

United States Department of the Interior
National Park Service
National Register of Historic Places Registration Form

1. Name of Property

Historic Name: Mineral Wells Central Historic District
Other name/site number: N/A
Name of related multiple property listing: N/A

2. Location

Street & number: Roughly bounded by Northwest 9th Street to the north, Northeast 3rd Avenue to the east, Southeast 6th Street to the south, and Northwest 3rd Avenue to the west.
City or town: Mineral Walls State: Texas County: Palo Pinto
Not for publication: [ ] Vicinity: [ ]

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this [X] 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 [X] meets [ ] does not meet the National Register criteria.

I recommend that this property be considered significant at the following levels of significance:
[ ] national [ ] statewide [X] local

Applicable National Register Criteria: [X] A [ ] B [X] C [ ] D

Signature of certifying official / Title: Mark Wolfe, State Historic Preservation Officer
Date: 7/19/2020
Texas Historical Commission
State or Federal agency / bureau or Tribal Government

In my opinion, the property [ ] meets [ ] does not meet the National Register criteria.
Signature of commenting or other official
Date
State or Federal agency / bureau or Tribal Government

4. National Park Service Certification

I hereby certify that the property is:
[ ] entered in the National Register
[ ] determined eligible for the National Register
[ ] determined not eligible for the National Register.
[ ] removed from the National Register
[ ] other, explain: \_\_\_\_\_

Signature of the Keeper

Date of Action

Mineral Wells Central Historic District, Mineral Wells, Palo Pinto County, Texas

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## 5. Classification

**Ownership of Property:** Private; Public-Local; Public-Federal

**Category of Property:** District

### Number of Resources within Property

Contributing	Noncontributing	
129	20	buildings
1	0	sites
4	0	structures
2	0	objects
136	20	total

Number of contributing resources previously listed in the National Register: 2

## 6. Function or Use

**Historic Functions:** (See page 11)

**Current Functions:** (See page 11)

## 7. Description

### Architectural Classification:

Mid-to-Late Nineteenth Century Revivals: Classical Revival, Tudor Revival, Gothic Revival, Mission/Spanish Colonial Revival

Late Victorian: Italianate, Queen Anne, Romanesque, Renaissance

Late Nineteenth and Early Twentieth Century American Movements: Prairie School, American Commercial

Modern Movement: Art Deco

Mixed

**Principal Exterior Materials:** Brick, Stone, Wood, Metal, Stucco, Ceramic Tile

**Narrative Description** (See pages 13-24)

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## 8. Statement of Significance

### Applicable National Register Criteria

<input checked="" type="checkbox"/>	<b>A</b>	Property is associated with events that have made a significant contribution to the broad patterns of our history.
<input type="checkbox"/>	<b>B</b>	Property is associated with the lives of persons significant in our past.
<input checked="" type="checkbox"/>	<b>C</b>	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.
<input type="checkbox"/>	<b>D</b>	Property has yielded or is likely to yield information important in prehistory or history.

**Criteria Considerations:** NA

**Areas of Significance:** Community Planning and Development, Commerce, Architecture

**Period of Significance:** 1896-1970

**Significant Dates:** 1896, 1929

**Significant Person** (only if criterion B is marked): NA

**Cultural Affiliation** (only if criterion D is marked): NA

**Architect/Builder:** James Knox Taylor, R. H. Parry, Wyatt C. Hedrick, A. B. Withers, Preston M. Geren, Lang and Witchell

**Narrative Statement of Significance** (See pages 25-42)

## 9. Major Bibliographic References

**Bibliography** (see pages 43-44)

### Previous documentation on file (NPS):

- 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, Austin*)
- Other state agency
- Federal agency
- Local government
- University
- Other -- Specify Repository:

**Historic Resources Survey Number** (if assigned): NA

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## 10. Geographical Data

**Acreage of Property:** 63.5 acres

**Latitude/Longitude Coordinates** (See page 45)

**Verbal Boundary Description:** (See page 45)

**Boundary Justification:** (See page 46)

## 11. Form Prepared By

Name/title: Kristina Kupferschmid/Architectural Historian  
Organization: HHM & Associates  
Street & number: 3500 Jefferson Street, Suite 330  
City or Town: Austin State: TX Zip Code: 78731  
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Date: August 30, 2019

## Additional Documentation

**Maps** (See pages 47-52)

**Additional items** (See pages 53-87)

**Photographs** (See pages 5-10; 88-116)

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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## Photograph Log

Mineral Wells Central Historic District  
Mineral Wells, Palo Pinto County, Texas

### Photo 1

Contextual view of 100 block of NE 1st Avenue taken from Hubbard Street.  
Camera facing northwest.  
Photographed by Kristina Kupferschmid, April 12, 2018

### Photo 2

Contextual view of the 100 block of N Oak Avenue taken from Hubbard Street.  
Camera facing northwest.  
Photographed by Kristina Kupferschmid, April 12, 2018

### Photo 3

Oblique view of the Baker Hotel (Map ID 12169).  
Camera facing northeast.  
Photographed by Erin Tyson, April 2018

### Photo 4

View of the drainage ditch (Map ID 13990) that separates W 2nd Avenue. Note bridges that cross over the ditch.  
Camera facing north.  
Photographed by Erin Tyson, April 2018

### Photo 5

View of median on NW 1st Avenue from the 600 block.  
Camera facing southwest.  
Photographed by Kristina Kupferschmid, April 2018

### Photo 6

Thurber brick sidewalk in the 400 block of SE 1st Avenue near the rail depot.  
Camera facing north.  
Photographed by Kristina Kupferschmid, April 2018

### Photo 7

Original brick sidewalk found in the 100 block of NE 1st Street.  
Camera facing northwest.  
Photographed by Kristina Kupferschmid, April 2018

### Photo 8

Contextual view of N Oak Avenue taken from NW 1st Street.  
Camera facing northeast.  
Photographed by Erin Tyson, April 2018

### Photo 9

Oblique view of the Crazy Water Hotel (Map ID 11816).  
Camera facing northwest.  
Photographed by Kristina Kupferschmid, April 2018

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Photo 10

Façade of the Post Office (Map ID 11865).  
Camera facing north.  
Photographed by Kristina Kupferschmid, April 2018

Photo 11

Oblique view of City Hall (historic Mineral Wells Health Center) (Map ID 12160).  
Camera facing northwest  
Photographed by Erin Tyson, April 2018

Photo 12

Oblique view of the Weatherford, Mineral Wells & Northwestern Depot (Map ID 11696).  
Camera facing northeast.  
Photographed by David W. Moore, Jr. , April 2018

Photo 13

Oblique view of the Dunbar School (Map ID 11916).  
Camera facing southeast.  
Photographed by David W. Moore, Jr. , April 2018

Photo 14

Façade of the Norwood Hotel (Map ID 17390).  
Camera facing west.  
Photographed by Erin Tyson, April 2018

Photo 15

Oblique view of the Nazareth Hospital (Map ID 13767).  
Camera facing northwest.  
Photographed by Erin Tyson, April 2018

Photo 16

Oblique view of the crystal and bottling plant (Map ID 12590).  
Camera facing northwest.  
Photographed by Kristina Kupferschmid, April 2018

Photo 17

View of the First Christian Church (Map ID 13701).  
Camera facing northwest.  
Photographed by Erin Tyson, April 2018

Photo 18

Façade of the Osborne Bath House and Hotel (Map ID 11835).  
Camera facing west.  
Photographed by Kristina Kupferschmid, April 2018

Photo 19

Façade of the Davis Bathhouse (Map ID 12079).  
Camera facing east.  
Photographed by Erin Tyson, April 2018

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Photo 20

Contextual view of the Famous Mineral Water complex (Map ID 13817).  
Camera facing southwest.  
Photographed by Erin Tyson, April 2018

Photo 21 21)

View of the Famous Mineral Water pavilion (Map ID 13817).  
Camera facing southwest.  
Photographed by Erin Tyson, April 2018

Photo 22

View of the Pronto-Lax sculpture at the Famous Mineral Wells complex (Map ID 15362).  
Camera facing southwest.  
Photographed by Erin Tyson, April 2018

Photo 23

View of the arched gateway at NW 1st Avenue at the Famous Mineral Wells complex (Map ID 15363).  
Camera facing south.  
Photographed by Erin Tyson, April 2018

Photo 24

Façade of the Wayside Inn (Map ID 15358).  
Camera facing south.  
Photographed by Erin Tyson, April 2018

Photo 25

Oblique view of commercial block building at 201 NE 1st Avenue (Map ID 11777).  
Camera facing northwest.  
Photographed by Kristina Kupferschmid, April 2018

Photo 26

Oblique view of the Thompson House (Map ID 13005).  
Camera facing northwest.  
Photographed by David W. Moore, Jr. , April 2018

Photo 27

Façade of the Winona Cottage (Map ID 13811).  
Camera facing north.  
Photographed by Erin Tyson, April 2018

Photo 28

Façade of a bungalow at 515 NW 2nd Avenue (Map ID 13753).  
Camera facing west.  
Photographed by Erin Tyson, April 2018

Photo 29

View of First Methodist Church (Map ID 13004).  
Camera facing northeast.  
Photographed by Erin Tyson, April 2018

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Photo 30

View of the 100 block of NE 1st Avenue.  
Camera facing southwest.  
Photographed by David W. Moore, Jr. , April 2018

Photo 31

Oblique view of the Yeager Building (Map ID 11988).  
Camera facing southwest.  
Photographed by David W. Moore, Jr. , April 2018

Photo 32

Façade of 103 NE 1st Avenue (Map ID 11773).  
Camera facing west.  
Photographed by David W. Moore, Jr. , April 2018

Photo 33

View of the Mesker Brothers cast iron storefront at 212 SE 1st Avenue (Map ID 11725).  
Camera facing southwest.  
Photographed by David W. Moore, Jr. , April 2018

Photo 34

Façade of the Poston store (Map ID 11936).  
Camera facing west.  
Photographed by Kristina Kupferschmid, April 2018

Photo 35

Façade of the Independent Order of Odd Fellows Lodge (Map ID 12081).  
Camera facing east.  
Photographed by Erin Tyson, April 2018

Photo 36

Façade of two-part commercial block building at 204-206 N Oak Avenue (Map ID 12085).  
Camera facing east.  
Photographed by Erin Tyson, April 2018

Photo 37

Oblique view of one-part commercial block building at 207 W Hubbard Street (Map ID 12443).  
Camera facing southeast.  
Photographed by Kristina Kupferschmid, April 2018

Photo 38

Façade of the Wylie Building (Map ID 12072).  
Camera facing east.  
Photographed by Erin Tyson, April 2018

Photo 39

Façade of the Montgomery Ward building (Map ID 11839).  
Camera facing west.  
Photographed by Kristina Kupferschmid, April 2018



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Photo 40

Oblique view of the Baum-Carlock Funeral Home (Map ID 12583).  
Camera facing northwest.  
Photographed by David W. Moore, Jr. , April 2018

Photo 41

Oblique view of an auto sales building at 201 W Hubbard Street (Map ID 12450).  
Camera facing southwest.  
Photographed by Kristina Kupferschmid, April 2018

Photo 42

Oblique view of a boarding house at 302 NW 5th Street (Map ID 13741).  
Camera facing northwest.  
Photographed by Erin Tyson, April 2018

Photo 43

Oblique view of an auto dealership at 115 NE 2nd Street (Map ID 11851).  
Camera facing northwest.  
Photographed by Kristina Kupferschmid, April 2018

Photo 44

Façade of one-part commercial block building at 205-207 W Hubbard Street (Map ID 12447).  
Camera facing south.  
Photographed by Kristina Kupferschmid, April 2018

Photo 45

Façade of two-part commercial block building at 406-408 N Oak Avenue (Map ID 11939).  
Camera facing east.  
Photographed by Erin Tyson, April 2018

Photo 46

Oblique view of one-part commercial block building at 306-314 N Oak Avenue (Map ID 12026).  
Camera facing southeast.  
Photographed by Erin Tyson, April 2018

Photo 47

Oblique view of the Baker Hotel garage (Map ID 12518).  
Camera facing southeast.  
Photographed by Erin Tyson, April 2018

Photo 48

Oblique view of Southwester Telephone building (Map ID 11783).  
Camera facing northeast.  
Photographed by Kristina Kupferschmid, April 2018

Photo 49

View of the police and fire station (Map ID 11991).  
Camera facing northwest.  
Photographed by Kristina Kupferschmid, April 2018

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Photo 50

Oblique view of the City Water Office building (Map ID 12471).

Camera facing northeast.

Photographed by Kristina Kupferschmid, April 2018

Photo 51

Oblique view of an auto repair shop at 113 NE 3rd Street (Map ID 12429).

Camera facing northwest.

Photographed by Kristina Kupferschmid, April 2018

Photo 52

Façade of the Crazy Bathhouse at 615 NW 1st Avenue (Map ID 13818).

Camera facing west.

Photographed by Erin Tyson, April 2018

Photo 53

Oblique view of the Grand Theater (Map ID 11925).

Camera facing southeast.

Photographed by Erin Tyson, April 2018

Photo No. 54

Façade of 105 N. Oak Avenue (Map ID 11944), historic-age noncontributing building.

Camera facing west.

Photographed by Kristina Kupferschmid, April 2018

Photo No. 55

Façade of 100 E. Hubbard Street (Map ID 12093), a non-historic noncontributing building.

Camera facing east.

Photographed by Erin Tyson, April 2018

Photo No. 56

Oblique view of 115 NW 1st Avenue (Map ID 12405), a historic-age noncontributing building.

Camera facing southwest.

Photographed by Kristina Kupferschmid, April 2018

Photo No. 57

Façade of 109 E. Hubbard Street (Map ID 12465), a historic-age noncontributing building.

Camera facing north.

Photographed by Kristina Kupferschmid, April 2018

Photo No. 58

Façade of 200 W. Hubbard Street (Map ID 12399), a historic-age noncontributing building.

Camera facing north.

Photographed by Kristina Kupferschmid, April 2018

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## 6. Function or Use

### Historic Functions:

Commerce/Trade: business, organizational, specialty store, department store, restaurant, warehouse,

Government: city hall, fire station, post office, public works, correctional facility

Domestic: single dwelling, secondary structure, hotel

Education: school

Religion: religious facility

Industry: manufacturing facility

Health Care: hospital, resort

Landscape: park, object

Transportation: rail-related

Social: meeting hall

### Current Functions:

Commerce/Trade: business, specialty store, restaurant, warehouse, other

Government: city hall, fire station, public works, correctional facility, post office

Social: meeting hall

Domestic: single dwelling, secondary structure, hotel

Religion: religious facility

Industry: manufacturing facility

Health Care: resort

Landscape: park, object

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## Narrative Description

The Mineral Wells Central Historic District encompasses 64 acres in Mineral Wells, Texas. Approximately 50 miles west of Fort Worth, Mineral Wells is located in hilly central-eastern Palo Pinto County, near the border with Parker County. Within Mineral Wells, the historic district composes more than 30 city blocks and includes the commercial core as well as areas north and south of the core. The district contains a high percentage of commercial buildings as well as important residential, industrial, religious, and educational properties associated with the development of the city. The historic district's boundaries roughly extend south-to-north from Southeast 6th Street to Northwest 9th Street and west-to-east from Northwest 3rd Avenue to Northeast 3rd Avenue. Historic resources date from 1896 to 1970 and include a high concentration of early-twentieth-century brick commercial buildings. The American Commercial style constitutes the most prevalent architectural style, yet a variety of styles reflecting the periods of development are also represented in the district. Additionally, the district contains several large and unique buildings, most notably the National Register-listed Baker Hotel, that reflect significant trends in the history of Mineral Wells. The majority of resources within the district retain a high degree of integrity and the historic district itself contains very little non-historic infill. The historic commercial core retains much of its density, though some vacant lots are located along and near the district boundaries. The Mineral Wells Central Historic District features 156 resources (149 buildings, 4 structures, 2 objects, and 1 site) of which 136 are contributing and 20 are noncontributing.

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## Geography and Topography

Located in northern Central Texas, the geological formation of Mineral Wells is characterized by shale, sandstone, conglomerate, and limestone.<sup>1</sup> Sediments and formations emerging in the Pennsylvania period allow for the area's rich deposits of oil, gas, and clay, and the area's geological configuration gave the water in Mineral Wells its specific mineral composition, taste, and smell.<sup>2</sup> Several bodies of water, including the Brazos River—which is less than five miles west of the district—and some smaller creeks and lakes, including Palo Pinto Creek, lie within the vicinity of the historic district.

In the northeastern foothills of the Palo Pinto Mountains in the Western Cross Timbers, the Mineral Wells Central Historic District lies in a valley between East Mountain and West Mountain at an altitude of around 900 feet (fig. 1). Land within the district is relatively flat but slopes gently upward toward the district's eastern boundaries and East Mountain. As a result of this incline, the properties at the eastern end of Northeast 2nd Street sit at a slightly higher elevation than the rest of the district, but they remain approximately 100 feet below the top of East Mountain (map 3). The district's location between these two mountains, along with the location of wells, influenced the pattern and growth of development that occurred within the city and district (figs. 2–4).

## Evolution and Development of the Historic District

The current built environment—circulation patterns, small-scale and landscape features, and buildings—of the Mineral Wells Central Historic District reflects the historic development patterns that occurred within the district. Unlike many other Texas communities, development in Mineral Wells was somewhat piecemeal in that it lacked a unified vision. While most development in Texas communities followed a railroad line, a river, or a courthouse square, growth in

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<sup>1</sup> “Mineral Wells Formation,” *United States Geological Survey*, accessed June 24, 2018, <https://mrdata.usgs.gov/geology/state/sgmc-unit.php?unit=TXPAmw%3B0>. Information from Bureau of Economic Geology, 1987, *Wichita Falls-Lawton Sheet*, Geologic Atlas of Texas: University of Texas at Austin, Bureau of Economic Geology, scale 1:250,000; Bureau of Economic Geology, 1992, *Geologic Map of Texas*: University of Texas at Austin, Virgil E. Barnes, project supervisor, Hartmann, B.M. and Scranton, D.F., cartography, scale 1:500,000.

<sup>2</sup> Gayle Scott and J. M. Armstrong, “The Geology of Wise County, Texas,” *The University of Texas Bulletin* no. 3224 (June 24, 1932): 19.

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Mineral Wells was in large part dictated by its location between West and East Mountains and the location of wells (figs. 2–4). The district encompasses most of the original 80-acre Lynch Addition and several blocks of the Wiggins Addition to the north. The central aspect of the original town plan (the 80-acre Lynch Addition) as laid out in 1881, was Lynch’s Square, the block bounded by present-day Hubbard Street, East 1st Avenue, South 1st Street, and Oak Avenue (fig. 5).<sup>3</sup> Said to be the site of the first well in Mineral Wells, the block was originally intended to serve as a public square, but it quickly filled with buildings, and commercial development occurred around the block. This and subsequent development reflected the entrepreneurial spirit that drove the town’s existence; and though somewhat piecemeal, it still tended to follow some standard trends, like having a concentration of commercial buildings set within a relatively well-defined area – despite the lack of any focal point such as a public square, courthouse, or natural feature. This original layout and plan laid the foundation for subsequent development throughout the period of significance and impacted the built environment of the historic district today.

## Circulation Patterns

### *Streets and Avenues*

The current grid pattern of the street network in the Mineral Wells Central Historic District developed in the late nineteenth century when the Lynch Addition was laid out in 1881. While Lynch’s Square served as the center of the original town plan, the intersection of Hubbard Street and Oak Avenue at the square’s northwest corner currently serves as the axis that separates the city’s road network into four quadrants: northwest, northeast, southeast, and southwest.<sup>4</sup> Within the quadrants, thoroughfares designated as “streets” run east–west and are numbered beginning with 1st Street to both the north and south of Hubbard Street. On the other hand, “avenues” run north–south and are numbered beginning with 1st Avenue to both the east and west of Oak Avenue. Both streets and avenues are identified with the appropriate quadrant label, i.e. NE, NW, SE, SW.

The current configuration of the streets and avenues—their lengths and widths—reflects the historic street and avenue layout (fig. 6). The north–south avenues west of Oak Avenue extend across the entire district and continue past the boundaries. East of Oak Avenue, the elevation change of East Mountain prevents 1st through 3rd Avenues from extending north past Northeast 2nd Street.<sup>5</sup> The elevation change also causes Northeast 2nd Street to terminate at Northeast 2nd Avenue. Following their original configuration, the streets and avenues in the district continue to present various widths; streets north of Hubbard Street and avenues west of Oak Avenue alternate between one-lane (labeled 40 feet wide on Sanborn maps) and two-lanes (labeled 80 feet wide on Sanborn maps) wide. The result of the alternating street widths is a grid consisting of non-uniform, yet similarly shaped and sized blocks within the district.

Few alterations to this street network occurred outside the period of significance, but one significant alteration did occur in the 1920s. Per Sanborn Fire Insurance maps, the current drainage ditch (Map ID 13990) that runs along West 2nd Avenue was built between 1921 and 1928, resulting in the division of the avenue into two one-lane roads separated by the ditch. The original wooden bridges that spanned the drainage ditch have since been replaced by concrete and metal bridges (photo 4). Though it does not appear on Sanborn maps, the median between Northwest 4th and 6th Streets on Northwest 1st Avenue is presumably a historic street feature (photo 5). Hubbard Street, historically and currently, has served as the primary east–west thoroughfare through the district and the city. Based on highway maps, South 1st Street became a second primary east–west thoroughfare sometime between

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<sup>3</sup> No historic maps showing this plan have been discovered during research. This information is based on written accounts.

<sup>4</sup> The street and avenue names in Mineral Wells were not originally numbered, but instead named after various towns, trees, and people. Only Hubbard Street and Oak Avenue have retained their original names. All other streets and avenues were renamed in 1920.

<sup>5</sup> Sanborn maps from 1921 to 1949 show wooden stairs leading to the top of East Mountain from the end of Northeast 3rd Street. These stairs are not extant.

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1961 and 1973, most likely due to the Texas Department of Transportation's efforts to improve the flow of traffic. Part of US 180, these two streets diverge from one another as one-way streets approximately one mile east and one mile west of the district boundaries. US 281, which extends through Mineral Wells along Oak Avenue, serves as the district's and city's main north-south thoroughfare.

### *Railroad*

Completed in 1891, the Weatherford, Mineral Wells & Northwestern Railroad to Weatherford ran along present-day South 4th Street in the district, and by 1904, a second track, that ran northwest to Graford, followed West 2nd Avenue in the district. The section along West 2nd Avenue was abandoned in the 1930s, though remnants of the track remain on the eastern half of West 2nd Avenue. The section of rail along South 4th Street was abandoned in 1992 and the Lake Mineral Wells State Trailway—a hike-and-bike trail—opened along the former route in 1998.<sup>6</sup>

### *Pedestrian*

Historic sidewalks and curbs are located throughout the district. Reconstructed Thurber brick-lined sidewalks exist in the district near the train depot along Southeast 1st Avenue (photo 6). In some places, such as the 100 block of Northeast 1st Street, the historic brick sidewalk remains, but is covered in stucco and concrete pavers (photo 7).

### **Relationship of Buildings to One Another**

The current building density in the district is a result of historic building patterns that centered in and around Lynch's Square. Smaller lots in and around the square led to a higher building density in today's commercial core, an area roughly bound by South 2nd Street, East 1st Avenue, Northwest 4th Street, and South and North Oak Avenue. Here one- and two-part commercial-block buildings uniformly line the sidewalks. Buildings are primarily of brick construction, share common walls, and stand one to three stories in height. Though the occasional vacant lot disrupts the density within the commercial core, particularly in the 200 block on the east side of Northeast 1st Avenue, much of the historic density is retained, most notably along North Oak Avenue (photo 8). Though commercial-block buildings with party walls make up the majority of resources within the commercial core, this area also contains several stand-alone buildings that singularly occupy their lots. Among them are the two large high-rise hotels, the Crazy Water Hotel at 401 North Oak Avenue (photo 9) and the Baker Hotel at 301 Northeast 1st Street (photo 3). The former post office at 201 Northeast 2nd Street in the northern corner of the commercial core and the current city hall and police and fire station complex at 211 Southwest 1st Avenue at the southern end of the commercial core also represent stand-alone buildings in the commercial core (photos 10–11).

The city's historic commercial center comprises much of the Mineral Wells Central Historic District, though the district boundaries extend into less densely developed mixed commercial, residential, and industrial areas immediately adjacent to the commercial core. Moving outside the commercial core, following the patterns created early in the period of significance (1896–1970), lot sizes increase and building density decreases. South of the commercial core an industrial area emerged near the railroad tracks and depot (Map ID 11696, photo 12) during the period of significance. According to a 1930s map of known mineral water wells in Mineral Wells produced by the University of Texas, this area had considerably fewer wells than the areas in town north of Hubbard Street (see figs. 2–4), making it an ideal location for less desirable industrial development. This area contains some one- and two-part commercial-block brick buildings as well as some larger stand-alone metal warehouses. Current vacant and/or parking lots in this area were largely used as storage yards during the period of significance; therefore, they have a minimal impact on the area's historic building density. An African American mixed-use neighborhood developed south of the railroad tracks by the

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<sup>6</sup> "Lake Mineral Wells State Park and Trailway," Texas Parks and Wildlife, accessed August 13, 2019, <https://tpwd.texas.gov/state-parks/lake-mineral-wells/trailway-1>.

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early 20<sup>th</sup> century. Though much of the associated historic fabric in the area is gone, the historically African American Paul Lawrence Dunbar School at 603 South Oak Avenue is included in the historic district boundaries (photo 13).

The areas outside the commercial core north of Hubbard Street are characterized by a mixture of commercial, residential, religious, industrial, and medical buildings. Compared to the industrial area south of Hubbard Street, this area historically contained more wells, which most likely dictated the type of development that occurred near the wells. Though much has been lost over the years, this area and its immediate surroundings contained a large number of boarding houses, residences, small hotels, bathhouses, bottling complexes, and drinking and dancing pavilions on larger lots (fig. 7) that all relate directly to the fundamental historical factor that led to the city’s existence and commercial viability. Today, some one- and two-part commercial-block brick buildings line parts of Hubbard Street and Northwest 1st Avenue, but the buildings in this area are generally free-standing and located on larger lots than those found in the commercial core, like the former Norwood Hotel on Northwest 1st Avenue (Map ID 12424, photo 14). The northern portion of this area includes several residential buildings as well as some boarding houses and small hotels. Larger buildings are dotted throughout this area and include the former Nazareth Hospital at 314 Northwest 4th Street, the Crazy Water Bottling Plant at 300 Northwest 7th Street, and the First Christian Church at 302 Northwest 6th Street (photos 15–17).

**Range and Distribution of Construction Dates**

The resources in the Mineral Wells Central Historic District date from 1896 to 2000, but of the 156 resources, 150 (96 percent) were constructed during the period of significance (fig. 08). Of the historic resources in the district, the majority were constructed in the early twentieth century, between 1900 and 1930 (see table 1). The crude nature of the city’s earliest construction and a series of fires in the late nineteenth and early twentieth centuries, erased most of the city’s oldest buildings, but economic prosperity in the early twentieth century allowed for reconstruction, which resulted in much of the historic district’s current built environment. In large part, because construction in Mineral Wells coincided with its most prosperous years through 1930, the majority of the resources in the historic district date to this period.

*Table 1. Breakdown of decades of construction of resources within the historic district.*

Decade of Construction	No. Resources Built	% of Total No. Resources in District
1890s	2	1%
1900s	34	22%
1910s	9	6%
1920s	62	40%
1930s	13	8%
1940s	14	9%
1950s	6	4%
1960s	8	5%
1970s	2	1%
1980s	3	2%
1990s	1	1%
2000s	2	1%

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### Property Types and Building Forms

Of the 156 resources in the Mineral Wells Central Historic District, 116 (74 percent) were constructed for commercial functions. The various historic uses of these buildings include stores, auto sales and service, dry cleaning, offices, theaters, hotels, restaurants, and banks. While the aforementioned uses are typical for most historic downtowns, the district is somewhat rare because it also contains buildings associated with health resort communities, including bathhouses and drinking pavilions. The majority of these health-related businesses occupied one- and two-part commercial-block buildings that, at least from their exteriors, are largely indistinguishable from buildings housing more conventional retail businesses and other commercial activities. Three of the four extant bathhouses in the district shared space with other businesses in one- and two-part commercial-block buildings, such as the former Osborne Bath House, Hotel and Sanitarium at 315–317 North Oak Avenue (photo 18). The historic Davis Bath House (later named Buckhead Bath House) at 212–214 North Oak Avenue is the lone example in the historic district of a building constructed exclusively for the purpose of a bath house (photo 19). The building has an enframed window form and outwardly appears like the other commercial buildings lining the block. Historic photographs indicate that an open lobby and drinking pavilion occupied the first floor of this building, and bath rooms occupied the second floor (fig. 09).<sup>7</sup> The Famous Mineral Wells Water Company complex at 209 Northwest 6th Street also represents a commercial type less commonly found in Texas communities. Built in 1914, the complex contained a tall furnace (not extant), warehouse and bottling works building (not extant), office and drinking pavilion (extant), and packing building (extant) (photos 20–21). In addition to bottling water at the site, people also came here to drink and bathe in the water. Despite the somewhat uncommon commercial activities that occurred in the buildings, the exterior form of the buildings are not entirely unique. The brick veneered office and pavilion building, and the rear attached packing building have a rectangular footprint and an appearance similar to other free-standing commercial buildings in the district. The associated landscape features—a historic Dismuke’s Pronto-Lax sculpture (photo 22) and the historic stone arched gateway with inset painted signs (photo 23)—help provide context for the buildings.

