

United States Department of the Interior
National Park Service

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National Register of Historic Places
Registration Form

NATIONAL
REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Stoddard, Jessie W., House
other names/site number Collins, Joseph, House

2. Location

street & number Intersection of US Hwy.183, Fannin and Hord Streets not for publication
city, town Goliad vicinity
state Texas code TX county Goliad code 175 zip code 77963

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>1</u>	<u>0</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u>0</u>	<u>0</u> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u>0</u>	<u>0</u> structures
	<input type="checkbox"/> object	<u>0</u>	<u>0</u> objects
		<u>1</u>	<u>0</u> Total

Name of related multiple property listing: N/A
Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.
Curly Dunnell 9 Dec 1991
Signature of certifying official Date
State Historic Preservation Officer, Texas Historical Commission
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.
Signature of commenting or other official Date
State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:
 entered in the National Register. Antonietta Rice 1/29/92
 See continuation sheet.
 determined eligible for the National Register. See continuation sheet.
 determined not eligible for the National Register.
 removed from the National Register.
 other, (explain:)
Signature of the Keeper Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic: Single dwelling

Current Functions (enter categories from instructions)

Work in Progress

7. Description

Architectural Classification

(enter categories from instructions)

Other: Vernacular: evolved from a 2-room
plan to an L-plan to a rectangular
plan

Materials (enter categories from instructions)

foundation Stonewalls Stone

roof Woodother Wood; brick

Describe present and historic physical appearance.

Constructed in three phases, the Jessie W. Stoddard House is a 1-story, stone vernacular dwelling with a rectangular plan. The 19th century L-plan (including two separate building phases) has exterior walls of local sandstone, while the 20th century addition is board and batten; the chimneys are sandstone and brick and the roof is covered with wood shingles. The Stoddard House faces south on Fannin Street in a residential area comprised mostly of single family frame vernacular dwellings. The building had experienced severe deterioration, but recent rehabilitation efforts have restored the historic fabric of the building.

Goliad County is in central south Texas between Coletto and Blanco creeks about 40 miles northwest of the Gulf of Mexico. Topographical features in this area are characteristic of the coastal plains region of Texas; bisected by the San Antonio River, the county's terrain is rolling brush country. Goliad (1990 population 2,266) serves as county seat and as a center for the local economy, which is based on oil and agriculture. The community follows a rectilinear street plan laid out on the cardinal directions, with the exception of US Highway 183 which splits off from Hord Street to the southeast, at the northernmost point of the Stoddard House lot (see Continuation Sheet 7-3).

The Stoddard House is on a triangular lot approximately three blocks east of the county courthouse, which is centered in the commercial district (Goliad County Courthouse Historic District, NR 1976). Oak, anaqua, pecan and hackberry trees are on the lot. No outbuildings remain. The archeological potential of the site has been partially investigated.

The first phase of construction (c. 1847) is a 2-room, stone rectangular building. The main (south) facade has a concrete slab that extends the full length of this elevation. This facade has five bays; two wood, 4-panel, single doors with flat wood lintels are spaced equidistantly between three 6/6 wood windows in an A-B-A-B-A pattern. Although the door frames may be original, the doors are not. The window openings were probably added to the building during a later construction phase. A flat course of stones along what would be

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 1

the parapet indicates that the building may have had a flat roof at one time; an eight inch difference in the height of the north and south walls is further evidence that a flat roof once existed. The present roof has side gables of stone added in the mid 19th century. A series of wood beams or rafters, now cut off at the wall face, and a stone positioned at the southwest corner of the concrete slab are evidence that a wood shed roof porch once existed. (See Photographs 1 and 2.)

The west facade reveals two phases of construction. The south end is the c. 1847 construction and has an internal end, single flue, stone chimney. Archeological investigation exposed the foundation of an external chimney. The north end of this facade is similarly constructed, but was probably added to the building later in the 19th century making the overall plan an L-shape. Fenestration is unevenly spaced. A central, single flue, brick chimney is visible from this elevation. The hipped roof of this ell is independent of the original block. (See Photograph 3.)

The north facade discloses a third phase of construction. The west side of this facade is the stone ell, the east side is a c. 1934 board and batten addition with an independent hipped roof. This frame building may have originally served as an outbuilding that was at the back of the lot on the 1924 Sanborn Fire Insurance Company map, and resembled this addition in size, shape, and materials. The 1934 Sanborn Fire Insurance Company map shows the house in its present configuration, with no outbuildings, and US Highway 183 cutting diagonally across what was once the back portion of the lot (where the outbuilding was). (See Photograph 4.)

