

**United States Department of the Interior
National Park Service**

For NPS use only

received JUN 26 1984

date entered JUL 26 1984

**National Register of Historic Places
Inventory—Nomination Form**

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

1. Name

historic The Praetorian Building

and/or common Service Mutual Building, Southwestern Building, Franklin Tower

2. Location

street & number 601 Franklin Ave. N/A not for publication

city, town Waco N/A vicinity of

state Texas code 048 county McLennan code 309

3. Classification

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

4. Owner of Property

name W.S. Service Corp.

street & number 14775 Preston Rd., No. 625

city, town Dallas N/A vicinity of state Texas 75240

5. Location of Legal Description

courthouse, registry of deeds, etc. McLennan County Courthouse

street & number Public Square

city, town Waco state Texas

6. Representation in Existing Surveys

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

date 1984 federal state county local

depository for survey records Texas Historical Commission

city, town Austin state Texas

7. Description

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

Describe the present and original (if known) physical appearance

Standing at the corner of South 6th Street and Franklin Avenue in the heart of the Waco central business district, the seven-story Praetorian Building exhibits few irreversible alterations to its Chicago Style street facades. Its reinforced concrete construction (touted as fire-proof when it was under construction), the grey granite sheathing on its base at the north and east facades, and the brick sheathing of the west and south facades have all remained in good condition over the years. The more delicate terra-cotta sheathing and detailing of its shaft, cornice, and Mission Style parapet at the north and east facades, however, show signs of deterioration that will require study and care for future maintenance. The terra-cotta is among the best surviving in Texas from the World War I Era.

At the two primary (northeast and southeast) facades, the base of smooth grey granite is composed of large show windows, with small-paned, partly operable transoms in metal frames above. At the southeastern face, the ghost mark of an earlier ox-bow arched canopy is very evident above the 1950s central entrance with vintage glass and metal storefront. A single-bay, straight-line, suspended canopy remains over the westernmost opening of the north facade at this level, with hardware from the earlier canopy still in evidence the full length of that side. The base of the composition is completed by paired, second-floor windows with operable wooden sashes and one-over-one lights. The windows are set in a continuation of the granite, and are articulated with a horizontal band of cream-colored terra-cotta tiles above, forming moldings, pendants and Praetorian shields. The four upper floors of the shaft continue the paired one-over-one windows of the second floor, but this whole portion is sheathed in cream-colored terra-cotta tiles which form delicate pilasters infilled with fine horizontal detailing intervals, with horizontal panels interrupted by Praetorian shields like those of the base. The pendants visually attach to the deep, bracketed, terra-cotta cornice. A modified, terra-cotta, Mission Style parapet rises above the cornice with a curvilinear iron-strap motif en face at the main (southeast) facade. The cornice, pendants and parapet wrap around the first bay of the southwestern side and just the edge of the northwestern side of the building. The remainder of these two sides consists of beige-brick sheathing and two-over-two metal-frame with wire glass windows and terra-cotta sills. A penthouse for mechanical equipment rises another two stories at the rear (northwest) end of the building.

The Praetorian logo used in detailing on the building consists of a shield with the blue top-edge containing the inscription "non nobis solum" in gold. The same gold forms the side and bottom edge of the shield. A stylized shining sun is crossed by a gold sword with "Protection" inscribed in blue on the blade. Below this is a blue pedestal with a gold base and the inscription "Home" on the paneled capital, "Fraternity" in gold on white diagonally across the shaft, and the initials "M.O.P." around the sides and bottom of the pedestal (standing for the Modern Order of Praetorians).

Inside, spaces have been remodeled and ceilings lowered in the primary ground-floor space. However, evidence of former marble wainscoting, tile floors, and high ceilings with deep cornices and pilasters can be seen under later alterations. Upper

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National Park Service**

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Inventory—Nomination Form**

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received

date entered

Continuation sheet

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levels have tile-floored corridors with offices to each side. Frosted-glass panels and transoms provide light and ventilation for the spaces. Marble wainscoting in the corridors appears to have been removed from the upper floors. The original iron gates and a more recent elevator are at the rear (northwestern) end of the building, and the metal service stair with wooden banister and stone treads is next to the elevator. A large boiler room in the basement still houses old furnace equipment. Most of the alterations to the interior, as well as the exterior, appear to date from the 1950s, but the essential integrity of the building remains intact.