In the historic period, Mineral Wells had over 80 hotels, inns, furnished rooms and boarding houses that occupied various building forms.<sup>8</sup> Among the known buildings in the district that served this function, the city’s two largest hotels, the 1927 Crazy Water Hotel and the 1929 Baker Hotel, represent the district’s only three-part vertical-block buildings. The district’s two oldest hotels, the Wayside Inn at 211 Northwest 5th Street and the Norwood Hotel at 515 Northwest 1st Avenue, both take on forms more similar to residential buildings. The Wayside Inn (later the Rapides Hotel), built around 1905, presents as a massed plan with a projecting front-wing two-story residence (photo 24), while the Norwood Hotel, built in 1909, presents as a three-story apartment building (photo 14). The historic Hudgins Hotel occupied portions of the two-part commercial-block building at 201 Northeast 1st Avenue (photo 25).

Non-commercial resources account for 26 percent of all resources in the historic district. These 40 resources fall within the following classifications: residential (18), governmental (6), medical/health care (4), religious (2), industrial (2, 1 percent), transportation (1), social (1), landscape (1), and educational (1). Included among these resources is the oldest building in the district, the 1896 modified L-plan residence (Thompson House) at 215 Northeast 2nd Street (photo 26). Other domestic buildings in the district include the Winona Cottage, a 1900 modified L-plan residence and boarding house at 208 Northwest 5th Street, the ca. 1905 boarding house at 302 NW 5th Street, and several 1920s bungalows and associated garages (photos 27–28). Other significant non-commercial buildings include the train depot at 403 South Oak Avenue, the former Post Office at 201 Northeast 2nd Street (photo 10), the former Nazareth Hospital at 314 Northwest 4th Street (photo 15), the Paul Lawrence Dunbar School at 603 South Oak Avenue (photo 13), the city government complex at 211 Southwest 1st Avenue, the First Methodist Church at 301 Northeast 1st Street (photo 29), and the First Christian Church at 302 Northwest 6th Street. At the northern end of the historic district, the large

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<sup>7</sup> Interior access was not obtained to this building, therefore the current layout and integrity of materials and features inside are not known.

<sup>8</sup> Per the 1909 Polk City Directory.



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industrial building of the former Crazy Water Bottling Plant at 300 Northwest 7th Street (photo 16) represents another building that housed a business rarely found in communities across the state. In addition to bottling water, the plant also produced and packaged mineral crystals. Built in 1919 and added onto multiple times throughout the period of significance, the massive building occupies the entire lot bound by Northwest 7th Street, Northwest 2nd Avenue, Northwest 9th Street, and Northwest 3rd Avenue. The brick building stands two stories tall and has a four-story central block. Rows of metal windows line the façades on each story.

### **Common Construction Materials**

Overwhelmingly, brick is the major building material found within the Mineral Wells Central Historic District. Brick was used throughout the period of significance for commercial, residential, transportation, medical, educational, and governmental buildings. Neither stucco nor paint were commonly applied to brick buildings during the period of significance, though some historic and some post-1973 stucco and paint applications exist. Though used less prevalently than brick, stone construction accounts for some of the most architecturally significant buildings in the district, including the row of four commercial buildings in the 100 block of Northeast 1st Avenue (photos 30–31). Wood was also used in the construction of some buildings in the district, mostly for the residences. Of particular note, several commercial buildings have pressed-metal cornices and/or cast-iron storefronts (photo 32). At least one of the cast iron storefronts, found at 212 Southeast 1st Avenue, can be attributed to the Mesker Brothers Iron Works of St. Louis, Missouri (photo 33).

### **Architectural Styles**

The architectural styles in the Mineral Wells Central Historic District generally followed statewide and nationwide trends. Because the majority of buildings in the district date to the very late nineteenth and early-to-mid-twentieth centuries, the architectural styles in the district largely represent the popular styles from this period and include, in order of prevalence: the American Commercial style, Mission Revival, Spanish Colonial Revival, Art Deco, Craftsman, Tudor Revival, Romanesque Revival, Prairie, Classical Revival, Gothic Revival, Italianate, Renaissance Revival, and Queen Anne.

Like many contemporary examples elsewhere in Texas, most commercial buildings in Mineral Wells from the early twentieth century exhibit character-defining features of the American Commercial style. Distinctive physical attributes associated with this architectural expression include exposed brick, brick pilasters that separate bays, and parapets with flat cornices. The building at 107–111 North Oak Avenue is a good example of this type of style (photo 34). These buildings typically lack applied ornamentation and embellishment but may have decorative brickwork in their entablatures or inset panels in their parapets, like the building at 210 North Oak Avenue (photo 35).

A smaller percentage of buildings in the district display varying degrees of other architectural stylistic influences. Some of these buildings exemplify certain architectural styles, while others are only minimally influenced by the style and have only one or two of its character-defining features. Commercial, governmental, religious, and transportation-related buildings account for these stylistically influenced buildings. The following are representative examples of some of the various architectural styles found within the district.

Several buildings in the historic district display varying degrees of Mission Revival stylistic influences, having mission-shaped parapets like the two-part commercial-block building at 204–206 North Oak Avenue and the one-part commercial-block building at 404 North Oak Avenue (photo 36). The one-part commercial-block building at 209–213 West Hubbard Street has both a mission-shaped parapet and red clay tiles at its roofline (photo 37).

The Spanish Colonial Revival style was used for three of the district's largest and most expensive buildings: the Crazy Water Hotel (photo 9), Baker Hotel (photo 3), and the former Nazareth Hospital at 314 Northwest 4th Street (photo 15). All three evoke the style with red clay tile and cast stone ornamentation and molding. The building 216 North Oak

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Avenue is an example of how the style was applied to a smaller two-part commercial-block building (photo 38). Built about 1939, the building also incorporates clay tile and cast stone into its design. This building also has Gothic Revival style-influenced pointed-arched transoms above its two side entrances.

As the company did across many cities in Texas during the 1920s, Montgomery Ward built a new retail store in Mineral Wells at 301 North Oak Avenue (photo 39). Built in 1929 following architectural plans created in-house by the company, the Art Deco style-influenced store in Mineral Wells features terra cotta tile panels on its front façade, terra cotta pilasters with finials, and decorative green and beige tiles in its parapet.

The funeral home at 302 West Hubbard Street is a regional take on—and one of the few local examples of—the Tudor Revival style in the district. Built around 1940, the two-story building's façade is a mix of brick and stone decoratively patterned in areas on the front façade. The building has a hipped clay-tile roof with multiple front gables and exposed rafter ends (photo 40).

Influences of the Italianate and Romanesque Revival styles are displayed in the 1899 Yeager Building at 117 Northeast 1st Avenue (photo 31). The building has a rusticated stone façade pierced by smooth stone pilasters that are topped with stylized triangular caps. The same smooth stone is also used for the building's two belt courses, hoodmolds, and its triangular parapet. The building's entablature features oversized brackets.

The Weatherford, Mineral Wells & Northwestern Railway Depot at 403 South Oak Avenue is the district's best example of the Romanesque Revival style. Built in 1905, the linear one-story red brick building boasts the style's characteristic large round-arched windows as well as a hipped roof with finials and wide overhanging eaves with decorative brackets (photo 12).

The former auto dealership at 201–203 West Hubbard Street is one of few Prairie-style buildings in the district. The brick one-part commercial-block building's horizontality is emphasized by its row of transoms, its white outlined panel, and its white capped stepped parapet. The rounded caps and applied stucco detail found in the building's pilasters also evoke the Prairie style (photo 41).

The 1909 massed plan three-story Norwood Hotel at 515 Northwest 1st Avenue evokes the Classical Revival style in its symmetry as well as its two-story porch columns, second story porch roof entablature, and triangular pedimented portico at its primary entrance (photo 31).

Built in 1949, the First Methodist Church at 301 Northeast 1st Street is a modern mid-twentieth century church with Gothic Revival stylistic influences. The church's tower with pointed-arch windows with decorative tracery, its buttresses, and its use of hood moldings at windows and entrances all invoke the Gothic Revival style (photo 29).

The former post office at 201 Northeast 2nd Street, designed by James Knox in the Office of the Supervising Architect of the Treasury in Washington, D.C., reflects the Renaissance Revival style (photo 10). Built in 1912, the enframed-block building has four central Classical columns, two Classical pilasters on each side of its primary façade, and a stepped parapet.

The residential buildings in the district reflect the Queen Anne (215 Northeast 2nd Street, photo 26) and Craftsman (216 Northwest 1st Street, photo 28) styles.

### **Integrity**

Since the close of the period of significance in 1970, the built environment within the boundaries of the historic district has changed minimally. The majority of individual resources within the district retain their integrity of location,

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design, setting, materials, workmanship, feeling, and association to a high degree. Among the most common alterations that buildings within the district have undergone include covering of transoms, storefront replacement, and second-story window replacement and/or boarding. Though less prevalent, some buildings within the district have had their original exterior materials replaced or covered outside the period of significance.

The district as a whole also retains a good degree of integrity of location, design, setting, materials, workmanship, feeling, and association. Few demolitions outside the period of significance have resulted in a high number of historic buildings and very little non-historic infill. The district also retains its historic streetscape patterns and historic building density to a good degree.

### **Contributing and Noncontributing Resources**

Contributing resources are those that add to the district's overall historic character and sense of place. A contributing resource must date to the period of significance (1896–1970) and retain most of its salient physical features and associative qualities to convey its historic character. Contributing resources must possess a sufficient degree of integrity, though they need not be unaltered; the greater the cumulative impact of the alterations though, the less likely a historic property will be classified as contributing. Commercial buildings in Mineral Wells, and across Texas and the nation, commonly underwent alterations over time as property owners attempted to modernize their buildings. The most common example of this in Mineral Wells, both within and after the period of significance, is the remodeling of historic wood-frame windows and entryways with aluminum-frame plate-glass windows and doors. Many of these buildings remain otherwise unaltered, therefore the storefront alteration is not significant enough to classify the building as noncontributing. Additionally, when alterations occurred within the period of significance, they themselves may represent significant trends of the mid-century modernization movement. Other alterations to buildings within the district that do not detract from the resources' overall ability to convey their significance include covering and/or replacement of transoms and second-story windows and the partial covering of original building materials. Although these alterations detract from a building's overall integrity, as long as the resource remains recognizable to the period of significance and adds to the district's historic character, it is classified as contributing.

Noncontributing resources detract from the district's historic character and include resources constructed outside the period of significance (1896–1970) and drastically altered historic resources. The latter includes buildings that are unable to convey their architectural or historical significance due to multiple or severe alterations. The alterations to these buildings have compromised the historic integrity to such a degree that the buildings no longer visually represent the district's period of significance and, therefore, detract from the overall historic character of the district. A historic resource deemed noncontributing in this nomination could potentially have its status changed to contributing in the future if severe alterations are reversed, or if integrity is returned through sensitive restoration and/or rehabilitation. The Mineral Wells Central Historic District includes 6 noncontributing resources constructed outside the period of significance and 14 noncontributing historic resources.

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**Inventory**

The resources within the district are listed in the inventory below. Addresses, dates of construction, name, style, and contributing/noncontributing classification are provided for each resource. For the location of each resource, refer to maps 4-8 in the Additional Documentation continuation sheets.

*Table 2. Inventory of Resources. C = Contributing, NC = Noncontributing*

Map ID	Address	Historic Building Name	Approximate Year Built	Stylistic Influences	C/NC
11757	101 NE 1ST AVE	The Raines Building	1900	Queen Anne	C
11773	103 NE 1ST AVE		1900	Queen Anne	C
11797	105 NE 1ST AVE		1900	Queen Anne	C
11976	113 NE 1ST AVE		1900	Queen Anne	C
11988	117 NE 1ST AVE	Yeager Building	1899	Italianate, Romanesque Revival	C
11777	201 NE 1ST AVE	Hudgins Hotel, The Gem Theater	1907	American Commercial	C
11770	205 NE 1ST AVE		1907	Romanesque Revival	C
15356	210 NE 1ST AVE	Southwestern Bell Telephone Building	1928	Art Deco	C
11765	211 NE 1ST AVE		1907	No style	NC
11760	215 NE 1ST AVE		1910	American Commercial	C
11795	226 NE 1ST AVE		1949	No style	C
11794	226 NE 1ST AVE	Sciatica Institute	1925	American Commercial	C
12408	109-111 NW 1ST AVE		1928	No style	C
12405	115 NW 1ST AVE		1960	No style	NC
12122	200 NW 1ST AVE	Zappe Park	1965	No style	C
12414	207 NW 1ST AVE	The Index Printing	1928	American Commercial	C
12413	207 NW 1ST AVE		1971	No style	NC
12424	305 NW 1ST AVE	Woodmen of the World	1965	Modern	C
15359	501 NW 1ST AVE		1925	No style	C
13790	515 NW 1ST AVE	Norwood Hotel	1909	Classical Revival	C
13979	609 NW 1ST AVE		1940	No style	C
13818	615 NW 1ST AVE		1940	No style	C
11739	201 SE 1ST AVE		1960	No style	C
11727	204 SE 1ST AVE		1904	American Commercial	C
11731	207 SE 1ST AVE		1928	No style	C
11726	209 SE 1ST AVE	Wright-Turner Grocer Co.	1928	No style	C
11725	212 SE 1ST AVE	Mineral Wells Hardware Co.	1900	Queen Anne	C
11709	301 SE 1ST AVE	J. C. Llewellyn Lumber Co.	1925	American Commercial	C
11719	302 SE 1ST AVE		1928	No style	C
11713	304 SE 1ST AVE		1920	American Commercial	C
11708	306 SE 1ST AVE		1920	American Commercial	C
15355	309 SE 1ST AVE	Wilkinson and Winkleman Lumber Yard	1930	No style	C
11707	312 SE 1ST AVE		1920	No style	C
11697	313 SE 1ST AVE	Wilkinson and Winkleman Lumber Yard	1930	No style	C
12115	100 Block SW 1ST AVE	Ladies of the Civic League Fountain	1905	No style	C
12030	110 SW 1ST AVE		1928	No style	C
12234	200 SW 1ST AVE	Post Office	1960	Mid-century Modern	C

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Map ID	Address	Historic Building Name	Approximate Year Built	Stylistic Influences	C/NC
12160	211 SW 1ST AVE	Mineral Wells Health Center	1942	Colonial Revival	C
11991	211 SW 1ST AVE	City Police and Fire Station	1950	Colonial Revival	C
12471	103 NE 1ST ST	City Water Office (WPA Building)	1935	Spanish Colonial Revival	C
11783	200 NE 1ST ST	Southwestern Telephone	1957	Art Deco	C
13004	301 NE 1ST ST	First Methodist Church	1949	Gothic Revival	C
15365	216 NW 1ST ST		1940	No style	C
12142	216 NW 1ST ST		1928	Craftsman	C
12094	103 SE 1ST ST		1986	No style	NC
12472	106 SE 1ST ST		1904	American Commercial	C
12473	112 SE 1ST ST		1940	Mission Revival	C
12478	114 SE 1ST ST		1907	No style	NC
12482	116 SE 1ST ST		1930	American Commercial	C
11745	204 SE 1ST ST		1960	No style	C
11753	211 SE 1ST ST		2000	No style	NC
12492	109 SW 1ST ST		1929	No style	C
12514	210 SW 1ST ST		1940	No style	C
12141	208 NW 2ND AVE		1930	No style	C
15361	505 NW 2ND AVE	Nazareth Hospital auxiliary building	1950	Spanish Colonial Revival	C
15360	510 NW 2ND AVE		2000	No style	NC
13753	515 NW 2ND AVE		1925	Craftsman	C
13749	605 NW 2ND AVE		1925	No style	C
15357	612 NW 2ND AVE		1930	No style	C
13990	NW 2ND AVE	Crystal Creek Drainage Ditch	1925	No style	C
11873	102 NE 2ND ST		1921	No style	NC
11882	103 NE 2ND ST		1921	American Commercial	C
11870	104 NE 2ND ST		1930	Mission Revival	C
11846	105 NE 2ND ST		1921	American Commercial	C
11851	115 NE 2ND ST	Russell Whatley Motor Co.	1921	American Commercial	C
11865	201 NE 2ND ST	Post Office	1912	Renaissance Revival	C
13011	205 NE 2ND ST		1950	No style	C
13005	215 NE 2ND ST	Thompson House	1896	Queen Anne	C
12393	109 NW 2ND ST		1945	No style	C
12438	205 NW 2ND ST		1930	Mission Revival	C
12434	208 NW 2ND ST		1950	No style	C
12140	210 NW 2ND ST		1990	No style	NC
12783	300 NW 2ND ST		1935	No style	C
12428	106 NE 3RD ST		1928	American Commercial	C
12429	113 NE 3RD ST		1949	No style	C
11816	100-198 NW 3RD ST	Crazy Water Hotel	1927	Spanish Colonial Revival	C
13779	216 NW 4TH ST		1912	No style	C
13767	314 NW 4TH ST	Mineral Wells Clinic, Nazareth Hospital	1928	Spanish Colonial Revival	C
15364	208 NW 5TH ST		1920	No style	C
13811	208 NW 5TH ST	The Winona Cottage	1900	Queen Anne, Folk Victorian	C
15358	211 NW 5TH ST	The Wayside Inn	1905	No style	C
13741	302 NW 5TH ST		1905	Craftsman	C
13760	311 NW 5TH ST		1921	Craftsman	C

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Map ID	Address	Historic Building Name	Approximate Year Built	Stylistic Influences	C/NC
15363	209 NW 6TH ST	Crazy Water Well arched gate	1914	Rustic	C
15362	209 NW 6TH ST	Dismuke's Pronto-Lax sculpture	1914	No style	C
13817	209 NW 6TH ST	Famous Mineral Water Company	1914	No style	C
13701	302 NW 6TH ST	First Christian Church	1951	Tudor Revival	C
13725	307 NW 6TH ST		1945	No style	C
15533	309 NW 6TH ST		1940	No style	C
13728	309 NW 6TH ST		1920	Craftsman	NC
12590	300 NW 7TH ST	Crazy Water Crystal and Bottling Plant	1919	No style	C
12093	100 E HUBBARD ST		1983	American Commercial	NC
11781	101 E HUBBARD ST		1900	Mid-century Modern	C
12464	103 E HUBBARD ST		1900	No style	NC
12465	109 E HUBBARD ST		1900	American Commercial	NC
15532	201 E HUBBARD ST	Baker Hotel pool	1929	No style	C
12169	201 E HUBBARD ST	Baker Hotel	1929	Spanish Colonial Revival	C
15548	201 E HUBBARD ST	Baker Hotel outbuilding	1929	Spanish Colonial Revival	C
15549	201 E HUBBARD ST	Baker Hotel outbuilding	1929	Spanish Colonial Revival	C
15550	201 E HUBBARD ST	Baker Hotel outbuilding	1929	Spanish Colonial Revival	C
15549	201 E HUBBARD ST	Baker Hotel outbuilding	1929	Spanish Colonial Revival	C
12518	300 E HUBBARD ST	Baker Hotel garage	1929	Spanish Colonial Revival	C
12523	316 E HUBBARD ST		1928	American Commercial	C
12459	104 W HUBBARD ST		1921	American Commercial	C
12453	200 W HUBBARD ST		1928	No style	C
12399	200 W HUBBARD ST	Seaman Building	1926	No style	NC
12450	201-203 W HUBBARD ST	Turner-Wagley Motor Sales Co.	1921	Prairie	C
12447	205-207 W HUBBARD ST		1928	American Commercial	C
12443	209-213 W HUBBARD ST	Brazos River Gas Co.	1930	Mission Revival	C
12439	217 W HUBBARD ST	Brazos River Gas Company	1928	Modern	C
12583	302 W HUBBARD ST	Baum-Carlock Funeral Home	1940	Tudor Revival	C
12584	304 W HUBBARD ST		1925	Craftsman	C
11957	101 N OAK AVE		1904	American Commercial	C
11944	105 N OAK AVE		1904	No style	NC
11936	107-111 N OAK AVE	Poston Dry Goods Co.	1904	American Commercial	C
11934	115 N OAK AVE		1907	No style	C
12088	200-202 N OAK AVE	Old City Hall and Fire Station	1902	American Commercial	C
11909	201 N OAK AVE		1928	American Commercial	C
11911	203 N OAK AVE		1928	American Commercial	NC
12085	204-206 N OAK AVE		1921	Mission Revival	C
11918	207-211 N OAK AVE	Central Hotel	1921	American Commercial	C
11926	209 N OAK AVE		1905	American Commercial	C
12081	210 N OAK AVE	Independent Order of Odd Fellows Lodge Hall	1908	American Commercial	C
12079	212-214 N OAK AVE	Davis Bath House, Buckhead Bath House	1916	Classical Revival	C

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Map ID	Address	Historic Building Name	Approximate Year Built	Stylistic Influences	C/NC
12072	216 N OAK AVE	Wylie Building	1925	Gothic Revival, Spanish Colonial Revival	C
11901	217 N OAK AVE		1907	American Commercial	C
12071	220 N OAK AVE		1968	No style	NC
11893	221 N OAK AVE		1930	American Commercial	C
11879	225 N OAK AVE		1921	No style	C
11839	301 N OAK AVE	Montgomery Ward & Co.	1929	Art Deco	C
12068	302 N OAK AVE	Seaman's Pontiac Agency	1907	American Commercial	C
12026	306-314 N OAK AVE	Bird's Battle Creek Bath House (1927)	1925	American Commercial	C
11836	307-313 N OAK AVE		1921	No style	C
11835	315-317 N OAK AVE	Osborne Bath House and Hotel	1922	American Commercial	C
11817	319 N OAK AVE		1921	American Commercial	C
11966	400-402 N OAK AVE	The Crazy Theatre	1921	Other	C
11958	404 N OAK AVE		1928	Mission Revival	C
11939	406-408 N OAK AVE		1921	American Commercial	C
11815	409 N OAK AVE	Crazy Water Hotel & Drinking Pavilion	1927	Spanish Colonial Revival	C
11930	412 N OAK AVE		1910	Mission Revival	C
11925	414-416 N OAK AVE	The Grand Theater	1921	Art Deco	C
11964	100 S OAK AVE		1983	Other	NC
11973	106 S OAK AVE		1907	American Commercial	C
13688	110 (REAR) S OAK AVE		1920	No style	C
11980	110 S OAK AVE		1907	No style	NC
11985	112 S OAK AVE		1907	No style	NC
11990	118 S OAK AVE		1907	American Commercial	C
12103	205 S OAK AVE		1930	Prairie	C
12108	213 S OAK AVE		1930	No style	C
11698	301 S OAK AVE		1945	No style	C
11696	403 S OAK AVE	Weatherford, Mineral Wells & Northwestern Railway Depot	1903	Romanesque Revival	C
11935	505 A S OAK AVE		1970	No style	C
11933	505 B S OAK AVE		1960	No style	C
11916	603 S OAK AVE	Paul Lawrence Dunbar School	1927	No style	C
15354	113 N OAK AVE	Palace Saloon	1907	American Commercial	C
15353	410 N OAK AVE		1928	American Commercial	C

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## Statement of Significance

The Mineral Wells Central Historic District encompasses a cohesive collection of late nineteenth and early to mid-twentieth-century resources that provides a tangible link to significant events, patterns, and themes that impacted the physical and commercial growth of Mineral Wells. Commercial buildings make up the majority of the resources within the district, but several significant governmental, industrial, religious, educational, and residential buildings also lie within the boundaries of the Mineral Wells Central Historic District. Collectively, these resources reflect the emergence of Mineral Wells as a tourist destination and its role as one of the state's most successful and important health resort communities in the late nineteenth and early to mid-twentieth centuries.<sup>9</sup> From its founding in 1881 to its subsequent growth into a city that attracted over 150,000 visitors annually during its peak years of popularity in the early twentieth century, Mineral Wells has a history that was largely influenced by the existence and discovery of numerous underground sources of mineral water. As such, while the drilling and capitalization of these wells spurred development and commercial growth, the nationwide decline in popularity of mineral water health resorts led to an economic decline and need for commercial diversification in the second half of the twentieth century. The Mineral Wells Central Historic District is nominated to the National Register of Historic Places under Criterion A in the areas of Community Planning and Development and Commerce at the state level, and under Criterion C in the area of Architecture at the local level. The district contains 156 resources; 136 contributing and 20 noncontributing. The period of significance extends from 1896 to 1970. The beginning of the period of significance, 1896, corresponds to the year of construction of the oldest building in the district, and ends in 1970, the current 50-year point.

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## Community Planning and Development and Commerce

### *Palo Pinto County and the Founding of Mineral Wells*

Located in east-central Palo Pinto County near the Brazos River in the foothills of the Palo Pinto Mountains, the area's mineral-rich land and water instigated the founding and development of the city of Mineral Wells. Before the founding of Mineral Wells, farmers and ranchers began settling in the area, drawn to the fertile lands surrounding the Brazos River. Palo Pinto County was established in 1856, and the community of Palo Pinto was chosen as the county seat as it was near the geographic center of the county. Though the formation of the county brought more farmers and ranchers to the area, both the county and county seat remained sparsely populated into the 1870s.<sup>10</sup> Weatherford, the nearby community and county seat of adjacent Parker County, had emerged as the region's principal center of commerce, and the arrival of the Texas and Pacific Railway in 1880 further cemented this position as the regional hub of trade. From Weatherford, the Texas and Pacific Railway took a more southerly route, bypassing both the area that would become Mineral Wells and the town of Palo Pinto. This decision left the primitive Fort Worth-Fort Belknap Road, a stagecoach route established in the 1850s, as the area's primary transportation link and connection to larger areas of commerce. With the county seat and regional commercial center in Weatherford already established, and its location mostly isolated, the area that became Mineral Wells was poised to remain a sparsely populated agricultural area until the discovery of mineral water changed its outcome.

Among the ranchers that moved to Palo Pinto County in the late nineteenth century were James and Armanda Lynch and their nine children. Seeking a drier climate for Armanda's rheumatism, the family sold its farm in Denison in Grayson County, north of Dallas, and relocated to present-day Mineral Wells in 1877. The family, along with their herd of cattle, settled on 80 acres of land on which they built two cabins. Unsuccessful in his attempts at finding water on the land, Lynch and his family hauled water from the Brazos River approximately five miles west during their first three years in the area. In 1880, Johnny D. Adams, a well driller, in exchange for several oxen, drilled the first well in

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<sup>9</sup> The use of the term health resort in this nomination refers to communities as a whole—including Mineral Wells—that capitalized on their mineral and spring water by attracting tourists with hotels, bathhouses, etc. This term is used in historical documents, books, and articles discussing this trend and therefore is used in this nomination.

<sup>10</sup> The population of Palo Pinto County in 1860 was 1,524. The number of cattle totaled 154,000 and sheep totaled 3,200.



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what would become Mineral Wells. Various accounts give different locations of the exact well, but most agree that it was in or near the current block bounded by Hubbard Street, East 1st Avenue, South 1st Street, and Oak Avenue (fig. 5).<sup>11</sup> Though the water “tasted funny and everyone was afraid to drink much of it, because they thought it might be poison,” Armanda Lynch found that after drinking the water her rheumatism improved, while James “gained weight and in a short time recovered entirely from his rheumatic trouble.”<sup>12</sup> Shortly after, a second and third well were dug on the Lynch property somewhere along present-day 1st Avenue and in the present-day 400 block of Oak Avenue. The story goes that after the third well was dug, nearby settlers came to drink the water. Among the neighbors who sampled the water, a “crazy” woman suffering a nervous breakdown was said to have been cured of her ills after drinking the water for several weeks. As a result, the well in question became known as the Crazy Well and word began to spread of the curative powers of the waters in what would become Mineral Wells.<sup>13</sup>

*“Taking the Waters” – Background on Health Resorts*

The bathing in and consuming of mineral water for medicinal purposes has a long history dating back thousands of years. The ancient Greeks believed gods and spirits resided in the waters with “tastes and smells,” and built temples near springs.<sup>14</sup> Bathing was also a significant aspect of the Roman Empire, where baths served as focal points in the social and recreational lives of Romans. In the United States, archeological and written evidence supports the pre-historic Native American use of springs thousands of years before the arrival of European settlers. In the modern era, the medicinal and recreational aspects of bathing remained popular in Europe, and in turn, European colonists and settlers sought out springs in the United States in the seventeenth and eighteenth centuries. The first spas, or health resorts—which primarily consisted of small hotels near wells or springs for tourists—in the country appeared in the late 1700s in locations including Sweet Springs and White Sulphur Springs in West Virginia and Saratoga Springs and Ballston Spa in New York. By the 1850s, health resorts existed in 20 states, including in states west of the Mississippi River, and though their popularity waned during the Civil War, the industry rebounded in the late nineteenth century, aided in part by an expanding rail network.<sup>15</sup>

Towns with springs commonly blossomed into bustling communities with a variety of businesses directly associated with the health industry and tourism—hotels, bathhouses, drinking pavilions—as well as businesses that catered to both visitors and the town’s own population, such as restaurants, theaters, banks, and stores. The popularity and profitability of spa towns was in part due to the primitive medical knowledge and treatments available and the belief that hydropathy—the use of water either internally or externally to treat a variety of illnesses and ailments—cured everything from hiccups and back pain to diabetes and cancer. Practiced and backed by classically and alternatively trained medical doctors, water treatments ranged from soaking in a tub, steam baths, and various procedures involving timed consumption of water.<sup>16</sup> Patrons were also drawn to the oftentimes scenic location of health resorts. Generally located outside of large cities in small communities, health resorts offered a respite from the presumed ills of city life as well as opportunities for hiking, swimming, and other outdoor activities. Into the nineteenth century, bathing in and drinking mineral-laden water, or “taking the waters” as the trend was known, remained popular with the sick, but it also became a regular activity among the leisure class, who became obsessed with “the water cure.” Increasingly, as hotels and businesses for tourists grew bigger and grander in the early and mid-twentieth century, the social aspect of “taking the waters,” became an important draw for tourists. In addition to medical treatments, visitors often sought out

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<sup>11</sup> Weaver, A. F., *Time Was in Mineral Wells: A Crazy Story But True*, 2nd ed. (Mineral Wells, TX: Historic Mineral Wells, 2010), 35.

