

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form

For NPS use only  
received MAY 23 1983  
date entered

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

1. Name

historic H. Zapp Building

and/or common Country Place Hotel and Restaurant

2. Location

street & number Corner of Fayette and Washington Streets N/A not for publication

city, town Fayetteville N/A vicinity of

state Texas code 048 county Fayette code 149

3. Classification

<b>Category</b>	<b>Ownership</b>	<b>Status</b>	<b>Present Use</b>
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input checked="" type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Clovis & Maryann Heimsath

street & number P. O. Box 39

city, town Fayetteville N/A vicinity of state Texas 78940

5. Location of Legal Description

courthouse, registry of deeds, etc. Fayette County Courthouse

street & number P. O. Box 296

city, town La Grange state Texas 78945

6. Representation in Existing Surveys

title Historic Sites Survey has this property been determined eligible?  yes  no

date February, 1981  federal  state  county  local

depository for survey records Texas Historical Commission

city, town Austin state Texas

## 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date <u>N/A</u>
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

### Describe the present and original (if known) physical appearance

Occupying a prominent corner site on the historic town square of Fayetteville, the Zapp Building is a handsomely detailed, brick two-story structure designed in the Romanesque Revival manner. Constructed in 1900, the structure is the only masonry commercial structure on the town square, and retains a great majority of its original detailing, including polychromed brick exterior walls and pressed-metal ceilings.

The Zapp Building is a rectangular, two-story masonry commercial building located at the eastern corner of the intersection of Fayette and Washington streets, facing the town square of Fayetteville. The corner placement of the structure led the original owner to place the main entrance in a corner bay built at an angle of 45 degrees to the walls of the structure, on the corner nearest the square. At the ground-floor level, the entrance bay is flanked on each side by shopfront windows. The eight-foot-high glazed doors are set in a square-headed frame with sidelights. Directly above the main entrance is a round-arch opening with double doors that open onto the second-floor gallery. This gallery, which runs across the entire northeast facade of the structure, continues across the angled entrance bay and stops after shading the first bay of the south facade. Roofed with corrugated metal, the gallery is supported by chamfered wooden posts, and features a simple balustrade on the second-floor level. The round-arch opening onto the gallery is flanked by four other similar openings, three on the northeast facade and one on the southeast. Although none of these openings contains a door that would provide access to the exterior, they feature paired double-hung windows with one-over-one lights and large fanlight transoms that allow considerable air and light into the second floor. Above the metal roof of the gallery is a substantial brick parapet, whose recessed panel design is highlighted by the use of "Whitesell's Corsicana Cherry-Red brick," contrasting with a yellow brick of unknown origin. The section of the parapet above the entrance features a round-arch stucco panel rusticated to resemble stone. This panel bears the inscription "H. Zapp, 1900". The parapet rises to its greatest height at this point, and is divided into four segments by paneled pilasters. The face of the parapet is also paneled, and the recessed surfaces of the panels are executed in yellow brick. The northeast and southeast facades of the structure are divided into bays by a series of pilasters formed by alternating bands of red and yellow brick, with a paneled upper element. All of the windows on the southeast facade have double-hung sashes, and two-over-two lights, set in segmentally arched openings. The brick arches above these openings are laid in a red and yellow checkerboard pattern. A corrugated metal awning runs along most of the length of the southeast facade, shading the ground-floor windows, and is supported on ornamental iron brackets. The 30-inch-high water table that runs along the street elevations of the building is of stucco modeled to resemble rusticated stone. The southwest facade of the building is shaded by a two-story gallery, which includes a staircase leading to the second floor. The northwest facade, the plainest of the four, is divided into bays by simple pilasters, and features a plain wooden stair to the second floor. There are four entrances to the ground floor, each of which features cast-iron thresholds and corner pieces. The thresholds are stamped "Beaumier Brothers of Brenham, Texas."

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Internally, the ground floor of the structure is divided into three rooms, the largest of which is entered through the corner entry. The ceiling of this room is supported by 15 turned wooden columns. Walls of tongue-and-groove boards partition the remainder of the ground floor into two rooms. These two small rooms are placed above a brick basement floor, which features wooden columns that support the floor above. Several of the rooms of the second floor still retain their original pressed-metal ceilings, in excellent condition.

