United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

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1. Name of Property

Historic Name: Gatesville Downtown Historic District
Other name/site number: N/A
Name of related multiple property listing: NA

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2.   Location

Street & number: Roughly bounded by Saunders Street to the north, 10th Street to the west, Bridge and College Streets to the south, and 5th Street to the east.
City or town: Gatesville   State: Texas   County: Coryell
Not for publication: ☐ Vicinity: ☐

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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 at the following levels of significance:
☐ national ☐ statewide ☑ local

Applicable National Register Criteria: ☑ A   ☐ B   ☐ C   ☐ D

_____   Chief Deputy State Historic Preservation Officer   12/3/2025
Signature of certifying official / Title   Date

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

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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

United States Department of the Interior
National Park Service / National Register of Historic Places REGISTRATION FORM
NPS Form 10-900   OMB No. 1024-0018

Gatesville Downtown Historic District, Coryell County, Texas

5. Classification

Ownership of Property: Private, Public-Local, Public-Federal

Category of Property

	building(s)
X	district
	site
	structure
	object

Number of Resources within Property

Contributing	Noncontributing	
68	15	buildings
1	0	sites
2	0	structures
0	0	objects
71	15	total

Number of resources previously listed on the National Register: 1

6. Function or Use

See continuation sheet 6-7

7. Description

Architectural Classification:
LATE NINETEENTH CENTURY: One-part Commercial Block, Two-part Commercial Block, Romanesque Revival
LATE NINETEENTH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS: One-part Commercial Block, Two-part Commercial Block, WPA Moderne; Streamline Moderne; Rustic; Prairie (modest); Gothic Revival (modest); Stripped Classicism
MID-CENTURY MODERN NONRESIDENTIAL: One-part Commercial Block; Postwar Commercial; One-story shop; Spanish Colonial Revival (modest); Mid-century Modern
MID-CENTURY MODERN RESIDENTIAL: Minimal Traditional
LATE MODERN: Arcaded Block; Postwar Neoclassical/Temple Front

Principal Exterior Materials: Brick, Masonry, Stucco, Wood, Metal

Narrative Description (see continuation sheets 7-8 through 7-14)

Gatesville Downtown Historic District, Coryell County, Texas

8.Statement of Significance

Applicable National Register Criteria

X	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: NA

Areas of Significance: Community Planning and Development, Commerce *(local level of significance)*

Period of Significance: c.1890-1975

Significant Dates: c.1890

Significant Person (only if criterion b is marked): NA

Cultural Affiliation (only if criterion d is marked): NA

Architect/Builder: NA

Narrative Statement of Significance (see continuation sheets 8-26 through 8-34)

9. Major Bibliographic References

Bibliography (see continuation sheet 9-36)

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
__Other state agency
__Federal agency
__Local government
_X_University: Dolph Briscoe Center for American History, University of Texas, Austin
_X_Other: Gatesville Public Library, Coryell County Museum

Historic Resources Survey Number (if assigned): NA

Gatesville Downtown Historic District, Coryell County, Texas

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10. Geographical Data

Acreage of Property: 44.8 Acres

Coordinates: (see continuation sheets 10-39)

Verbal Boundary Description: (see continuation sheets 10-39)

Boundary Justification: (see continuation sheets 10-39)

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11. Form Prepared By

Name/title: Megan Warley McDonald (Architectural Historian), Rebecca Lapham Wallisch (Senior Architectural Historian)
Organization: Post Oak Preservation Solutions
Street & number: 2506 Little John Lane
City or Town: Austin   State: Texas   Zip Code: 78704
Email: Megan@postoakpreservation.com
Telephone: 814-397-2359
Date: May 11, 2024

Additional Documentation

Maps   (see continuation sheets MAP-40 through MAP-46)

Additional items   (see continuation sheets FIGURE-47 through FIGURE-64)

Photographs   (see continuation sheets PHOTO-65 through PHOTO-79)

Gatesville Downtown Historic District, Coryell County, Texas

Photograph Log

Name of Property: Gatesville Downtown Historic District
Location: Gatesville, Coryell County, Texas
Photographer: Megan Warley McDonald and Rebecca Lapham Wallisch
Date: November 2023

The photographs reflect the district's current appearance in 2025.

Photo 1 (TX_Coryell_GatesvilleDowntownNRHD_001). The 1897-8 Coryell County Courthouse (Resource 45, NRHP 1977) at the center of downtown Gatesville and the proposed district. View northwest.

Photo 2 (TX_Coryell_GatesvilleDowntownNRHD_002.tif). Resources 1 and 2, at the northwest corner of the proposed district. View north.

Photo 3 (TX_Coryell_GatesvilleDowntownNRHD_003.tif). Streetview depicting north block of courthouse square along Main Street, showing from left Resources 6-12, and 18- 20 (right background). View northeast.

Photo 4 (TX_Coryell_GatesvilleDowntownNRHD_004.tif). From left are Resource 8 through 11. Resource 9 is the only remaining late-19th century building in the district that retains its arched parapet and elaborate cornice.

Photo 5 (TX_Coryell_GatesvilleDowntownNRHD_005.tif). The ca. 1890s former Gatesville National Bank building (Resource 12) was modernized twice, the present facade dates to ca. 1965, view northwest.

Photo 6 (TX_Coryell_GatesvilleDowntownNRHD_006.tif). View of west side of N. 7th Street between Saunders Street and E. Main Street. From left to right, Resources 12-15. View southwest.

Photo 7 (TX_Coryell_GatesvilleDowntownNRHD_007.tif). The Hammack Building (Resource 18, RTHL 1985) is shown at left, Resource 19 at center, and non-contributing Resource 20 at right, view northeast.

Photo 8 (TX_Coryell_GatesvilleDowntownNRHD_008.tif). Resources 23 (left) and 24 (right). Resource 23 was the Gatesville Public Library. View northeast.

Photo 9 (TX_Coryell_GatesvilleDowntownNRHD_009.tif). Gatesville City Hall (Resource 25), constructed 1935-1937 with WPA funding. Facing northeast.

Photo 10 (TX_Coryell_GatesvilleDowntownNRHD_010.tif): The 1936 former telephone building (Resource 29) at the district's eastern boundary, view south.

Photo 11 (TX_Coryell_GatesvilleDowntownNRHD_011.tif). First Baptist Church (Resource 30). View southwest.

Photo 12 (TX_Coryell_GatesvilleDowntownNRHD_012.tif). Constructed ca. 1902, the Burt Building's (Resource 33) present facade dates to the 1920s. Resource 32 is at left and Resource 33 is at right. View south.

Photo 13 (TX_Coryell_GatesvilleDowntownNRHD_013.tif): View along south side of E. Main Street between 8th Street and 7th Street showing (from left) Resources 34, 35, 37, and 36, view southwest.

Photo 14 (TX_Coryell_GatesvilleDowntownNRHD_014.tif) East block of square along 7th Street showing Resources 36-38, view northeast.

United States Department of the Interior
National Park Service / National Register of Historic Places REGISTRATION FORM
NPS Form 10-900   OMB No. 1024-0018

Gatesville Downtown Historic District, Coryell County, Texas

Photo 15 (TX_Coryell_GatesvilleDowntownNRHD_004.tif). East block of square along S. 7th Street. Showing (from left to right) Resources 36 to 43. View northeast.

Photo 16 (TX_Coryell_GatesvilleDowntownNRHD_016.tif). Northern part of west block of the courthouse square, depicting resources 46-47 (right to left). View northwest.

Photo 17 (TX_Coryell_GatesvilleDowntownNRHD_017.tif). Southern part of west block of the courthouse square, depicting Resources 48-52 (right to left). View southwest.

Photo 18 (TX_Coryell_GatesvilleDowntownNRHD_018.tif). Ca. 1891 building (Resource 51) at the corner of S. 6th Street and E. Leon Street is the only resource on the west block of the square (and one of few in the district) that retains its late 19th century appearance. View northwest.

Photo 19 (TX_Coryell_GatesvilleDowntownNRHD_019.tif). South block of courthouse square along E. Leon Street between 7th and 6th Streets. From right to left, Resources 62 to 57. View southwest.

Photo 20 (TX_Coryell_GatesvilleDowntownNRHD_020). Resource 57 was constructed ca. 1907 as the Gatesville Post Office. View east.

Photo 21 (TX_Coryell_GatesvilleDowntownNRHD_021.tif). Resource 68 is one of several buildings in the district that was constructed during the 1920s for automobile related services. View southeast.

Photo 22 (TX_Coryell_GatesvilleDowntownNRHD_022.tif). Resource 80, one of several multi-family domestic properties located within the district. View northeast.

Photo 23 (TX_Coryell_GatesvilleDowntownNRHD_023.tif). Resources 76, 75, 74 (from left to right). Resource 74 is likely one of the oldest structures in the district, constructed prior to 1885, although its primary façade dates to 1949. View southwest.

Photo 24 (TX_Coryell_GatesvilleDowntownNRHD_024.tif): South block of E. Leon Street between 7th and 8th Streets showing Resources 77 through 73 (from left), view southwest.

Photo 25 (TX_Coryell_GatesvilleDowntownNRHD_018.tif). Gatesville Post Office (Resource 78) constructed 1936-7 with WPA funding. View south.

Photo 26 (TX_Coryell_GatesvilleDowntownNRHD_026.tif). Raby Park (Resource 83) was established in the 1920s just southeast of the courthouse square.

Photo 27 (TX_Coryell_GatesvilleDowntownNRHD_027.tif). The Raby Park Bathhouse (Resource 84), view northeast.

Photo 28 (TX_Coryell_GatesvilleDowntownNRHD_028.tif). Raby Park masonry culvert, view northeast.

Photo 29 (TX_Coryell_GatesvilleDowntownNRHD_029.JPG): Raby Park masonry box culvert, view southwest.

Photo 30 (TX_Coryell_GatesvilleDowntownNRHD_030.tif): The ca. 1945 Scout Building (Resource 87) in Raby Park, view southeast.

Photo 31 (TX_Coryell_GatesvilleDowntownNRHD_031.tif): The 1970 pool (Resource 85) and pool house (Resource 86) within Raby Park (Resource 83), view southeast.

United States Department of the Interior
National Park Service / National Register of Historic Places REGISTRATION FORM
NPS Form 10-900   OMB No. 1024-0018

Gatesville Downtown Historic District, Coryell County, Texas

Section 6: Function or Use

Historic Functions:
COMMERCIAL/Business, Warehouse
DOMESTIC/Multiple dwelling, Secondary structure
GOVERNMENT/Courthouse, Post Office, City Hall, Fire Department, Police Station
EDUCATION/Library
HEALTHCARE/Dentist
SOCIAL/Fraternal Hall
TRANSPORTATION/Gas station, Auto sales
RELIGION/Church
RECREATION/Park, Theater, Pool, Bathhouse, Scout Building
FUNERARY/Funeral Parlor

Current Functions:
COMMERCIAL/Business, Warehouse
DOMESTIC/Multiple dwelling, Single dwelling, Secondary structure
GOVERNMENT/Courthouse, Post Office, City Hall, Fire Department, City Offices, Police Station, Sheriff
SOCIAL/Food Pantry
RELIGION/Church, Nonprofit
RECREATION/Park, Museum, Scout Building, Pool, Bathhouse
VACANT/Not in use

United States Department of the Interior
National Park Service / National Register of Historic Places REGISTRATION FORM
NPS Form 10-900   OMB No. 1024-0018

Gatesville Downtown Historic District, Coryell County, Texas

Narrative Description

The Gatesville Downtown Historic District is centered around the prominent Romanesque Revival Coryell County Courthouse, encompassing twelve surrounding blocks. The district is primarily commercial but also features several civic, religious, and recreational resources that played significant roles in Gatesville's growth. Established in the mid-19th century, the downtown commercial core expanded in the early 20th century as an agricultural and commercial hub. Growth continued into the mid-20th century, bolstered by the development of nearby military installations that stimulated the post-war economy. As the county seat, Gatesville's downtown has historically served—and continues to serve—as the community's center, characterized by predominantly one- and two-story commercial buildings surrounding the courthouse. The proposed district includes 87 total resources, 72 of which are contributing structures, notably the National Register of Historic Places (NRHP)-listed Coryell County Courthouse (listed in 1977). Most buildings were constructed during the district's period of significance (c.1890–1975) and retain sufficient historical integrity to reflect their association with Gatesville's development.

Previously Listed in the National Register of Historic Places: 1
   ▪ Coryell County Courthouse (NR #77001435)

Geographic Setting

Gatesville is in central Coryell County and serves as the county seat. Located in Central Texas, the city is within the Limestone Cut Plain subregion of the larger Cross Timbers ecoregion of Texas, which is characterized by relatively flat topography with intervening valleys, open woodlands, and grassy plains.[1] The Leon River, which winds northwest to southeast through Coryell County, forms a natural boundary on the city's north and east sides. Gatesville is roughly 6 miles north of the expansive Fort Cavazos (formerly Fort Hood) military installation, which occupies much of southern Coryell County. Copperas Cove, the most populous city in Coryell County, is approximately 27 miles southwest of Gatesville. As of the 2020 census, Gatesville had a population of 16,135 people: 57.93% White, 22.34% Hispanic or Latino, and 15.84% Black or African American.[2] During the period of significance, Gatesville's city limits expanded east from the downtown business district to the St. Louis and Southwestern railroad tracks. As a result, the Gatesville Downtown Historic District is on the west side of town surrounded by residential development north, south, and east.

General Characteristics

The nominated district is approximately 45 acres across twelve city blocks centered around the Coryell County Courthouse (NR #77001435) with commercial and civic resources that represent Gatesville's historical development. It is roughly bounded by Saunders Street (north), 10th Street (west), Bridge and College streets (south), and 5th Street (east); with Main Street running east-west through the district's center. Raby Park, established in 1922, extends south of the district from Bridge Street. Resources in the district generally retain good integrity, with many featuring alterations that date to the period of significance and represent modernization efforts of business owners. Seventy-three of the 88 total resources are considered contributing.

Gatesville's downtown is demonstrative of the prototypical Shelbyville plan, featuring a:

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[1] U.S. Geological Survey, "Descriptions of the Level IV Ecoregions of Texas," http://ecologicalregions.info/data/tx/tx_back.pdf, accessed March 27, 2024.
[2] United States Census Bureau, Gatesville, Texas, accessed December 13, 2023, https://data.census.gov/table/DECENNIALPL2020.P2?g=160XX00US4829168.

United States Department of the Interior
National Park Service / National Register of Historic Places REGISTRATION FORM
NPS Form 10-900   OMB No. 1024-0018

Gatesville Downtown Historic District, Coryell County, Texas

prominent courthouse sited on a central square in a park-like setting of shade trees, walks, and
monuments, all of which is surrounded by the town's major commercial establishments. The
courthouse is…the only building centered on the square and dominates the townscape.[3]

A uniform grid of eight blocks surrounds the courthouse while blocks beyond it vary in size. Numbered streets run
north-south and named roadways are east-west. Unnamed alleys are located behind the commercial buildings on most
blocks surrounding the square. Angled, front end parking immediately abuts the oval courthouse lawn, as well as the
sidewalks along S. 6th, E. Leon, and S. 7th Streets. Additional angled parking spaces are located at the center of S.
6th, E. Leon, and S. 7th Streets. Commercial buildings surrounding the courthouse square have little set back from the
street and are separated from the road by sidewalks. While the courthouse square itself features a grassy lawn and
shade trees, landscaping does not otherwise factor prominently within the district. Black metal railings, some featuring
a star motif, have recently been installed near the primary intersections of downtown Gatesville. Beyond the immediate
courthouse square, building setback, parking, and landscaping varies within the proposed district.

During the 19th century, Gatesville's downtown commercial development was primarily concentrated in the eight
blocks immediately surrounding the courthouse square, with a few light industrial properties just outside the eight
blocks, including several lumber yards and warehouses. Several churches were also established just outside the
downtown core, including the original First Baptist Church at the present site of Resource 30.[4] By the early 20th
century, however, commercial enterprises began expanding beyond the immediate 8 blocks surrounding the square.
Initial expansion took place east of 8th Street along E. Main Street: several hotels had opened east of 8th Street by 1902,
and by 1912, three wood-frame stores are depicted east of 8th Street along Main Street. By 1920, a concentration of
masonry stores was present on both the north and south sides of E. Main Street east of N. 8th Street.[5] Downtown
expanded further beyond the courthouse square during the 1930s with continued eastward commercial expansion along
Main Street, the construction of City Hall (Resource 25) and the Post Office (Resource 78), the telephone exchange
(Resource 29), and a new apartment house (Resource 79).

The oldest extant buildings in the district are in the eight blocks immediately surrounding the square. However, as
many business owners undertook facade modernizations during the mid-twentieth century, some of the oldest
buildings feature a mid-century appearance. This is most evident along the west side of the square (Resources 46-48)
and the north side of the square (Resources 6, 8, and 12). In addition, several fires took place in downtown Gatesville,
destroying 19th century commercial buildings. For example, much of the east side of the square was destroyed by an
early 20th century fire, and most buildings therefore date to the 1910s-1920s.

Though the blocks directly west, south, and east of the courthouse are densely packed with commercial structures,
numerous vacant lots are located along the north side of E. Main Street and were formerly occupied by historic
commercial buildings. For example, the block of E. Main Street between N 7th and N 8th Street was once lined with
commercial buildings, but most were lost during the early 21st century. New infill within the district is similarly
concentrated along the north side of E. Main Street: Resource 10 was effectively reconstructed in 2013 and Resource
11 was built in 1990. Resource 20 was constructed in 2011 on the site of several demolished historic structures.
Additional notable infill within the district is the expansive Sheriff's Department and Coryell County Jail (Resource
56) built in 1990 and occupying much of the block.

[3] Robert E. Veselka, *The Courthouse Square in Texas* (Austin, Texas: University of Texas Press, 2000): 5.
[4] Sanborn Fire Insurance Company, "Sanborn Fire Insurance Map from Gatesville, Coryell County, Texas, 1885,"
https://www.loc.gov/item/sanborn08541_001/, accessed December 16, 2023.
[5] Sanborn Fire Insurance Company, "Sanborn Fire Insurance Map from Gatesville, Coryell County, Texas, 1920," 3.

Gatesville Downtown Historic District, Coryell County, Texas

Within the proposed district, construction dates of historic-age buildings range from ca. 1885 to 1972. Resources 34, 74, and 77 are the oldest known resources in the district, dating to at least 1885 and each having experienced at least one façade modernization. The 20th century alterations to these 19th century resources are historic, and thus they are considered as contributing. The period of significance, however, begins in c. 1890 as it represents the build dates of the oldest resources that retain integrity from the era of their original construction. The youngest resource is Resource 28, constructed in 1972.

The proposed district consists primarily of commercial and government buildings exhibiting the one- or two- part commercial block form. Exceptions include the Coryell County Courthouse (Resource 45), First Baptist Church (Resource 30), and the three residential buildings (Resources 65, 72, and 80) and their respective ancillary structures.