<sup>12</sup> Quote from C. C. Lynch in A.F. Weaver, 35.; Winnie Beatrice McAnelly Fiedler, “A History of Mineral Wells, Texas: 1878-1953” (MS Thesis, University of Texas at Austin, 1953), 55.

<sup>13</sup> Weaver, *Time Was in Mineral Wells*, 35.

<sup>14</sup> Shonda Rane Mace, “Typical Problems With Reusing Mineral Springs Buildings and How They are Overcome” (MS Thesis, University of Texas at Austin, 2008), 4.

<sup>15</sup> Henry Grabar, “What Became of America’s Water-Cure Towns?,” CITYLAB, <https://www.citylab.com/life/2015/11/what-became-of-americas-water-cure-towns/415992/>

<sup>16</sup> Mace, “Typical Problems With Reusing Mineral Springs Buildings and How They are Overcome,” 7-8.

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entertainment and social activities in spa towns, and hotels and other water-related businesses commonly offered gambling, dancing, games, and live music.

The development of these resorts in Texas lagged behind other parts of the country despite a long history dating back to the Native American use of mineral and spring water. In more modern history, two heroes of Texas history, Davy Crockett and Sam Houston, are said to have bathed in the sulfur waters of wells in Caldwell, Hardin, and Grimes counties to help heal battle wounds in the nineteenth century.<sup>17</sup> One of the state's first hydropathic clinics opened in the early 1850s in Sisterdale, Kendall County. Opened by German immigrant Ernst Kapp, treatments at the Hydropathic Institute included exercises and sitting in the waters of Sister Creek.<sup>18</sup> Also in the 1850s, Dr. John Sutherland incorporated the sulfur water from Cibolo Creek east of San Antonio into his practice, and in doing so laid the foundation for the development and emergence of Sutherland Springs as a health resort—labeled the “Saratoga of the South”—in the early twentieth century.<sup>19</sup>

Despite the historic use of mineral and spring water in Texas, the development of modern health resorts built around wells, pavilions, and bathhouses lagged behind other parts of the country due to the state's scattered populations, frontier nature of much of the land, undetermined medicinal value of its water, undiscovered wells, and limited railroad routes. Though some health resorts had emerged in Texas in the early to mid-nineteenth century, the crude nature of buildings associated with them, the state's limited transportation network, and the advent of more modern resorts all contributed to their decline, and often abandonment in the 1880s and 1890s.<sup>20</sup> When mineral water was discovered in what is now Mineral Wells in 1880, the state's modern health resort movement was in its nascency, though it quickly grew, aided in part by an expanding railroad network and promotional literature. Along with Mineral Wells, other communities with wells and springs including Lampasas, Marlin, Sutherland Springs, Tioga, and San Antonio benefited from the growing health industry, with 54 towns building health-related buildings and/or structures in the 1890s alone.<sup>21</sup> Over time, more than 100 towns across Texas would attempt to capitalize on their spring and/or mineral water in various ways in an attempt to lure visitors (fig. 10). Unlike most of the other communities with mineral wells and springs, Mineral Wells was atypical in that its development was spurred by its waters. Whereas cities that were established before the health resort craze such as Lampasas, Marlin, and San Antonio all economically benefitted from the “taking the waters” trend by building hotels and bathhouses to entice tourists and supplement already established economies, Mineral Wells was founded as a direct result of its mineral waters, and therefore was free to develop in ways influenced by other factors, like the location of its wells. Of the few other Texas communities that existed because of their wells, including Tioga in Grayson County and Wootan Wells in Robertson County, neither came close to reaching the acclaim or popularity of Mineral Wells, and neither retained the historic buildings associated with the period when they served as health resorts.<sup>22</sup> And, of the hundreds of other communities that advertised themselves as health resorts, Mineral Wells emerged as the leading health and vacation destination in the state.

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<sup>17</sup> Janet Valenza, *Taking the Waters in Texas*, (Austin, TX: University of Texas Press, 2000), 97-99.

<sup>18</sup> Marjorie Hagy, “The History of Sisterdale, Texas,” *Explore Magazine* online, accessed August 2, 2019, <http://www.hillcountryexplore.com/the-history-of-sisterdale-texas/>.

<sup>19</sup> Gene Fowler, “Taking the Waters: The Fascinating History of Texas’ Mineral-Water Resorts,” *Texas Highways* online March 2019, accessed July 30, 2019, <https://texashighways.com/culture/history/taking-the-waters-the-fascinating-history-of-texas-mineral-water-resorts/>.

<sup>20</sup> Sour Lake in Hardin County is the best example of this trend. By 1850 the community was said to have multiple hotels and entrepreneurs were bottling and selling the water. By 1896 though, the population had declined and only one of its multiple hotels remained. On the way to decline, the town's economy rebounded in 1902 when oil was discovered.

<sup>21</sup> Mace, “Typical Problems With Reusing Mineral Springs Buildings and How They are Overcome,” 12.

<sup>22</sup> In Tioga, founded where railroad workers stopped to drink the water, the health resort business would continue into the 1960s, but the number of tourists and the city's population never rivaled the numbers in Mineral Wells. The city also never had as many buildings associated with the health resort industry—hotels, bathhouses, drinking pavilions—as Mineral Wells. Wootan Wells, founded after mineral water was discovered in the late 1870s, had an early building boom. The town had four hotels, cottages, a dance pavilion, and bathhouses by 1883 and a company was bottling the town's water. The discovery of oil in a well, a drought, a flood, and the discovery of mineral water in nearby Marlin all contributed to the decline of Wootan Wells around the turn of the

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*1880–1919: Early Success of Mineral Wells as a Health Resort*

In 1880, as word of Lynch's "curative" water spread, more and more people arrived to drink the water, with a reported 3,000 people camping in tents on his property at one time in 1881.<sup>23</sup> With growing numbers of people arriving, Lynch hired surveyors D. L. Cunningham and William Metcalf to lay out the town plan for Mineral Wells on Lynch's 80 acres. The center of the newly laid out town was Lynch Square, a block bound by present-day Hubbard Street, East 1st Avenue, South 1st Street, and Oak Avenue that Lynch intended to serve as a public square with a well at its center. In *The Palo Pinto Star*, columnist J. C. Son, in exchange for town lots, wrote enthusiastic articles extolling the virtues of the town's water and its natural beauty and succeeded in attracting more visitors, health and pleasure seekers, settlers, and investors and entrepreneurs who purchased town lots.<sup>24</sup> By the end of 1881, *The Dallas Daily Herald* reported that the town's population had grown from "10 or 12 persons," from the beginning of the year to "over 1,000 daily on the increase."<sup>25</sup> The laying out of the town and the influx of arrivals began to transform the landscape from a ranch into a bustling community (fig. 11). As described by Mineral Wells's first schoolteacher H. M. Berry in 1881:

A boom was now starting. By the first of October it looked like a small army was camped here. Tents were everywhere...by November 1st the sound of the hammer was heard in all directions. Carpenters had come by dozens. The road was lined with wagons hauling lumber from Weatherford and Millsap.<sup>26</sup>

From the time of the Lynch's arrival in 1877 until 1891, travel to and from Mineral Wells was largely limited to the Fort Worth–Fort Belknap road and a stagecoach route between the town and Millsap to the southeast. A railroad line between Millsap and Mineral Wells operated sporadically after its completion in 1884, but shuttered after a few years due to financial troubles, leaving Mineral Wells somewhat isolated and unable to fully flourish. A turning point in the growth of the town was the completion of the Weatherford, Mineral Wells and Northwestern Railroad in 1891. The 25-mile line connected Mineral Wells to the Texas and Pacific Railroad in Weatherford and ultimately opened the town up to people and markets across the state and nation. In 1899, the railroad carried more than 33,300 passengers, and between 1905 and 1906 the railroad doubled the earning capacity of any other railroad in the state.<sup>27</sup> During the city's most prosperous years in the late 1910s and 1920s, the depot (NRHP 1983) at 403 South Oak Avenue, completed in 1903 after the 1891 depot burned, would handle 200,000 yearly passengers (Map ID 11696, photo 12).<sup>28</sup> As a result of the opportunities afforded by the railroad, tourists and would-be citizens arrived in Mineral Wells and a collection of permanent wood-frame and masonry buildings replaced the earlier tents and crude buildings, filling in the townsite and transforming it into what became the state's premier health resort.

The continued drilling and discovery of wells played a large role in directing the location of new buildings in Mineral Wells, and ultimately created a somewhat scattered pattern of development, especially in respect to the location of businesses that relied on proximity to mineral wells (fig. 12). Largely scattered north of Hubbard Street, Lithia Well, Hawthorn Well, Crazy Well, and Sangcura Sprudel Wells were just a few of the more than 40 wells in town whose

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century. Several fires in the first two decades of the twentieth century destroyed all but two cisterns associated with the period when Wootan Wells was a health resort.

<sup>23</sup> Valenza, *Taking the Waters in Texas*, 74.

<sup>24</sup> Mary Whatley Clarke, *The Palo Pinto Story* (Fort Worth, TX: Manney Co, 1956), 85-86.

<sup>25</sup> "Mineral Wells, Palo Pinto County: Some Remarkable Waters with Curative Properties—Wonderful Cures of Various Disease," *Dallas Daily Herald*, Dec. 10, 1881, [www.newspapers.com](http://www.newspapers.com).

<sup>26</sup> Valenza, *Taking the Waters in Texas*, 74.

<sup>27</sup> Lewis L. Faulkner, Jr. *National Register of Historic Places Nomination Form: Weatherford-Mineral Wells & Northwestern Railroad Depot*. (Washington, D.C.: National Park Service, 1983), 8-1.

<sup>28</sup> "Lake Mineral Wells State Park & Trailway," *Texas Parks & Wildlife*, accessed August 1, 2019, <https://tpwd.texas.gov/state-parks/lake-mineral-wells/trailway-1>; Bess Woodruff, "Scrapbook History of Mineral Wells and Palo Pinto County," *The Portal to Texas History*, accessed July 24, 2019, p. 7, <https://texashistory.unt.edu/ark:/67531/metaph833750>; Faulkner, Jr., *National Register of Historic Places Nomination Form*, 8-1.

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owners capitalized on their mineral-laden waters in the late nineteenth and early twentieth centuries.<sup>29</sup> Companies, including the Crazy Well Water Company (1894), Crazy Water Company (1897), and the Famous Mineral Water Company (1913), as well as individuals who owned wells throughout town capitalized on the water in a variety of ways. One of the most common ways owners in Mineral Wells hoped to cash in on the “taking the waters” trend was by building drinking pavilions. Pavilions took on a variety of forms, ranging from simple shed-like structures with a roof and open sides, to larger, more elaborate enclosed buildings. Pavilions played a large role in the social experience and entertainment of visitors, and in addition to serving water, some pavilions also showed movies, held dances, had gardens, and also had space for reading and games; some pavilions in Mineral Wells even featured bowling alleys and skating rinks (fig. 13).<sup>30</sup>

Bathhouses were another common way in which owners hoped to attract tourists. Throughout this period when Mineral Wells emerged as a health resort, bathhouses evolved from crude one-room buildings into larger, more modern buildings with multiple rooms for tubs, offices for doctors, and maybe even a swimming pool.<sup>31</sup> Built in 1916, the historic Davis Bathhouse at 212 North Oak Avenue (Map ID 12079, photo 19) is an example of this trend. Like a number of wells in the city, ownership of the Congress Well at 212 North Oak Avenue not only changed hands but was rebranded throughout this period to offer more amenities. When Dr. E. A. Davis purchased the Congress Well and the adjacent Mineral Wells well around 1915, he tore down the ca. 1900 wood-frame bathhouse and an attached wood-frame bottling works building and constructed a new two-story Classical Revival brick bathhouse named the Davis Wells Baths (fig. 14).<sup>32</sup> Not only was the new building larger, but it had multiple bath rooms and a drinking pavilion on the ground floor (see fig. 9).

Businessmen also hoped to capitalize on their water in other ways, including bottling and crystalizing it; both of these methods became major sources of income in Mineral Wells during this period. In 1899, according to the *21st Annual Report of the Director of the USGS Part VI – Mineral Resources of the United States*, even though Texas had a third of the registered number of wells as other states, it annually produced and bottled the most mineral water of any state, a total of 4,729,950 gallons. Of that, “Mineral Wells produced 3,500,000—almost three-fourths—to the value of nearly \$100,000.”<sup>33</sup> More and more bottling businesses developed around the turn of the century, and by 1905 Mineral Wells had become “the largest mineral water shipping point in the United States,” and by 1915, the city’s 15 bottling companies were shipping more than three million bottles annually.<sup>34</sup> Edward P. Dismuke, who moved to Mineral Wells in 1900, was one of the businessmen who ventured into the bottling business. In 1913 he opened the Famous Mineral Water Company at 209 Northwest 6th Street, and in 1914 he built a bottling facility and the only extant drinking pavilion in the district (Map ID 13817, photo 21). Across the street, the popularity of mineral water crystals during this period culminated in the construction of the large crystalizing facility, the Crazy Water Crystals’ Plant (Map ID 12590), in 1919 by the Crazy Water Company (photo 16, fig. 15). Having produced crystals from condensed mineral water on a small-scale since 1887, the \$85,000 plant allowed the company to mass-produce the crystals in rows of open vats of boiling water and package and ship them nationwide using modern technology (figs. 16–17).<sup>35</sup> Sold in drug stores across the country, the company advertised the crystals as relief for numerous ailments including constipation, colitis, rheumatism, arthritis, nervousness, and the common cold.

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<sup>29</sup> Gene Fowler, *Crazy Water: The Story of Mineral Wells and Other Texas Health Resorts* (Fort Worth, TX: Texas Christian University Press, 1991), 32.

<sup>30</sup> Valenza, *Taking the Waters in Texas*, 77.

<sup>31</sup> Mace, “Typical Problems With Reusing Mineral Springs Buildings and How They are Overcome,” 17.

<sup>32</sup> “Notes of the Bottling Trade,” *The American Bottler*, Vol. 35 (1915), 61.

<sup>33</sup> “Lone Star Leads: Produced More Mineral Water Than Any Other Commonwealth,” *The Democrat* (McKinney, Texas), Jan. 10, 1901, [www.newspapers.com](http://www.newspapers.com).

<sup>34</sup> “Town Lot Investments in the Southwest,” *The Vicksburg Herald* (Vicksburg, MS), Nov. 26, 1905, [www.newspapers.com](http://www.newspapers.com);  
Janet Valenza, “Mineral-Water Springs and Wells,” *Handbook of Texas Online*, accessed August 29, 2019,

<https://tshaonline.org/handbook/online/articles/sbm11>.; Faulkner, Jr., *National Register of Historic Places Nomination Form*, 8-1.

<sup>35</sup> “Crazy Crystals,” *The Portal to Texas History*, <https://texashistory.unt.edu/ark:/67531/metaph29969/>.

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By the 1910s, entire complexes with pavilions, bathhouses, hotels, and bottling plants were emerging on and around wells, igniting a trend that would culminate in the construction of all-inclusive resorts in the 1920s. Over several decades beginning after the discovery of its “curative” properties around 1880, the Crazy Well at 414 Northwest 1st Avenue grew from a small wood-frame building into an entire complex with a hotel, drinking pavilion, bathhouse, garden, and bottling plant (figs. 18–19). Between the 1880s and the completion of the complex in 1915, a larger wood-frame pavilion had replaced the original building in 1900 (figs. 20–21), and in 1909, the pavilion was replaced by a brick building known as Crazy Flats that incorporated a pavilion and rooms to rent (fig. 22). The first Crazy Water Hotel was completed as part of the complex in 1915 and owner, Sidney Webb, added the Crazy Well bottling plant to the facility in 1921.<sup>36</sup> In the pavilion, patrons could sample four different strengths of Crazy Water from the bottling plant: Crazy No. 1, the mildest, was recommended for nervousness and Bright’s disease; Crazy No. 2 helped with sleep; Crazy No. 3 jumpstarted the liver; and Crazy No. 4, the strongest, was prescribed when a “strong cathartic” was needed.<sup>37</sup>

Residents of Mineral Wells built houses throughout the newly laid town, but most of the dwellings fell outside the newly established commercial core. Dr. A. W. Thompson, who moved from Hot Springs, Arkansas, in 1891 and opened the Lamar Bathhouse on the site of the current Baker Hotel, built his residence (Map ID 13005) in 1896 at the base of East Mountain, near his well in the area, then removed from much of the commercial development (photo 26). A number of residents who sought to take advantage of the growing number of tourists visiting the town—a number that topped 85,000 in 1904—built larger houses that could also accommodate boarders—a key concept that impacted the city’s built environment. Within the district, two houses, the ca. 1900 Winona Cottage at 208 Northwest 5th Street and the ca. 1905 house across the street at 302 Northwest 5th Street, serve as examples of this trend (Map IDs 13811, 13741, photos 27, 42). In addition to boarding houses, inns and hotels were also “constantly being erected with the modern conveniences suited to pleasure-seekers as well as the sick.”<sup>38</sup> Some hotels, including the historic Hudgins Hotel at 201 Northeast 1st Avenue (Map ID 11777, photo 25), occupied the upper stories of some buildings in the commercial core, but free-standing hotels were also constructed throughout the townsite. The historic Wayside Inn at 211 Northwest 5th Street, built around 1905, and the 1909 Norwood Hotel at 515 Northwest 1st Avenue are two examples of freestanding hotels from this period (Map IDs 15358, 13790, photos 24, 14). So many hotels and boarding houses were constructed in Mineral Wells in this period that a 1908 *Austin American Statesman* article proclaimed “there are, in reality, more hotel and comfortable boarding house accommodations in the little city of Mineral Wells than in the two largest cities in the state combined. It is a city of boarding houses and hotels.”<sup>39</sup> It was not only the quantity of boarding houses and hotels in the town that set Mineral Wells apart from other health resorts in the state, but the quality of these buildings also helped raise the profile of the town. Considered one of Mineral Wells’s first electric-powered and resort-style hotels, the Hexagon Hotel (demolished in 1959), advertised itself as “A Palace in the Hills of the Palo Pinto Mountains,” and offered mineral baths in each suite of rooms (fig. 23). Designed by its owner, David G. Galbraith, a rancher and inventor, the 1897 hotel’s honeycomb shape provided the best air circulation for guests years before the invention of air conditioning.<sup>40</sup> As for the quality of the boarding houses in Mineral Wells, in 1908, D. C. McCaleb, the editor for Fort Worth’s *Star Telegram*, wrote:

The expression “boarding house” is a misnomer here. There are no boarding houses. The very name carries with it something that appears to be repugnant to the people who seek the health-giving waters of Mineral Wells. No land lady, no man proprietor of a place here catering to the shekels that come in with the health hunter cares to stoop below the highest level; hence, they all operate hotels—hotels on a small scale in some instances, it is true—but hotels nevertheless.<sup>41</sup>

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<sup>36</sup> Fowler, *Crazy Water*, 32.

<sup>37</sup> *Ibid.*

<sup>38</sup> “The Town of Mineral Wells,” *Galveston Daily News*, Feb. 4, 1882. [www.newspapers.com](http://www.newspapers.com).

<sup>39</sup> “To Mineral Wells and San Antonio,” *Austin American-Statesman*, Feb. 14, 1908, <https://www.newspapers.com>.

<sup>40</sup> “What is Best?” *Austin American-Statesmen*, Sep. 4, 1898. <https://www.newspapers.com>.

<sup>41</sup> D. C. McCaleb, *Fort Worth Star Telegram*, Apr. 4, 1908. As cited in Fiedler, “A History of Mineral Wells,” 90.

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In this period, the area in and around Lynch Square emerged as the new town's commercial core. Despite the intent of serving as the town's public square, Lynch, realizing the value of the property, sold the land for \$2,000 in the late nineteenth century and by 1900, the block had largely filled in with wood-frame and stone commercial buildings (none extant) (fig. 24). Though the removal of the town square left Mineral Wells without the characteristic focal point that so many Texas towns of the period had, it served as a center from which general commercial development spread. The blocks to the north and south of Lynch Square also largely filled in with a mixture of wood-frame and brick and stone commercial block buildings, including the extant buildings along the 100 block of Northeast 1st Avenue (Map IDs 11757, 11773, 11797, 11976, 11988, photo 30, fig. 25), by 1900. The businesses that occupied the new commercial buildings included those hoping to capitalize on the town's growing number of visitors, but the majority catered to the town's permanent populace, which topped 2,000 in 1900 and reached 6,000 by 1915.<sup>42</sup> Businesses included groceries, restaurants, dry goods stores, banks, a saloon, a jewelry store, a barber shop, and a hardware store. Among these new businesses was the Poston Dry Goods Company (Map ID 11936, photo 34, fig. 26). Opened at 107 North Oak Avenue in 1904, the business remained in operation until 1986. A number of apothecaries and drugstores opened during this period, as many doctors and pharmacists moved to Mineral Wells to establish practices. The Lion Drugstore, located in the Yeager Building in the early twentieth century at 117 Northeast 1st Avenue (Map ID 11988, photo 31, fig. 27), dispensed mineral water along with medicine and medical supplies on its first floor.<sup>43</sup> Within this commercial core, the construction of the post office in 1912 reflects the flourishing economy of Mineral Wells that resulted from the health and spa industry. Built in the Renaissance Revival style, the building gave the town a sense of grandeur and also helped anchor the newly established downtown (Map ID 11865, photo 10, fig. 28).

In addition to the railroad and the quantity and quality of the pavilions, bathhouses, businesses, and lodging in Mineral Wells, several other factors aided in the success of the town. The natural beauty and outdoor recreational activities offered to visitors of Mineral Wells also contributed to the town's draw. In the late nineteenth and early twentieth century, journalists, doctors, and businessmen frequently discussed the ways in which the topography and geology of Mineral Wells made it unique among competing health resorts in the state, waxing poetic about how the town was "set in the rugged grandeur of hills adorned with their ancient boulders in picturesque Palo Pinto county—a region that is steeped in Indian tradition and frontier lore."<sup>44</sup> Visitors could ride burros up the town's mountains or climb the "sick thermometer"—a flight of stairs—up East Mountain where Northeast 3rd Street currently dead-ends (fig. 29). Outside of the district, visitors could hike Inspiration Point, overlooking the Brazos River, or visit one of a number of nearby scenic locales including Lovers' Retreat, Devil's Hollow, Witches' Rock, Lake Mineral Wells, Elmhurst Park, Hanging Rock, Revelation Point, the Pinnacle, and Jackson Park (figs. 30–31). Around 1905, entrepreneurs Cicero Smith and Ed Dismuke built a dam west of the city to help supply the town with water. Lake Pinto, as it became known, grew into another popular destination for tourists upon the completion of Dismuke and Smith's Mineral Wells Lakewood Motor Car Scenic Railway, a gas-powered railcar that ran between 1904 and 1909 from downtown to the new park (fig. 32).<sup>45</sup> In her study of mineral water resorts in Texas, geographer Janet Valenza argued that this natural environment proved essential for Mineral Wells' success:

In its early years, the most successful resort, Mineral Wells, primarily flourished because of its natural environment. The necessary ingredients converged at the same time. The Palo Pinto Mountains, lakes, and parks combined with a myriad of bathhouses, pavilions, and hotels coupled with an aggressive

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<sup>42</sup>"Big Boom at City of Mineral Wells, Texas," *Vicksburg Evening Post* (Vicksburg, MS), Nov. 20, 1905, <https://www.newspapers.com>.

<sup>43</sup> HHM & Associates, Inc., "Historic Resources Survey Report: City of Mineral Wells, Texas." Prepared for the City of Mineral Wells, Texas. September 2018, Historic Context 17.

<sup>44</sup> Edson R. Waite, "Did You Ever Stop to Think," *Democrat-American* (Sallisaw, Oklahoma), Apr. 25, 1930. [www.newspapers.com](http://www.newspapers.com)

<sup>45</sup> Valenza, *Taking the Waters in Texas*, 76.

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promoting policy almost guaranteed its success. In its early years, it emphasized socializing in the outdoors, where Americans wanted to be.<sup>46</sup>

The continued nationwide popularity of “taking the waters” also helped ensure the success of Mineral Wells’s as a health resort during this period. The quality of the town’s water was an integral part of this success and several tests of various wells’ water found the town’s water to have both a high mineral content and a palatable taste. An 1882 analysis of the water revealed it contained “sulphate of potash, sulphate of magnesium, iron, saltpeter, sulphur, and potassium,” while two tests conducted by the United States Pure Food and Drug Department in 1908 and the 1920s compared the quality of the water to that of famed Wiesbaden, Germany, and declared it the best in the world, “a laxative and diuretic crystal clear and the most palatable of all efficacious waters.”<sup>47</sup> Such reports and the continued belief in the curative properties of mineral water contributed to the steady flow of visitors who hoped to relieve their ailments in Mineral Wells, even if early reports by the American Medical Association, the nation’s largest association of physicians, began to cast doubt on the benefits of the waters as advertised by the water companies. Feeding into the “taking the waters” trend and belief in the health benefits of mineral water were advertisements and promotional literature that proclaimed the curative properties of the town’s and featured testimonials by both patients and doctors. In Mineral Wells, the Chamber of Commerce was a leading producer of this type of material. Organized in 1901 as the Commercial Club, the group of local citizens promoted the city as a health resort through various publications. They produced three booklets, “Health and Pleasure at Mineral Wells,” “The Better Way: Mineral Wells Water Route to Health,” and “Read What Physicians Say,” as well as hotel guides, and a quarterly magazine, *The Health Resort Quarterly* (figs. 33–35).<sup>48</sup> The group also helped raise money to pave the city’s streets and for a sewer system and water works plant in the 1910s. Significantly, the group also helped start the movement to bring an east-west highway through the city, a factor that proved crucial to the town’s viability in the 1920s and beyond. This work included advocating for the paths of new highways to run through Mineral Wells after the creation of the Texas Highway Department in 1916, and the passage of the Federal Aid Highway Act of 1916 made federal money available for the construction of new highways. The Chamber of Commerce understood the economic benefits of being located on a major highway route, as the exponential increase in the number of automobiles on the road in the early twentieth century made auto tourism seem like a real possibility. Between 1900 and 1916, the number of motor vehicles registered in Texas increased from 180 to 125,000, and personal automobiles accounted for the vast majority of these motor vehicles (between 95 percent and 100 percent). When the Texas Highway Department met in Mineral Wells for its first meeting in June 1917 to designate over 20 new state highways, the advocacy of the Chamber of Commerce had paid off for the community. The newly designated State Highway No. 1 (nationally known as the Bankhead Highway) ran through Mineral Wells along Hubbard Street, and State Highway No. 2 (nationally known as the Meridian Highway) included a segment called the Mineral Wells Branch that diverted from its main route to travel to the tourist destination (fig. 36).<sup>49</sup>

### *1920–1930: The Apex of Mineral Wells*

The apex of Mineral Wells ultimately occurred in the 1920s; a decade that saw the continued success of the health resort industry, a building boom, and the emergence of a prosperous and vibrant local economy and downtown. The *Corsicana Daily Sun* excellently summarized the prosperity of Mineral Wells in the 1920s in a 1927 newspaper article:

Mineral Wells, whose chief dependence has always been upon her 150,000 annual resort visitors drawn from every State in the Union, goes into 1927 with the brightest outlook for resort patronage in

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<sup>46</sup> Janet Valenza, “Taking the Waters’ at Texas’s Health Spas,” *The Southwestern Historical Quarterly* 98, no. 3 (Jan. 1995): 449.

<sup>47</sup> “The Town of Mineral Wells,” *Galveston Daily News*, Feb. 4, 1882, [www.newspapers.com](http://www.newspapers.com); Fieldler, “A History of Mineral Wells,” 73; “The Prosperity of Mineral Wells is Based Upon its 150,000 Annual Health and Pleasure Seekers!” *Corsicana Daily Sun*, Feb. 8, 1927, <https://www.newspapers.com/image/51112657/>.

<sup>48</sup> Valenza, *Taking the Waters in Texas*, 42.

<sup>49</sup> HHM & Associates, Inc., “The Meridian Highway in Texas.” Prepared for the Texas Historical Commission, Austin, Texas. May 2016, 48.

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all her history. Firm local confidence of this prospect is reflected in all quarters. The electric light plant is building a high-line into the city, enlarging and practically rebuilding its distribution system, and remodeling its ice plant at a cost of \$250,000...More homes and mercantile buildings are under process of construction than in any year since 1920...One new industrial plant has just been completed, a second is under way...The largest bottling plant in the world devoted exclusively to the bottling of wholly natural mineral water, shipping all over America and to foreign points, reports all indications that 1927 will outstrip all previous years. Mineral Wells has just been selected as the permanent training headquarters for the 56th Cavalry Brigade, and an allotment made by the United States War Department for extensive installations on the camp site will be completed before mid-summer...With two magnificent hotels provided for, and soon to be completed, and with municipal Convention Hall, seating 4,000 people, Mineral Wells becomes the best equipped convention city of its size in Texas.

