lines are located one block to the south. The Artesian Manufacturing and Bottling Company Building (the Dr Pepper Museum; NR 1983) stands opposite Waco Drug at the southeast corner of 5th and Mary (300 South 5th).

Exterior

The east (primary) elevation is faced in red brick with white cast stone trim (Photos 1 and 2). It is divided into 3 parts—with the central pavilion distinguished by a classical cast stone surround defining the first floor entryway (Photo 3). The surround has fluted engaged columns with Doric capitals. Resting on the capitals, a stylized Doric frieze features a band of triglyphs and metopes. The three inner triglyphs feature typical vertical channeling, but the two outer triglyphs exhibit a unique low-relief element. The element begins with the lower half of a semi-circle in the background. Centered in front of it is an inverted almost-tear-drop shape that is capped by a small circle. The element could almost be an abstraction of a pharmaceutical bottle or of an eagle. Spaced between the five triglyphs, the metopes feature low-relief, plain medallions. A simple cornice above the frieze is capped with a stone parapet that extends to the bottom of the second floor windows. At the top of the stairs, which lead to a recessed entry, the floor is tiled with "Waco Drug Co" (Photo 4). Above the doorway is the original three part, fixed pane window unit and the previous modern aluminum door system has been replaced with wood more in keeping with the original. To the left and right of the doorway are double-hung, wood sash windows with fixed transoms. The central pavilion culminates in a plain, pedimented parapet with a central cast stone medallion.

The concrete base of the building is raised slightly, allowing sidewalk level windows to emit light to the basement. The ground floor of the east elevation (5th Street), and the first bay of the south elevation (Mary Street) are defined by multi-pane metal windows that rise almost the full height of the first floor. These emit the maximum amount of light into the first floor lobby area. The windows have no trim. A simple raised brick spandrel separates the first floor from the upper three floors. On either side of the central pavilion, the east elevation is divided into three bays in a 1:3:1 pattern. These bays are separated by flat raised brick pilasters. Windows are multi-pane industrial steel sash windows typical of warehouses of the period. The pilasters are topped with a simple cast stone capital and a diamond-shaped cartouche.

The south (Mary Street) elevation consists of six bays. The building's brick facing wraps around the corner to encompass the first bay where the fenestration matches that of the primary elevation. The remaining bays are defined by the building's reinforced concrete framing which is exposed and infilled with plain red brick.

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Waco Drug Company
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Windows are multi-pane steel and arranged in bands. A steel fire escape runs the full height of the south elevation. One bay near the southwest corner of the building served as a loading dock for the shipping room. The building is topped with a plain brick parapet.

The rear (west) elevation consists of eight bays defined by the building's exposed reinforced concrete frame. A loading dock with suspended metal canopy runs the length of five bays beginning at the building's southwest corner. Steel multi-pane windows emit light to each floor in five of the bays. Bays 2, 4 and 5 (beginning at Mary Street and running north) have only small (or no) window openings. The elevator shafts are located in the second and fifth bays. A steel fire escape runs the full height of the west elevation.

The building has a flat, built-up roof that is in new condition. A brick chimney ventilates the boiler and there are two roof top enclosures for elevator housings. Clearly visible at roof level is the parapet wall of the original structure that was incorporated into the 1925 building.

The building as now configured is believed to be a 1925 expansion of the original building built on the corner of South Fifth and Mary streets in 1911. Fronting 60 feet on South Fifth and 100 feet on Mary, this building was designed by Scott & Pearson, Architects of Waco. Milton Scott and T. Brooks Pearson of the firm were the community's leading architects at the time and designed, among other buildings, what is now the Dr Pepper Museum, Rotan Grocery and McDermott Motors buildings in Waco. The J.E. Johnson construction firm of Waco constructed the building. An article with artist's rendering of the building appeared in the *Waco Semi-Weekly Tribune* of May 20, 1911, and said that the Waco Drug building would be the "first strictly fire-proof building completed in Waco" and would be "equipped with all modern appliances for the conduct of a wholesale drug business."

Interior

The lobby, as it is configured today after the remodeling into the corporate headquarters of Chase Financial Corp., comprises the center portion of the first floor. A staircase joining the first and second floors is a centerpiece of the lobby. Surrounding the staircase are two glass walled conference rooms, a media room and the original vault. The workspace of the floor on either side of the central lobby is divided into four areas, all open to the ceiling and without any interior partitions to mar the warehouse look and feel of the interior. Square concrete columns support the upper floors, and a double column support remains visible where the older structure was combined with the 1925 structure. Toward the south end of the room, a vault opens into the lobby. Partitioned spaces in the rear along the west back wall include a small lobby to the rear entrance off the loading dock, bathrooms and an employee break room. Windows along the north (alley) wall that were covered with sheetrock in a prior "modernization" have been reopened to the original. Radiators original to the 1925 building have been restored and while not operational have been used around the floor for effect. The portion of the original scale haws been restored and place in the hallway to the community room.

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Waco Drug Company
Waco, McLennan County, Texas

A community room now occupies the original shipping area and a portion of the original metal chute used to transport packages from the fourth to first floors has been moved to this room for historic effect. The freight elevator has been removed, but the rollup metal warehouse door that opened onto the south loading platform has been left in place on the exterior. The west rollup door has been removed with wood framed glass doors leading now to the loading platform which has been converted to an outdoor porch for employee and client gatherings. The other freight elevator has been replaced with a passenger elevator to serve the buildings' four floors and basement.

The second floor contains one open work area along the east (5th Street) and another, larger open area along the south and west sides. The executive area of Chase Financial is in the southeast corner. The north (alley) end of the floor is unfinished. Square concrete columns support the third floor. The open ceiling has exposed electrical conduit and metal ducting for the HVAC suspended from the ceiling.

The third and fourth floors are open and unpartitioned except for the HVAC ducts that carry heating and cooling from the roof top units. The small office in the northeast corner and restrooms in the southwest corner of the third floor have been removed. Square concrete support the fourth floor, and the double column configuration from the 1925 construction is seen here.

The basement is partitioned in two portions, apparently delineating the footprint of the earlier structure on the south end of the building. Windows at sidewalk level emit light to the space. The furnace is located in the southwest corner, with a coal pile still intact. Square concrete columns support the upper floors.

8. STATEMENT OF SIGNIFICANCE

APPLICABLE NATIONAL REGISTER CRITERIA

- ☒ **A** PROPERTY IS ASSOCIATED WITH EVENTS THAT HAVE MADE A SIGNIFICANT CONTRIBUTION TO THE BROAD PATTERNS OF OUR HISTORY.
- B** PROPERTY IS ASSOCIATED WITH THE LIVES OF PERSONS SIGNIFICANT IN OUR PAST.
- ☒ **C** PROPERTY EMBODIES THE DISTINCTIVE CHARACTERISTICS OF A TYPE, PERIOD, OR METHOD OF CONSTRUCTION OR REPRESENTS THE WORK OF A MASTER, OR POSSESSES HIGH ARTISTIC VALUES, OR REPRESENTS A SIGNIFICANT AND DISTINGUISHABLE ENTITY WHOSE COMPONENTS LACK INDIVIDUAL DISTINCTION.
- D** PROPERTY HAS YIELDED, OR IS LIKELY TO YIELD INFORMATION IMPORTANT IN PREHISTORY OR HISTORY.