Most buildings feature no distinct architectural style beyond their form as a one- or two- part commercial block, though a handful of the one- or two- part commercial block buildings show modest architectural detailing in the form of brick corbeling, decorative tile, and window arches, including Resources 7, 9, 18, 32, 33, 37, 38, 39, 42, and 51. Several buildings within the district do exhibit a distinct architectural style, including the Coryell County Courthouse (Resource 45, Romanesque), the Gatesville Post Office (Resource 78, Stripped Classicism), and First Baptist Church (Resource 30, modest Gothic Revival). In addition to commercial and public buildings, several historically multi-family residential buildings are located within the district, including Resources 65, 72, and 80.

Most buildings are constructed of stone or brick and feature minimal detailing. While many buildings are load-bearing masonry, several buildings that were modernized or constructed in the mid-century feature brick or stone veneer.

Common Alterations

Many of the buildings within the proposed district feature modifications such as rear additions, painted brick, stucco cladding, infilled transoms, metal roof additions, slipcovers, and replacement storefronts, windows, and/or doors. In several cases, alterations were concentrated on the first floor, while the second-floor façade remained intact (including Resources 36 and 51). In other instances, windows were altered or replaced on the upper facades but took place as a part of mid-century modernization efforts (Resource 8) or did not result in a total loss of integrity (Resource 59). Resource 33 is an example of a 1920s modernization, in which the elaborate early 20th century façade was replaced with a modern brick façade. Most modifications to buildings in the district took place during the period of significance and did not result in a complete loss of integrity. In fact, many of these alterations have gained significance in their own right.

Contributing

Buildings that were determined to be contributing resources to the Gatesville Downtown Historic District are those that were present during the period of significance (c.1890-1975), add to the district's historically significant associations, and possess integrity. These buildings, either through their form, function, building type, architectural details, or materials, convey their association with a significant theme in the development of downtown Gatesville. However, since Gatesville developed over a long period, many of the buildings were altered to accommodate their changing needs and functions and to remain economically viable. Some were also modernized during the mid-century to appeal to the expectations of consumers in the post-war era. Many of these alterations were completed during the period of significance and have thus gained significance in their own right, as they embody downtown Gatesville's continued development as Coryell County's hub of commerce and trade and its later association with nearby military installations. Thus, alterations do not automatically disqualify a building's potential status as a contributing resource. Buildings with modest or reversible alterations, like replacement doors, windows, siding, or storefronts have been deemed contributing when they are still recognizable for their historic functions, periods of construction, or associations with Gatesville's development.

United States Department of the Interior
National Park Service / National Register of Historic Places REGISTRATION FORM
NPS Form 10-900   OMB No. 1024-0018

Gatesville Downtown Historic District, Coryell County, Texas

Non-contributing
Non-contributing resources include those that were constructed after the period of significance (c.1890-1975). They also include resources that have experienced radically destructive or irreversible alterations that obscure their ability to convey their historical significance and are no longer recognizable for their original form, function, or association. As previously noted, some buildings were modernized during the mid-century obscuring their original design, however many of these modifications are associated with historically significant efforts at downtown modernization that were taking place across the U.S. and Texas in the post-war era and are thus deemed significant themselves. Some buildings within the district that were classified as non-contributing due to extensive alterations may be reconsidered for inclusion as contributing structures if drastic alterations are reversed and historic integrity is restored in the future. Resources disqualified from contributing status due to construction outside the current period of significance may also be reevaluated for their historic significance when they reach historic-age and if their integrity remains sufficiently intact.

Figure 25 illustrates an example of contributing (Resource 51) versus non-contributing (Resource 50) within this district. While both resources feature non-historic brick veneer on the ground level, Resource 51 is one of the oldest buildings in the district (ca. 1891) and still retains evidence of its late nineteenth century design on the second floor through the extant masonry exterior with arched window openings and brackets along the roofline. Resource 50 was constructed ca. 1902 but both levels have experienced non-historic modifications that obscure any remnants of the building's original design, function, or materials. Thus, Resource 50 was deemed non-contributing.

Methodology for Dating Historic Buildings and Alterations/Modernizations

The authors consulted a variety of resources to determine construction dates and alterations for the resources. These included: aerial photographs (1952-1995), topographic maps, and Sanborn Fire Insurance maps. Newspaper articles, local histories, and tourist brochures were critical tools to understanding building development. Materials at the Gatesville Public Library, Coryell Museum & Historical Center, and Gatesville Economic Development Council office also helped the authors' research. In Austin, consultants reviewed archival files at UT's Dolph Briscoe Center for American History. The online Facebook group, "Coryell County History & Photos," was an invaluable resource for historic photographs of buildings within the downtown core and adjacent blocks, which helped to determine dates of construction, demolitions, alterations, or modernizations. These materials were cross-referenced against construction dates listed in Coryell County's appraisal district records, which are often inaccurate. For properties or buildings where sources did not inform potential construction dates, SOI-qualified architectural historians used their professional judgement based on a building's form, materials, method of construction, or architectural style (if any), to determine an approximate date of construction, alterations, or modernizations.

Historic and Current Functions

Commercial
Commercial resources are the most common resource type within the proposed district and primarily consist of one- and two- part commercial blocks. Most commercial resources are concentrated around the courthouse square and along E. Main Street, though several additional commercial resources are located just outside the square along Bridge, Saunders, 5th, and 8th Streets. Commercial resources within the district were constructed between the late nineteenth century and the mid-twentieth century, representing the continued commercial relevance of downtown Gatesville for over 100 years. Several commercial resources were modernized within the period of significance (sometimes more than once, as is the case with Resource 12), indicating a concerted effort on behalf of business owners to retain viable, relevant businesses. Most of the commercial buildings in downtown Gatesville have housed multiple businesses over the course of 100+ years, and changes to accommodate new functions are common throughout the district.

Gatesville Downtown Historic District, Coryell County, Texas

Civic

Several resources within the district were historically or are currently associated with the civic activities of Coryell County and City of Gatesville governments. The most prominent of these resources is the Coryell County Courthouse (Resource 45). Constructed in 1897-8, the courthouse serves as the nucleus of the district and was an essential catalyst for the development of the surrounding commercial area. Additional civic resources include the 1936-7 Gatesville Post Office (Resource 78) as well as three former post office locations (Resources 51, 57, and 58). The 1935-1937 Gatesville City Hall (Resource 25) was constructed by the Works Progress Administration (WPA) during the Great Depression and presently houses several city functions including the municipal court clerk, city auditorium, and Gatesville Convention and Visitors Bureau. The former Gatesville Public Library (Resource 23) was constructed in 1970. A new library has since been built outside the boundaries of the proposed district, though the old library is still owned by the City of Gatesville. Though originally constructed as a power company building, Resource 26 presently serves as the Gatesville police station. A Texas Special Supplemental Nutrition Program for Women, Infants, and Children (WIC) office is housed in Resource 1, and Resource 67 serves as the Coryell County Attorney's office. In addition, though their current function is unknown, Resource 64 is owned by Coryell County and Resource 23 is owned by the City of Gatesville and formerly served as a public library. Lastly, Resource 20 is the County Appraisal District Office, though it is a new building and does not contribute to the significance of the district.

Domestic

Three resources within the proposed district historically served a domestic function: Resources 65, 72, and 80. Each of these resources was constructed as multi-family housing, and therefore also served a commercial function. Resource 65 is a duplex, while Resources 72 and 80 were constructed as apartment buildings. Several domestic secondary structures, including garages and sheds, are also within the district (Resources 66, 71, 81, and 82).

Funerary

Resource 79 was constructed ca. 1939 as the new location of Scott's Funeral Home, a business that originated on the downtown square (Resource 48) in the early twentieth century.

Health Care

Two resources within the proposed district historically or currently serve healthcare related functions. Resource 12 historically housed a dentist's office on the second floor, and Resource 11 is currently occupied by Central Counties Services, an organization that provides mental health services.

Religion

Three religious resources are located within the proposed district, the most prominent being the First Baptist Church (Resource 30). Additional religious properties include Resource 59, a former commercial property currently occupied by the Oasis Worship Center, and Resource 79, a former funeral home that now houses a faith-based non-profit organization.

Recreation and Culture

Raby Park (Resource 83) is a large recreational resource located within the district consisting of multiple historic buildings, structures, and objects. The former Raby Bath House (Resource 84) and the Scout building (Resource 87), the pool (Resource 85) and pool house (Resource 86) are contributing resources located within the park. The 1935-1937 Gatesville City Hall and Auditorium (Resource 25) includes a large city auditorium where numerous forms of entertainment took place historically (and currently). The east half of Resource 59 housed the Ritz movie theater during the period of significance. Resource 34 was the site of a pool hall in 1912, and Resource 49 once housed a moving pictures theater. Lastly, though Resources 32 and 33 historically served a commercial function, they currently house the Coryell County Museum and Historical Center.

United States Department of the Interior
National Park Service / National Register of Historic Places REGISTRATION FORM
NPS Form 10-900   OMB No. 1024-0018

Gatesville Downtown Historic District, Coryell County, Texas

Social

Several resources within the proposed district historically served a social function. A Masonic Hall was located on the second floor of Resource 51 for several decades, and an unidentified "Hall" was located on the second floor of Resource 34 during the late nineteenth and early twentieth centuries.

Ancillary Buildings

Ancillary buildings of substantial size that contribute to an understanding of the development of a property or the district (such as garages) were counted as resources within the district. Resources that were not substantial in size or scale or did not contribute to an understanding of the development of a property or district (such as sheds or unenclosed carports) were not inventoried.

Integrity

Overall District Integrity

Overall, the Gatesville Downtown Historic District retains integrity. Though it evolved organically over time since it was first established in the mid-nineteenth century, many of the district's character-defining features have been retained since the community's early founding, including the Shelbyville courthouse square grid plan, low one and two-story building heights, tight building setbacks (particularly fronting the square), and masonry building construction. Municipal, commercial, religious, residential, and recreational buildings extend beyond the square reflecting the growth of downtown over time, and most of the buildings within the district were constructed during the period of significance. Although modest alterations to historic-age buildings are prevalent, modern infill, particularly fronting the square, is minimal, and the district clearly conveys its significance as the hub of the Gatesville community and the Coryell County seat. Mid-century modernizations of turn-of-the-century buildings within the district also contribute to the significance of the district that reflect continued investment by business owners they reflect the needs of property owners in the mid-century to keep their businesses economically viable by appealing to the expectations of post-war consumers.

Location, Setting, Feeling and Association: The Gatesville Downtown Historic District was historically centered around the central courthouse square block, lined by dense commercial buildings facing the square. Over time, the downtown grew outward organically as the needs of the community expanded. The blocks within and adjacent to the square were historically and remain currently mixed-use with commercial, light industrial, municipal, residential, religious, and recreational properties scattered throughout. Although the economy of Gatesville has changed over time, from primarily agricultural and light industrial processing to one that also caters to the adjacent military installations and state correctional industry, the surrounding setting remains largely intact. The downtown is still nestled within a bend of the Leon River and retains its distinct grid layout highlighting the prominent central courthouse and grassy plaza. The downtown is a walkable area with ample street parking, sidewalks, and small-scale commercial buildings. The low building heights have been maintained, and local businesses continue to occupy most of the buildings in town; no large franchises are located within the district. Although some modern infill is present within and adjacent to the district, it is minimal and does not overly detract from the small-town setting and feeling of downtown. Properties located within the historic district represent the early development of the community through the postwar era, exemplifying the district's association with the development of the small community over the course of 150 years.

Design, Materials, and Workmanship: Changes have occurred to buildings within the district, including replacement windows, doors, and siding, reconfiguration of storefronts, and updated signage as new commercial tenants occupied the buildings. This is common of many historic downtowns across the U.S. and Texas, and they are still able to clearly convey their use as commercial buildings. A series of fires in the early twentieth century resulted in the demolition of

United States Department of the Interior
National Park Service / National Register of Historic Places REGISTRATION FORM
NPS Form 10-900   OMB No. 1024-0018

Gatesville Downtown Historic District, Coryell County, Texas

several of the original buildings along the square, although a handful of buildings from the early settlement period of the town remain. Furthermore, most of the properties that were destroyed by fire were re-developed during the period of significance with an effort to remain consistent with the massing and setbacks already present in the district. Many of the buildings within the district were constructed of load bearing masonry, although some of the facades were modernized over time obscuring their as-built condition.

As previously noted, a few of the buildings within the district were modernized during the post-war era, although this is reflective of the needs of the community and broader trends in commercial design. While most buildings are minimally adorned, some buildings within the district display distinct stylistic details and evidence of workmanship, including the modest Gothic Revival details on the First Baptist Church (Resource 30), the streamlined aesthetic of WPA-era municipal buildings (Resources 25 and 78), the hand-stacked masonry features in Raby Park (Resources 83 and 84), and modest decorative brickwork (Resources 18, 33, 36, -39, 42, 57, 62, 72). Overall, the integrity of design, materials, and workmanship is sufficiently intact to evoke a downtown courthouse square that has continuously evolved for over 150 years to remain economically viable and continue to serve as the heart of the community.

United States Department of the Interior
National Park Service / National Register of Historic Places REGISTRATION FORM
NPS Form 10-900   OMB No. 1024-0018

Gatesville Downtown Historic District, Coryell County, Texas

Table 1. Historic Resources Inventory Table

#	2023 Photograph	Address	Year Built	Style/Form	C/NC
1		501 E Main St	Ca. 1902 with modernization at unknown date	1-part Commercial Block	NC
2		503 E Main St	Ca. 1940	1-part Commercial Block	C
3		109 N 6th St	Ca. 1949	Commerce/ No style	C
4		109 N 6th St	Ca. 1949	Outbuilding	C
5		109 N 6th St	Ca. 1949	Outbuilding	C
6		601 E Main St	Ca. 1891 (with mid-century modernization)	1-part Commercial Block	C
7		605 E Main St	Ca. 1905	1-part Commercial Block	C
8		East section of 605 E Main St	Ca. 1891 (with mid-century modernization)	2-part Commercial Block	C

Gatesville Downtown Historic District, Coryell County, Texas

#	2023 Photograph	Address	Year Built	Style/Form	C/NC
9		609 E Main St	Ca. 1896	2-part Commercial Block	C
10		613 E Main St	Ca. 1891 reconstructed 2013.	2-part Commercial Block	NC
11		615 E Main St	Ca. 1990	1-part Commercial Block	NC
12		619 E Main St	Ca. 1890 with ca. 1965 modernization	2-part Commercial Block	C
13		105 N 7th St	Ca. 1949	1-part Commercial Block	NC
14		109 N 7th St	Ca. 1949	1-part Commercial Block	C
15		108 N 6th St	Ca. 1949	1-part Commercial Block	C

United States Department of the Interior
National Park Service / National Register of Historic Places REGISTRATION FORM
NPS Form 10-900   OMB No. 1024-0018

Gatesville Downtown Historic District, Coryell County, Texas

#	2023 Photograph	Address	Year Built	Style/Form	C/NC
16		605 Saunders St	Ca. 1896	Massed/ No Style	C
17		201 N 7th St	Ca. 1920	1-part Commercial Block	C
18		701 E Main St	Ca. 1890s	1-part Commercial Block	C
19		703 E Main St	Ca. 1890	1-part Commercial Block	C
20		705 E Main St	2011	1-part Commercial Block	NC
21		719 E Main St	Ca. 1912 with 1976 modernization	1-part Commercial Block	NC
22		803 E Main St	1967	Arcaded Block	NC
23		805 E Main St	1969-1970	Postwar Commercial	C
24		817 E Main St	Ca. 1950	1-part Commercial Block	C

Gatesville Downtown Historic District, Coryell County, Texas

#	2023 Photograph	Address	Year Built	Style/Form	C/NC
25		110 N 8th St	1935-1937	WPA/ Birch Easterwood (Architect)	C
26		200 N 8th St	Ca. 1960	Streamline Moderne/ 1-part Commercial Block	C
27		901 E Main St	Ca. 1949	Postwar Commercial	C
28		905 E Main St	1972	Postwar Neoclassical/Temple Front	C
29		1004 E Main St	Ca. 1936	Minimal Traditional / Spanish Colonial Revival (modest)	C
30		912 E Main St	1936	Gothic Revival (modest)	C
31		800 E Main St	Ca. 1962 with 1980s additions	Postwar Commercial	NC
32		718 E Main St	Ca. 1907	2-part Commercial Block	C
33		716 E Main St	Ca. 1902 with 1920s modernization	2-part Commercial Block	C

Gatesville Downtown Historic District, Coryell County, Texas

#	2023 Photograph	Address	Year Built	Style/Form	C/NC
34		712 E Main St A&B	Ca. 1885 (with ca. 1930s-1950s modernization(s)	2-part Commercial Block	C
35		710 E Main St	Ca. 1891	1-part Commercial Block	C
36		101 S 7th St	1913	2-part Commercial Block	C
37		(North Side of) 103 S 7th St	Ca. 1920	2-part Commercial Block (with shared facade)	C
38		(South Side of) 103 S 7th St	Ca. 1920	2-part Commercial Block (with shared facade)	C
39		105 S 7th St	Ca. 1930	2-part Commercial Block	C

United States Department of the Interior
National Park Service / National Register of Historic Places REGISTRATION FORM
NPS Form 10-900   OMB No. 1024-0018

Gatesville Downtown Historic District, Coryell County, Texas

#	2023 Photograph	Address	Year Built	Style/Form	C/NC
40		109 S 7th St	Ca. 1930	1-part Commercial Block	C
41		111 S 7th St	Ca. 1912 with facade modernization	1-part Commercial Block	C
42		113 and 115 S 7th St	Ca. 1912 with facade modernization	1-part Commercial Block	C
43		117 and 119 S 7th St	Ca. 1912 with mid-century modernization	1-part Commercial Block	C
44		703 E Leon St	Ca. 1907 with rear addition	1-part Commercial Block	C
45[6]		620 E Main St	1897-1898	Romanesque	NR Listed, C
46		102-104 S 6th St	Ca. 1950	2-part Commercial Block	C

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[6] Previously listed in the National Register of Historic Places.