The only alterations to the structure since its construction took place in the 1920s when the interior gallery that looked down into the main room of the store was closed in. The 14 columns which still support the ceiling of the large ground-floor space originally held up this gallery, which was reached via a grand staircase also removed at this time. The current owners installed a simple wooden staircase within the gallery on the southwest facade which, in terms of materials and appearance, is compatible with the structure.

In conclusion, the Zapp Building preserves its original appearance and structural integrity, with the exception of early alterations made by the original owner's family. Noteworthy for its design and details, the Zapp Building stands as a monument to the aspirations of Fayetteville's merchants and builders at the close of the century.

## 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 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 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 type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input type="checkbox"/> 1800–1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates 1900

Builder/Architect Stidham & Kurtz, Builders

### Statement of Significance (in one paragraph)

With its elegant style and fine detail, the Zapp Building of 1900 testifies to the aspirations and methods of merchants and builders at the turn of the century in this small, traditionally agricultural central Texas community. Research indicates that the Zapp Building has played a considerable and diverse role in the town's commercial and architectural development. As an unusually fine and well-preserved example of the Romanesque Revival style, the Zapp Building contributes to the historical integrity of Fayetteville's town square. Moreover, in a behavioral sense, the building has served many and varied commercial purposes throughout its history, demonstrating within the community context the versatility and longevity of its design.

Among the turn-of-the-century commercial buildings that surround Fayetteville's picturesque town square, the Zapp Building's architectural integrity is rivaled only by that of the century-old wood precinct courthouse. An unusually fine example of Romanesque Revival style, the Zapp Building is also distinguished as the sole edifice displaying traditional masonry construction. The other vintage commercial buildings on the square are of wood, and those which no longer remain were also of wood, hence their easy destruction by fire. Not only is the Zapp Building significant as the sole brick structure of its age, but it also remains far truer to its original appearance than do its remaining contemporaries, with the exception of the precinct courthouse.

The Zapp Building stands on land originally owned by Phillip J. Shaver, who in 1842 laid out the Town of Fayetteville around a central town square. Shaver sold the square's northwest corner lot to Andrew Crier, a veteran of the Battle of San Jacinto and the son of John Crier, who was among the region's first Yankee settlers, being among Stephen F. Austin's Old Three Hundred. The deed records mention a shop on the present northwest corner site as early as 1865. In 1876, W. H. and Elizabeth Donathan sold a shop building at this location to Hugo Zapp; that structure, of wood, later burned. The present Zapp Building was constructed in 1900. On its cornerstone, Kurtz and Stidham are cited as builders. Whether they drew up the building's plans themselves, or commissioned outside architectural services, is not known.

From 1865, Hugo Zapp was active in Fayetteville's commercial life. He possessed extensive land holdings in the area; other records show that he bought and sold land on speculation. The records of probate in Fayette County show that in excess of \$17,000 was owed Zapp's estate when he died, mostly in the form of loans to farmers. In the present Zapp Building he developed his mercantile business, selling an inventory of yard goods, shoes, and clothing displayed in the upper gallery. Also located on the second floor were a dentist's office, undertaker's parlor, and hotel rooms let to drummers who arrived by train and were met by Zapp's carriage at the depot. At the building's south entrance farmers delivered fresh milk to be placed on the elevator and transferred to the cool basement, where it awaited transport to the creamery by train.

## 9. Major Bibliographical References

1. Deed Records, Fayette County Courthouse, La Grange, Texas
2. Leseman, Mrs. W.T. (great-granddaughter of Hugo Zapp), to Linda Childers. Interview, March 1981.

## 10. Geographical Data

Acree of nominated property less than 1 acre

Quadrangle name Fayetteville, Texas

Quadrangle scale 1:24000

UTM References

A 

1	4	7	2	4	3	2	0	3	3	1	0	2	3	0
Zone			Easting				Northing							

B 

Zone			Easting				Northing							

C 

Zone			Easting				Northing							

D 

Zone			Easting				Northing							

E 

Zone			Easting				Northing							

F 

Zone			Easting				Northing							

G 

Zone			Easting				Northing							

H 

Zone			Easting				Northing							

Verbal boundary description and justification

Part of Lot 36, Block 5 of the Town of Fayetteville, fronting 113.42 feet on Fayette St. and 60.00 feet on Washington St., Vol. 448, pg. 355, Fayette Cty. Deed Rcds.