CRITERIA CONSIDERATIONS: N/A

AREAS OF SIGNIFICANCE: INDUSTRY, ARCHITECTURE

PERIOD OF SIGNIFICANCE: 1925–1957

SIGNIFICANT DATES: 1925

SIGNIFICANT PERSON: N/A

CULTURAL AFFILIATION: N/A

ARCHITECT/BUILDER: Milton Scott and T. Brooks Pearson of Scott & Pearson, Architects, of Waco, Texas /
J.E. Johnson, Contractor, of Waco, Texas

NARRATIVE STATEMENT OF SIGNIFICANCE (see continuation sheets 8-8 through 8-12)

9. MAJOR BIBLIOGRAPHIC REFERENCES

BIBLIOGRAPHY (see continuation sheets 9-13).

PREVIOUS DOCUMENTATION ON FILE (NPS): N/A

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

PRIMARY LOCATION OF ADDITIONAL DATA:

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

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Waco Drug Company
Waco, McLennan County, Texas

James Marrs Penland (1876–1945) founded the Waco Drug Company in 1911, and the company became one of Texas' leading wholesale drug businesses before joining with six other Texas firms in becoming Southwestern Drug Corporation, one of the largest in the nation. For the length of his career, Penland served as a leader in his field and in his community, and the Waco Drug Company building serves as a reminder of his company's prominence in Waco's history. The building, which underwent remodeling under the Federal Historic Preservation Tax Incentives program between 2002 and 2006, is one of only a few large warehouses remaining in the downtown business district. The building is nominated to the National Register of Historic Places under Criterion A under Industry and Criterion C for Architecture. Its period of significance dates from 1925, the year it was believed to be completed in its current configuration, until 1957, fifty years ago, although the business remained until the mid-1980s in the building, which was largely intact.

Waco, Texas

In March 1849, early settlers began laying out the community of Waco Village, named for a Native American tribe that once inhabited the area. The next year, the Texas Legislature created McLennan County, and Waco Village became its county seat. The growing community incorporated as Waco in 1856. Cattle trails following the Civil War, and railroads in the years following the cattle trails, came through the community in the late 19th century, spurring additional growth, and Waco became a regional transportation hub and commercial center. In 1887, Baylor University moved to Waco, and with several other schools and learning institutions, the town was also known for its academic opportunities. World Wars I and II brought military installations and numerous manufacturing jobs to the city, which today, situated between Dallas-Fort Worth and Austin on Interstate 35, the major route that runs from Canada south through Mexico and into Central America. A tornado on May 11, 1953, killed or seriously injured almost 300 residents and destroyed or irreparably damaged almost 600 buildings in Waco's downtown.

Waco Drug Company history

Waco Drug Company was founded in 1911 by James Marrs Penland (1876–1945). Penland was born in Haysville, North Carolina, and came to Texas with his parents and six siblings at the age of eleven. They settled in Grayson County, where Penland's first job was working in the Howard and May Drug Store in Whitewright, southeast of Sherman. He then served an apprenticeship in the drug store, established a business of his own, and became a salesman for Texas Drug Company in Dallas. Penland later moved to St. Louis to work for Meyer Brothers' Drug Company (*Texas Druggist*, 65:3, September 1945).

Meyer Brothers' Drug Company served as a training ground for men who shaped the wholesale drug business in Texas in the early to mid-1900s. Founded in Fort Wayne, Indiana in 1848 by C.F.G. Meyer, the St. Louis, Missouri company was the largest wholesale drug house in the United States in the early 20th century. Meyer abandoned his early retail business, and conducted only a wholesale trade after moving the company to St.

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Waco Drug Company
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Louis in 1865 (Kargau: 424). Meyer Brothers also acquired other local and regional drug companies, and eventually expanded its territory surrounding states.

James Penland followed C.F.G. Meyer's business pattern, as did others who became leading Texas pharmaceutical wholesalers. With his Meyer Brothers experience, Penland moved to Waco in 1908 and founded Waco Drug in 1911. (Another example of Meyer Brothers' influence on the Texas drug trade was William Ochse. Ochse left San Antonio Drug Company in 1907 to become sales manager of Meyer Brothers, and returned to San Antonio in 1919 to become president of the company. [*The Texas Druggist*, June, 1929: 133; San Antonio Drug Company, National Register nomination].)

Waco Drug Company was described in the *Texas Druggist*, as "an organization founded to bring proper distribution to central Texas" (*Texas Druggist*, 65:3, September 1945). Penland located his company at the northwest corner of Fifth and Mary streets in the heart of Waco's retail center. Mary Street also contained rail lines for the St. Louis and Southwestern Railroad that provided a rail siding to facilitate shipping.

Penland purchased the land at Fifth and Mary (a portion of Farm Lot 12) for \$10,000 in March 1912 (MCDR 214:618). It is not clear if he opened his business in an existing building or constructed a new building on the site. There is interior evidence that a smaller, corner structure was incorporated into the present building in 1925 during a major expansion/remodeling. (The existing building carries the date "1925" on the Sanborn's Fire Insurance Map.) Whatever the case, evidence of the earlier structure is not apparent on the exterior, and Waco Drug's identity is associated with the building as it has appeared since 1925.

Under James Penland's "masterful guidance," Waco Drug "expanded and prospered beyond most expectations" (*Texas Druggist*, 65: 3, September 1945, 6). This success occurred in the shadow of Behrens Drug Company, a wholesale drug firm that had operated one block away at Third and Mary streets since 1896. Behrens Drug was the successor to a wholesale drug business established in Waco by J.W. Castles in 1882. Together, Waco Drug and Behrens established the Central Texas town as a major distribution point for the state's wholesale drug business.

Because of its growing prominence, Waco Drug was able to attract employees from other leading drug companies including Behrens. One leading chemist who left Behrens to work for Red Arrow Laboratories, a branch of Waco Drug, was Charles "Doc" Alderson. Alderson developed the formula for the drink known as "Dr Pepper" while working as a pharmacist in a Waco drug store in the 1880s. In 1894, he became chief chemist at Behrens and then worked at Eli Lilly and Company before joining Waco Drug in 1919. He remained with the company through its transformation to Southwestern Drug Corporation, retiring in 1939 (Dr Pepper Museum archives). The Dr Pepper Museum and Free Enterprise Institute with its extensive displays on Dr. Alderson, is situated cater-cornered across the 5th and Mary intersection from the Waco Drug Company building.

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Waco Drug Company
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In 1925, when James Penland constructed the new Waco Drug Company building, there were 13 wholesale drug companies in Texas. The Waco Drug Company building was a modern plant, built of brick and reinforced concrete. Research is ongoing to establish the building's architect. The structure had a prominent business front on 5th Street, rail access along Mary Street and a rear truck loading dock with ample parking. On the interior, two freight elevators delivered products between floors, as did a system of metal chutes common to early-20th-century warehouses. (Identical chutes were also found in the San Antonio Drug Company building.) Visitors and salesmen were greeted in the spacious, tall lobby area that was partitioned from the rear area where orders were filled and goods were shipped. The utilitarian structure suited the basic wholesaling needs of Waco Drug.

Four years after constructing the 5th Street building, James Penland led a merger of seven Texas drug wholesalers, joining Waco Drug with six other firms from Amarillo, Dallas, Fort Worth and Houston. He called his new company the Southwestern Drug Corporation. Other acquisitions by H.W. Williams Company of Fort Worth and McKesson and Robbins, Inc. of New York, further diminished the number of independent drug wholesalers operating in Texas (San Antonio *Light*, July 18, 1963; Blumel, 16).

