

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

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received

date entered

FEB 15 1984

1. Name

historic Historic Resources of Hillsboro, Texas ^{MRA}

and/or common N/A

2. Location

1 dist. + 10 ind. sites, 1 DOE

street & number Incorporated Limits

N/A not for publication

city, town Hillsboro

N/A vicinity of

~~congressional district~~

state Texas

code 048

county Hill

217

code 217

3. Classification

Category

☐ district
☐ building(s)
☐ structure
☐ site
☐ object
☒ multiple
resources

Ownership

☒ public
☒ private
☐ both
Public Acquisition
☒ N/A in process
☐ being considered

Status

☒ occupied
☒ unoccupied
☐ work in progress
Accessible
☒ yes: restricted
☒ yes: unrestricted
☒ no

Present Use

☐ agriculture
☒ commercial
☒ educational
☐ entertainment
☒ government
☒ industrial
☐ military
☐ museum
☐ park
☒ private residence
☒ religious
☐ scientific
☒ transportation
☐ other:

4. Owner of Property

name Multiple ownership (see continuation sheets)

street & number

city, town

N/A vicinity of

state Texas

5. Location of Legal Description

courthouse, registry of deeds, etc. County Clerks Office

street & number

Hill County Courthouse

city, town Hillsboro

state Texas 76645

6. Representation in Existing Surveys

(see continuation sheet)

title Texas Historic Sites Inventory,

has this property been determined eligible? ☐ yes ☒ no

date 1981

☐ federal ☒ state ☐ county ☐ local

depository for survey records Texas Historical Commission

city, town Austin

state Texas

7. Description

Condition

☒ excellent
☒ good
☒ fair

☒ deteriorated
☐ ruins
☐ unexposed

Check one

☒ unaltered
☒ altered

Check one

☒ original site
☐ moved date N/A

Describe the present and original (if known) physical appearance

The Hillsboro Multiple Resource Nomination includes 11 individual structures, most of which are commercial and industrial buildings, and a single, residential historic district consisting of 257 properties, of which 168 contribute to its historic character. Three additional structures, the Hill County Courthouse, the Hill County Jail, and the old MKT Railroad Depot, have already been listed on the National Register. Although the nominated sites are not the only historic resources located in the city, they represent the only Hillsboro buildings which are relatively unaltered, architecturally distinct, and historically significant. The variety of architectural types, styles, and construction materials exhibited by these structures reflects the wide range of historic and architectural resources found within the city limits. The nominated buildings illustrate the town's historical and architectural development from the last third of the 19th century through the 1930s.

The county seat of Hill County, Hillsboro, is located geographically in the southern portion of north-central Texas, between the Blackland Prairie on the west, and the East Cross Timbers and Grand Prairie on the east. It is a small agricultural community whose surrounding terrain consists primarily of level to gently rolling prairie with a rich, black soil that supports an abundance of cotton, corn, wheat, rye, millet, and native grasses. Local timber is mostly post oak interspersed with black jack, elm, cottonwood, and other trees. Throughout the city itself, the sidewalks are densely lined with native elm, pecan, and hackberry trees, as well as numerous imported varieties of oaks.

Early settlers were attracted to Hill County not only by the rich soil conducive to cotton production, and the readily available timber, but also by the abundant springs with fresh water. Numerous artesian wells, which were popular with both native Indians and early settlers in Hillsboro and the surrounding region, were often promoted for health purposes in the late 19th century. One of the largest artesian wells in the state, with a depth of 1,700 feet was located in Hillsboro. Situated directly northeast of the archeologically rich Aquilla-Hackberry Creek watershed, the area encompassed by Hillsboro's city limits is drained by Hackberry Creek, which flows north to south through the western edge of town, and its two tributaries: Pecan Creek, which runs east to west, and a smaller, unnamed creek which passes through the south part of town. Hackberry Creek was dammed in the early 20th century at the northwest outskirts of the city to create Katy Lake, a once-popular recreational area dotted with small cottages.

Although the flood plain formed within the city by Hackberry Creek is relatively flat, a hilly area at the outskirts of the city limits, which is located to the northwest of the confluence of Hackberry and a small tributary creek, constitutes one of the highest points in the community. Another prominence within the city exists in a large area east of State Highway 77-81 and south of State Highway 22 and 171. Low rolling hills extend beyond the city limits, both to the north and south, while east of the town's center and Interstate Highway 35, the land is characterized by a more defined system of low ridges and hills. Most of the flat flood plain within the city has been cleared by development, but creek banks retain much of their original natural vegetation.

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The individual properties nominated herein are

Site No. Name

1. Gebhardt Bakery Building
2. Farmers National Bank Building
3. Sturgis National Bank Building
4. Old Rock Saloon
- over city* 5. Hill County Cotton Oil Company Building
6. Grimes Garage
7. Old U.S. Post Office
8. Hillsboro Cotton Mills
9. Tarlton Building
10. Old Western Union Building
11. Pleasant Hill

In addition, the Hillsboro Residential District is also being nominated.

Properties already listed on the National Register:

Hill County Courthouse

Hill County Jail

MKT Railroad Depot

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REPRESENTATION IN EXISTING SURVEYS

In addition to Ellen Beasley's comprehensive survey, in 1981, of the city of Hillsboro, in the fall of 1980 a graduate architecture class at the University of Texas, under the direction of Professor Wayne Bell, conducted an in-depth survey of an eight-block commercial area surrounding the courthouse square.

Three of Hillsboro's buildings located within the central business district are already listed on the National Register of Historic Places:

<u>Name</u>	<u>Location</u>
Hill County Courthouse	Center of Courthouse Square
Hillsboro MKT Railroad Depot	"Market Square"
Hill County Jail	128 N. Waco

The following is a list of Recorded Texas Historic Landmark or Site Designations within Hillsboro, most of which are located in the city's residential historic district:

Central Christian Church	Southeast corner of N. Pleasant and Craig
Brin-Skelton House	109 Corsicana
Sims-Womack House	104 Corsicana
E.S. Davis House	130 Corsicana
McKinnon-Anderson House	205 Corsicana
G.D. Tarlton House	211 N. Pleasant
Lumpkin-Crow House	418 E. Franklin
Hill County Courthouse	Center of Courthouse Square
Hill County Jail	128 N. Waco
Hillsboro MKT Railroad Depot	"Market Square"
Farmer's National Bank	69 W. Elm
Bond's Alley (site marker)	South of Courthouse square

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Within the city limits, the town of Hillsboro is laid out in an irregular grid pattern. The commercial district, in particular, which is centered around the public square at the intersection of four main thoroughfares, forms a rectangular system of streets oriented almost to the cardinal points. Late 19th- and early 20th-century residential developments east of this downtown area retained this uniform pattern, while toward the west, residential and industrial growth followed a more haphazard alignment because of the orientation of the MKT railroad tracks and of a section of state Highways 77-81, both of which border this area.

The present nomination is based upon two comprehensive surveys. The first was of the central business district, and was completed in 1981; the second was of the entire incorporated area of the city, and was completed in 1982. The later survey, which was carried out by Ellen Beasley, a Preservation Consultant from Galveston, was funded by the Hillsboro Heritage League with the assistance of a grant from the Historic Preservation Fund, administered by the Texas Historical Commission. The following architectural description has been adapted, with her permission, from Ellen Beasley's survey report entitled: Investment in Tradition: Preservation Plan for Hillsboro, Texas. (1982):

Description of the Resource Area During the Periods in which it Achieved Significance

Like most county seats in Texas, the Courthouse Square in Hillsboro was planned to be the town center. Because it was the hub of the community, it developed a strong visual identity and associated value for those living and working in the vicinity. Commercial activity became even more firmly entrenched when the railroad tracks were located two short blocks to the west of the Courthouse. The rest of the town radiated from this economic and commercial core.

Just exactly what Hillsboro looked like in its first years cannot be determined. It probably differed little from most other county seats in Texas. Certainly this was true by the late 19th century, the period for which there is some documentation. When the first Sanborn Insurance Map was drawn in 1885, the square was essentially enclosed except on the north side. Uses were mixed, with residential buildings of varying sizes located within a half block of the Courthouse. The Hill County Courthouse at that time was a square structure with a hipped roof and cupola.

The well-illustrated Special Edition of The Hillsboro Mirror of September 1894, along with the 1891 and 1896 Sanborn maps, indicate that Hillsboro experienced a considerable amount of construction during the 1880s and 1890s. This was in response to the tremendous increase in population, which more than doubled between 1890 and 1900. During the 1880s, 26 brick commercial buildings were constructed by the firm of Frank Bird, builder, and W.H. Bragg, brickmaker and burner, as Bird reported in an article in the Reflector on June 10, 1886. Completion of the new Courthouse in 1890, influenced, no doubt, additional building on the square. The 1894 Special Edition illustrates the

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Levy Block, the Tarlton Block (photo 11), and the Levy Opera House, noting that all were erected in 1894.

Also pictured in the Special Edition are numerous dwellings with fanciful details, as well as school buildings and churches. The newspaper stated that "the building boom has not slacked up to any great extent in Hillsboro," and invited its readers to "place your faith in Hillsboro, invest your money in Hillsboro real estate and the result will surprise you and make you happy."

Three lumberyards advertised such items as shingles, doors, windows, moldings, and blinds with one yard offering "all kinds of Scroll and Turned Work Kept in Stock." The newspaper includes articles about several builders: John Hughes & Co., architects and builders; J.S. Robinson, contractor and builder; J.A. Greathouse & Co., builders and contractors; and T.A. Boswell, contractor, architect, and builder.

1. Pre-1900 Period

A healthy number of pre-1900 buildings remain in Hillsboro. This includes two structures built for public use: the Hill County Courthouse and the Hill County Jail, both of which are already listed on the National Register. Among the early commercial structures are the Old Rock Saloon (photo no. 4), the Tarlton Building (photo no. 9), and the Katy Depot (National Register listing, 1979). With the exception of the Depot, all the above structures are masonry which, by this time, was the norm for public, institutional, and commercial buildings in Hillsboro.

The pre-1900 residential buildings, all built of frame, are scattered throughout the older neighborhoods, with an especially high concentration east of the central business district in the Residential Historic District. The simplest rectangular and ell-shaped forms were built into the 20th century, thereby making it sometimes difficult to date them exactly.

There are other dwellings that are basically simple forms to which late Victorian details were added usually in a subdued manner, as in the case of the Lumpkin-Crow House at 418 E. Franklin and the McKinnon-Anderson House at 205 Corsicana. A more exuberant example is the Liner-Rhoads House at 315 Corsicana (photo no. 19). The Sanborn maps and the 1894 Special Edition indicate that there were more houses like these, but they have since disappeared.

In the 1890s, several houses were built with related characteristics: corner towers or turrets, complex roof systems that were either multiple gable roofs or a combination gable and hip roof, generous porches, and, making their first appearance, slightly projecting entrance porticos—a detail that was to become a common feature on Hillsboro houses of all sizes in the early 20th century. Examples of these late 19th-century houses in the Residential Historic District are the E.S. Davis House, 130 Corsicana; the Brin-Skelton House, 109 Corsicana; the Dennis House, 114 Corsicana; the Johnson Thompson House, 106 Corsicana; and the Tarlton House, 211 N. Pleasant (photos 16 and 17). Stylistically, the majority of these houses could be described as a local interpretation of the Queen Anne style.

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By the late 19th century, Hillsboro was spreading beyond the Steiner Donation which was the original townsite. Morgan & Simmons, abstracters, real estate, loan and fire insurance agents, advertised in the 1894 Special Edition:

We have complete control of unimproved lots in several very desirable additions to the city, which are on the market for the present very cheap--ranging from \$50 to \$1,200. We also control very desirable resident and business lots, both both improved and vacant, in all parts of the city.

Over the years, there were new additions and surveys in Hillsboro. Many of them overlapped previous divisions, thus complicating boundary descriptions. The inconsistent numbering system for streets that was introduced in the 1890s is also confusing.

2. 1900-1910 Period

Construction kept pace with the growing population in Hillsboro in the early 20th century. In some cases, nonresidential and residential structures were built with little change in appearance from their earlier counterparts, but new styles and elements of new styles did emerge. In addition, the Sanborn maps, supported by county records, document the "updating" of some residences and in other instances, the replacement of an earlier house with one that presumably was more fashionable and modern.

Two nonresidential buildings that were constructed in 1910 are of particular interest: St. Mary's Episcopal Church at 200 N. Abbott (photo no. 22) and the Hillsboro City Hall at 129 E. Franklin. Both structures show the modified influence of the Craftsman Movement that was occurring throughout the country. The church interior, which is distinctly Prairie Style, has had only minor alterations. It is one of several interiors that are important to Hillsboro as social and cultural documents. The City Hall building relates to the four-square houses that began to appear in Hillsboro in the early 20th century. The exterior of the building has survived virtually as built although it has been adapted for use as a fire station.

For the most part, the details on commercial buildings were being simplified although there are examples that show a close kinship to the more detailed structures dating from the late 1880s and the 1890s. The most notable example is the Gebhardt Bakery or the Page Building at 119 E. Franklin (photo no. 1). Two other exceptions are the Neo-classical Revival facades on the bank buildings that flank the south side of the square (photos nos. 2, 3). Precisely when these facades were changed is undetermined, but the columns and the pediment that are in place on the bank at the corner of Waco and Elm streets were there in a 1912 photograph. It was also during this period that the Old Western Union Building (photo no. 10) was constructed, and that the Hillsboro Cotton Mill, originally built in 1899, was altered and bricked (photo no. 9). Both fall within the Romanesque Revival idiom.

