

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

OMB No. 1024-0018

United States Department of the Interior
National Park Service

RECEIVED
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NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

NATIONAL
REGISTER

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1. Name of Property

=====

Historic Name: Hoya Land Office Building

Other Name/Site Number: Site No. 216

=====

2. Location

=====

Street & Number: 120 E. Pilar St.

Not for Publication: N/A

City/Town: Nacogdoches

State: TX County: Nacogdoches

Code: 347

Zip Code: 75961

=====

3. Classification

=====

Ownership of Property: Private

Category of Property: Building

Number of Resources within Property:

| Contributing | Noncontributing | |
|--------------|-----------------|------------|
| 1 | 0 | buildings |
| 0 | 0 | sites |
| 0 | 0 | structures |
| 0 | 0 | objects |
| 1 | 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.

Curtis 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
See continuation sheet.

Delores Byers 2/14/92

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: Commerce/Trade

Sub: Business

Current : Commerce/Trade

Sub: Business

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

Architectural Classification:

OTHER: One-Part Commercial Block

Other Description: N/A

Materials: foundation Brick
walls Brick
roof Asphalt
other N/A

Describe present and historic physical appearance.

X See continuation sheet.

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8. Statement of Significance
=====

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

Applicable National Register Criteria: B & C

Criteria Considerations (Exceptions) : N/A

Areas of Significance: Commerce
Architecture

Period(s) of Significance: 1897-1926
1897

Significant Dates: 1897

Significant Person(s): Hoya, Charles

Cultural Affiliation: N/A

Architect/Builder: Rue, Frank E.

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

X See continuation sheet.

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National Park Service

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The Charles Hoya Land Office Building is a small 2-story brick commercial building with a rectangular plan. Classified as a one-part commercial block, the building has brick exterior walls and is modestly detailed and ornamented. The focus of the facade is the corbeled brick cornice and the pedimented parapet where the building's name is seen. The building reportedly features double-wall construction which was used as a fire-proofing measure. The detached and free-standing building stands immediately southwest of the public square in Nacogdoches' central business district and is on a lot that slopes south to Banita Creek.

The front faces north onto Pilar Street and has a three-bay configuration with a central single-door entrance. Metal shutters cover the window openings and the proportions of the openings suggest that the windows are double hung. A wood canopy extends cross the front as well as to the east and west elevations. Unlike most local examples of a one-part commercial block, this building does not have a row of transoms above the street-level openings. Slightly projecting end piers frame the facade and extend beyond the corbeled brick course.

Although the building itself is virtually unaltered, a concrete and brick porch floor and brick and metal railing are significant physical changes. Nevertheless, the building is in good condition and retains much of its integrity.

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The Hoya Land Office Building, constructed in 1897, is architecturally significant because it retains its integrity and is one of the least altered historic commercial buildings in downtown Nacogdoches. The structure housed the business operations of one of Nacogdoches' most successful and prominent entrepreneurs, Charles Hoya, and is historically significant because of its association with him. Therefore, the building is nominated to the National Register under Criterion B and C. Because it is a vivid reminder of the city's rapid growth during the late 19th century, the structure is linked with *Community Planning and Development in Nacogdoches: 1830-1940*.

Charles Hoya (1848-1926) was the son of Joseph T. von der Hoya who came to Nacogdoches in 1836 from Damme, Germany, with his three brothers. Joseph Hoya established a farm and about two miles south of town and in 1866 bought the Adolphus Sterne home on S. Lanana Street. This house was listed in the National Register in 1976 and is part of the nominated Sterne-Hoya Historic District. Charles Hoya was 12 years old when the family moved into the Sterne house and he lived there until his marriage to Frances Meisenheimer in 1887. Subsequently, Hoya built a house (also in the nominated Sterne-Hoya Historic District) at 210 S. Lanana Street directly across from his father's home.

Charles Hoya worked as a land surveyor of Nacogdoches County and learned the trade from Captain A. A. Nelson, an early surveyor during the republic and early statehood. Combining his own and Nelson's records, Hoya recognized the need for safeguarding the valuable documents which were a necessary part of his profession as a surveyor and for proving land ownership in sale transactions which he financed. Consequently, Hoya built the land office building in 1897 as a fireproof repository for county survey and land records. Houston architect Frank E. Rue designed the building which had double brick walls with an air space in between and a reinforced-steel ceiling and floor. Hoya selected this site near the downtown square because it was where the public activity was at its height and, perhaps more importantly, because it was near the Nacogdoches County Courthouse. Charles Hoya also provided loan services along with his surveying and abstracting activities and in 1903 he, along with Jeff Hayter, I. L. Sturdevant, and W. U. Perkins, organized a banking institution in Nacogdoches known as the Stone Fort National Bank (Recorded Texas Historic Landmark files). Hoya served as the bank's first president and assumed a prominent role in the town's business circles. He operated the land office business until his death in 1926. His son-in-law, J. Roy Gray, assumed its operation.

During the late 19th century, Nacogdoches' downtown was dramatically transformed from a small grouping of frame buildings to a densely developed area with finely crafted brick buildings. The Principal Square was the symbolic heart of the community and land nearby was considered the most desirable. Charles Hoya's construction of this 1-story brick building was one of several structures erected on the square. The downtown remained the city's commercial

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center until the late 1940s and 1950s when the construction of strip shopping center, which were clean, modern and more accessible to the automobile, siphoned off much activity on the square. In an attempt to reverse the trend, many local merchants "modernized" their buildings to keep their customers. Consequently, most buildings in the downtown were altered as new storefronts were applied and historic fabric removed. The Hoya Land Office Building, however, is one of a handful of buildings that escaped that fate and it stands today as one of the best-preserved commercial buildings in the city.

Although Nacogdoches' downtown boasts numerous pre-1940 commercial buildings, only a small number survive with their integrity and historic character intact. The Hoya Land Office Building is one such example, and it is a particularly noteworthy illustration of late-19th century commercial architecture in Nacogdoches. The corbeled brickwork in the parapet is indicative of the building's fine workmanship. The building's architectural significance is subtly emphasized by the structure's placement on a corner lot facing onto the city's historic main square and its construction as a detached, free-standing building which contrasts to row-building construction that prevails throughout the downtown.

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 | 342920 | 3497360 | B | _____ | _____ |
| C | _____ | _____ | _____ | D | _____ | _____ |

____ See continuation sheet.

Verbal Boundary Description:

Addition: Original Town
 Block: 24
 Lot: 3-A, 3-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

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National Park Service

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Nacogdoches MPS
TEXAS

| COVER | Substantive Review | Date Listed |
|----------|--|-------------|
| 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 Hoya Land Office Building
NAME:

MULTIPLE Nacogdoches MPS
NAME:

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: 92000015

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 2/14/92 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



HOYA LAND OFFICE BLDG.
NAACOGDOCHES CO., TEXAS
9 OF 30

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

Multiple Property Cover Sheet Reference Number: 64500647