In this climate, Southwestern Drug grew to be one of the largest volume wholesale firms in America. James Penland moved the headquarters of his expanded company to Dallas, but the Waco facility remained an important part of the firm's regional distribution network. Penland also retained his ties to Waco as a trustee of Baylor University.

As president of Southwestern Drug, James Penland assumed a leadership role in the wholesale drug business nationwide. He became president of the National Wholesale Druggists' Association, a director of the Drug Institute of America, and president of the Drug Travelers' Association of Texas. Before leaving Waco, he served as president of Waco's Chamber of Commerce, and in Dallas, was president of the Dallas Wholesalers' and Manufacturers' Association, director of the Dallas Chamber of Commerce, and member of the Dallas Citizens Council. He was a trustee of Baylor University for many years, a director of Republic National Bank in Dallas and director of an affiliated line of the MKT Railroad (*Texas Druggist*, 65:3, September 1945). When James Penland died on August 24, 1945, the *Texas Druggist* announced, "Texas Druggists Lose a True Friend." "His interest in youth and their future as drug leaders was of foremost concern in his ever present thoughts of the industry of which he became a leader and benefactor...He was a fighter for the rights of every druggist in Texas. He was a leader. He was their friend." Under Penland's leadership, Waco Drug and its successor, Southwestern Drug Corporation, grew from a small Waco-based wholesale firm to a nationally recognized institution with houses in Dallas, Houston, Ft. Worth, Amarillo, San Antonio, Waco and Odessa. Penland, who was buried in Waco's Oakwood Cemetery, was survived by his wife, Ethel McLaughlin Dunn and five brothers—C.M. and R.L. of Waco and E. Paul, G. Harvey, and W.H. of Dallas. Ethel Dunn Penland was a native of Whitewright where Penland began his career in the drug business. They had married in 1934.

Fred Truett succeeded Penland as president of Southwestern Drug Corporation, called at that time the "second largest wholesale drug house in the nation" (*Texas Druggist*, 65:3, September 1945). It is assumed that Fred

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Truett was a relative of James Penland's mother, Sallie Truett Penland and a nephew of the renowned Baptist preacher George Washington Truett, for whom The Truett School of Theology at Baylor University is named. Fred Truett had begun his career at Waco Drug Company shortly after its founding. He began making shipping boxes for \$5 a week, and remained with the company for his entire career. When Southwestern Drug was formed, Truett moved to Dallas as advertising manager of the new organization. He rose in the company's ranks before being elected president on September 11, 1945. At that same meeting, James Penland's brothers, G. Harvey Penland and C.M. Penland were elected to the board of directors and executive committee, respectively (*Texas Druggist*, 65:10, September 1945).

Southwestern Drug Corporation continued to acquire other wholesale drug firms, notably San Antonio Drug Company in 1963. At the time of its acquisition, San Antonio Drug was the oldest independent drug wholesaler in Texas (*San Antonio Light*, July 18, 1963). By 1963, Southwestern Drug Corporation had divisions in Amarillo, Dallas, Fort Worth, Houston, Waco, Corpus Christi and five other Texas cities, and had opened its first out-of-state subsidiary in Shreveport, Louisiana. The acquisition of San Antonio Drug brought Southwestern Drug's holdings to 15 subsidiaries and divisions.

Another person of historical importance connected with Waco Drug and Southwestern Drug was Cecil Willis. He was the father of Ann Richards, 45th Governor of Texas from January 15, 1991 until January 17, 1995, when she was succeeded by George W. Bush. Willis was employed his entire career with the company and it is said that his daughter was a frequent visitor to the building while growing up.

Southwestern Drug Corporation was acquired by Gulf United Corporation in 1979, and was operated as a wholly owned subsidiary until 1984. (It last appears in the 1983 Waco City Directory.) David Monnich then purchased the company and operated it for several years until selling it to Bergen Brunswig Corporation, a publicly traded company. Southwestern Drug Corporation was merged out of existence when Bergen Brunswig combined the company with its existing wholesale drug business (email communication with John Massey, February 5, 2002).

The Waco Drug Company Building was subsequently owned by EZ Pawn and Cash America and was purchased in 1998 by Southwest Lofts, Ltd. for conversion to loft apartments. Though in need of renovation, the building was in sound structural condition. Insurors Opportunity purchased the building on November 26, 2003 and began a remodeling process to convert the building space into offices.

Summary

The Waco Drug Company building is a link to local industry that played a major role in the local economy throughout most of the 20th century. As an intact, preserved building that predates the destructive 1953 tornado, the building is also a significant reminder of a building type and style once common throughout the

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Waco Drug Company
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community's center. It also embodies a type of building rarely constructed today, a warehouse with sufficient windows for natural light and ventilation, once common. Unlike warehouses and much of the large-scale construction projects today, the Waco Drug Company building features architectural details at a pedestrian scale, from the simple human scale of the bricks to the elaborate entry pavilion. Together with the Waco Hardware Company building, the Gradel Printing building (at the opposite end of the Waco Drug block), and the Behrens Drug Company building, the Waco Drug Company building is one of only four remaining loft-style warehouses in Waco.

The renovation of the Waco Drug building by Insurors Opportunity Ltd. has created a building completely usable in the present day, while retaining all of the exterior features of its 1925 construction. Through utilization of the Federal Historic Preservation Tax Incentives program (THC-987-02-023; Part 3 completed and reviewed March 2006), Insurors has preserved a significant piece of Waco architecture and history by its use of the Waco Drug Company building. Recognizable to its period of significance, the building retains a high level of integrity of location, design, setting, materials, workmanship, feeling and association.

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Waco Drug Company
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BIBLIOGRAPHY

Archival research provided by Maria Watson Pfeiffer, 213 Washington Street, San Antonio, TX. Part One application for the Federal Historic Preservation Tax Incentives program through Southwest Lofts, Ltd., 2002.

Archival research provided by B.J. Greaves, Architect, Waco, Texas, 2005.

Blumel, Dr. Joanna. *History of the San Antonio Drug Company and Pharmacy in Texas: 1854-1954*. Published for the 100th anniversary of the San Antonio Drug Company.

Dr Pepper Museum archives.

Kargau, E.D. *Mercantile, Industrial and Professional St. Louis*. St. Louis: Nixon-Jones Printing Company, ca. 1899.

McLennan County Deed Records (MCDR), volume 214, page 618.

San Antonio *Light*, July 18, 1963

The Texas Druggist, 65:3, 65:10, September 1945, 6

The Texas Druggist, June, 1929; 133; San Antonio Drug Company, National Register nomination

Texas Historical Commission files: San Antonio Drug Company Building and Artesian Manufacturing and Bottling Company Building (Dr Pepper Museum) National Register nominations, and Waco Drug Company tax credit files.

Waco Semi-Weekly Tribune, May 20, 1911

10. GEOGRAPHICAL DATA

ACREAGE OF PROPERTY: less than one acre

UTM REFERENCES	<u>Zone</u>	<u>Easting</u>	<u>Northing</u>
	14	677506	3492466

VERBAL BOUNDARY DESCRIPTION: (see continuation sheet 10-14)

BOUNDARY JUSTIFICATION: Nomination includes all property historical associated with the building.

