

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

OMB No. 1024-0018

RECEIVED
JAN 06 1992

United States Department of the Interior
National Park Service

NATIONAL
REGISTER

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

1. Name of Property

Historic Name: Sterne-Hoya Historic District

Other Name/Site Number: N/A

2. Location

Street & Number: 100-200 blocks of S. Lanana;
500 block of E. Main (south side);
500 block of E. Pilar

Not for Publication: N/A

City/Town: Nacogdoches

State: TX County: Nacogdoches

Code: 347

Zip Code: 75961

3. Classification

Ownership of Property: Private; Public-local

Category of Property: District

Number of Resources within Property:

Contributing	Noncontributing	
7	2	buildings
0	0	sites
0	0	structures
0	0	objects
7	2	Total

Number of contributing resources previously listed in the National Register: 1

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.

Laurel J. Jurell
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 Byrum 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: Domestic

Sub: Single dwelling

Current: Domestic
Recreation and Culture

Sub: Single dwelling
Museum

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

Architectural Classification:

OTHER: Center-passage
L-plan

LATE VICTORIAN: Queen Anne

LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS:
Bungalow/Craftsman

Other Description:

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

Describe present and historic physical appearance.

X See continuation sheet.

=====
8. Statement of Significance
=====

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. 1830 - ca. 1910

Significant Dates: N/A

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 Sterne-Hoya Historic District encompasses an L-shaped area that includes a significant collection of domestic buildings erected from the 1830s to the 1910s. Most of the houses are 1 or 1-1/2 stories in height and have wood-frame construction with wood siding. These dwellings have only modest amounts of stylistic detailing and are best understood when regarded as examples of vernacular plan types: center-passage houses which are older (mid-19th century) and L-plan dwellings which date from the 1880s to about 1900. Exceptions are the houses on E. Main Street which display features characteristic of Queen Anne and Craftsman-inspired architecture. A total of nine buildings are in the district and seven are classified as Contributing.

The district, which includes the 500 blocks of E. Main and E. Pilar streets and the 100 and 200 blocks of S. Lanana Street, is about two blocks east of the city's historic commercial center. The land is relatively level, although it slopes sharply just beyond the east and south borders along the flood plains of Lanana and Banita creeks. The dramatic slope of the land was a critical factor in the district's historical development and also helped distinguish this neighborhood from surrounding development. Houses on Lanana Street face east or west, while those on Pilar and Main streets look to the north or south. Lot sizes are irregularly shaped, especially those on the south side of Pilar Street because of terrain, and are moderately large when compared to most others in the city. Throughout the history of the area, no coordinated landscaping efforts have been attempted, and individual property owners have undertaken the landscaping of their own yards. The district includes numerous majestic oak trees which attest to the neighborhood's long and active history.

The houses, for the most part, are relatively simple structures with pier-and-beam foundations, wood-frame construction with weatherboard siding, and gable roofs with asphalt or composition shingles. Some of the structures are among the oldest in the city. The Sterne-Hoya House, for example, was reportedly built in 1830. It has a center-passage plan, a side-gable roof and a porch that extends the full breadth of the front. Other center-passage dwellings are in the district but apparently are not as old. Pedimented architraves are sometimes used as a decorative feature above the window and door openings and are modestly suggestive of the Greek Revival style. The Rulfs House at 113 S. Lanana has jigsawn woodwork that is indicative of Victorian architecture.

The L-plan houses in the district are among the oldest in the city. Perhaps the most noteworthy example is the Charles Hoya House at 210 S. Lanana Street. It has a cross-gable roof and a projecting front wing which are characteristic of this plan type. The Hoya House also has pedimented architraves.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 2

The house at 522 E. Main is atypical of most structures in the district and has architectural features that are indicative of the Queen Anne style. Despite its physical differences with the district's overall character, this building contributes to the overall setting and residential character of the district. A similar argument applies to the brick-veneer, Craftsman-inspired house at 516 E. Main Street. Sanborn maps indicated that both of these houses replaced 1-story late-19th-century dwellings in the early 1900s.

The Noncontributing properties include a ca. 1880 dwelling (113 S. Lanana) that has been altered and a small 1920s bungalow that is due south of the Sterne-Hoya House. The house at 113 S. Lanana Street has been sheathed with vinyl siding and has had its original porch removed. Because of these alterations, it is classified as Noncontributing and was included because of its historical associations (see Statement of Significance). The bungalow was classified as Noncontributing because its physical features are not in keeping with those of the district as a whole, and because it was not built within the district's period of significance. The two vacant lots in the 500 block of E. Main Street were occupied by 1-story frame residences that were razed in the 1930s to make way for a commercial building and a service station. Both were either destroyed or moved by the 1960s.

