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

United States Department of the Interior National Park Service

NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

OMB No. 1024-0018



NATIONAL REGISTER

1. Name of Property

historic name: Virginia Avenue Historic District

Other Name/Site Number: N/A

2. Location

Street & Number: 500 block of Bremond (west side); 500-1800 blocks of Virginia Avenue;

521 Weaver

Not for Publication: N/A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: District

Number of Resources within Property:

Contributing	Noncontributing	
10	5	buildings
0	0	sites
0	0	structures
0	0	objects
10	5	Total

Number of contributing resources previously listed in the National Register: $\mathbf{0}$

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 As the designated authority under the National As a second properties in the National As a second professional requirement of the procedural and professional requirement of the property X meetsd CriteriaSecond property X meetsd C	the documentationrequest for the documentation standards for Register of Historic Places and meets ments set forth in 36 CFR Part 60. Ir oes not meet the National Register Date
State or Federal agency and bureau	
In my opinion, the propertymeetsd	oes not meet the National Register
criteriaSee continuation sheet.	
Signature of commenting or other offici	al Date
State or Federal agency and bureau	
5. National Park Service Certification	intered in the
I, hereby certify that this property is	: Mational Regime
entered in the National Register	Delany year Hy/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: Single dwelling
Current : Domestic	Sub: Single dwelling

7. Description

Architectural Classification:

LATE VICTORIAN: Queen Anne

LATE 19TH AND 20TH CENTURY REVIVALS: Classical Revival

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

Other Description: N/A

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

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. 1886-1940

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.

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The Virginia Avenue Historic District is a small collection of domestic buildings, most of which date from the late 19th and early 20th centuries. No single architectural style is dominant, although examples of Queen Anne, Classical Revival and Craftsman-inspired styled houses are within its confines. All of the buildings are detached and free standing and, with one exception, are of wood-frame construction with wood siding. The lone exception is a brick dwelling that was built in the 1880s. The district includes a small neighborhood on the east slope of Irion Hill, and of the 15 buildings in the district, 10 are classified as Contributing.

When Nacogdoches was initially settled, most building activity took place in the fairly level terrain between Irion and Orton Hills and near the confluence of Banita and Lanana creeks. Consequently, land within the Virginia Avenue Historic District, though close to the original town site, was not settled until well after the town's founding. The prime reason was the hilly land which was not particularly conducive for development. The topography which initially discouraged early residential speculation later was regarded as an asset, as many of the first houses were built with majestic views of the city. Today, the district's sense of cohesiveness is enhanced by and a direct result of the topography which slopes steeply to the east.

It is not known when the streets were laid out; however, Virginia Avenue became the principal thoroughfare in the neighborhood, and some of the grandest and most substantial turn-of-the-century dwellings in all of Nacogdoches front onto the street. The first houses were built on the west side of the street to command a view of the city and on relatively large lots. The Queen Anne style was the most popular architectural form chosen by these early residents for their new houses. Most of these houses are at least two stories in height and rest on partial basements that compensate for the slope of the land. They are of wood-frame construction and typically have porches that are prominent features on the facades.

Later residential development occurred as infill on lots that were vacant and unimproved. The east side of the 600 and 700 blocks of Virginia Avenue has several bungalows that were erected in the 1920s and 1930s. They are more modest in size and scale than those on the opposite side of the street and typically are only one story. In addition, the lots are smaller.

No coordinated landscaping efforts were ever undertaken but each individual property owner has maintained his respective grounds. There are many finely groomed yards in the district, especially on the west side of Virginia Avenue where the houses are set back from the street.

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Some of the houses have outbuildings that are fairly substantial in size and scale and could be considered as primary Contributing structures if they are at least 50 years old, retain their integrity and reflect architectural features that relate to the main house.