11. FORM PREPARED BY

NAME/TITLE: Thomas G. Chase, Jr. (Based on Maria Watson Pfeiffer's original Part 1 Tax Credit narrative)

ORGANIZATION: Insurors Opportunity Ltd. **DATE:** 11/20/06

STREET & NUMBER: 225 South Fifth Street **TELEPHONE:** 254/759-3737

CITY OR TOWN: Waco **STATE:** Texas **ZIP CODE:** 76701

ADDITIONAL DOCUMENTATION

CONTINUATION SHEETS

MAPS (see continuation sheet MAP-15)

PHOTOGRAPHS (see continuation sheets PHOTO-16 through PHOTO-24)

ADDITIONAL ITEMS (see continuation sheets FIGURE-25 through FIGURE-27)

PROPERTY OWNER

NAME: INSURORS OPPORTUNITY, LTD. % Thomas G. Chase, Jr.

STREET & NUMBER: 225 South Fifth Street **TELEPHONE:** 254/759-3737

CITY OR TOWN: Waco **STATE:** Texas **ZIP CODE:** 76701

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VERBAL BOUNDARY DESCRIPTION

BEGINNING at the intersection of the Southwest line of South 5th Street (65' R.O.W.) with the Northwest line of Mary Street (75' R.O.W.), being the East corner of said Gulf National tract, a P - K nail set for corner;

THENCE South 45 degrees 32 minutes 52 seconds West, 243.17 feet along Mary Street to a P - K nail set for corner;

THENCE North 44 degrees 03 minutes 22 seconds West, 165.00 feet to a P - K nail set on the Southeast line of a 20' alley;

THENCE North 45 degrees 32 minutes 52 seconds East, 243.17 feet along said alley to a P - K nail set on the Southwest line of South 5th Street;

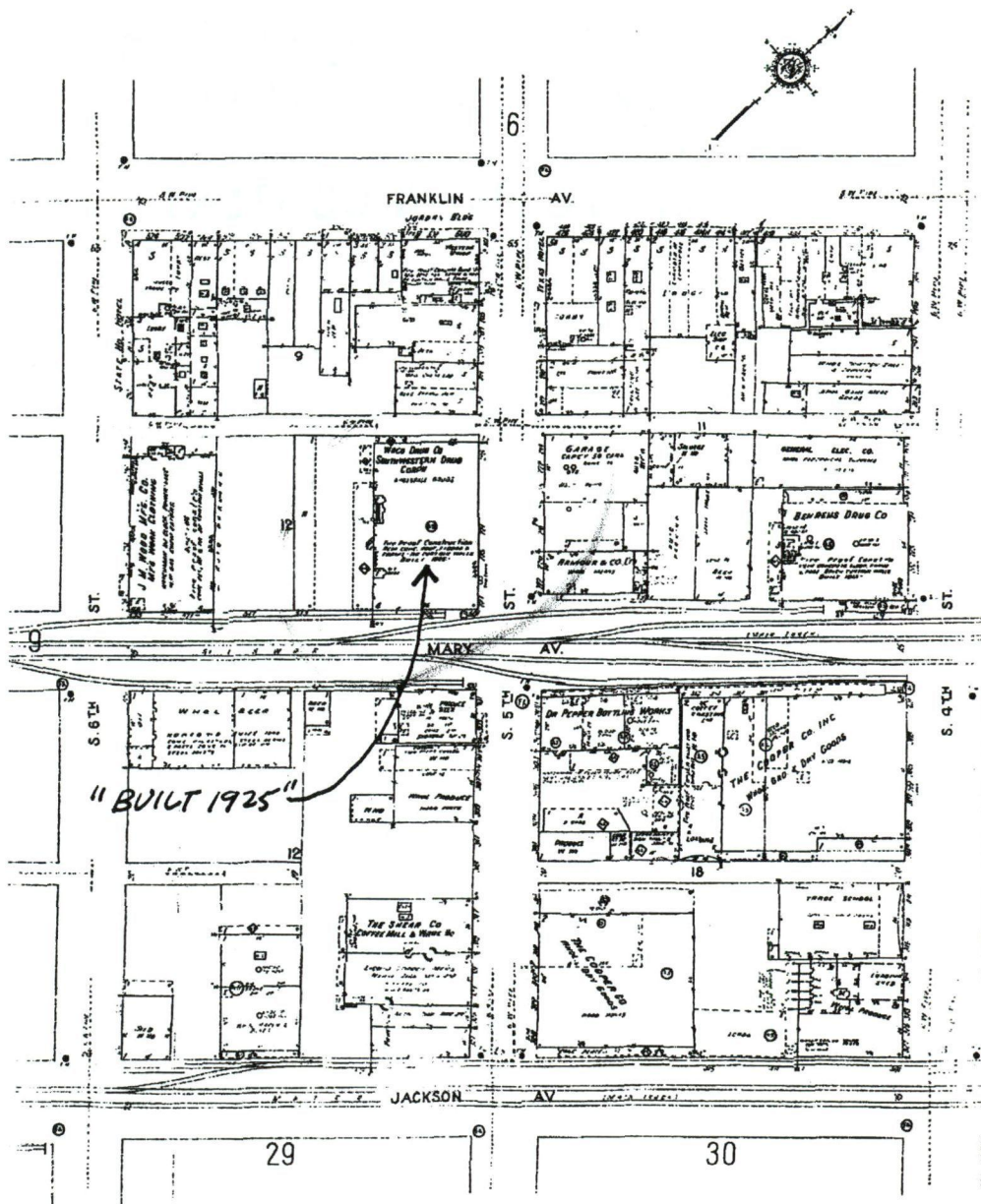
THENCE South 44 degrees 03 minutes 22 seconds East, 165.00 feet along South 5th Street to the Point of Beginning, containing 0.921 acres of land.

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Waco Drug Company
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Map 1. 1926 Sanborn Fire Insurance map.

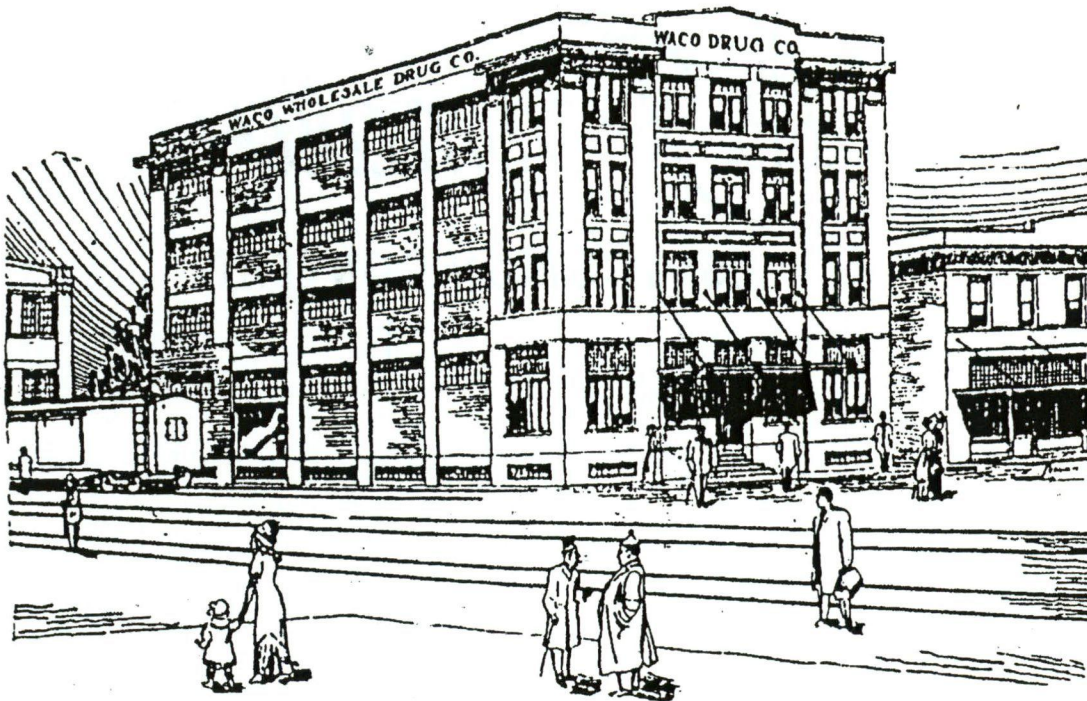
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Section PHOTO Page 16

Waco Drug Company
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Waco Is Building Up-to-Date Structures



Home of Waco Drug Company, South Fifth Street.

