

United States Department of the Interior
National Park Service

864

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

1. NAME OF PROPERTY

HISTORIC NAME: Donalson, Cora Jackman, House
OTHER NAME/SITE NUMBER: Word House

2. LOCATION

STREET & NUMBER: 200 South Sledge Street

CITY OR TOWN: Kyle

VICINITY: N/A

STATE: Texas

CODE: TX

COUNTY: Hays

NOT FOR PUBLICATION: N/A

CODE: 209

ZIP CODE: 78640

3. STATE/FEDERAL AGENCY CERTIFICATION

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

State Historic Preservation Officer

9/9/10

Date

Texas Historical Commission
State or Federal agency and bureau

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

Signature of commenting or other official

Date

State or Federal agency and bureau

4. NATIONAL PARK SERVICE CERTIFICATION

I hereby certify that the property is:

- ☒ entered in the National Register
☐ See continuation sheet.
☐ determined eligible for the National Register
☐ See continuation sheet.
☐ determined not eligible for the National Register.
☐ removed from the National Register
☐ See continuation sheet.
☐ other, explain
☐ See continuation sheet.

Signature of the Keeper

Date of Action

10-28-10

5. CLASSIFICATION

OWNERSHIP OF PROPERTY: private

CATEGORY OF PROPERTY: building

NUMBER OF RESOURCES WITHIN PROPERTY:	CONTRIBUTING	NONCONTRIBUTING	
	2	1	BUILDINGS
	0	0	SITES
	2	1	STRUCTURES
	0	0	OBJECTS
	4	2	TOTAL

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

NAME OF RELATED MULTIPLE PROPERTY LISTING: *Rural Properties of Hays County, Texas*

6. FUNCTION OR USE

HISTORIC FUNCTIONS: DOMESTIC/single dwelling, secondary structure

CURRENT FUNCTIONS: DOMESTIC/single dwelling, secondary structure

7. DESCRIPTION

ARCHITECTURAL CLASSIFICATION: LATE VICTORIAN: Queen Anne Revival

MATERIALS:	FOUNDATION	BRICK
	WALLS	WOOD
	ROOF	ASPHALT
	OTHER	

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

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Donalson House
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Narrative Description

Constructed in 1913 utilizing plans acquired from the Radford Architectural Company, the Cora Jackman Donalson House is a two-story, wood frame dwelling featuring both Queen Anne and Classical Revival elements. Significant Queen Anne characteristics include asymmetrical massing, a corbelled brick chimney, bay windows, and semi-circular windows within its gable ends. Classical Revival features include the main entry with sidelights and transom, and Ionic porch columns. The partial enclosure of the porch and other alterations made during the period of significance (1913-1936) represent the historic evolution of the house due to local architectural trends and the changing needs of the property owners. The nominated property includes two contributing buildings (house and garage), two contributing structures (pond and wall), one noncontributing building (chicken coop), and one noncontributing structure (wall). The Donalson House retains its integrity of location, design, materials, workmanship, feeling, setting, and association.

Site

Constructed in 1913, the Donalson House is located at 200 South Sledge Street, one block south of Center Street, the main thoroughfare through the town of Kyle. The house faces east on South Sledge Street and its front façade is on axis with Miller Street, which dead ends into a "T" at Sledge Street. The lot is located to the north of Kyle's historic "Auction Oak," a historic live oak tree under which the original townsites were first sold in 1880. The lot was once part of the 1884 Kyle Baptist Seminary School, which was closed in 1890 and deeded back to the town; at that time, the town subdivided these lots and sold them for residential construction.

Today there are four houses on the 200 block of South Sledge Street. Immediately to the north of the nominated property, the Charles D. Wallace House, a Craftsman bungalow, was constructed in 1915. To the north of the Wallace House, at the corner of Sledge and Center streets, is another bungalow constructed around 1940. The William Groos House is another Craftsman bungalow, built immediately to the south of the Donalson House in the 1920s.

Massing and Exterior Details

The Donalson House is a two-story, frame construction dwelling with Queen Anne style massing and classical detailing, apparent in its hipped roof with asymmetrically-positioned lower cross gables, bay windows on both the first and second floors, semi-circular windows within the gables, single-pane wooden sash windows, and corbelled chimney. This house was constructed according to plans acquired from the Radford Architectural Company.

The east elevation is the major façade, welcoming guests to the front door with a porch that extends the full width of the house. A former bay of the wrap-around porch on the far left (south) was enclosed in the early 1930s to create additional downstairs living space. This three-bay porch is supported by Ionic columns of wood placed on brick piers. The hipped porch roof includes a low-pitched gable positioned over the front door. The full glass front door is located at the far right (north) side of the porch and is framed by sidelights and a three-pane transom. The deep front porch includes a large bay window of the parlor that is echoed in the second floor bedroom directly above. This bay window is capped with a gable that serves as a pediment and is accented by a semi-circular window. Adjacent to the bay window on the second floor are two more windows at the upstairs landing. The fenestration of both the first and second floor elevations features one-over-one wood sash windows.

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The ground floor of the south elevation is dominated by the in-filled bays of the former wrap-around porch, which now features wooden casement windows. The upper story includes one-over-one wood sash windows and features another bay window crowned by a gable with a semi-circular window. A sleeping porch at the rear on the second floor, most likely simply screened in 1913, had four-over-four wood sash windows added by the mid-1930s. This façade is dominated by windows, allowing light to fill the structure, its asymmetrical treatment characteristic of late Victorian styles which remained popular in rural Texas into the early 20th century.

The north elevation is dominated by a square bay on the ground floor with one-over-one wood sash windows. Although this façade originally had a small pavilion, this was enlarged by the early 1930s to expand the room space and to provide space for a bathroom on the ground floor, indicated by a placement of a small window. On the second floor, the small projecting pavilion with one-over-one wood sash windows is indicative of the original 1913 plan of the ground floor. Again, a gable acts as a pediment to cap the dominant element of the façade and includes a characteristic semi-circular window.

An asymmetrically placed door, sheltered by a small shed roof, leads from the rear yard directly into the kitchen on the west façade. Windows on either side of this door include one pair of one-over-one wood sash windows and a pair of multi-pane casement windows. On the second floor, the ribbon of windows of the sleeping porch continues from the south elevation. The only other fenestration on the second floor is a small one-over-one wood sash window from an upstairs bedroom. The gable on this elevation is much simpler in character, denoting the lesser importance of the rear façade: it does not contain the decorative semi-circular window of the main elevations.

Plan and Interior Details

Upon walking through the front door into the entry hall, a staircase is immediately to the right, with the first step placed perpendicular to the entrance. Through a doorway to the left is the parlor, its three-sided bay projecting out toward the front porch on the left wall, and featuring a small fireplace nestled in the closest right corner. Exiting the parlor and returning to the entry hall, the corridor makes a forty-five degree turn to the left, and a doorway on the right side of this hall leads into the living room. This room includes a bathroom addition in the right corner and the c1933 addition on the north side of the house. On the left wall of the living room, French doors lead into the dining room, where on the opposite wall is the other projecting bay section of the house. A door on the left side of this bay remains in its original location, where it had once opened out to the wrap-around porch; today this door accesses the long, narrow sunroom, with casement windows all along the south wall. From the dining room access is made through a doorway on the west wall into the kitchen. The current kitchen includes the original kitchen space and the enclosed back porch. Following around the kitchen in a C-formation, double doors at the northeast corner lead back into the living room.