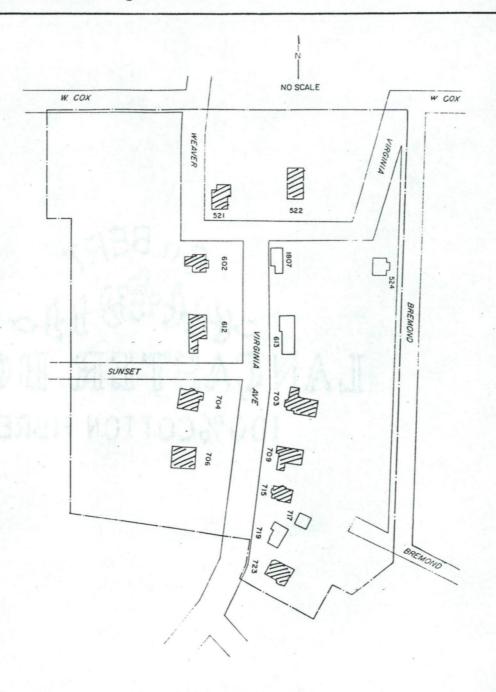
DEFINITION OF CATEGORIES

Contributing. Properties in this category include structures 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 historic character. More recent post-1940 changes that can affect historic integrity include the partial infill of porches, the application of aluminum or vinyl siding over the original wood siding or the addition of new rooms and wings. These alterations often detract from the original character of the structure, but if the dwelling's basic form remains intact and adds, if only to a small degree, to the district's overall historic ambiance, the property is classified as a contributing element.

Noncontributing. Properties in this category are those that detract from the district's historic character. The majority are less than 50 years and have little or no architectural or historic significance. Examples include the modern residence at 613 Virginia Avenue. Noncontributing structures also include pre-1940 structures that have been so severely altered that little, if any, of their original or historic fabric is recognizable. A good example is the house at 1807 Virginia Avenue.

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VIRGINIA AVENUE HISTORIC DISTRICT

CONTRIBUTING

☐ NONCONTRIBUTING

- DISTRICT BOUNDARY

National Register of Historic Places **Continuation Sheet**

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INVENTORY OF PROPERTIES - Virginia Avenue Historic District

The following inventory is organized by address and includes basic information about all extant structures in the district. The inventory indicates each structure's date of construction, category, legal description and survey site number. A physical description and, if applicable, a statement of significance are also provided. The descriptions for the historic properties were prepared by Victor & Victor during their 1985 historic resources survey of the city.

Address 524 Bremond Category Noncontributing Date ca. 1950

Site No. N/A

Block 35

Lot 21-A

Description 1-story dwelling with cinder or hollow tile block construction; abandoned and in very poor condition.

Address 522 Virginia

Date ca. 1886

Site No.1448

Category Contributing

Block 35

Description 2-story brick; rectangular plan; cedar shake hip roof; windows are 4/4 wood double-hung with segmental arches; 1-story addition at rear; 1 newer exterior chimney on south facade; entry door is recessed; rock fence surrounds the property; symmetrical I-house; load-bearing, attic converted to weight room; wrought iron balcony at primary on east facade.

Significance This house was constructed around 1886 possibly by Henry L. Austin, a local brick maker and first resident of the home. T. F. Bridwell occupied the structure from 1900 to 1910 and was followed by Arthur Marshall, the manager for Nacogdoches Ice & Cold Storage Company, who lived there for the next 19 years. It was the home for Claude M. Barrett, the son of Tol Barrett, until 1961.

Address 602 Virginia Category Contributing

Date ca. 1920 Block 35

Site No. N/A Lot 18A1,18A

Description 1-story frame dwelling with wood siding and wood shingles; bungalow with classical features; side-gabled roof; multi-paneled front door; side lights, central patio with ionic columns; low pitched roof; brick interior

Address 612 Virginia

Date 1895

Site No.1451

Category Contributing

Block 35

Lot 18

Description 2-1/2 story; masonry ground floor, wood frame at the piano nobile and above; brick foundation; central hall, irregular plan; cedar shingle hip-and-gable roof pierced by central gable dormer with Palladian-style window; windows are 1/1 and 2/2 wood doublehung; entry seems to have been altered; fishscale shingles in gable; pedimented portico projects

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from main facade; front lawn slopes dramatically close to street with brick steps set into terrace; wood lap siding.

Significance Junius (June) Clark Harris, a prominent attorney in Nacogdoches, built this structure in 1895. It was designed by local architect Dietrich Rulfs and it housed the Harris family until 1923. Tom Davison, the only child of June and Margaret Harris, resided at the residence until 1960. Davison was a banker having organized and acted as chief operating officer of First Federal Savings and Loan Association. Tom Davison, Jr. currently resides at 612 Virginia Avenue.

Address 613 Virginia

Date ca. 1980

Site No.1450

Category Noncontributing

Block 35

Lot 21

Description 1-story; appears to be new construction.