The only differences shown on the building's exterior in historic photographs are a flag pole centered on the main (southeastern) parapet, an ox-bow, arched canopy suspended by an iron bracket over the entrance on the east side, and a full-length canopy suspended from iron rods at the ground-floor northeastern facade. There also appear to be exterior shades or shallow awnings on the windows which flank the entry at the main facade. The two-story buildings seen on each side of the Praetorian Building in early photos, have been demolished. No historic interior photos have been located.

Current plans for the building include restoration/stabilization of the two main facades, preservation of the two secondary facades, and the addition of a service core to the southwest corner of the building to provide code-required second access. Every effort will be made to restore and maintain significant interior features.

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/		
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian		
<input 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 type="checkbox"/> industry	<input type="checkbox"/> politics government	<input type="checkbox"/> transportation		
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)		

Specific dates 1915

Builder/Architect Hughes O'Rourke Const./C.W. Bulger & Son,
Arch.

Statement of Significance (in one paragraph)

The Praetorian Building is of significance as one of the earliest and most intact skyscrapers in Central Texas and as the major intact building associated with the early years of the Modern Order of Praetorians, the first life insurance company chartered in Texas. Designed by prominent Dallas architects C.W. Bulger & Son, the Praetorian Building reflects Waco's early twentieth century prosperity, and seventy years later it still retains its prominence on the Waco skyline. The Praetorians are also of interest as a fraternal life insurance order.

The Praetorian Building was constructed for the Modern Order of Praetorians' Waco Chapter in 1915. The Praetorians were founded in 1898 as a fraternal life insurance order. They were the first life insurance company to be chartered in Texas, as a result of the efforts of one C.B. Gardner, who had moved to Dallas from Illinois in 1895. The Praetorians' 15-story home office building was completed in Dallas in 1909, and was designed by the same architectural firm that designed the 1915 Waco Praetorian Building, C.W. Bulger & Son of Dallas. Bulger is listed in the 1920 Encyclopedia of Texas, Vol. 1, as an architect whose work is set apart by characteristics of distinction and originality. His son, Clarence, a graduate of the University of Chicago in 1903, was principal designer for the firm and was an author of architectural articles. The Dallas Praetorian Building, one of the first skyscrapers in Texas, was strictly Chicago School in design. The later Waco Praetorian Building, while based on Chicago School organization and detailing, also has a regional flair in its Mission parapet. It remains one of the few high-rise structures in downtown Waco, and is one of only two Chicago Style structures in the city. The Dallas Praetorian was severely altered in 1961, leaving its Waco counterpart as the most significant intact structure associated with that institution. The Praetorians expanded to Waco undoubtedly because of the city's central location in Texas and its rapid development. By 1912, five of the state's largest insurance companies had their home offices there, causing Waco to be dubbed by local trade publications of the era as "The Insurance City of Texas."

The 1898 Praetorian charter specified that the organization be conducted solely for the mutual benefit of its members and not for profit. The order was named for the elite guards of the Roman Empire who were chosen for their courage, fidelity, and ability to protect and defend the Empire, hence the sword-and-shield motif and the stylized profile of a Roman guard. Even without capital stock the group grew rapidly, expanding to 14 southern and central states from coast to coast. Its earliest members and organizers included Texas business and political leaders such as Mayor A.P. Wooldridge of Austin, Judge James P Hart of Austin, Judge J.C. Hutcheson of Houston, and a number of prominent Dallas citizens. The local Waco chapter first appeared in 1911 on

9. Major Bibliographical References (see continuation sheet)

Central Texas Business & Professional Directory, Centex Publications, Austin, n.d. (ca. 1945).

Dallas Historical Society Files.

Encyclopedia of Texas, Vol. 1, Texas Development Bureau, Dallas, Texas, n.d. (ca. 1920).