Gatesville Downtown Historic District, Coryell County, Texas

#	2023 Photograph	Address	Year Built	Style/Form	C/NC
47		(South part of) 102-104 S 6th St	Ca. 1891 with mid-century modernization	1-part Commercial Block	C
48		106 S 6th St	Ca. 1902 with mid-century modernization	2-part Commercial Block	C
49		108 and (North half of) 116 S 6th St	Ca. 1891 with mid-century/21st century modernization	2-part Commercial Block	NC
50		(South half of) 116 S 6th St	Ca. 1902 with 21st century modernization	2-part Commercial Block	NC
51		120 S 6th St and 509 E Leon St	Ca. 1891	2-part Commercial Block	C
52		507 E Leon St	Ca. 1949	1-part Commercial Block	C
53		501 E Leon St	Ca. 1949	Gas Station/ House with Canopy	C

Gatesville Downtown Historic District, Coryell County, Texas

#	2023 Photograph	Address	Year Built	Style/Form	C/NC
54		502 E Main St	Ca. 1978	One-story shop	NC
55		502 E Leon St	Ca. 1945	One-story shop	C
56		508-510 E Leon St	Ca. 1990	No style	NC
57		600 E Leon St	Ca. 1907	1-part Commercial Block	C
58		604 E Leon St	Ca. 1918	1-part Commercial Block	C
59		608 E Leon St	Ca. 1920	1-part Commercial Block	C
60		612 E Leon St	Ca. 1950	1-part Commercial Block	C
61		614 E. Leon St.	Ca. 1950	1-part Commercial Block	C

United States Department of the Interior
National Park Service / National Register of Historic Places REGISTRATION FORM
NPS Form 10-900   OMB No. 1024-0018

Gatesville Downtown Historic District, Coryell County, Texas

#	2023 Photograph	Address	Year Built	Style/Form	C/NC
62		616 and 620 E Leon St	Ca. 1930	1-part Commercial Block	C
63		206 S 7th St	Ca. 1949	1-part Commercial Block	C
64		214 S 6th St	Ca. 1950	Commercial/No style	C
65		605 Bridge St	Ca. 1941	Duplex/ Minimal Traditional	C
66		605 Bridge St	Ca. 1950	Front gable/ Garage	C
67		210 S 7th St	Ca. 1950	1-story shop	C
68		602 Bridge St	Ca. 1941	Gas Station Box and Canopy	C
69		604 Bridge St	Ca. 2004	Residence	NC
70		606 Bridge St	Ca. 1941	Residence	NC

Gatesville Downtown Historic District, Coryell County, Texas

#	2023 Photograph	Address	Year Built	Style/Form	C/NC
71		302 S 7th St	Ca. 1925	Garage	C
72		302 S 7th St	Ca. 1925	Prairie (modest)	C
73		702 E Leon St	Ca. 1945, modernized ca. 1990	Commercial/ No style	NC
74		712 E Leon St	Ca. 1885 with mid-century modernization	1-part Commercial Block	C
75		714 E Leon St	Ca. 1935	1-part Commercial Block	C
76		716 E Leon St	Ca. 1935	1-part Commercial Block	C
77		718-722 E Leon St	Ca. 1885 with facade modernization(s) completed c. 1920	Mission Revival (modest)	C
78		802 E Leon St	1936-1937	Stripped Classicism	C

United States Department of the Interior
National Park Service / National Register of Historic Places REGISTRATION FORM
NPS Form 10-900   OMB No. 1024-0018

Gatesville Downtown Historic District, Coryell County, Texas

#	2023 Photograph	Address	Year Built	Style/Form	C/NC
79		904 E Leon St	Ca. 1939 with east addition	Mediterranean Revival (modest)	C
80		801 Bridge St	Ca. 1949	Massed/ Side Gable	C
81		801 Bridge St	Ca. 1949	Garage/ Side gable	C
82		801 Bridge St	Ca. 1949	Garage/ Front gable	C
83		Raby Park Bridge Street and 10th	Ca. 1922	Rustic Site/Park	C
84		Raby Park Bridge Street and 10th	Ca. 1930	Rustic/ Mission Revival (modest)	C
85		Raby Park Bridge Street and 10th	1970	N/A	C
86		Raby Park Bridge Street and 10th	1970	Mid-century Modern	C
87		Raby Park Bridge Street and 10th	Ca. 1945	Massed/ Front Gable	C

United States Department of the Interior
National Park Service / National Register of Historic Places REGISTRATION FORM
NPS Form 10-900   OMB No. 1024-0018

Gatesville Downtown Historic District, Coryell County, Texas

Statement of Significance

Gatesville was established in 1854 as the county seat of Coryell County and has since served as the center of county government and political operations. By the 1870s, the blocks surrounding the courthouse square became a regional commercial hub. After the Texas and St. Louis Railway arrived in 1882, Gatesville became a key commercial center for agricultural goods and supplies. The proposed Gatesville Downtown Historic District includes civic and commercial buildings around the Coryell County Courthouse, developed throughout the 19th and 20th centuries.

The district is eligible for listing in the National Register of Historic Places under Criterion A for Community Planning and Development, reflecting the courthouse square's role in shaping downtown Gatesville and its enduring Shelbyville grid layout. Initially concentrated around the courthouse, downtown expanded eastward in the early 20th century and along adjacent streets. The district is also eligible under Criterion A for Commerce, as it became a commercial hub following the arrival of the railway, facilitating agricultural shipments and connecting Gatesville to broader markets. The period of significance spans from c.1890, representing the oldest extant resources that retain integrity, to 1975, which reflects Gatesville's ongoing importance in government and commerce.

Criterion A: Community Planning and Development/Commerce

Early Settlement of Coryell County and Gatesville

Coryell County's earliest known inhabitants were likely ancestors of the Tonkawa people who lived along the Leon River as early as 4500 B.C.E. Though the area that would become Coryell County had been surveyed during the 1830s, it was sparsely settled prior to the establishment of Fort Gates in 1849. Fort Gates was founded on the north bank of the Leon River as one of a series of U.S. Army posts established on the West Texas frontier. It was located approximately 5 miles southeast of the present-day site of Gatesville. The Fort was ultimately abandoned in 1852 after the perceived threat of attacks by Native Americans had diminished, in large part due to the forcible relocation of Native Americans further west. Approximately 250 settlers remained in the vicinity of Fort Gates after its closure, and their successful campaign for the creation of a county seat resulted in the establishment of Coryell County in 1854.[7]

Gatesville (named after Fort Gates) was established as the county seat at a site on the east bank of the Leon River known as Grant's Mill. The site was selected in the mid-1850s after local landowner Richard G. Grant donated the land for the courthouse square and surrounding streets, land for a cemetery, and an additional $2000. Soon after, Grant advertised the sale of lots surrounding the square for $20 to $50 each, and a public sale drew buyers from throughout the region.[8] Following its establishment, Gatesville remained largely isolated with a small population for nearly two decades, and supplies had to be hauled by wagon from distant places such as Houston. Some early settlers in Gatesville and the surrounding Coryell County came to the region from neighboring southern states, and brought with them plantation style agricultural practices, including the use of stolen (enslaved) labor. In 1860 there were 81 enslavers who held 306 enslaved people in bondage in Coryell County.[9]

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[7] Zelma Scott, *A History of Coryell County, Texas*, (Austin, Texas: Texas State Historical Association, 1965), 9-15; Vivian Elizabeth Smyrl, "Gatesville, TX," *Handbook of Texas Online*, accessed December 05, 2023, https://www.tshaonline.org/handbook/entries/gatesville-tx; Vivian Elizabeth Smyrl, "Coryell County," *Handbook of Texas Online*, accessed December 05, 2023, https://www.tshaonline.org/handbook/entries/coryell-county.

[8] "Central Texas: Gatesville Part VII," *The Armored Sentinel*, June 16, 1972, 8.

[9] "Coryell County town founded by freed slaves to be recognized with state historic marker," *Killen Daily Herald,* April 3, 2017, accessed March 28, 2024, https://kdhnews.com/news/local/coryell-county-town-founded-by-freed-slaves-to-be-recognized-with-state-historic-marker/article_0627d0f6-1814-11e7-9922-2374ea70eedb.html.

United States Department of the Interior
National Park Service / National Register of Historic Places REGISTRATION FORM
NPS Form 10-900   OMB No. 1024-0018

Gatesville Downtown Historic District, Coryell County, Texas

Following the U.S. Civil War, Texas experienced a surge of settlers. Gatesville incorporated in 1870 and became a frontier supply stop in the 1870s.[10] Following emancipation, a group of people formerly enslaved by Judge John Walker Mayberry established a community known as Lincolnville. It was located along a section of the Leon River known as Moccasin Bend, approximately four miles west of downtown Gatesville. Initially, some residents of Lincolnville continued to work for Mayberry, earning wages which they saved to purchase land. While most male residents of Lincolnville farmed, many of the community's female members walked to Gatesville to earn money by doing laundry and domestic tasks for white families. By 1872 Lincolnville boasted a church (Bethlehem Baptist) and a one-room school. Lincolnville remained was a tight knit community into the early 20th century.[11]

Development of the Downtown and Courthouse Square

The Coryell County Courthouse square is an example of the Shelbyville square type, a common pattern established in predominantly Anglo-American communities of Texas during the mid- to late-nineteenth century. Shelbyville squares generally consisted of a courthouse constructed at the center of a full city block (i.e. a square), typically surrounded by a park-like setting of grass, trees, sidewalks, and monuments (see Figure 1). This type of square was easy to plat as it followed the surrounding grid pattern, and the blocks immediately surrounding the courthouse square were typically lined with commercial enterprises.[12]

Though Richard Grant donated the land for a courthouse square and the surrounding streets in 1854, the first Coryell County courthouse was not constructed until 1872 (see Figure 6).[13] In addition to the courthouse, the Coryell County jail was built in the heart of downtown Gatesville. The first county jail was a log structure constructed in 1855 and was the first public building in Coryell County.[14] The second county jail was constructed in 1875 on N. 7th Street (current location of Resource 13 , and a third county jail was constructed in 1898 on E. Leon Street at the site of the current Sheriff's department (Resource 56).[15] The fourth county jail was constructed in the 1930s on the same site and modern jail facilities were constructed around the historic building over time. The 1930s jail building was demolished in 2023.

As was common in courthouse squares throughout Texas, the presence of the prominent Coryell County courthouse served as a catalyst for commercial development in the immediate vicinity and businesses on the square occupied prime real estate (see Figure 7).[16] In addition to consistent foot traffic provided by people in town conducting business at the courthouse, Gatesville continued to function as a supply stop for settlers moving west, and also served as the primary commercial hub for rural residents of Coryell County.

Turn of the 20th Century Gatesville

Situated just east of the Leon River, Gatesville had access to an abundant water supply for agricultural endeavors. Many settlers who arrived in Gatesville during the 1880s established farms, and wheat and cotton became the predominant crops grown in Coryell County. Cattle raising was also common in the late nineteenth century and many farmers grew corn,

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[10] Smyrl, "Gatesville, TX."; Sasser, *Coryell County Courthouse, Gatesville, Coryell County, National Register of Historic Places, Reference #77001435.*
[11] Patricia Benoit, "Coryell County town founded by freed slaves recognized with state historic marker," *Killen Daily Herald*, April 3, 2017; Tim Orwig, "Freed slaves started Coryell town in 1865," *Killeen Daily Herald*, June 19, 2014; Rebecca Sharpless, "Lincolnville at Moccasin Bend: A Coryell County Freedom Colony" in *African Americans in Central Texas History: From Slavery to Civil Rights edited by* Bruce A. Glasrud and Deborah M. Liles, (College Station: Texas A&M University Press, 2019) 130-133.
[12] Robert E. Veselka, *The Courthouse Square in Texas*, (Austin, Texas: University of Texas Press, 2000), 32-5.
[13] Sassel, *Coryell County Courthouse, Gatesville, Coryell County.*
[14] "Museum" Vertical File, Gatesville Public Library. The log jail is now housed and on display at the Coryell County Museum and Historical Center.
[15] Mildred Watkins Mears, *Coryell County Scrapbook*, (Waco: Texian Press, 1985), VIII.
[16] Brantley Hightower, *The Courthouses of Central Texas*, (Austin, Texas: University of Texas Press, 2015), 10-11, 13.

United States Department of the Interior
National Park Service / National Register of Historic Places REGISTRATION FORM
NPS Form 10-900   OMB No. 1024-0018

Gatesville Downtown Historic District, Coryell County, Texas

oats, and other crops as livestock feed.[17] Following the 1882 arrival of the Texas and St. Louis Railway, Gatesville began to play an increasingly important role in the shipping of agricultural goods. Farmers from throughout the county brought their cotton and other crops to Gatesville for processing and shipping to wider markets via rail and numerous businesses catering to agricultural processing were established in town, including cotton gins and oil mills, warehouses, grain elevators, roller mills, and cotton compresses (see Figure 2).[18]

The railroad provided Gatesville with access to wider markets and local business owners with more goods, including building materials, at less expense. Visitors to Gatesville often stayed in town overnight or for several days before embarking on their long journey home, a common practice prior to the proliferation of the automobile in the twentieth century. To meet the demands for local lodging, hotels and boarding houses sprung up in the immediate vicinity of the courthouse square. As early as 1885, two hotels were operating on the courthouse square: the Atkinson Hotel was a two-story, brick building located at the corner of 7th and Leon, and the Gatesville Hotel was a wood-frame building located on the adjacent corner. Another hotel, the Commercial Hotel, was situated at the corner of 8th and Main Streets.[19] (None of Gatesville's historic downtown hotels are extant.)

Venues for entertainment and leisure were also in the immediate vicinity of the courthouse: the 1885 Sanborn Fire Insurance map showed an opera house, roller skating rink, and several saloons and billiards rooms.[20] Many businesses were also established in downtown Gatesville during this period, including one that has remained in continuous operation on the west side of the square for 125 years. Byron Leaird Sr. came to Gatesville in 1898 and opened a business known as the "Racket Store" in a rented building at the northwest corner of the square. Later renamed Leaird's Department Store, the business grew and evolved over the course of several decades and expanded into adjacent commercial buildings. Today, Leaird's is still in operation and occupies four buildings: Resources 46, 47, 48, and part of 49 (Figure 12 and 13, Photos 16 and 17).[21]

As Gatesville's economy expanded, the local population grew dramatically over the course of the decade, rising from 434 residents in 1880 to 1,375 in 1890.[22] While the earliest downtown buildings were constructed of wood, a series of fires in the 1880s inspired residents to construct new businesses with stone or brick, considered more fireproof materials.[23] The oldest known extant buildings in the proposed district date to this period (see Table 1 for dates of construction, Photos 4 and 18). At the same time, plans to construct a substantially larger county courthouse to replace the 1872 structure at the heart of the square were made. The new courthouse, bearing both Classical and Romanesque influences, was designed by architect W.C. Dodson in 1897 and completed in 1898 (Photo 1, NRHP 1977).[24]

Gatesville's economic and population growth persisted into the early twentieth century. Agriculture (particularly cotton) remained a prime economic driver in the county, and the 1902 Sanborn Fire Insurance Map showed numerous agricultural processing facilities within a mile of the Gatesville downtown square, including Weld & Neville's Cotton Gin, Gatesville Roller Mills, Texas Consolidated Compress Company, the Gatesville Oil & Cotton Company, and McBride and Newmans Cotton Gin. By 1912, agricultural industries also included the Bradford & Mounce Cotton Gin, Robert J. Brown & Co.

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[17] Scott, *A History of Coryell County, Texas*, 129, 147.
[18] Scott, *A History of Coryell County, Texas*, 158-9, 181; *The Gatesville Messenger and Star-Forum, Magazine Edition*, June 25, 1909.
[19] Sanborn Fire Insurance Company, "Sanborn Fire Insurance Map from Gatesville, Coryell County, Texas, 1885,"
https://www.loc.gov/item/sanborn08541_001/, accessed December 16, 2023.
[20] Sanborn Fire Insurance Company, "Sanborn Fire Insurance Map from Gatesville, Coryell County, Texas, 1885."
[21] Mears, *Coryell County Scrapbook*, 103-4.
[22] Smyrl, "Gatesville, TX."
[23] Scott, *A History of Coryell County,* 137; Mears, *Coryell County Scrapbook*, 98.
[24] Sassel, *Coryell County Courthouse, Gatesville, Coryell County.*

United States Department of the Interior
National Park Service / National Register of Historic Places REGISTRATION FORM
NPS Form 10-900   OMB No. 1024-0018

Gatesville Downtown Historic District, Coryell County, Texas

Cotton Gin, J.W. Riddle Meal & Feed Mill, the Gatesville Roller Mills, Gatesville Cotton Oil Mill, and the Gatesville Compress Co.[25]

Gatesville continued to host visitors from throughout Coryell County and the surrounding region, exemplified by the presence of six hotels within a block of the courthouse in 1902: the Bennett Hotel, Boyer Hotel, Gatesville Hotel, Atkinson Hotel, Moore Hotel and Cottage Hotel.[26] By 1909, Gatesville was home to dozens of established business houses selling groceries and dry goods, drugs, hardware, furniture, saddle and buggy supplies, and jewelry (see Figures 3, 8, 10, 11, 14, 15, 16). In 1910, the first streetlights were installed on the square, in 1916 a sewer system was installed, and the post office, which at that time was housed in Resource 57, "was a gathering place for everyone in the neighborhood, especially after the mail was sorted in the morning" (see Figure 9, Photo 20).[27]

By the early 20th century many residents of the historically Black Lincolnville community had relocated to Gatesville for employment opportunities. Lincolnville's primary place of worship, Bethlehem Baptist Church, relocated to Gatesville sometime prior to WWI and the Lincolnville school closed in 1943.[28] Gatesville's early 20th century Black residents made essential contributions to the commercial and economic growth of the town as employes of local businesses and industries, or as owners of small businesses, as well as through their patronage of downtown establishments. Under Jim Crow, Gatesville's Black citizens lived in largely segregated neighborhoods, attended segregated schools, and were buried in segregated cemeteries.[29]

During the early twentieth century, Gatesville also hosted numerous reunions for Confederate Veterans on a 23-acre plot of land south of downtown Gatesville, roughly near present-day Raby Park, belonging to the Confederate Park & Auditorium Company. The grounds featured artesian sulfur water wells, a pavilion, restrooms, and a large ball field. Although the exact location of the grounds is disputed in the historic record, they appear to have been located south of present-day Raby Park, which may include portions of the former grounds, and extended south to present-day Faunt Le Roy Park (outside the district boundary.) [30]

In the southeast corner of what is now Raby Park stood the old schoolhouse, near present-day 10th Street and Cottage Avenue. In 1907 the building burned in a fire and was replaced with a new building on what was referred to as college hill. The rapid growth of the community in the early twentieth century resulted in the need for additional educational facilities, and a new high school was built on an adjoining tract in 1914.[31] At that time, the northwest corner of the lot now occupied by Raby Park was home to several small dwellings, however by 1920 they had been razed to make way for the

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[25] Sanborn Fire Insurance Company, "Sanborn Fire Insurance Map from Gatesville, Coryell County, Texas, 1912," https://www.loc.gov/item/sanborn08541_006/, accessed December 16, 2023.
[26] Sanborn Fire Insurance Company, "Sanborn Fire Insurance Map from Gatesville, Coryell County, Texas, 1902," https://www.loc.gov/item/sanborn08541_004/, accessed December 16, 2023.
[27] Scott, *A History of Coryell County, Texas*, 175; *The Gatesville Messenger and Star-Forum*, Magazine Edition, June 25, 1909; MacGilvray, Daniel F, et al.. *Gatesville Town Square: Historic Resources Inventory and Plan.* (Texas A&M University, College of Architecture and Environmental Design, 1981), 5.
[28] Patricia Benoit, "Coryell County town founded by freed slaves recognized with state historic marker," *Killen Daily Herald*, April 3, 2017; Rebecca Sharpless, "Lincolnville at Moccasin Bend: A Coryell County Freedom Colony" in *African Americans in Central Texas History: From Slavery to Civil Rights edited by* Bruce A. Glasrud and Deborah M. Liles, (College Station: Texas A&M University Press, 2019) 127-137.
[29] Sanborn Fire Insurance Company, "Sanborn Fire Insurance Map from Gatesville, Coryell County, Texas, updated to 1941.
[30] *The Gatesville Messenger and Star-Forum*. Magazine Edition. Volume 2, No. 41. June 25, 1909.
[31] Coryell Museum and Historical Center, *Down Memory Lane with Uncle Bob (*Marceline, Missouri: Walsworth Publishing Company, 1997), 78-79.