Expanding on the 1927 newspaper article, while the town's economy remained rooted in the health resort industry, several significant events in this period contributed to both the continued success of the resort industry as well as to the overall success of Mineral Wells as a town. Among these factors were the expansion of the state's highway network and the diversification of the town's economy. The early twentieth century work of organizations such as the Chamber of Commerce in advocating for a statewide network of highways began to reap the rewards during this period; as reported in the late 1920s, the "tremendous volume of traffic" brought in from the town's strategic location on these highways was reportedly "an immense and ever increasing source of revenue," and ensured Mineral Wells remained on the state's health resort map.<sup>50</sup> With the Bankhead Highway, locally nicknamed "The Road to Health", not only could people drive their own cars to Mineral Wells, but motor coach services began offering excursions to the health resort.<sup>51</sup> In addition to ensuring a continued steady stream of tourists, the automobile era brought with it new businesses, including automobile service buildings, gas stations, automobile dealerships, and garages. The 1920s auto-dealerships at 115 Northeast 2nd Street (Map ID 11851, photo 43), 204–206 North Oak Avenue (Map ID 12085, photo 36), and 201–203 West Hubbard Street (Map ID 12450, photo 41) are just some of the few buildings in the historic district that reflect this trend.

The diversification of the town's economy also took major steps in the 1920s when two large industrial plants and the military made Mineral Wells their home. With the support and encouragement of the Chamber of Commerce, Reliance Clay Products Company and the Mineral Wells Clay Products Company (both outside the district) built two of the largest brick plants west of the Mississippi River in Mineral Wells in the 1920s.<sup>52</sup> Also with the help of the Chamber of Commerce, Mineral Wells became the site of an Army training camp in the 1920s. Camp Wolters (later Fort Wolters), established in 1925 four miles east of Mineral Wells, would prove beneficial to the town's economy during and after World War II.

The success of the town is reflected in the building boom that occurred in the 1920s (38 percent of the resources in the historic period date to the 1920s, the most of any decade). Despite a series of fires in the 1900s and 1910s that destroyed a number of the city's earliest wood-frame houses, hotels, pavilions, and commercial buildings, most lots within the district did not remain vacant, and by 1930, the town site was full (fig. 37). While the town developed around and prospered because of Mineral Wells's water, that success afforded non-health-related business opportunities. As described in a 1920s newspaper article, "While the mineral waters are the great attraction, and around them the community has been built, still with their development, advertising and expansion, there has come a number of business opportunities. The mercantile business has developed to the extent that the latest creations in all lines of fashion are on display in the shops and department stores."<sup>53</sup> The town, whose population reached a pre-World

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<sup>50</sup> "The Prosperity of Mineral Wells," *The Corsicana Daily Sun*, February 8, 1927, p. 8.

<sup>51</sup> Woodruff, "Scrapbook History of Mineral Wells," 48.

<sup>52</sup> *Ibid.*

<sup>53</sup> *Ibid.*



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War II high of nearly 8,000, could and did support its bustling downtown and the businesses that opened in the new buildings in the commercial core. Among the many businesses that primarily catered to the local population, or a mixture of locals and tourists, that opened in new buildings in this period were the Grand Theater on Oak Avenue (Map ID 11925, fig. 38), Montgomery Ward on Oak Avenue (Map ID 11839, photo 39), a furniture warehouse and store on West Hubbard Street (Map ID 12447, photo 44), Wright-Turner Grocer Co. at 209 Southeast 1st Avenue (Map ID 11726), and various stores including a grain company and bakery. For the tourists, at least three new bathhouses opened during this period within the historic district, sharing space with other businesses in commercial block buildings on Oak Avenue (Map IDs 11835, 11939, and 12026, photos 18, 45–46). A small medical clinic at 205 Northwest 2nd Street opened around 1930, but the prosperity of the town is particularly reflected in the construction of the Mineral Wells Clinic (renamed Nazareth Hospital in 1931) in 1927. This large Spanish Colonial-style building, costing around \$300,000, not only reflects the prosperity of the town, but it also represents the convergence of traditional and alternative water-based medicine, as treatments ranged from traditional Western medicine to hydrotherapy. Larger than most hospitals in comparably-sized towns, the Mineral Wells Clinic also reportedly employed “the high type personnel of practicing physicians” that “bespeaks the confidence of those who are in need of professional service or advice.”<sup>54</sup>

Behind the growth and prosperity of Mineral Wells during this period remained its successful health resort industry. By the 1920s Mineral Wells, which had become known as the South’s Greatest Health Resort, monopolized the state’s health resort market. Though other resort towns remained popular during the period, Mineral Wells was the state’s preeminent health resort and was the most popular among tourists, drawing more visitors than other health resort in the state.<sup>55</sup> Throughout the 1920s, the annual number of visitors to Mineral Wells topped 150,000 and the sheer number of hotels and boarding houses—which numbered 17 in 1920—made the town a popular location for conventions. Like other health resort towns in Texas and the United States, Mineral Wells also hosted several baseball teams—the Chicago White Sox and Cincinnati Reds—for spring training in the 1910s and 1920s.<sup>56</sup> The success of the health resort industry and the prosperity and confidence in the future of Mineral Wells ultimately culminated in the construction of two of its most iconic buildings, the Crazy Water Hotel and the Baker Hotel in the 1920s.

The first of the two hotels constructed during this period, the Crazy Water Hotel, opened in 1927 at 100–198 Northwest 3rd Street (Map ID 11816, photo 9). Designed by the prominent Dallas-based architecture firm of Lang and Witchell, the Spanish Colonial Revival-style building replaced the original 1914 Crazy Water Hotel that had burned in 1925. Dallas businessmen and brothers Carr and Hal Collins purchased the vacant lot and Crazy Water name in 1926 and spent one million dollars in the construction of the new seven-story hotel (fig. 39). Upon its completion, the new hotel was Mineral Wells’ grandest; featuring a rooftop garden, 200 rooms, a drinking pavilion, a bathhouse, a coffee shop, and “one of the largest [hotel lobbies] in the world.”<sup>57</sup> The Crazy Water would remain Mineral Wells’ grandest hotel for only two years, as the Baker Hotel stole that title when it opened in November 1929. Like the Crazy Water Hotel, most of the land and businesses in Mineral Wells were owned by out-of-town investors. To counteract that influence, the Chamber of Commerce formed a committee in 1925 to build its own hotel and regain some stock in the town’s water craze.<sup>58</sup> Working with Texas-based hotel magnate T. B. Baker, owner of a chain of hotels including The Gunter and Menger Hotels in San Antonio, the Galvez in Galveston, and the Stephen F. Austin Hotel in Austin, the committee raised money to build what would soon become the town’s largest hotel. With 253 local citizens as stockholders, the Mineral Wells Hotel Company purchased the two blocks at the site of the Lamar and Star Wells along Hubbard Street for the site of the new hotel. Costing around one and a half million dollars, of which local

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<sup>54</sup> Ibid.

<sup>55</sup> The biggest rival to Mineral Wells was most likely Marlin in Falls County, whose annual visitors reached 80,000 in the 1930s. Marlin also got a new hotel during this period when Conrad Hilton built the Falls Hotel in 1930. At 8 stories tall, the Falls Hotel sat 6 stories below Mineral Wells’s Baker Hotel.

<sup>56</sup> Fowler, *Crazy Water*, 22.

<sup>57</sup> Ibid.

<sup>58</sup> Ibid.

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residents raised \$150,000, the fourteen-story Wyatt Hedrick-designed building dwarfed the Crazy Water Hotel and boasted 200 more rooms than its neighbor down the street (fig. 40). The all-inclusive Baker Hotel featured a large drinking pavilion, a gymnasium, medically supervised bathing facilities, a rooftop garden and ballroom, an in-house dentist and optometrist, a barber and beauty shop, a bowling alley, a stockbroker, a swimming pool, and a parking garage across the street for all the tourists who arrived by car (Map ID 12518, photos 3, 47). The company also opened a golf course, Holiday Hills Country Club, east of town. Members of the entertainment, political, and military elite, including Will Rogers, Marlene Dietrich, General John J. Pershing, Lyndon Johnson, Clark Gable, and Ronald Reagan, were among the guests that stayed at the Baker, and big named bands like Lawrence Welk played in the hotel's ballroom. The Baker Hotel was not only "astonishing for the time and place" but it seemingly ensured the continued prosperity of Mineral Wells into the following decades.<sup>59</sup>

Like many American cities at the time, Mineral Wells enforced racial segregation. African Americans were permitted to buy or rent property in the southeastern part of the town, an area that was less desirable because it abutted oil depots, power plants, foundries, and public utilities, and was cut off from the city center by the railroad tracks. As depicted on the 1907 Sanborn Fire Insurance Maps, segregation followed a boundary established by the Weatherford, Mineral Wells, and Northwestern Railway, which ran along present-day SE 4th Street. The Sanborn maps show a cluster of African American-owned businesses (none extant) in the southeast quadrant of the city. African American churches are still in the area, although the buildings themselves have changed, such as the Colored Methodist Episcopal (CME) Church at the corner of SW 6th Street and SW 1st Street. During the 1920s, as the Jim Crow Laws became more pronounced, the Sanborn company labeled the area as the "Colored District."<sup>60</sup> School children in Mineral Wells remained divided into segregated schools, including the African American Paul Lawrence Dunbar School at 603 South Oak Avenue, first built in 1927 with two 1942 additions.

According to the 1920 census, 677 African Americans lived in Mineral Wells, accounting for 8.5% of the population. Many worked within the service industry at the heart of the local economy, in low-level positions such as maids, bellhops, porters, cooks, elevator operators, and bath house attendants at the large hotels and spas. In 1919, Pratt's Bath House advertised in the Black-owned *Dallas Express* newspaper, highlighting its proximity to "McMillon's Hotel," but little is known about these businesses or any other spas that would have catered to a Black clientele.<sup>61</sup> The 1930 census indicated that while the total Mineral Wells population had dramatically declined over the previous decade by 25%, the Black population declined only slightly and accounted for 10% of the total. In addition to the service jobs common in the previous census, several African Americans in Mineral Wells worked as masseurs at the Baker and Crazy Water hotels.

In July 1922, the Grand Lodge Loyal Friends of America held its third annual meeting in Mineral Wells.<sup>62</sup> The organization, although short-lived, started in Texas and quickly established throughout the state to provide community, financial support, and legal advocacy in light of increasing discrimination and lynchings. After their meeting, they held an anti-lynching parade, where William D. Brigham of Boston argued that "there is a closed season for ducks and quail, but there is no closed season for lynching."<sup>63</sup>

### *1930–1973: The Decline of Mineral Wells as a Health Resort*

The 1930s marked a significant turning point in the history of Mineral Wells. From the time of its founding in 1881 through the 1920s, Mineral Wells's growth and development were largely associated with its wells and role as a health resort. Factors including the onset of the Great Depression, federal regulations, and the changing attitude toward water

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<sup>59</sup> Fowler, *Crazy Water*, 37.

<sup>60</sup> Sanborn Map of Mineral Wells, 1921.

<sup>61</sup> Pratt's Bath House, operated by E.M. Pratt, may have been affiliated with the Pratt Bath House in Claremore, Oklahoma, which advertised in Black newspapers in Oklahoma in 1915 and 1922.

<sup>62</sup> "The Grand Lodge Loyal Friends of American in Healthful Condition," *The Dallas Express*, July 22, 1922.

<sup>63</sup> "Anti-Lynching Parade," *The Dallas Express*, July 22, 1922.

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cures and health resorts during this period not only resulted in a decline in the number of tourists visiting the town as a health resort, but it also essentially terminated commercial construction of health related buildings and impacted the existing health related resources in Mineral Wells. The population increase in Mineral Wells and construction throughout the city in this period largely reflects growth associated with other industries, the increase of automobile traffic along highways, and Fort Wolters.<sup>64</sup> As such, development growth largely occurred outside the historic district during this period, as reflected in the slowed rate of construction within the historic district during this period; only 21 percent of the resources date to the period between 1931 and 1969, compared to 74 percent built by 1930, and 37 percent built in the 1920s alone.

Mineral Wells undoubtedly suffered from the effects of the Depression, but its hospitality infrastructure, two new all-inclusive hotels, and active Chamber of Commerce kept visitors coming throughout the period, albeit at a slower and declining rate. Throughout the period, Mineral Wells remained a popular location for conventions due to the number of hotels in town, hosting groups including the American Legion and the Texas Odd Fellows and Rebekahs in the 1930s, as well as the 1940 and 1954 Texas Democratic conventions.<sup>65</sup> Though fewer people were inclined or economically able to travel to health resorts during the Depression, promoters of the Crazy Water and Baker hotels hoped to attract visitors through a variety of events and advertising endeavors. The Baker Hotel, which filed for bankruptcy in 1932 but remained in operation, and the Crazy Water Hotel both continued to host big bands on their roof gardens, frequently attended by wealthy men and women.<sup>66</sup> The two hotels, along with City officials and the Chamber of Commerce also engaged in a million-dollar “great national advertising campaign,” coming up with the slogan “Where America Drinks Its Way to Health” in the 1930s.<sup>67</sup> During the 1930s, the Crazy Water Company—the town’s largest employer—erected a large electric sign on its hotel’s roof, as well as the large electric sign that hung over Hubbard Street at Oak Avenue welcoming visitors to Mineral Wells and beckoning motorists to the Crazy Water Hotel (fig. 41).<sup>68</sup> The Collins brothers, in their effort to keep the Crazy Water Company afloat, engaged in a large-scale radio campaign for their water crystals. Airing for the first time in 1932, the Crazy Gang Show, Crazy Water Barn Dance, and Crazy Water House Party were broadcast on NBC Radio from the hotel lobby and featured comedians and country singers utilizing “hillbilly sounds and down-home humor.”<sup>69</sup> The company’s water crystal business flourished during the Depression in part due to the radio shows and helped keep the company liquid. Despite the company’s success and the characteristic “cosmopolitan flavor’ uncommon for Texas towns of its size” of Mineral Wells’ downtown in the 1930s, much of the rest of Mineral Wells did not fare as well as the hotels and larger health related businesses. As described by historian Cameron Guinn, the decade was “filled with paradox and transition, which created a local euphoria recalled by many with mixed emotions... At a time when some families were living in dug-outs within the city limits, the big bands on the roof gardens of the Baker and the Crazy Hotels were sending beautiful sounds across the summer nights.”<sup>70</sup> In addition to the inequity created during the Depression, “dark, ominous clouds, dispatched from the federal government” hovered over the health industry in Mineral Wells, foreshadowing the coming changes.

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<sup>64</sup> Fort Wolters played a critical role in the economy of Mineral Wells during this period and is in large part responsible for the town’s population growth between 1930 and 1970. After the start of World War II, the town provided an additional 7,500 acres to the Army, and the camp became an important infantry-replacement training center with a troop capacity that reached a peak of 24,973. After the war ended in 1945, the federal government deactivated Camp Wolters, though it only remained closed for six years. In 1951 the camp became an Air Force base but reverted back to the Army in 1956 to house the US Army Primary Helicopter School, and in 1963 it was designated a permanent military base and renamed Fort Wolters. The influx of people associated with Fort Wolters stabilized and ultimately increased the city’s population throughout this period, reaching a historic high of over 18,000 in 1970.

<sup>65</sup> Fowler, *Crazy Water*, 54.

<sup>66</sup> The Baker Hotel was quickly reorganized as the Resort Hotel Company but continued operating without interruption under its original name.

<sup>67</sup> Fowler, *Crazy Water*, 45.

<sup>68</sup> Fowler, *Crazy Water*, 49.

<sup>69</sup> Fowler, *Crazy Water*, 39-41.

<sup>70</sup> Fowler, *Crazy Water*, 49.

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Despite the passage of the Pure Food and Drug Act in 1906 concerning the efficacy and proper labeling of drugs including mineral water, deficiencies in enforcement and minimal fines had little impact on the mineral water industry throughout much of two decades following its passage. By the 1930s though, momentum against the industry was gaining, highlighted by the Pure Food and Drug Act's 1933 Chicago World's Fair exhibit. The exhibit included Crazy Water Crystals in its "quack medicines" display, claiming it had no medicinal properties and contained only Glauber's salts, a veterinary medicine no longer prescribed for human use.<sup>71</sup> It was not until the passage of tougher food and drug legislation in the late 1930s that the campaign against "worthless cures," gained real teeth. The Food, Drug, and Cosmetic Act signed into law by President Franklin Roosevelt in 1938 increased federal regulatory authority over drugs and banned companies from falsely claiming the therapeutic efficacy of drugs, including mineral water. Some companies in Mineral Wells complied with the act by emphasizing their water as "natural" and "NOT a drug," while the Crazy Water Crystals company rebranded its product to comply with the law by simply promising it would offer "amazing relief...in these hectic times when worry and hurry keep you physically and emotionally upset," rather than cure a specific ailment.<sup>72</sup> Despite such efforts, the consequence of the stricter regulations resulted in a decline in bottled water and mineral water crystal sales as the population increasingly saw mineral water as both risky and ineffective, especially as the discovery of drugs such as sulfonamides (penicillin) and antibiotics were proving more effective and faster-acting in treating illnesses. Due to a decrease in sales, the Crazy Water Company reduced its crystal production at its plant on Northwest 7th Street, shifting production to box-making around 1940. Rebranded as the Crazy Paper Box Company, the company's new owner added an additional 220,000 square feet to the plant (fig. 42).<sup>73</sup> The town's other bottling and crystal companies suffered as well, and by the end of the 1940s most had shuttered their doors.<sup>74</sup>

The water bottling and crystal manufacturers were not the only businesses that suffered during this period. The combined impacts of the Depression, gas-rations during World War II, stronger regulations, and a general shift in attitude toward health resorts left many of the hotels, drinking pavilions, and bathhouses in Mineral Wells hurting financially. By the end of World War II, the "taking the waters" craze had faded, as increased automobile ownership and airplane travel opened up new vacation possibilities. Resort towns across the country, including the famed Hot Springs in Arkansas, saw their tourist numbers decline and many of their pavilions, bathhouses, and hotels close. In Texas, most of the state's resorts had already shuttered, including some of its most popular like Hot Wells in San Antonio (1923), but operating bathhouses and hotels in places such as Glen Rose and Marlin were forced to close during this period. Pavilions, bathhouses, and some hotels within the historic district in Mineral Wells suffered a similar fate during this period, with most of them closing up shop by 1970. While most of the buildings were left vacant, oftentimes sold from owner to owner, other buildings were lost to fire, like the Sangcura-Sprudel Well drinking pavilion on Northwest 7th Street in 1973 (fig. 43). Demolition also claimed a number of health-related businesses towards the end of this period, including that of the famed Hexagon Hotel. Demolished in 1959, the hotel's owners built a gas station in its place.

The impact of the declining health industry and the rising number of vacant buildings, particularly in the commercial core, contributed to and was compounded by a growing decentralization of businesses in Mineral Wells towards the end of this period. While the Bankhead Highway had resulted in the construction of businesses outside of the commercial core, the rate of this type of construction accelerated in the post-war period. In Mineral Wells, a dispersed pattern of development along Hubbard Street, particularly east of town towards Fort Wolters, led to a decentralization of retail stores and businesses and resulted in the closure of non-health-related businesses in the commercial core. Among the new businesses that opened outside of downtown were shops in the Brazos Shopping Center on East Hubbard Street. Completed in 1961, the center was reportedly the largest in the southwest for a town the size of its size

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<sup>71</sup> Valenza, *Taking the Waters*, 144.

<sup>72</sup> "Amazing Relief By Drinking Mineral Waters," (advertisement) *Lubbock Morning Avalanche*, July 14, 1952, [www.newspapers.com](http://www.newspapers.com); Valenza, *Taking the Waters*, 448.

<sup>73</sup> "Crazy Paper Box Company," *The Portal to Texas History*, <https://texashistory.unt.edu/ark:/67531/metaph25065/>.

<sup>74</sup> "History," *Crazy Water* website, <https://drinkcrazywater.com/crazy-water-history>.

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and was the only shopping center between Fort Worth and Abilene and Wichita Falls and Waco.<sup>75</sup> To compete with new shopping centers and stores, some downtown building owners renovated their buildings in an effort to modernize facades and interiors. The combined impact of the declining health industry and continued decentralization of businesses, though, made such efforts less effective in keeping businesses open downtown.

While increased traffic on highways saw the decline of downtowns across the state, the impact on Mineral Wells's downtown was particularly devastating, as this factor coincided with the decline of the health resort industry. The shuttering of businesses in the central business district signified the shift in Mineral Wells's economy from one dependent on its mineral waters to one reliant on a diversified economy and Fort Wolters. Consequently, no new bathhouses, hotels, or drinking pavilions were constructed in this period. Instead, new construction was largely limited to buildings intended to serve the local population, including the two churches in the district, several houses, a new post office, small warehouses, a meeting house, a new telephone exchange building (Map ID 11783, photo 48), and a new police and fire station (Map ID 11991, photo 49). These new buildings designed to serve the local population include the City Water Office at 103 Northeast 1st Street (Map ID 12471 photo 50) and the City Health Clinic (now City Hall) at 211 Southwest 1st Avenue (Map ID 12160, photo 11), both funded in part by federal relief programs in the 1930s and 1940s. The side addition and auditorium addition to the 1927 Dunbar School in 1942 was also funded in part by federal monies (Map ID 11916, photo 13). Several new one-part commercial buildings were also constructed in the commercial core during this period, built as stores and auto sales and service facilities, like the garage at 113 Northeast 3rd Street (Map ID 12429, photo 51).

Whereas the apex of Mineral Wells culminated in the construction of the Crazy Water and Baker Hotels in the 1920s, their closures signify the end of the historic district's period of significance. After a failed run for the governorship in which he did not even carry Mineral Wells, Hal Collins and his brother moved their radio show to Dallas in 1942 and sold the hotel and Crazy Water Company in 1947.<sup>76</sup> Under the ownership of several entities, the hotel continued to operate until around 1965, when it became the Crazy Water Retirement Home. By that time, the Crazy sign had already been dismantled. Removed in 1958 due to a cricket and bird infestation, the sign was said to have been taken to a Dallas junkyard.<sup>77</sup> The Baker Hotel hung on only a short time longer, closing for good in 1973. The Baker first closed in 1963 and reopened under new ownership in 1965. With the completed route of Interstate Highway 20 in the late 1960s, bypassing Mineral Wells approximately 20 miles south, and low vacancy in the commercial core, fewer and fewer people traveled to downtown Mineral Wells, and operating the 400-room hotel was no longer economically feasible. Over 200 full- and part-time employees lost their jobs upon the Baker's closure, and some 25 permanent residents were forced to move.<sup>78</sup> In 1978, Associated Press journalist Mike Cochran explored what happened to the town whose prosperity and fame was "built on water" and stated the Baker Hotel served as "the shuttered symbol of a boom town that lost its boom."<sup>79</sup>

### *Revitalization in Mineral Wells*

Though the heyday of Mineral Wells as a health resort has passed, the town's embrace of and interest in this history has helped spur recent revitalization efforts within the historic district. New shops and restaurants have opened downtown, interpretive information appears on some buildings, and the steadily rising number of visitors to Mineral Wells will again be welcomed by the proposed placement of a new "Crazy" sign over Hubbard Street. Visitors can bathe in mineral water at the Crazy Bath House, recently opened in a converted 1940s house (Map ID 13818, photo

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<sup>75</sup> "New Center," *The Austin American Statesman*, October 10, 1961, p. 3.

<sup>76</sup> Tom Peeler, "Nostalgia Healing Waters: Jim Collins' father and his magic elixir," *DMagazine* online, November 1983, <https://www.dmagazine.com/publications/d-magazine/1983/november/nostalgia-healing-waters/>.

<sup>77</sup> "Crazy Water in Mineral Wells," *Legendary Route 66*, May 28, 2008, <http://www.legendary66.com/mineral-wells-crazy-water/>.

<sup>78</sup> "Famed Texas Baker Hotel Closes Down," *The Times*, June 1, 1963, p. 1.

<sup>79</sup> Mike Cochran (Associated Press), "Mineral Wells Fame Went with the Water," *Austin American-Statesman*, July 17, 1978, [www.newspapers.com](http://www.newspapers.com).

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52), and can imbibe in or purchase Crazy Water at the Famous Mineral Water Company pavilion (Map ID 13817, photo 21). Recreational facilities like the Lake Mineral Wells State Trailway, a hike and bike path created on the abandoned route of the Weatherford, Mineral Wells, and Northwestern Railroad in 1998, provides 20 miles of trail that extends to Weatherford. Recently completed economic development and downtown redevelopment plans for Mineral Wells highlighted its health resort past and creation of a National Register historic district as keys to stimulating the rebirth of the commercial core. Lastly, as it has throughout its history, the status of the Baker Hotel is once again mirroring the status of Mineral Wells. After years of changing ownership and periods of vacancy since its closure in 1973, developers announced in June 2019 that \$65 million had been secured for the hotel's restoration and redevelopment. With a planned reopening sometime in 2022 or 2023, the saying "what's new is old again" particularly rings true in Mineral Wells.

### **Criterion C: Architecture**

The Mineral Wells Commercial Historic District derives architectural significance from multiple sources: its noteworthy concentration of late-nineteenth and early-to-mid twentieth century architecture and its collection of buildings associated with significant local, regional, and statewide architects. In addition to the high percentage of contributing buildings in the historic district, the Mineral Wells Central Historic District also contains several significant buildings that are landmarks in their own right.

#### *Association with Significant Architectural Styles and Forms*

The Mineral Wells Commercial Historic District's historic built environment features examples of both regional and national trends in building forms and architectural expressions. Following the inauguration of rail service in 1891, Mineral Wells became less isolated and the district's built environment and fabric began to evolve. The railroad enabled a greater flow of goods and people to the city, which also introduced new ideas about architecture, style, and building forms. The kinds of stores, hotels, and other buildings constructed during the late nineteenth and early twentieth centuries typically conveyed more popular architectural expressions that were common throughout other parts of Texas and the nation. This trend only accelerated over time, and the kinds of buildings constructed in Mineral Wells reflect mainstream tastes seen elsewhere. In addition, the city's growth and prosperity attracted architects and designers with more formal academic training and expertise. They raised the sophistication of architectural designs during the early and mid-twentieth century by incorporating more academic-based and stylish ornamentation and features.

As described in Section 7, the historic district includes a broad array of architectural forms and styles, but one- and two-part commercial block American Commercial style buildings represent the bulk of the resources located within the boundaries. Commercial buildings constructed in Mineral Wells in the late nineteenth and early twentieth centuries were commonly built in a simple commercial style. These buildings were typically constructed of brick with minimal ornamentation and feature parapets with flat cornices and pilasters between bays (photo 34). Some buildings have more decorative brickwork in their entablatures or inset panels in their parapets, such as the building at 210 North Oak Avenue (Map ID 12081, photo 35). Examples of commercial block buildings in the district built in other styles include Italianate, Romanesque Revival, Mission Revival, Classical Revival, Prairie, Spanish Colonial Revival, and Art Deco. This collection of various architecturally influenced commercial buildings is representative of many Texas communities of similar size and periods of construction, but its cohesiveness and level of integrity set it apart as an excellent example of its kind.

#### *Landmarks*

The presence of a number of landmark buildings within the Mineral Wells Central Historic District also sets it apart from most Texas communities of similar size. In addition to the properties listed in the National Register—the Baker Hotel (listed in 1982) and the Weatherford, Mineral Wells & Northwestern Depot (listed in 1984)—a handful of other

Mineral Wells Central Historic District, Mineral Wells, Palo Pinto County, Texas

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significant properties reflect the prosperity of Mineral Wells and its health resort past. Among these the Crazy Water Hotel's (discussed earlier in Section 8) monumentality and architecture reflects the wealth associated with the health resort industry, while the Davis Bathhouse (discussed in Section 7 and earlier in Section 8), the Famous Mineral Water Company (discussed in Section 7 and earlier in Section 8), and the Crazy Water Crystals' Plant (discussed in Section 7) all served functions unique to health resort towns. Larger than most hospitals in comparably sized towns in Texas, Nazareth Hospital is another significant landmark within the district. Architecturally, the former Post Office is an excellent example of the Renaissance Revival style, the former Norwood Hotel is a prime example of a Classical Revival style hotel, and the funeral home at 302 West Hubbard Street is a significant example of a regional take on the Tudor Revival style.

### *Architects*

At least six architects and architectural firms—discussed in chronological order—are known to have designed buildings within the Mineral Wells Central Historic District. These men range from relatively unknown local architects to significant statewide firms, but each was significant in the development of the architectural aesthetic of the Mineral Wells Commercial Historic District.

#### James Knox Taylor (1857–1929)

Between 1897 and 1912, as Supervising Architect of the United States Department of the Treasury, James Knox Taylor designed and supervised the design of many federal buildings across the country. A graduate of Massachusetts Institute of Technology (MIT), Taylor worked in New York City as a draftsman before forming partnerships with Cass Gilbert in Minneapolis in 1882 and Amos J. Boyden in Philadelphia in 1893. As Supervising Architect of the Treasury, Taylor was responsible for the designs of post offices, federal courthouses, customs buildings, as well as the Ellis Island Immigrant Hospital. In Texas, Taylor oversaw the building of dozens of post offices, from Palestine to Greenville. Taylor's post offices were Classical in style, drawing influence from the Roman or Renaissance Revival. Mineral Wells's post office, completed in 1912, is a representative examples of Taylor's Renaissance Revival style post office (Map ID 11865, photo 10).