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Many residential structures follow earlier forms, thus illustrating that the styles and the details that were popular in Hillsboro spanned many years. The dwelling at 444 Craig was built in 1894 as a one-story house, but was enlarged in 1903 to two stories with a tower, a projecting entrance portico, and an energetic porch, all of which relate it to the group of residences built in the 1890s (photo no. 18).

The bulk of the dwellings that are most typical of Hillsboro's neighborhoods were constructed during this period, and can be described as modified Queen Anne cottages, if there is a compulsion to classify them. Many can be seen in the Residential Historic District, especially on E. Elm St. (photo no. 13). Although there is a great variety to the houses, the majority share the following characteristics: intersecting gable roof or a combination gable and hipped roof; dormer(s); at least one gable fronting the street facade; a porch, frequently wrapping to the side(s); and a slightly projecting entrance portico. The houses show a certain similarity to a series of house plans described simply as "cottages" that were published in 1901 and 1902 in the popular Dallas weekly, Farm and Ranch. By 1910, the vertical emphasis of the different components of these Hillsboro houses became more horizontal, acknowledging the appearance of a new house form—the bungalow.

New styles do appear. As mentioned previously, among these are the four-square house which is of two stories, with a hipped roof, and minimal decoration. Its economical, simple, and functional qualities appealed to homeowners throughout the country. Also appearing are the first bungalows, a small house form that grows in popularity during the next decade. The most imposing residences built in Hillsboro in the early 1900s are those in the Classical Revival style with columned porches, such as the W.D. Arnold House, 409 N. Pleasant; the Will Bond House, 313 Craig; the Satterfield House, 311 Craig, and the structure at 300 Corsicana, all of which are located in the Historic District.

Hillsboro supported a sizeable building industry, beginning in the late 19th century. For the limited number of specific properties that have been researched, the names of over 25 contractors, builders, and some architects have surfaced in the Mechanics Liens, as well as in newspaper advertisements and articles. As one example, Tom Sowell was builder/contractor of the aforementioned residences at 114 Corsicana, 106 Corsicana, and 409 N. Pleasant. He also built the City Hall in 1910 and the residence at 412 E. Franklin in 1913.

3. 1910-1920 Period

The 1911 Texas Almanac states that Hillsboro "is an important city commercially, and has modern public utilities, good streets, and many fine homes." A panoramic photograph taken one year later, and looking south from the top of the Courthouse, shows a fairly dense residential area immediately adjacent to the downtown. Most dwellings and the many secondary structures, are modest. Some industrial activities are visible along the railroad tracks, and there is just a glimpse of the residential section west of the tracks. In the background south of what is now State Highway 22 & 171, are the residential areas known as Rose Hill and Prospect Heights, both named for additions, and Freetown,

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which is associated with black history in Hillsboro. In the immediate foreground is the commercial row of buildings, intact with Victorian details, on the south side of the square.

New construction was in greater volume than might be expected by the population increase of 837 between 1910 and 1920. During this time, construction simply may have been catching up with the rapid growth of previous years. Also, more citizens had had an opportunity to accumulate enough to invest in property.

Singularly, the United States Post Office, built in 1913 on S. Waco Street, was the most important building constructed during this period (photo no. 7). Although its Mediterranean Revival Style makes it one of the most architecturally sophisticated structures in town, it had little influence on other buildings.

New downtown buildings were brick, rectangular in shape, with simple decoration or none. In 1917, the large industrial complex, the Hill County Cotton Oil Co., was built adjacent to the railroad tracks (photo no. 5). Small Commercial buildings that repeated earlier vernacular forms continued to be built in the community.

Various residential styles and forms straddled the first two decades of the 20th century. The cottages that are most common to Hillsboro were built in the teens. There are transitional examples that borrow details from several styles such as Queen Anne, Classical Revival, and bungalow. The bungalow, or variations of it, was the type of residence most frequently constructed during this period in Hillsboro. The four-square house also continued to be popular, with some examples built in brick. As was true earlier, house designs were repeated and duplicated throughout town.

Several larger residences that are unique in Hillsboro date from this period. This includes the Woodall House, completed by 1911 at 412 E. Franklin. It combines elements of the Prairie Style with an eclectic application to the porch entrance of a Classical Revival broken pediment. The Williams-Murphree House, built in 1913 at 414 Corsicana, is difficult to categorize, although it borrows elements from English Revival styles. Both of these structures are included in the Residential Historic District.

4. 1920-1940 Period

The 1920s and the early 1930s are marked by the construction of several substantial public and institutional buildings. The most imposing structure is the old Hillsboro High School, now the Junior High School, which was built on Walnut Street in 1923. Less imposing but a landmark in its neighborhood, and typical of smaller school buildings in Hillsboro, is the one-story Franklin School built of brick (photo no. 23).

In 1928, the Central Christian Church on North Pleasant Street at Craig was remodeled and covered with brick, perhaps in response to the First United Methodist Church on East Elm at South Pleasant in 1928-29. At the same time, 1929, Our Lady of Mercy Catholic Church was built on Corsicana Street. The last has been converted to a residence.

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Commercial buildings of interest are those that were built in response to advancing technology and its impact on daily life. Several gas stations were located immediately north of the Courthouse on North Waco Street—the highway between Waco and Dallas. Famous throughout the region was the Grimes Garage, where fresh flowers were placed daily in the restrooms and white uniformed maids served ice water to customers (photo no. 6). The Texas Theatre opened on South Waco Street, although it was not the first movie house in Hillsboro.

Residential architecture was characterized by the continued construction of bungalows as well as other small house types that were standardized nationally through magazines and trade catalogues and journals. There are occasional examples of small, brick, "period" houses that were so popular in some Texas communities, but which seem to have had limited appeal in Hillsboro.

Numerous larger brick residences, representing various styles, were built during this same period, generally on the north and northeast side of town. Two examples are the A.L. Smith, Jr., House at 415 Corsicana, built in 1927 in the Mediterranean Style; and the Fred O. Grimes, Sr., House, built in 1926-27 on the southeast corner of Corporation and Country Club Road in the Georgian Revival Style (photo no. 8). Concluding the period is the Morrow-Showers House that was built in 1939, also in the Georgian Revival Style, at 1120 E. Park Drive. The Smith and the Morrow-Showers houses were both designed by Dallas architects, whereas Fred Grimes served as his own architect. The interior of the Grimes House is another cultural and social document that should be recorded before it is altered.

Construction slowed down in Hillsboro in the 1930s, and was affected in the 1940s by a decline in the cotton industry. The resulting decrease in population and per capita income kept new construction to a minimum until recently. Because of these events, Hillsboro is now a community that retains a remarkable stock of pre-1940 structures. Its visual image is that of a small town that experienced a steady growth in its earlier years, and which now shows a respect for traditions and traditional values.

Architectural Component

For the purposes of conducting the survey of cultural resources and organizing the resulting materials, Hillsboro was divided into six areas. In most cases, the area boundaries are obvious because they are defined by major thoroughfares, railroad tracks, and/or a distinct difference in the character or use of the areas.

Area 1: Residential neighborhood that is east of Church Street and north of Walnut Street.

There are well-defined, older residential areas in Hillsboro. The largest and most intact is located to the northeast, east and southeast of the central business district. The variety of late-19th-century through 1920s buildings in the area gives a sense of continuity and flow to the town. The neighborhood has an unusual cohesiveness that is achieved through the repeated use of such features as wood siding for the primary

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building material, large yards, uniform setbacks, and consistent details such as dormers, complex roof systems, porches, and entrance porticos.

The larger structures are generally located north of Elm Street, where they are interspersed with smaller residences. Smaller houses and yards characterize much of the area along Elm Street and to its south. There is evidence of the continuing renovation of some buildings, but it is obvious that good maintenance over the years has been the usual practice.

There are many individual buildings of note in the area, including the Tarlton House (photo no. 16), St. Mary's Episcopal Church (photo no. 22), the Johnson Thompson House (photo no. 16), the Grimes House (photo no. 8), the three Smith family houses (photo nos. 18 and 21), the Abbott-Clyette-Philotechnos House at 133 Corsicana (photo no. 20), the O.G. Bowman House at 435 Craig, and the Spalding houses on E. Park Drive.

A large part of the residences are occupied by their owners. Rental property, though still a relatively small percentage, is concentrated in the area of the smaller buildings. There are a few structures that are in poor or deteriorating condition, but many residences need cosmetic treatment such as painting, yard clean-up, etc. Some houses have been drastically altered through inappropriate efforts at rehabilitation, and the most extreme cases now exert a negative impact upon the streetscape.

Intrusions are minimal even along Elm and Franklin streets, which serve as major thoroughfares between Interstate 35E and the square. There are, of course, exceptions. Several multiunit apartment complexes have been built with one of the most intrusive located on North Pleasant Street. The hospital building on the northwest corner of Ransom and Craig streets is another example, and is a building that has minimal use since the hospital closed. The Hillsboro Residential Historic District composes a major portion of this neighborhood.

Area 2: Central business district bordered by Church Street on the east, the railroad tracks on the west, city limits on the north, and Walnut Street on the south.

The heart of Hillsboro remains the Courthouse Square dominated by the imposing 1890 stone Hill County Courthouse. As with many courthouse squares, a portion of the courthouse lawn in Hillsboro has been confiscated to provide a wider ring of parking, but the building itself and some yard has been maintained.

The square is enclosed by commercial and public buildings, most of them brick and one or two stories. Many have been altered to enlarge or to enclose window space on the street level. There are gaps on the square, specifically on the west side. The most exaggerated gap results from the new Post Office Building on the northwest corner of West Franklin and North Covington streets.

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Most importantly, the Courthouse Square and surrounding businesses remain the activity center of the town. County and city governmental offices, banking and real-estate interests, retail business, and professional offices continue to attract traffic to the area. Downtown business has been hurt by development along Interstate 35E, but the Main Street Program played a role in stabilizing the downtown before the balance of trade tipped in favor of the outlying businesses. Increased traffic is assured by construction of a new Safeway Super Market immediately adjacent to its present location in the central business district. Although the new building may not be sympathetic to its surroundings, and especially to its neighbor, the Hillsboro City Library, it is an economic asset to downtown.

In addition to the Hill County Courthouse, there are numerous buildings of interest in the central business district. Of particular importance to the community are the Hillsboro City Library, the Katy Depot, and the old City Hall, all of which have a public function. Among the buildings used by private businesses are the Old Rock Saloon (photo no. 40, the Gebhardt Bakery or Page Building (photo no. 1), the two bank buildings that frame the south side of the square (photo no. 2 and 3), the Grimes Garage (photo no. 6), the Tarlton Building (photo no. 11), and the Old Western Union Building (photo no. 10).

Throughout the downtown there are simple, substantial, and functional commercial buildings, some of which are underutilized, especially those with second and third stories. Although many of the buildings have been altered, handsome architectural details are usually distinguishable on the upper floors, and many more, no doubt, lie hidden beneath later facades. The high concentration of altered structures unfortunately precludes the creation of a commercial historic district, although continued preservation efforts could reopen that possibility in the future.

Area 3: Mixed-use area bordered by Corporation Street on the east, the railroad tracks on the west, Walnut Street on the north, and State Highway 22 & 171 on the south.

The section west of South Waco Street is badly fragmented and contains buildings of varying ages, many of which are in poor condition. Still, there are some buildings of note, including the old Hillsboro High School and Travis School on Walnut Street.

In the section east of South Waco Street there is a small pocket neighborhood of late 19th- and early 20th-century dwellings. The core of the area is the 200 block of South Covington Street. Although many of the buildings are altered, the relationship of the residences to each other and to the street remains intact.

Area 4: Area of mixed-use west of the railroad tracks and north of State Highway 22 & 171.

West of the railroad tracks is an area that includes streets on which buildings are clustered (Elm, Gould, and Line), and other streets that are occupied sparsely. The early Sanborn maps suggest that this section of Hillsboro never developed uniformly or fully, except in the immediate vicinity of the railroad tracks. The eastern edge fronts

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the tracks, and traditionally contained a mix of residential, commercial, and light-industrial structures, as is true today. Elm Street, which is the primary east/west artery, is dominated by residential buildings with a sprinkling of commercial uses. At Elm Street, Texas Highway 171 resumes on what is Houston Street.

Several buildings are worthy of note in the area, and include the complexes of the Hillsboro Cotton Mills (photo no. 9), the Hillsboro Power Plant, the Farmers Cooperative Gin, and the Hill County Cotton Oil Co (photo no. 5). Residences of interest include the houses at 314 Duncan, 300 Chestnut, 609 Hawkins, and 523 W. Elm, although they are not individually eligible for National Register listing.

Texas State Highway 22 & 171 divides Hillsboro into a northern and a southern section before it intersects with U.S. Highway 77 & 81. The southern section of Hillsboro is not arranged in well-defined areas because of irregular street patterns and because the railroad tracks and U.S. Highway 77 & 81 split the western side. Several names with historical precedence are applied to the area: Rose Hill and Prospect Heights are names of additions; Freetown referred to the black community. It is much more difficult to document buildings in the southern section than in the area to the north, because the early Sanborn maps did not include this part of Hillsboro until 1918.

Area 5: Predominantly residential area east of, and including, South Waco Street and south of Highway 22 & 171.

The large area to the east of South Waco Street is one of the highest points in the community. Older residential development is concentrated along the northern streets, in the northwest corner, and in other scattered, smaller pockets. Buildings vary in age and condition. There are numerous residences of interest, including the Averette House at 502 Tarlton, and the Rose-Craig House at 508 Tarlton, the multigabled Love-Lanford House at 610 Tarlton, and the houses at 600 Jefferson, 514 McKenzie, 406 S. Church, 204 Vineyard, and 303 Vineyard. None of the foregoing, however, have been deemed individually eligible for the Register. New development is occurring on the eastern and southeastern edges of the area.