The above is a cut of the building for the Waco Drug company, which is now under construction at the corner of Fifth and Mary streets. This building will be constructed of reinforced concrete and will have a frontage of 60 feet on Fifth and 100 feet on Mary street, and will consist of four stories and basement. The building will be equipped with all modern appliances for the conduct of a wholesale drug business. The structure was designed by Scott & Pearson, Architects, of Waco, Texas, and the contract was awarded to J. E. Johnson, Contractor, of Waco, Texas. The building will be completed and ready for occupancy on the first of August and will be the first strictly fire-proof building completed in Waco.

From "Waco Is Building Up-to-Date Structures," *Waco Semi-Weekly Tribune*, 20 May 1911, p. 6. Waco architect B.J. Greaves wrote to Insurors of Texas in December 2006 that both this drawing and article indicate less 5th Street frontage than exists today, but the most recent set of Sanborn maps found dating prior to 1926 date to 1899. Most likely, the original part of the building was constructed in 1911 then enlarged with a 1925 addition. The Sanborn map (Map 1) indicates a 1925 construction date. (Greaves letter on file with Texas Historical Commission.)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section PHOTO Page 17

Waco Drug Company
Waco, McLennan County, Texas



Photos 1 and 2. Front (East) elevation and entry pavilion.



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section PHOTO Page 18

Waco Drug Company
Waco, McLennan County, Texas



Photo 3. Entry pavilion.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section PHOTO Page 19

Waco Drug Company
Waco, McLennan County, Texas



Photo 4. Tile at main entryway detail.



Photo 5. Window and brick detail.

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National Park Service

National Register of Historic Places Continuation Sheet

Section PHOTO Page 20

Waco Drug Company
Waco, McLennan County, Texas



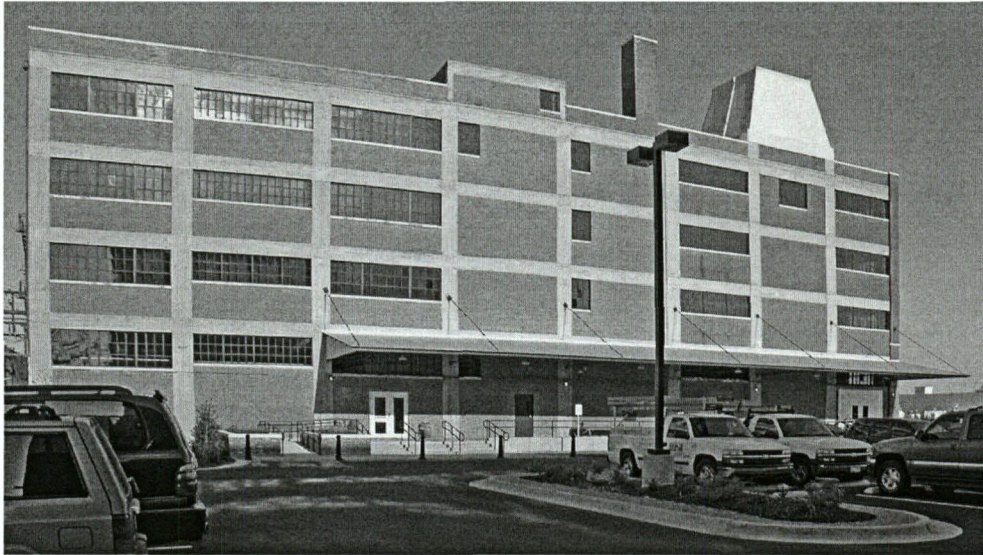
Photo 6. South elevation with former loading dock and fire escape.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section PHOTO Page 21

Waco Drug Company
Waco, McLennan County, Texas



Photos 7 and 8. West elevation, loading dock and entrance to building from parking lot.

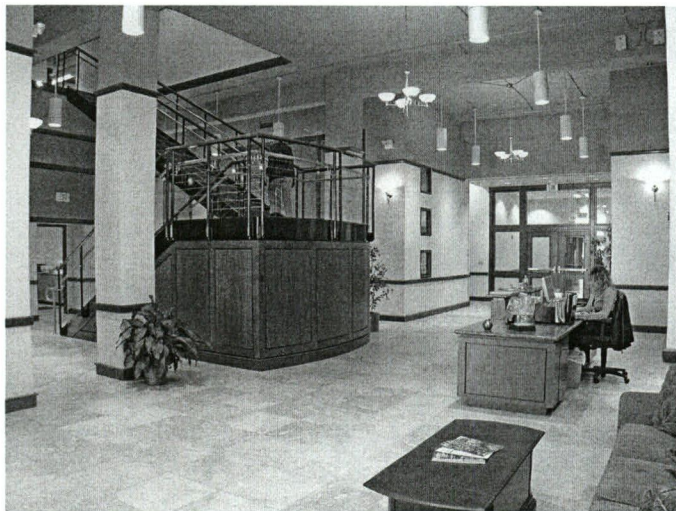


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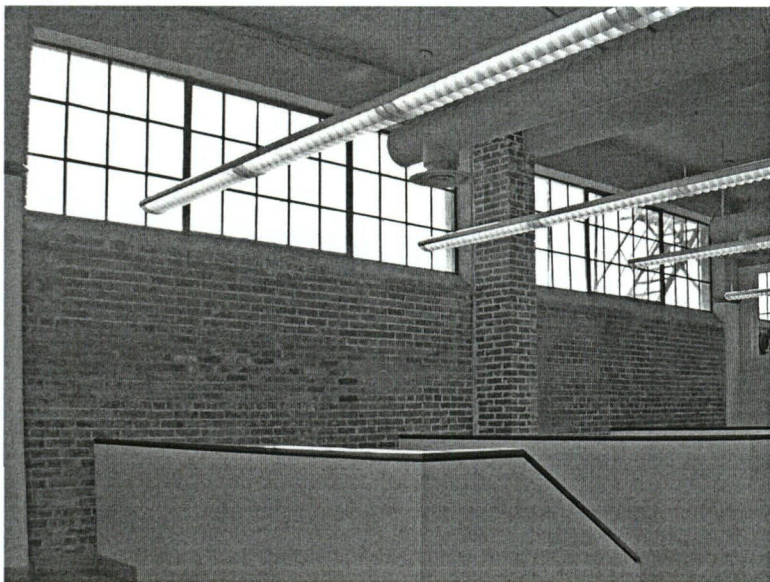
National Register of Historic Places
Continuation Sheet

Section PHOTO Page 22

Waco Drug Company
Waco, McLennan County, Texas



Photos 9 and 10. Lobby space and main stair; office cubicles.