DEFINITION OF CATEGORIES

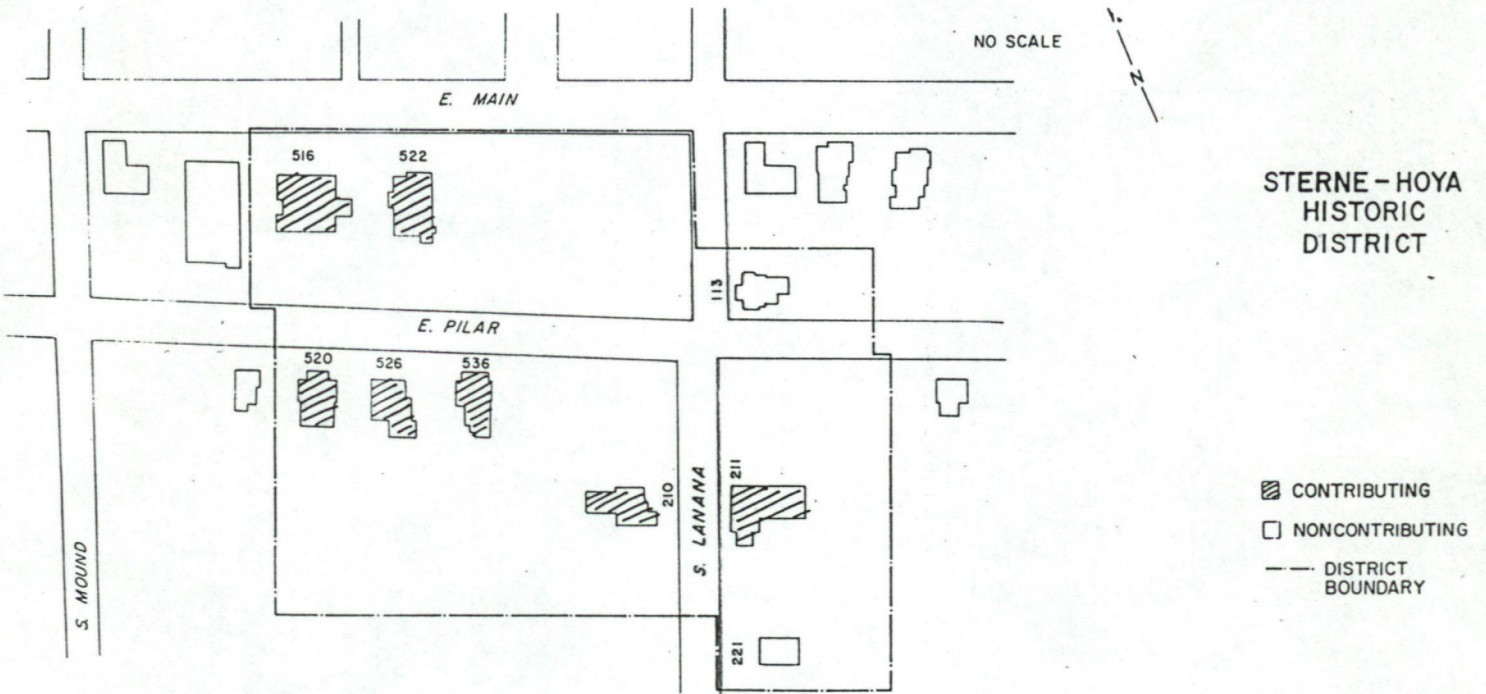
Contributing. Properties in this category include buildings that add to the district's overall historic character. To be included in this category, a building must be at least 50 years old and must retain most of its original or historic integrity. Non-historic changes and alterations have been kept to a minimum and these buildings appear much as they did when originally constructed.