Address 703 Virginia

Date 1904

Site No. 1452

Category Contributing

Block 35

Description 2-1/2 story wood frame with bull-nosed siding; brick foundation; T-plan; intersecting gable roofs with painted metal roof, pedimented gable ends with decorative shingle work, Palladian windows on south facade, plain entablature below eaves; one-story porch with cylindrical columns and pilasters, double-hung paneled entry doors; windows wood frame 1/1, some with hood mold, shutters on the front; carport on north with gable roof and cylindrical columns, over a low brick wall; interior brick chimney on north with corbeled cap; site slopes

Address 704 Virginia

Date ca. 1900

Site No.1453

Category Contributing

away from the street down the hill.

Block 35

Lot 19

Description 1-1/2 story; wood frame construction with bull-nosed siding; brick pier foundation with brick infill; irregular plan; hip-and-gable roof with composition shingles, single light windows and fishscale shingles at gable ends; chamfered bay on north; projecting front porch upheld by wrought iron columns with railing; windows 1/1 wood double-hung; 3 interior brick chimneys; front porch altered; screened rear porch; shutters on front facade windows; scrollwork at chamfered bay.

Address 706 Virginia

Date ca. 1890-1900

Site No.1455

Category Contributing Block 35 Lot 20

Description 2-1/2 story frame with bull-nosed siding; massed plan; hip-and-gable asphalt shingle roof with octagonal turret on northeast corner, roof pierced by 1 corbeled interior chimney; fishscale shingles and roof vents in gables; 1-story porch is supported by slender Doric

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columns; newel posts and banisters lead to raised first floor; foundation is brick pier skirted in wood lattice; brackets at cornice on tower and south 1-story wing; window 1/1 wood double-hung; entry door has leaded glass side lights; cast concrete steps with urns at street entry; large lot with pine, crepe myrtle, and ash trees.

Significance This structure overlooking Nacogdoches from Irion Hill was built for Robert Lindsey, a dry goods merchant. Around 1920 Lindsey added a wing to the house for his wife's music taste that would seat more than 100 people. Over the years, the house became a meeting place for music lovers.

Address 709 Virginia

Date ca. 1920

Site No.1454

Category Contributing

Block 35

Lot 22-A

Description 1-story frame with lap wood siding; rectangular plan; asphalt gable roof with extended rafter ends and knee braces; eyebrow roof on porch is supported by two Doric columns; 1 exterior brick chimney on north facade; windows are 6/1 wood double-hung; foundation skirted with brick.

Address 715 Virginia

Date 1930

Site No. N/A

Category Contributing

Block 35

Lot 23-A

Description 1-story frame dwelling with wood siding; bungalow with hipped gabled roof; exposed rafter ends and knee brace brackets; 6/6 wood sash double hung windows.

Address 717 Virginia

Date 1950

Site No. N/A

Category Noncontributing

Block 35

Lot 23

Description 1-story frame dwelling; hollow tile.

Address 719 Virginia

Date 1950

Site No. N/A

Category Noncontributing

Block 35

Lot 23

Description 1-story frame dwelling with wood siding.

Address 723 Virginia

Date ca. 1900

Site No.1456

Category Contributing

Block 35

Lot 24-A

Description 1-story frame with wood lap siding; massed plan with projecting chamfered bay and wraparound frame porch with slander Doric columns on boxed column bases; ornate entry door and screen door; windows are 1/1 wood double-hung with hood molds; hip-and-gable shingle roof pierced by 1 brick stack; brackets and vergeboard in front gable; raised foundation at rear.

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Address 1807 Virginia

Date ca. 1920-30

Site No. 1449

Category Noncontributing

Block 35

Lot 21-B

Description 1-story frame with flat bull-nosed siding; rectangular plan; asphalt gable roof with extended rafter ends; windows are 3/1 wood double-hung; 1 central chimney stack; small stoop porch on north facade; surrounded by brick retaining wall.

Address 500 Weaver (moved out of district 1991) Date ca. 1890

Site No.1488

Block 35

Lot 16

Description 1-story frame with wood lap siding; massed plan; asphalt hip-and-gable roof; projecting chamfered bay with bargeboard and sunray brackets; inset wraparound porch with brick steps, apron and boxed columns; roof pierced by central corbeled chimney; brick pier foundation skirted with brick infill; windows are 1/1 wood double-hung; entry door is paneled.