Directly above the parlor and dining room, the second floor features two large bedrooms, each occupying one of the projecting bays. These bedrooms are accessed from doors on the left side of the hallway; on the right side of the corridor is a third bedroom, which is much smaller but includes a large walk-in closet. The hallway ends in a point with irregularly angled walls and a door on either side. On the left, the door enters a small bedroom with access to the sleeping porch, while the door on the right leads to the original bathroom of the house. Although the Radford catalog plan does not show this hallway configuration on the second floor, it is, in fact, original to the dwelling's construction.

Alexander "Lex" Word purchased the house in 1933 and according to his daughter Wynette Barton constructed a small addition on its north side and enclosed the south side of the wrap-around porch and made changes to its remainder: the

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older wood flooring was removed and a new concrete floor laid at ground level. This required that brick bases be utilized to support the bottoms of the porch columns. The porch railing was also removed at this time, according to Word's daughter.¹

Additional Buildings and Structures

A detached two-car brick garage is at the end of the driveway on the north side of the house. The garage features a front-gabled roof, with garage doors that roll from side to side on fixed tracks. A door is on the south side for access to the rear of the building. The garage is constructed of a double-walled brick, also known as a "rat trap bond," as it leaves an air space between the interior and exterior walls. Former resident Wynette Word Barton indicates that a time capsule was included in one of the walls during construction. Much of the exterior walls are composed of pale, buff-colored stretcher bricks with red header bricks to create a checkered pattern along the lower half of the wall. The upper half of the wall is composed of all buff-colored bricks, except for a red-brick design in the center. All of the bricks were manufactured by the D'Hanis Brick and Tile Company in D'Hanis, Medina County, Texas, and are stamped with its symbol. The date of construction is noted on the wall inside the garage, "Built Jan 17, 1936." The garage is set back on the property, placed along its northern edge and extending into the back yard. Today the back yard is lush and heavily landscaped; according to Mrs. Barton, it looks much like it did during her family's residency. As this garage retains its integrity of location, design, materials, workmanship, feeling, setting, and association, it is considered a contributing building to the nominated property.

A circular wall of concrete, approximately one foot tall, is located in the backyard. This structure once served as a lily pond and is similar to others in the town of Kyle; it was built by Ed Howard, a local contractor. Wynette Barton vividly recalls playing in this lily pond rather frequently as a young girl during the 1930s (as she received a spanking for each occurrence). Although this structure is no longer utilized as an ornamental pond, it still retains its overall integrity of location, design, materials, workmanship, and setting, and therefore it is listed as a contributing resource.

Midway between the house and the back of the property is a low, curved wall built of honeycomb rock, with an opening in its center for a pathway. This wall is listed as a contributing structure; according to Mrs. Barton, it defined the edge of the domestic space, as beyond this wall was a small stable in which the family kept two horses. This structure is indicated on the 1922 Sanborn map, but does not appear on the 1936 Sanborn map. The current owner has constructed a similar wall of honeycomb rock closer to the southwest corner of the house; this wall is listed as a noncontributing feature because of its recent construction date. Another noncontributing resource located on the property is a wood frame chicken coop, constructed after the period of significance.

According to the 1994 historic resources survey report prepared for the Kyle County Historical Commission: "Although the enclosure of the porch has changed the appearance of the house, this modification reflects the changing needs of the occupants and changing architectural trends." (Hardy Heck Moore, 20). All of the alterations to the property were made during the period of significance, allowing the house to retain its integrity of location, design, materials, workmanship, feeling, setting, and association. The Donalson House is therefore eligible for listing in the National Register.

¹ The current owner contends that the porch was infilled during Donalson's ownership (before 1926), based on a 1923 date stamped on the bathtub.

8. STATEMENT OF SIGNIFICANCE

APPLICABLE NATIONAL REGISTER CRITERIA

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

CRITERIA CONSIDERATIONS: N/A

AREAS OF SIGNIFICANCE: Architecture

PERIOD OF SIGNIFICANCE: 1913-1936

SIGNIFICANT DATES: 1913

SIGNIFICANT PERSON: N/A

CULTURAL AFFILIATION: N/A

ARCHITECT/BUILDER: Radford Homes; Wallace Brothers Lumber Company

NARRATIVE STATEMENT OF SIGNIFICANCE (see continuation sheets 8-8 through 8-11).

9. MAJOR BIBLIOGRAPHIC REFERENCES

BIBLIOGRAPHY (see continuation sheets 9-12 through 9-13).

PREVIOUS DOCUMENTATION ON FILE (NPS): N/A

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

PRIMARY LOCATION OF ADDITIONAL DATA:

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

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Donalson House
Kyle, Hays County, Texas

Statement of Significance

The 1913 Cora Jackman Donalson House is the only documented house in Kyle, Texas, made from a catalog plan book of the Radford Architectural Company. Built by Cora Donalson, the daughter of a prominent family, the house represents the growth of the residential area of Kyle during the early 20th century. The Donalson House is nominated for listing in the National Register of Historic Places under Criterion C in the area of Architecture at the local level of significance as it is a characteristic and well-preserved example of Radford-type residential design in Kyle, Texas. The Radford Architectural Company of Chicago was well-known for their unique blending of early 20th-century styles with characteristics of the Victorian and Queen Anne idioms. The property retains a sufficient degree of its historic integrity as all of the alterations to the property were made during the period of significance. The period of significance for the property is 1913 to 1936, the construction date of a contributing garage. The Donalson House was designated as a Recorded Texas Historic Landmark by the Texas Historical Commission in 2009.

Historical Development of Kyle, Hays County, Texas

Kyle, Texas, was built as a railroad town to provide a rail stop for the International and Great Northern Railroad line between Austin and San Antonio. In 1879, Captain Fergus Kyle and David Moore donated over 200 acres to the Texas Land Company for the new townsite. Lots were sold to the highest bidder under the "Auction Oak" on what would become South Sledge Street in 1880. Parcels of land were set aside for public buildings, a park, and schools. The original 18 block townsite stretched from Nance Street on the west to Front Street on the east. North and South streets served as the boundaries on those respective directions. (Strom, 28-30)

The town's early growth centered upon an agricultural economy of cattle and cotton, maize, and sorghum crops; the blackland prairie soils to the east of Kyle supported farms and dairies. By the late 1880s, a large community of immigrant Germans settled in this area on lands once owned by Colonel R. J. Sledge. To the west of Kyle, ranching predominated with the raising of cattle, mules and jacks. Kyle quickly became a regional center for the cattle industry with the local rail line sporting eight shipping yards for transporting cattle by rail. Business growth in the town included a cotton gin, oil mill, banks, grocery, and two lumber companies by 1900.