The east facade exposes the c. 1934 board and batten addition on the north side, which has two 6/6 wood windows and wood 4-panel single door. A concrete slab extends the length of this wood addition. A stone buttress enunciates the division of these two phases. On the south side is the c. 1847 building with two 6/6 wood windows. (See Photograph 5.)

The interior plan reflects the gradual addition of rooms. (See Continuation Sheet 7-4). Archeological investigations revealed that both 19th century phases of the house had at least two dirt floors prior to the present wood flooring. The fireplace in the c. 1847 portion of the house is brick (see Photograph 6), while the fireplace in the later 19th century addition is stone with stucco (see Photograph 7). Interior walls are plastered, much of which has deteriorated.

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

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 2

The building was in poor condition until 1987 when the present owners began restoration. Neglect and the elements contributed to the collapsed roof system, missing and damaged doors and windows, and rotted wood flooring. The foundation of the frame building was stabilized and the wood siding was repaired. Loose stucco on the stone buildings was removed. The stone was repointed with mortar similar to the original. Missing stones were replaced. Windows and doors were repaired or replaced with duplicates. A new roof was installed. Future restoration work includes reconstructing a porch on the south elevation, repairing and reconstructing ceilings and floors, and replastering the interior.

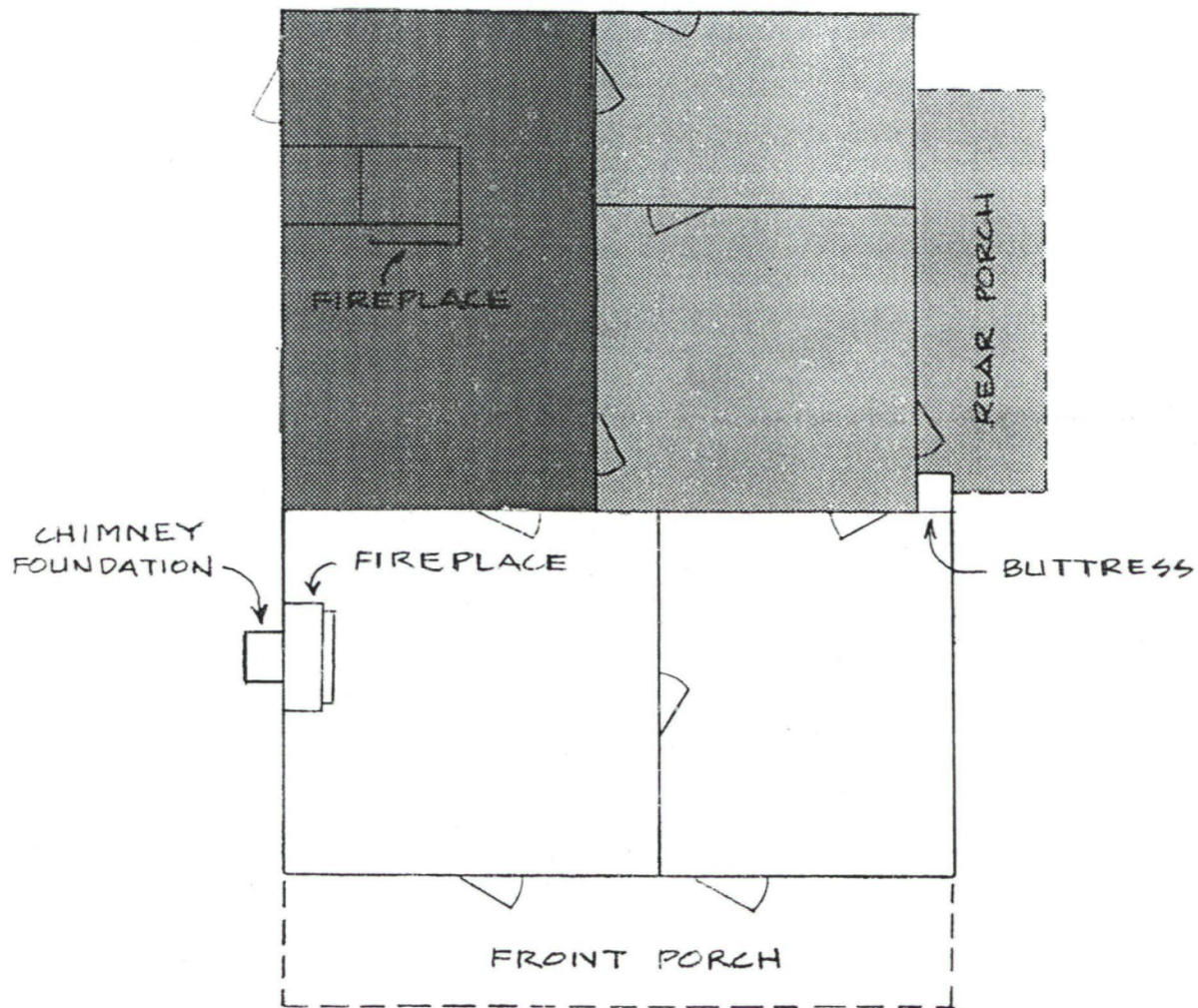
The Stoddard House retains its integrity of location, design, setting, materials, workmanship, feeling, and association to a high degree. The current owner plans to complete the phased restoration and apply for tax credit benefits under the Economic Recovery Tax Act of 1981. All work will be based on the Secretary of the Interior's Standards for Rehabilitation with the assistance of an archeological report prepared in 1988 by James E. Warren.