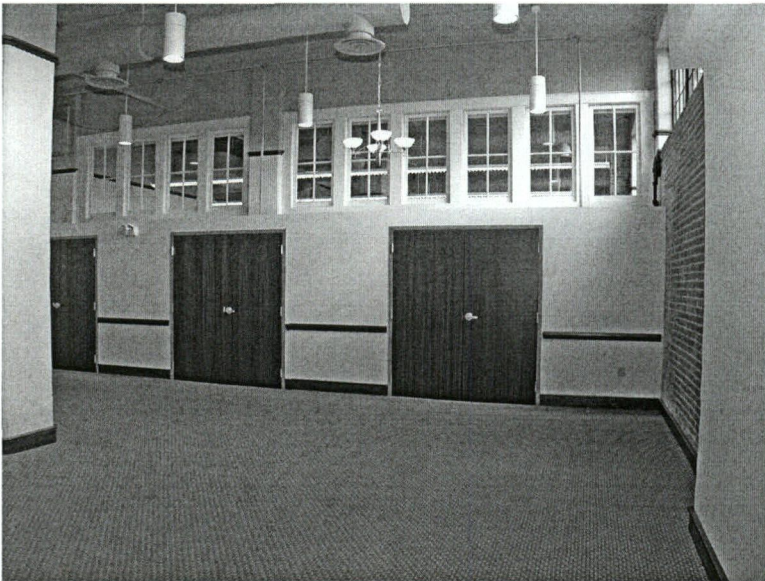


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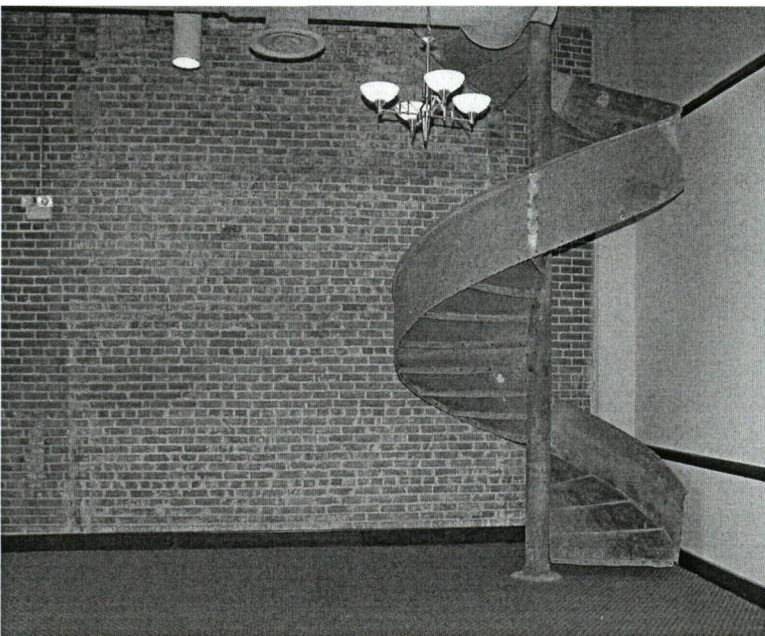
National Register of Historic Places
Continuation Sheet

Section PHOTO Page 23

Waco Drug Company
Waco, McLennan County, Texas



Photos 11 and 12. Interiors, including package chute.



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

**National Register of Historic Places
Continuation Sheet**

Section PHOTO Page 24

Waco Drug Company
Waco, McLennan County, Texas

PHOTO LOG

Waco Drug Company

Waco, McLennan County, Texas

Photographer: Tom Chase

September 2007

Original negatives on file with Mr. Chase at Insurors Opportunity LTD, Waco

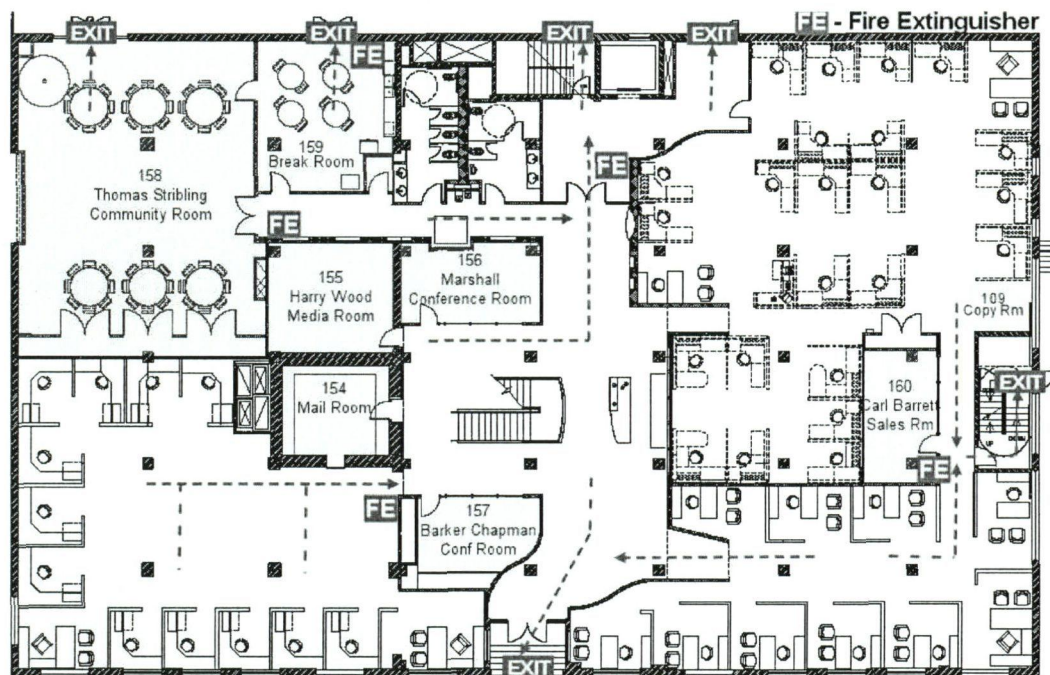
- Photo 1. North facade; camera facing south
- Photo 2. North entrance; camera facing south
- Photo 3. Original windows; camera facing south
- Photo 4. Northeast oblique showing original fire escape; camera facing southwest
- Photo 5. South façade; camera facing north
- Photo 6. Metal canopy over south entry; camera facing east
- Photo 7. Southwest oblique and fire escape; camera facing north
- Photo 8. Original mosaic tiles at main, north, entrance; camera facing south
- Photo 9. Interior offices with original vault door and radiant heater; camera facing southeast
- Photo 10. Interior, lobby; camera facing southeast
- Photo 11. Interior offices with original vault door and radiant heater; camera facing southwest
- Photo 12. Interior offices on first floor; camera facing southwest
- Photo 13. Interior offices and pillar; camera facing west
- Photo 14. Interior, board room on second floor; camera facing southeast
- Photo 15. Interior, original metal chute on first floor; camera facing south