The local Baptist community leaders established the Kyle Baptist Seminary in 1881 on property that included the site of the Auction Oak. Management problems and conflicts plagued the school, and by 1890 two of its three buildings burned. Following the closure of the school, a judge ordered the lands sold and the proceeds given to the Kyle public school. The Duty family purchased the remaining seminary building and sold off portions of that land over the next twenty years.

The City of Kyle incorporated in 1906 with a population of approximately 200 citizens. By 1910, businesses as diverse as a creamery, bottling works, banks, a pharmacy, and doctors' offices operated alongside general stores, livery stables, blacksmith shops, lumber yards, and the ever-important railroad depot. The first permanent city hall was constructed in 1912 by San Marcos architect Roy Thomas (NRHP 2002). The city witnessed its first automobile in 1905, and the first federally funded road in Texas—the Austin to San Antonio Post Road—was constructed in 1915, bringing traffic through the very center of the town of Kyle. By 1916 electricity became available throughout town. During the first decades of the twentieth century, a middle class became established in Kyle as merchants began to thrive.

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The small town of Kyle has grown extensively since the Donalson House was first built. Since the completion of U.S. Interstate Highway 35 in 1962, shopping centers have sprouted along the interstate and the town has expanded along that corridor to the north towards Austin. What were formerly farms to the east were converted into modern housing developments starting in the 1970s. The older neighborhoods within the city's center, however, have escaped any adverse affects from this burgeoning growth.

Cora Jackman Donalson (1853-1926)

Cora Jackman Donalson was born in 1853 near Rocheport, Missouri, to Martha and Sidney Drake Jackman (1826-1886). In 1855, Jackman purchased land near the Missouri-Kansas border, and joined the Missouri state militia. Jackman rose to the rank of Brigadier General for the Confederacy during the Civil War, and settled with his family in central Texas, where he served a term in the Texas legislature. Cora came of age during the Civil War and its aftermath, and she and her family endured many hardships, including living in a tent in central Texas while her father was away. In 1875 Cora married Chauncey Barnett Donalson (1835-1912), and they lived on a 738-acre ranch south of Kyle known as the Live Oak Springs Ranch. The Donalsons were early supporters of education in Kyle, and their children attended the Kyle Baptist Seminary School. Cora taught in the Kyle public school system, as did her daughter Laura Belle, for whom the Laura Belle Wallace Middle School is named today. After the death of her husband in 1912, Cora Donalson moved from the ranch and retired to the town of Kyle, a widow at the age of 59. Cora had the resources to build any kind of house wherever she wanted, and she chose to build near the heart of the town. She purchased one of the former Kyle Baptist Seminary lots from the Duty family in May 1913, and subsequently ordered plans for her house from the Radford Architectural Company through the Wallace Brothers Lumber Company. Cora was 60 years old when oversaw the construction of the house. She left the operation of the ranch to her children and her husband's children by his first wife.

Cora's daughter Laura Belle Donalson married Charles D. Wallace in 1915, moving into a new Craftsman bungalow he built for them at 106 Sledge Street, directly to the north of her mother's home. Wallace owned the Wallace Brothers Lumber Company with his brother, an enterprise first established by their father, H.C. Wallace, in 1881. The onslaught of World War I and the worldwide influenza pandemic of 1918 took its toll on the town of Kyle. By the early 1920s, much of the economic boom of the prior decades was lost due to a series of floods, droughts, and the devastation caused by the boll weevil. According to many observers, "the Depression [sic] started in Kyle ten years earlier than the rest of the nation, and Kyle entered a thirty-year period of stagnation and difficult times." (Recorded Texas Historic Landmark files, "Cora Donalson House"). Cora Jackman Donalson died in 1926.

Subsequent Owners of the Donalson House (1933-present)

Wallace Alexander "Lex" Word purchased Cora Donalson's house from her estate during the height of the Great Depression in 1933. Word had worked at the Sledge Grocery, owned and operated by his grandfather, before opening his own general store and grocery, the Bon Ton, with partners in 1926. The Bon Ton served as a community gathering place for the town and at one time served as the site of Kyle's first library. After the Kyle State Bank—the town's only bank—closed, Word, along with his neighbor, Charles D. Wallace, helped reorganize it as the Citizens State Bank. Word also opened an implement store and began a cooperative cotton gin for local farmers during the 1930s. (Texas Historical Commission marker files for "Lex Word and the Bon Ton")

In 1929, Word married schoolteacher Louise Gossett, and soon they needed additional space for their growing family. The Word family purchased the house at 200 South Sledge Street in 1933. According to daughter Wynette Barton, who grew

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up in the house, the Words occupied the ground floor with their four children, and Lex Word's widowed mother occupied the upstairs. They enclosed the south side of the wrap-around porch to use as a bedroom and constructed a small addition on the north side of the house. The former sitting room also was utilized as a bedroom with a new bathroom attached to it. Older wood flooring of the porch was removed and a new concrete floor laid at ground level; with the higher porch now removed, brick bases were installed to support the columns that were too short to reach the ground. According to Wynette Word Barton, the porch railing also was removed at this time. (Wynette Barton interview. The current owner contends that the porch was infilled before 1926 during Donalson's ownership, based on a 1923 date stamped on the bathtub.) The Word family remained in the house until 1943, when they moved to a ranch on the outskirts of town; Lex Word's mother continued to occupy the house, moving into the downstairs area. After she suffered a stroke in the mid-1940s, a family from the Ukraine moved into the house to care for her, living in the upstairs area. Lex Word's mother died in 1950, and the Word family continued to rent the home to other area families, until they sold it to Jim and Bonnie Box in 1957. Elbert and Nadine Steele purchased the house in 1962 and the current owners purchased it from the Steele estate in 1997. The Kolacny family has carefully maintained the integrity of the house in their efforts to preserve it, replacing materials as necessary in kind.

The Architecture of the Donalson House

During the early part of the 20th century, small towns like Kyle experienced rapid growth as rail lines transported people and materials across the country. Among the goods transported were the components necessary to build houses. The availability of cut lumber allowed for the quick construction needed in rapidly growing new towns. One could order an entire house ready for assembly, or any parts necessary to construct or finish a home. These houses represented the popular styles of the day, and buyers were encouraged to make personalized changes to window or door placement, or even the reversal of an entire floor plan. This mail-order process of standardized homes spread similar styles across central Texas, and changed home construction from a local craftsman-based market to a national industry.

