NPS Form 10-900
(Oct. 1990)

OMB No. 10024-0018

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NATIONAL REGISTER

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United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Zion Hill Historic District

other names/site number N/A

2. Location

street & number Roughly bounded by Park Street, Lanana Creek, Oak Grove Cemetery and N. Lanana Street ☐ not for publication

city or town Nacogdoches ☐ vicinity

state Texas code TX county Nacogdoches code 347 zip code 75961

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments.)

Curtis Tunnell — December 1992
Signature of certifying official/Title — Date

State Historic Preservation Officer, Texas Historical Commission
State of Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional comments.)

Signature of certifying official/Title — Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

☑ entered in the National Register.
☐ 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

Entered in the National Register
Helen Byers — 1/7/93

5. Classification

Ownership of Property
(Check as many boxes as apply)

- [X] private
- [X] public-local
- [ ] public-State
- [ ] public-Federal

Category of Property
(Check only one box)

- [ ] building(s)
- [X] district
- [ ] site
- [ ] structure
- [ ] object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
69	9	buildings
1	0	sites
0	0	structures
0	0	objects
70	9	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

Historic and Architectural Resources of Nacogdoches, Texas

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

Domestic: Single dwelling
Religion: Religious facility
Funerary: Cemetery
Commerce/Trade: Specialty store

Current Functions
(Enter categories from instructions)

Domestic: Single dwelling
Religion: Religious facility
Funerary: Cemetery
Vacant/Not In Use

7. Description

Architectural Classification
(Enter categories from instructions)

Late 19th and Early 20th Century
American Movements: Bungalow
Other: Shotgun, Two-room, Modified L-plan
Late Victorian: Queen Anne
Late 19th and 20th Century Revivals:
Late Gothic Revival

Materials
(Enter categories from instructions)

foundation Brick
walls Wood (weatherboard)
Asbestos; asphalt
roof Asphalt; metal
other Wood

Narrative Description See Continuation Sheets 7-1 through 7-12.
(Describe the historic and current condition of the property on one or more continuation sheets.)

Description:

The Zion Hill Historic District includes a cohesive grouping of modestly detailed domestic buildings that date from the late 19th and early 20th centuries. The vast majority of its buildings are 1-story frame dwellings with shotgun, two-room, pyramidal roof, and bungalow forms. They are congregated within a small and remarkably intact neighborhood just north of Oak Grove Cemetery and east of the Washington Square neighborhood in old Nacogdoches. The buildings, with few exceptions, display little or no stylistic ornamentation; consequently, no single architectural style defines the district's physical character. The focal point of the district is Zion Hill Baptist Church, a monumental institutional building with Gothic Revival stylistic features erected in 1914. Although the church is a prominent architectural landmark, the district is distinguished by its overall cohesiveness, denseness of development, and its ability to convey a sense of time and place. The district includes 78 buildings with nine classified as Noncontributing, the Park Street Cemetery is listed as a Contributing site.

Despite the connotations of its name, the Zion Hill Historic District is in a low-lying area near Lanana Creek. The land drops sharply to the east from Lanana Street to the small waterway. Few landscaping features are evident in the district, and in fact, some of the streets (or alleys as they are called locally) are unpaved, including Ernest, Gene and Ola Alleys. The streets and alleys generally follow a grid pattern, and lot sizes typically are quite small. Most of the houses, especially those east of Richardson Street, are only a few feet apart. The majority of the buildings in the district face north or south, except for those that front onto Richardson and Lanana Streets and Mast Alley which are oriented to the east and west.

All of the buildings in the district are of wood balloon or box frame construction. Some houses have had their original exteriors covered with asbestos shingles or asphalt siding. Although the application of these materials detracts from the integrity of individual dwellings, such alterations do not overly diminish the area's historic character. Only one post-1940 building is in the district, and few other physical changes have occurred or have been implemented. There are no substantial outbuildings within the district, only small 20th century sheds and garages that have little impact on the district's historic character.

The most common house form is the bungalow. These appear in large number and in several variations. All are extremely simple in design and seemingly uniform in plan. They are largely gable-front buildings of wood balloon frame construction covered with drop, novelty, or clapboard siding. Many incorporate inset wooden half- and full-width porches supported by simple square wooden posts. Some of the examples feature gable vents and almost all have 4/4 wooden double-hung windows. One variation features a clipped gable roof; another the side-gabled roof with projecting additions.

Shotgun houses are the second most common form in the district. Most of these are early 20th century examples of the form. The Zion Hill shotguns are of wood balloon frame construction generally sheathed in drop or board-and-batten

siding. Several variations of the basic shotgun form are found including some with side entries and small front porches. All examples appear as either three- or four-room deep plans. Many were built originally with central chimneys to serve as flues for wood burning stoves.

Two-room or "double-pen" houses appear in the district as late 19th century or turn-of-the-century examples of this vernacular house form. They are one-room deep with two flanking rooms. Typically built of wood balloon frame construction, the dwellings often are covered with clapboard siding and rest on brick piers. These two-room houses were often built with single or double gable-end chimneys. Some of the chimneys have been removed. A common variation of the two-room house is the "saddlebag." This house form is differentiated from the two-room in having a central chimney located at the interior partition wall, which separates both rooms. The standard two-room and saddlebag variation are present with either one or two entries on the principal facade. Most of these have wooden full-width porches.

Pyramidal roof houses are also present in the district. They may be of wood balloon or box frame construction and in several variations. Two of the variations appear to be earlier two-room or saddlebag houses which were incorporated into larger pyramidal roof houses. Floor plans vary but are usually two rooms deep making them a double-pen, double-pile dwelling. Some of the pyramidal roof houses in the district were enlarged with small shed additions; many have either wooden full- or partial-width porches.