United States Department of the Interior
National Park Service / National Register of Historic Places REGISTRATION FORM
NPS Form 10-900   OMB No. 1024-0018

Gatesville Downtown Historic District, Coryell County, Texas

Bradford and Mounce Cotton Gin and a large cotton warehouse east of the gin, both of which are no longer extant within the park boundary.[32]

In 1911, a second railroad arrived in Gatesville: the Stephenville North and South Texas (SN&ST) Railroad. Between 1910 and 1920, the population rose from 1,929 to 2,499 residents.[33] By the 1920s, Gatesville was firmly established as the commercial and civic center of Coryell County (see Figures 4, 17, and 18). Unfortunately, around that time a fire destroyed many of the buildings on the east side of the square, and as the community grew, new commercial buildings were constructed in and around the square in the 1920s, including Resources 28, 37, 39, and 59 (Photos 15 and 19.)

In 1922, Raby Park (Resource 83) was established just southeast of the downtown square, the original portion of which was donated to the city by Margaret Cora Raby following the death of her husband, James R. Raby. (Photos 26-30).[34] J.R. Raby was a physician and a rancher, known for breeding Hereford cattle. He was also heavily involved in the commercial affairs of Gatesville, serving as the president of the First National Bank of Gatesville, the Gatesville Light and Power Company, and the Gatesville Water Company. The Raby family was also involved in the religious and social life of the community as members of the First Baptist Church and J.R. was active in the local Masonic Lodge. As a result of their extensive and varied business interests, the Raby family was very wealthy. At the time of her death in 1929, Margaret Raby left thousands of dollars to Texas Baptist organizations (including the First Baptist Church of Gatesville). As they did not have children, the remainder of the Raby estate ($250,000, roughly $4.5 million in 2024) was distributed among relatives.[35]

Economic conditions in Gatesville declined during the Depression years of the 1930s. As was common throughout Texas and the southeastern United States, cotton prices dropped dramatically beginning in the late 1920s and the crop's declining importance impacted Gatesville's local industries devoted to its processing and shipment.[36] The SN&ST railroad declared bankruptcy in the 1930s, and the route through Gatesville was ultimately abandoned in 1942.[37] Amidst the economic crisis, federal relief programs like the Works Progress Administration (WPA) kept area residents employed, constructing several prominent buildings in Gatesville, including the County Hospital (extant, located outside the district at 1109 Saunders Street) and City Hall (Resource 25), both of which were partially funded by the WPA (Photo 9). The Gatesville Post Office (Resource 78) was also constructed during the 1930s with financial aid from the WPA (see Figure 19, Photo 25). Local oral tradition suggests that the Civilian Conservation Corps was responsible for improvements to Raby Park (Resource 83), including the construction of Holmes Stadium (now ruins) and numerous stone bridges and culverts, although primary source material was unable to confirm this assertion. However, a historic photograph from the 1930s appears to show a WPA sign outside the recently constructed stone wall of Holmes Stadium, which now serves as an entrance to Raby Park (see Figure 20.)[38]

In 1911 Gulf States Telephone Company purchased the Gatesville Telephone Company, which had first been established sometime in the 1880s, and in 1936 constructed a new building to house their operations at 1004 E. Main Street (Resource 29, Photo 10).[39] By the late 1930s, the downtown area of Gatesville had reached its largest extent. The district was largely limited from expansion to the south due to the presence of established residential areas just above the Leon River, and to

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[32] Sanborn Fire Insurance Company, "Sanborn Fire Insurance Map from Gatesville, Coryell County, Texas, 1912," 3.

[33] Smyrl, "Gatesville, TX."

[34] Coryell County Centennial Souvenir Program, May 1954, 31; Mildred Watkins Mears, *Coryell County Scrapbook,* (Waco: Texian Press, 1985), 91-3.

[35] "Dr. J.R. Raby," *The Temple Mirror*, July 24, 1921; "Death of Dr. J.R. Raby at Gatesville Last Thursday," *The Clifton Record*, August 5, 1921; "Church Institutions Benefit by Will," *Amarillo Globe*, November 21, 1929.

[36] Scott, *A History of Coryell County, Texas*, 158-9, 181.

[37] Smyrl, "Gatesville, TX."

[38] Mears, *Coryell County Scrapbook*, 90, 92-3.

[39] 1954 Centennial Issue Gatesville Messenger.

Gatesville Downtown Historic District, Coryell County, Texas

the north by the presence of privately owned farmland. Though the town of Gatesville experienced economic challenges during the 1930s, the onset of WWII led to a local development that would significantly impact Gatesville's future economy.

Establishment of Camp Hood (later Fort Hood, Fort Cavazos)

The establishment of Camp Hood in Coryell County in 1942 had a tremendous impact on the mid-to-late-twentieth century development of Gatesville. Camp Hood was a training encampment initially established northwest of Killeen in 1942, as the United States prepared to enter World War II. The post quickly expanded to meet the enormous training demands of the Army and additional acreage south of Gatesville was purchased, opening as Camp Hood's "North Camp" (later North Fort Hood) in May of 1943. The military installation brought thousands of jobs to Coryell County and an influx of soldiers with disposable income to the area. The Second Armored Division moved its headquarters to Fort Hood in 1948 and the enactment of the Selective Service Act the same year led to the establishment of more permanent facilities and jobs: by 1949 over 1,000 civilians were employed at Fort Hood.[40] Fort Hood became a permanent military installation in 1950. The population of Gatesville reflected the influx of new jobs brought by the military installation: the population increased from 3,177 in 1940 to 3,838 in 1950, and again to 4,626 by 1960. [41] In 1953, at least 312 Gatesville residents commuted to Killeen to work at Fort Hood. [42] In addition to population changes, several multi-family housing units were constructed in Gatesville in the post-war era, likely pointing to a need for additional housing in the area as Camp/Fort Hood expanded.

Service members stationed at Fort Hood (now Fort Cavazos) were actively involved in the Gatesville community. In 1974 it was reported that a 30-man detail from the Second Armored Division arrived in Gatesville for a massive town clean-up effort, which included picking up and hauling away dump trucks full of trash and curbside refuse from area residents, using heavy machinery to level a hole in school district's parking lot, and general landscaping and weed removal from vacant lots.[43] During those clean-up efforts, the newspaper noted that personnel and machines were also preparing to "knock down and clear away the abandoned rock bath-house alongside the old swimming pool in Raby Park and also to clear away the old football supports near the new swimming pool." [44] While the bathhouse (Resource 82) was never fully demolished, it may have been partially cleared at that time (Photo 27).

Mid- to Late-20th Century Modernization of Downtown and the Square

With the influx of service members to the Gatesville area, along with civilian family members or personnel, the community experienced another period of growth. The two school buildings southeast of downtown, which had up until that time housed all school grades, were no longer sufficient, and in 1949 the Gatesville Elementary School building was vacated and demolished. New educational facilities were constructed on the east side of Gatesville, and eventually the high school relocated too.[45] The Scout Building (Resource 87), which had been constructed ca. 1945 to house meeting space for the Boy Scouts and Campfire Girls organizations, remained at the southeast corner of the lot now home to Raby Park (Photo 30). [46]

As Gatesville entered the prosperous postwar era, numerous changes also occurred within and adjacent to downtown Gatesville. Some business owners chose to modernize their buildings, a much more affordable alternative to constructing a new one, to stay relevant and competitive with businesses housed in new modern buildings further from the square.

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[40] Scott, *A History of Coryell County, Texas,* 200-205.
[41] Smyrl, "Gatesville, TX."
[42] J. Robert Stockton, *An economic survey of Killeen, Texas: a study of resources and industrial potential.* University of Texas at Austin. (Austin: Bureau of Business Research, 1954).
[43] "Hood Troops Give Clean-up Drive Fast Start," *The Gatesville Messenger Star-Forum*, June 20, 1974, p1.
[44] "Hood Troops Give Clean-up Drive Fast Start," *The Gatesville Messenger Star-Forum*, June 20, 1974, p1.
[45] *Down Memory Lane,* 78.
[46] "Gatesville," *Stephenville Empire Tribune*, November 3, 1944, 12.

Gatesville Downtown Historic District, Coryell County, Texas

Most modernizing efforts focused on a building's primary façade, and the most common techniques in Gatesville consisted of painting or applying stucco to exterior brick or stone. Applying stucco created a smooth, clean, blank canvas to install modern signage. Removing or covering ornamental features that tied the building to an earlier time period was also frequently involved. Altering storefronts to include larger expanses of glass also allowed business owners to showcase their products better to passersby.[47]

Notable mid-century modernizations in the district include Resources 6, 7, and 8, each of which were painted or stuccoed and featured large plate glass storefront windows by the 1950s (Figure 16, Photo 3). Resource 12, the long-time home of the Gatesville National Bank, was modernized not once, but twice during the period of significance (Figure 23). The first modernization likely took place prior to the 1950s, and the second took place ca. 1965. The modernizations were largely focused on the primary facade facing Main Street, while the secondary facade facing 7th St. was left largely to its ca. 1890s appearance except for paint applied to the original stonework (Photo 5).

The west block of the courthouse square is an excellent example of mid-century modernization efforts in Gatesville (see Figures 12 and 13 for a before and after comparison). By the 1960s, most of the buildings on the west block featured smooth stucco exteriors and large plate glass storefronts. Resources 46 and 48 featured prominent neon signage on the clean canvas provided by new stucco (Figure 13). The modernization of Resource 48 removed the building's distinctive arched parapets and second story ornamentation, effectively eliminating the building's visual ties to the early twentieth century. In addition, the arched windows of Resources 48 and 49 were reconfigured and infilled with modern glass blocks. The modernizations on the west block of the square are emblematic of broader trends in commercial architecture in the postwar era and have gained historic significance themselves.

In addition to modernizations, lots in downtown Gatesville began to reflect the community's changing economy and needs. Once littered with agricultural processing and light industrial facilities like lumber yards, cotton gins, and warehouses, many of these were demolished or vacated in the midcentury to make way for new development. For example, in the 1960s the William Cameron Lumber Yard was demolished and replaced by a large parking lot and drive through teller station for the adjacent new bank facility (Resource 31). Other new buildings constructed in downtown Gatesville during that period included the former Gatesville Public Library building (Resource 21 – replaced dry goods store, Photo 8), Gatesville Savings & Loan (Resource 22 – replaced cinema), auto sales and service stations (Resources 27, 53, and 55, Photo 21), simple veneer storefronts on the square (Resource 60 and 61), and a two-story apartment complex with detached garage and outbuilding (Resources 80-82 – replaced single family home, Photo 22).

Many of the modernizations or newly built businesses within the proposed district reflected modest expressions of regional architectural trends. Nationwide, mid-century modern and postwar corporate design was the preferred appearance for commercial buildings between 1950 and 1970. This is reflected in the simple and sleek facades, emphasis on vertical or horizontal planes, lack of overly detailed ornamentation, and incorporation of modern conveniences like drive through banks and service stations.

However, by the 1970s, postwar corporate modern architecture had become so prolific throughout the U.S. that new trends in architecture began to emerge in contrast to the restrained minimalism and sleek geometry of previous decades. Post-modern architectural trends incorporated and reintroduced historicist influences, but often played with materials, scale, and form. Some resources constructed within the district display hints of this emerging trend in design, particularly the National Bank of Gatesville (Resource 28), with its prominent double-height entrances and Neoclassical inspired temple front with columns. This large new bank building near the courthouse square reflected the optimism of Gatesville's future and a continued investment in the downtown commercial core. As one source stated, "One of Gatesville's most prominent buildings is the new red brick bank on Main Street built and occupied in 1972 by the

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[47] Ennis Commercial Historic District, Ennis, Ellis County, National Register of Historic Places, Reference #100003468.

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Gatesville Downtown Historic District, Coryell County, Texas

National Bank of Gatesville. With its Georgian columns and traditional appearance of stability, it houses the eighty-seven-year-old institution."[48]

This sense of optimism in the 1970s was reflected in other modernizations occurring at that time, including the new brick veneer storefront added to Resource 21. The ca. 1912 building was faced with simple brick columns and recessed storefront windows, and a large, faux roofline that slanted from the top of the building to roughly halfway down the façade, clad in wood shingles. The building blended the historicist classical reference via the columns, but with faux western flourishes in the slanted roof, sometimes referred to as the Buckaroo Revival style. [49] Although the faux roof has since been replaced with standing seam metal, it still conveys the transitional design sensibilities of the 1970s and the community's ongoing commitment to maintaining viable businesses in and around the downtown square.

In addition to modernizations of commercial buildings along the square, Raby Park underwent several mid-century modernizations in the postwar era. In 1970, a new swimming pool designed in the shape of a "plus sign" and "new tile" pool house (Resources 85 and 86, Photo 31) were completed in the park on the former site of Holmes Stadium.[50] The old football field was excavated to make way for the new pool, and after it opened, the Red Cross hosted free swimming lessons for children 5 and over.[51]

In 1970, Fort Hood had an enlisted strength of 31,898 soldiers.[52] The following year, the U.S. Army began to demobilize troops engaged in the conflict in Vietnam, and many servicemembers returned home. The end of a long period of back-to-back military conflicts saw military personnel decline, and growth in Gatesville slowed. Nonetheless, between 1970 and 1980 Gatesville's population increased from 4,683 to 6,260.[53] At that time, the economy of Gatesville was still largely centered around the military and correctional facilities, new industries including several plastics manufacturers, and livestock raising.[54]

Gatesville at the Turn of the 21st Century

While the continued growth and expansion of Fort Cavazos (formerly Fort Hood) continued to be a prominent economic driver in Gatesville, state corrections began to play an increasingly important role in Gatesville's economy during the mid-to late-twentieth century. Gatesville's association with state correctional facilities has its roots in the nineteenth century. Gatesville was the home of the state's first juvenile correctional facility, the Gatesville State School for Boys, beginning in 1887 when it was founded as the House of Correction and Reformatory.[55] The Gatesville State School for Boys operated in Gatesville for nearly a century until it closed in 1979, and the property was absorbed by the Hilltop Unit of the Texas Department of Criminal Justice in 1981.[56] The Mountain View School for Boys was established in 1962 for serious juvenile offenders, most of whom had previously been housed at the Gatesville School for Boys. The facility

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[48] Clyde and Mabel Bailey, *Vignettes of Coryell County* (Gatesville: Gatesville Printing Company, 1976), 230.
[49] Rosin, Elizabeth and Rachel C. Nugent, *Besse Hotel National Register Nomination.* National Park Service: 2008. https://npgallery.nps.gov/GetAsset/6342701f-3ead-4e13-8af7-8c463137a0bb/
[50] "New City Pool Opens Today," *Gatesville Messenger and Star-Forum*, May 21, 1970, 1.
[51] "Sign up Urged for Red Cross Swim Lessons," *Gatesville Messenger and Star-Forum,* April 9. 1970, 2.
[52] "Committee on Armed Services, Report on the Special Subcommittee on Recruiting and Retention of Military Personnel," United States, U.S. Government Printing Office, 1972. Available on Google Books.
[53] Texas Almanac, "City Population History from 1850-2000," accessed May 8, 2024, https://www.texasalmanac.com/drupal-backup/images/CityPopHist%20web.pdf.
[54] "2.2 Million Gain Is Registered by Banks," *Gatesville Messenger and Star-Forum,* July 7, 1972, 1.
[55] James W. Markham and William T. Field, "Gatesville State School For Boys," *Handbook of Texas Online*, accessed December 05, 2023, https://www.tshaonline.org/handbook/entries/gatesville-state-school-for-boys.
[56] Markham and Field, "Gatesville State School For Boys."

United States Department of the Interior
National Park Service / National Register of Historic Places REGISTRATION FORM
NPS Form 10-900   OMB No. 1024-0018

Gatesville Downtown Historic District, Coryell County, Texas

closed in 1975 and was reopened as the Mountain View Unit for Women.[57] In 1990, a men's maximum-security prison was opened in Gatesville, known as the Alfred D. Hughes Unit.[58] The Texas Department of Corrections remained one of the largest employers of Coryell County in 2023.[59] As of 2020, the City of Gatesville had a population of 16,135.[60]

Conclusion

The Gatesville Downtown Historic District includes historic commercial, governmental, residential, religious, and recreational buildings and sites that retain architectural integrity reflecting both the continuity and evolution of Gatesville and its commercial, civic, and institutional development from the 1880s through the 1970s. The district is nominated under Criterion A in the area of Community Planning and Development for its role as the Coryell County seat, which created early employment opportunities and brought residents and visitors into the downtown square to conduct their governmental business. The square maintains its Shelbyville grid layout with centrally located courthouse surrounded by blocks of commercial buildings facing towards the square, and the surrounding blocks still consist of mixed-use properties that historically and currently serve as the heart of the small-town community. The district also meets Criterion A in the area of Commerce for its role as a commercial hub for the surrounding rural and agricultural regions of Coryell County, who frequently travelled to Gatesville to conduct their business, ship their products, or purchase supplies. In the mid-century, Gatesville's downtown adapted as the town's economy shifted to cater to the nearby military and corrections industries and added new light industrial and manufacturing facilities, although maintained its long-standing governmental and municipal significance with numerous state, county, and city offices located within the district.