Noncontributing. Properties in this category are those that detract from the district's historic character. The Noncontributing buildings in this district include one pre-1920 building, 113 S. Lanana, that has been altered and therefore lost its integrity. The building has had synthetic siding applied to the exterior and a concrete porch added which detract from its overall historic character. The second Noncontributing property is a 1920s bungalow constructed after the period of significance.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 3



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7/8 Page 2

Address 211 S Lanana

Date 1830

Site No. 864

Category Contributing

Block 19

Lot 1-A

Description 1-story; wood frame with bull-nosed siding; brick pier foundation; rectangular plan; gable roof with extended rafter and beam ends, wood shingles; inset porch with turned wood posts, brackets, 2 entry doors set at 90 degrees, wood panel with three upper glass lights; windows 4/1 wood double-hung with vertical board shutters.

Significance Adolphus Sterne, a German immigrant, arrived in Nacogdoches in 1826 and subsequently opened a mercantile store on the square. He erected this home in 1830. He was believed to be one of the first Scottish Rite Masons in Texas. Sterne helped finance the Texas Revolution by equipping soldiers from New Orleans. He held several local offices in Nacogdoches and served in the state legislature. The house was purchased by the Hoya family in 1866.

Address 221 S Lanana

Date ca. 1920

Site No. 867

Category Noncontributing

Block 20

Lot 1-B

Description 1-story; wood frame with bull-nosed siding; brick foundation; rectangular plan; gable roof with extended rafter and beam ends, wood shingles; inset porch with turned wood posts, brackets, 2 entry doors set at 90 degrees, wood panel with three upper glass lights; windows 4/1 wood double-hung with vertical board shutters.

Address 516 E Main

Date ca. 1910

Site No. 186

Category Contributing

Block 17

Lot 3

Description 1-1/2 story rectangular brick residence with patterned metal shingle roof; hip-and-valley roof with dormer and gables; 1/1 double-hung windows; entry has glass paneled door and sidelights; door and windows screen have tracery; massive battered wood columns rest on brick bases; one column "missing" beside stoop; roof has finals; chamfered bay on wraparound porch has Queen Anne panel above fixed sash; porte cochere on east side of house; detached frame garage with sheet metal roof at the southeast corner of house; brick and wrought iron fence fronts street.

Address 522 E Main

Date ca. 1900

Site No. 189

Category Contributing

Block 17

Lot 4

Description 2-1/2 story irregular plan frame residence with hip-and-valley composition shingle roof; horizontal V-groove siding; 1/1 double-hung windows; chamfered bay has one tall window opening onto porch; one-story wraparound porch has plain round columns and square balusters with pedimented gable at northeast corner; latticed foundation skirt; gables have rounded shingles and half-moon lights with tracery; balcony over entry; entry door has glass panel and transom over door.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7/8 Page 3

Address 520 E Pilar **Date** ca. 1890 **Site No.** 1179
Category Contributing **Block** 20 **Lot** 4

Description 1-1/2 story frame with lap siding; composition gable roof; central hall plan; blind pilasters at each corner; windows are 4/4 wood double-hung with pedimented hood molds; entry has side lights and transom; projecting porch supported by slender boxed columns; addition on east facade; brick pier foundation.

Address 526 E Pilar **Date** 1901 **Site No.** 1180
Category Contributing **Block** 20 **Lot** 3

Description 1-story frame with bull-nosed siding; composition hip-and-gable roof with cornice returns, bargeboards in gables; wraparound porch has turned columns and banisters; 3 entry doors onto porch, main entry has large light and side lights; brick pier foundation has lattice work; windows are 1/1 wood double-hung with hood molds; decorative screen doors; projecting chamfered bay on main facade; extensive landscaping.

Significance George Whitcorn, a master builder, built this cottage in 1901 for his daughter Edna. The house was occupied by Edna and Hulon Crain until 1910. Horace Wilson and his daughter, Lella Wilson Stallings, resided in the house until 1975.

Address 536 E Pilar **Date** ca. 1870-90 **Site No.** 1181
Category Contributing **Block** 20 **Lot** 2

Description 1-story; frame with lap siding; central hall plan; composition gable roof has cornice returns; 1 exterior chimney on west facade; blind pilasters on each corner of main facade; windows are 4/4 wood double-hung; projecting porch is supported by turned columns, simple bannister; entry has side lights and transom; foundation is brick pier with lattice; modern deck at rear.