The Donalson House was constructed in 1913 from plans acquired from the Radford Architectural Company (Figure 1, p. 18). William A. Radford got his start in the lumber business in Oshkosh, Wisconsin, in the 1880s, and by 1890 he had established the Radford Sash and Door Company, selling construction materials through mail-order catalogs. His first set of building plans, *Radford Ideal Homes*, was published in 1898. In 1902, he established the Radford Architectural Company in Chicago, Illinois; by 1911, Radford boasted that his company was the "largest architectural establishment in the world," hiring architects and draftsmen to design hundreds of house plans as well as plans for apartment buildings, commercial buildings, barns, and garages. Radford would issue over 40 catalogs of house plans in addition to encyclopedias of construction, technical books, and three monthly trade journals. The company folded when Radford retired in 1926. (Reiff, 150)

The consumer who purchased a set of Radford's house plans received a full set of blueprints, typically consisting of sixteen to twenty drawings including the foundation plan, floor plans, roof plan, exterior and interior elevations, and full-scale details. The plans could be printed in reverse. Customers also received an additional sixteen to twenty pages of construction specifications. The cost of the plans varied from five dollars for a small house to twelve dollars for larger, more complicated designs. Although the company provided estimated costs for the construction of the houses, a proviso added that the final cost depended upon regional availability and prices of lumber and labor. (Reiff, 151)

The floor plan of the Donalson House is the mirror image of the Radford Architectural Company's design number 1517 (also known as design number 517 in some publications). This design first appeared in the 1908 *Radford's Artistic*

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Homes, as well as in the 1909 edition of *Radford's Portfolio of Plans*. According to Daniel Reiff, in *Houses from Books: Treatises, Pattern Books, and Catalogs in American Architecture, 1738-1950*, "Radford Design No. 517, published in *American Homes* of 1903, is a...Queen Anne design in which the picturesque massing and projecting bays are compactly arranged and the detailing simplified and made more classical under the impact of Academic and Colonial revivals. The semi-circular attic windows and especially the Ionic veranda with pediment marking the entrance are the most prominent of the classical features." (Reiff, 154-155)

Cora Donalson acquired the plans and the lumber for her house through the Wallace Brothers Lumber Company in Kyle; the lumber of the attic walls still bears the handwritten delivery destination to "Wallace Brothers, Kyle." Prior to its construction in 1913, changes were made to the house plan, including the elimination of the rear staircase and an addition of an upstairs sleeping porch. A second chimney and open fireplace were added to the parlor and the fireplace in the sitting room was eliminated. The exterior was constructed as designed, except for the reversal of the plan and the elimination of the brackets under the eaves.

The Wallace Brothers Lumber Company built other buildings in Kyle, several of which are known through their advertisements in the Kyle High School Yearbook, *The Bluebonnet*. While some of these buildings were constructed outside of the city's limits, such as the Bunton House, several of the houses were constructed within a one-block radius of the Donalson House. The C.D. Wallace House was constructed next door to the Donalson House by the owner of the Wallace Brothers Lumber Company, and the Neuhaus House was built at the southeast corner of Sledge and Center streets. (*The Bluebonnet*, 1919) A search through the Radford catalogs has revealed that these houses were not constructed from Radford plans.

The Cora Jackman Donalson house is significant as a good realization of a Radford plan, and it is the only documented example of a pattern book house in Kyle. The house is included in the "Historic Resources Survey of the City of Kyle, Texas and Its Extra-Territorial Jurisdiction" prepared by Hardy Heck Moore and Associates, Inc., in 1994. The property is listed in this inventory as a high priority property and significant for its architecture, despite the modification of the porch by the early 1930s, within the period of significance. (Hardy Heck Moore, 20) It was designated a Recorded Texas Historic Landmark in 2009. The Donalson House is therefore nominated to the National Register of Historic Places at the local level of significance under Criterion C, in the area of Architecture. The period of significance ends at 1936, the confirmed date of the second building on the property, a brick garage.

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- Barton, Wynette. Interview by Jeannene Herber, Kyle, Texas 2009.
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- Miller, Jean Parson (great granddaughter of Cora Jackman Donalson), Buda, Texas. Family records, letters, and photographs of the Donalson, Wallace, and Jackman families of Kyle, Texas. 2008.
- Nance, Robert, Jr. Interview by Jerry Kolacny, Kyle, Texas. 2002.

10. GEOGRAPHICAL DATA

ACREAGE OF PROPERTY: less than one acre

UTM REFERENCES	<u>Zone</u>	<u>Easting</u>	<u>Northing</u>
1.	14	608056	3318016

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

BOUNDARY JUSTIFICATION: Nomination includes all property historically associated with the building

11. FORM PREPARED BY (with assistance from Gregory Smith and Rachel Leibowitz, THC)

NAME/TITLE: Jeannene Herber

ORGANIZATION: Blue House Research Services

DATE: November 2, 2009

STREET & NUMBER: 3821 Lime Kiln Road

TELEPHONE: (512) 393-9549

CITY OR TOWN: San Marcos

STATE: Texas

ZIP CODE: 78666

ADDITIONAL DOCUMENTATION

CONTINUATION SHEETS

MAPS (see continuation sheet Figure-15 through Figure-17)

PHOTOGRAPHS (see continuation sheet Photo-23)

ADDITIONAL ITEMS (see continuation sheets Figure-18 through Figure-22)

PROPERTY OWNER

NAME: Jerry and Pat Kolacny

STREET & NUMBER: 200 South Sledge Street

TELEPHONE: (512) 557-6600

CITY OR TOWN: Kyle

STATE: Texas

ZIP CODE: 78640

United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet

Section 10 Page 14

Donalson House
Kyle, Hays County, Texas

Verbal Boundary Description

0.5974 acres of land situated in the Town of Kyle, County of Hays, and the State of Texas and further being that same tract of land as described in Volume 96, pages 117 and 118 Deed Records Hays County, Texas; said 0.5974 acres being more particularly described by metes and bounds as follows:

COMMENCING at a found $\frac{1}{2}$ inch iron rod located at the intersection of the southerly right-of-way line of Centre Street with the westerly right-of-way line of South Sledge Street: said rod further marking the north-easterly corner of Block 36 in the Town of Kyle, Texas;

THENCE South 00 45' West, along the westerly right-of-way line of said South Sledge Street, same being the easterly line of said Block 36, a distance of 130.10 feet (call: 130.00 feet) to a found $\frac{1}{2}$ inch iron rod for the POINT OF BEGINNING of the herein described tract of land;

THENCE South 00 45' West, continuing along the westerly right-of-way line of said South Sledge Street, same being the easterly line of said Block 36, a distance of 105.00 (call: 107.50 feet) to a found cut "x" for corner;

THENCE North 89 02' 59" West (call: N 89 15' W), leaving the westerly right-of-way line of said South Sledge Street same being the easterly line of Block 36, a distance of 248.26 feet (call: 250.00 feet) to a found $\frac{1}{2}$ inch iron rod for corner;

THENCE North 00 04' 32" East (call: N 00 45' E), a distance of 104.16 feet (call: 250.00 feet) to the POINT OF BEGINNING and containing 0.5974 acres of land, more or less.