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[57] William T. Field, "Mountain View School for Boys," *Handbook of Texas Online*, accessed December 5, 2023, https://www.tshaonline.org/handbook/entries/mountain-view-school-for-boys.
[58] Smyrl, "Gatesville, TX."
[59] Smyrl, "Coryell County."
[60] United States Census Bureau, Gatesville, Texas, accessed January 8, 2024, https://www.census.gov/quickfacts/fact/table/gatesvillecitytexas/POP010220
https://data.census.gov/table?g=160XX00US4810264&tid=DECENNIALPL2020.P2

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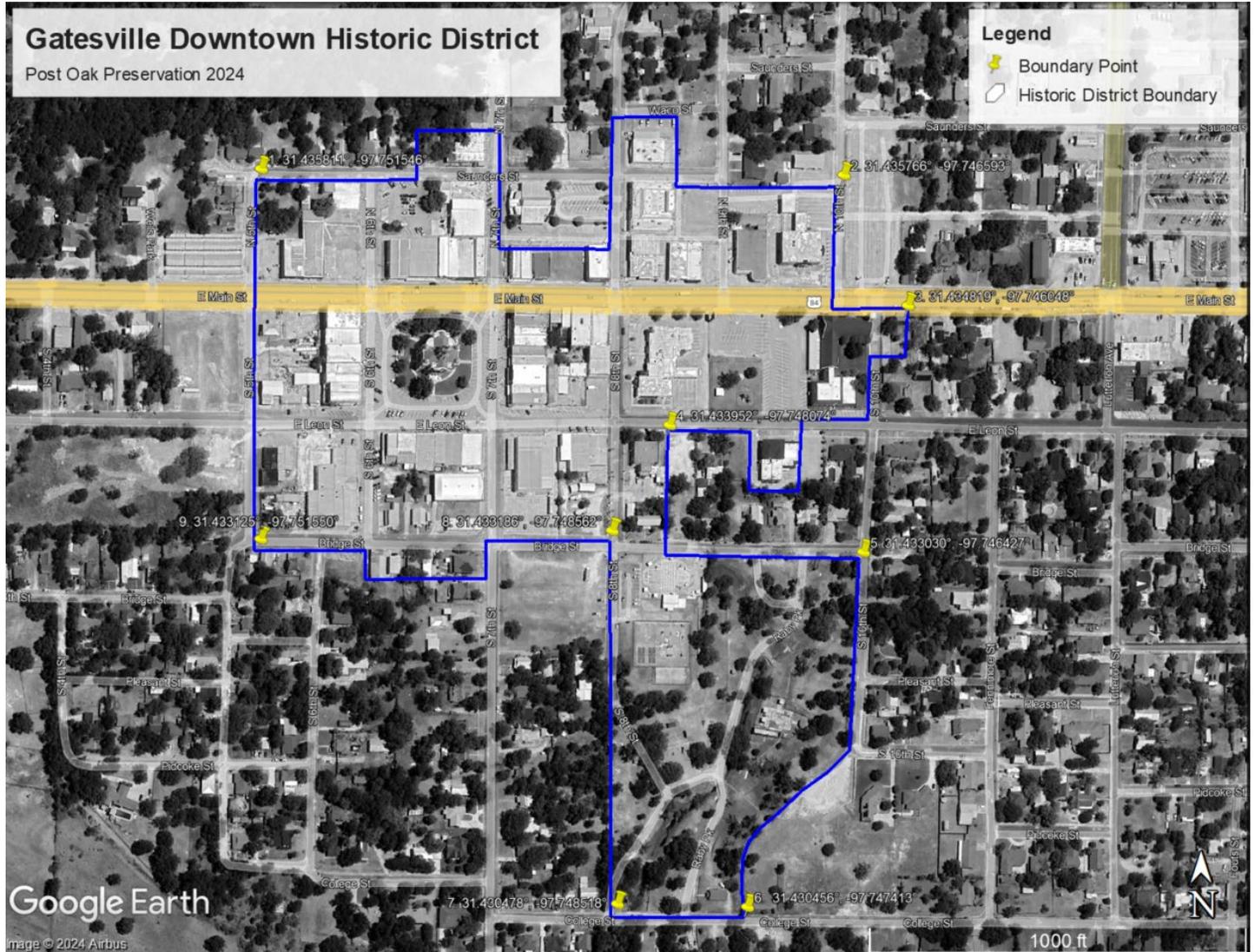

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NPS Form 10-900   OMB No. 1024-0018

Gatesville Downtown Historic District, Coryell County, Texas

Section 10. Geographical Data

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NPS Form 10-900   OMB No. 1024-0018

Gatesville Downtown Historic District, Coryell County, Texas

Coordinates:

1. 31.435811°, -97.751546°
2. 31.435766°, -97.746593°
3. 31.434819°, -97.746048°
4. 31.433590°°, -97.748069°
5. 31.433030°, -97.746427°
6. 31.430456°, -97.747413°
7. 31.430478°, -97.748518°
8. 31.433186°, -97.748562°
9. 31.433125°, -97.751550°

Verbal Boundary Description:

The district includes approximately 44.8 acres and is delineated on Maps 2 and 3.1-3.2.

Beginning at the northwest corner of the N. 5th Street and Saunders Street intersection, proceed east along Saunders Street for approximately 428 feet, then north approximately 130 feet along the western property boundary associated with 605 Saunders Street (Resource 16), then west approximately 200 feet to N. 7th Street. From N. 7th Street proceed south to the unnamed alley between Saunders Street and Main Street, following said unnamed alley east to N. 8th Street, then proceed north to Waco Street, then proceed east to the western boundary of the property boundary associated with 200 N. 8th Street (Resource 26), then proceed south to Saunders Street. From Saunders Street proceed east to N. 10th Street, then proceed south to E. Main Street, then east to the western property boundary associated with 1004 E. Main Street (Resource 29), then proceed south approximately 113 feet, then proceed west to S. 10th Street. At S. 10th Street, proceed south to E. Leon Street, then west approximately 183 feet, then south approximately 160 feet along the eastern boundary of the property associated with 904 E. Leon Street (Resource 77), the proceed east approximately 138 feet along said property boundary, then north along said property boundary to E. Leon Street. From E. Leon Street, proceed east approximately 220 feet to the western property boundary associated with 802 E. Leon Street (Resource 76), then proceed south approximately 285 feet to Bridge Street. At Bridge Street, proceed west to the intersection with S. 10th Street, then south to the location where S. 10th Street curves to the west. At the bend in south 10th Street, follow the curved property boundary associated with Raby Park (Resource 81) southeast to College Street. At College Street, proceed west to the western property boundary of Raby Park, thence north approximately 0.2 mile to the intersection of S. 8th Street and Bridge Street. At 8th Street, proceed west along Bridge Street to S. 7th Street, then south approximately 76 feet along the eastern property boundary associated with 302 S. 7th Street (Resource 69), thence west approximately 178 feet to the western property boundary associated with 602 Bridge Street (Resource 68), thence north along the western property boundary of said 602 Bridge Street to Bridge Street. At Bridge Street, proceed west to the intersection with S. 5th Street, then proceed north approximately 0.18 mile to the point of beginning.

Boundary Justification:

The boundaries of the Gatesville Downtown Historic District were selected to include the highest concentration of intact historic resources associated with the nineteenth and twentieth century downtown development of Gatesville. Significant resources primarily consist of commercial buildings that represent Gatesville's historic commercial development in the courthouse square and adjacent blocks, although also include those that contributed to the overall development of the community, including municipal and governmental buildings, churches, multi-family dwellings, and a park.

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National Park Service / National Register of Historic Places REGISTRATION FORM
NPS Form 10-900   OMB No. 1024-0018

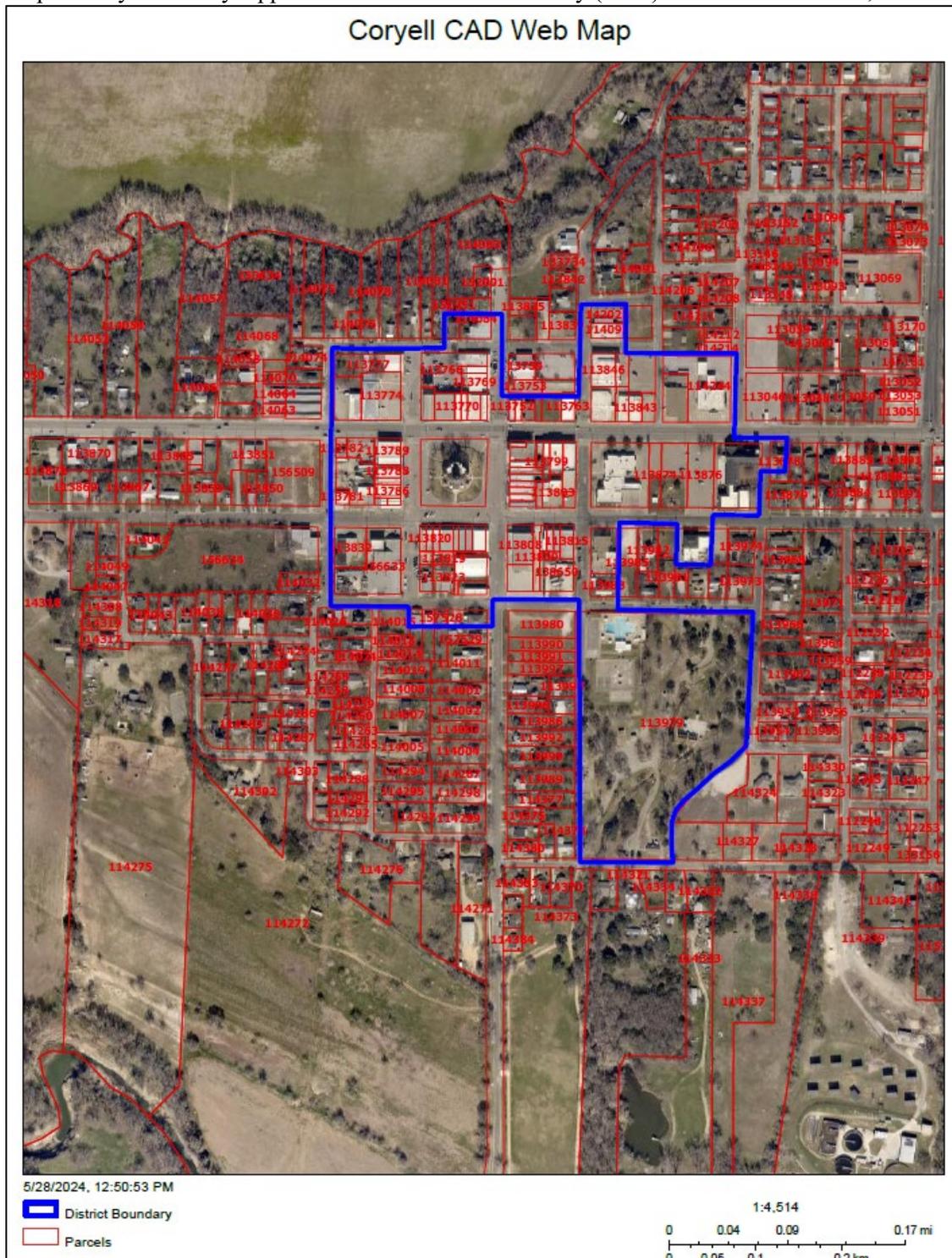Gatesville Downtown Historic District, Coryell County, Texas
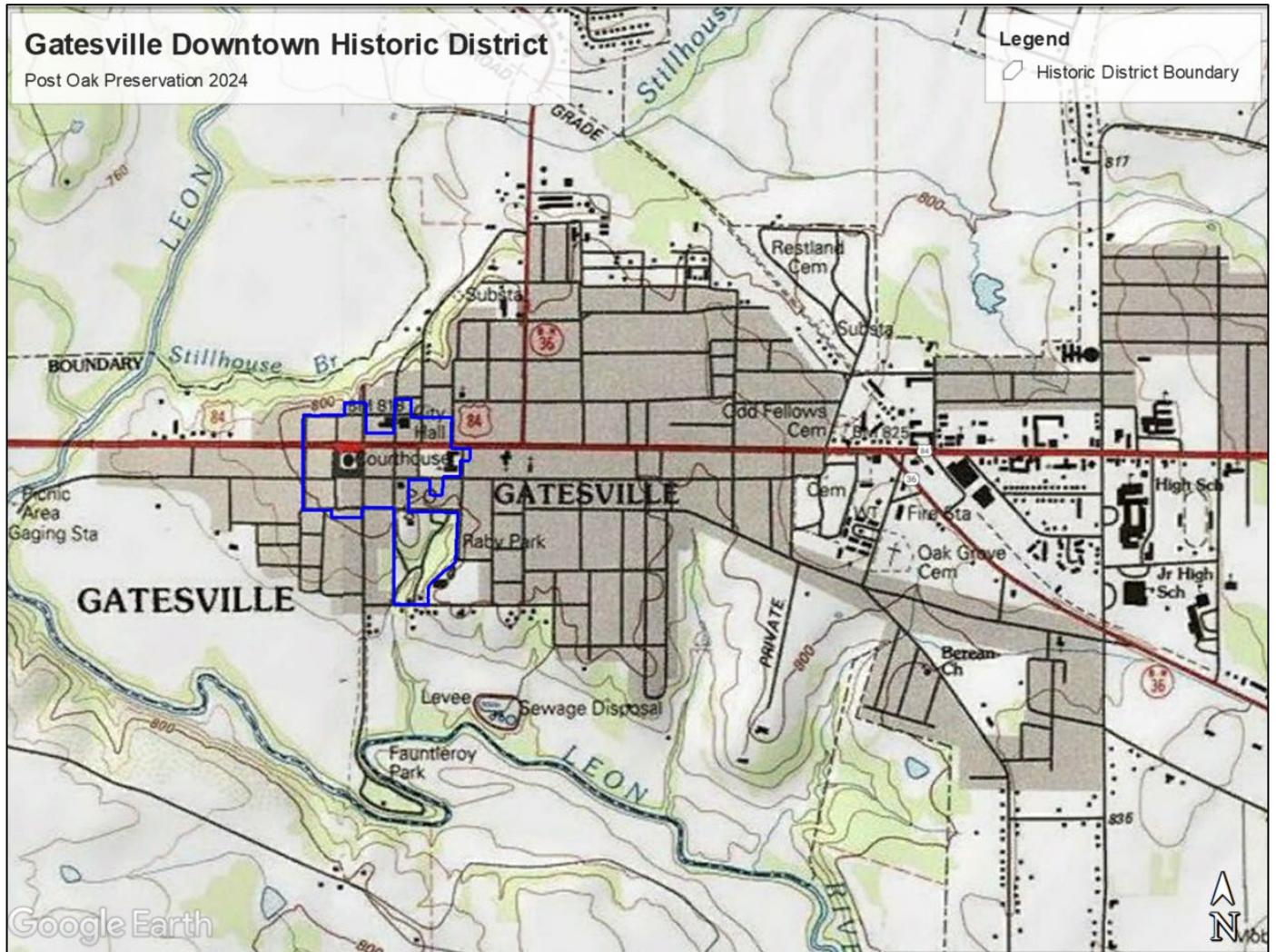
Maps

Map 1: Coryell County, Texas in red

Gatesville Downtown Historic District, Coryell County, Texas

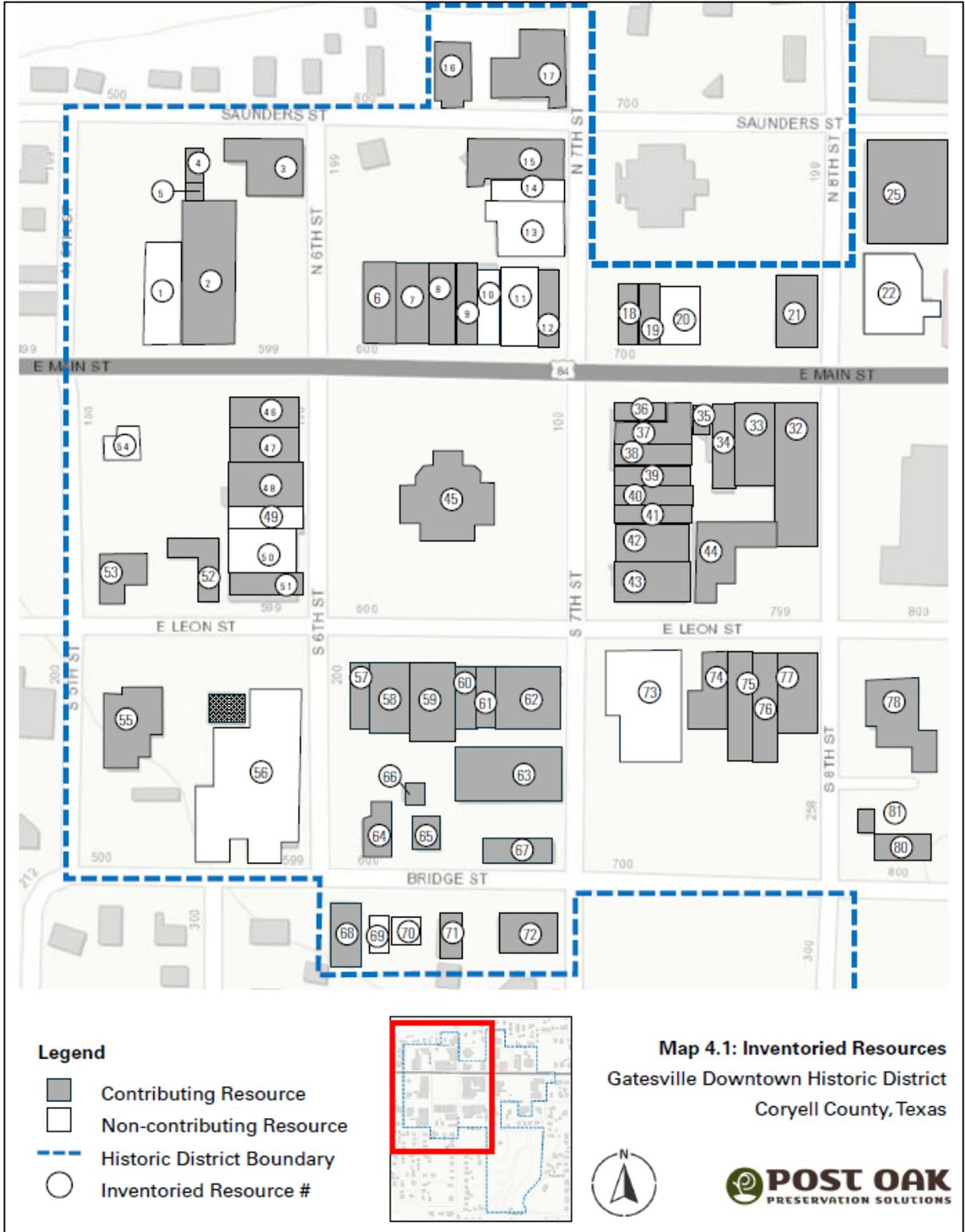Map 2: Coryell County Appraisal District Parcel Boundary (2023). Accessed March 27, 2024.

Gatesville Downtown Historic District, Coryell County, Texas

Map 3: Proposed Gatesville Downtown Historic District Boundary on topographic base.