Area 6: Area of mixed use west of South Waco Street and south of Dexter Street.

The area to the west of South Waco Street is even more fragmented than Area 5, although its buildings are generally in better condition. Residences on Broadway Avenue have an uninterrupted and sweeping view of the rich farmland that surrounds Hillsboro. Rose Hill School is of particular interest. Built in 1934-35, it has been adapted for use as a therapy center, and may very well be eligible for National Register listing when it reaches 50 years of age.

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Archeological Component

Although a comprehensive archeological survey has not been conducted within the city limits of Hillsboro, the absence of scattered surface finds indicates little, if any archeologically rich areas within this confined area. Nevertheless, numerous prehistoric archeological sites have been discovered within the Aquilla-Hackberry Creek watershed and immediately surrounding region, approximately 6.5 miles southwest of Hillsboro. In 1975, Alan Skinner, Director of the Archeology Research Program at Southern Methodist University, conducted a general survey of prehistoric archeological sites within the watershed. He documented occupational artifacts, not only from the earliest stage of habitation in North America, the Paleo-Indian Period, but also from the early and late Archaic and Neo-American occupational periods. No historic Indian sites were recorded. Several prehistoric sites were located on knolls near Hackberry Creek, where scatterings of lithic debitage indicated possible use of these locations as Indian chipping stations or temporary campsites. It has been surmised by Skinner and his associates that, since no physical evidence of sedentary groups was found in the Aquilla Creek area, the watershed most likely represented a support area for wandering groups of Indians.

Survey Methodology

In April 1981, a comprehensive survey was begun of the city's cultural, architectural, and historic resources, funded by the Hillsboro's Heritage League and a matching grant from the Texas Historical Commission. As a prerequisite for a city-wide preservation program, the survey project included preliminary inspection of the entire area within the multiple resource boundary, which was subsequently divided into several large survey areas. Fieldwork progressed, as tentative evaluations were made of all buildings to determine their eligibility for inclusion in the National Register. Individual properties were selected by the consultant to be researched by trained volunteers, and interviews with long-time residents and businessmen were conducted. During the course of the survey, 509 sites were recorded, although only representative sites were selected in some cases. In the Summer of 1982, the Hillsboro Heritage League and the Texas Historical Commission contracted with an historian, Barbara Nagel, to draft a final National Register nomination form for the proposed multiple-resource area. Throughout the course of this project, more intensive historical research and personal interviews were conducted. Eleven individual properties were selected and an historic district defined on the basis of National Register criteria for eligibility. Data from the previous two surveys, supplemented by more extensive research, and consultations with architectural historians and state National Register staff aided in making the final selections.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input checked="" type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input checked="" type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input checked="" type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input checked="" type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input checked="" type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates (see ind. site sheets) **Builder/Architect** (see individual site sheets)

Statement of Significance (in one paragraph)

Hillsboro's multiple-resource area is comprised of several intact commercial, residential, industrial, educational, religious, and civic structures whose vernacularized, yet often sophisticated, versions of popular late 19th- and early 20th-century architectural styles document the community's main development stages. These generally well-preserved, historic structures reflect not only this town's economic and commercial development, but also the lifestyles and stylistic preferences of prosperous farmers and businessmen during its rise to one of the state's wealthiest cotton centers. Although a wide range of Hillsboro's historic resources remain, and in some instances are generally representative of the region, it is significant that a town of such a small size possesses an extensive and intact historic residential neighborhood east of the commercial center. Additional areas of significance distinguishing the multiple-resource area are landscape architecture, community planning and development, commerce, industry, transportation, and agriculture.

General Historical Background and Representative Structures

Early settlement in the region of present-day Hillsboro was hampered by roaming bands of Cherokees and Comanches, who once traversed much of what is now Hill County. Although this county had been explored and surveyed in 1835, it took the establishment of government forts such as Fort Graham, which was erected in 1848, to suppress this Indian activity.

Hill County, itself, was created in 1853 from Navarro County. Both it and Hillsboro, which was designated as its county seat, were named for Dr. George W. Hill, a pioneer Navarro County settler who had served as a congressman and the Secretary of State for the Texas Republic.

Anglo-American settlement in the area began just before the establishment of the county in 1853. Among the earliest settlers were A.A. Caruthers, who built a log cabin on the present site of Hillsboro, just east of Hackberry Creek, and John Caruthers, who established a homestead west of the present town. Although a few other pioneers moved into the area about the same time, no architectural or archeological remnants from this period are known to have survived.

The original town site of Hillsboro consisted of 22 acres donated for this purpose on March 2, 1853, by Thomas M. Steiner, a native of Ohio. This property, which was originally part of Mercer's Colony and a 320-acre Texas land grant, was platted by Arvin Wright, Haywood Weather, and Hugh Mullen, in September of the same year. Their rectilinear plan was criss-crossed by a grid of avenues 100 feet in width, and intersected by 30-foot-wide alleys. The courthouse square occupied a block near the center of this grid, with streets extending out at right angles from each corner of the block. Bids for town lots, ranging in price from \$20 to \$60, were first accepted on November 1, 1853.

9. Major Bibliographical References

(See continuation sheets)

10. Geographical Data

Acreage of nominated property approximately 90 acres (see indiv. site forms and continuation sheets)

Quadrangle name Hillsboro West, Hillsboro East, Texas

Quadrangle scale 1:24,000

UMT References

(see continuation sheets for individual properties and historic district)

A	Zone	Easting	Northing	B	Zone	Easting	Northing
C				D			
E				F			
G				H			

Verbal boundary description and justification

See U.S.G.S. maps and attached map sheet

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
N/A			

11. Form Prepared By

name/title Barbara C. Nagel

organization Historic Preservation Consultant

date 1983

street & number 213 W. 45th, #5

telephone (512) 453-8873

city or town Austin

state Texas 78751

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

☐ national ☐ state ☒ local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

Curtis J. Pinnell

title State Historic Preservation Officer

date 8 Feb. 1984

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I hereby certify that this property is included in the National Register

See Continuation sheet for listing

date

Keeper of the National Register

Attest:

date

Chief of Registration

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According to an early Hill County history, the town's first building was a one-story, wood-frame hotel erected by Thomas Frazier on the southeast corner of the courthouse square. Subsequent construction on this square consisted of another unidentified wood-frame building and Joseph P. Wear's law office, which was located on its east side. Reflecting an early interest in education, the town's first schoolhouse, constructed of elm logs measuring 12 feet on a side, was built near the square and served the residents until 1860. A single-story, wood-frame dwelling, reportedly built in 1854 by W.G. Harris to replace an earlier 1850 farmhouse, was originally located on Line Street in one of Hillsboro's earliest residential neighborhoods, southwest of the present commercial center.

The first Hill County Courthouse, like the school, was also constructed of Elm logs, measured 12 ft. square, and had a dirt floor. It was erected in 1854 by C.N. Brooks. This modest structure was, however, replaced in the same year by a larger wood-frame courthouse, which measured 30 by 25 feet. A more permanent, two-story, brick courthouse was built in the late 1850s, but it burned in 1872 and was superseded by an even more substantial two-story, square courthouse of brick two years later. The county's first jail, a double-pen log structure with an interior stone partition wall, was constructed about 1856, 290 feet north of the courthouse square on North Waco Street. In 1870 this jail building was relocated to the northwest corner of the courthouse square, where it remained until 1876. In that year a larger structure was erected at a cost of \$12,000, but it was destroyed by fire in 1896.

The slow, yet steady growth of Hillsboro in the years before the Civil War was reflected in the establishment of a U.S. Post Office and two newspapers, the Hillsboro Express and the Prairie Blade. In addition, a stagecoach line ran between Hillsboro, Waco, and several northeast Texas towns. Still, Hillsboro was to remain no more than a small village of wood-frame stores and houses for many more years. In 1860, for instance, the town boasted a population of only 236, of which 37 were slaves.

During the Civil War and Reconstruction, many businesses ceased operation and most new construction was halted. The population stabilized at about 250 inhabitants. The sole surviving commercial structure from the end of this period is the "Old Rock Saloon," which was erected in 1876 (photo no. 4).

Chartered in 1883, the city of Hillsboro's boundaries formed a square extending one mile east, west, north, and south of the courthouse. A bird's eye view of the city, drawn by August Koch in 1884, reveals a settlement pattern which was maintained well into the early 20th century. The highest concentration of dense residential neighborhoods was to the east and south of the commercial center, along Elm and Franklin, and Waco and Covington streets. These neighborhoods were composed of wood-frame residences interspersed with undeveloped lots. Landscaping was simple and consisted primarily of rows of trees planted along sections of East Walnut, East Elm, East Franklin, and North Pleasant streets. Extensive orchards south of Walnut Street occupied the blocks bounded by South Covington and South Waco streets. There were no sidewalks in Hillsboro in the

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early 1880s, and the dirt streets were almost impassable in wet weather. An ordinance requiring all citizens to build sidewalks in front of their premises was complied with by 1894, although the streets were not paved until the 20th century. Early landscaping downtown was confined to a few trees, which were planted around the three-story courthouse after its completion in 1890. A surrounding lawn was established several years later. Kerosene lights were installed downtown in 1889.

In 1881 the commercial center is said to have contained only two brick buildings besides the courthouse and jail, and business activity was essentially limited to two dry goods stores, a single grocery, several saloons, and one or two blacksmith shops. An era of brick construction was inaugurated in the fall of 1881, with the erection of the John D. Warren Block on the west side of the square. Subsequent brick construction was concentrated in that vicinity and along Elm Street. In all, 26 commercial buildings were constructed during the 1880s, all by Frank Bird, architect and builder, and W.H. Bragg, brickmaker. Although excluded from this nomination because of alterations, many of these structures still exist along West Elm and North Waco streets.

The formation of the Hillsboro Board of Trade and the establishment of a number of banking institutions also spurred considerable business and economic growth during this period. This, along with a booming cotton industry and the extension through Hillsboro, in 1881, of the Dallas-to-Waco branch of the M.K.T. Railroad, assured continuing stability for the town. The Hill County Courthouse and Jail, which are listed on the National Register, and the Tarlton Building (photo no. 11) all date to the last two decades of the 19th century. Although they are not included in this nomination because of later alterations, the Levy Opera House, the Smith and Tomlinson Building, and the structures in the Levy Block represent other notable buildings erected in the commercial center during this time.

The general prosperity that Hillsboro was experiencing in the late 19th century produced a desire for equally substantial residential construction. This is seen in a wide variety of Queen Anne and late Victorian-period houses which were erected in the residential neighborhoods of the community. Some of the most impressive are found in the Residential Historic District. These include the E.S. Davis, Brin-Skelton, Tarlton-Morris, McKinnon-Anderson, A.J. Thompson, and Lumpking-Crow houses (photo nos. 16 and 17). Many smaller more vernacular residences from this period survive as well. The only surviving church from this period is the Central Christian Church, which was built in 1892 but extensively remodeled in 1928.

After the formation of the public-school system in 1886, several substantial educational buildings were also constructed. Although they have been demolished, they included the Harris School, the Peabody School (for the Black population), and the Central High School, which occupied an entire block east of the public square.

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By about the turn of the century, the streets bordering the courthouse square were lined with uninterrupted rows of one- and two-story commercial enterprises of a type and variety represented by the Tarlton Building (photo no. 11), the Old Western Union Building (photo no. 10), or the Gebhardt Bakery (photo no. 1). About this time the M.K.T. Railroad erected a new depot in town (listed on the National Register), and the facade of the Sturgis National Bank (photo no. 3), was remodeled in an imposing Neo-Classical style. In 1913 its counterpart, the Farmers National Bank (photo no. 2), followed suit with a similar Classical facade at the opposite end of the block. Both of these buildings housed important Hillsboro institutions that dated back to the last quarter of the previous century. Nine-teen thirteen witnessed the erection by the federal government of a new U.S. Post Office in the closely related Renaissance Revival style. This last building is one of the most elegant architectural statements in the city.

The new fashion of prosperity was reflected at the same time in domestic architecture, in a wave of classically columned porches which still proliferate on homes in the Residential Historic District. More classically correct and monumental houses, such as the Will Bond House, also date from this era.

The economic boom reflected by these buildings was, by and large, a product of the cotton industry, for which Hillsboro served as an important trade center. Gins, compresses, cottonseed oil mills and textile mills flourished in town. Among the largest and most productive of these were the Hillsboro Oil Company, organized in 1891, and the Shippers Compress and Manufacturing Company, which was originally located on Franklin Street between the M.K.T. and Cotton Belt railroads, with loading platforms on each side. The Hillsboro Cotton Mill (photo no. 9) and the Hill County Cotton Oil Company (photo no. 5) also date to this period, although the structures nominated herein were mostly constructed in the second decade of the twentieth century.

Another commercial enterprise dating to the second decade of this century is the Grimes Garage, which was erected in 1914 on the main highway between Dallas and Waco (photo no. 6). Indicative of its financial success is the impressive home which its founder and owner, Fred O. Grimes, was able to build in 1926 on the east side of town (photo no. 8).

Although construction slowed, and was adversely affected in the 1930s and 1940s by the decline in the cotton industry, the 1920s were highlighted by the construction of several substantial educational facilities and religious edifices. Most important was the three-story old Hillsboro High school building, constructed near the commercial center on East Walnut Street in 1928. Located on the eastern edge of the Residential Historic District is the 1928 Franklin School building, which features corbeled brick detailing below the eaves (photo no. 23). Also surviving from this period and located within the residential historic district is a one-and-a-half-story Catholic Church of brick, built in 1929 and recently converted into a residence. The district's Central Christian Church, which was originally constructed in the late 19th century, was completely remodeled and faced with brick in 1928.