United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 3

JESSIE W. STODDARD HOUSE
FLOOR PLAN



-  c. 1847
-  c. LATE 19TH CENT.
-  c. 1934

NOT TO SCALE



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 4



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 5

Photograph Log

Jessie W. Stoddard House

Intersection of US Highway 183, Fannin and Hord streets

Goliad, Goliad County, Texas

Photographed by Sherry Brooke

June 1989

Negatives with John C. Brooke, 4334 Ocean Drive #140, Corpus Christi, TX 78412

Southwest oblique (prior to restoration work), camera facing northeast

Photograph 1 of 7

Jessie W. Stoddard House

Intersection of US Highway 183, Fannin and Hord streets

Goliad, Goliad County, Texas

Photographed by Sherry Brooke

June 1989

Negatives with John C. Brooke, 4334 Ocean Drive #140, Corpus Christi, TX 78412

South elevation, camera facing north

Photograph 2 of 7

Jessie W. Stoddard House

Intersection of US Highway 183, Fannin and Hord streets

Goliad, Goliad County, Texas

Photographed by Sherry Brooke

June 1989

Negatives with John C. Brooke, 4334 Ocean Drive #140, Corpus Christi, TX 78412

West elevation, camera facing east

Photograph 3 of 7

Jessie W. Stoddard House

Intersection of US Highway 183, Fannin and Hord streets

Goliad, Goliad County, Texas

Photographed by Sherry Brooke

June 1989

Negatives with John C. Brooke, 4334 Ocean Drive #140, Corpus Christi, TX 78412

North elevation, camera facing south

Photograph 4 of 7

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 6

Jessie W. Stoddard House
Intersection of US Highway 183, Fannin and Hord streets
Goliad, Goliad County, Texas
Photographed by Sherry Brooke
June 1989
Negatives with John C. Brooke, 4334 Ocean Drive #140, Corpus Christi, TX 78412
East elevation, camera facing west
Photograph 5 of 7

Jessie W. Stoddard House
Intersection of US Highway 183, Fannin and Hord streets
Goliad, Goliad County, Texas
Photographed by Sherry Brooke
June 1989
Negatives with John C. Brooke, 4334 Ocean Drive #140, Corpus Christi, TX 78412
Fireplace in c. 1847 phase, camera facing west
Photograph 6 of 7

Jessie W. Stoddard House
Intersection of US Highway 183, Fannin and Hord streets
Goliad, Goliad County, Texas
Photographed by Sherry Brooke
June 1989
Negatives with John C. Brooke, 4334 Ocean Drive #140, Corpus Christi, TX 78412
Fireplace in stone addition, camera facing northeast
Photograph 7 of 7

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G N/A

Areas of Significance (enter categories from instructions)
Architecture

Period of Significance
c.1847, c.1934

Significant Dates
c.1847, c.1934

Cultural Affiliation
N/A

Significant Person
N/A

Architect/Builder
Unknown

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Jessie W. Stoddard House is an excellent example of vernacular architecture, part of a landscape that "acknowledges and celebrates the role of time" (Jackson). The dwelling is an undisturbed and largely intact stone and frame dwelling in Goliad. Constructed in phases, the building is significant at the local level under Criterion C in the area of Architecture for its expression of evolving vernacular design.