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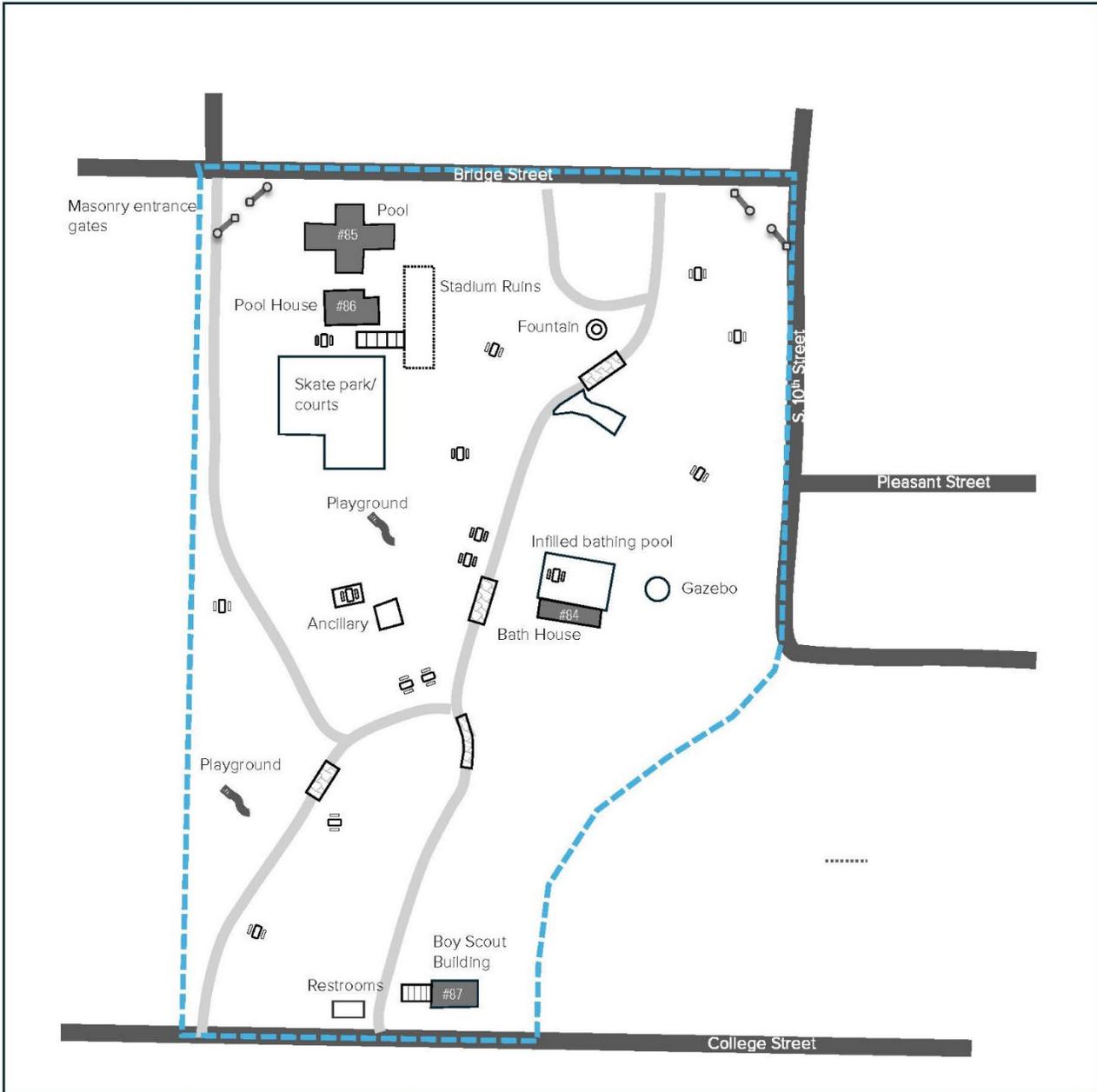NPS Form 10-900   OMB No. 1024-0018

Gatesville Downtown Historic District, Coryell County, Texas

Map 4.1: Sketch map of Gatesville Downtown Historic District with contributing and non-contributing resources. Post Oak 2024.

Map 4.1: Inventoried Resources
Gatesville Downtown Historic District
Coryell County, Texas

Legend
Contributing Resource
Non-contributing Resource
Historic District Boundary
Inventoried Resource #

Gatesville Downtown Historic District, Coryell County, Texas

Map 4.2: Sketch map of Gatesville Downtown Historic District with contributing and non-contributing resources. Post Oak 2024.
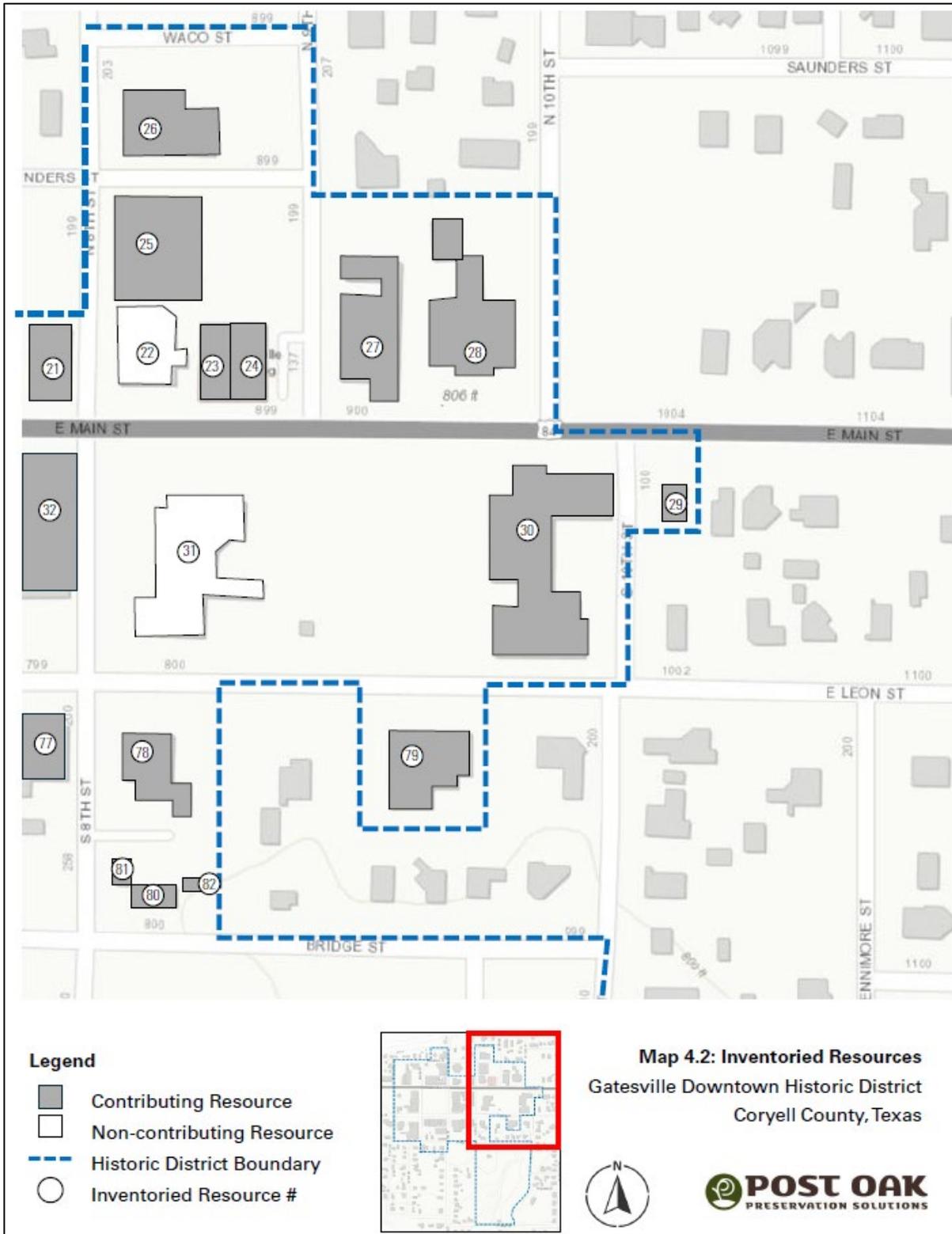
Gatesville Downtown Historic District, Coryell County, Texas

Map 4.3: Sketch map of Gatesville Downtown Historic District with contributing and non-contributing resources. Post Oak 2024.

Legend

■ Contributing Resource
□ Non-contributing Resource
▪▪▪ Historic District Boundary
○ Inventoried Resource #

Map 4.3: Inventoried Resources
Gatesville Downtown Historic District
Coryell County, Texas

POST OAK
PRESERVATION SOLUTIONS
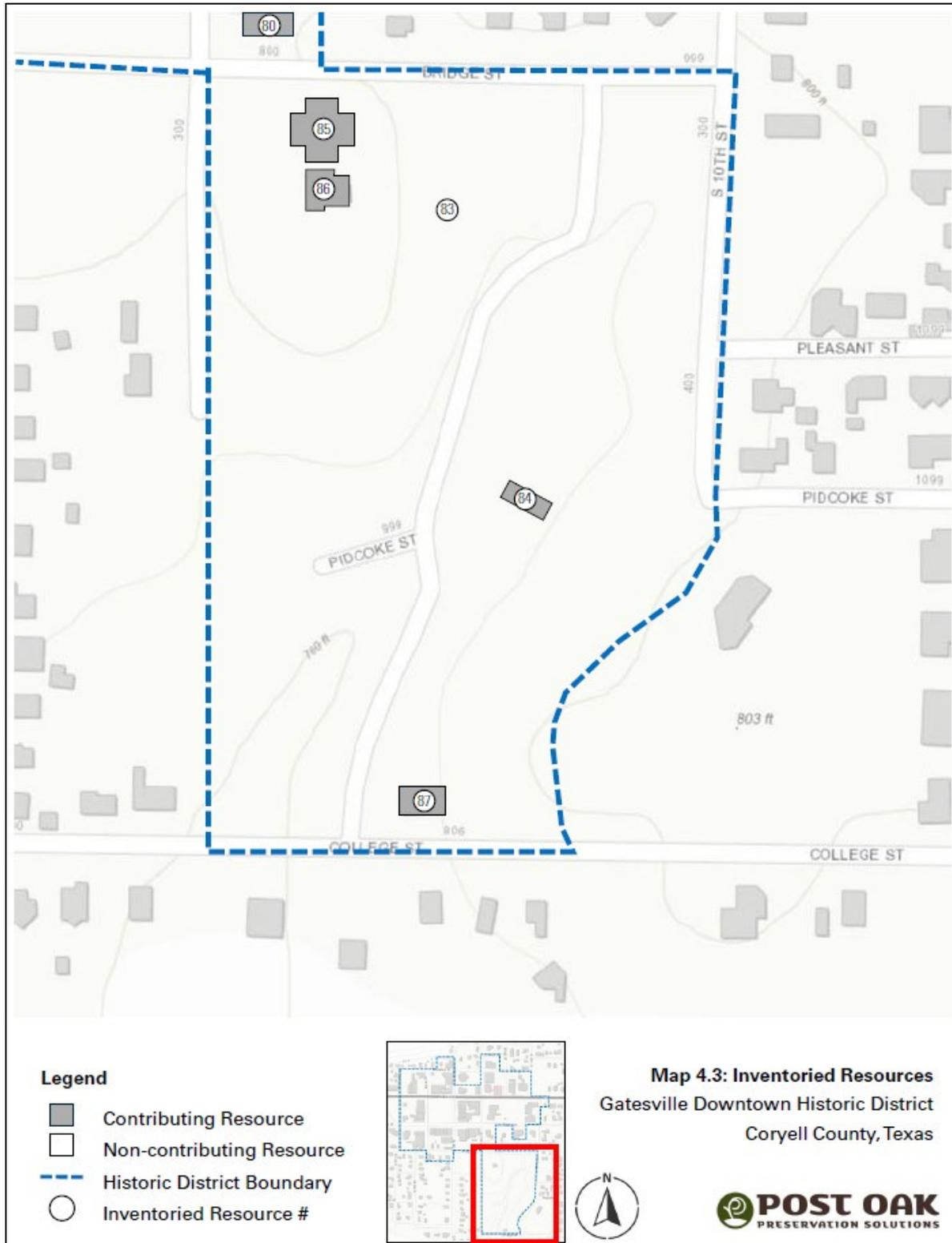
Gatesville Downtown Historic District, Coryell County, Texas

Map 5: Sketch map of Raby Park (Resource 83) showing features located within the site. Post Oak 2024.

Legend

Contributing Resource

Masonry culvert

Picnic table

Note: Masonry walls and drainage features are located throughout the park but were not individually surveyed or marked on this sketch map.

Map 5: Sketch Map of Raby Park (Resource 83)
Gatesville Downtown Historic District
Coryell County, Texas

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Gatesville Downtown Historic District, Coryell County, Texas

Figures

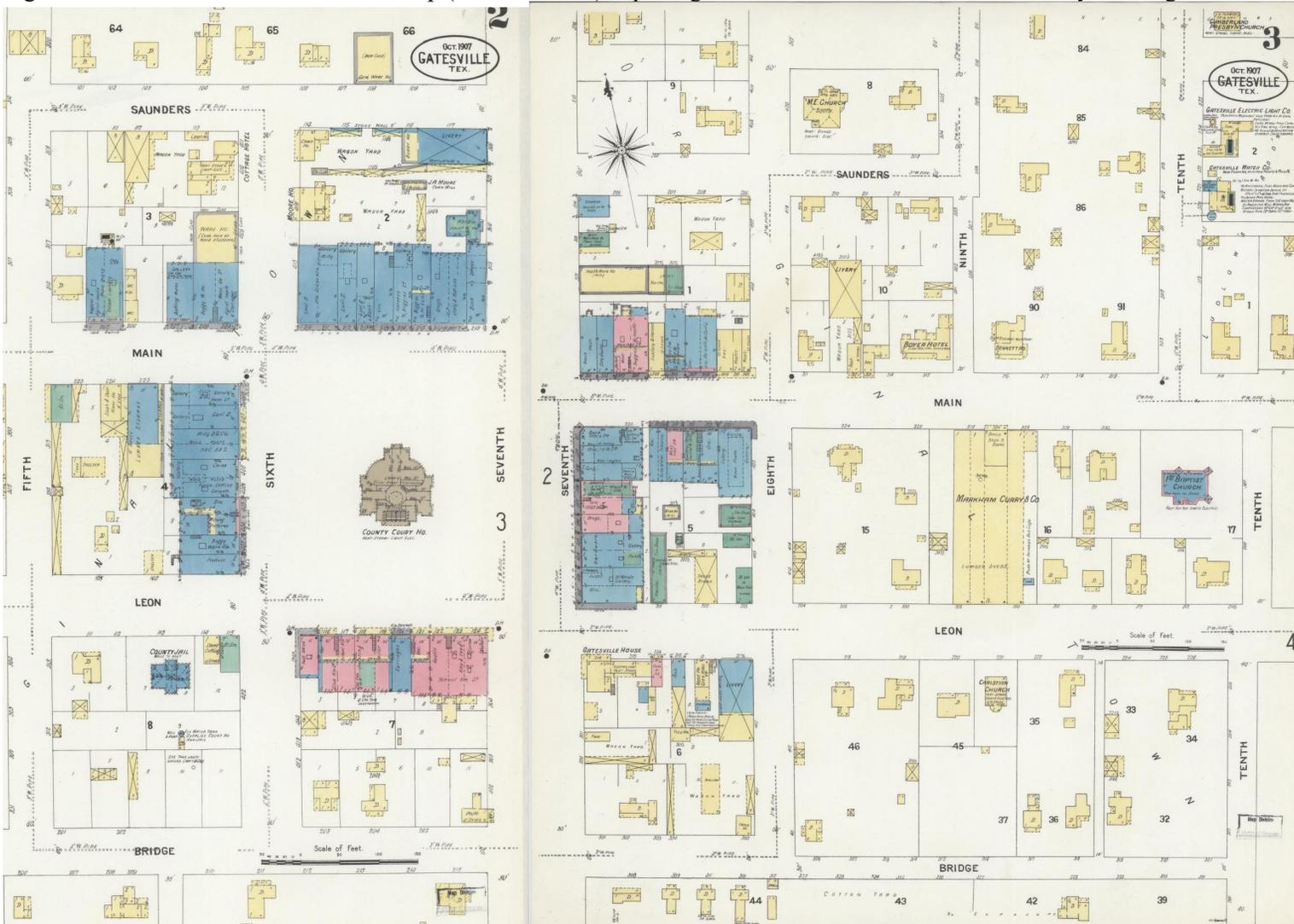Figure 1. 1884 Birds Eye View of Gatesville, depicting courthouse square. Source: Gatesville Public Library.

Gatesville Downtown Historic District, Coryell County, Texas

Figure 2: 1885 Sanborn Fire Insurance Map (sheets 1 and 2) depicting Gatesville downtown. Source: Library of Congress


FIGURE, Page 47

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National Park Service / National Register of Historic Places REGISTRATION FORM
NPS Form 10-900   OMB No. 1024-0018
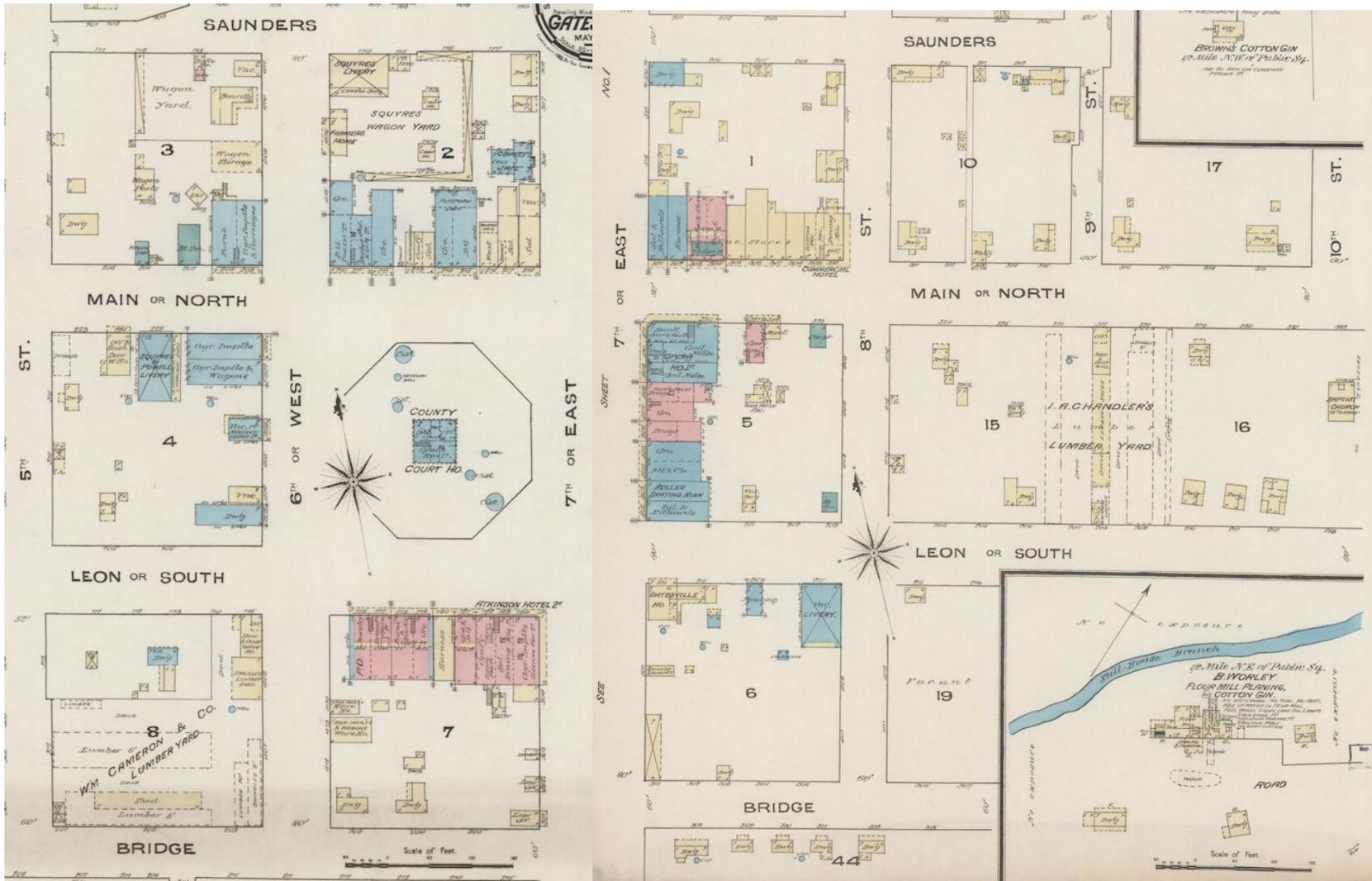
Gatesville Downtown Historic District, Coryell County, Texas

Figure 3: 1907 Sanborn Fire Insurance Map (sheets 2 and 3) depicting downtown Gatesville. Source: Library of Congress.