After resigning from the Treasury, Taylor served as director of the Department of Architecture at MIT before reentering into private practice in Yonkers, New York. A number Taylor's buildings, including the Endicott Building (1890, Minneapolis as Gilbert and Taylor), the US Customhouse in Houston (1907–1911), and the Greenville, TX Post Office (1910), are listed in the National Register.

#### R. H. Parry (1861–1944)

R. H. Parry was another local architect from Mineral Wells, however, research uncovered very little information about him. Born in West Virginia, Parry was working as an architect in Mineral Wells as early as 1907, when he appears as one of only two architects listed in the 1907 Mineral Wells City Directory. In 1909—the last City Directory he was listed in as an architect—Parry is one of three architects included. That same year, Parry designed at least two buildings in Mineral Wells, the 1909 Bimini Bathhouse (not extant) and the 1909 Norwood Hotel (Map ID 13790, photo 14) in the historic district. Local contractors Goodrum, Murphy and Croft built both buildings. Parry presumably only practiced architecture for a short period of time in Mineral Wells, as he is listed as a retail merchant in the 1930 census. Though he had a presumably short architectural career, Parry designed one of the city's and historic district's best examples of an early twentieth century Classical Revival hotel.

Mineral Wells Central Historic District, Mineral Wells, Palo Pinto County, Texas

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Wyatt C. Hedrick (1888–1964)

From Virginia, Wyatt C. Hedrick was educated and began his career in the state before moving to Texas. An engineer by training, Hedrick started a construction firm in Fort Worth that merged with architectural firm Sanguinet and Staats in 1921. A few years later, Hedrick opened his own office, Wyatt C. Hedrick and Co. that was responsible for a number of Fort Worth's tallest buildings including the Petroleum Building (1921), the Texas and Pacific Terminal and Warehouse (1931), and the Will Rogers Memorial Center (1936). During the prime of his career, in the late 1920s, Hedrick designed the Baker Hotel in Mineral Wells. Based on the design of the Arlington Hotel in Hot Springs, Arkansas, the Spanish Colonial Revival Baker Hotel dominates the Mineral Wells landscape, standing 14 stories tall. The building exemplifies the monumental scale and height that typified hotel design in Texas in the 1920s.<sup>80</sup> The Baker Hotel, along with a number of Hedrick's other buildings, is listed in the National Register.

Aleck Bruce Withers (1890–1982)

Born in Mineral Wells in 1890, little is known about Aleck Bruce (A. B.) Withers and his education and training, but he was important in helping shape the built environment of Mineral Wells and similarly-sized Central Texas communities in the mid-twentieth century. In the 1920 census, A. B. was listed as an architect, his father a "house contractor," and his brothers, Henry Clay (H. C.) and C. B. as carpenters and contractors. The Tarrant County Blueprints Database shows Withers was active in a number of small Central Texas communities including Aledo, Granbury, and Gordon in the 1920s through the 1940s. Working alone, as well as with family members, Withers designed a number of high schools, community centers, and WPA projects, leaving his mark on the built environment of Central Texas. In Mineral Wells, alone and presumably as a partner in Withers and Merrell, Withers designed residences, garages, commercial buildings, and churches. Within the historic district, Withers designed:

- The Grand Theater, 414-416 North Oak Avenue, 1921, (remodeled in the Art Deco style in the 1940s)
- The Seaman Building, 200 W Hubbard Street, 1926 in the American Commercial style, as Withers and Merrell
- First Methodist Church, 301 Northeast 1st Street, 1949, Gothic Revival, with H.C. Withers

Withers died in 1982 at the age of 91 and is buried in Elmwood Cemetery in Mineral Wells.

Preston M. Geren (1891–1969)

Educated as an architectural engineer at Texas A&M, Preston Geren worked as chief engineer for Sanguinet, Staats and Hedrick before opening his own architecture firm in Fort Worth in 1934. Over the next 35 years, Geren's firm designed a variety of buildings in Fort Worth and across the state. The designs credited to Geren include Farrington Field (1939) in Fort Worth, as well as a number of buildings on the campuses of the University of Texas at Arlington and Austin, North Texas State University, and Texas Christian University. During World War II, Geren, in collaboration with three other architects, designed McCloskey Army Hospital in Temple, Harmon Army Hospital in Longview, and numerous airfields and other defense facilities across the state. Geren also designed and co-designed at least five buildings in Texas for the Public Works Administration between 1936 and 1942, including Fire Station No. 14 in Fort Worth (1939), the Palo Pinto County Courthouse (1942), and the Mineral Wells Health Center (1942) within the historic district boundaries. The building, now serving as City Hall, constructed with Colonial Revival style influences, reflects this period of history.

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<sup>80</sup> Jay C. Henry, *Architecture in Texas: 1895-1945*, (Austin, TX: University of Texas Press, 1993), 128.



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Lang and Witchell (1905–1942)

One of the state's most prominent architectural firms throughout the first half of the twentieth century, Lang and Witchell, also designed one of Mineral Wells's most iconic buildings, the Crazy Water Hotel, in 1926. Composed of Otto Lang and Frank Witchell, the Dallas-based architectural firm designed a number of that city's early twentieth century buildings, including Dallas High School (1907), Sanger Brothers Department Store (1910), and the Magnolia Petroleum Company Building with Alfred Bossom (1919), as well as a number of residences and courthouses around the state. A number of the firm's buildings are listed in the National Register. Like the Baker Hotel, the Spanish Colonial Revival hotel typifies the trend toward building larger and more monumental hotels that began in the 1920s in Texas.

**Conclusion**

The Mineral Wells Central Historic District includes historic buildings that reflect the historic character and significance of Mineral Wells as an important health resort in Texas from its founding in 1881 to the early 1970s. The district is nominated under Criterion A in the area of Commerce because it contains the commercial core of the town, as well as several important commercial buildings associated with the mineral water industry located outside of the commercial core. The district also meets Criterion A in the area of Community Planning and Development because it retains the city's historic layout, which developed somewhat haphazardly in relation to the town's wells as opposed to the well-organized plans of most other Texas communities. The district also meets Criterion C in the area of Architecture as an excellent collection of late-nineteenth and early to mid-twentieth-century architecture in Palo Pinto County.

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## 10. Geographical Data

Datum if other than WGS84: NA

1. 32.815999° -98.115412°
2. 32.812391° -98.115419°
3. 32.809929° -98.115151°
4. 32.809230° -98.115164°
5. 32.807697° -98.114674°
6. 32.804798° -98.112874°
7. 32.804788° -98.112032°
8. 32.808445° -98.110419°
9. 32.810471° -98.110435°
10. 32.811278° -98.111004°
11. 32.812295° -98.112225°
12. 32.813676° -98.113846°
13. 32.816000° -98.114660°

### Verbal Boundary Description

The district includes approximately 63.5 acres, roughly set within Northwest 9th Street to the north, Northeast 3rd Avenue to the east, Southeast 6th Street to the south, and Northwest 3rd Avenue to the west. The boundary is delineated on the included maps.

Beginning at the intersection of Northwest 9th Street and Northwest 3rd Avenue go east to the intersection of Northwest 9th Street and Northwest 2nd Avenue; proceed south to the intersection of Northwest 6th Street and Northwest 2nd Avenue; proceed east to the intersection of Northeast 6th Street and Northwest 1st Avenue; proceed south to the intersection of Northwest 4th Street and Northwest 1st Avenue; proceed east to the rear of the buildings in 400 block of North Oak Avenue; proceed south to the rear of the old post office at 201 Northeast 2nd Street; proceed east along the property lines of 205 Northeast 2nd Street and 215 Northeast 2nd Street; proceed south along the property line of 215 Northeast 2nd Street to Northeast 2nd Avenue; proceed east along the back of the Baker Hotel to Northeast 3rd Avenue; proceed south to the intersection of Southeast 1st Street and Southeast 3rd Avenue; proceed west to the intersection of Southeast 1st Street and Southeast 2nd Avenue; proceed south to the intersection of Southeast 3rd Street and Southeast 2nd Avenue; proceed west to the intersection of Southeast 3rd Street and Southeast 1st Avenue; proceed south to the intersection of Southeast 6th Street and Southeast 1st Avenue; proceed west to the intersection of southeast 6th Street and South Oak Avenue; proceed north to the intersection of Southwest 2nd Street and South Oak Avenue; proceed west to the intersection of Southwest 2nd Street and Southwest 2nd Avenue; proceed north to the intersection of West Hubbard Street and Southwest 2nd Avenue; proceed west to the western edge of the building at 304 West Hubbard Street; proceed north to the rear of the building at 304 West Hubbard Street; proceed east to the northeast corner of the building at 304 West Hubbard Street; proceed north to Northwest 1st Street; proceed east to the intersection of Northwest 1st Street and Northwest 2nd Avenue; proceed north to the intersection of Northwest 2nd Street and Northwest 2nd Avenue; proceed west to the western edge of the building at 300 Northwest 2nd Street; proceed north to the northwestern corner of the building at 300 Northwest 2nd Street; proceed east to Northwest 2nd Avenue; proceed north to the intersection of Northwest 4th Street and Northwest 2nd Avenue; proceed west to the intersection of Northwest 4th Street and Northwest 3rd Avenue; proceed north to point of beginning.

Mineral Wells Central Historic District, Mineral Wells, Palo Pinto County, Texas

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**Boundary Justification**

The boundaries of the Mineral Wells Central Historic District contain the largest collection of historic resources associated with the founding, growth, and development of Mineral Wells as a significant health resort, tourist destination, and vibrant local community. Significant resources include landmark commercial, industrial, transportation, governmental, educational, and residential buildings, structures, and objects dating to the late nineteenth and early-to-mid twentieth centuries. The resources within the boundaries reflect the somewhat scattered pattern of development that occurred in Mineral Wells in the nineteenth and twentieth centuries. Areas outside the district boundaries are primarily residential and/or are characterized by commercial buildings that lack integrity.

Mineral Wells Central Historic District, Mineral Wells, Palo Pinto County, Texas

Boundary Map

Source: Google Earth, accessed July 15, 2020

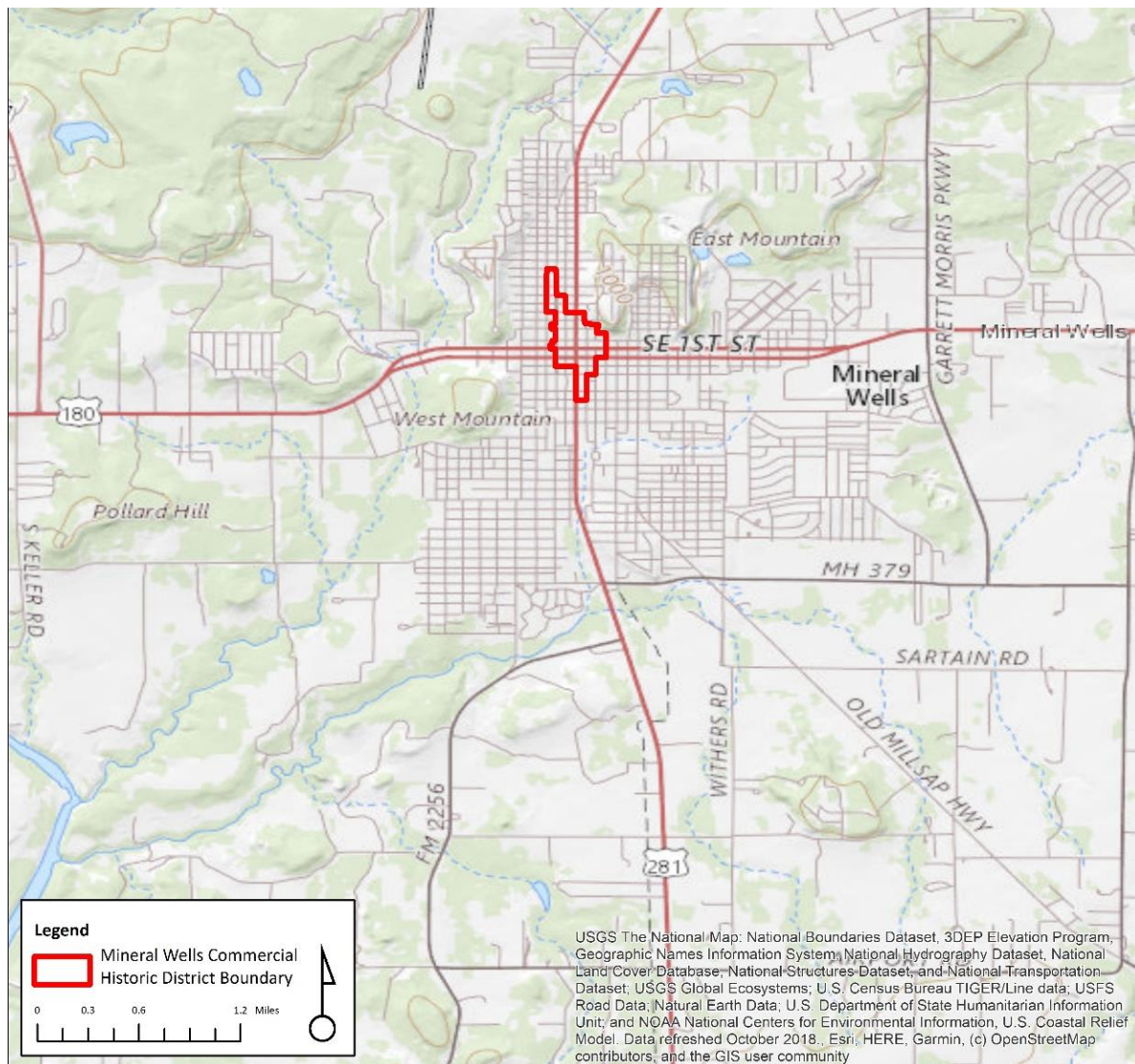


Mineral Wells Central Historic District, Mineral Wells, Palo Pinto County, Texas

Map 2. Palo Pinto County, Texas

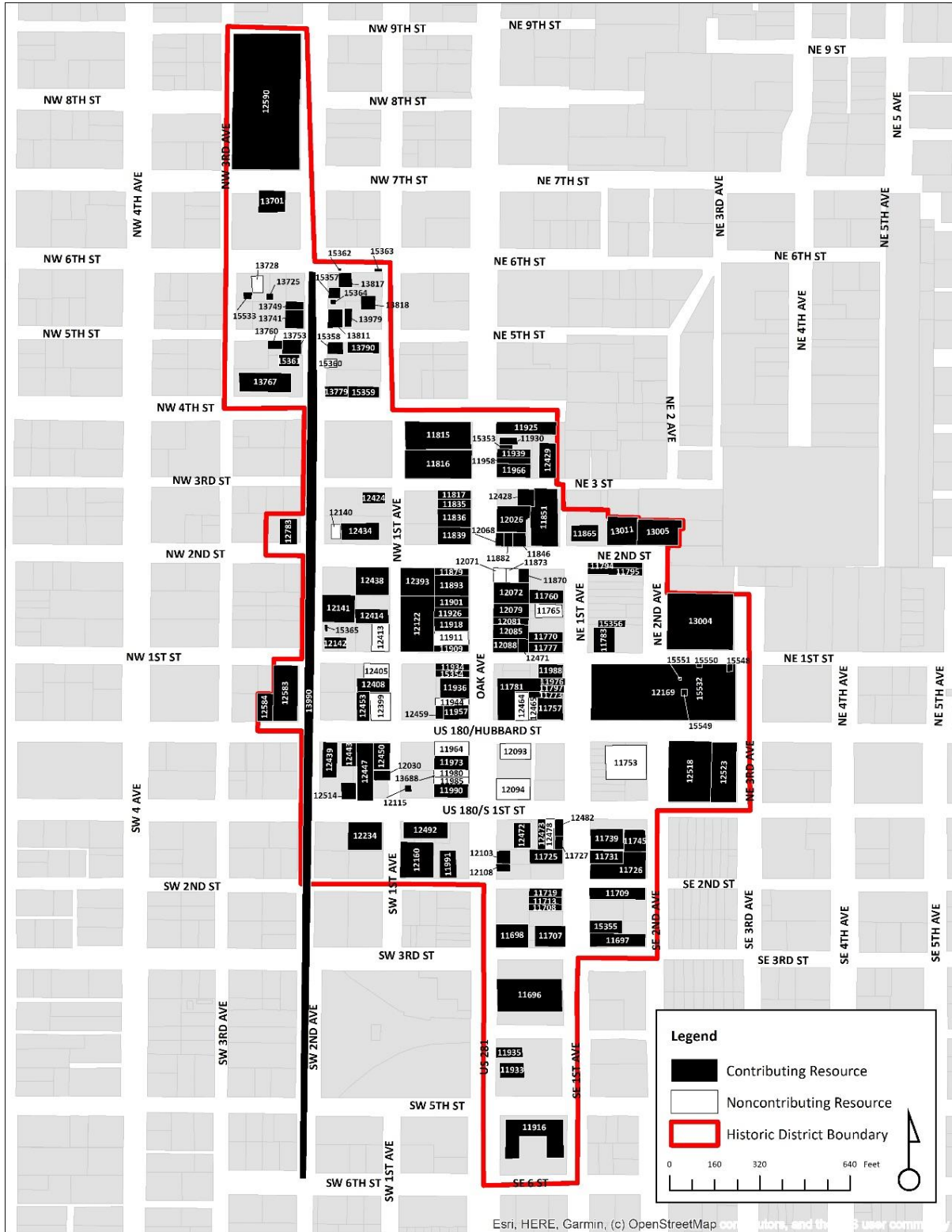


Map 3. 2018 USGS topo map with Mineral Wells Central Historic District boundaries in red. Source: HHM & Associates, Inc., 2019.



Mineral Wells Central Historic District, Mineral Wells, Palo Pinto County, Texas

Map 4. Overview of Mineral Wells Central Historic District. Boundaries in red, contributing resources in black, noncontributing resources in white. Source: HHM & Associates, Inc., 2019.





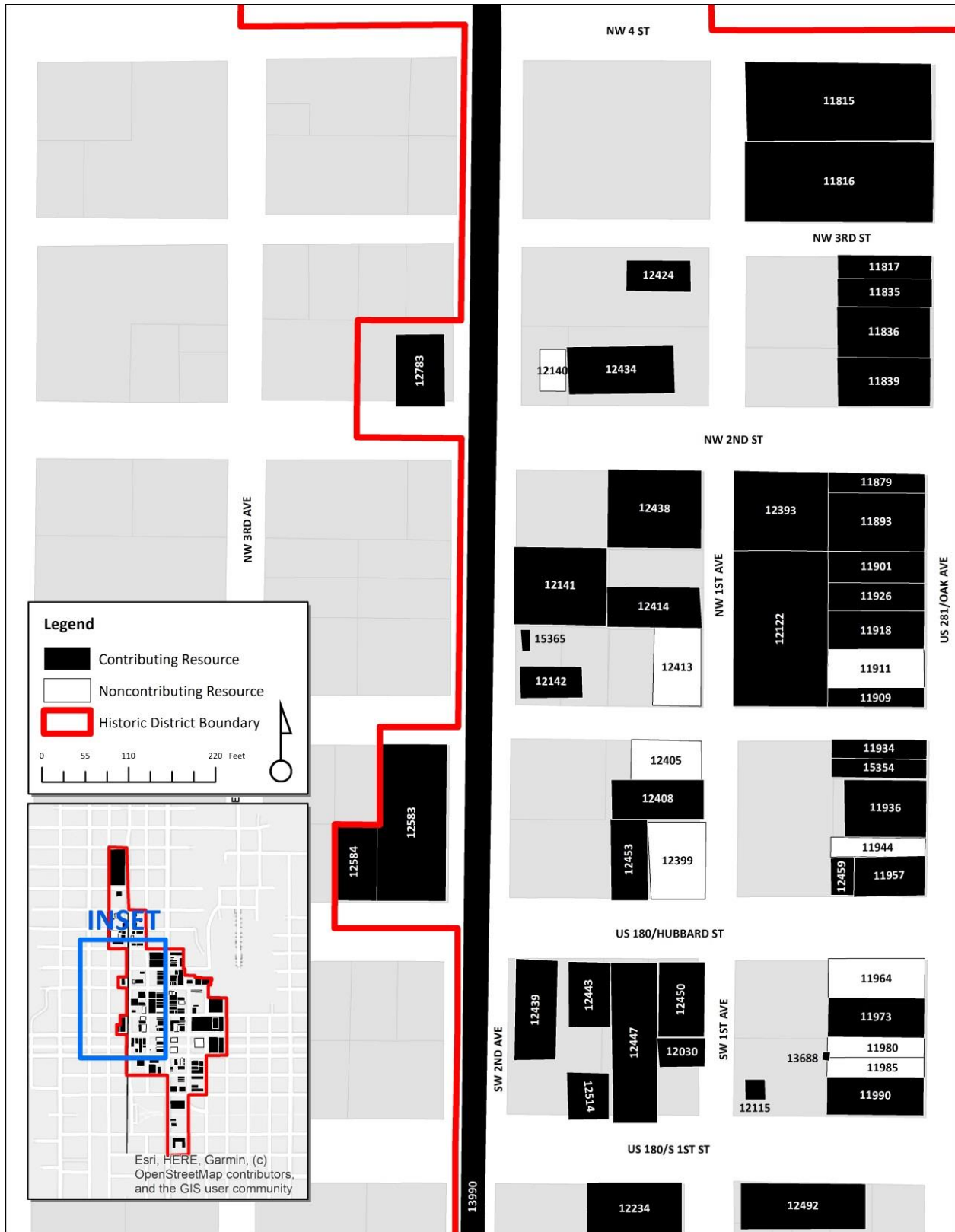
Mineral Wells Central Historic District, Mineral Wells, Palo Pinto County, Texas

Map 5. Inset of contributing and noncontributing map. Source: HHM & Associates, Inc., 2019.



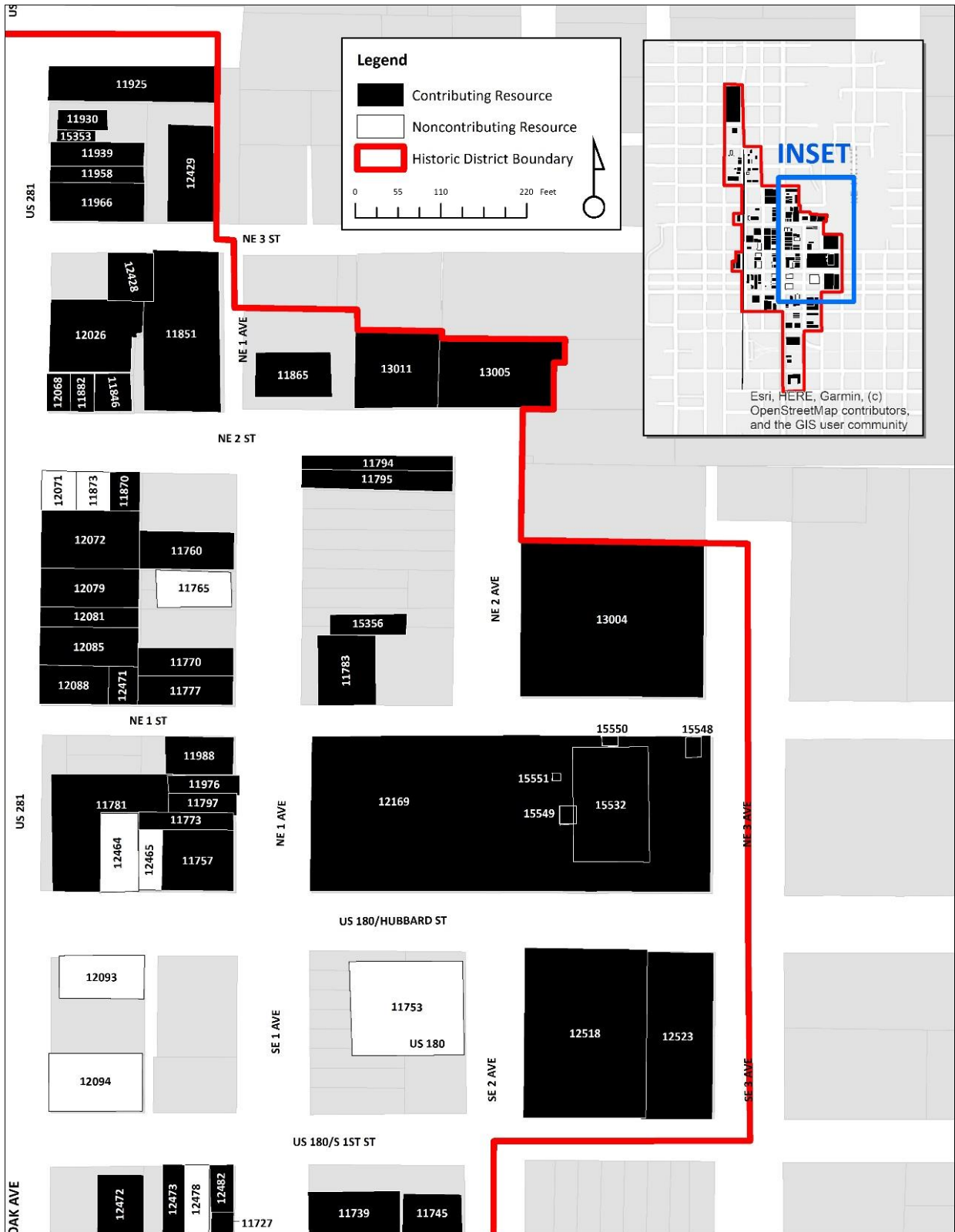
Mineral Wells Central Historic District, Mineral Wells, Palo Pinto County, Texas

Map 6. Inset of contributing and noncontributing map. Source: HHM & Associates, Inc., 2019.



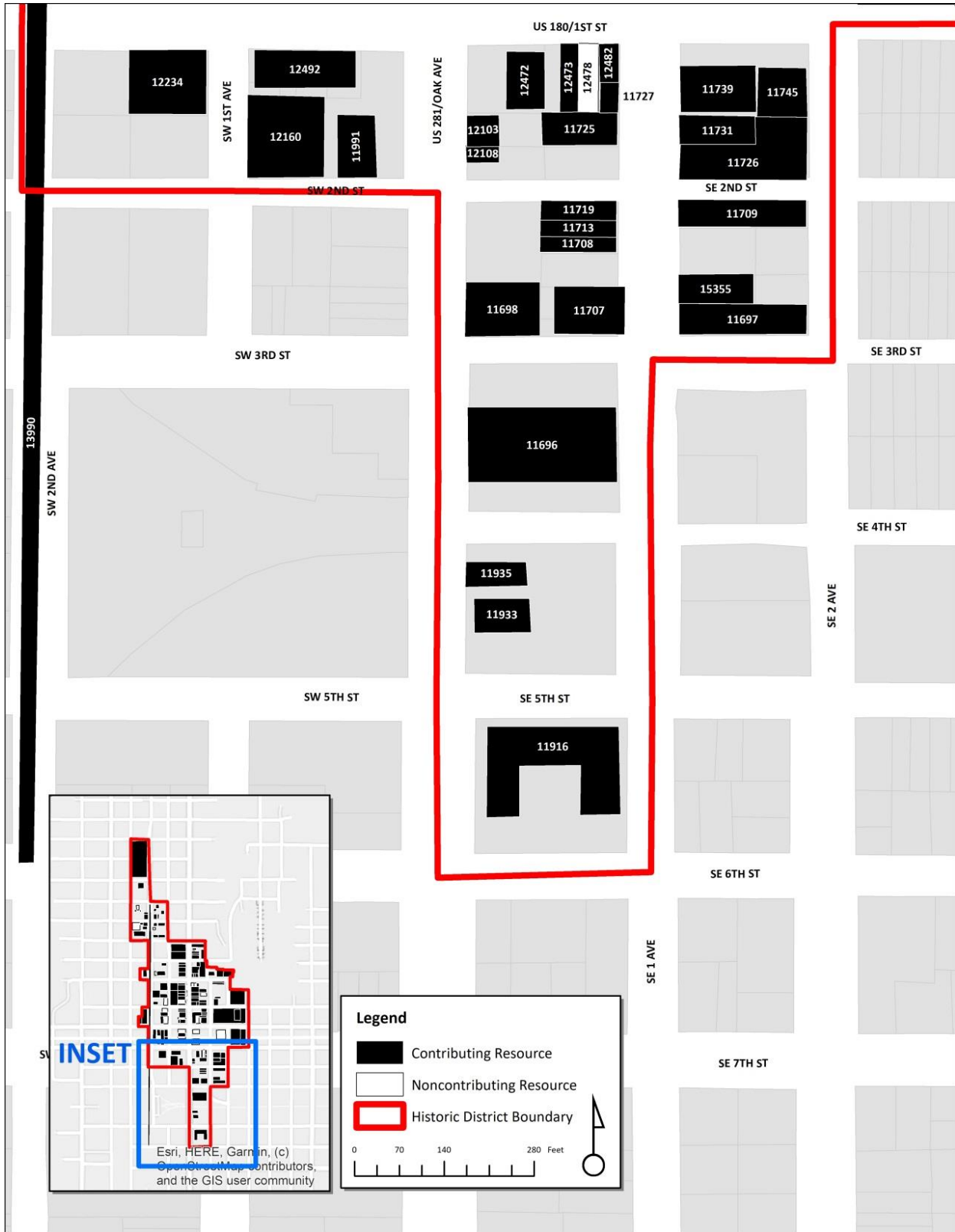
Mineral Wells Central Historic District, Mineral Wells, Palo Pinto County, Texas

Map 7. Inset of contributing and noncontributing map. Source: HHM & Associates, Inc., 2019.