McDonald, William L. Dallas Rediscovered, Dallas: Dallas Historical Society, 1978.

10. Geographical Data

Acreeage of nominated property less than 1 acre

Quadrangle name Waco West, Tex

Quadrangle scale 1:24000

UTM References

A

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3	4	9	2	4	4	0
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Zone Easting Northing

B

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Zone Easting Northing

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Verbal boundary description and justification

That portion of Farm lot #8, original plat, city of Waco, McLennan County, Texas, as outlined in color on the accompanying continuation sheet.

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

state	code	county	code
N/A			

state	code	county	code

11. Form Prepared By

name/title Binnie Hoffman, Research Historian (with Peter Flagg Maxson, THC)

organization Bell, Klein & Hoffman, Architects & Restoration Consultants, Inc.

date March 1, 1984

street & number 603 Brazos

telephone (512) 476-3033

city or town Austin

state Texas 78701

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. Russell

title State Historic Preservation Officer

date 14 June 1984

For NPS use only

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

Entered in the
National Register

date 7/26/84

Melrose Byers
Keeper of the National Register

Attest:

date

Chief of Registration

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Continuation sheet

Item number 8

Page 1

South 4th Street, with an insurance agent named William A. Laughlin and a Mr. Fyffe listed as general organizers. Laughlin was the Praetorian General Manager until 1920. Construction on their seven-story building must have started in 1913, as it is listed in the city directory for that year with no tenants. By the publishing date of the next city directory, 1916, there were tenants on floors 3 through 7, with Praetorian offices on the 6th floor. The building's main first-floor tenant, the First State Bank & Trust, was not in the building until 1917, but it remained there until 1933.

The name of the building changed to Service Mutual Building in 1934, and then to Southwestern Building in 1956, when the building was probably sold prior to the Praetorian's change from a fraternal to a mutual company in 1958. According to the Praetorian Mutual Life home office in Dallas, most of their holdings had to be sold during that period in order to make the change in status. The Veterans Administration occupied the building from 1962 to 1965, after which time tenancy rapidly dropped. The building has been vacant since 1973. The sign currently on the building names it the Franklin Tower.

The Praetorian Building is now being considered by its new owner, W.S. Service Corp., as a candidate for certified rehabilitation in a central business district greatly in need of new activity.

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Page 1

Municipal Handbook of Waco, City of Waco, 1912-1914.

Praetorian Mutual Insurance Co. files, Dallas, Texas.

Sanborn Fire Insurance Map, Waco, 1926.

Texas Collection, Baylor University, Waco.

Waco Chamber of Commerce News, 1924-1926.

Waco City Directories, 1911-1980.

Waco--The Heart of Texas, Young Men's Business League, Waco, 1912.

Western Architecture Magazine, Vol. XX, no. 7, July 1914, Minneapolis.