One of the three oldest municipalities in Texas, Goliad was the site of an Aramana Indian village named Santa Dorotea when the mission Nuestra Senora del Espirito Santo de Zuniga and the presidio Nuestra Senora de Loreta were moved there in 1749. Strategically positioned on a rocky rise above south bank of the San Antonio River, Spanish troops occupied the presidio until the Mexican Revolution of 1810 to 1812. "La Bahia" evolved as the popular name of the presidio and the mission complex, and in 1829 the Mexican Congress of Coahuila and Texas declared the settlement a town. Goliad, the newly proclaimed municipality, owed its importance to the nearby port of Copano, 40 miles south on the Gulf of Mexico. Around the fort and near it were the stone houses of wealthier citizens. These were probably 1-story, flat-roofed buildings with parapets three or four feet high. Beyond the stone houses were from 50 to 100 cabins, or jacales, dwellings of humbler citizens.

Goliad's proximity to shipping established its strategic position from the outset of the Texas Revolution. In October 1835 Texas forces successfully captured the garrison protecting Mexican supplies. With the Mexican garrison at Presidio La Bahia isolated from goods and reinforcements by way of sea, Texans eventually defeated their weakened troops.

See continuation sheet

9. Major Bibliographical References

See Bibliography on Continuation Sheet 9-1.

Previous documentation on file (NPS): N/A

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

See continuation sheet

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository:

Texas Historical Commission, Austin, TX

10. Geographical Data

Acreeage of property less than one

UTM References

A

1	4
Zone	

6	5	7	5	2	0
Easting					

3	1	7	1	7	4	0
Northing						

C

Zone	

Easting					

Northing							

B

Zone	

Easting					

Northing							

D

Zone	

Easting					

Northing							

See continuation sheet

Verbal Boundary Description

Lot 2, Block 8, Range G, Goliad, Goliad County, Texas

See continuation sheet

Boundary Justification

The boundary includes the area that has been historically associated with the property and that retains its historic and architectural integrity.

See continuation sheet

11. Form Prepared By

name/title Rebecca Borchers Barnhill (assisted by Amy E. Dase, Historian, THC)

organization _____ date June 1989; October 1991

street & number P.O. Drawer F telephone 512/645-3115

city or town Goliad state Texas zip code 77963

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 1

On 20 December 1835, the citizens of Goliad gathered at the presidio for the reading of the Goliad Declaration of Independence, asserting that the former Mexican department of Texas ought to be a "free, sovereign, and independent state." The following year Mexican forces outside the city overtook a retreating Texas army. They brought about 340 men back to the presidio and executed them in what became known as the "Goliad Massacre."

Following Texas' 1836 independence, Goliad County became one of the original counties of the Republic of Texas. The area was practically deserted for several years as many Mexican settlers retreated south. Anglo settlement north of the San Antonio River did not begin until 1840, the same year the Congress of the Republic incorporated the town of Goliad.

The townsite was established on a grid street system centered about 1 1/4 miles north of the original settlement at the mission and presidio. The Stoddard House was now at the intersection of Hord and Fannin streets, approximately one mile north of La Bahia, presumably one of the oldest surviving stone buildings in Goliad County. Exact construction dates remain unknown; however, it is possible that the original structure was built as early as the 1820s, according to physical evidence and oral histories. The 1-story c. 1847 portion of the building exhibits characteristics typical of colonial-era construction methods influenced by Spanish and Mexican designs. A flat course of stones that may have served as the original parapet and an eight inch difference in the height of the north and south walls indicates a flat, slightly sloped roof characteristic of Hispanic colonial building techniques. Other colonial construction methods include a stone buttress, multiple external doors, thick stone walls, and the length of the structure (33 feet, or 10 varas, a Spanish unit of measure).

Oral history sources also report that the building's initial phase of construction was quite early. Former occupants of the house (both descendants of Joseph Collins, who owned the house from 1879 to 1906) asserted that it "was the third house built across the river from the presidio[,] in what is presently Goliad" and that it was built in the 1820s when the stone from the abandoned mission was readily available. Furthermore, Raiford Stripling, a restoration architect who worked on the mission from 1935 to 1940 and the presidio from 1963 to 1968, stated in 1989 that the original building was built in the 1820s.

Additional physical and documentary information implies a later date of construction. The building is carefully aligned along the Anglo grid plat that dates to the early 1840s. Documentation provides evidence that the house was built by 1847; at an auction on 3 August 1847 Jessie W. Stoddard paid \$30.50 for this lot, almost three times the average

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 2

price paid for vacant lots (\$10 to \$12) at the time. Based on this higher cost, both the original stone building and the stone addition may have been constructed prior to 1847. The Stoddard House was one of 20 houses described in local newspaper clippings dated 1848, along with two stores and a hotel (Obereste). The stone addition was probably in response to a need for more living space.