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

state N/A code county code

state code county code

## 11. Form Prepared By

name/title Linda Childers, Secretary, and Catherine Heimsath, Consultant

organization Clovis Heimsath Associates, Inc. date February 1982

street & number P. O. Box 39 telephone (713) 378-2839

city or town Fayetteville state Texas 78940

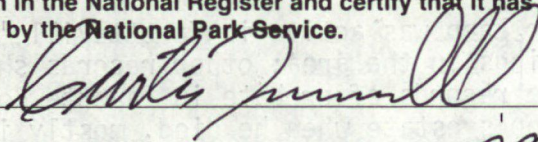
## 12. State Historic Preservation Officer Certification

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



title State Historical Preservation Officer

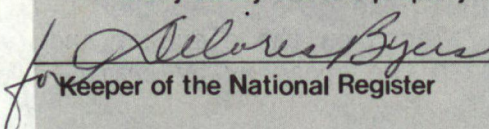
date 29 May 1983

For NPS use only

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

Entered in the  
National Register

date 6/23/83

for  Keeper of the National Register

Attest:

date

Chief of Registration

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For years after Hugo Zapp's death, in 1912, Hugo Zapp, Jr., continued to operate the mercantile building and emporium, as did other family members after Hugo, Jr.'s death. Other sections of the building not occupied by the mercantile business continued to be let to a diversity of tenants which included, at various times, a hospital, a school, a cafe, a boarding house, and, in the basement during Prohibition, a speakeasy.

The present owners continue the Zapp Building's commercial tradition. An architect's office occupies the main ground-level room. A restaurant and antique shop fill the other ground-floor sections, while the upstairs rooms offer hotel guests the same hospitality enjoyed by travelers and boarders since the building's construction.

The functional versatility of the building is matched by its architectural integrity. It is a tribute to the original builders and owners that to this day the Zapp Building enhances Fayetteville's architectural environment with its design and detail, while providing functional work space to the town's professionals and merchants, as well as traditional hospitality to restaurant clientele and out-of-town visitors.

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3. Lotto, F. n.d. "Fayette County, Her History and Her People," Ms. on file with Clovis Heimsath Associates, Fayetteville, Texas.
4. Rummel, no given name. n.d. "Early History of Fayette County," Ms. on file with Clovis Heimsath Associates, Fayetteville, Texas.

United States Department of the Interior  
National Park Service

Zapp Building  
Fayette County  
TEXAS

MAY 23 1983

Working No. \_\_\_\_\_

Fed. Reg. Date: 2-7-84

Date Due: 6/23/83 - 7/7/83

Action:  ACCEPT 6/23/83

Entered in the  RETURN  
National Register  REJECT

Federal Agency: \_\_\_\_\_

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

Substantive Review:  sample  request  appeal  NR decision

Reviewer's comments:

Recom./Criteria \_\_\_\_\_

Reviewer \_\_\_\_\_

Discipline \_\_\_\_\_

Date \_\_\_\_\_

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"/> unaltered	<input type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<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



## 8. Significance

Period \_\_\_\_\_ Area 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

Acres of nominated property \_\_\_\_\_

Quadrangle name \_\_\_\_\_

UMT 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: 202 272 - 3504

Comments for any item may be continued on an attached sheet



FAYETTE ST

P.D.  
1900

H. Zapp Building  
Fayette and Washington Streets, Fayetteville,  
Fayette County, Texas  
Photo: Summer 1981, by Maryann Heimsath; neg. on file,  
Clovis Heimsath Associates, Inc., Fayetteville  
View of building's eastern corner, looking west by  
northwest  
Photo 1 of 4



COUNTRY PLACE  
HOTEL

COUNTRY PLACE  
RESTAURANT

H. Zapp Building  
Fayette and Washington Streets, Fayetteville,  
Fayette County, Texas  
Photo: Summer 1981, by Maryann Heimsath; neg. on file,  
Clovis Heimsath Associates, Inc., Fayetteville  
View of southwest corner of building, looking  
northeast  
Photo 2 of 4



H. Zapp Building  
Fayette and Washington Streets, Fayetteville,  
Fayette County, Texas  
Photo: 1982, by Clovis Heimsath; neg. on file,  
Clovis Heimsath Associates, Inc. Fayetteville  
View of building's north corner, looking south  
Photo 3 of 4





H. Zapp Building  
Fayette and Washington Streets, Fayetteville,  
Fayette County, Texas  
Photo: 1982, by Clovis Heimsath; neg. on file,  
Clovis Heimsath Associates, Inc. Fayetteville  
View of northeast elevation, looking southwest  
Photo 4 of 4