United States Department of the Interior
National Park Service

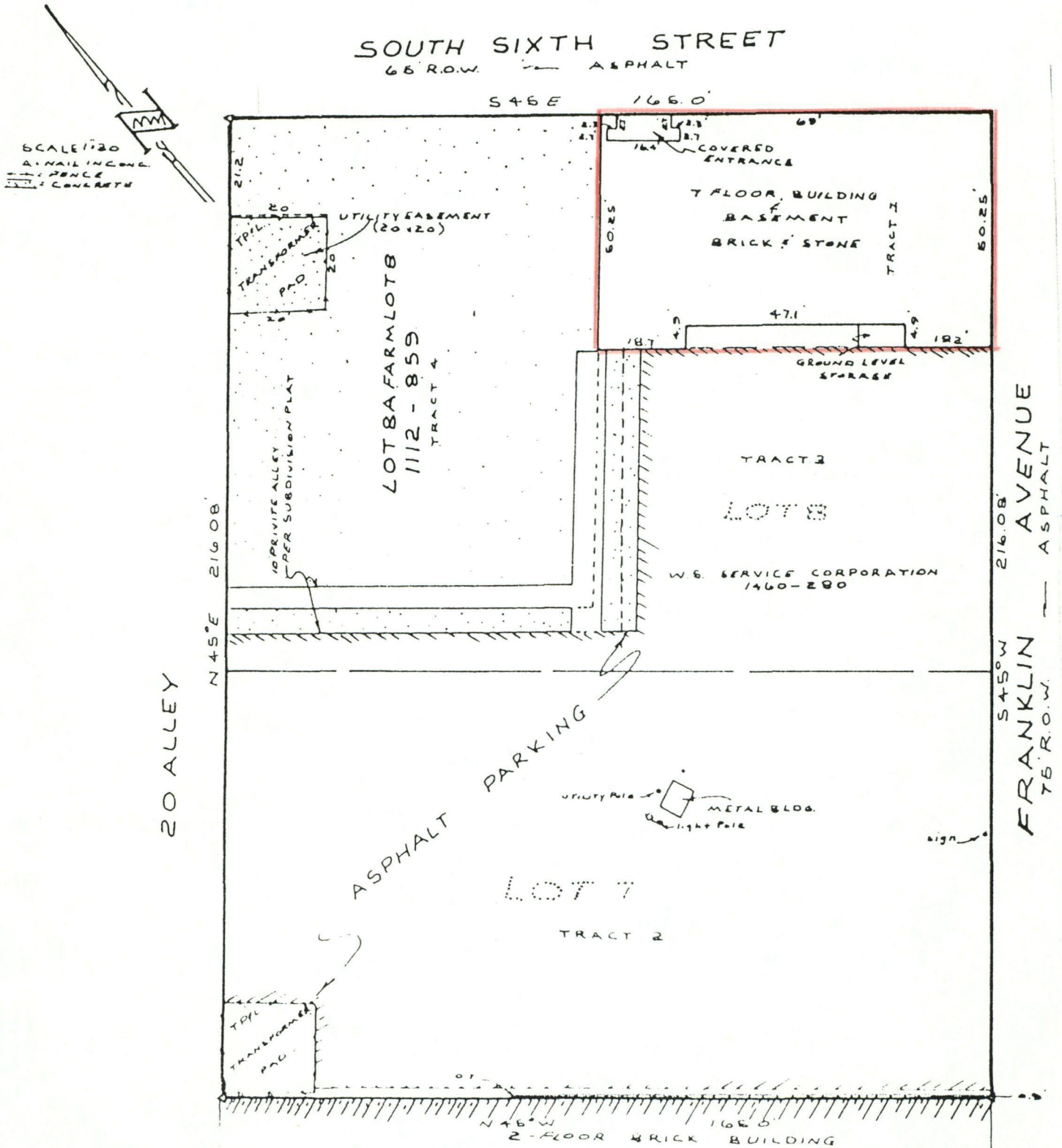
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NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Praetorian Building
McLennan County
TEXAS

Working No. JUN 26 1984

Fed. Reg. Date: 2.5.85

Date Due: 7-26-84 / 8-10-84

Action: ACCEPT 7-26-84

RETURN

REJECT

Federal Agency: _____

Entered in the
National Register

- 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

- excellent
- good
- fair
- deteriorated
- ruins
- unexposed

Check one

- unaltered
- altered

Check one

- original site
- moved date _____

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

STATE HISTORIC PRESERVATION
 DIVISION OF CULTURAL HERITAGE
 1000 CALIFORNIA STREET
 SACRAMENTO, CA 95834

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: _____



The Praetorian Building
601 Franklin, Waco, McLennan County, Texas
Photo 1984 by David Hoffman; negative on file with
Bell, Klein & Hoffman, 603 Brazos, Austin
Eastern corner of building, looking west
Photo 1 of 8

Northeast oblique view, 1984,
Bell, Klein & Hoffman



The Praetorian Building
601 Franklin, Waco, McLennan County, Texas
Photo 1984 by David Hoffman; negative on file with
Bell, Klein & Hoffman, 603 Brazos, Austin
Western corner of building, looking east
Photo 2 of 8

Southwest oblique view, 1984,
Bell, Klein & Hoffman



The Praetorian Building
601 Franklin, Waco, McLennan County, Texas
Photo 1984 by David Hoffman; negative on file with
Bell, Klein & Hoffman, 603 Brazos, Austin
Cornice detail, southeast facade.
Photo 3 of 8

NON·NOBIS·SOLUM



PROTECTION

HOME

M.