Jessie W. Stoddard, according to the 8 June 1889 Goliad Guard was one of the first "American Citizens who settled near or where the main public square is situated." In 1846, Jessie W. Stoddard purchased 80 acres of land between Fannin Street and the San Antonio River, south of the Stoddard House. This land subsequently was parceled as the Stoddard Subdivision. Stoddard was elected a trustee of Goliad's Paine Female Institute in 1852 and served as a member of the local school board from 1854 to 1858.

An 1866 deed granted the property to Eliza A. Lane, assignee of J.W. Stoddard. The 1860 census states that the Lane family consisted of Johnathan W. Lane, a 44-year-old physician from Virginia; Eliza, 36, from Ohio; and their four children born in Indiana.

In 1879, the Lanes conveyed the property to Artie Holliday Collins for \$1,000. Collins was the granddaughter of plantation owner Thomas Holliday who had extensive holdings in Victoria and Goliad counties. Her husband Joseph Collins immigrated to Dallas County, Texas, from Kentucky in 1846. Joseph Collins and his brother, Joel, were linked with the cattle business in Goliad as early as 1865. The Collins brothers remained active in cattle buying and driving and were prominent trail bosses on the drives from Goliad area to railheads in Kansas City and Dodge City, Kansas. The Collins had six children (Zelime, Custer Lee, Roberta Holliday, Robert, James, and Helen). In 1904 Helen married James "Happy" Lott.

Artie Collins conveyed the property to Helen and "Happy" Lott in 1906. Artie continued to live in the house, while the Lotts spent time at both their ranch house (between Goliad and Beeville) and the Stoddard House, their town house.

The Lotts sold the property to W.M. Neyland in 1916. While in Neyland's ownership a frame outbuilding was constructed at the back of the lot. This outbuilding first appeared on the 1924 Sanborn Fire Insurance Company map. In 1929 Neyland sold the property to Mary T. Billups. By 1934 US Highway 183 had been constructed. The 1934 Sanborn Fire Insurance Company map shows highway and the house in its present configuration, with no outbuildings. The new highway cut diagonally across the back portion

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

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 3

of the lot. It appears that this c. 1934 board and batten addition may have originally served as the outbuilding at the back of the lot since it resembles the addition in size, shape, and materials.

The Billups family lived in the house for three generations. The last member of the family, Robert Billups, lived in the house until 1975.

John C. Brooke of Corpus Christi purchased the house in 1987; he plans to complete the phased restoration and apply for tax credit benefits under the Economic Recovery Tax Act of 1981.

The Stoddard House exudes "vernacular." Constructed with local techniques and materials, it befits the local environment: its climate, traditions, economy, and setting (Jackson). This building feigns no stylistic sophistication, but instead is loyal to practicality and necessity and deserves care and preservation.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 9 Page 1

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United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 9 Page 2

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UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Stoddard, Jessie W., House
NAME:

MULTIPLE
NAME:

STATE & COUNTY: TEXAS, Goliad

DATE RECEIVED: 12/20/91 DATE OF PENDING LIST: 12/31/91
DATE OF 16TH DAY: 1/16/92 DATE OF 45TH DAY: 2/03/92
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 91002020

NOMINATOR: STATE

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

ACCEPT RETURN REJECT 1/29/92 DATE

ABSTRACT/SUMMARY COMMENTS:

The Jessie W. Stoddard House is significant as an early vernacular building in Goliad County, constructed of local sandstone.

RECOM./CRITERIA Accept 1c
REVIEWER Antoinette J. Lee
DISCIPLINE History
DATE 1/29/92

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

CLASSIFICATION

___count ___resource type

STATE/FEDERAL AGENCY CERTIFICATION

FUNCTION

___historic ___current

DESCRIPTION

___architectural classification
___materials
___descriptive text

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

the first W. Hobbs house is significant as an early example of the first W. Hobbs house, built in 1850.