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section FIGURE Page 25

Waco Drug Company
Waco, McLennan County, Texas



First Floor

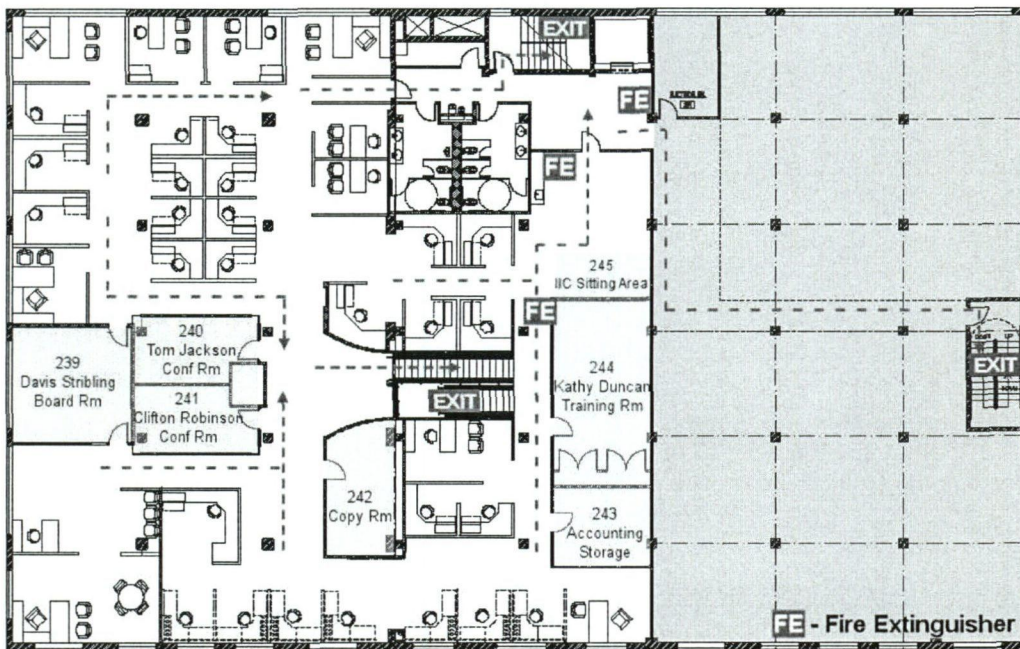
North →

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section FIGURE Page 26

Waco Drug Company
Waco, McLennan County, Texas



Second Floor

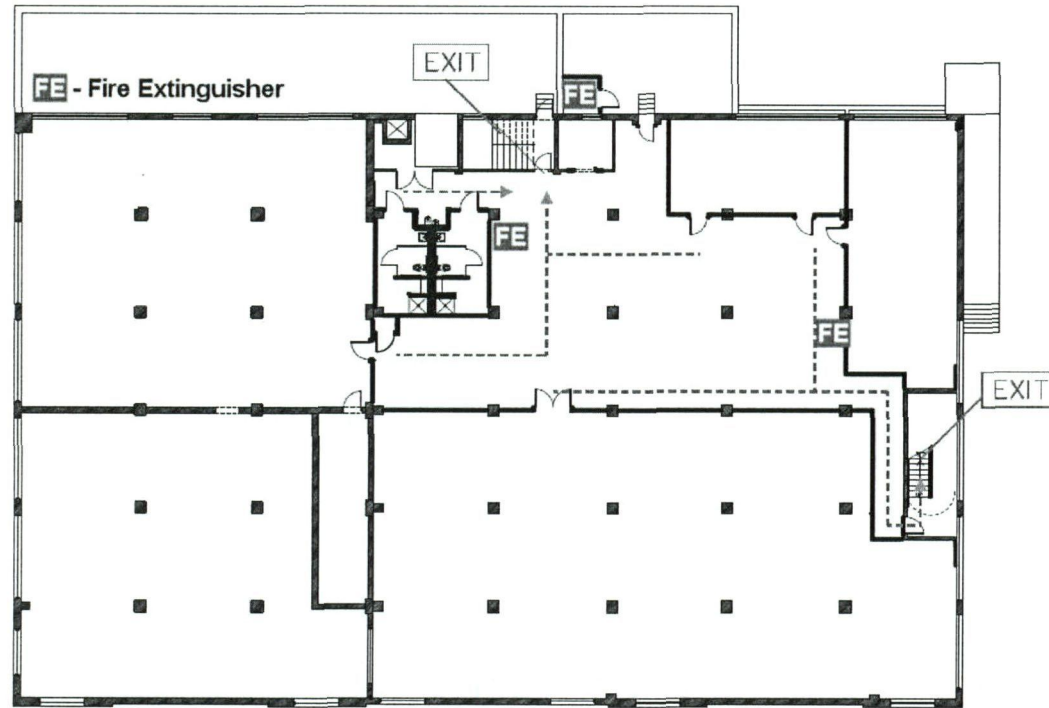
North →

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section FIGURE Page 27

Waco Drug Company
Waco, McLennan County, Texas



Basement Floor

North →

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Waco Drug Company
NAME:

MULTIPLE
NAME:

STATE & COUNTY: TEXAS, McLennan

DATE RECEIVED: 2/13/08 DATE OF PENDING LIST: 3/03/08
DATE OF 16TH DAY: 3/18/08 DATE OF 45TH DAY: 3/28/08
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 08000241

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 3.24.08 DATE

ABSTRACT/SUMMARY COMMENTS:

red 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.