Significance This dwellings is closely associated with Robert C. Monk, who owned much of the land on Irion Hill according to early land maps. Monk worked for the department store, Mayer & Schmidt from the 1890s until 1906 when he organized a hardware store along with D. K. Cason and John Gaston called Cason, Monk & Company.

Address 521 Weaver Category Contributing Date ca. 1890

Site No.1489

Block 35

Lot 17 A

Description 1-story frame with beveled lap siding; massed plan; asphalt hip-and-gable roof pierced by one external corbeled chimney on the west facade; cornice returns; inset porch supported by Doric columns; windows are 2/2 and 6/6 wood double-hung with hood molds; was L-plan before porch was altered.

NPS Form 10-900-a (8-95) OMB Approval No. 1024-0018

United States Department of the Interior National Park Service

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The Virginia Avenue Historic District comprises a small cluster of late 19th and early 20th century houses that as a group, are architecturally significant. The district, therefore, is nominated to the National Register under Criterion C. The houses reflect prevailing residential-architectural tastes of the period and few non-historic changes have been completed. Moreover, the district, which includes much of the land on the east slope of Irion Hill, is indicative of westward residential expansion of the city and is associated with *Community Planning and Development in Nacogdoches: 1830-1940*.

When Nacogdoches experienced growth in the middle of the 19th century as a result of increased Anglo-American immigration, the majority of residential and commercial activity occurred around the original townsite. However, city maps of 1837 and 1846 depicted newly platted blocks to the west in anticipation of future growth. Nacogdoches' rapid growth of the republic and early statehood eras slowed considerably during the third decade of the 19th century which resulted in little physical expansion.

The instigation of rail service to the city in 1883 spurred local development and the city once again began to grow. The influx of new residents created new housing demands, and most construction activity, especially that which catered to the town's elite, occurred to the north of the original townsite, enveloping Washington Square. However, several prominent citizens of Nacogdoches were attracted to the elevated topography on the western bluff of Irion Hill overlooking the city, and they subsequently erected elaborate dwellings.

Virginia Avenue was similar to the Washington Square area because it attracted wealthy families who built spacious homes on large lots. The first houses built on Virginia Avenue were constructed at the highest point on the hill which, at the time, had an unobstructed view of the city. Henry L. Austin, a local brick maker, erected a brick house in the late 1880s at 522 Virginia Avenue. The house was altered in the early 20th century when the 2-story wrap-around porch was removed. Robert Lindsey, a salesman of dry goods, constructed a house at 706 Virginia Avenue in the 1890s, and Robert C. Monk built a house at 500 Weaver Street around 1890 (moved 1991), and he later established the local hardware store of Cason, Monk & Company in 1906 with Dek K. Cason and John E. Gaston (Nacogdoches County Families 1985:n.p.).

Local attorney June C. Harris was another affluent citizen to build a house on Virginia Avenue. When Harris originally moved to Nacogdoches in the 1880s, he erected a dwelling on the corner of Mound and Hospital streets, near the business center. When two of his children contracted "slow fever," which was thought to be a result of the poor drinking water in town,

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Harris moved his family to Virginia Avenue in search of healthier well-water (Turner 1976:56). Noted local architect Dietrich A. W. Rulfs designed the Harris House at 612 Virginia Avenue which was completed in 1895. The June Harris House was Rulfs' third commission in the city and he eventually designed other buildings including the Eugene H. Blount House, the Hardeman House and the Maria A. Davidson Apartments, which are nominated to the National Register.

By the turn of the century, the westward expansion of Nacogdoches and the growing numbers of families living in the area justified local officials' decision to construct an elementary school on W. Cox Street in 1903 (Nacogdoches <u>Daily Sentinel</u> June 22, 1986).

A number of subdivisions and additions to the city were plotted northwest of the historic district during the early 20th century which illustrates the increased development in the area. The majority of the structures built in these developments were for middle-class families. For example, June Harris owned about 30 acres of land behind his residence and plotted it as an addition to the city in 1919 (Nacogdoches County Plat Records 1919). When housing construction took place in the addition during the 1930s and 1940s, the area was comprised of modest residences.

The district today is noteworthy because of the concentration and integrity of historic houses in the area. No single architectural style is dominant, although examples of Queen Anne, Victorian, Italianate and Craftsman-inspired houses are in the district, and most are among the finest examples in the city.