BIBLIOGRAPHY

GEOGRAPHICAL DATA

___acreage ___verbal boundary description
___UTMs ___boundary justification

ACCOMPANYING DOCUMENTATION/PRESENTATION

___sketch maps ___USGS maps ___photographs ___presentation

OTHER COMMENTS

Questions concerning this nomination may be directed to

Phone

Signed

Date



JESSIE W. STODDARD HOUSE
GOLIAD, GOLIAD COUNTY, TEXAS

Photographer: Sherry Brooke

Date: January 1988

Negative: John C. Brooke, 4334 Ocean Drive #104, Corpus Christi, Tx 78412

Southwest elevation, facing northeast

Photograph # 1 of 7



JESSIE W. STODDARD HOUSE
GOLIAD, GOLIAD COUNTY, TEXAS

Photographer: Sherry Brooke

Date: June 1989

Negative: John C. Brooke, 4339 Ocean Drive #104, Corpus Christi, Texas 78412

South elevation, facing northeast

Photograph # 2 of 7



JESSIE W. STODDARD HOUSE
GOLIAD, GOLIAD COUNTY, TEXAS

Photographer: Sherry Brooke

Date: June 1989

Negative: John C. Brooke, 4334 Ocean Drive #104, Corpus Christi, Tx 78412

West elevation, facing east

Photograph # 3 of 7



JESSIE W. STODDARD HOUSE
GOLIAD, GOLIAD COUNTY, TEXAS