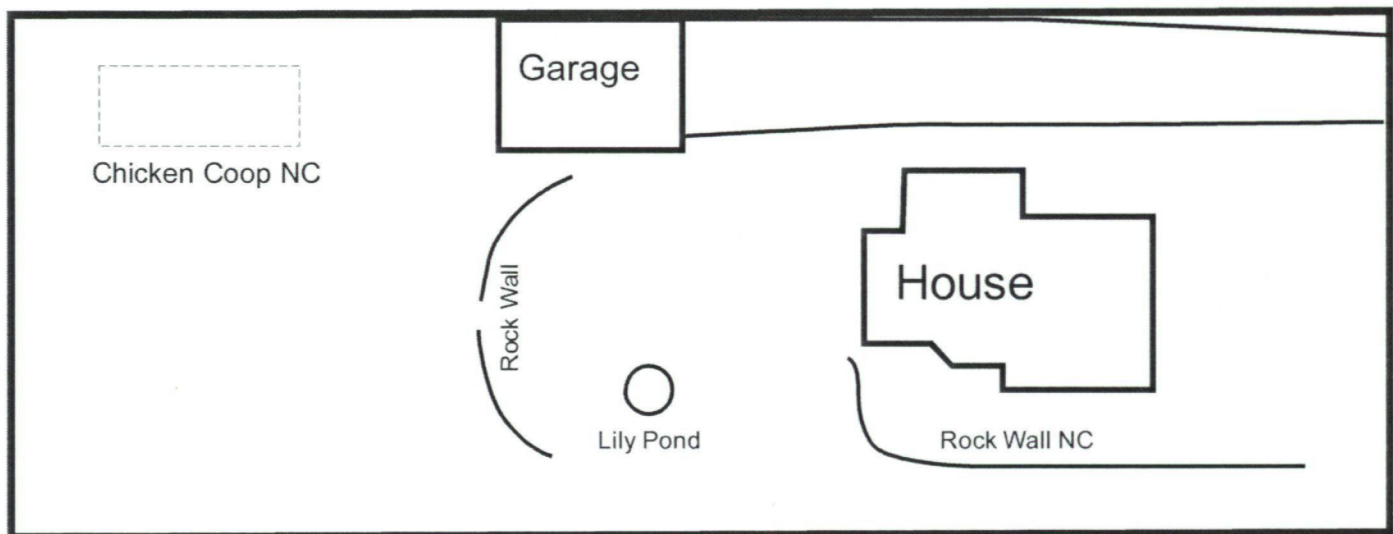
United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section MAP Page 15

Donalson House
Kyle, Hays County, Texas

Map 1. Site survey, Donalson House, 200 South Sledge Street, Kyle, Hays County, Texas.
Surveyed October 6, 1961, for then-owner Jim Box, publisher of the local newspaper.



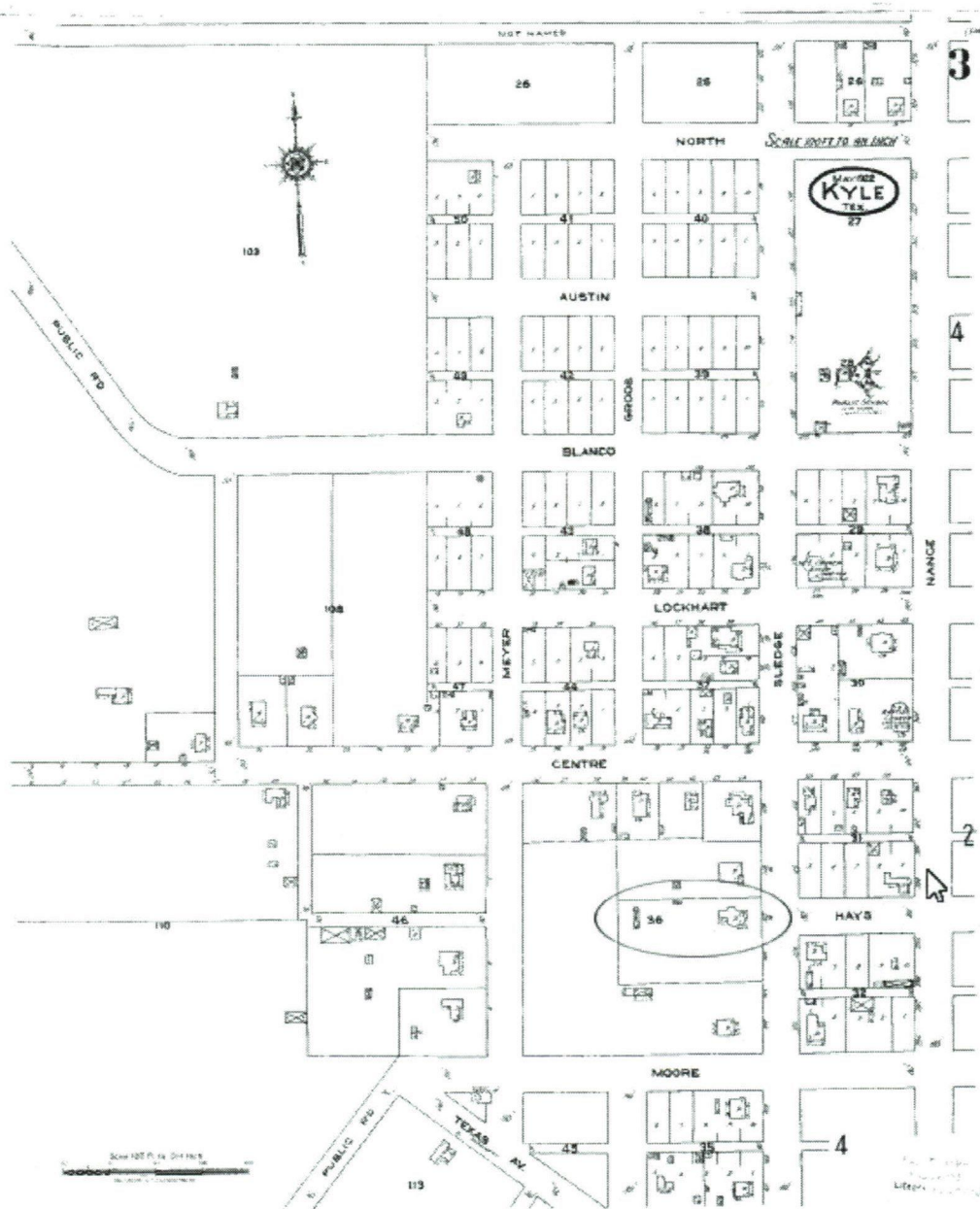
Map 2. Site plan of nominated property, showing locations of contributing and noncontributing (NC) resources, 2009.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section MAP Page 16

Donalson House
Kyle, Hays County, Texas



Map 3. 1922 Sanborn Map

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section FIGURE Page 18

Donalson House
Kyle, Hays County, Texas

Figure 1. Radford Design No. 1517

66



Design No. 1517

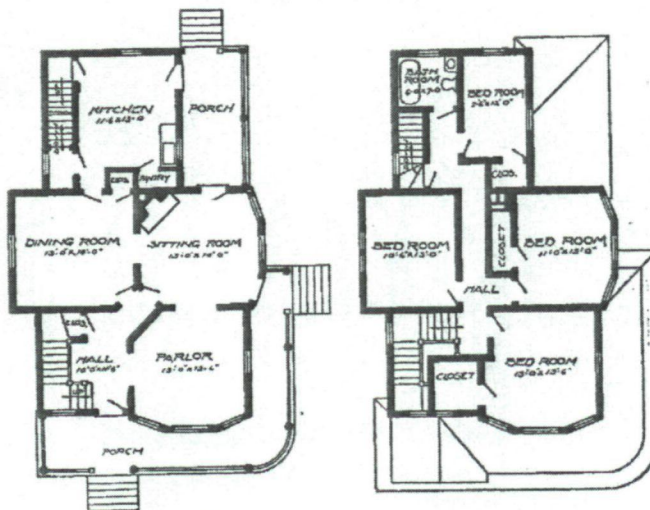
PRICE

of Blue
Prints, to-
gether with
a complete
set of type-
written
specifica-
tions is

ONLY

\$5.00

They save
time and
prevent
waste of
material



First Floor Plan

Second Floor Plan

Size: Width, 24 feet 6 inches; length, 44 feet, exclusive of porch

Blue prints consist of cellar and foundation plan; roof plan; first and second floor plans; front, rear, two side elevations; wall sections and all necessary interior details. Specifications consist of about twenty pages of typewritten matter.