1

Waco Drug Company
Waco, McLennan County, Texas
Photo 1



2

Waco Drug Company
Waco, McLennan County, Texas
Photo 2



3

Waco Drug Company
Waco, McLennan County, Texas
Photo 3



4

Waco Drug Company
Waco, McLennan County, Texas
Photo 4

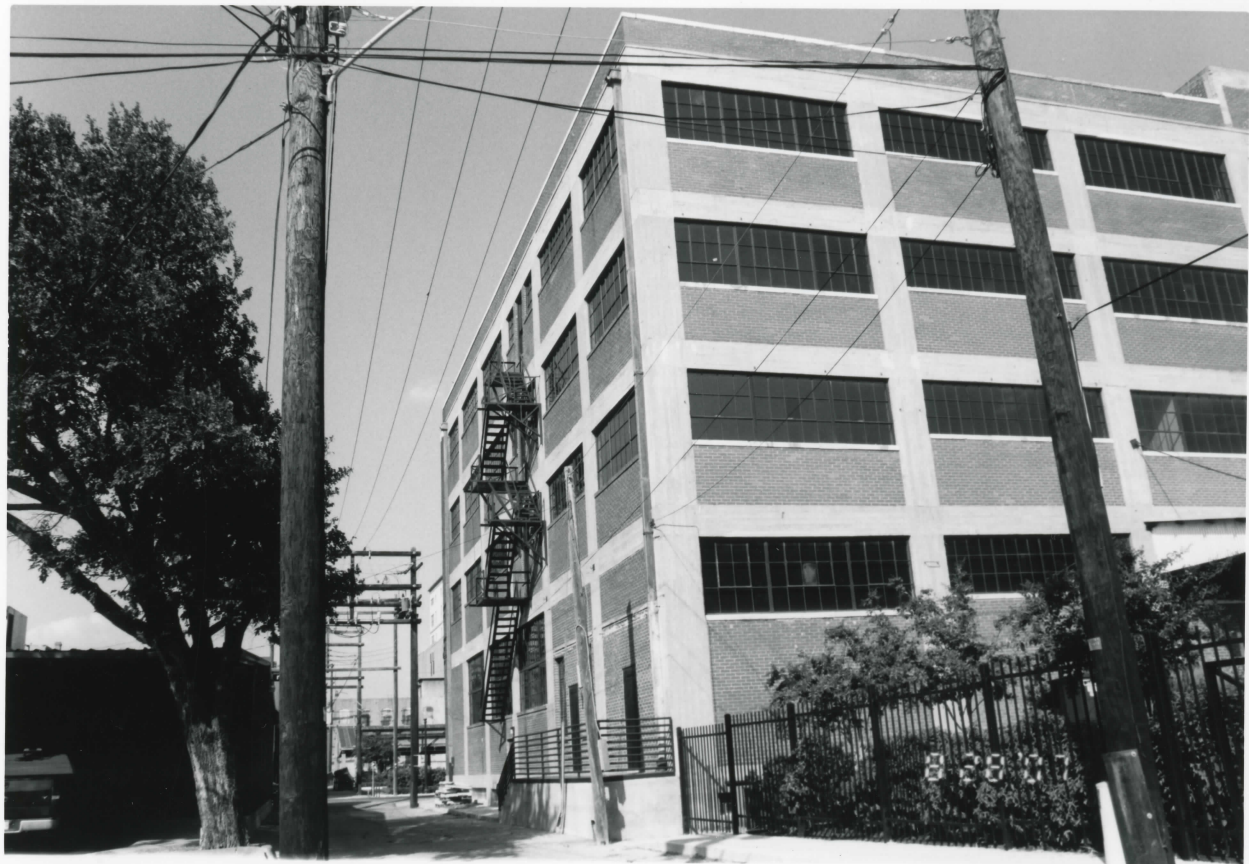


5
Waco Drug Company
Waco, McLennan County, Texas
Photo 5



6

Waco Drug Company
Waco, McLennan County, Texas
Photo b



7
Waco Drug Company
Waco, McLennan County, Texas
Photo 7

WACO DRUG CO

9 18 '07

Waco Drug Company
Waco, McLennan County, Texas
Photo 8



9 18 '07

9

Waco Drug Company
Waco, McLennan County, Texas
Photo 9



Waco Drug Company
Waco, McLennan County, Texas
Photo 10



Waco Drug Company
Waco, McLennan County, Texas
Photo 11



12

Waco Drug Company
Waco, McLennan County, Texas
Photo 12



13

Waco Drug Company
Waco, McLennan County, Texas
Photo 13

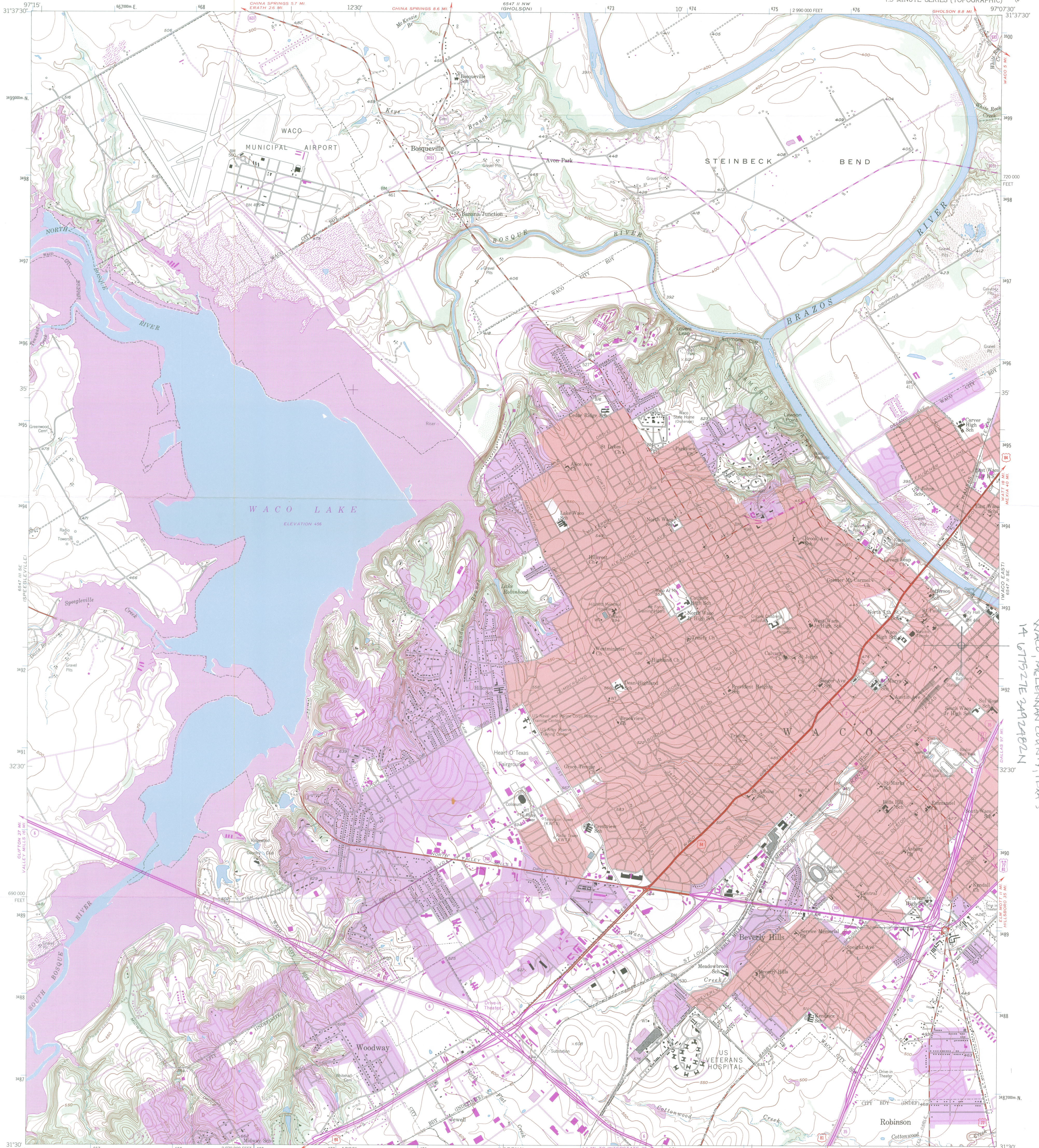


14

Waco Drug Company
Waco, McLennan County, Texas
Photo 14



Waco Drug Company
Waco, McLennan County, Texas
Photo 15



Maped, edited, and published by the Geological Survey
Control by USGS and NOS/NOAA
Topography from 1956 planetable surveys and by ER-55 plotter
Aerial photographs taken 1955. Field check 1957
Polyconic projection. 1927 North American datum
10,000-foot grid based on Texas coordinate system,
central zone
1000-meter Universal Transverse Mercator grid ticks,
zone 14, shown in blue
Red tint indicates areas in which only
landmark buildings are shown
Revisions shown in purple compiled from aerial photographs
taken 1970 and 1975. This information not field checked
Purple tint indicates extension of urban areas

UTM GRID AND 1975 MAGNETIC NORTH
DECLINATION AT CENTER OF SHEET

SCALE 1:24 000
1 0 1000 2000 3000 4000 5000 6000 7000 FEET
1 0 5 10 KILOMETER
CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929

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



QUADRANGLE LOCATION
3197-412

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

WACO WEST, TEX.
N3130—W9707.5/7.5

1957
PHOTOREVISED 1970 AND 1975
AMS 6547 II SW—SERIES V882

WACO DRUG COMPANY
225 S. 5TH STREET
WACO, MCLENNAN COUNTY, TEXAS
14 67527E 3442480N



TEXAS HISTORICAL COMMISSION

Rick Perry • Governor

John L. Nau, III • Chairman

F. Lawrence Oaks • Executive Director

The State Agency for Historic Preservation

TO: Linda McClelland
National Register of Historic Places

FROM: Linda Henderson, Historian
Texas Historical Commission

RE: Waco Drug Company, Waco, McLennan Co., Texas

DATE: 6 February 2008

The following materials are submitted regarding: Waco Drug Company,

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 _____