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

The Sterne-Hoya Historic District is the most significant collection of middle to late 19th century domestic buildings in Nacogdoches and includes the 1830 Sterne House (N. R. 1976). Situated on the original townsite, the district is representative of early residential development in the city and, therefore, is associated with *Community Planning and Development in Nacogdoches: 1830-1940*. The district is nominated to the National Register under Criterion C for its architectural merits because it includes some of Nacogdoches' oldest and most intact historic dwellings built between ca.1830 and ca. 1910. Only a handful of contemporaneous buildings survive in all the city, making this district all the more significant in a local context. Throughout its history, the district has been home to many locally prominent citizens. Consequently, the houses have been well-preserved and they retain their integrity to a noteworthy degree.

The Sterne-Hoya Historic District lies within the original townsite of Nacogdoches which was established by Antonio Gil Ybarbo in 1779. The original town plan included two squares which were linked by El Camino Real (Main Street), an early and very important Spanish trail that extended into Texas. The influx of Anglo-Americans into Texas during the early 19th century brought many changes to Nacogdoches. Because it was on El Camino Real, many early immigrants to Texas passed through the community on their way to new settlements. Some of these individuals stayed and the town began to grow. Most activity during Nacogdoches' early history was concentrated around the square, and land around the Principal Square developed into the commercial center while surrounding areas contained the homes of the town's citizens. One of the earliest was Adolphus Sterne, a German immigrant, who lived in a house that was built in 1830 near the southeast corner of present-day Pilar and Lanana streets.

Sterne was one of Nacogdoches' most influential citizens and was well known not only in the city, but throughout all of Texas. He operated a business from the Old Stone Fort at the southeast corner of Fredonia and Main streets. Sterne held several local offices in Nacogdoches from 1831 to 1833 and was also a delegate to the Convention of 1833. At the outbreak of the Texas Revolution, he was an agent of the Texas provisional government and was stationed at New Orleans where he raised and equipped one of the companies of New Orleans Greys. Sterne later was a member of the Texas House of Representatives in the Second and Third Legislatures and in November 1851 was elected to the Texas Senate where he served until his death in March 1852 (Clark, N. R. 1976). Throughout this period, Sterne maintained his permanent residence in the house at Pilar and Lanana streets and after his death, his widow, Eva Catherine Sterne continued to live there. In 1866, however, she sold the house to Joseph T. von der Hoya, a German immigrant who had come to the Nacogdoches area in 1836 and established a farm about two miles south of town. The Hoya family maintained a strong presence in the area for the next 100 years.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 2

The presence of Adolphus Sterne and Joseph Hoya helped to make the surrounding area one of the more locally prestigious residential sections in Nacogdoches' early history. The neighborhood's proximity to El Camino Real, its elevated terrain above Lanana Creek and its accessibility to the downtown were, no doubt, contributing factors. Few physical remains of this era survive and the remainder of the extant houses in the district date from the 1880s to about 1910.

Although Nacogdoches was among the most important communities in Texas during the republic era and early statehood, the city failed to grow much during the second half of the 19th century, and few new residents moved to the town. One of those who did was Dietrich A. W. Rulfs, a German immigrant who later designed over 50 commercial and residential buildings in the city. Rulfs constructed the residence at 113 S. Lanana shortly after his arrival in Nacogdoches in 1880. When Rulfs later built a larger house on E. Main Street (razed), he used the house within the district as an office and a woodworking shop, and later as a rental structure (Jackson 1989).

Another important resident was Charles Hoya, a county land surveyor, who built the house at 210 S. Lanana in 1888. Hoya was the son of Joseph Hoya who lived across the street at 211 S. Lanana and he operated the Hoya Land Office which was housed in the city's first "fire proof" building on the southwest corner of E. Pilar and Pecan streets (Recorded Texas Historic Landmark files).

The arrival of the railroad stimulated growth in Nacogdoches and many local residents prospered from the increased trade and commerce that followed. Although the Sterne-Hoya area had previously been the home of many influential citizens, property to the north, along Mound, North and Logansport streets, increasingly became the most desirable residential section of town. Large, opulent houses of the Victorian-era were built and the Sterne-Hoya neighborhood lost some of its prestige. Several new houses were built in the district but they typically were modest center-passage houses that resembled the Sterne-Hoya House, the Charles Hoya House and the Dietrich Rulfs House in plan, size and scale. However, these later structures were embellished with intricate woodwork that was popular during the late 19th and very early 20th centuries.