Photographer: Sherry Brooke

Date: June 1989

Negative: John C. Brooke, 4334 Ocean Drive #104, Corpus Christi, Tx 78412

North elevation, facing southwest

Photograph # 4 of 7



JESSIE W. STODDARD HOUSE
GOLIAD, GOLIAD COUNTY, TEXAS

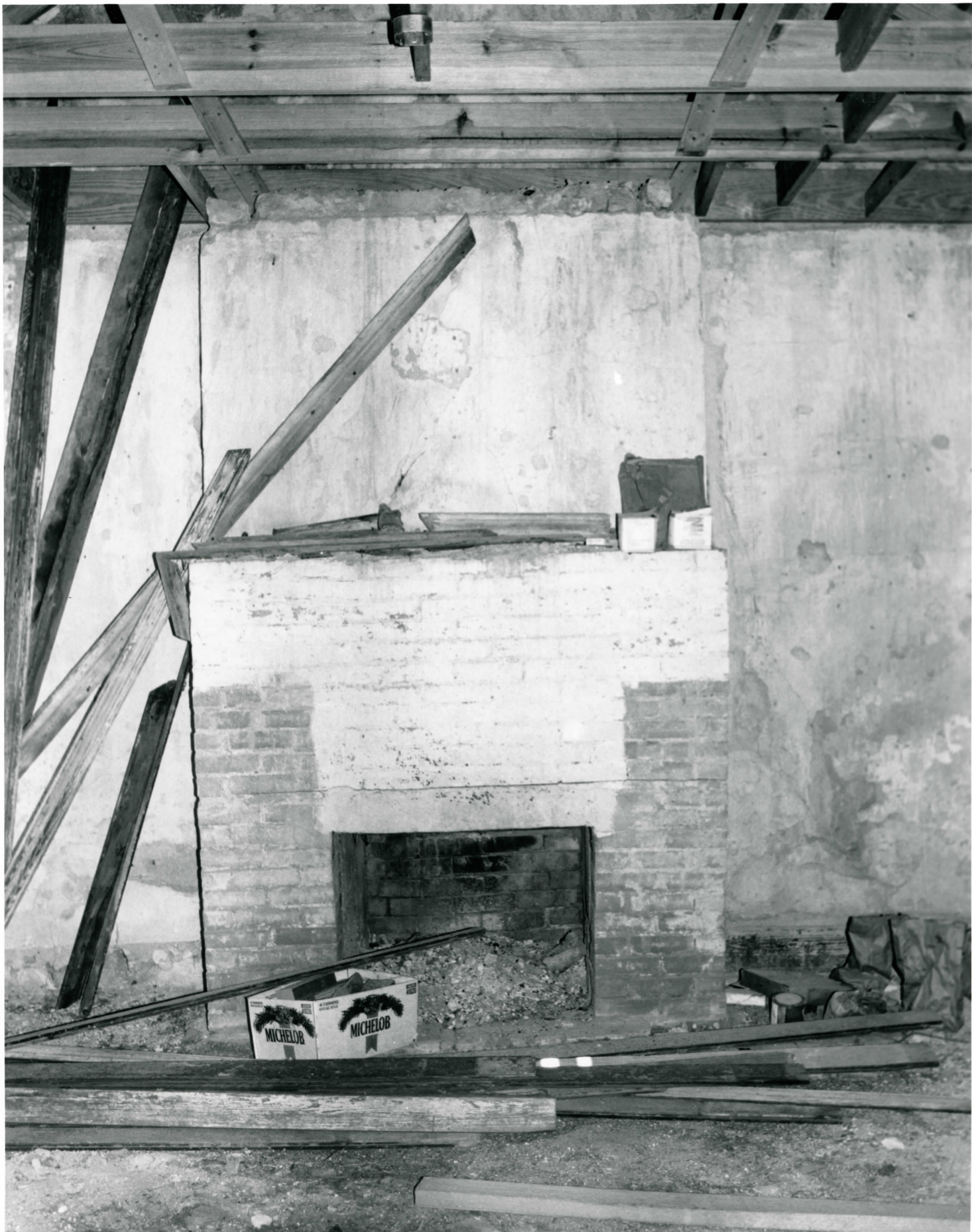
Photographer: Sherry Brooke

Date: June 1989

Negative: John C. Brooke, 4334 Ocean Drive #104, Corpus Christi, Tx 78412

East elevation, facing west

Photograph # 5 of 7



JESSIE W. STODDARD HOUSE

INTERSECTION of U S HIGHWAY 183, FANNIN & HORD STREETS
GOLIAD, GOLIAD COUNTY, TEXAS

PHOTOGRAPHER: SHERRY BROOKE

DATE: JANUARY 1988

NEGATIVE: JOHN C. BROOKE, 4334 OCEAN DRIVE #104, CORPUS CHRISTI 78412

FIREPLACE IN C. 1847 PHASE, CAMERA FACING WEST

PHOTOGRAPH 6 of 7



JESSIE W. STODDARD HOUSE

Goliad, GOLIAD COUNTY, TEXAS

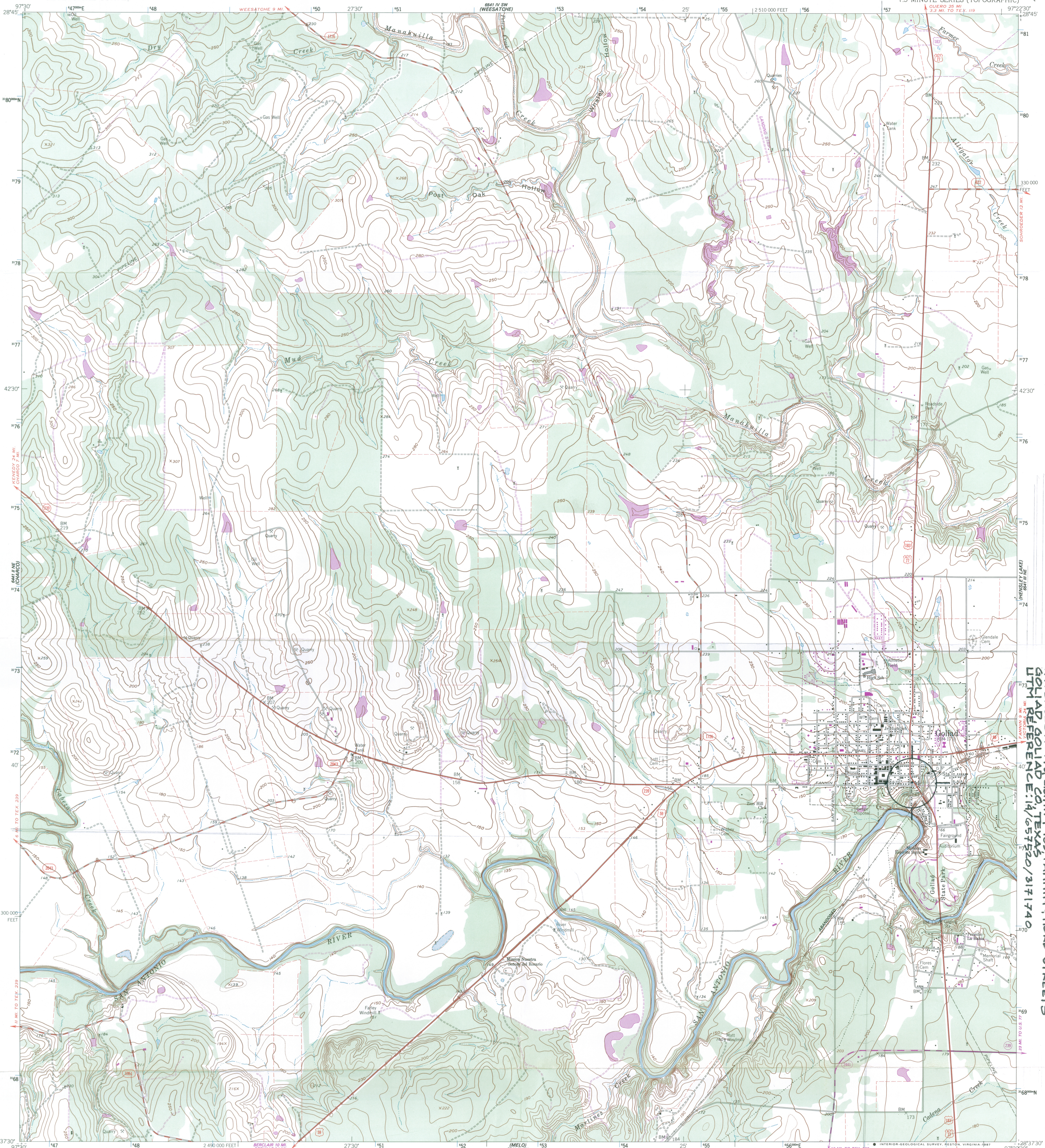
Photographer: Sherry Brooke

Date: June 1989

Negative: John C. Brooke, 4334 Ocean Drive #104 Corpus Christi, Tx 78412

fireplace, stone addition; facing northeast

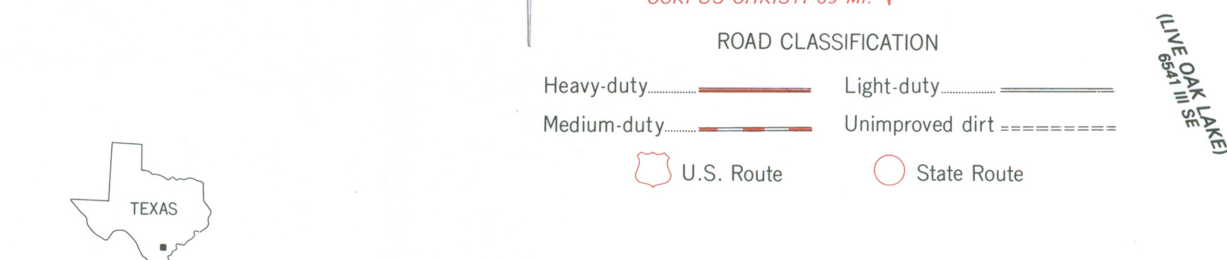