Full and complete working plans and specifications of this house will be furnished for \$5.00. Cost of this house is from about \$2,250.00 to about \$2,500.00, according to the locality in which it is built.

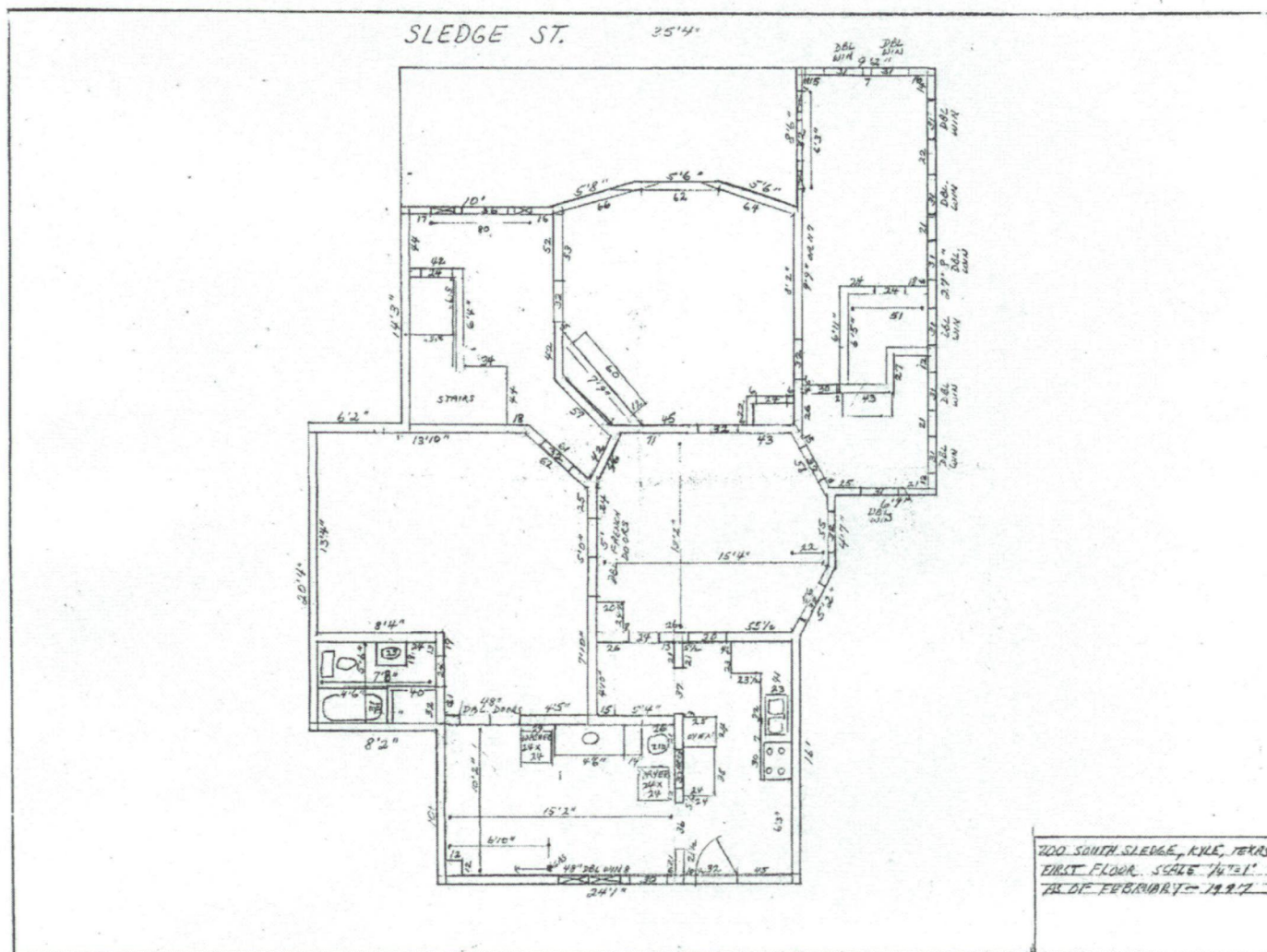
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National Park Service

National Register of Historic Places Continuation Sheet

Section FIGURE Page 19

Donalson House
Kyle, Hays County, Texas

Figure 2. Current Plan, first floor (primary façade at the top of the drawing).



←N

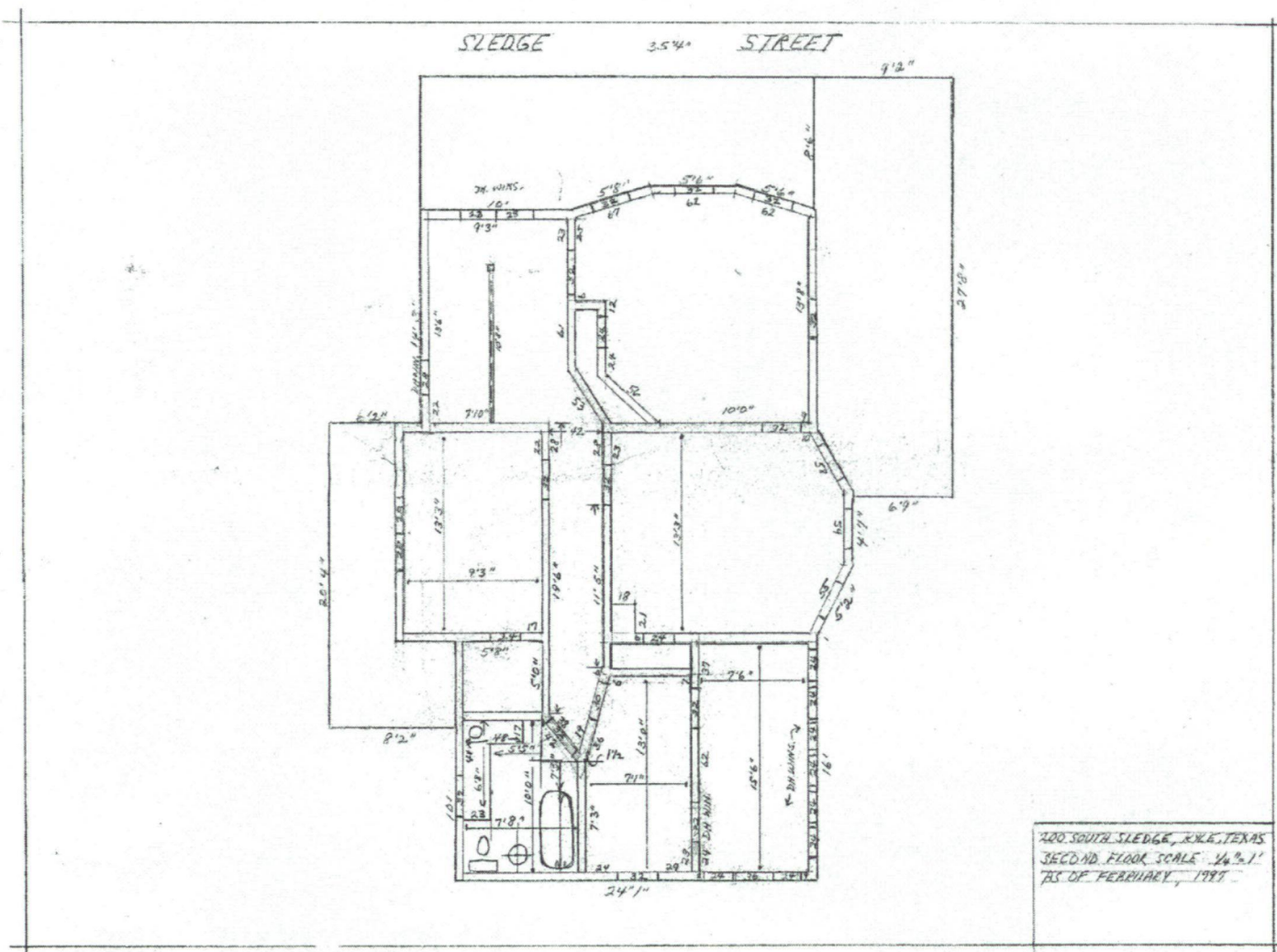
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National Park Service