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With the exception of the large Industrial Park constructed on the northern outskirts of the city, there has been relatively little modern development within the multiple-resource area. The cotton industry in Hillsboro began its decline after World War II, resulting in the city's stagnated economy and population decrease.

Concerned by the economic decline of their community, civic and business leaders began a campaign to reverse post-war trends. The Hillsboro Business and Industrial Foundation was created in the early 1960s to attract industry to the area. As a direct result of this venture, diversified light industrial plants were established which manufactured such products as furniture, cement, asbestos, piping, garments, cottonseed products, and paint.

The establishment of Interstate Highway 35E on the city's eastern edge has diverted much traffic away from downtown Hillsboro, and has contributed to the decline of many commercial businesses. Contributing further to the degeneration of the downtown area has been the proliferation of new shopping centers and subdivisions. An new interest in neighborhood and downtown revitalization, however, has recently been encouraged within the private and business sectors by the Texas Main Street Program and the Hillsboro Heritage League. The city is slowly reversing the process of decline, with its first population increase in eighty years reflected in the 1980 census.

GENERAL DISCUSSION OF AREAS OF SIGNIFICANCE

Architecture

Hillsboro's overall development and early position as the governmental and economic center of Hill County is reflected in the evolution of brick vernacular architecture in the commercial center, as well as in the variety of house forms found in its surrounding neighborhoods. A full range of architectural types and styles, including late and transitional Victorian, Victorian Eclectic, Romanesque Revival, Queen Anne, Italianate, and Classical Revival, is well-represented by the surviving houses. An emphasis on fine workmanship in both the brick and wood-frame architecture seems to characterize local building.

Landscape Architecture

The evolution of landscape architecture is best represented within the city in its residential neighborhoods. An 1884 bird's-eye view indicates that informal landscaping was simple with intermittent rows of trees planted along residential portions of Walnut, Elm, Franklin, and Pleasant streets. Extensive orchards, surrounding homesteads, occupied whole blocks north of the public square. By 1894 a complete system of sidewalks was established throughout the city. By the 1890s, preferences for a more esthetic residential surrounding were reflected in front yards which were transformed from bare, fenced-in, tracts to continuous lawns bordering on dense tree-lined streets. Some residences within

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the historic district exhibited more formally landscaped grounds with park-like settings and ponds. In the 1930s an interest in landscaping the city was renewed, largely through the efforts of landscape architect, Mrs. George G. Smith, who operated a business on East Elm Street.

Community Planning and Development

Significant in terms of community planning and development, the commercial center and adjacent residential neighborhoods represent the expansion of an important commercial (cotton) center in a town initially surveyed in 1854, and established with a grid pattern oriented to the cardinal points and connecting early roads. The establishment of this grid system and commercial structure around the public square, at the intersection of major thoroughfares, is typical of early Texas county seats in the 19th century. Subsequent residential development east of the railroad and downtown commercial area retained this uniform grid pattern along wide, tree-lined streets, although westward growth followed a more haphazard alignment. Blocks within the commercial downtown measured 300 to 400 ft. from sidewalk to sidewalk, and were divided by centered, 30-ft. alleys which facilitated access to the shop's side and rear storage areas. Approaches to the square received equal emphasis from all directions.

Commerce

The Hillsboro commercial district has continuously served as both the economic and governmental center for Hillsboro and the outlying region since 1854. Hillsboro's commercial origin was historically based on plantation farming, which was replaced after the Civil War by stock raising. It was not until the arrival of the first railroad in 1874 that Hillsboro became one of the county's chief retail, wholesale, and shipping centers. The resulting boom-period of development was marked by building expansion, population growth, and commercial prosperity. Because of the city's centralized location within Hill County, between Dallas/Fort Worth and Waco, Hillsboro soon emerged as the market center for an agricultural area chiefly devoted to cotton. Around 1880, the Hillsboro Board of Trade was formed to promote business activity and help establish new business enterprises. Commercial structures ranging in date from 1876 to 1914 have been included in this nomination.

Industry

Early industrial activity along the railroad tracks reflected Hillsboro's general prosperity and period of commercial expansion. During the late 19th century, large business complexes associated with the cotton industry were established, including the Hillsboro Cotton Mills and the Hill County Cotton Oil Company.

Transportation

Hillsboro's centralized position in Hill County and its strategic location between the larger market and population centers of Dallas/Fort Worth and Waco rendered the city an important transportation center quite early. Before the Civil War, a stagecoach line passed through town, but it was the arrival of the railroad that really allowed Hillsboro to develop into a thriving community. The railroad not only provided a broader market

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and larger population for Hillsboro, but also increased the city's commercial and industrial activities. Organized in 1904 by pioneer mechanic and transportation leader Fred O. Grimes, Sr., the Grimes Garage reflected the early prosperity Hillsboro enjoyed as a major transportational intersection point. Grimes Garage, credited with having the first wrecker service in Hill County, also furnished the first complete auto service for early vehicles throughout the area.

Agriculture

Hillsboro and its Courthouse square have historically served as the principal trade center for the county's large cotton and smaller truck farms. After the Civil War, stock raising became an important branch of ordinary farming operations. Although agricultural production and the economy were based largely on cotton trade, outlying farms in the rich black prairie land yielded a variety of crops, including grains and fruits, particularly after 1914 when the Texas Bankers Association initiated and promoted diversified farming practices. Reflecting a continued and active concern in agricultural affairs, Hill County was organized in 1919 as a member of the American Farm Bureau, and later was the first county in the state to establish community Farm Bureaus. By the mid-19th century, Hillsboro's economy had diversified into ranching and other crops, enterprises upon which it still depends.

CHOICE OF MULTIPLE-RESOURCE AREA, HISTORIC DISTRICT AND INDIVIDUAL PROPERTIES

The designation of the multiple-resource area as the current city limits of Hillsboro was recommended by Ellen Beasley in her preservation plan for the city, and represents a clearly defined area with a wide range of historic and architectural resources. Individual properties not included within an historic district were selected for nomination on the basis of National Register criteria for individual properties, following extensive research and architectural evaluation. A single residential historic district, roughly bounded by Corsicana, North Pleasant, East Elm, and North Thompson streets, was selected for inclusion in this nomination. Encompassing an extensive, intact area of consistent historical and architectural development, it is characterized by relatively few intrusions. Although a designation of the downtown commercial center as an historic district was also considered, the overall historic character and appearance of the area had been too seriously undermined by modern alterations and additions. In the future, however, this area could qualify for designation if certifiable restoration work is performed on a sufficient number of buildings.

PRESERVATION-RESTORATION ACTIVITIES WITHIN THE MULTIPLE-RESOURCE AREA

Preservation interests in Hillsboro since the 1960s have been based on the enthusiastic participation of citizens, private businesses, and city officials. The community of Hillsboro first showed awareness of the importance of preserving its historical and architecturally significant buildings in 1968, when federal use of the fine Mediterranean Revival Post Office Building was discontinued. Concerned citizens, together with the

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city, raised matching grants and other funds for the restoration and rehabilitation of this building as the city library. The Bond's Alley Arts and Crafts, Inc., a fund-raising organization, was subsequently formed to provide continued support, maintenance, and restoration for the library, which opened in 1971. Similarly, the relocation and restoration of the dilapidated Katy Depot was initiated by the community, and was completed under the direction of the newly created Restoration and Preservation Board of the City of Hillsboro in 1978. (It was placed on the National Register in 1979). In 1970, the county government began a costly restoration project on the courthouse, which included replacement of the roof, window repairs, exterior cleaning, and interior painting.

Preservation activity within the multiple-resource area received additional impetus through the organization of the Hillsboro Heritage League in 1979, to promote the preservation and restoration of the city's historic residential and commercial structures. The selection of Hillsboro in late 1980 as one of the first cities to participate in the Texas Main Street Program of the National Trust for Historic Preservation continued these trends. Both the Heritage League and the Restoration and Preservation Board, in cooperation with the city manager, have been instrumental in the development of a comprehensive preservation plan for Hillsboro through their partial sponsorship of city-wide and downtown surveys. It is expected that these efforts, together with the choice of the city limit as the multiple-resource boundary, will facilitate inclusion of surviving historic resources into future city planning. Already, restoration and rehabilitation of a significant number of residential structures, especially within the historic district, has been completed or planned.

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Site No. 1

Photo No. 1

Name: Page Building

✓ Historic Name: Gebhardt Bakery (Hillsboro MRA)

✓ Address: 119 East Franklin St.

Date: 1905

Present Owner: Ms. Margaret Frazier
506 Craig Street
Hillsboro, Texas 76645

Block/Lot: Block 2, W. 25 ft. Lot 13

Acreage: less than one

Original Use: Bakery

Current Use; Vacant

U.S.G.S. Quadrangle: Hillsboro West

UTM Reference: 676 720/3543080

Architectural Description

Physical Condition: Good

Date(s) of Alterations: Unaltered

This brick, vernacular, commercial building contains two stories, and has a rectangular plan and a five-bay facade. A small balcony with an iron railing extends outward between the two stories above the central entrance. The decorative cornice is framed by well-defined corner turrets. Arched second-story windows are capped with rusticated stone lintels, and decorative cast-stone lions' heads support canopy cables. The building's wooden storefront is one of few in the downtown center which remains virtually intact. A brick oven was originally situated to the rear of the structure, and the interior originally featured wooden showcases, all of which have disappeared.

Period: 1900-

Areas of Significance: Architecture, Commerce

The Gebhardt Bakery's fine brick detailing and contrasting, rusticated, stone headers make it one of Hillsboro's most architecturally significant commercial structures. It also represents one of the commercial center's best preserved, early-20th-century buildings. Established by Charles Gebhardt in 1901, the Gebhardt Bakery was not moved to this brick building until 1905. After Gebhardt's death in 1920, the business was taken over by his son-in-law, Albert Farmer.

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Site No. 2

Photo No. 2

✓ Name: Farmers National Bank

Historic Name: same

✓ Address: 68 West Elm St.

Date: ca. 1885; 1913

Present Owner: Colonial Trust Co.
P.O. Box 406
Hillsboro, Texas 76695

Block/Lot: Block 5, W. 21 ft. Lot 1

Acreage: Less than one acre

Original Use: Bank

Current Use: Bank

U.S.G.S. Quadrangle: Hillsboro West

UTM Reference: 676 540/3542920

Architectural Description:

Physical Condition: Excellent

Date(s) of Alterations: ca. 1911, faced with new brick, classical facade added.

This Classical Revival, two-story, rectangular, commercial building, constructed of kiln-dried brick, stone, and concrete features two monumental, cast-concrete Ionic columns with smooth shafts between the wide entrance. Additional cast-concrete ornamentation graces the front facade with its single-arched window opening extending across the width. Window sills and frames are of white limestone. A full limestone entablature with large dentils and a slightly projecting cornice crowns the building. The built-up (composite) roof is topped with a decorative stone balustrade extending around the west side. Imported marble was used for trim, walls, and wainscoting in the interior. Many old and attractive interior furnishings have been retained. The building was remodeled about 1913 with the application of a new brick covering and the addition of a classical facade. The basement was also enlarged and two additional vaults added. The original, angled, street entrance was eliminated by structural changes.

Significance:

Period: 1800-1899; 1900-

Areas of Significance: Architecture, Commerce

Comparable to the Classical Revival bank at the opposite end of the block, the Farmers National Bank building is an important landmark in Hillsboro, and is one of its most architecturally significant structures. Although extensively remodeled about 1913, its early-20th-century architectural integrity remains intact. The Farmers National Bank, organized and chartered in 1887, was, until its purchase by the Colonial Trust Company

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in 1931, the oldest National bank in Hillsboro.

The Farmer's National relocated to its present site in 1898 after acquiring the assets of the Hill County National Bank. The original incorporators of the bank were largely farmers and stockmen, and throughout the late 19th and early 20th century, Farmers National Bank played an important role in the development of Hillsboro and Hill County. The bank was also active in the development of other lines of industry. Among the prominent persons associated with the bank in its early years were J.D. Warren, the first president, and T.S. Smith, an Attorney General of Texas.

Bibliography:

Hillsboro Reporter, July 21, 1966.

Hillsboro Daily Mirror, January 12, 1967.

RTHL Files, Texas Historical Commission, Austin.

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Site No. 3

✓ Historic Name: Sturgis National Bank
S.W. 1st and W. Elm Sts.

Photo No. 3

Date: 1893; ca. 1905

Present Owner: Lana Markward
Citizens National Bank
116 East Franklin
Hillsboro, Texas 76645

Block/Lot: Block 5, E. 26 ft. Lot 8

Acreage: Less than one acre

UTM Reference: 676630/3542920

Original Use: Bank

U.S.G.S. Quadrangle: Hillsboro West

Architectural Description:

Physical Condition: Good

Date(s) of Alterations: ca. 1905

A Classical Revival, brick-stone-and-concrete, commercial buildings with a rectangular plan, two stories, and a built-up (composite) roof with a pediment-shaped parapet at front, this bank building features wooden and fixed-glass windows and doors, as well as stone window sills and lintels. The main transomed entrance is enhanced with classical detailing. The front is dominated by a two-story, attached, monumental, Classical Greek portico of stone with fluted Doric columns resting on massive brick pedestals, and a full entablature supporting the large pediment.