Mineral Wells Central Historic District, Mineral Wells, Palo Pinto County, Texas

Map 8. Inset of contributing and noncontributing map. Source: HHM & Associates, Inc., 2019.



Mineral Wells Central Historic District, Mineral Wells, Palo Pinto County, Texas

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**Figures**



Figure 1. View of Mineral Wells from East Mountain. West Mountain in background. Photograph c. 1906.  
Source: H. Clongson, *Mineral Wells from East Mountain*, from the Library of Congress,  
<https://www.loc.gov/item/2007661600/>.

Mineral Wells Central Historic District, Mineral Wells, Palo Pinto County, Texas

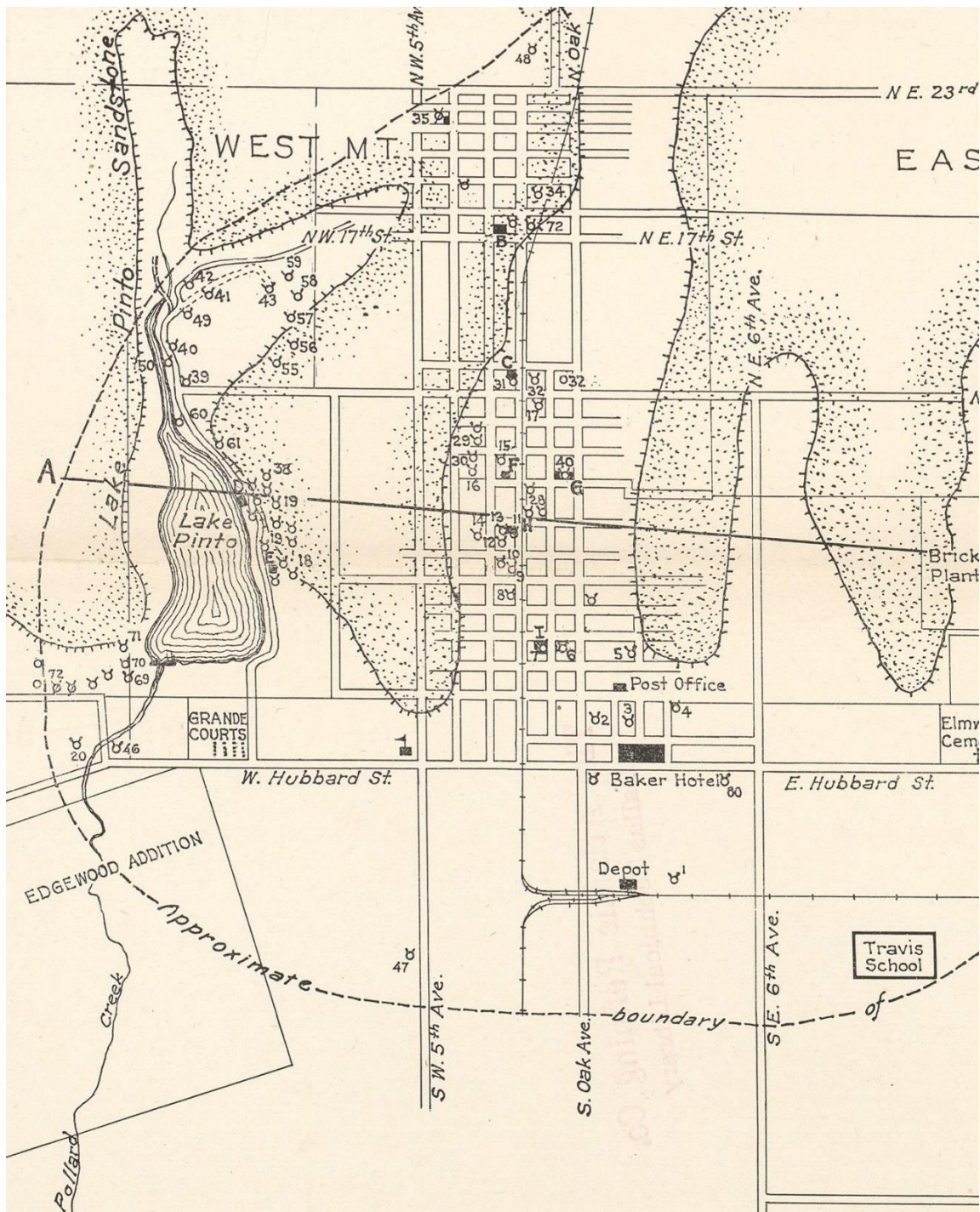


Figure 2. Inset of map of known mineral water wells within the vicinity of Mineral Wells, 1935. Source: Frederick Byron Plummer, *Geology of Palo Pinto County, Texas* (Austin: University of Texas, Bureau of Economic Geology, Bulletin 3534, 1935).

Mineral Wells Central Historic District, Mineral Wells, Palo Pinto County, Texas

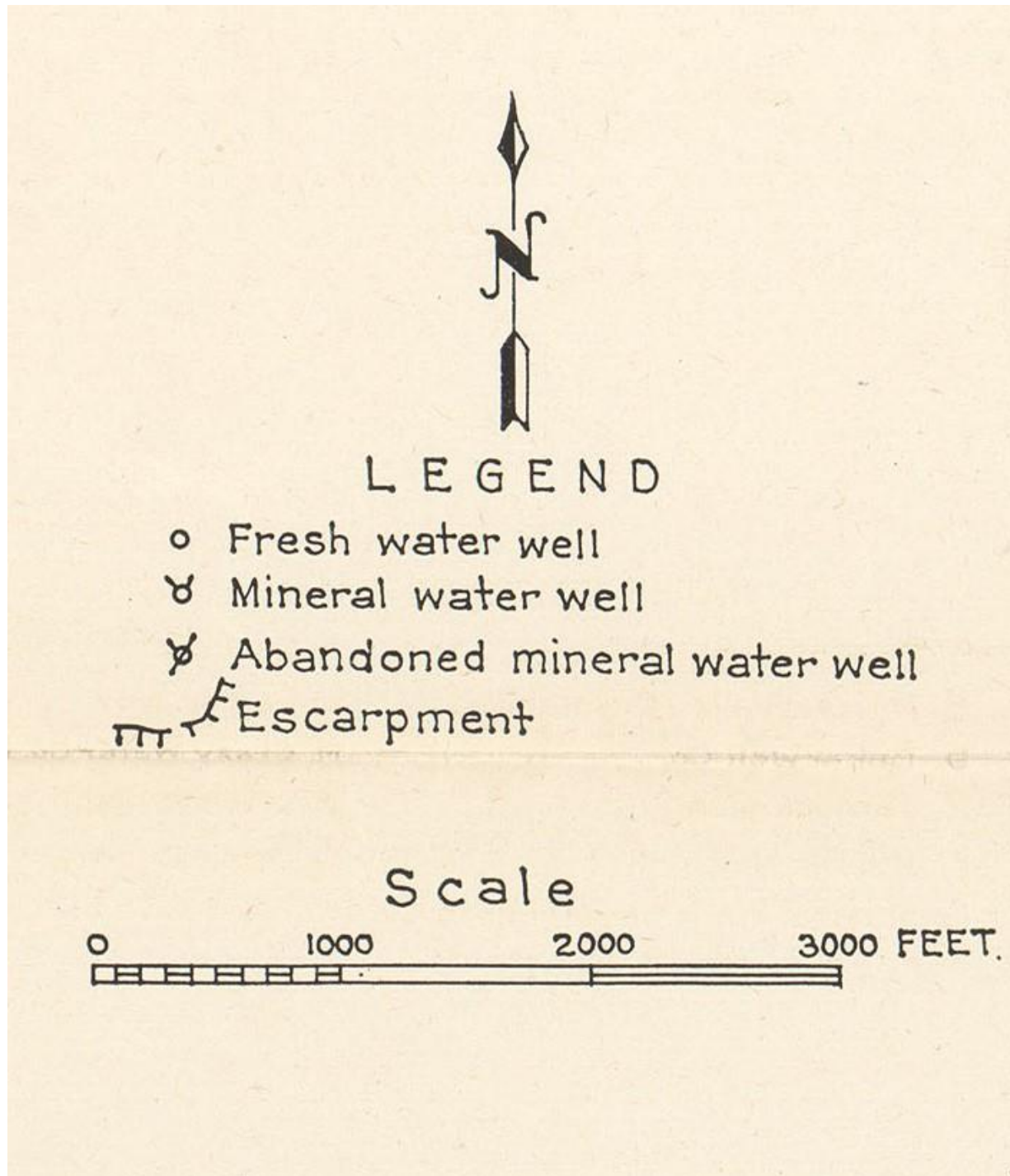


Figure 3. Legend for figure 2. Source: Frederick Byron Plummer, *Geology of Palo Pinto County, Texas* (Austin: University of Texas, Bureau of Economic Geology, Bulletin 3534, 1935).

Mineral Wells Central Historic District, Mineral Wells, Palo Pinto County, Texas

	Depth		Depth		Depth
1. Sims well* (38 years old)	90-106	27. R. S. Luke wells (12)	200	53. Milling well <sup>a</sup>	---
2. Davis wells	---	28. Hester well	---	54. Upham No. 54	---
3. Star wells	---	29. R. T. Jones well	---	55. Upham No. 55	---
4. Baker Hotel wells (7)	162	30. Crazy Well Water Co. No. 4	---	56. Upham No. 56	---
5. Crazy Hotel wells (7), Group 5	147-177	31. Mineral Valley Water Co. wells	---	57. Upham No. 57	---
6. Crazy No. 1 (original well)	170	32. Baker wells (2)	---	58. Upham No. 58	---
7. Carlsbad wells (2)	125	33. Crystone wells	---	59. Upham No. 59	---
8. Gibson "Little Well"	137-151	34. Mineral Valley Water Co. wells	---	60. Upham No. 50	---
9. Gibson "Big Well"	387	35. Dalton well	230	61. Upham No. 61	---
10. Gibson well	---	36. Lamar wells (3)	120	62. Upham No. 62	---
11. Sangcra wells (3)	137-151	37. Dependable Crystal Co. wells	---	68. Upham No. 68	---
12. Lynch discovery well	110	38. Bartlett well	280	69. Upham No. 69	---
13. Palo Pinto well	125	39. Upham <sup>b</sup> No. 19	---	70. Upham No. 70	---
14. Crazy Well Water Co. wells	218	40. Upham No. 20	---	71. Upham No. 71	---
15. Austin <sup>a</sup> well	165	41. Upham No. 21	---	72. Coffin wells (3)	---
16. Crazy Well Water Co. wells (15), Group 6	167-190	42. Upham No. 22	---	73. Upham No. 28	201
17. Indian wells	167-190	43. Upham No. 29	---	76. Johnson well	---
18. Famous wells	175-200	44. Upham wells (8)	---	77. Old French well (near locality No. 5)	168
19. Baker wells	178	45. Upham No. 45	---	78. Old Barber well (near locality No. 72)	---
20. City park well <sup>a</sup>	---	46. Oscar Bish <sup>a</sup> well	154	79. Old Central Hotel well (near locality No. 5)	---
21. Taylor well	117	47. S. H. McMeen well	322	80. Bitter well	---
22. Loveless wells (3)	88-218	48. Deep Well Water Co.	383	81. Brown's well	---
23. Crazy Well Water Co. wells <sup>a</sup>	195-219	49. W. S. Ford well	200	82. Cicero Smith well	---
24. Brick plant well (fresh water at 308'), mineral water at	140	50. Upham No. 50	214	83. Crazy deep well	400
25. Country Club well	---	51. Mattie Foster well <sup>a</sup>	77	84. Lamar deep well	400
26. Peerless wells (6)	---	52. Barris well <sup>a</sup>	48		

<sup>a</sup>Water analysis available.  
<sup>b</sup>Formerly Bakerwell Company.

MINERAL-WATER AREA IN THE VICINITY OF MINERAL WELLS.

Figure 4. Names and depths of known mineral water wells for figure 2. Source: Frederick Byron Plummer, *Geology of Palo Pinto County, Texas* (Austin: University of Texas, Bureau of Economic Geology, Bulletin 3534, 1935).



Mineral Wells Central Historic District, Mineral Wells, Palo Pinto County, Texas

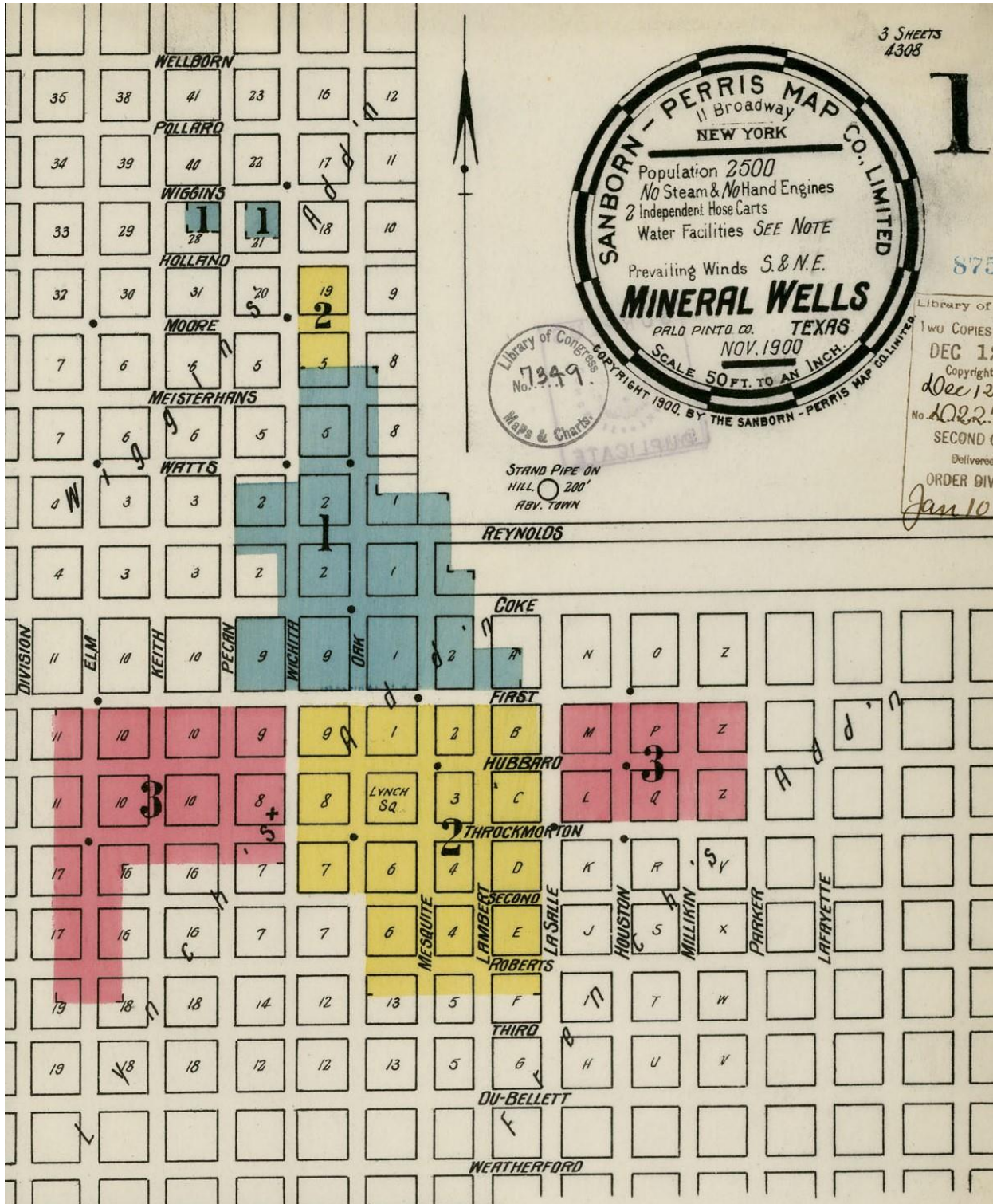


Figure 5. 1900 Sanborn Map of Mineral Wells showing the town layout and grid pattern. Note Lynch Square on the map bounded by Hubbard Street, Mesquite Avenue (present-day East 1st Avenue), Throckmorton Street (present-day South 1st Street), and Oak Avenue. Source: Sanborn Fire Insurance, Map of Mineral Wells, 1900, Sheet 1, from the Library of Congress.

Mineral Wells Central Historic District, Mineral Wells, Palo Pinto County, Texas

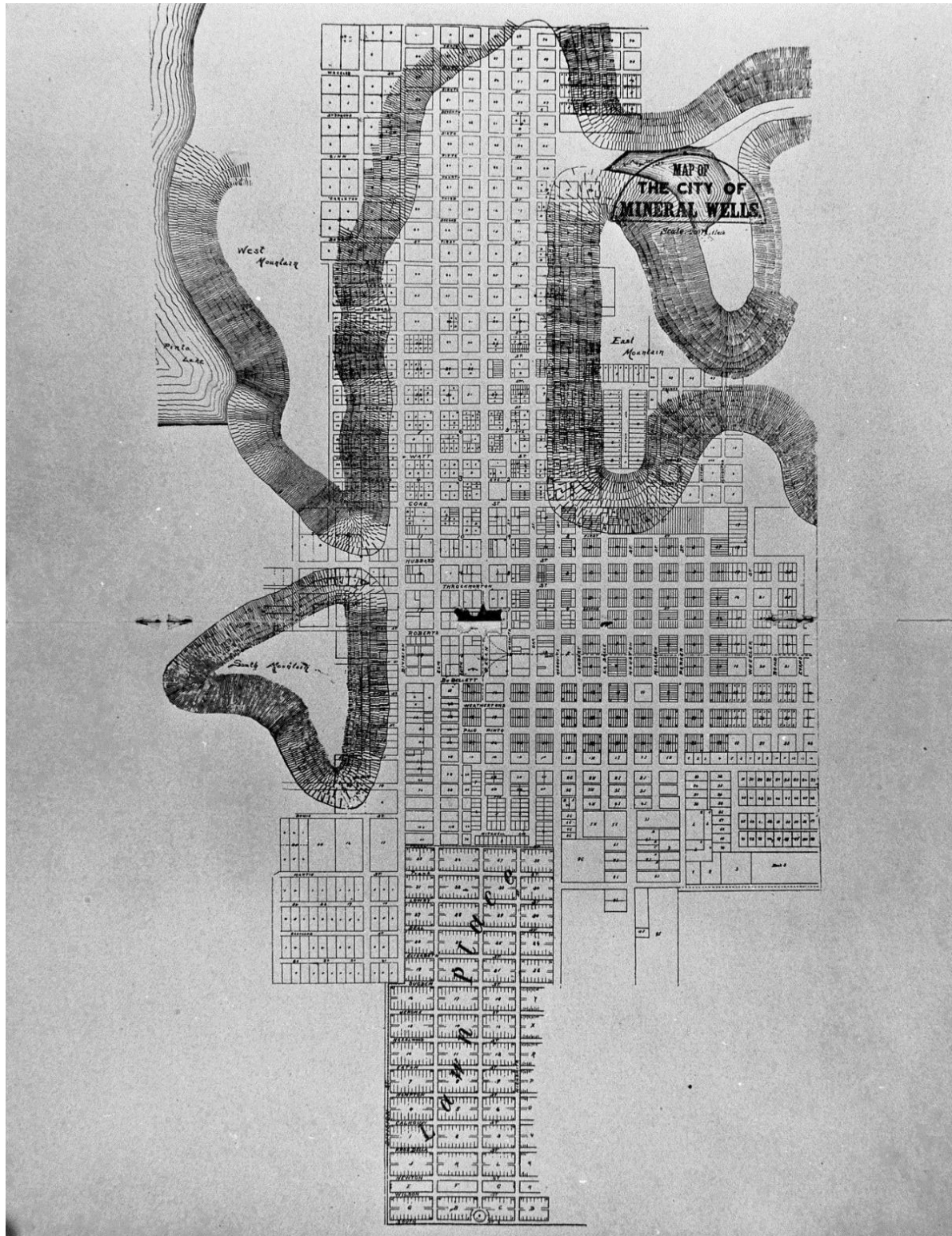


Figure 6. Cadastral map of Mineral Wells from before 1920 (streets have their original names before they were changed in 1920). Source: Portal to Texas History, Boyce Ditto Public Library, Mineral Wells, Texas.

Mineral Wells Central Historic District, Mineral Wells, Palo Pinto County, Texas

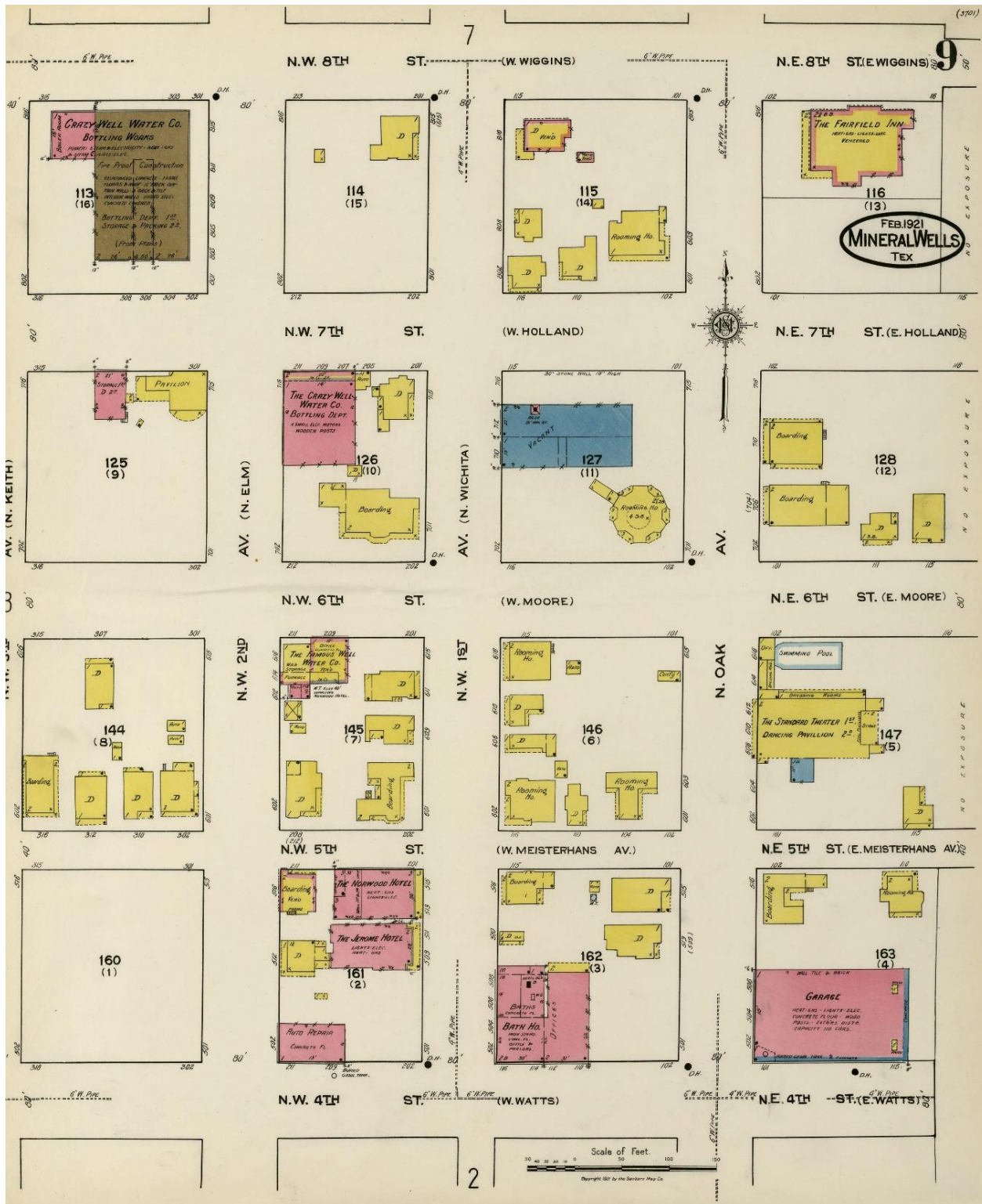


Figure 7. Sanborn map from 1921 showing the area north of the commercial core in the district and the prevalence of residences, hotels, and boarding houses on larger lots. Source: Sanborn Fire Insurance, Map of Mineral Wells, 1921, Sheet 9, from the Library of Congress.

Mineral Wells Central Historic District, Mineral Wells, Palo Pinto County, Texas

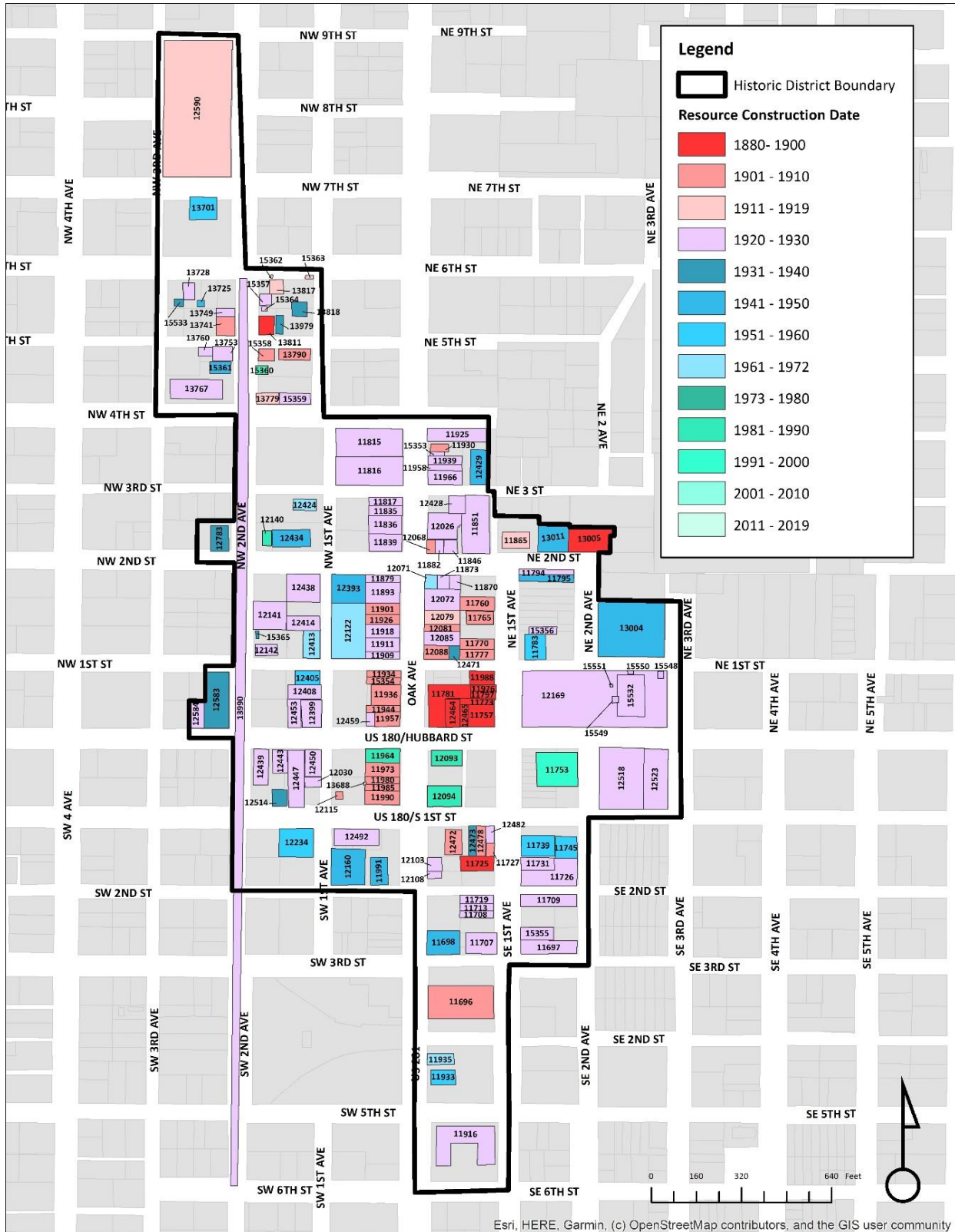


Figure 8. Map showing the decades of construction for resources within the historic district. Source: HHM & Associates, Inc., 2019.