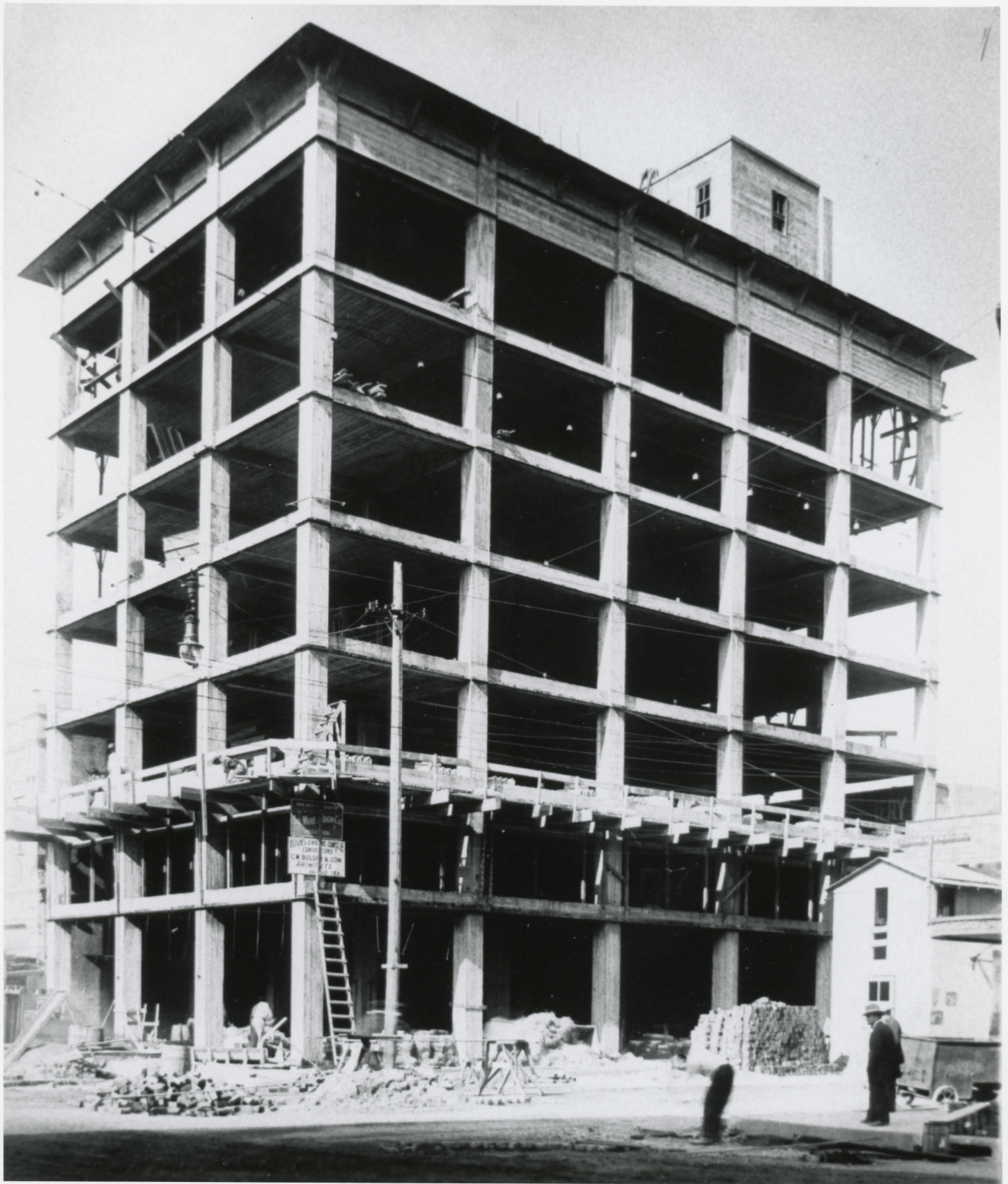
FRATERNITY

O.