Significance:

Period: 1800-1899, 1900-

Areas of Significance: Architecture, Commerce

This fine early-20th-century bank building, with its monumental Classical Revival facade, is architecturally significant and serves as a prominent downtown landmark situated on the northeast corner of S. Waco and W. Elm streets. No other commercial building in Hillsboro, except for the Farmers National Bank building within the same block, exhibits such an imposing facade. The Sturgis Bank, one of the first in Hill County, had its origin in 1875 as a private institution owned by pioneer Hillsboro bankers Jo Abbott and George F. Sturgis. After acquiring Abbott's interest in the bank, the Sturgis family continued to operate the enterprise until 1894. In 1887 the bank was nationalized and became known as the Sturgis National Bank. In 1912, it was consolidated with the Citizens National Bank, which has gained notoriety as the largest financial institution in Hill County.

Bibliography:

Hillsboro Mirror, June 18, 1930.

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Site No. 4

Photo No. 4

Name: "Old Rock Saloon"

W. Elm St.

Historic Name: same

Present Owner: Beerah Stubblefield
c/o D. Stubblefield
403 Craig
Hillsboro, Texas 76645

Date: 1876

Block/Lot: Block 5, W. 23 ft. Lot 5

Acreage: less than one acre

Original Use: Saloon

Current Use: Insurance and real estate office

U.S.G.S. Quadrangle: Hillsboro West

UTM Reference: 676600/3542920

Address: 58 W. Elm

Architectural Description:

Physical Condition: Good

Date(s) of Alterations: 1980-81; restored

This two-story, three-bay, vernacular commercial building, constructed of limestone rubble and large cut blocks with partial stucco application on the facade, displays a rectangular plan and symmetrical floor arrangement. Three upper-level, 1/1, double-hung, wood-sash windows with bracketed hood molds contain stone sills. A gabled roof rises behind the built up parapet. The fixed-glass transom strips above the wood and fixed-glass storefront canopy are now blocked. During restoration and renovation in 1980-81, some plaster was removed. This was the first building to be restored under the Texas Main Street Program.

Significance:

Period: 1800-1899

Area of Significance: Architecture, Commerce, and History

The Rock Saloon is architecturally significant as the only surviving limestone structure within the central business district. Judging from the cornerstone date of 1876, the vernacular building is probably the oldest commercial structure in Hillsboro. The saloon, which originally featured a bar extending the length of the downstairs area, was owned for a time by J. E. Ballard, Mayor of Hillsboro from 1889-1893. Originally located at the rear of the building was a cockfighting pit and, upstairs a gambling hall. Subsequent businesses operating here have included a confectionery, a tailor's shop, pool hall, sewing machine shop, and hamburger joint.

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Site No. 6

Photo No. 6

✓ Name: Grimes Garage

Historic Name: same

✓ Address: 110 North Waco St.

Date: 1914

Present Owner: Marion Sides
1000 East Elm
Hillsboro, Texas 76645

Block/Lot: Block K 2, Lot 7, 8

Acreage: less than one acre

Original Use: Service station/garage

Current Use: Service station/garage

U.S.G.S. Quadrangle: Hillsboro West

UTM Reference: 676660/3543120

Architectural Description:

Physical Condition: Excellent

Date(s) of Alterations: Minor, some windows painted over

This early-20th-century, vernacular brick service station with an L-shaped plan contains one-and-a-half stories plus a single-story brick garage, concrete floor, and steel ceiling. The roof rests on 16" x 16" reinforced concrete columns. The exterior brick is painted white with a red stripe, and the name "Fred O. Grimes" appears on the plaque on the upper facade. A large garage door is located at the north end of the facade. Wide display windows at the street level are framed by decorative black-and-white, ceramic-tile patterns enhanced by diamonds and triangles. The shaped brick parapet wall crowning the structure is capped with limestone coursing and bordered by two slightly projecting corner pilasters of brick. The exterior also displays decorative courses of dentils. The interior features a fine, tin ceiling and glass-brick lounge. The garage has remained unaltered except for a few windows which have been painted over.

Significance:

Period: 1900-

Areas of Significance: Architecture, Commerce, Transportation

This vernacular commercial building is significant as one of the earliest and best-advertised gas stations in Texas. It was constructed on the main highway between Waco and Dallas by Fred O. Grimes, Sr., in 1914. A pioneer in automotive service and repairs,

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Grimes had earlier opened the first garage in Hill County and improvised the first motorized gas pump in Hillsboro. The Grimes Garage, itself, was advertised on billboards all over the state and was known for its elaborate glass-tiled lounges and restrooms. Grimes also worked with various highway associations to organize early routes and main thoroughfares for automobiles throughout the state, and served on the Chamber of Commerce Highway Commission for 35 years. His first garage opened in 1906, but failed within a year because of insufficient automobiles in the county. The present enterprise was begun in 1913, and moved to its permanent location the following year.

Bibliography:

Dallas Morning News, January 30, 1965.

The Reporter, February 4, 1982.

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Site No. 7

Photo No. 7

Name: Hillsboro City Library

✓ Historic Name: U.S. Post Office

✓ Address: 118 ~~South~~ Waco St.

Date: 1913

Present Owner: City of Hillsboro
P.O. Box 568
Hillsboro, Texas 76645

Block/Lot: Block 5, Lot 2 Safeway Addition

Acreage: Less than one acre

Original Use: Post Office

Current Use: City library

U.S.G.S. Quadrangle: Hillsboro West

UTM Reference: 676630/3542860

Architectural Description:

Physical Condition: Excellent

Date(s) of Alterations: 1969; restored and renovated

The City Library is a single-story, Renaissance Revival building of brick, with a rectangular plan, hipped tile roof, full basement, and mezzanine. Contrasting with the tan brick, is the elaborate terra cotta and carved-stone trim. A molded frieze and cornice with headed molding crown the structure. Five arched entrances on the main facade are supported by paired columns with foliated capitals and connected by balustrades. Circular, decorative, carved motifs enhance the spandrels between the arches, while the recessed entrance contains openings with large tympanums, carved archivolt and architrave trim, and multilight fixed windows. At the sides of the building are small, rectangular, mezzanine windows having stone sills, with tall arched windows beneath. There is a series of arches between the lobby and main-floor area. The elaborate interior features marble lobby floors and wainscoting. The roof was repaired during the restoration of the building in 1969; the exterior was painted, and partitions were removed from the area where the post office windows were located.

Significance:

Period: 1900-

Areas of Significance: Architecture, Education, Government

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The Renaissance Revival City Library is architecturally one of the most sophisticated structures in Hillsboro. Designed by architect James K. Taylor, the structure's form appears to be related to McKim, Mead, and White's Boston Public Library of 1888-92, and Florence's Foundling Hospital, built in 1914. Other Texas cities such as Plainview, Temple, and Huntsville possess similar post office buildings. As both post office and library, the ornate Hillsboro building has served major governmental and educational needs in the community.

The lot which the building occupies was the site of the city's first fire department, founded in 1883 and officially organized in 1885. Although the property was purchased by the government in 1910, actual work did not begin until 1912. After continuous operation through the 20th century and increasing service demands, the Post Office constructed a new building on West Franklin Street in 1967. On February 14, 1968, the City of Hillsboro gained possession of the building and selected architect William Chambe of the firm of Rucker and Chambe in Temple to draft exterior restoration plans. Renovation of the interior was begun a year later. Dedicated in 1971, the newly restored library has continued to serve local civic, cultural, and education needs.

Bibliography:

Daily Mirror, December 16, 1914.

Hillsboro Mirror, January 13, 1965.

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Site No. 8

Photo No. 8

Name: Pleasant Hill

✓ Historic Name: Grimes House

Address: Southeast Corner of Country
Club Road & Corporation Street

Date: 1926-27

Present Owner: Fred O. Grimes, Jr.
P.O. Box 451
Hillsboro, Texas 76645

Block/Lot: See Verbal Boundary Description

Acreage: 2 1/3 acres

Current Use: Residence

Original Use: Residence

UTM Reference: 678130/3543220

U.S.G.S. Quadrangle: Hillsboro East

Architectural Description:

Physical Description: Good

Dates of Alterations: Unaltered

This brick, Georgian Revival, residence of two-and-a-half stories features a gable roof and three shingled dormers. Fenestration consists of slightly arched 6/6 windows with dentil detailing above. Exterior brick chimneys rise from the roof at both ends. The focal point of the residence is the monumental circular portico of two stories supported by Doric columns and crowned by a balustraded balcony and full entablature. The single, front entrance displays sidelights and an elliptical fanlight. There is a center window on the second level with a balcony. Some single 6/6 windows contain shutters. The grounds surrounding the house are beautifully landscaped with a terraced yard and a large pond in front.

Significance:

Period: 1900-

Areas of Significance: Architecture, Commerce, Landscape Architecture

One of the most imposing and architecturally significant residences in Hillsboro, the Grimes House is also important for its landscaped grounds with large terraced yard, numerous trees, and pond. Constructed in 1926 in the Georgian Revival style, the house is the only one of its kind in the region and clearly reflects the prosperity and prestige of the businessman who built it. Fred O. Grimes, Sr., (1885-1972) was a prominent business and civic leader in the town and state, and a pioneer in automotive service and the development of Texas highways. (See information on Grimes in Significance No. 38).

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Verbal Boundary Description:

Beginning at the intersection of the south line of Old Brandon Road and the east line of Corporation Street, proceed south with the east line of Corporation Street 209 feet to corner in the north line of 60 foot street; thence, east with the north line of said street 340 feet; thence north 397 feet to the south line of Old Brandon Road; thence west with the south line of Old Brandon Road 373.5 feet to the place of beginning, containing 2 1/3 acres of land.

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Site No. 9

Photo No. 9

✓ Name: Hillsboro Cotton Mills

Historic Name: same

✓ Address: 220 North Houston St.

Date: 1899-1900

Present Owner: Lewis Smith, III, Bill R.
Smith, Mrs. A.L. Smith, Jr., Andrew
Smith, Ron R. Smith, Carolyn Smith,
Mrs. Madelyn Rivers

Block/Lot: See Verbal Boundary Description

921 East Franklin
Hillsboro, TX 76645

Acreage: 4.2 acres

Current Use: Vacant

UTM Reference: 676170/3543180

Original Use: Commercial; textile mill

U.S.G.S. Quadrangle: Hillsboro West

Architectural Description:

Physical Condition: Good

Date(s) of Alterations: Exterior faced with brick (1907); two large rooms added to east end (1920); Renaissance-style dome over projected entrance bay destroyed by tornado (1960).

The main building of the Mills Complex is a two-story, vernacular, industrial building of brick with a rear north ell. It exhibits Romanesque Revival and Victorian Romanesque detailing. The structure consists of load-bearing masonry walls and a roof of plank-and-timber construction. The arcade of semicircular arched windows (12/12 lights) is crowned with brick trim on the upper level, while the row of 12/12 light windows on the first level exhibits brick relieving arches. Arcade windows are painted with a blue "blackout" screen originated during World War II. The exterior features a brick corbeled cornice, brick relief work between the upper and lower window bays, and cast-concrete details contrasting with the predominate red-brick exterior. The three-sided, two-story, bay entrance with four attached, cement, half-columns features concrete detailing such as belt courses, cornices, and window sills and lintels. The open bays of the interior are supported by chamfered wooden piers and beams, while an inverted metal king-post-truss arrangement runs the entire length of the building.

Note: Auxiliary structures and additions reflect a simple, vernacular, industrial design utilizing brick, wood frame, and corrugated tin. Contributing structures include: (1) warehouse no. 1 (1910); warehouse no. 2 (1915), with "opening room" and supply room addition (1918); office building (1918) with addition (1926); weaving-room and cloth-room additions to the main building, east end (1920); and the water tower (1920).

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Significance:

Period: 1900-

Areas of Significance: Architecture, Industry

One of the earliest and most significant industries built in Hillsboro, the locally owned Hillsboro Cotton Mills and its operations were managed by four generations of the A.L. Smith family. The manufacturing firm, which reached peak operation during World War II, was the major employer in Hillsboro from 1904 until production ceased in 1971. The business, housed in an outstanding turn-of-the-century industrial building, played a vital role in Hillsboro's economic development.

Virtually from beginning to end, the cotton mill has been a family-owned business. After its founding in 1901 as the Hillsboro Cotton Mill Company, the firm was reorganized in 1904 as Hillsboro Cotton Mills, with a member of its board, A.L. Smith, becoming president and manager. Smith held that position until his death in 1930. His son, A.L. Smith, Jr., then became president, remaining in that capacity until he died in 1959. A.L. Smith, III then became president and his brother, Bill R. Smith, served as vice-president. Fourth generation Smith children are among the present owners of the property.

The Romanesque Revival style, popular for large buildings at the time, adapted well to the mill. The arcades created by fashioning windows within the semicircular arches provided ample light and ventilation for the operation. The more commanding Victorian Romanesque style allowed the entrance bay and office area to become focal point in the main building's facade. Though wired for electric lights in 1914, the mill provided its own steam power for the shaft and belt-driven machinery, and for fire-fighting equipment through many years until electric motors were installed. A complete machine shop made and repaired milling equipment on the site.

The property once contained tenement houses which were built for employees between 1905 and 1921. The last house was removed from the property in 1975. From an initial roll of 24 employees in 1901, the mill grew to employ 250 workers during its wartime peak in the 1940s. Some employees were third- and fourth-generation mill workers.

Bibliography:

Hillsboro Reporter, November 27, 1980.

Interview with Mrs. Bill R. Smith, Hillsboro, 1981.

Minutes of the Board of Directors, Hillsboro Cotton Mill Company, 1901-1904;
Minutes of the Board of Directors, Hillsboro Cotton Mills, 1904-1971.

Verbal Boundary Description:

Beginning at the northeast corner of Paschal and Houston streets, proceed north 455 feet; turn 90 degrees east, proceed 405 feet; turn 90 degrees south, proceed 480 feet;

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turn 90 degrees west, proceed 135 feet; turn 90 degrees north, proceed 25 feet; turn 90 degrees west, proceed 260 feet to point of beginning.