Mineral Wells Central Historic District, Mineral Wells, Palo Pinto County, Texas

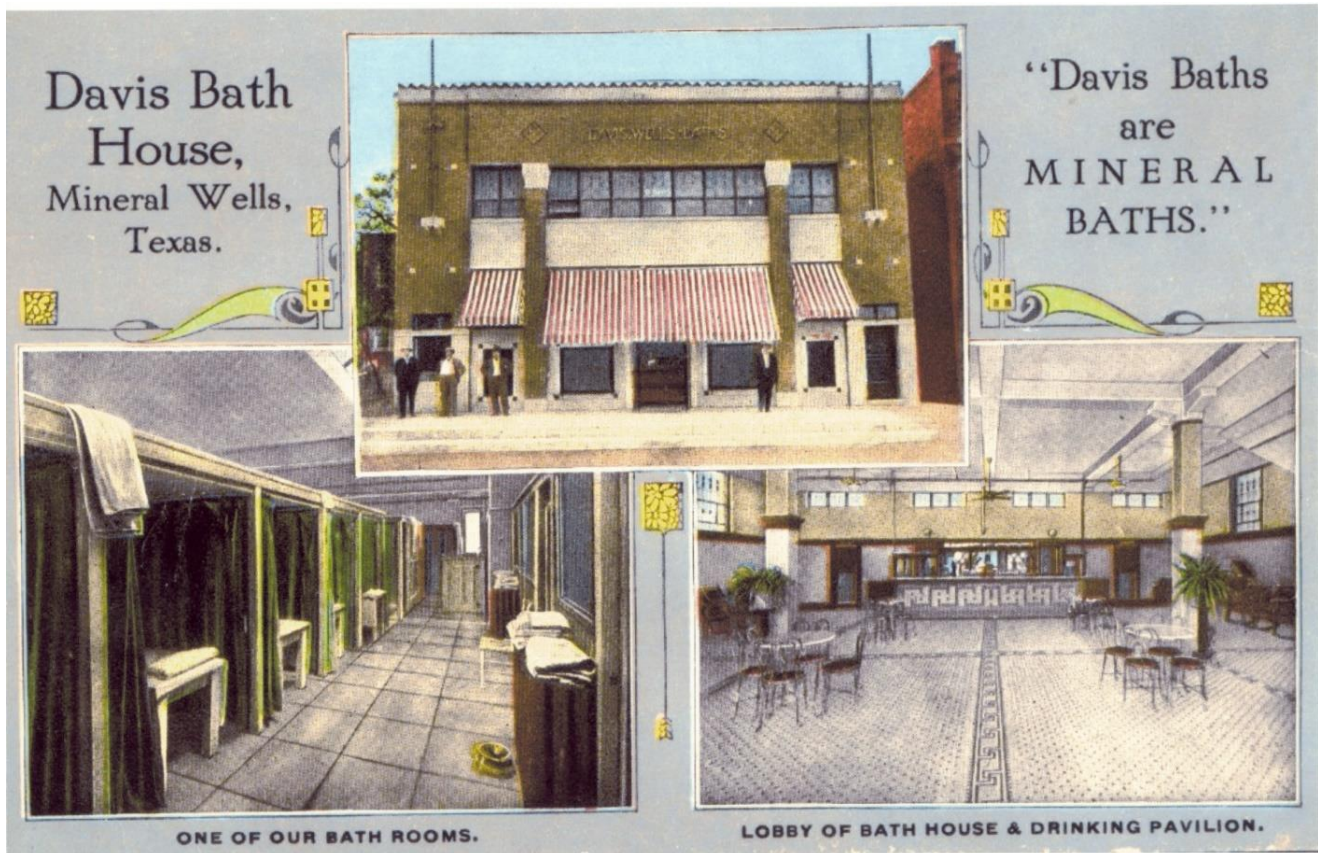


Figure 9. Undated postcard of the Davis Bathhouse showing exterior and interior features such as driving pavilion and bath rooms. Source: Portal to Texas History, A. F. Weaver Collection, Boyce Ditto Public Library, Mineral Wells, Texas.

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Figure 10. Location of towns in Texas that capitalized on their mineral or spring water in various ways. Source: Janet Valenza, "Taking the Waters' at Texas's Health Spas," *The Southwestern Historical Quarterly* 98, no. 3 (Jan. 1995), p. 428.

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Figure 11. One of the earliest-known photographs of Mineral Wells was taken by James Bevan, an early traveler to the town. It depicts the Lynch's ranch surrounded by tents and the original well in the middle of the grove of trees to the central left of the photo, with East Mountain in the distance. Bevan's great-daughter mailed the photo to A. F. Weaver, who retained the copyright. Source: Portal to Texas History, Weaver Collection, Boyce Ditto Public Library, Mineral Wells, Texas.

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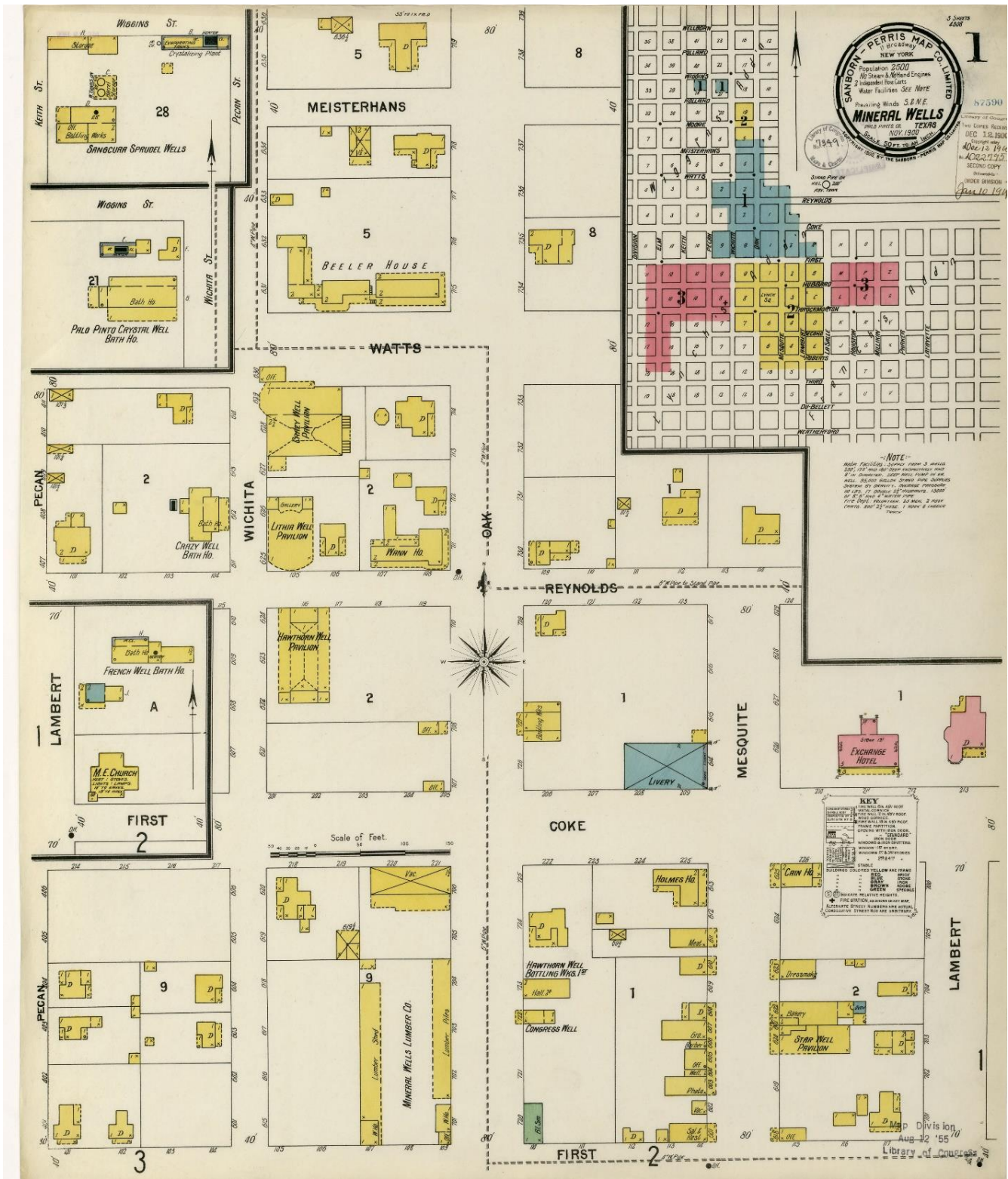


Figure 12. Sanborn map from 1900 showing the somewhat scattered pattern of development of health-related resources dictated by the location of wells. Source: Sanborn Fire Insurance Map, Map of Mineral Wells, 1900, Sheet 1, from the Library of Congress.



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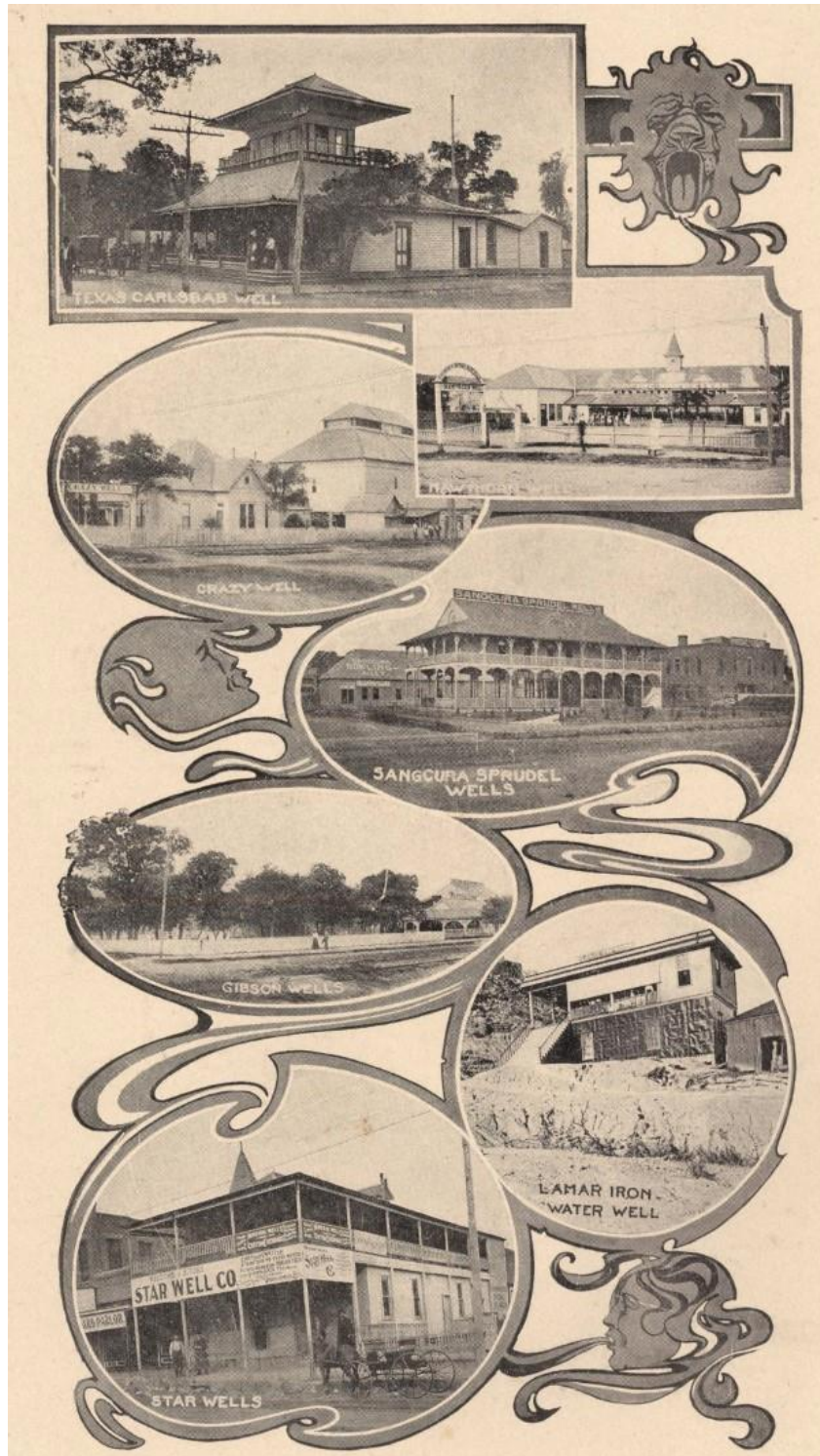


Figure 13. This image from a 1906 souvenir pamphlet showcases some of pavilions erected near wells in Mineral Wells, with the following caption: “At the Wells Seven Magnificently Equipped Pavilions have been Erected and Courteous Attendants Serve the Patrons with Water at a cost of from 50 cents to \$1.00 per week.” Source: Portal to Texas History, Weaver Collection, Boyce Ditto Public Library, Mineral Wells, Texas.

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Figure 14. Undated photograph of the Davis Bathhouse. Source: Portal to Texas History, A. F. Weaver Collection, Boyce Ditto Public Library, Mineral Wells, Texas.



Figure 15. Undated photo of the Crazy Water Crystal Plant. Source: Portal to Texas History, A. F. Weaver Collection, Boyce Ditto Public Library, Mineral Wells, Texas.

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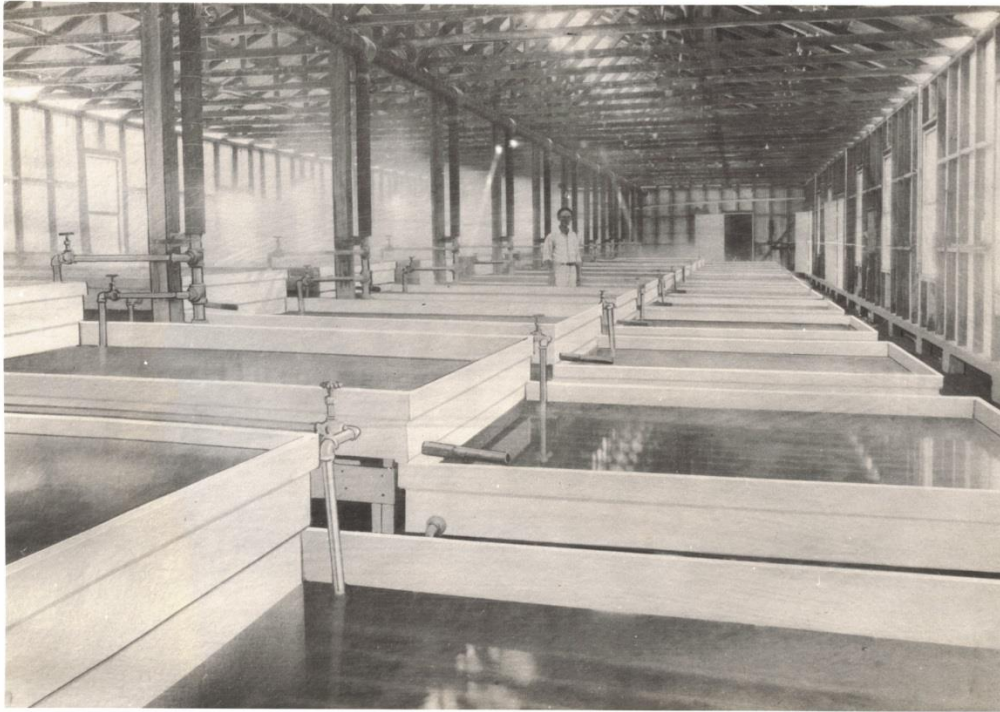


Figure 16. Photograph taken around 1930 showing the vats used to create mineral crystal waters at the plant in the district. Source: The Portal to Texas History, A. F. Weaver Collection, Boyce Ditto Public Library, Mineral Wells, Texas.



Figure 17. Photograph taken around 1930 showing the packaging line of mineral water crystals at the plant in the district. Source: The Portal to Texas History, A. F. Weaver Collection, Boyce Ditto Public Library, Mineral Wells, Texas.

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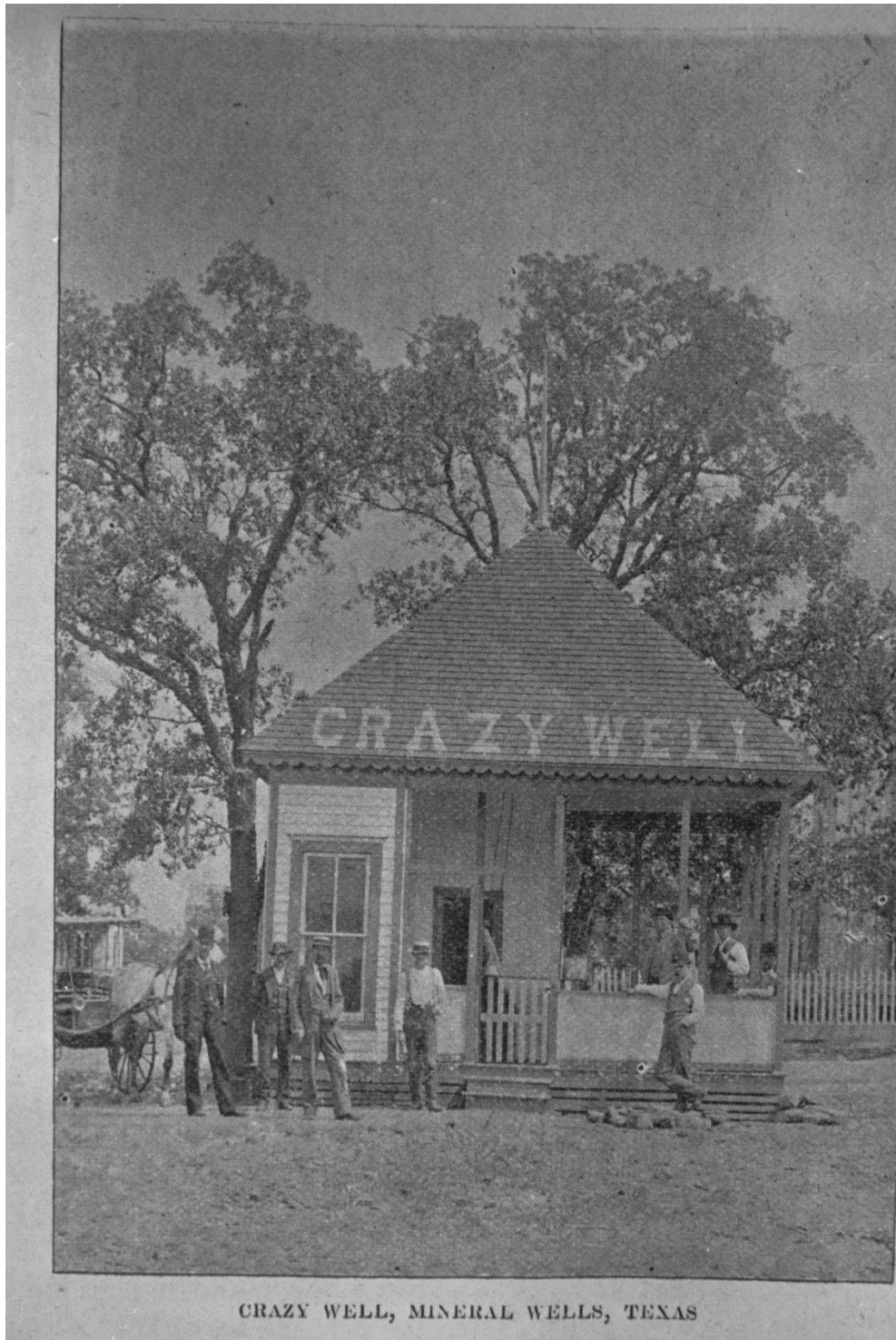


Figure 18. Ca. 1885 photograph of the first Crazy Well drinking pavilion. Source: The Portal to Texas History, A. F. Weaver Collection, Boyce Ditto Public Library, Mineral Wells, Texas.

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Figure 19. View from around 1914 of the Crazy Well complex showing Crazy Flats and the first Crazy Hotel. Source: The Portal to Texas History, A. F. Weaver Collection, Boyce Ditto Public Library, Mineral Wells, Texas.

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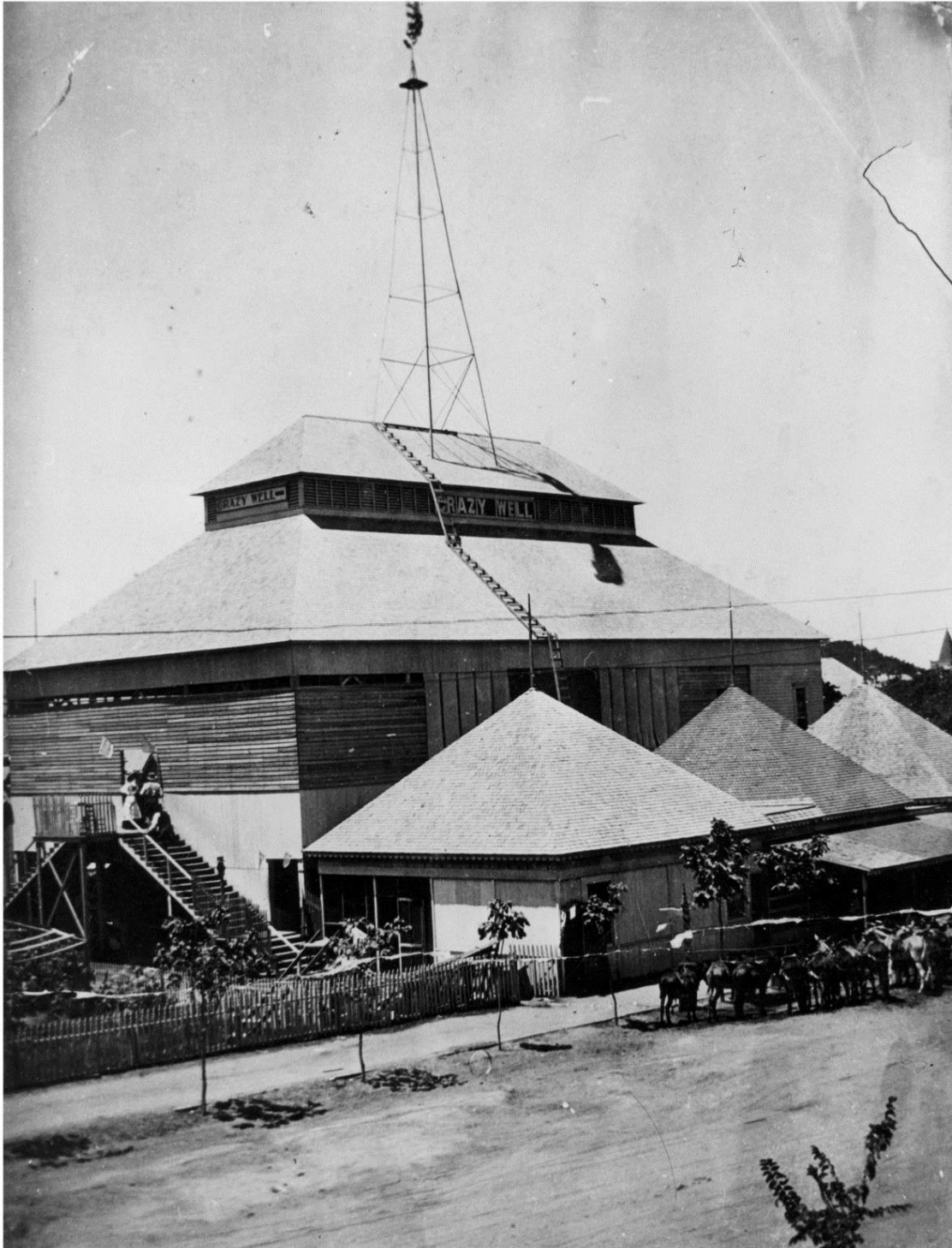


Figure 20. Photograph taken in 1900 shortly after the construction of the second Crazy Water Well Drinking Pavilion. Source: The Portal to Texas History, A. F. Weaver Collection, Boyce Ditto Public Library, Mineral Wells, Texas.

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Figure 21. A 1906 postcard of Crazy Well in Mineral Wells. Source: The Portal to Texas History, A. F. Weaver Collection, Boyce Ditto Public Library, Mineral Wells, Texas.

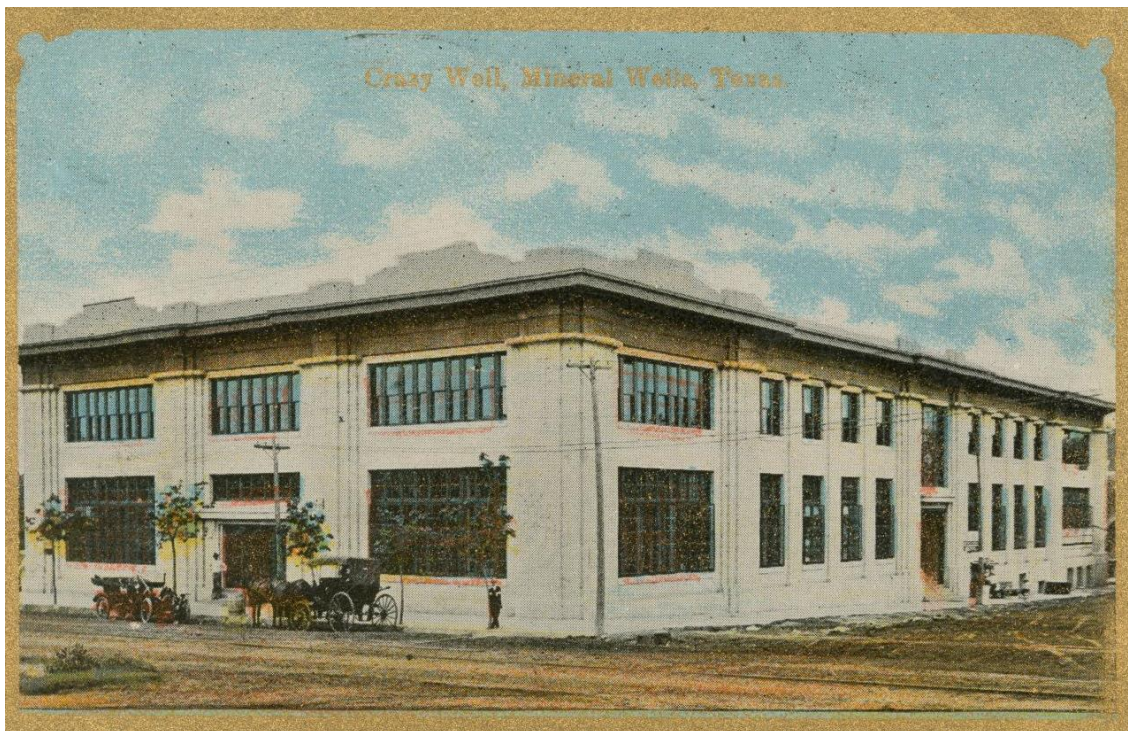


Figure 22. Ca. 1914 postcard of the Crazy Flats. Source: The Portal to Texas History, Rescuing Texas History, provided by the Mineral Wells Heritage Association.

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Figure 23. Undated photograph of the Hexagon Hotel, located in the 700 block of N Oak Avenue. Source: The Portal to Texas History, A. F. Weaver Collection, Boyce Ditto Public Library, Mineral Wells, Texas.