FIGURE, Page 48

Gatesville Downtown Historic District, Coryell County, Texas

Figure 4. 1920 Sanborn Fire Insurance Map (sheets 2 and 3) depicting Gatesville downtown. Source: Perry Castañeda Library Map Collection, University of Texas at Austin.
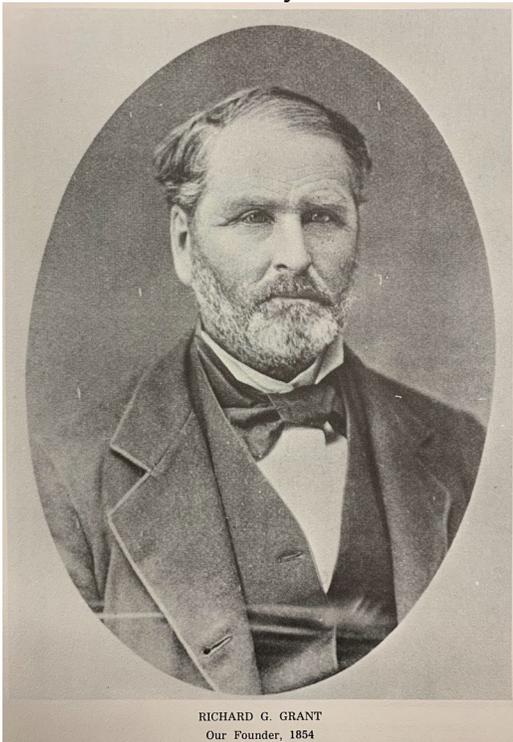

FIGURE, Page 49
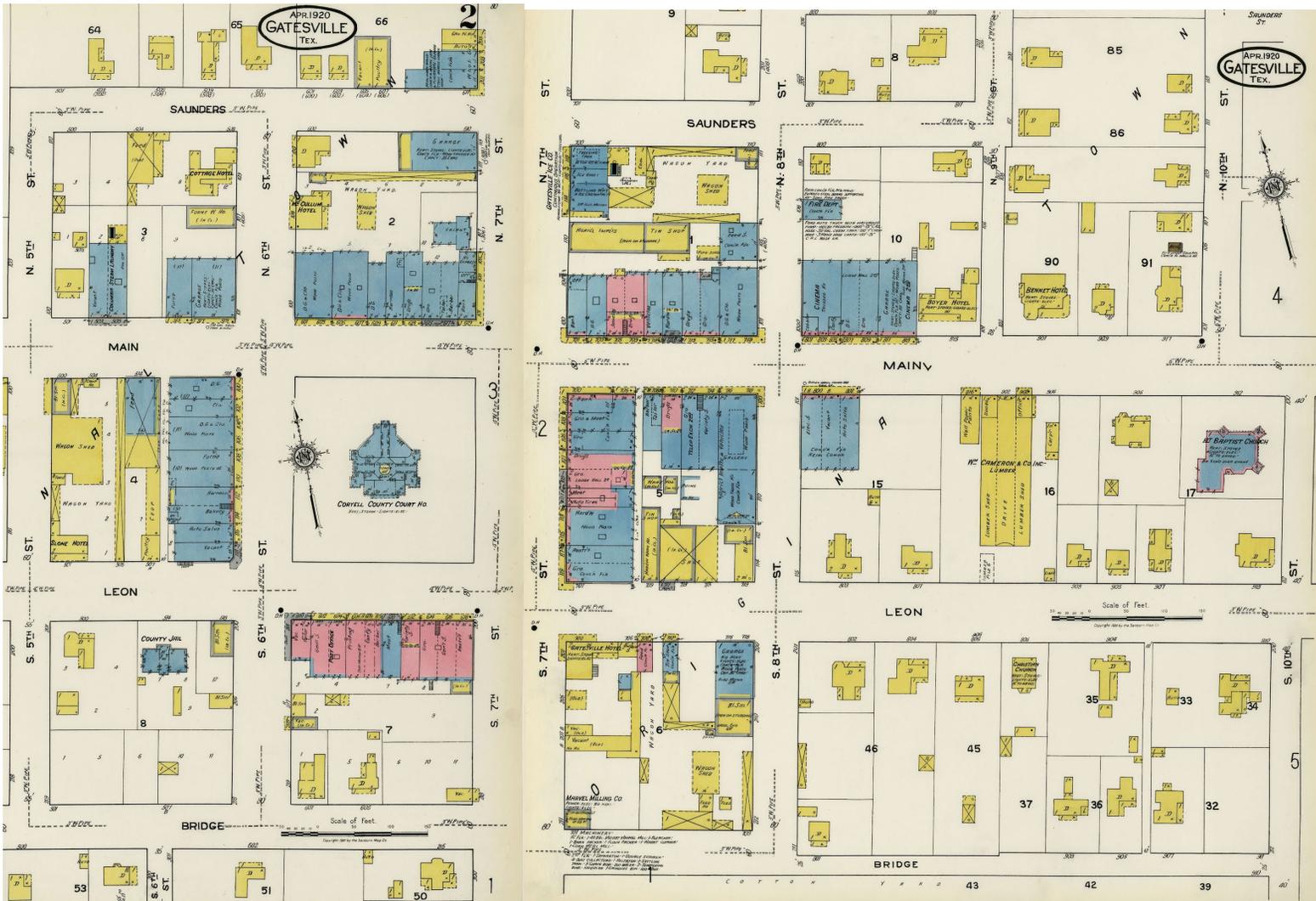
Gatesville Downtown Historic District, Coryell County, Texas

Figure 5: 1963 Aerial view of downtown Gatesville. Source: Gatesville Public Library.

Figure 6. Richard G. Grant donated the land for the Coryell County courthouse square and surrounding streets. He also sold the commercial lots immediately surrounding the square. Courtesy Gatesville Centennial Souvenir Program, Gatesville Public Library.

RICHARD G. GRANT
Our Founder, 1854

United States Department of the Interior
National Park Service / National Register of Historic Places REGISTRATION FORM
NPS Form 10-900   OMB No. 1024-0018

Gatesville Downtown Historic District, Coryell County, Texas

Figure 7: North side of Gatesville downtown square, 1896. Source: Gatesville Public Library.

Gatesville Downtown Historic District, Coryell County, Texas

Figure 8: Undated (ca. 1900) photo of north side of square. (Buster Brown promotional stunt taking place on awning of W.A. Schley & Co.) From left to right, Resources 6-8 and part of 9. Source: Coryell County History & Photos Facebook Page.

Figure 9: Undated photo of mail carriers lined up in front of the Gatesville Post Office (Resource 57). Source: Coryell County Museum Foundation, *Coryell County, Texas Families Volume II*.

Gatesville Downtown Historic District, Coryell County, Texas

Figure 10: Undated photo of southwest corner of courthouse Square. From left to right, Resources 51, 50, and southern half of 49. Source: Coryell County Museum Foundation, *Coryell County, Texas Families Volume II*.
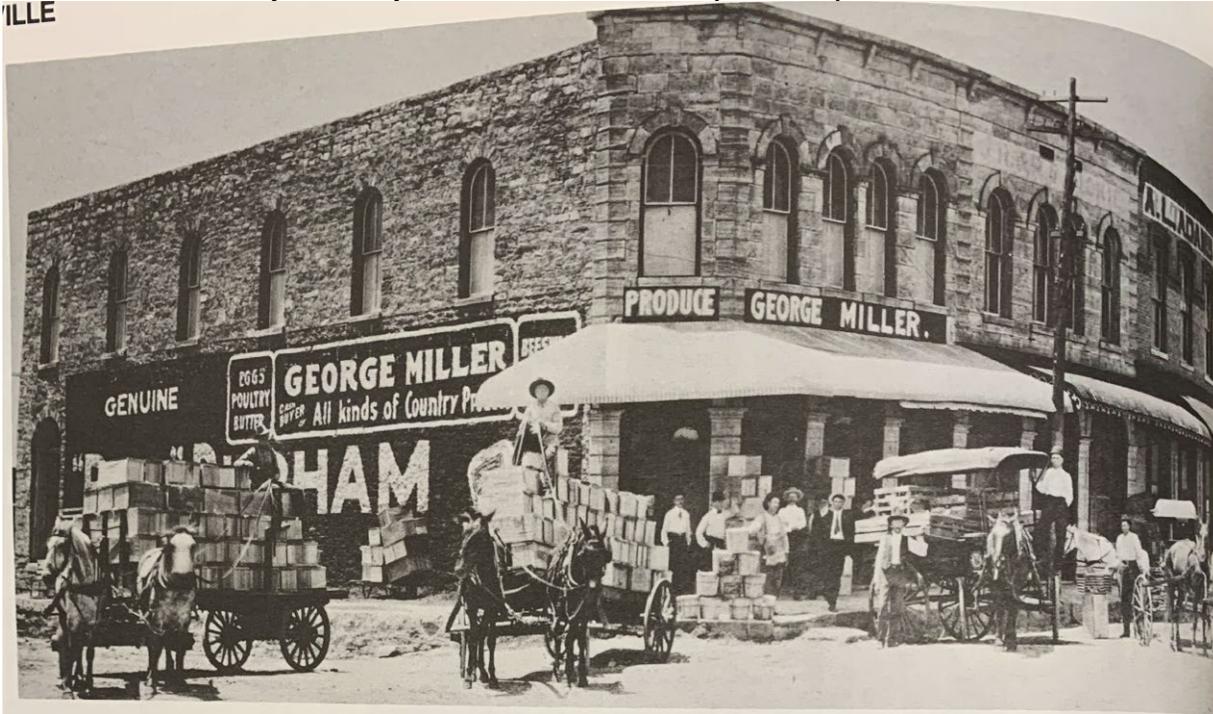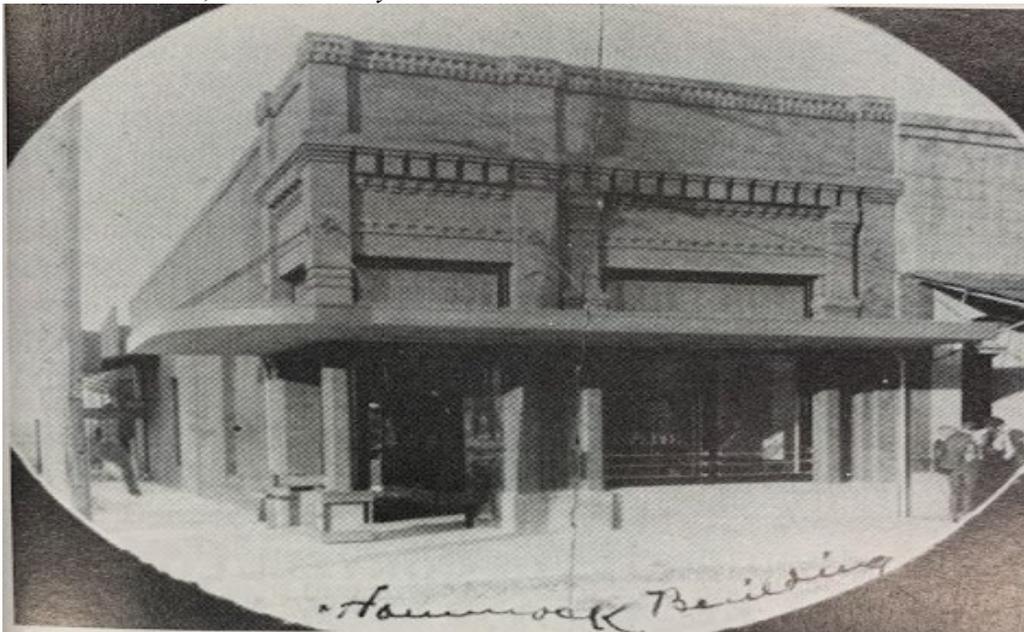

Figure 11: Undated photo of Hammack Building/Gatesville National Bank (Resource 18). Source: Coryell Museum and Historical Center, *Down Memory Lane with Uncle Bob*.

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NPS Form 10-900   OMB No. 1024-0018

Gatesville Downtown Historic District, Coryell County, Texas

Figure 12: Undated photo of west side of square. Leaird's Department Store (Resource 46) was constructed at far right following a 1943 fire. Source: Coryell County Museum and Historical Center.

Figure 13. Undated (ca. 1960s) photograph of west side of downtown square, depicting mid-century modernization of the majority of the block. Source: Coryell County History & Photos Facebook Page.
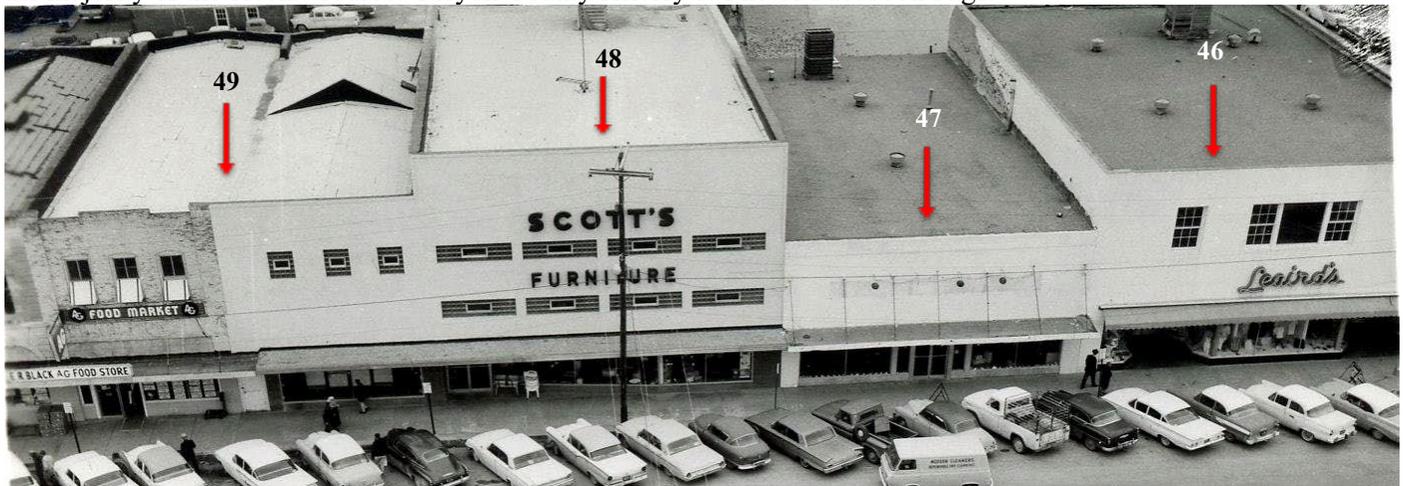
Gatesville Downtown Historic District, Coryell County, Texas

Figure 14. East side of downtown square and north side of Main Street, 1907. The buildings depicted on the east side of the square were lost to a fire and the majority of buildings on the north side of Main Street have been lost over time. Source: DeGolyer Library, SMU.

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NPS Form 10-900   OMB No. 1024-0018

Gatesville Downtown Historic District, Coryell County, Texas

Figure 15. 1909 photograph of Bigham Hardware & Furniture Company (present day Coryell County Museum and Historical Center, Resource 32). A small section of Resource 33 is visible at right, depicting the building's earlier, more elaborate facade prior to ca. 1920s modernization. Source: The Gazette Messenger Magazine edition 1909.

Figure 16. 1918 photograph of intersection of E. Leon and S. 6th Street (looking southwest from courthouse). The second Coryell County Jail is the two-story building located at the center of the photograph (no longer extant). Source: Coryell County Museum Foundation, *Coryell County, Texas Families Volume II*.

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National Park Service / National Register of Historic Places REGISTRATION FORM
NPS Form 10-900   OMB No. 1024-0018

Gatesville Downtown Historic District, Coryell County, Texas

Figure 17. Undated (ca. 1930s) aerial of Main Street and east side of square. Resources 36-41 are in the foreground of the photo and Resources 18 and 19 are located near the bottom left corner on the adjacent block. City Hall (Resource 25) and First Baptist Church (Resource 30) are denoted by arrows. Source: Coryell County History & Photos Facebook Page.