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Site no. 10

Photo no. 10

Name: Windmill Realty Co.

✓ Historic Name: Western Union Building

✓ Address: 107 ~~South~~ Covington Street

Date: 1900-1905

Present Owner: Colonial Trust Co.
P.O. Box 406
Hillsboro, Texas 76645

Block/Lot: All of Lot 24, Block 107

Acreage: Less than one acre

Original Use: Commercial

Current Use: Realty Company

U.S.G.S. Quadrangle: Hillsboro West

UTM Reference: 676720/3543080

Architectural Description:

Physical Condition: Good

Dates(s) of Alterations: early 20th century

This two-story brick and cast-stone commercial building is prominently marked by a yawning Richardsonian Romanesque arch on the ground floor. Above this, three windows are set below a high triangular gable. This entire central part of the building is framed by two tall, tower-like buttresses accented with thin, round lights at the base and a castellated cornice. With the exception of the closed off transom arch and a later canopy, the building remains essentially as it appeared in the early 20th century.

Significance:

Period: 1900-

Areas of Significance: Architecture, Communication

The Old Western Union Building is the finest surviving example of a relatively unaltered, Richardsonian Romanesque commercial building in Hillsboro. Especially striking are its prominent arch and romantically detailed corner turrets.

From 1918 until 1956, it housed the Hillsboro Western Union Office, which served as the hub for cotton-trading activity in the county.

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Site no. 11

Photo no. 11

Name: Skelton Building

✓ Historic Name: Tarlton Building

✓ Address: 110 East Franklin Street

Date: 1892

Present Owner: David Skelton
109 Corsicana
Hillsboro, Texas 76645

Block/Lot: all of lot 21, Block 104

Acreage: less than one acre

Original Use: Commercial

Current Use: Vacant

U.S.G.S. Quadrangle: Hillsboro West

UTM Reference: 676720/3543040

Architectural Description:

Physical Condition: Good

Date(s) of Alterations: 1897; c. 1910

The Tarlton Building is a one-story, brick commercial structure with a high, corbeled, brick parapet set over a 20th-century, glass display window. The center of the parapet is accented with a low-pitched classical gable, supported by blind corbeled-brick machicolations, and set between several layers of corbeled entablatures of brick and cast stone. The ground floor was "modernized" with large plate-glass display windows sometime in the early 20th century.

Significance:

Period: 1800-1899, 1900-

Areas of Significance: Architecture, Commerce

The lot upon which the Tarlton Building presently stands was purchased on December 18, 1891, by B.D. and G.D. Tarlton, and the building was constructed the following year. In 1895 it contained a bakery, grocery store, and restaurant. In 1897, and again between 1908 and 1925, extensions were added to the rear of the structure. The building itself represents a good example of the vernacular, brick, commercial architecture that was once common in Hillsboro. It is one of the few whose facade has remained relatively unaltered.

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HILLSBORO RESIDENTIAL HISTORIC DISTRICT

Name: Hillsboro Residential Historic District, Hillsboro, Hill County, Texas

Location: The Hillsboro Residential Historic District consists of a large neighborhood along the 100-400 blocks of Corsicana, Smith, Craig, and Franklin streets, between North Pleasant on the west and North Thompson on the east. The district also includes the 400-500 block of East Elm Street.

Roughly bounded by Country Club Road, N. Thompson, Corsicana, N. Pleasant, E. Franklin, and E. Elm streets.

Acreage: approximately 38 acres

UTM Reference: A - 676980/3543490

B - 678050/3543450

C - 676980/3542960

D - 678050/3542920

Verbal Boundary Description and Justification:

The boundary of the Hillsboro Residential Historic District is identified by the divided double black line on the accompanying sketch map of the residential historic district and by the heavy black line on the attached U.S.G.S. maps. Circumscribed by this boundary is a large, well-defined, and relatively intact historic residential neighborhood in east Hillsboro. Selected on the basis of consistent historic residential development, the district's boundaries delineate a cohesive area characterized by diversely styled, yet visually linked, residential structures. Excluded from the district is a large section of East Elm Street with several modern intrusions and a non-historic residential area to the south of this street. Bordering the district on the east and west, modern residential development is interspersed with a few late 19th- and early-20th-century residences. To the north extends the large City Park. The otherwise straight western boundary is extended on the west side of North Pleasant Street to include the G.D. Tarlton House, one of the district's most outstanding structures.

Specifically: Beginning at a point 60 ft. north of the south line of E. Franklin Street, and at the intersection of Country Club Road, proceed northeast 45° along the center of Country Club Road approximately 500 feet to its intersection with Thompson Street. Then turn 90° to the northwest and proceed along Thompson Street 440 ft. and cross Craig Street. Continue northwest 262 ft., cross Smith Street and proceed in the same direction 223 ft. past Corsicana Street to a point parallel with the Southeast property line of 419 Corsicana. Turn a right angle along same property line and proceed approximately 105 ft. Then proceed northwest following eastern property line to northern boundary. Turn left and continue westward approximately 575 ft. along the north rear property line of 419 Corsicana Street. Then proceed directly west approximately

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1010 ft. along the north property lines of 301-415 Corsicana Street to the center of Milford Road and continue west approximately 364.6 ft. along the north rear property lines of lots 1-4, Block 59, Marshall Addition; cross N. Abbott Street and proceed another 800 ft. to the west along the north rear property lines of 101-109 Corsicana Street to the center of N. Pleasant Street. At this point, turn a right angle to the south and proceed approximately 747 ft. past Smith and Craig streets to a point parallel with the northern property line of 211 N. Pleasant Street. Then proceed west 30 ft. to the northeast corner of same property; continue 180 ft. in the same direction; then proceed directly south 80.64 ft. Continue south approximately 260 ft. along the rear property lines of 207-209 N. Pleasant Street and the west property line of 227 E. Franklin Street. At this point proceed east approximately 210 ft. along the south property line of 227 E. Franklin Street to the center of N. Pleasant Street then turn south and proceed approximately 35 ft. to the center of E. Franklin Street. Then turn a 90° angle to the east and proceed approximately 335 ft. along E. Franklin Street to a point parallel with the west property line of 314 E. Franklin Street. Then turn 90° to the south and proceed 157 ft. to the southwest corner of same property, and then make another 90° angle to the east and proceed 520 ft. to the center of N. Abbott Street then south approximately 5 ft. and cross N. Abbott Street. Proceed approximately 200 ft. to the southeast corner of property line at 404 E. Franklin Street. Then turn a 90° angle to the south and proceed 50 ft., turn another right angle to the east and continue 100 ft. to the west property line of 413 E. Elm Street. Then make a 90° turn to the south and proceed approximately 165 ft. to the center of E. Elm Street; turn a right angle to the east approximately 20 ft.; make another right angle to the south and proceed 205 ft. to the southwest corner of property boundary at 412 E. Elm Street. Then turn a 90° angle to the east and proceed 742 ft. along rear property lines of 412-518 E. Elm Street to the center of S. Ivy Street. Turn a 90° angle approximately 5 ft. to the north, and again to the east proceeding 120 ft. along the rear property line of 600 E. Elm Street. Then make a 90° turn to the north and proceed 180 ft. to the center of E. Elm Street. Then turn 90° to the west and proceed 50 ft. to a point parallel with the eastern property line of 601 E. Elm Street. Turn a 90° angle to the north and proceed 166 ft. to the center of alley. Then turn 90° to the west and proceed approximately 70 ft. to the center of N. Ivy Street. Make a right angle turn to the north, proceeding 196 ft. to the center of E. Franklin Street. At this point make a turn at a right angle and proceed east approximately 856 ft. to the place of beginning.

Description:

The Hillsboro Residential Historic District, situated east of the commercial center along Corsicana, Smith, Craig, and East Franklin streets, is composed of approximately 250 residences, 3 churches, and a single educational facility. The majority of houses within the district were constructed between 1890 and 1930. A high percentage of these are occupied by owners and are single-family dwellings. Although there is great variety of architectural styles, and eclectic combinations of features and details, the

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district's residences maintain a uniform setback and design quality, and a common use of lumber as a building material, creating a distinct, late 19th- and early 20th-century residential development. (photo nos. 13, 14, 15). A few early 20th century brick houses, however, were constructed in the Mediterranean and Classical Revival styles. (photo no. 21). Noncontributing structures within the district include modern brick, and asbestos and aluminum-covered wood-frame residences which have replaced demolished historic houses (photo no. 15). The major intrusion within the district is the Hillsboro Hospital building, which occupies several lots between Smith and Craig streets and Ransome. Other less intrusive noncontributing structures are located on narrow, secondary, north-south streets or at the rear of lots which historically contained outbuildings associated with large Victorian-period residences.

A wide variety of late 19th- and early 20th-century architectural styles, including the Mediterranean Revival, late and transitional Victorian, Victorian Eclectic, Queen Anne, Eastlake, Classical Revival and Bungalow, are well-represented within the district by both modest and elaborately detailed wood-frame residences. Built by the town's prosperous farmers and businessmen, the most elaborate, late 19th-century residences were local interpretations of the Queen Anne style constructed along Corsicana and Craig streets. These two-story structures typically feature cylindrical, octagonal, or squared turrets rising from complex hipped and gabled roof systems; balconies; projecting gable ends supported by carved brackets; and broad, encircling porches or verandas ornamented with carved beaded-spindle friezes, curvilinear sawn brackets, and spindle and spool-like balusters. Although essentially late Victorian in design, many of these residences display classical forms in their pronounced pedimented entrance porticos, which later became a common feature on many 20th-century houses. Exquisite interiors which mirrored exterior features in their design quality and imagination featured moldings with corner bull's-eyes around their doors and windows; beaded-board walls, ceilings, and wainscoting; fireplaces surrounded by glazed ceramic tile and carved oak mantels; and elaborate systems of turning stairs and newels, some of which were finely carved with oak facings and egg-and-dart moldings. Of particular interest is the carved fretwork in the foyer of the E.S. Davis House, together with its intricately carved staircase with three landings and paneled insets underneath the rise. These commodious Victorian-period examples are well-represented within the district by the A.J. Thompson House (photo no. 17), the Dennis House, and the McKinnon-Anderson House. Interspersed throughout the district are simpler and more symmetrically arranged late and transitional Victorian-period residences with combination roofs and ell gable ends adorned with multipatterned, shaped shingles or molded bull's-eye and sunburst motifs.

Imposing early 20th-century Classical Revival residences with columned porches are best represented within the district by the Will Bond Home, the Satterfield House, and several other examples located on the south side of East Franklin Street. Numerous variations of the bungalow, which are well-represented within the district, continued to be built into the late 1920s. In the early 20th century, stylistic details and

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features borrowed from the Queen Anne, Classical Revival, and Bungalow styles were incorporated, in various combinations, into eclectic or transitional residential structures. Several large residences unique to Hillsboro were constructed during this period, including the 1911 Woodall House, which manifests Prairie Style elements combined with a Classical Revival broken-pedimented entrance porch, and the Williams-Murphree House, built at 414 Corsicana in 1913, which features half-timbered decoration in the front and side gable ends. A single Mediterranean Revival residence, two stories high with a hipped roof, compound round entry, and double French doors, is located in the 500 block of Corsicana on the north side of the street (photo no. 21). Scattered throughout the district are several modest, early 20th-century, weatherboard houses, some of which represent variations of the bungalow and late Victorian-period styles. Early 20th-century houses along the 400-500 blocks of East Elm Street feature wide, columned porches; roof dormers; and gable ends with various shingle decorations. The only board-and-batten residence in the district is located on a secondary street between Corsicana and Craig.

Also included within this primarily residential neighborhood are three brick churches, situated on corner lots, and a single school building. Two of the churches have been categorized as contributing structures because they retain historical and architectural significance, and form an integral part of the neighborhood. The other, the oldest surviving church in Hillsboro, is situated at the southeast corner of N. Pleasant and Craig streets, and was extensively remodeled and bricked over in 1928. The other churches are the early 20th-century, neo-Gothic Revival St. Mary's Episcopal Church, whose intact interior features Prairie Style elements (photo no. 22); and the church located on the north side of Corsicana Street at Milford, which has been adapted for use as a single-family dwelling. Although several schools, both public and private, were originally located within the district, the single-story, brick Franklin School at the eastern edge represents the only surviving early 20th-century example (photo no. 23).

The major streets within the district extend from, and form a major section of, the original grid system formed around the courthouse square. Except for the easternmost sections of Corsicana, Craig, and Franklin streets, which curve to the northeast, this uniform grid pattern continues along wide, tree-lined streets which run east and west. The houses within the district, with their informally landscaped front yards, virtually line the sidewalks and form a continuous streetscape. Most of these houses, including the larger ones occupying corner lots, maintain uniform setbacks with large back yards.

Period of significance: 1880-1934

Area of significance: architecture

A high concentration of late 19th- and early 20th-century houses reflecting a wide range of styles and heavy dependence upon wood as building material, impart to this district a distinctively residential character. Superb design and craftsmanship are

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reflected in both the modest and sophisticated eclectic, vernacularized versions of nationally popular house forms as might have been represented in builders' guides and pattern books. The late 19th century produced an almost infinite variety of architectural features and house forms based on modified Queen Anne, late and transitional Victorian, and Neo-Classical Revival styles. Characterizing features included an intersecting gable roof or combination hipped and gable roof, dormers, shingled gable ends, wrap-around porches with fancifully carved wood trim, and columned and pedimented porticos. Of particular significance are the exquisite interiors featuring carved wooden detailing and various ornamental glass windows. Quite exceptional are the larger, asymmetrical Victorian types designed by architect Tom Sowell. Significant for their architectural quality, too, are the district's three brick churches, which represent some of the oldest surviving ones in the city. Early 20th-century houses within the district, including eclectic forms and variations of the bungalow, display a distinctly local character and more modest scale than their larger, late 19th-century counterparts.