P.

The Praetorian Building
601 Franklin, Waco, McLennan County, Texas
Photo 1984 by David Hoffman; negative on file with
Bell, Klein & Hoffman, 603 Brazos, Austin
Logo detail, northeast facade
Photo 4 of 8



The Praetorian Building
601 Franklin, Waco, McLennan County, Texas
Historic photo, ca. 1914, photographer unknown;
original with Texas Collection, Baylor University,
Waco
Eastern corner of building during construction
Photo 5 of 8



The Praetorian Building
601 Franklin, Waco, McLennan County, Texas
Historic photo, ca. 1921; original from brochure,
First State Bank & Trust, Waco; negative on
file with Bell, Klein & Hoffman, 603 Brazos,
Austin
Eastern corner of building
Photo 6 of 8



The Praetorian Building
601 Franklin, Waco, McLennan County, Texas
Historic photo, ca. 1926, copied from Waco Chamber
of Commerce News, negative on file with Bell,
Klein & Hoffman, 603 Brazos, Austin
View of eastern corner of building
Photo 7 of 8

View of eastern corner of building, 1926.
Copied from Waco Chamber of
Commerce News, Sept. 1926.

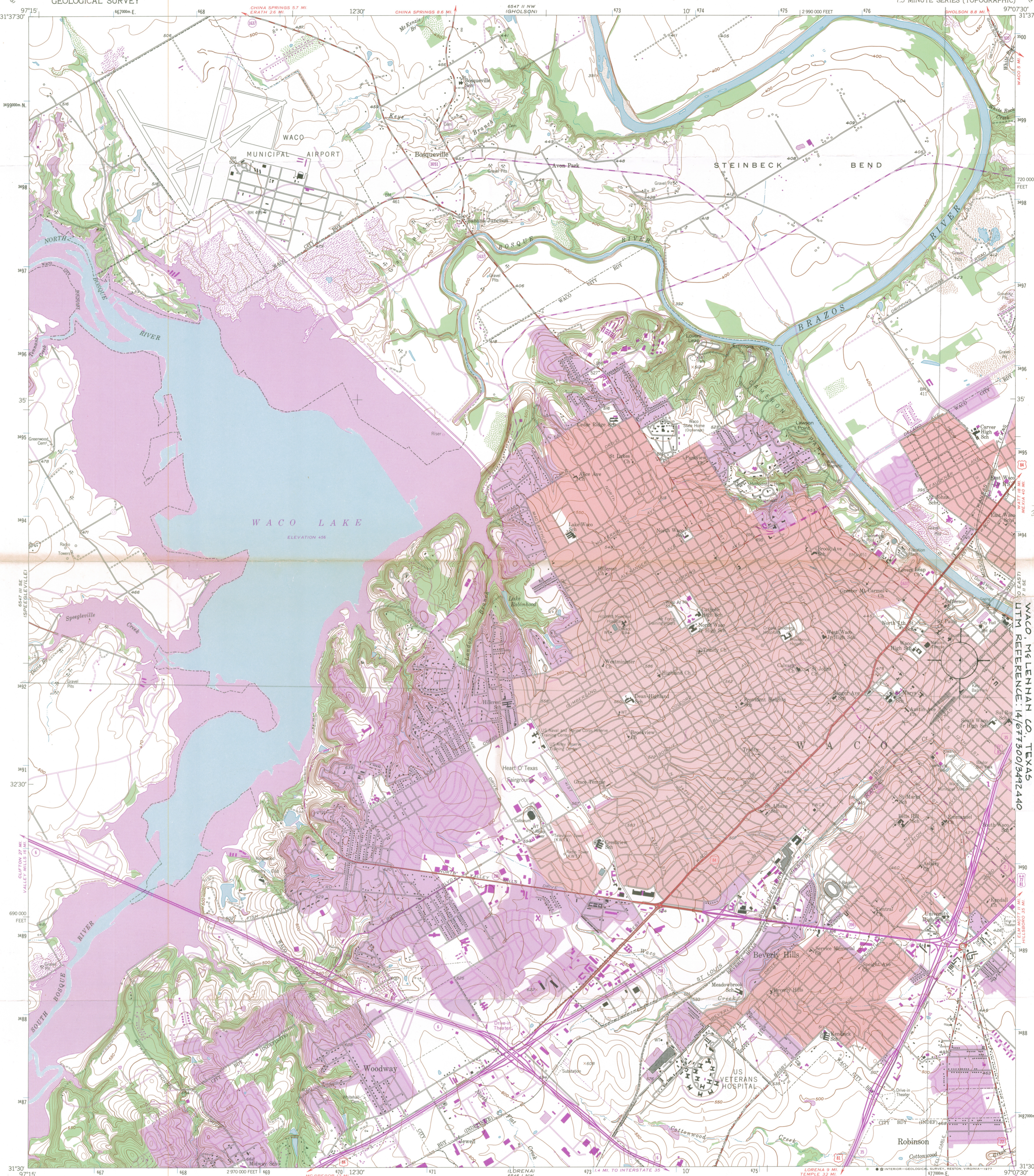
The PRAETORIANS



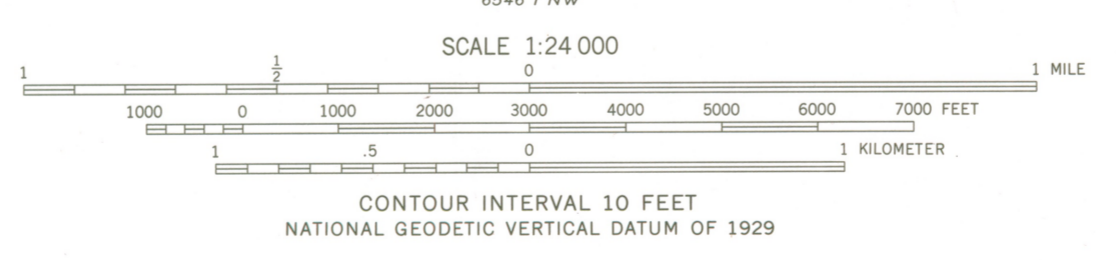
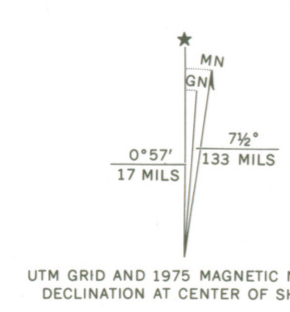
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Cat 765