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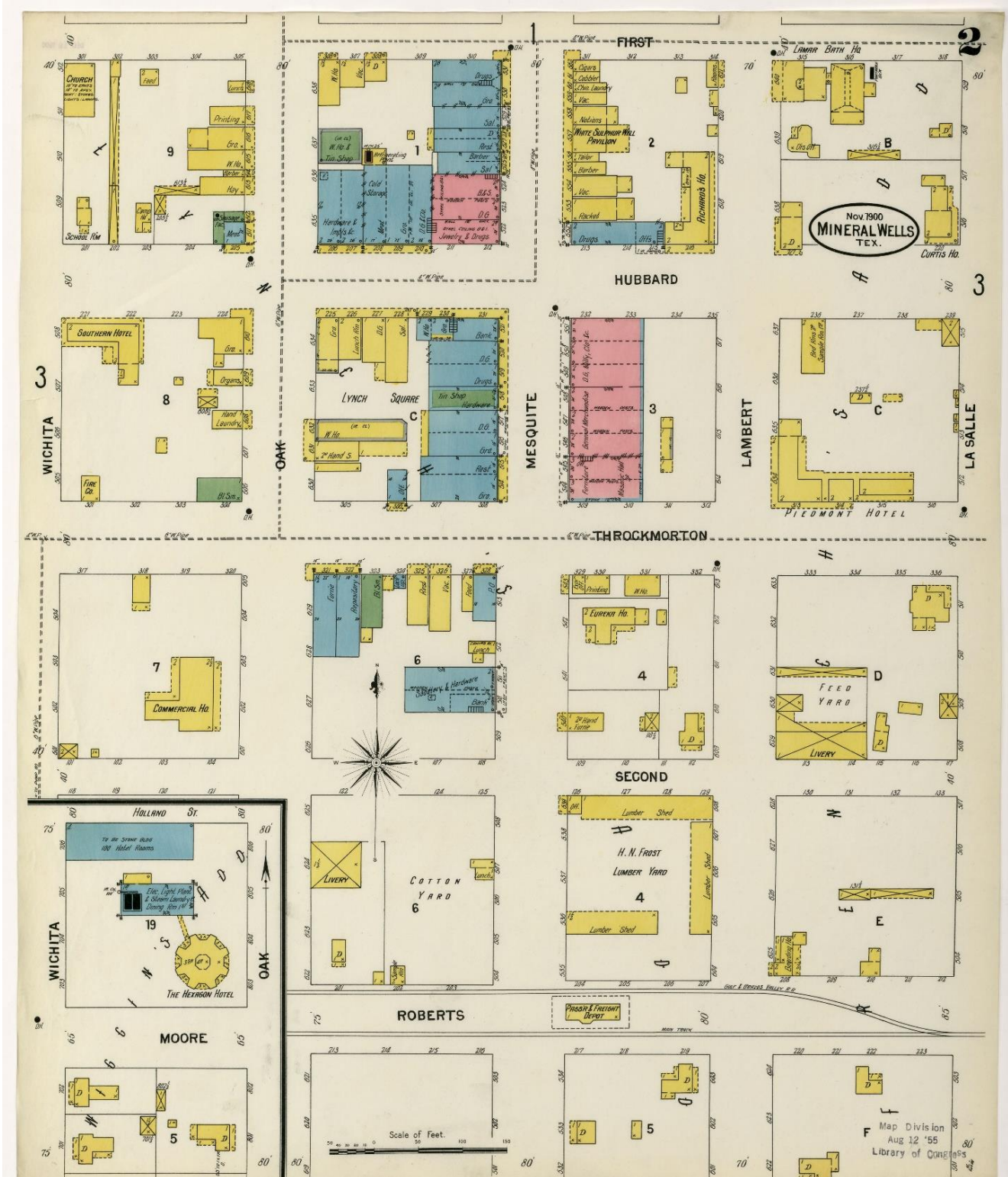
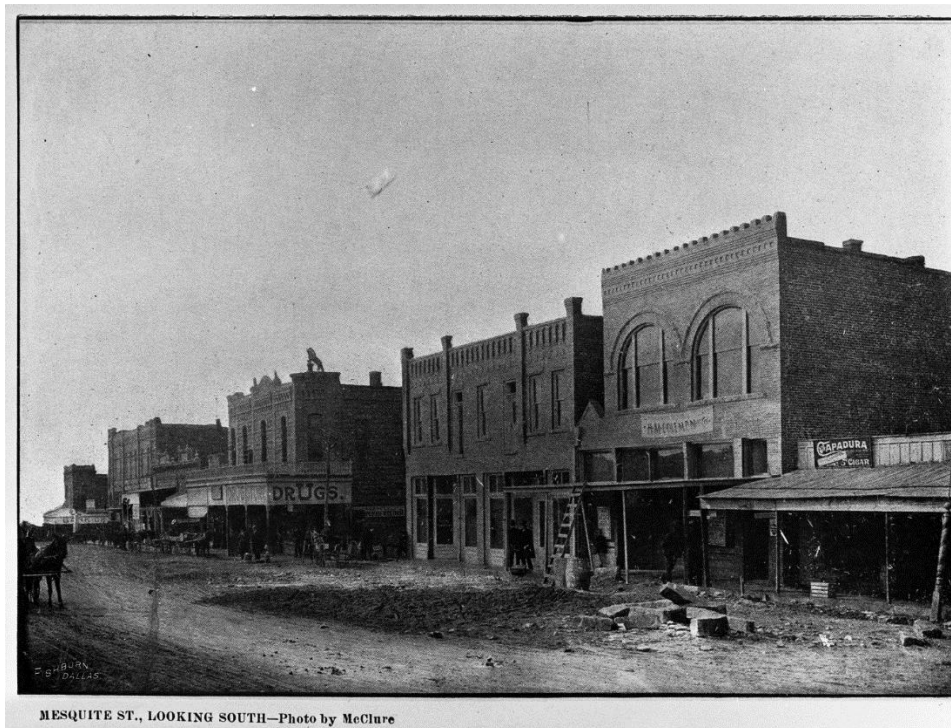


Figure 24. 1900 Sanborn map showing the commercial development in and around Lynch Square. Source: Sanborn Fire Insurance Map, Map of Mineral Wells, 1900, Sheet 2, from the Library of Congress.

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MESQUITE ST., LOOKING SOUTH—Photo by McClure

Figure 25. Undated early photograph looking south down NE 1st Avenue showing the extant buildings in the district. Source: The Portal to Texas History, A. F. Weaver Collection, Boyce Ditto Public Library, Mineral Wells, Texas.



OAK ST., LOOKING SOUTH—Photo by MeC

Figure 26. Photograph taken some time between 1904 and 1914 of the 100 block of N Oak Avenue. Note the Poston Store and other extant buildings. Source: The Portal to Texas History, A. F. Weaver Collection, Boyce Ditto Public Library, Mineral Wells, Texas.

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Figure 27. Undated early photograph looking south down NE 1st Avenue, showing extant resources within the historic district. The Lion Drugstore can be seen in the Yeager Building at 117 NE 1st Avenue. Source: The Portal to Texas History, A. F. Weaver Collection, Boyce Ditto Public Library, Mineral Wells, Texas.



Figure 28. Undated early photograph of the post office. Source: The Portal to Texas History, A. F. Weaver Collection, Boyce Ditto Public Library, Mineral Wells, Texas.

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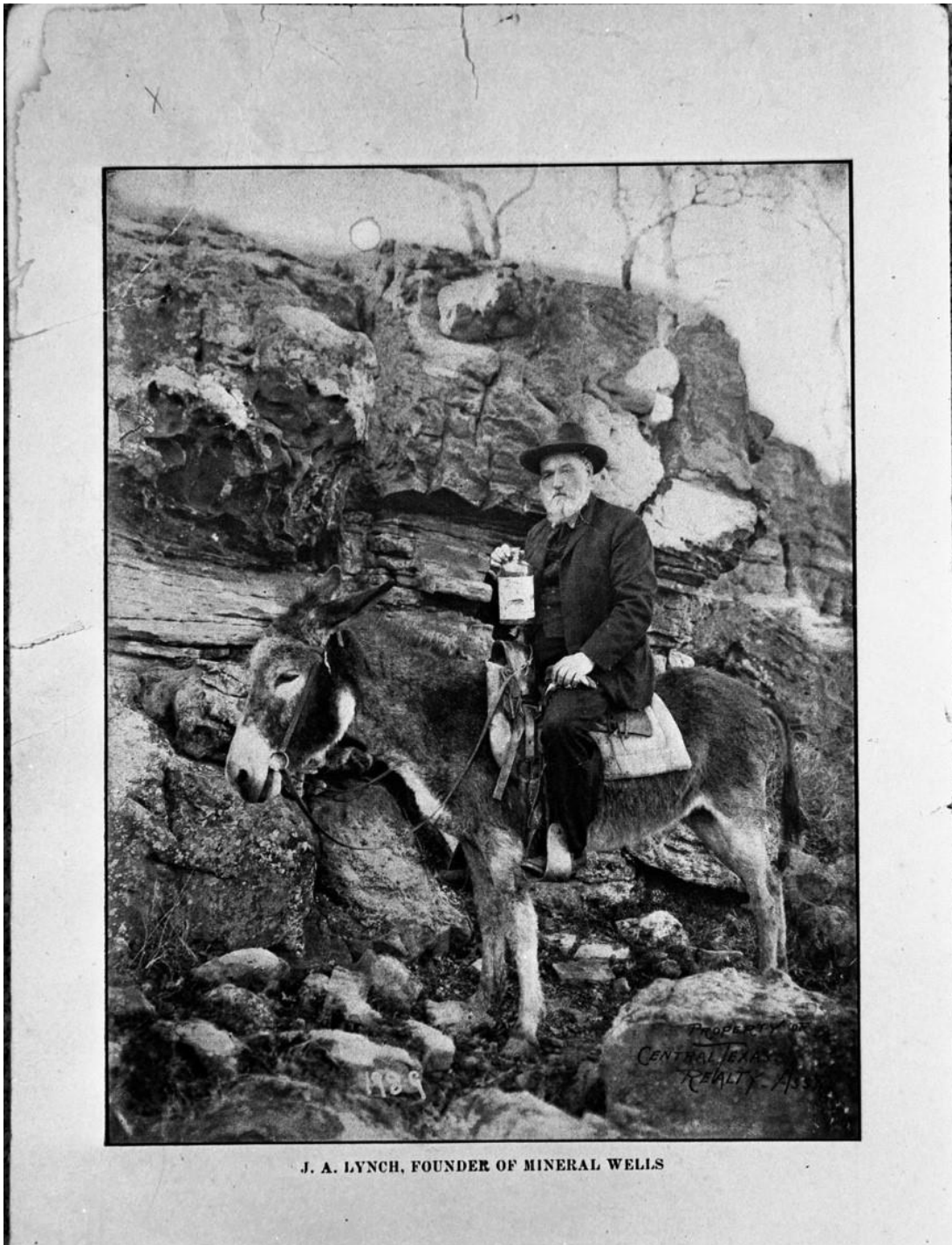


Figure 29. A ca. 1907 photograph of James Lynch, holding a bottle of his famed mineral water while riding a donkey through one of the nearby mountains. Source: The Portal to Texas History, A. F. Weaver Collection, Boyce Ditto Public Library, Mineral Wells, Texas.

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Figure 30. Group of men atop Inspiration Point in Mineral Wells taken in 1930s. Source: The Portal to Texas History, A. F. Weaver Collection, Boyce Ditto Public Library, Mineral Wells, Texas.



Figure 31. Postcard from ca. 1930-45 depicting a group of young women enjoying the natural scenery in Mineral Wells. Source: The Tichnor Bros. Collection, Texas Postcard Series, Boston Public Library.

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Figure 32. Photograph taken between 1908 and 1909 of one of the gas-powered motor cars that ran along E 1st Avenue in downtown to Lake Pinto on the Mineral Wells Lakewood Motor Car Scenic Railway. This particular motor car was named Ben Hur. Source: The Portal to Texas History, A. F. Weaver Collection, Boyce Ditto Public Library, Mineral Wells, Texas.

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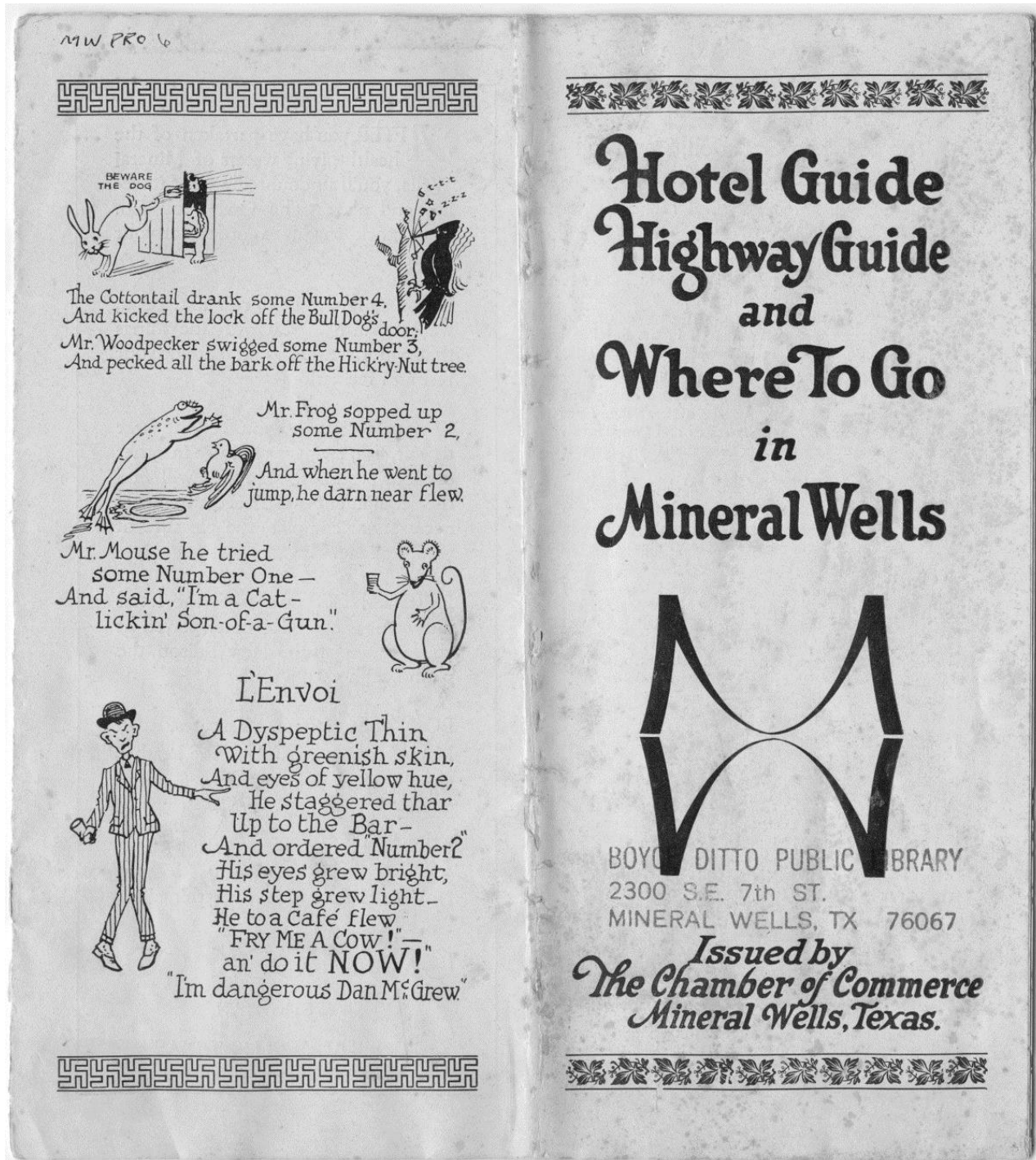


Figure 33. Cover page of the Chamber of Commerce's Hotel and Highway Guide from the 1920s. Source: The Portal to Texas History, Palo Pinto County Album, Boyce Ditto Public Library, Mineral Wells, Texas.

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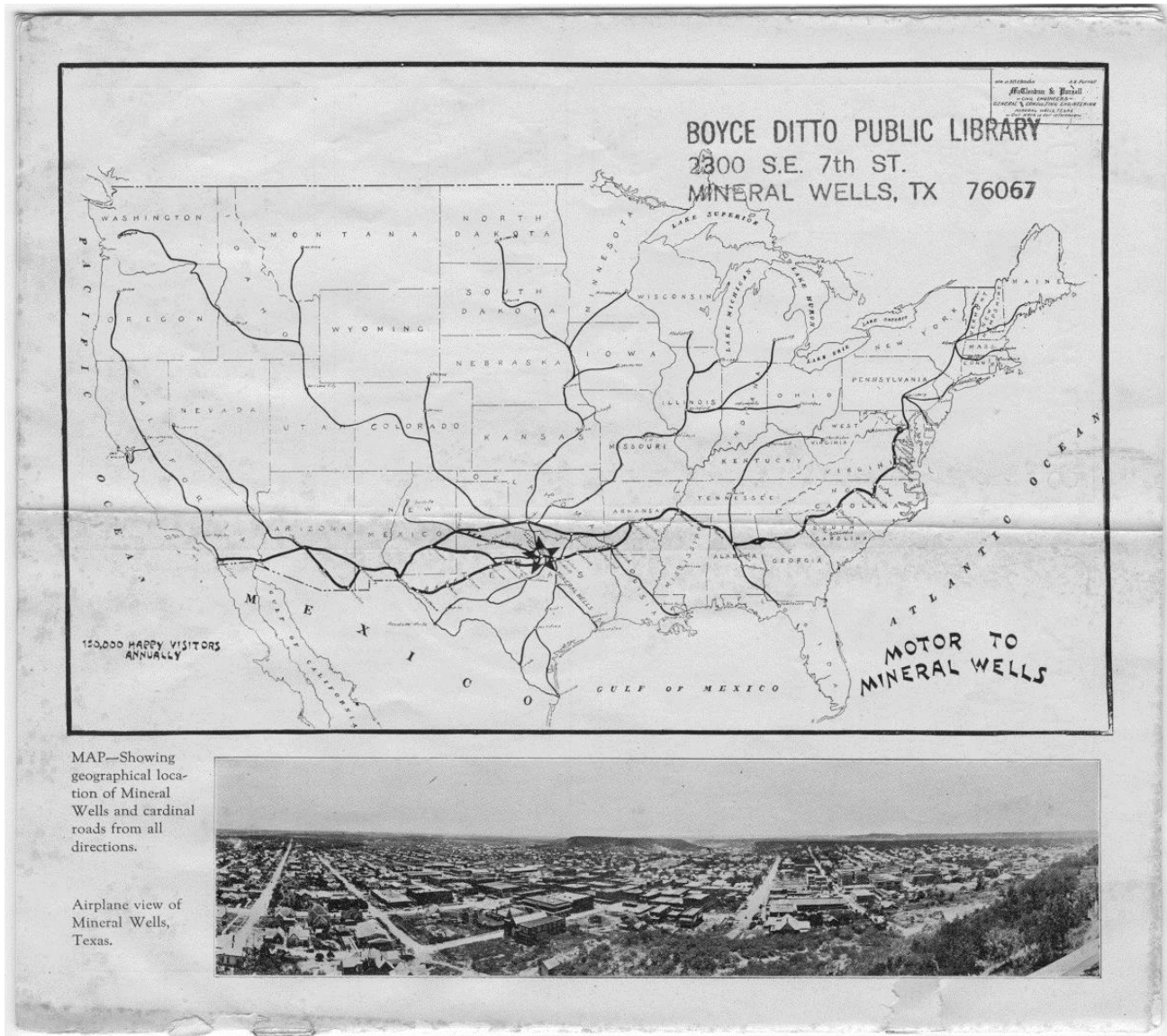


Figure 34. Map highlighting Mineral Wells in one of the Chamber of Commerce's Hotel and Highway Guides. Source: The Portal to Texas History, Palo Pinto County Album, Boyce Ditto Public Library, Mineral Wells, Texas.




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—COME TO—

# Mineral Wells

NATURE'S GREAT SANITARIUM

**Where Every Month in the Year is "The Season" and where annually 150,000 Happy Visitors rest, recuperate and enjoy the blessings of the magic waters.**



**Motor to Mineral Wells the Year 'Round,  
or ask Railroad Agent about  
All-Year Rates.**

**Write for the interesting and profusely  
illustrated book,  
"TEN YEARS YOUNGER."**

**CHAMBER OF COMMERCE  
MINERAL WELLS, TEXAS**

Figure 35. Page from a pamphlet created by the Chamber of Commerce describing the health benefits of visiting the town. Source: The Portal to Texas History, Palo Pinto County Album, Boyce Ditto Public Library, Mineral Wells, Texas.

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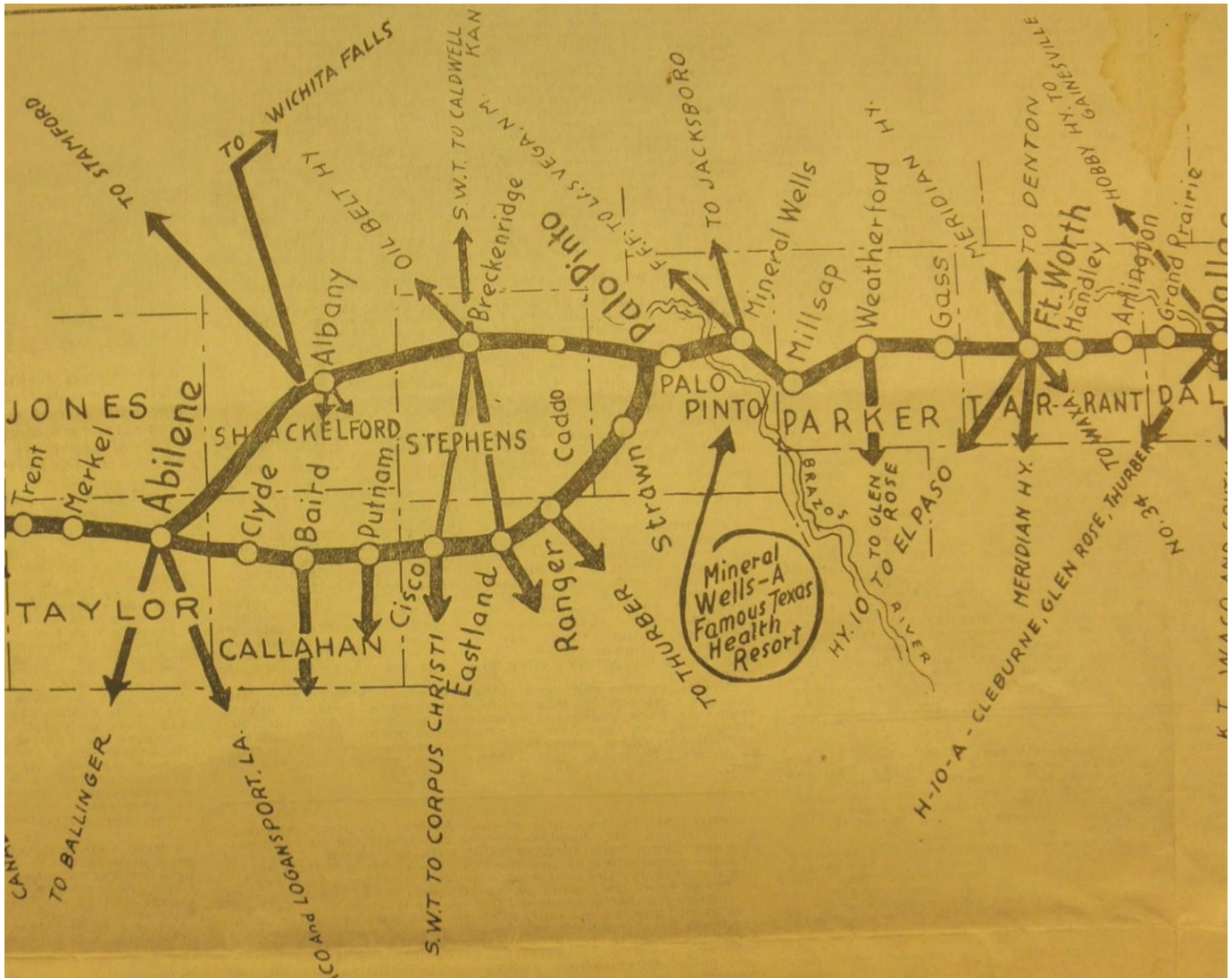


Figure 36. This map, prepared by the first chair of the Texas Highway Department when State Highway No. 1 (Bankhead) was designated, has a call out to “Mineral Wells—A Famous Texas Health Resort.” Source: Folder 66.1.10.22.1, J. Asa Rountree Papers, from the Birmingham (Alabama) Public Library, Department of Archives and Manuscripts.

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Figure 37. Photograph showing spectators gather around a fire on North Oak Avenue at NE 3rd Street, dated to prior 1914. Source: Source: Portal to Texas History, A. F. Weaver Collection, Boyce Ditto Public Library, Mineral Wells, Texas.



Figure 38. Photograph taken around 1975 of the 400 block of N Oak Avenue showing the Grand Theater before undergoing alterations. Source: The Portal to Texas History, A. F. Weaver Collection, Boyce Ditto Public Library, Mineral Wells, Texas.

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Figure 39. Undated postcard of the Crazy Water Hotel. Source: The Portal to Texas History, Rescuing Texas History, provided by the Mineral Wells Heritage Association.



Figure 40. Undated postcard of the Baker Hotel. Source: The Portal to Texas History, Rescuing Texas History, provided by the Mineral Wells Heritage Association.

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Figure 41. Undated photograph of the Crazy sign on Hubbard Street. Looking east toward the Baker Hotel.  
Source: Portal to Texas History, A. F. Weaver Collection, Boyce Ditto Public Library, Mineral Wells, Texas.



Figure 42. Photograph taken after 1940 of the Crazy Paper Box Company and the repurposed bottling plant.  
Source: Portal to Texas History, A. F. Weaver Collection, Boyce Ditto Public Library, Mineral Wells, Texas.

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Figure 43. Photograph of the fire that destroyed the Sangcura-Sprudel Well drinking pavilion on December 5, 1973. Source: The Portal to Texas History, A. F. Weaver Collection, Boyce Ditto Public Library, Mineral Wells, Texas.

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**Photographs**



Photo 1. Contextual view of 100 block of NE 1st Avenue taken from Hubbard Street. Camera facing northwest.



Photo 2. Contextual view of the 100 block of N Oak Avenue taken from Hubbard Street. Facing northwest.

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Photo 3. Oblique view of the Baker Hotel (Map ID 12169). Camera facing northeast.



Photo 4. Drainage ditch (Map ID 13990) that separates W 2nd Avenue.. Camera facing north.



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Photo 5. View of median on NW 1st Avenue from the 600 block. Camera facing southwest.



Photo 6. Thurber brick sidewalk in the 400 block of SE 1st Avenue near the rail depot. Camera facing north.

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Photo 7. Original brick sidewalk found in the 100 block of NE 1st Street. Camera facing northwest.



Photo 8. Contextual view of N Oak Avenue taken from NW 1st Street. Camera facing northeast.

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Photo 9. Oblique view of the Crazy Water Hotel (Map ID 11816). Camera facing northwest.



Photo 10. Façade of the Post Office (Map ID 11865). Camera facing north.

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Photo 11. Oblique view of City Hall (historic Mineral Wells Health Center) (Map ID 12160). Facing northwest



Photo 12. Weatherford, Mineral Wells & Northwestern Depot (Map ID 11696). Camera facing northeast.

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Photo 13. Oblique view of the Dunbar School (Map ID 11916). Camera facing southeast.



Photo 14. Façade of the Norwood Hotel (Map ID 17390). Camera facing west.

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Photo 15. Oblique view of the Nazareth Hospital (Map ID 13767). Camera facing northwest.



Photo 16. Oblique view of the crystal and bottling plant (Map ID 12590). Camera facing northwest.

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Photo 17. View of the First Christian Church (Map ID 13701). Camera facing northwest.



Photo 18. Façade of the Osborne Bath House and Hotel (Map ID 11835). Camera facing west.

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Photo 19. Façade of the Davis Bathhouse (Map ID 12079). Camera facing east.



Photo 20. Contextual view of the Famous Mineral Water complex (Map ID 13817). Camera facing southwest.



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Photo 21. View of the Famous Mineral Water pavilion (Map ID 13817). Camera facing southwest.



Photo 22. View of the Pronto-Lax sculpture at the Famous Mineral Wells complex (Map ID 15362). Camera facing southwest.

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Photo 23. View of the arched gateway at NW 1st Avenue at the Famous Mineral Wells complex (Map ID 15363). Camera facing south.



Photo 24. Façade of the Wayside Inn (Map ID 15358). Camera facing south.

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Photo 25. Oblique view of commercial block building at 201 NE 1st Avenue (Map ID 11777). Camera facing northwest.



Photo 26. Oblique view of the Thompson House (Map ID 13005). Camera facing northwest.

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Photo 27. Façade of the Winona Cottage (Map ID 13811). Camera facing north.



Photo 28. Façade of a bungalow at 515 NW 2nd Avenue (Map ID 13753). Camera facing west.

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Photo 29. View of First Methodist Church (Map ID 13004). Camera facing northeast.



Photo 30. View of the 100 block of NE 1st Avenue. Camera facing southwest.

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Photo 31. Oblique view of the Yeager Building (Map ID 11988). Camera facing southwest.



Photo 32. Façade of 103 NE 1st Avenue (Map ID 11773). Camera facing west.

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Photo 33. Mesker Brothers cast iron storefront at 212 SE 1st Avenue (Map ID 11725). Facing southwest.



Photo 34. Façade of the Poston store (Map ID 11936). Camera facing west.

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Photo 35. Façade of the Independent Order of Odd Fellows Lodge (Map ID 12081). Camera facing east.



Photo 36. Two-part commercial block building at 204-206 N Oak Avenue (Map ID 12085). Facing east.



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Photo 37. One-part commercial block building at 207 W Hubbard Street (Map ID 12443). Facing southeast.



Photo 38. Façade of the Wylie Building (Map ID 12072). Camera facing east.

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Photo 39. Façade of the Montgomery Ward building (Map ID 11839). Camera facing west.



Photo 40. Oblique view of the Baum-Carlock Funeral Home (Map ID 12583). Camera facing northwest.

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Photo 41. Oblique view of an auto sales building at 201 W Hubbard Street (Map ID 12450). Facing southwest.



Photo 42. Oblique view of a boarding house at 302 NW 5th Street (Map ID 13741). Camera facing northwest.

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Photo 43. Oblique view of an auto dealership at 115 NE 2nd Street (Map ID 11851). Camera facing northwest.



Photo 44. Façade of one-part commercial block building at 205-207 W Hubbard Street (Map ID 12447). Camera facing south.

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Photo 45. Two-part commercial block building at 406-408 N Oak Avenue (Map ID 11939). Facing east.



Photo 46. Oblique view of one-part commercial block building at 306-314 N Oak Avenue (Map ID 12026). Camera facing southeast.

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Photo 47. Oblique view of the Baker Hotel garage (Map ID 12518). Camera facing southeast.



Photo 48. Oblique view of Southwester Telephone building (Map ID 11783). Camera facing northeast.

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Photographer: Kristina Kupferschmid



Photo 49. View of the police and fire station (Map ID 11991). Camera facing northwest.



Photo 50. Oblique view of the City Water Office building (Map ID 12471). Camera facing northeast.

Mineral Wells Central Historic District, Mineral Wells, Palo Pinto County, Texas

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Photographer: Kristina Kupferschmid



Photo 51. Oblique view of an auto repair shop at 113 NE 3rd Street (Map ID 12429). Camera facing northwest.



Photo 52. Façade of the Crazy Bathhouse at 615 NW 1st Avenue (Map ID 13818). Camera facing west.



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Photo 53. Oblique view of the Grand Theater (Map ID 11925). Camera facing southeast.

NONCONTRIBUTING RESOURCES



Photo 54. 105 N. Oak Avenue (Map ID 11944), an example of a historic-age noncontributing building.

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Photo 55. 100 E. Hubbard Street (Map ID 12093), an example of a non-historic noncontributing building.



Photo 56. 115 NW 1st Avenue (Map ID 12405), an example of a historic-age noncontributing building.

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Photo 57. 109 E. Hubbard Street (Map ID 12465), an example of a historic-age noncontributing building.



Photo 58. 200 W. Hubbard Street (Map ID 12399), an example of a historic-age noncontributing building.

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