Landscape Architecture:

Landscape architecture within the residential district has traditionally consisted of informally landscaped, wide lawns fronting on tree-lined sidewalks, creating a clearly residential environment. By the early 20th century, citizens' preferences for a more esthetic residential surrounding were reflected in their front yards, which were transformed from bare, fenced-in tracts to continuous lawns bordering on dense, tree-lined streets. Some residences within the district, such as the Edwin Vaughan and Tarlton-Morris houses, exhibited more formally landscaped grounds with park-like settings, ponds, and grape arbors. During the 1930s, an interest in landscaping this residential neighborhood was renewed, largely through the efforts of Mrs. George G. Smith, who operated, on the town square, a landscaping company specializing in ornamental shrubs, evergreens, roses, and bulbs.

Community Planning and Development:

Incorporating a large section of the city's original grid street pattern, the Hillsboro Residential Historic District reflects the early residential development and planning of the community. With the advent of the railroad, new residential subdivisions, such as the Craig and Marshall additions, were surveyed east of the Courthouse Square where more affluent members of Hillsboro's population originally purchased lots and built elegant homes. The development of this residential neighborhood was historically centered along two major thoroughfares, East Elm and East Franklin streets. These two streets, which extended westward through the commercial center to form the northern and southern boundaries of the courthouse square, continue to function as the main arteries through east Hillsboro.

Education:

Early public and private educational institutions located within the Hillsboro Residential Historic District were focal points in the community and reflected an

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expanding population and prosperous economic climate. One of the most significant private schools within the district and city, the Patterson Institute, was established in 1891 and originally located on an elevated site on the south side of Corsicana Street (lots 49-51, Block 355, Craig Addition). This educational complex, now demolished, was surrounded by a white picket fence and consisted of three, rectangular, wood-frame buildings featuring two-tier verandas, hipped and gable roofs, and a single turret. The district's only surviving, early 20th-century educational building - Franklin School - currently occupies several lots on the eastern edge, and features corbeled brick detailing below the eaves, and transomed double doors recessed beneath tall round arches of stone.

Local History/Prominent Citizens:

The Hillsboro Residential Historic District evolved east of the commercial center as a direct result of the town's economic prosperity and increased population in the late 19th century. This residential neighborhood, comprised of many prominent civic leaders, businessmen, and industrialists who played a vital role in Hillsboro's early development, originally consisted of a few lots carved from the original town site or the Steiner Donation bordering on the eastern edge of downtown. As settlement of the town progressed eastward, new subdivisions were formed from farm tracts owned by several large landowners, such as Dr. William Craig. One of the earliest residents of the district was A.J. Thompson, who shipped into Hillsboro the first carload of lumber ever brought into the town, to erect his first home at 108 Corsicana, the first on the south side of this street. Thompson planted trees along the entire length of Corsicana Street, as well as sections of Smith and North Pleasant streets, at his own expense. He was also responsible for the first street improvement in Hillsboro, which consisted of depositing 900 loads of gravel in West Elm Street from the Katy Depot to the courthouse square. A prominent civic leader and community planner, Thompson served as director of the Lake Park Association and the Hillsboro Cotton Mills, and helped plan and build the old Park Pavillion, the Cotton Mills building, and the city's first elevator. Additional distinguished figures residing in the district were instrumental in the development of Hillsboro economically, industrially, and educationally. Prominent in civic affairs, and a pioneer in the development of the cotton seed oil industry in Texas, was E.D. Woodall, who erected a fine house at 412 East Franklin. Other notable citizens who built substantial homes in the district were Congressman Joe Abbott, Louis Brinn, a successful dry goods merchant; E.S. Davis, a prominent banker and engineer; R.S. Lumpkin, who opened the first harness and saddle shop in the area; and J.K. Parr, a Hill County attorney, farmer, and cattleman.

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LIST OF PROPERTY OWNERS AND ADDRESSES

(All property owners reside at their respective residences or designated addresses in Hillsboro, Texas 76645, unless otherwise noted)

Map No.	Address	Classification*	Inventory No.	Property Owner
<u>Corsicana Street</u>				
1.	100 Corsicana	C	58	O.T. Lyons, Homeplace, Inc., 106 Corsicana
2.	101 Corsicana	C	57	Donnie Lewis
3.	104 Corsicana	C	88	Lalia Womack
4.	105 Corsicana	N	510	Douglass Crabbs
5.	105 A Corsicana	N	511	R.D. Murphree, 121 E. Elm
6.	106 Corsicana	C	89	Mr. and Mrs. Paul E. Crews
7.	107 Corsicana	C	1	Barry and Eileen Haigh
8.	108 Corsicana	N	512	Hoye Allen
9.	109 Corsicana	C	2	Mrs. David B. Skelton
10.	111 Corsicana	C	513	W.C. Windham
11.	114 Corsicana	C	15	Dr. and Mrs. Lee McAlister, 3500 Rosedale, Dallas, Texas 75205
12.	124 Corsicana	N	514	Tom G. Fowler, 130 Corsicana
13.	126 Corsicana	C	16	J.K. Parr
14.	127 Corsicana	C	515	Annie Carmichael Estate, P.O. Box 458, Weatherford, Texas 76086
15.	130 Corsicana	C	17	Tom and Judith Fowler
16.	133 Corsicana	C	3	Philotechnos-Cooperative Kindergarten, P.O. Box 104
17.	135 Corsicana	N	516	Doshie Kyser
18.	200 Corsicana	C	517	R.D. Murphree, 121 E. Elm
19.	201 Corsicana	N	518	Harold S. Brin
20.	202 Corsicana	N	519	Roy L. McCullough
21.	204 Corsicana	N	520	Lula M. Curtis
22.	205 Corsicana	C	4	Lesby D. Ray, P.O. Box 322
23.	208 Corsicana	C	18	Lesby D. Ray, P.O. Box 322
24.	209 Corsicana	N	521	Mrs. J.E. Pennington
25.	210 Corsicana	C	19	Jean B. Kimbrell
26.	211 Corsicana	N	5	Ronald H. Beaudry
27.	212 Corsicana	C	20	Eastland Estate, c/o Donald Eastland, Colonial Trust Building
28.	218 Corsicana	C	21	Darrell Jolly
29.	300 Corsicana	C	22	George and Carol Olsin

* C, contributing; N, noncontributing.

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Map No.	Address	Classification*	Inventory No.	Property Owner
30.	301 Corsicana	N	522	Mrs. R.D. Walsh
31.	304 Corsicana	C	23	Mr. and Mrs. Gary Clinkscales
32.	305 Corsicana	N	7	James L. Scott
33.	308 Corsicana	C	24.	Mr. and Mrs. A.L. Smith III
34.	309 Corsicana	C	8	W.R. Whitten
35.	313 Corsicana	C	523	C.W. Wise
36.	314 Corsicana	N	524	Dora Wiley, c/o Bill Wiley, 23 Royal Crest, New Braunfels, Texas
37.	315 Corsicana	C	9	Charles R. Rhoads
38.	317 Corsicana	C	10	Franklin G. Pratt
39.	318 Corsicana	N	525	C.W. Taylor
40.	319 Corsicana	C	11	Leslie P. Madison
41.	400 Corsicana	C	25	Mattie Benson Lane
42.	401 Corsicana	C	12	C.H. Brockette, 900 Neely, Midland, Texas 79701
43.	403 Corsicana	C	13	Don Worthan
44.	404 Corsicana	N	526	Mrs. Joy Jackman
45.	406 Corsicana	C	26	Mr. and Mrs. Kent Head
46.	410 Corsicana	N	527	Josephine S. Garner
47.	412 Corsicana	C	27	Mr. and Mrs. Robert L. Curry
48.	413 Corsicana	N	528	Bobby Vorderlandwehr
49.	414 Corsicana	C	28	M. Scott Hinzmann
50.	415 Corsicana	C	14	Mrs. A.L. Smith
51.	416 Corsicana	N	529	Mrs. Burris Jackson
52.	418 Corsicana	N	530	Stephen Ringer
53.	419 Corsicana	N	531	William R. McDonald
54.	420 Corsicana	N	532	Stephen R. Selzer
55.	424 Corsicana	C	29	Mrs. Vernon Cummings

Smith Street

56.	203 Smith	C	91	F.M. Aldridge, 1401 Alford
57.	204 Smith	C	533	Wesley E. and James Williams
58.	205 Smith	C	534	Domingo Torres
59.	206 Smith	C	535	Pedro Zarate
60.	209 Smith	C	30	Blanche Wingate
61.	210 Smith	N	536	F.E. Russell, P.O. Box 746
62.	212 Smith	N	537	George Overstreet, 1416 Alford
63.	213 Smith	C	538	George W. Brockette
64.	214 Smith	N	539	F.E. Russell, P.O. Box 746
65.	215 Smith	N	540	Dr. and Mrs. Lee McAlister, 3500 Rosedale Dallas, Texas 75205

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66.	216 Smith	N	35	Marcus Montes
67.	217 Smith	C	646	Ben Johnson, 219 Smith
68.	218 Smith	C	541	Marcus Montes
69.	219 Smith	C	542	Ben H. Johnson
70.	220 Smith	C	36	Jackie L. Duncan
71.	221 Smith	C	31	Herbert H. Busse, 116 Goliad, Fort Worth Texas 76126
72.	222 Smith	C	543	Ola Patterson
73.	224 Smith	C	37	Clair Gannon, Jr., 129 Craig
74.	301 Smith	N	544	H.C. White Estate
75.	303 Smith	C	33	H.L. Ellington
76.	304 Smith	N	38	Cleta Woods
77.	305 Smith	C	34	Nora Mann
78.	306 Smith	N	545	Claude G. King Estate
79.	307 Smith	C	546	Cecil P. May
80.	308 Smith	N	547	Cecil O. Walker
81.	309 Smith	C	548	Holles L. Flores
82.	311 Smith	C	549	Beulah Cone
83.	404 Smith	N	550	Everette H. Gifford, Aero Drive, Suite M224, P.O. Box 8690, San Diego, California 92123
84.	406 Smith	N	552	Same as #82
85.	408 Smith	C	39	James F. Beeney, Route 1, Box 3175, Whitney, Texas 76692

Craig Street

86.	101 Craig	C	553	Mildred Hill
87.	104 Craig	N	554	Central Christian Church
88.	105 Craig	N	555	W.C. Vickers, 304 N. Pleasant
89.	106 Craig	N	556	Mrs. Charlie B. Pursley
90.	108 Craig	N	557	Clyde D. Walker, Jr., 632 Hillcrest
91.	109 Craig	N	558	Ernest F. Fuchs III, 114 S. Waco
92.	110 Craig	C	59	J.V. McClure, 1401 Alford
93.	111 Craig	N	559	F.M. Aldredge, 1401 Alford
94.	113 Craig	C	46	Steve Gilcrease, 100 Pecan
95.	114 Craig	N	60	W.J. Williams
96.	115 Craig	C	47	Steve Gilcrease, 100 Pecan
97.	117 Craig	C	48	James Faulkner
98.	118 Craig	C	61	Mrs. Charles Davis, 1320 Park Drive
99.	120 Craig	C	62	James Henry
100.	121 Craig	N	560	Robert A Hollingsworth
101.	123 Craig	N	561	James W. Roberts
102.	126 Craig	N	562	Margaret Norton

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Map No.	Address	Classification	Inventory No.	Property Owner
103.	129 Craig	C	49	Mr. and Mrs. Clair Gannon
104.	130 Craig	C	63	Henry Moore
105.	200 Craig	N	563	Joe W. Davis
106.	204 Craig	N	64	Lula Southward
107.	205 Craig	N	564	W.W. Sissons
108.	206 Craig	N	565	F.M. Aldridge, 1401 Alford
109.	209 Craig	C	50	Milton M. Wright
110.	210 Craig	N	65	L.C. McElfresh
111.	211 Craig	N	566	Hospital Properties, Inc., Grant Buie Hospital, 101 Circle Drive
112.	212 Craig	N	567	James H. Allen
113.	214 Craig	N	568	J. Lurea Dickson, 2205 Ridgemar Blvd., Apt. 216, Fort Worth, Texas 76116
114.	215 Craig	N	569	Hillsboro Hospital, Inc., Grant Buie Hospital, 101 Circle Drive
115.	216 Craig	N	570	James Matej, Jr.
116.	218 Craig	N	571	James C. Maass
117.	300 Craig	C	572	Jay L. McDaniel
118.	301 Craig	N	573	Mrs. Julius King
119.	303 Craig	N	574	Hasel Egan
120.	304 Craig	C	66	Lunar V. Chandler
121.	305 Craig	C	51	J.W. Anthony, 717 Abbott
122.	306 Craig	C	67	Joe O. Galbraith, 438 Old Robstown Rd., Corpus Christi, Texas 78408
123.	308 Craig	C	68	Ura Markum
124.	310 Craig	C	69	Jerry D. Dodge
125.	311 Craig	C	52	Mr. and Mrs. Newell Allen
126.	313 Craig	C	53	Will and Louisa Bond, P.O. Box 479
127.	314 Craig	N	575	Richard Urbanovsky
128.	318 Craig	N	576	Darl L. Tipple & C.D. Herrell, et ux
129.	400 Craig	C	70	Gordon Pickett
130.	401 Craig	N	577	Lucille H. Moore, P.O. Box 345
131.	403 Craig	N	578	C.H. Stubblefield
132.	404 Craig	N	579	Robert J. Dunne
133.	406 Craig	N	580	Kenney McCown
134.	409 Craig	C	581	Jake Wilson
135.	410 Craig	C	71	Thomas B. Curlee and C.E. Washman
136.	411 Craig	C	582	William D. Thompson
137.	412 Craig	C	72	Charles C. Garrison
138.	415 Craig	C	583	C.S. Morgan, 120 Carnegie Drive, Oak Ridge, Tennessee 37830
139.	417 Craig	C	54	Joe Swilling
140.	418 Craig	C	584	Michael J. Sulak, 206 N. Main, West, Texas
141.	419 Craig	N	585	E.E. Isbell 76010
142.	420 Craig	C	73	Dwayne N. Helton