Continued expansion of the central business district during the 1920s and 1930s threatened the neighborhood and many of the old houses in the 500 blocks of E. Main Street and Pilar Street were destroyed or moved and replaced with commercial buildings. For example, the empty lots in the eastern end of the 500 block of E. Main Street formerly were occupied by a brick commercial building and a frame service station. Both were later razed by the 1960s.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 3

The Sterne-Hoya Historic District presently includes perhaps the city's finest collection of 19th century vernacular domestic plan types and is a tangible link to an early period in the local history. No other neighborhood in the city claims such a noteworthy concentration of houses of this period. The district includes nine buildings, seven of which are classified as Contributing. One of the Noncontributing buildings is known as the Rulfs House at 113 S. Lanana and is included because of its historical associations. It is the only dwelling to survive directly associated with the life of Dietrich Rulfs. The house is classified as Noncontributing because of the synthetic siding has been applied over the original wood siding which is a easily reversible alteration. It can be reclassified as Contributing if the siding is removed and the historic fabric remains intact. The second Noncontributing building is a 1920s bungalow located south of the Sterne-Hoya House. It is out of the period of significance and general character of the historic district.

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: approximately 7 acres

UTM References: Zone Easting Northing Zone Easting Northing

A	15	343280	3497280	B	15	343480	3497220
C	15	343420	3497060	D	15	343220	3497140

___ See continuation sheet.

Verbal Boundary Description:

See continuation sheet

Boundary Justification:

See continuation sheet

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

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 10 Page 1**BOUNDARY JUSTIFICATION - STERNE-HOYA HISTORIC DISTRICT**

The Sterne-Hoya Historic District is two blocks east of the city's central business district. Most of the buildings between the district and the downtown are commercial buildings and delineate a clear western boundary for this residential district. The southern and western boundaries are established by the steep sloping land down to Banita Creek on the south and Lanana Creek flows on the west. This significant change in the landforms makes the land unsuitable for building. The northern boundary is set by Main Street and allows for two historic dwellings on E. Main Street to be included in the historic district. These properties are significant as the only extant historic residential structures remaining on this thoroughfare and fall comfortably into the setting and significance of the district. Most of the property to the north, east and west of E. Main Street contain non-historic commercial buildings. The northeastern boundary is slightly skewed by following the property lines to include the Noncontributing building at 113 S. Lanana. This property is included because of its strong historic ties to an important and influential citizen of Nacogdoches, and its status could be reconsidered when restored to its original condition.

VERBAL BOUNDARY DESCRIPTION - STERNE-HOYA HISTORIC DISTRICT

Beginning at the northwest corner of lot 3, Block 17, Original Town, thence east along said Block until reaching the northeast corner of lot 6, Block 17, Original Town. Thence south along lot 6 approximately 126 feet. Thence east across S. Lanana Street continuing along the north property line of lot 1, Block 18, Original Town, until reaching the northeast corner of said lot. Thence south along the property line of lot 1, Block 18, Original Town, and continuing to the right-of-way of E. Pilar Street. Thence east along E. Pilar Street to the northeast corner of lot 1-A, Block 19, Original Town. Thence south along the back property line of said lot to the southeast corner of said lot. Thence west along the south property line of lot 1-A approximately 80 feet. Thence south along the back property line of lot 1-B, Block 19, Original Town, to its southeast corner. Thence west along the south property line of said lot to the right-of-way of S. Lanana Street. Thence south along S. Lanana Street to the southeast corner of lot 1, Block 20, Original Town. Thence northwest along the back property line of lots 1, 2, 3 and 4-A, Block 20, Original Town, until reaching the southwest corner of lot 4-A, Block 20, Original Town. Thence north along the property line of lots 4-A and 4, Block 20, Original Town, and continuing across E. Pilar Street to the southwest corner of lot 3, Block 17, Original Town. Continue north along the property line of lot 3, Block 17, Original Town, until reaching the point of beginning.

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

COVER	Substantive Review	Date Listed
		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 Sterne--Hoya Historic District
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: 92000017

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



200 BLK. S. LANANA, STERNE-HOYA H.D.
NACOGDOCHES CO., TEXAS
11 OF 30



500 BLK. E. PILAR (SOUTH), STERNE-HOYA H.Q.
NACOGDOCHES CO., TEXAS



500 BLK. E. MAIN (SOUTH), STERNE-HOYA H.D.
NACOGDOCHES CO., TEXAS
13 OF 30



113 S. LANANA , STERNG-HOYA H.D.
NACOGDOCHES CO., TEXAS
14 OF 30

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

Multiple Property Cover Sheet Reference Number: 64500647