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	age

BOUNDARY JUSTIFICATION - VIRGINIA AVENUE HISTORIC DISTRICT

The top portion of the hill on all sides (except on the north) slopes sharply and is, for the most part, undeveloped. This is especially true of the land to the east and south of the district. Sunset Street to the west is a 1940s development with no pre-World War II houses. Cox Street, to the northwest of the historic district, has a large number of pre-World War II structures, however, most have been altered to such an extent that the area has lost much of its historic character and ambiance. Moreover, the houses share few architecture similarities with Contributing properties in the district. The Nettie Marshall School, its play grounds, and the new houses on the 400 block of Weaver Street disrupt any continuity between the district and historic neighborhoods to the north.

VERBAL BOUNDARY DESCRIPTION - VIRGINIA AVENUE HISTORIC DISTRICT

Beginning at the northwest corner of lot 16, Block 35, City of Nacogdoches, thence east along said lot crossing Weaver Street and continuing along the back property line of lots 17-A, 17 and 17-B, Block 35, City of Nacogdoches, until reaching the northeast corner of lot 17-B, Block 35, City of Nacogdoches. Thence south across Virginia Avenue and continuing along Bremond Street until reaching the southeast corner of lot 22, Block 35, City of Nacogdoches. Thence west along the property line of said lot approximately 100 feet. Thence south along the back property line of lots 22, 22-A and 23, Block 35, City of Nacogdoches, until reaching the southeast corner of lot 23. Thence west along the property line of lot 23 to the northeast corner of lot 24-A, Block 35, City of Nacogdoches. Thence south along the back property line of lot 24-A to the southeast corner of said lot. Thence west to the southwest corner of said lot. Thence north to the northwest corner of said lot. Thence west across Virginia Avenue and continuing along the south property line of lot 20, Block 35, City of Nacogdoches, until reaching the southwest corner of said lot. Thence north along the back property line of lots 20, 19-A and 18, Block 35, City of Nacogdoches, until reaching the northwest corner of lot 18. Thence west to the southwest corner of lot 16, Block 35, City of Nacogdoches. Thence north along the west property line of said lot to the point of beginning.

9. Major Bibliographical References	
See Historic Context List of Referen	ces.
Previous documentation on file (NPS): N/A _ preliminary determination of indiv	idual listing (36 CFR 67) has Register the National Register dmark
Primary Location of Additional Data: x State historic preservation office Other state agency Federal agency Local government University Other Specify Repository: Texas	Historical Commission, Austin,
10. Geographical Data	
Acreage of Property: approximately 15	acres
UTM References: Zone Easting Northing Z	
A 15 342320 3497200 B C 15 342600 3496880 D	
See continuation sheet.	
Verbal Boundary Description: See continuation sheet	
Boundary Justification:	
See continuation sheet	
11. Form Prepared By	
Name/Title: Edward A. Galloway/Research A (with assistance from Dwayne Journal of Companization: Hardy-Heck-Moore	
Street & Number: 2112 Rio Grande	Telephone: 512-478-8014
City or Town: Austin	State: TX Zip: 78705

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United States Department of the Interior National Park Service

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Nacogdoci TEXAS	nes MPS	
111110		Date Listed
COVER	Substantive Review	2/14/92
92000014	Blount, Eugene H., House	2/14/92
92000008	Cotton Exchange Building, Old	2/14/52
92000009	Davidson, Maria A., Apartments	2/4/52
92000010	Hayter Office Building	2/1.1192
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	2/14/52
92000013	Southern Pacific Railroad Depot	2/14/92
92000017	SterneHoya Historic District	2/14/192
92000018	Virginia Avenue Historic District	2/14/97
92000019	Washington Square Historic District Substantive Review	2/14/92
92000012	Woodmen of the World Building	5/11/52-

UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION	
PROPERTY Virginia Avenue Historic District NAME:	
MULTIPLE Nacogdoches MPS NAME:	
STATE & COUNTY: TEXAS, Nacogdoches	
DATE RECEIVED: 1/06/92 DATE OF PENDING LIST: 1/21/ DATE OF 16TH DAY: 2/06/92 DATE OF 45TH DAY: 2/20/ DATE OF WEEKLY LIST:	
REFERENCE NUMBER: 92000018	
NOMINATOR: STATE REASONS FOR REVIEW:	
APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL:	N N
COMMENT WAIVER: N ACCEPTRETURNREJECTZ/14/92DATENational_	n the
ABSTRACT/SUMMARY COMMENTS:	