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143.	423 Craig	C	586	Carroll Johnson
144.	424 Craig	C	74	Mr. and Mrs. Leon Helton
145.	425 Craig	C	55	Mrs. Jo. Davis
146.	426 Craig	C	75	Mark J. and Nancy Schusler
147.	428 Craig	C	76	James Payne, 1910 Wynnewood, Arlington, Texas 76010
148.	429 Craig	C	56	Mrs. Willie K. Robinson
149.	430 Craig	C	77	Harold Eastland
150.	435 Craig	C	57	O.G. Bowman Estate
151.	436 Craig	C	587	J.E. Barberousse
152.	437 Craig	C	588	Ronald L. Williams
153.	440 Craig	N	589	Madeline Rivers
154.	444 Craig	C	78	A.L. Smith Estate, 308 Corsicana
155.	445 Craig	C	58	Thomas Wyse
<u>East Franklin Street</u>				
156.	227 East Franklin	C	651	Pearl Maier
157.	301 East Franklin	C	95	Nona Hughes
158.	305 East Franklin	N	590	Lulamae Ligon, 1473 Richland Drive, Abilene, Texas 79603
159.	307 East Franklin	N	591	Nicholas Andrews, 1473 Richland Drive, Abilene, Texas 79603
160.	309 East Franklin	C	96	Eugene Wiles, 6603 Air Guard Rd., Anchorage, Alaska
161.	311 East Franklin	C	80	Lucy M. Christian
162.	314 East Franklin	C	98	J.J. Gremminger
163.	315 East Franklin	C	81	Bundy B. Moore
164.	318 East Franklin	C	99	Ruth and Addie Hall
165.	320 East Franklin	C	100	Juanita Armstrong, 3316 E. Berry, Fort Worth, Texas 76105
166.	321 East Franklin	C	82	B.C. Dillon, P.O. Box 772
167.	323 East Franklin	C	592	Wayne K. Callaway
168.	324 East Franklin	C	101	B.P. Mead
169.	325 East Franklin	N	593	Frances H. Parr
170.	327 East Franklin	C	83	Erna Maass
171.	328 East Franklin	N	594	Mark Butler, c/o G.B. Butler, 209 Chelsea Avenue, Dumas, Texas 79029
172.	329 East Franklin	C	84	Elva Henninger
173.	330 East Franklin	C	102	Catherine F. Hodge
174.	400 East Franklin	C	103	Martin D. Gray
175.	401 East Franklin	N	595	Rev. Leon Vorpahl, First Baptist Church, 300 East Franklin
176.	404 East Franklin	C	104	Dorothy Cantrell
177.	407 East Franklin	C	85	Walter L. Thompson

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179.	411 East Franklin	N	87	Hardin Smith, 409 East Franklin
180.	412 East Franklin	C	105	Frank Bobbitt McGregor, Jr.
181.	414 East Franklin	C	106	Dorothy Sue Mabry
182.	418 East Franklin	C	107	Robin and Dee Crow
183.	419 East Franklin	C	88	Mary W. Gordon, c/o Mrs. Glenda Cain, 2301 Love Ave., Corsicana, Texas
184.	421 East Franklin	C	596	Otto J. Vieregge
185.	500 East Franklin	N	597	Ira Curtis
186.	501 East Franklin	N	598	Joe Wingate, et ux, 620 East Elm
187.	503 East Franklin	N	599	Preston H. Merkel
188.	504 East Franklin	C	108	Roy Frink
189.	505 East Franklin	C	600	Ruth L. Harvey
190.	507 East Franklin	C	89	E.C. Hamilton
191.	508 East Franklin	C	109	Lon Bacon, P.O. Box 441
192.	511 East Franklin	C	90	E.D.C.O. Farms, P.O. Box 373, Venus, Texas 76084
193.	512 East Franklin	N	601	Ethel Nowlin
194.	513 East Franklin	C	91	M. Stafford Burkhardt
195.	515 East Franklin	C	92	V.O. Rainwater, 1409 Old Brannon Road
196.	516 East Franklin	C	110	E.O. Davis
197.	517 East Franklin	C	93	Kenneth Pritchett
198.	601 East Franklin	N	603	E.L. Edens
199.	609 East Franklin	N	609	Kathryn Grimett
200.	611 East Franklin	C	94	Louise Levison, 9500 Teresa Circle, Waco, Texas 76710
201.	614 East Franklin	C	95	Mr. and Mrs. Bill Hooker
202.	619 East Franklin	C	96	L.S. Davis
203.	623 East Franklin	C	613	Steve Gilcrease, 100 Pecan
204.	625 East Franklin	C	615	E.A. Ward
205.	101 Country Club	N	616	James Leatherwood
206.	North side of 600 Block of East Franklin	C	97	Franklin School, Hillsboro Independent School District, P.O. Box 459
<u>East Elm Street</u>				
207.	412 East Elm	C	157	Eva Lee Harris
208.	413 East Elm	C	142	Alta Bennett
209.	414 East Elm	C	158	William Goodwin
210.	415 East Elm	N	626	Mary F. Young
211.	416 East Elm	C	627	Viola Daily
212.	417 East Elm	C	143	Mozelle Gargile
213.	500 East Elm	C	159	Enloe Simmons
214.	501 East Elm	C	144	Peabody Alumni Club, c/o Edward Russell, 300 Vineyard

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215.	503 East Elm		628	Milford D. Dutton, 1026 Carr
216.	504 East Elm	C	160	F.M. Aldridge, 1401 Alford
217.	505 East Elm	C	629	Elvin Curry
218.	506 East Elm	C	161	Joe R. Overstreet
219.	507 East Elm	C	145	Mary E. Harris
220.	508 East Elm	C	162	C.C. Connally, 427 Park Drive
221.	509 East Elm	C	146	Linda D. Garcia
222.	510 East Elm	N	630	Mrs. C.C. Connally, 427 Park Drive
223.	511 East Elm	N	147	C.S. Byars
224.	512 East Elm	C	631	Mrs. Cleste Ozymy
225.	513 East Elm	N	646	Jerry D. Hale
226.	514 East Elm	C	632	Mrs. Ruth Bottom
227.	515 East Elm	C	634	Mrs. Roy Goodman
228.	516 East Elm	N	633	Bob Wheeler
229.	518 East Elm	C	163	Mrs. Doris Cornell, 2324 26th, N.W., Oklahoma City, Oklahoma 73107
230.	600 East Elm	C	647	Jack Smith
231.	601 East Elm	C	648	Hazel L. Smith

North Pleasant Street

232.	206 North Pleasant	C	94	Joyce E. Thames
233.	207 North Pleasant	C	649	George T. Cypert
234.	209 North Pleasant	N	650	George T. Cypert
235.	211 North Pleasant	C	82	Billy L. Morris
236.	212 North Pleasant	C	93	Mrs. Mary McLeod, 212 Corsicana
237.	Southeast corner of Pleasant and Craig Streets	C	92	Central Christian Church
238.	304 North Pleasant	C	635	Juanice Morelock
239.	310 North Pleasant	C	90	F.M. Aldridge, 1401 Alford Drive
240.	400 North Pleasant	C	74	Mrs. Evantha Cook, 208 Hancock, Arlington, Texas 76013

Stephenson Street

241.	307 Stephenson	N	636	Gene Fleming, c/o Fleming Lib. Co., 209 W. Elm
242.	310 Stephenson	N	637	Mrs. Cathy Davis, 1320 Park Drive

North Abbott Street

243.	107 North Abbott	N	638	Methodist Central Conference, c/o Ray Elliott, Drawer C, Meridan, Texas
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United States Department of the Interior
National Park ServiceNational Register of Historic Places
Inventory—Nomination Form

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<u>Map No.</u>	<u>Address</u>	<u>Classification</u>	<u>Inventory No.</u>	<u>Property Owner</u>
244.	200 North Abbott	C	45	A. Donald Davies, Bishop, Episcopal Diocese of Dallas, 1630 N. Garrett Avenue, Dallas, Texas.
245.	205 North Abbott	C	43	Cynthia Murphree
246.	206 North Abbott	C	44	Hendley A. McDonald, 2713 North 43rd St., Waco, Texas 76710 Frank G. McDonald, 2407 Starr St., Waco, Texas 76710.
247.	209 North Abbott	C	639	Viola Campbell
248.	Southeast Corner of Abbott and Smith Streets	C	640	Same as #264
249.	301 North Abbott	C	32	Pauline Marin, P.O. Box 125
<u>Ransome Street</u>				
250.	102 Ransome	N	641	Mary K. Massengale
251.	303 Ransome	N	642	Herbert Ingram
<u>North Ivy Street</u>				
252.	306 North Ivy	N	644	Steve Gilcrease, 100 Pecan
253.	308 North Ivy	N	645	Steve Gilcrease, 100 Pecan
254.	400 North Ivy	N	643	Celeste V. Dodd
255.	401 North Ivy	C	40	Margaret Taylor, 318 Corsicana
<u>North Thompson Street</u>				
256.	407 North Thompson	C	42	Mrs. M.E. McAdams
257.	409 North Thompson	C	41	Hazel Sanders

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National Park ServiceNational Register of Historic Places
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Page 1 of 2

Multiple Resource Area
Thematic Group

dnr-11

Name Hillsboro Multiple Resource Area
State Hill County, TEXAS

Nomination/Type of Review

Date/Signature

1. Farmers National Bank

Entered in the
National Register

for Keeper

Melvin Byers 3/30/84

Attest

2. Gebhardt Bakery

Entered in the
National Register

for Keeper

Melvin Byers 3/30/84

Attest

3. Grimes House

Entered in the
National Register

for Keeper

Melvin Byers 3/30/84

Attest

4. Grimes Garage

Entered in the
National Register

for Keeper

Melvin Byers 3/30/84

Attest

5. Hill County Cotton Oil
Company

Substantive Review

Determined Eligible

Keeper

Eligible - Beth Grosvont 3/30/84

Attest

6. Hillsboro Cotton Mills

Entered in the
National Register

for Keeper

Melvin Byers 3/30/84

Attest

7. Hillsboro Residential
Historic District

Substantive Review

Keeper

Beth Grosvont 7/9/84

Attest

8. Old Rock Saloon

Entered in the
National Register

for Keeper

Melvin Byers 3/30/84

Attest

9. Sturgis National Bank

Entered in the
National Register

for Keeper

Melvin Byers 3/30/84

Attest

10. Tarlton Building

Entered in the
National Register

for Keeper

Melvin Byers 3/30/84

Attest

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only

received

2/15/84

date entered

Continuation sheet

Item number

Page 2 of 2

Multiple Resource Area
Thematic Group

Name Hillsboro Multiple Resource Area
State Hill County, TEXAS

Nomination/Type of Review

11. U.S. Post Office

Entered in the
National Register

Date/Signature

for Keeper

Melvin Byers 3/30/84

Attest

12. Western Union Building

Substantive Review

Keeper

Beth Grosvenor 3/30/84

Attest

13.

Keeper

Attest

14.

Keeper

Attest

15.

Keeper

Attest

16.

Keeper

Attest

17.

Keeper

Attest

18.

Keeper

Attest

19.

Keeper

Attest

20.

Keeper

Attest

Cover

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Hillsboro MRA
Hill County
TEXAS

Substantive Review

Working No. 2-15-84
Fed. Reg. Date: 2.5.85
Date Due: 3/15/84 3/31/84
Action: ☒ ACCEPT 3/31/84
☐ RETURN
☐ REJECT
Federal Agency: _____

- ☐ resubmission
☐ nomination by person or local government
☐ owner objection
☐ appeal

Substantive Review: ☐ sample ☐ request ☐ appeal ☐ NR decision

Reviewer's comments:

Good cover form that clearly illustrates the local significance of the historic resources of Hillsboro as documents that relate the evolution of town's historical & architectural development between 1860 and 1930.

Recom./Criteria Accept by C
Reviewer Bushong
Discipline Historic
Date 3/29/84
see continuation sheet

Nomination returned for: ☐ technical corrections cited below
☐ substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible? ☐ yes ☐ no

7. Description

Condition	Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed	

Describe the present and original (if known) physical appearance

- ☐ summary paragraph
☐ completeness
☐ clarity
☐ alterations/integrity
☐ dates
☐ boundary selection

8. Significance

Period Areas of Significance—Check and justify below

Specific dates Builder/Architect

Statement of Significance (*in one paragraph*)

- ☐ summary paragraph
- ☐ completeness
- ☐ clarity
- ☐ applicable criteria
- ☐ justification of areas checked
- ☐ relating significance to the resource
- ☐ context
- ☐ relationship of integrity to significance
- ☐ justification of exception
- ☐ other

9. Major Bibliographical References

10. Geographical Data

Acreage of nominated property _____

Quadrangle name _____

UTM References _____

Verbal boundary description and justification _____

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

____ national ____ state ____ local

State Historic Preservation Officer signature

title

date

13. Other

- ☐ Maps
- ☐ Photographs
- ☐ Other

Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: _____

Comments for any item may be continued on an attached sheet



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