The Praetorian Building
601 Franklin, Waco, McLennan County, Texas
Photo ca. 1913, original at Texas Collection,
Baylor University, Waco
Praetorian fair booth with rendering of building
Photo 8 of 8



Mapped, edited, and published by the Geological Survey
Control by USGS and NOS/NOAA
Topography from 1956 planetable surveys and by ER-55 plotter
Aerial photographs taken 1955. Field check 1957
Polyconic projection. 1927 North American datum
10,000-foot grid based on Texas coordinate system,
central zone
1000-meter Universal Transverse Mercator grid ticks,
zone 14, shown in blue
Red tint indicates areas in which only
landmark buildings are shown
Revisions shown in purple compiled from aerial photographs
taken 1970 and 1975. This information not field checked
Purple tint indicates extension of urban areas



ROAD CLASSIFICATION

Primary highway, hard surface	Light-duty road, hard or improved surface
Secondary highway, hard surface	Unimproved road
Interstate Route	U. S. Route
	State Route

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

3197-412

WACO WEST, TEX.
N3130-W9707.5/7.5
1957
PHOTOREVISED 1970 AND 1975
AMS 6547 11 SW-SERIES V882

THE PRAETORIUM BUILDING
601 FRANKLIN CO., TEXAS
UTM REFERENCE: 14677300/3492440