RECOM./CRITERIA	
REVIEWER	
DISCIPLINE	
DATE	

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

CLASSIFICATION	
countresource type CONSTRUCTED AND TABLE MAUTER MODIFICATION OF THE PROPERTY OF THE PRO	
STATE/FEDERAL AGENCY CERTIFICATION MOSTAMIMON MOSTAMINON	
FUNCTION Spirate of the superior of the superi	
historiccurrent	
DESCRIPTION 241 CARDOLDODAN 33	
architectural classificationmaterialsdescriptive text	
SIGNIFICANCE	
Period Areas of SignificanceCheck and justify below	
Specific dates Builder/Architect Statement of Significance (in one paragraph)	
summary paragraphcompletenessclarityapplicable criteriajustification of areas checkedrelating significance to the resourcecontextrelationship of integrity to significancejustification of exceptionother	
BIBLIOGRAPHY	
GEOGRAPHICAL DATA	
acreageverbal boundary descriptionboundary justification	
ACCOMPANYING DOCUMENTATION/PRESENTATION	
sketch mapsUSGS mapsphotographspresentation	
OTHER COMMENTS	1
Questions concerning this nomination may be directed to	
Phone	



100 BLK. VIRGINIA (WEST), VIRGINIA AVE. H.D. NACOGDOCHES CO., TEXAS 15 OF 30

Virginia Avenue Historic District 700 Blk Virginia Avenue Nacogdoches, Nacogdoches County, Texas



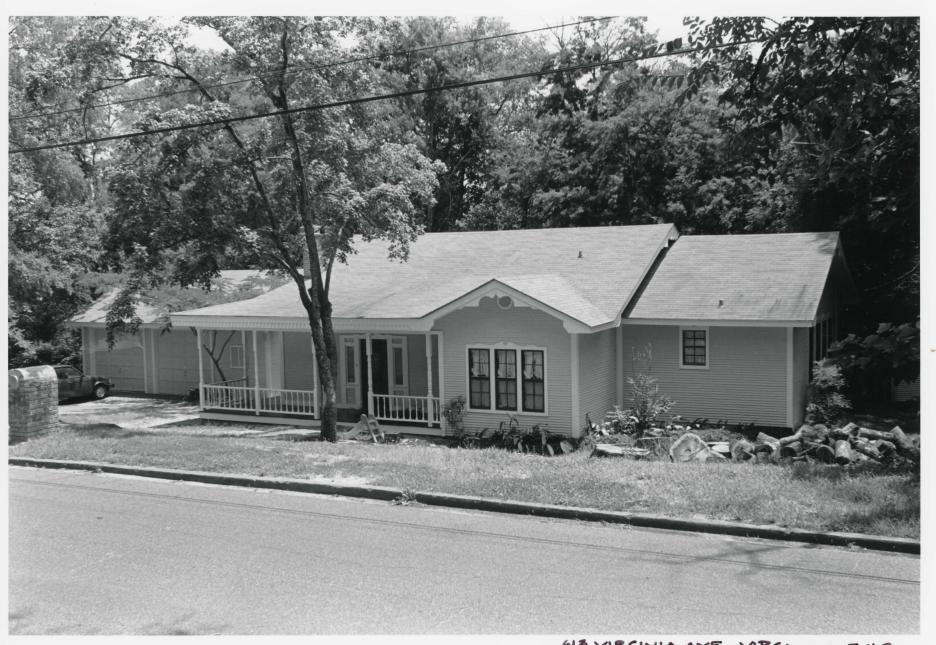
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612 VIRGILIA AVE., VIRGILIA AVE. H.D. NACOGDOCHES CO., TEXAS

Virginia Avenue Mistoria District 612 Virginia Avenue Macogdoches, Nacogdoches County, Texas



613 VIRGINIA AVE., VIRGINIA AVE H.D. NACOGDOGHES CO., TEXAS 18 OF 30

Virginia Avenue Mistoria District 613 Virginia Avenue Macogdoches, Nacogdoches Carly

Texas



719 VIRGINIA AVE., VIRGINIA AVE. H.D. NACOGDOCHES CO., TEXAS

Virginia Avenue Mistoria District 719 Virginia Avenue Maragdoches, Maragdoches County, Tenas

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

Multiple Property Cover Sheet Reference Number: 64500647