

NPS Form 10-900
(Rev. 8-86)

OMB No. 1024-0018

United States Department of the Interior
National Park Service



NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

NATIONAL
REGISTER

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1. *Name of Property*

=====

Historic Name: Davidson, Maria A., Apartments

Other Name/Site Number: Site No. 693

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2. *Location*

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Street & Number: 214 S. Fredonia *St.*

Not for Publication: N/A

City/Town: Nacogdoches

State: TX County: Nacogdoches

Code: 347 Zip Code: 75961

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3. *Classification*

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Ownership of Property: Private

Category of Property: Building

Number of Resources within Property:

Contributing	Noncontributing	
2	0	buildings
0	0	sites
0	0	structures
0	0	objects
2	0	Total

Number of contributing resources previously listed in the National Register: 0

Name of related multiple property listing: Historic and Architectural Resources of Nacogdoches, Texas

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X 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 X meets does not meet the National Register Criteria. See continuation sheet.

Carrie J. Russell
Signature of certifying official

30 Dec. 1991
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~~

entered in the National Register

Sharon Byers 2/14/92

 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 Keeper

Date of Action

6. Function or Use

Historic: Domestic

Sub: Multiple dwelling

Current : Domestic

Sub: Multiple dwelling

=====
7. Description
=====

Architectural Classification:

LATE 19TH AND 20TH CENTURY REVIVAL: Mission/Spanish Colonial Revival

Other Description: N/A

Materials:	foundation	Brick
	walls	Brick
	roof	Asphalt
	other	Ceramic Tile

Describe present and historic physical appearance.

 X See continuation sheet.

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8. Statement of Significance
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Certifying official has considered the significance of this property in relation to other properties: locally

Applicable National Register Criteria: C

Criteria Considerations (Exceptions) : N/A

Areas of Significance: Architecture

Period(s) of Significance: ca. 1928

Significant Dates: ca. 1928

Significant Person(s): N/A

Cultural Affiliation: N/A

Architect/Builder: Rulfs, Dietrich A. W.

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

 X See continuation sheet.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 1

The Maria A. Davidson Apartments is a 2-story, multi-family, domestic building with a rectangular plan. The structure has modest Mission and Spanish Colonial Revival-styled detailing and has brick exterior walls. The pent roof, which has ceramic tiles and extended eaves, is broken by a brick parapet that includes a cast-stone panel with the building's name. The Davidson Apartment is immediately south of the downtown and faces east onto S. Fredonia Street. It is a detached free-standing building with parking set aside to the south where an open, multi-bay, shed-roofed, garage is reserved for tenants.

The Davidson Apartments occupies two lots that slope south toward Banita Creek. The front features a three-part configuration with a slightly recessed central bay where the double-door entrance is set within a large round-arched opening. Broad door stoops with cast-stone coping marks the primary entrance to the structure. The entrance may have originally had a transom within the arch that is now covered with stucco. A small, but elaborately detailed, metal lamp is attached to the stucco panel in the arch. The windows are double hung and, with few exceptions, are grouped in pairs. The upper sashes have a simple geometric design that is suggestive of Craftsman-styled windows seen on bungalows of the 1920s. A brick Mission-styled parapet crowns the central bay. The decorative pent roof which extends to a portion of the north and south walls has paired consoles at the ends and corners. The side and rear walls of the building are modestly detailed with little or no stylistic ornamentation.

The building is in good condition with remarkably few alterations. The only outbuilding is a shed garage to the south which according to Sanborn maps is contemporaneous with the apartment building.

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National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 1

The Maria A. Davidson Apartments, erected about 1928, is perhaps Nacogdoches' only historic apartment building constructed for that purpose. The building displays modest Spanish Colonial and Mission Revival detailing which, despite the city's Spanish Colonial heritage, is rarely found in Nacogdoches. It is architecturally significant and is nominated to the National Register under Criterion C. Its construction occurred during the last stages of Nacogdoches' early 20th century boom and, therefore, is associated with *Community Planning and Development in Nacogdoches: 1830-1940*.