National Register of Historic Places Continuation Sheet

Section FIGURE Page 20

Donalson House
Kyle, Hays County, Texas

Figure 3. Current Plan, second floor (primary façade at the top of the drawing).



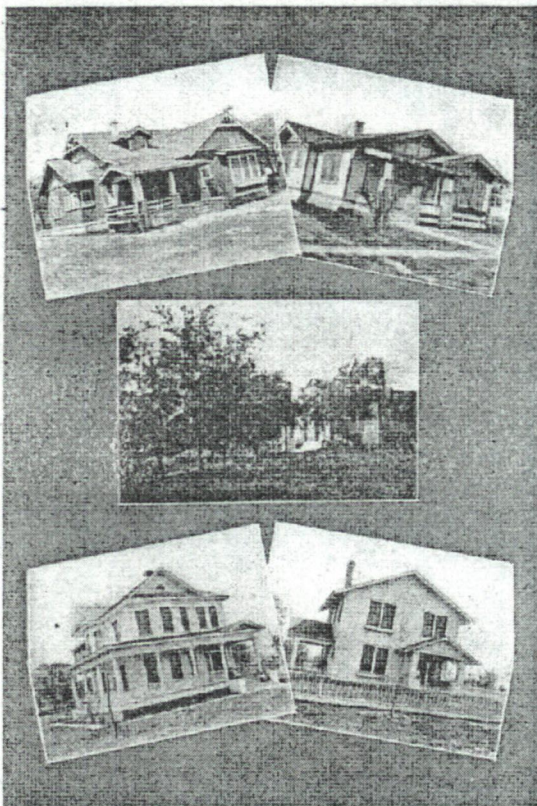
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National Register of Historic Places Continuation Sheet

Section FIGURE Page 21

Donalson House
Kyle, Hays County, Texas

Figure 4. Wallace Brothers Lumber Company advertisement in the Kyle High School yearbook *The Bluebonnet*, 1919.



Residence of Chas. D. Wallace. Residence of W. G. Neuse
Kyle City Hall.
Residence of Mrs. Cora Donalson. Residence of John E. Parke.

THE HOME SHE OWNS

She will never be happy until she has a home of her very own. Hardly a day passes that she does not think of her home as she would have it. It is a place of comfort, contentment and harmony; it is to be practical, convenient, beautiful. Nothing takes the place of this home of her own planning—nothing will be nearer or dearer to her heart, except her loved ones. Build her that home! Build it of wood! Build it now!

Mr. Franklin T. Miller, head of the Division of Public Works of the United States Department of Labor, says: "The United States is now holding a new hand, just dealt. It isn't the hand we held before the war. We will never get that old hand back again. We must play with the cards we have. By that I mean we must not expect labor to come down, nor the price of materials. The man who builds now will get cheaper materials than if he waits a year—or five."

Let us Help You Plan that
Home of Her Dreams.

SEE OUR PLAN BOOK

WALLACE BROS. LUMBER CO.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section PHOTO Page 22

Donalson House
Kyle, Hays County, Texas

HISTORIC PHOTOGRAPHS

Photo 1. Donalson House, c.1924
Northeast oblique (camera facing southwest)



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section PHOTO Page 23

Donalson House
Kyle, Hays County, Texas

Photo Log

Donalson House
Kyle, Hays County, Texas
Photographed June 2010 by Jerry Kolacny
Printed on HP Premium Plus paper with Viverra inks by the THC

Photo 1
East elevation
Camera facing west

Photo 2
East elevation showing setting at end of Miller Street
Camera facing west

Photo 3
Northeast oblique
Camera facing southwest

Photo 4
South elevation
Camera facing northwest

Photo 5
West elevation
Camera facing east

Photo 6
Garage
Camera facing northwest

Photo 7
Lily pond
Camera facing west

Photo 8
Front hall with staircase
Camera facing northeast

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Donalson, Cora Jackman, House
NAME:

MULTIPLE Rural Properties of Hays County, Texas MPS
NAME:

STATE & COUNTY: TEXAS, Hays

DATE RECEIVED: 9/13/10 DATE OF PENDING LIST: 10/13/10
DATE OF 16TH DAY: 10/28/10 DATE OF 45TH DAY: 10/28/10
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 10000864

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

☒ ACCEPT ☐ RETURN ☐ REJECT 10-28-10 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in
The National Register
of
Historic Places