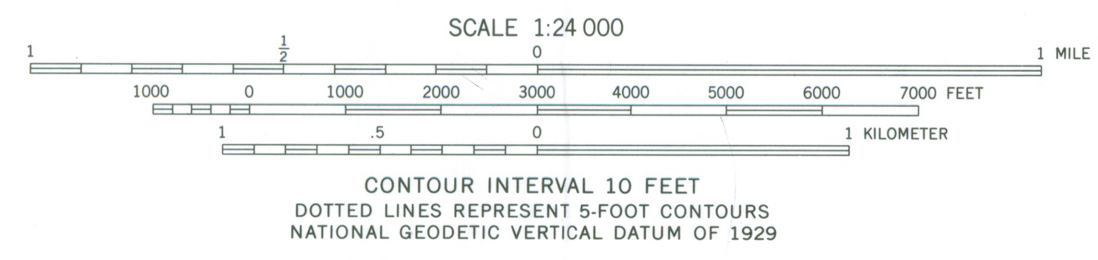
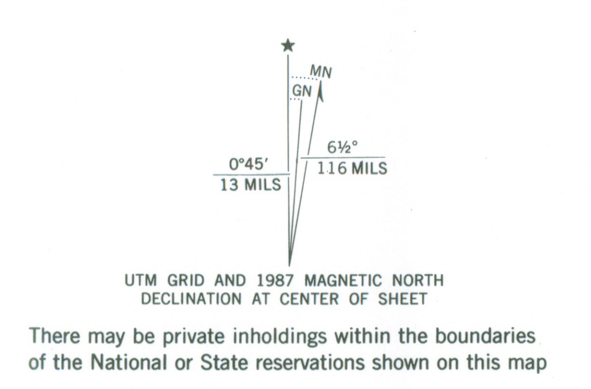
Photograph # 7 of 7



STODDARD JESSIE W. HOUSE
INTERSECTION OF U.S. HWY 183 FANNIN & HORD STREETS
GOLIAD, GOLIAD CO. TEXAS
UTM REFERENCE: 14/657520/3171740

Mapped, edited, and published by the Geological Survey
Control by USGS and NOS/NOAA

Topography by photogrammetric methods from aerial photographs taken 1959. Field checked 1962.
Polyconic projection. 1927 North American Datum 10,000-foot grid based on Texas coordinate system, south central zone 1000-meter Universal Transverse Mercator grid ticks, zone 14, shown in blue.
Fine red dashed lines indicate selected fence lines.
To place on the predicted North American Datum 1983 move the projection lines 24 meters south and 26 meters east as shown by dashed corner ticks.
Revisions shown in purple and woodland compiled from aerial photographs taken 1981 and other source data. This information not field checked. Map edited 1987.



THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
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