Nacogdoches' rapid growth and development during the early 20th century resulted in the construction of many new domestic buildings to meet rising housing demands. The majority of these buildings were single-family dwellings; however, a few boarding houses were also built for travelers or unmarried individuals. A new type of domestic building, the apartment block, emerged at that time and typically was found in the state's larger cities. In the City of Dallas, for example, the apartment block was first introduced in 1913. It reached its heyday, however, in the 1920s and was often designed in some revivalist theme such as Mission Revival or Tudor Revival. These were generally two stories, on at most two city lots, contained four to twelve apartments, and always featured flat roofs and elaborate facade parapets. In large cities, these apartments often replaced earlier single-family dwellings and served as a transition from the central business district and large single-family neighborhoods. The apartments typically housed middle-class and upper-middle-class residents who commuted to work in the downtown.

John P. Davidson, who operated a restaurant in the Liberty Hotel (present Gladys-Hampton Building), acquired the property where the apartments now stand in 1927. Davidson was aware of building developments in other cities and borrowed heavily from them in size, plan, and design. The 2-story brick apartment complex (Harvey 1990) followed almost exactly similar buildings already erected in Dallas. He also followed a popular trend that named the building and included the name on the principal facade. Davidson chose to name it after his wife, Maria A. Davidson. The structure originally housed single women who worked on the downtown square such jobs as telephone operators and store clerks.

The Maria A. Davidson Apartments is an excellent example of the transfer of an urban building type to a small town. It reflects a desire to make Nacogdoches more cosmopolitan during the 1920s and possibly anticipate the growth of a middle-class working population that never materialized in Nacogdoches as it did in more urban environments in the state.

Since its construction, the building has retained its integrity to a remarkable degree. Its Spanish Colonial and Mission Revival detailing is unusual for Nacogdoches but conforms to general trends in residential architecture of the late 1920s and early 1930s. It also is the only known historic apartment building in Nacogdoches.

9. Major Bibliographical References

See Historic Context List of References.

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 # _____

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

Acreage of Property: less than one acre

UTM References: Zone Easting Northing Zone Easting Northing

A	15	343000	3497300	B	___	_____	_____
C	___	_____	_____	D	___	_____	_____

___ See continuation sheet.

Verbal Boundary Description:

Addition: Original Townsite
 Block: 23
 Lot: 11, 11-B

Boundary Justification:

Property includes area historically associated with building being nominated.

11. Form Prepared By

Name/Title: Edward A. Galloway/Research Assistant
(with assistance from Dwayne Jones, THC)

Organization: Hardy-Heck-Moore

Date: June 1990

Street & Number: 2112 Rio Grande

Telephone: 512-478-8014

City or Town: Austin

State: TX Zip: 78705

1/6/92

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number _____ Page _____

Nacogdoches MPS
TEXAS

	Substantive Review	Date Listed
COVER		2/14/92
92000014	Blount, Eugene H., House	2/14/92
92000008	Cotton Exchange Building, Old	2/14/92
92000009	Davidson, Maria A., Apartments	2/14/92
92000010	Hayter Office Building	2/14/92
92000015	Hoya Land Office Building	2/14/92
92000007	Jones, Roland, House Substantive Review	2/14/92
92000011	Post Office Building, Old Substantive Review	2/14/92
92000016	Roberts Building	2/14/92
92000013	Southern Pacific Railroad Depot	2/14/92
92000017	Sterne--Hoya Historic District	2/14/92
92000018	Virginia Avenue Historic District	2/14/92
92000019	Washington Square Historic District Substantive Review	2/14/92
92000012	Woodmen of the World Building	2/14/92

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Davidson, Maria A., Apartments

MULTIPLE NAME: Nacogdoches MPS

STATE & COUNTY: TEXAS, Nacogdoches

DATE RECEIVED: 1/06/92 DATE OF PENDING LIST: 1/21/92
DATE OF 16TH DAY: 2/06/92 DATE OF 45TH DAY: 2/20/92
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 92000009

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: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 2/4/92 DATE Entered in the
National Register

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA _____
REVIEWER _____
DISCIPLINE _____
DATE _____

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

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 _____



DAVIDSON, MARIA A. APARTMENTS
NACOGDOCHES CO., TEXAS
3 OF 30

Please refer to the map in the
Multiple Property Cover Sheet
for this property

Multiple Property Cover Sheet Reference Number: 64500647