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

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

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



Donalson House
Kyle, Hays Co. TX
photo 1



Donalson House
Kyle, Hays Co. TX
photo 2



Donalson House
Kyle, Hays Co. TX
photo 3



Donalson House
Kyle, Hays Co. TX
photo 4



Donalson House
Kyle, Hays Co. TX
photo 5



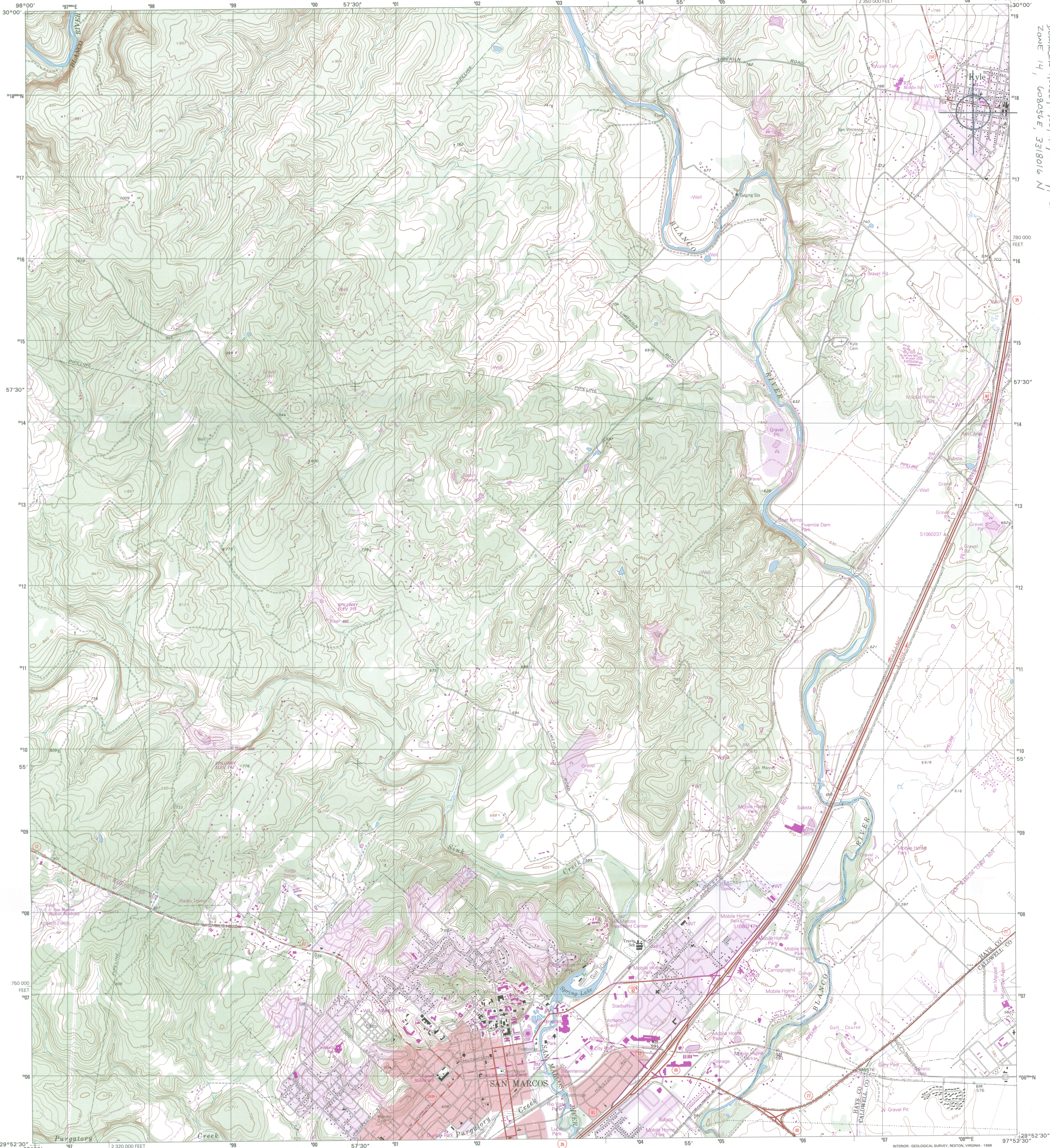
Donalson House
Kyle, Hays Co. TX
photo 6



Donalson House
Kyle, Hays Co. TX
photo # 7



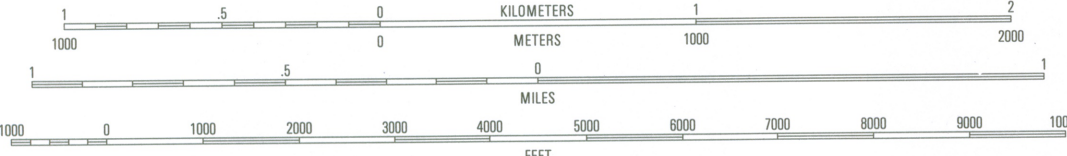
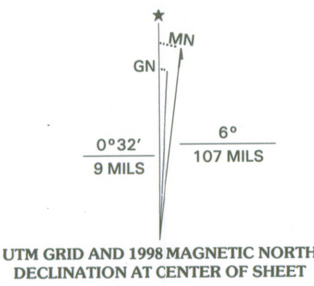
Donalson House
Kyle, Hays Co. TX
photo 8



Produced by the United States Geological Survey
Topography compiled 1958. Planimetry derived from imagery dated 1986 and other sources. Photinspected using imagery dated 1995; no major culture or drainage changes observed. Survey control current as of 1986. Boundaries, other than corporate, verified 1998.

North American Datum of 1927 (NAD 27). Projection and 1000-meter grid: Universal Transverse Mercator, zone 14 10 000-foot ticks: Texas Coordinate System of 1927 (south central zone)

North American Datum of 1983 (NAD 83) is shown by dashed corner ticks. The values of the shift between NAD 27 and NAD 83 for 7.5-minute intersections are obtainable from National Geodetic Survey NADCON software
Areas covered by dashed light-blue pattern are subject to controlled inundation



CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929
TO CONVERT FROM FEET TO METERS, MULTIPLY BY 0.3048

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, P.O. BOX 25286, DENVER, COLORADO 80225
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



QUADRANGLE LOCATION
2997-333

1	2	3	1 Driftwood
4	5	6	2 Mountain City
7	8	7	3 Buda
		8	4 Wimberley
			5 Umland
			6 Hunter
			7 San Marcos South
			8 Martindale

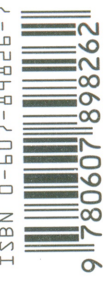
ADJOINING 7.5' QUADRANGLE NAMES

ROAD CLASSIFICATION
Primary highway
hard surface
Secondary highway
hard surface
Light-duty road, hard or
improved surface
Unimproved road

Interstate Route U.S. Route State Route

SAN MARCOS NORTH, TX
1995

NIMA 6443 IV NW-SERIES V882



TEXAS HISTORICAL COMMISSION

real places telling real stories

2



TO: Linda McClelland
National Register of Historic Places

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

RE: Donalson House, Kyle, Hays County, Texas

DATE: September 8, 2010

- The following materials are submitted:

<input checked="" type="checkbox"/>	Original National Register of Historic Places forms:
	<input type="checkbox"/> Resubmitted nomination
	Multiple Property nomination form
<input checked="" type="checkbox"/>	Photographs printed from digital files
<input checked="" type="checkbox"/>	USGS map
	Correspondence
<input checked="" type="checkbox"/>	Other: CD with TIFF photo files

COMMENTS:

- ☐ SHPO requests substantive review (cover letter from SHPO attached)
- ☐ The enclosed owner objections (do ☐) (do not ☐) constitute a majority of property owners
- ☐ Other:



RICK PERRY, GOVERNOR • JON T. HANSEN, CHAIRMAN • MARK WOLFE, EXECUTIVE DIRECTOR

P.O. BOX 12276 • AUSTIN, TEXAS • 78711-2276 • P 512.463.6100 • F 512.475.4872 • TDD 1.800.735.2989 • www.thc.state.tx.us