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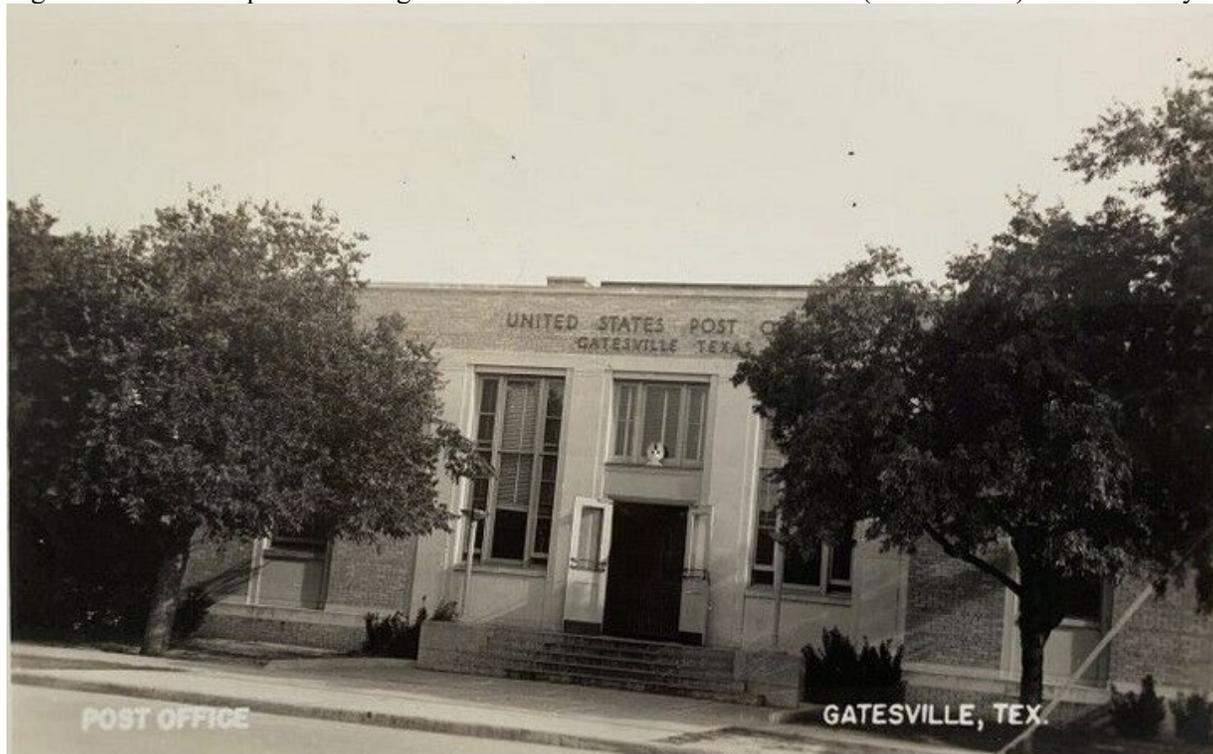NPS Form 10-900   OMB No. 1024-0018

Gatesville Downtown Historic District, Coryell County, Texas

Figure 18. Undated (ca. 1930s) photo of south side of square. Resources 59 (the left half of which reads "RITZ") and 62 are visible in the background. Source: Coryell County History & Photos Facebook Page.

Figure 19. Ca. 1941 postcard image of the 1936-7 Gatesville Post Office (Resource 78). Source: Ebay.

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National Park Service / National Register of Historic Places REGISTRATION FORM
NPS Form 10-900   OMB No. 1024-0018

Gatesville Downtown Historic District, Coryell County, Texas

Figure 20: Undated photo of Holmes Stadium within present-day Raby Park. Portions of this masonry wall remain and serve as an entrance to the park near the current pool. Source: Coryell County History & Photos Facebook Page.
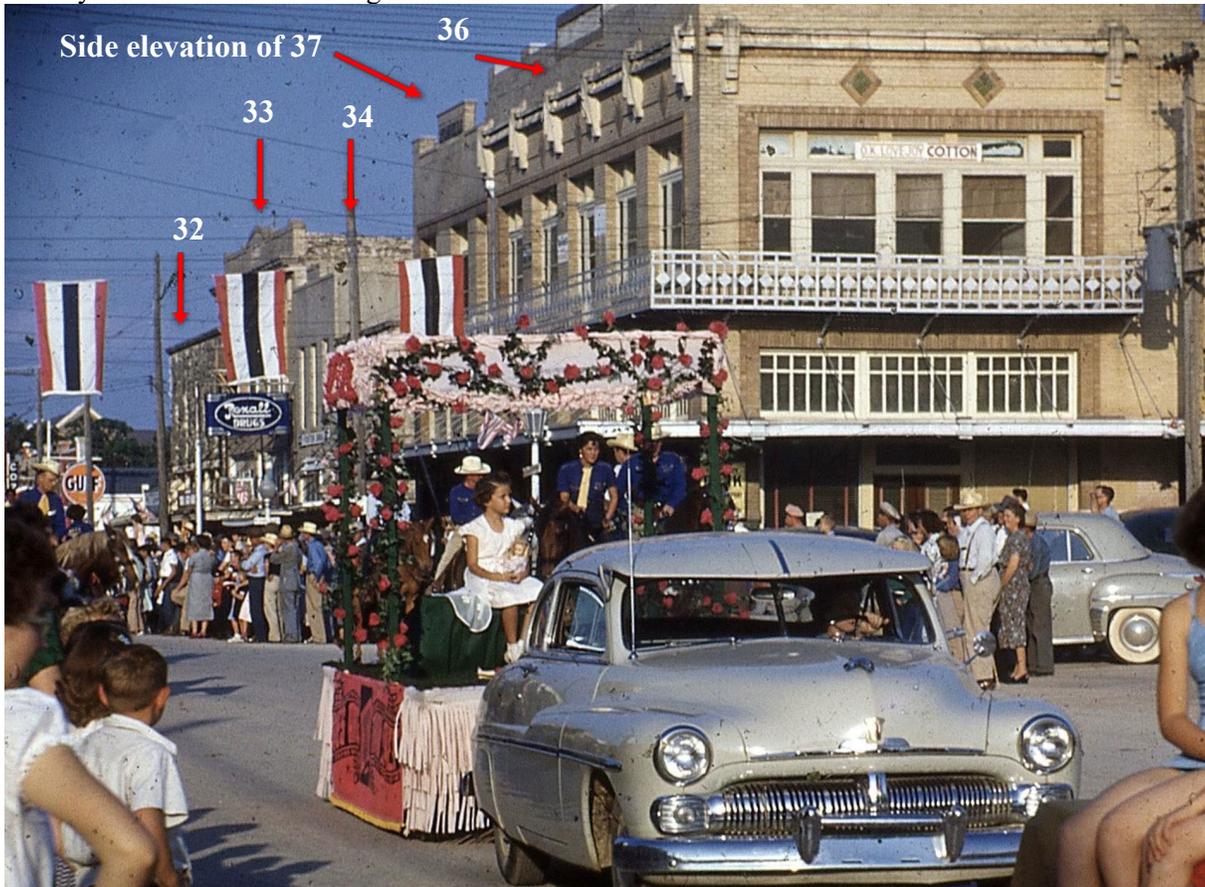

Sign appears to read WPA at bottom

Figure 21. 1950s image of the north block of the courthouse square, depicting Resources 7-10. Note the mid-century facade modifications to Resources 7 and 8. Source: Coryell County History & Photos Facebook Page.
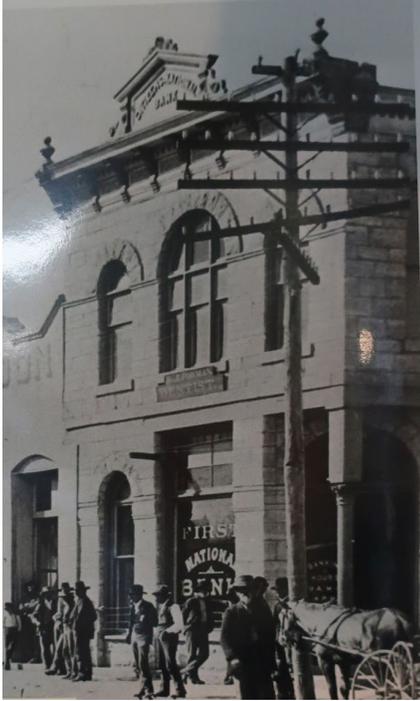
Gatesville Downtown Historic District, Coryell County, Texas

Figure 22. 1950s parade in downtown Gatesville, facing corner of E. Main Street and S. 7th street. From left to right, Resources 32-37 are visible in the background (Resource 35 is blocked by the parade float). Source: Coryell County History & Photos Facebook Page.

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National Park Service / National Register of Historic Places REGISTRATION FORM
NPS Form 10-900   OMB No. 1024-0018

Gatesville Downtown Historic District, Coryell County, Texas

Figure 23. The Gatesville National Bank building (Resource 12) has experienced two facade modernizations since its initial construction (ca. 1890). The first took place sometime prior to the 1950s (top right) and the second ca. 1965 (bottom).

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NPS Form 10-900   OMB No. 1024-0018

Gatesville Downtown Historic District, Coryell County, Texas

Figure 24. Ca. 1970s photo of the east side of downtown square. From left to right, Resources 33-40. Source: Coryell County History & Photos Facebook Page.

Gatesville Downtown Historic District, Coryell County, Texas

Figure 25. Example of contributing vs. non-contributing structure.
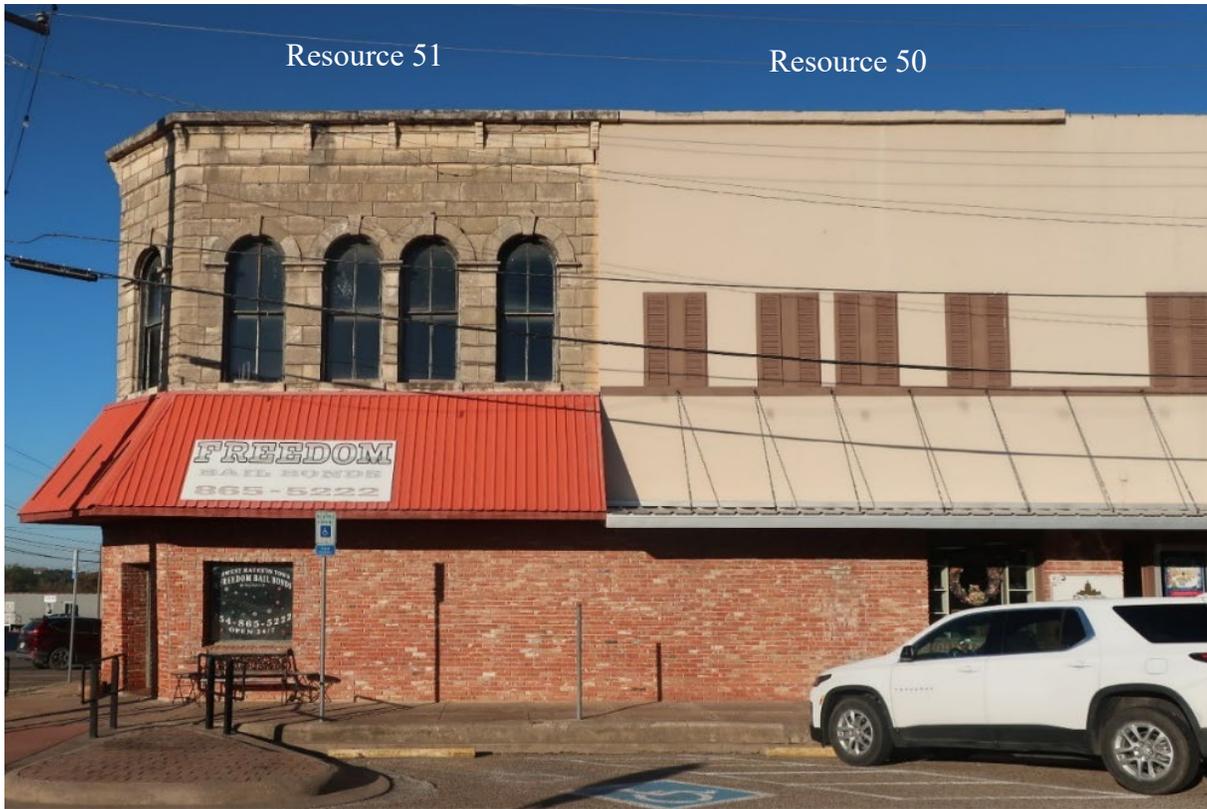
Gatesvell Downtown Historic District, Coryell County, Texas

Photograph Log

Name of Property: Gatesville Downtown Historic District
Photographer: Megan Warley McDonald and Rebecca Lapham Wallisch
Date: November 2023

Photo 1: The 1897-8 Coryell County Courthouse (Resource 45, NRHP 1977) at the center of downtown Gatesville and the proposed district. View northwest.

Gatesville Downtown Historic District, Coryell County, Texas

Photo 2: Resources 1 and 2, at the northwest corner of the proposed district. View north.

Photo 3: Streetview depicting north block of courthouse square along Main Street, showing from left Resources 6-12, and 18- 20 (right background). View northeast.

Gatesville Downtown Historic District, Coryell County, Texas

Photo 4: From left are Resource 8 through 11. Resource 9 is the only remaining late-19th century building in the district that retains its arched parapet and elaborate cornice.

Photo 5: The ca. 1890s former Gatesville National Bank building (Resource 12) was modernized twice, the present facade dates to ca. 1965, view northwest.

Gatesville Downtown Historic District, Coryell County, Texas

Photo 6: View of west side of N. 7th Street between Saunders Street and E. Main Street. From left to right, Resources 12-15. View southwest.

Photo 7: The Hammack Building (Resource 18, RTHL 1985) is shown at left, Resource 19 at center, and non-contributing Resource 20 at right, view northeast.

Gatesville Downtown Historic District, Coryell County, Texas

Photo 8: Resources 23 (left) and 24 (right). Resource 23 was the Gatesville Public Library and is one of a handful of mid-century resources within the proposed district. View northeast.

Photo 9: Gatesville City Hall (Resource 25), constructed 1935-1937 with WPA funding. Facing northeast.

Gatesville Downtown Historic District, Coryell County, Texas

Photo 10: The 1936 former telephone building (Resource 29) at the district's eastern boundary, view south.

Photo 11: First Baptist Church (Resource 30). View southwest.

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National Park Service / National Register of Historic Places REGISTRATION FORM
NPS Form 10-900   OMB No. 1024-0018

Gatesville Downtown Historic District, Coryell County, Texas

Photo 12: Constructed ca. 1902, the Burt Building's (Resource 33) present facade dates to the 1920s. Resource 32 is at left and Resource 33 is at right. View south.

Photo 13: View along south side of E. Main Street between 8th Street and 7th Street showing (from left) Resources 34, 35, 37, and 36, view southwest.

Gatesville Downtown Historic District, Coryell County, Texas

Photo 14: East block of square along 7th Street showing Resources 36-38 (from left), view northeast.

Photo 15: East block of square along S. 7th Street. Showing (from left to right) Resources 36 to 43. View northeast.

Gatesville Downtown Historic District, Coryell County, Texas

Photo 16: Northern part of west block of the courthouse square, depicting resources 46-47 (right to left). View northwest.

Photo 17: Southern part of west block of the courthouse square, depicting Resources 48-52 (right to left). View southwest.

Gatesville Downtown Historic District, Coryell County, Texas

Photo 18: Ca. 1891 building (Resource 51) at the corner of S. 6th Street and E. Leon Street is the only resource on the west block of the square (and one of few in the district) that retains its late 19th century appearance. View northwest.

Photo 19: South block of courthouse square along E. Leon Street between 7th and 6th Streets. From right to left, Resources 62 to 57. View southwest.

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NPS Form 10-900   OMB No. 1024-0018

Gatesville Downtown Historic District, Coryell County, Texas

Photo 20: Resource 57 was constructed ca. 1907 as the Gatesville Post Office. View east.

Photo 21: Resource 68 is one of several buildings in the district that was constructed during the 1920s for automobile related services. View southeast.

Gatesville Downtown Historic District, Coryell County, Texas

Photo 22: Resource 80, one of several multi-family domestic properties located within the district. View northeast.

Photo 23: Resources 76, 75, 74 (from left to right). Resource 74 is likely one of the oldest structures in the district, constructed prior to 1885, although its primary façade dates to 1949. View southwest.

Gatesville Downtown Historic District, Coryell County, Texas

Photo 24: South block of E. Leon Street between 7th and 8th Streets showing Resources 77 through 73 (from left), view southwest.

Photo 25: Gatesville Post Office (Resource 78) constructed 1936-7 with WPA funding. View south.
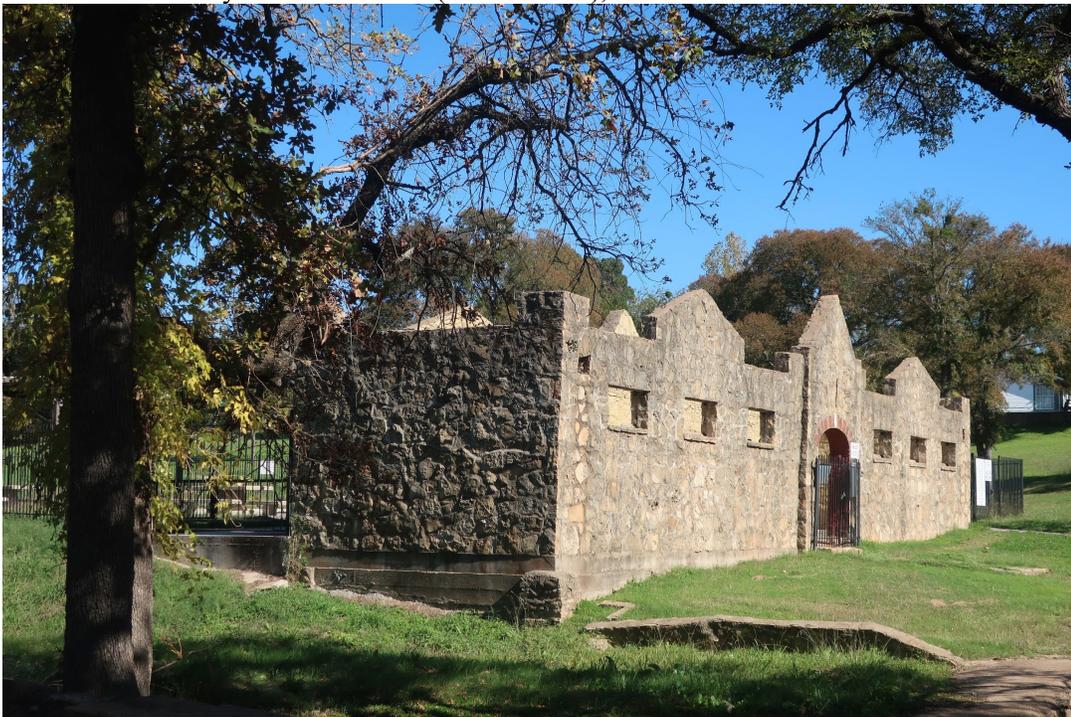
Gatesville Downtown Historic District, Coryell County, Texas

Photos 26: Raby Park (Resource 83) was established in the 1920s just southeast of the courthouse square.

Photo 27: The Raby Park Bathhouse (Resource 84), view northeast.

Gatesville Downtown Historic District, Coryell County, Texas

Photo 28: Raby Park arched masonry culvert, view northeast.

Photo 29: Raby Park masonry box culvert, view southwest

Gatesville Downtown Historic District, Coryell County, Texas

Photo 30: The ca. 1945 Scout Building (Resource 87) in Raby Park, view southeast.

Photo 31: The 1970 pool (Resource 85) and pool house (Resource 86) within Raby Park (Resource 83), view southeast.