One modified L-plan house with simple detailing is present in the district. It is of balloon frame construction with drop siding. The house features wood corner boards terminating into a wide frieze board, decorative bargeboards at the gable ends, and a small porch with a hipped roof. Overall the house reflects a Queen Anne style influence.

The Zion Hill Baptist Church, at the intersection of Bois d'Arc and Lanana streets, is the only nonresidential building in the district. It differs in scale and level of craftsmanship and architectural sophistication from the modest residential buildings in the district. The church features a cruciform plan with basement and sits at an angle from the street corner where it stands. The church has a steeply pitched hip roof with gable extensions and corner towers. The corner at the east corner, which fronts onto Lanana Street, is two stories and has a steeply pitched eight-sided roof that is the most dominant physical feature.

The only post-1940 building in the district is a house, and though it was not built within the district's period of significance, it is compatible in scale, size and materials to Contributing properties. The most intrusive elements are the vacant lots where, according to Sanborn maps, small houses once stood. Most were victims of neglect and were razed because they failed to comply with housing codes and standards. Nevertheless, these lots are not numerous, and the area retains its historic character to a remarkable degree.

Though cemeteries ordinarily are not considered eligible for listing in the National Register, the Park Street Cemetery is an integral part of the district

and is considered a Contributing element because it adds to the district's overall historic character and is associated with the earliest families settling in Zion Hill.

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, vinyl or asbestos 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. An example includes the residence at 405 N. Lanana. Noncontributing buildings also include pre-1940 structures that have been so severely altered that little, if any, of their original or historic fabric is recognizable. Other examples include 400 Richardson and 421 N. Lanana.

8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- [X] **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- [ ] **B** Property is associated with the lives of persons significant in our past.
- [X] **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- [ ] **D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations
(Mark "x" in all the boxes that apply.)

Property is:

- [X] **A** owned by a religious institution or used for religious purposes.
- [ ] **B** removed from its original location.
- [ ] **C** a birthplace or grave.
- [X] **D** a cemetery.
- [ ] **E** a reconstructed building, object, or structure.
- [ ] **F** a commemorative property.
- [ ] **G** less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance
(Enter categories from instructions)

Architecture
Ethnic Heritage (Black)

Period of Significance

ca. 1890-1940

Significant Dates

1914

Significant Person
(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Rulfs, Dietrich A.W.

Narrative Statement of Significance See Continuation Sheets 8-4 through 8-21.
(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography See Continuation Sheets 9-22 and 9-23.
(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

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:

- [X] State Historic Preservation Office
- [ ] Other State agency
- [ ] Federal agency
- [X] Local government
- [ ] University
- [ ] Other

Name of repository:

Texas Historical Commission, Austin, TX
City of Nacogdoches, Nacogdoches, TX

10. Geographical Data

Acreage of Property approx. 10 acres

UTM References
(Place additional UTM references on a continuation sheet.)

	Zone	Easting	Northing
1	15	343540	3497900
2	15	344000	3497740
3	15	343900	3497520
4	15	343480	3497640

☐ See continuation sheet

Verbal Boundary Description
(Describe the boundaries of the property on a continuation sheet.)
See Continuation Sheet 10-24.

Boundary Justification
(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Ron Emrich, Stan Solamillo, Edward A. Galloway

organization Urban Prospects, ArchiTexas (Hardy-Heck-Moore/Austin) date July, 1992; December, 1992

street & number 1908 Canton telephone 214/748-4561

city or town Dallas state TX zip code 75201

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items
(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Ownership information on file with National Register Programs Office, THC

street & number _____ telephone _____

city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

INVENTORY OF PROPERTIES - ZION HILL HISTORIC DISTRICT

The following inventory is organized by address and includes basic information about all extant buildings in the district. The inventory indicates each building'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 and were revised in 1992.

Address 713 Bois d'Arc **Date** ca. 1920 **Site No.** 356
Category Contributing **Block** 5 **Lot** 10-C
Description 1-story wood frame shotgun house with gable roof covered in metal; horizontal clapboard siding; 4/4 wooden double-hung windows; wood panel entry door off wood entry porch with shed roof; brick piers serve as foundation.
Significance This building served for a time as the dry cleaning shop for Casz Donegan who lived at 402 Lanana (demolished).

Address 715 Bois d'Arc **Date** ca. 1920 **Site No.** 359
Category Contributing **Block** 5 **Lot** 12-C
Description 1-story wood frame bungalow with clipped gable roof covered in composition shingles; horizontal drop siding; 4/4 wooden double-hung windows; interior brick fireplace.

Address 717 Bois d'Arc **Date** ca. 1890 **Site No.** 358
Category Contributing **Block** 5 **Lot** 10-C
Description 1-story wood frame two-room dwelling with side gable roof; asbestos siding; small 4/4 wooden double-hung windows; two single wood panel doors off full-width wood pent roof porch with 4 X 4 posts; fireplace on north wall.

Address 720 Bois d'Arc **Date** ca. 1910 **Site No.** N/A
Category Noncontributing **Block** 5 **Lot** N/A
Description 1-story L-plan wood frame house with composition shingled gabled roof, horizontal clapboard siding, 1/1 wooden double-hung windows with corbeled hood molds, brick fireplace on projecting bay on north wall; gable over door beside fireplace; shed roof addition on west wall.

Address 721 Bois d'Arc **Date** ca. 1930 **Site No.** N/A
Category Noncontributing **Block** 5 **Lot** 10
Description 1-story wood frame dwelling.

Address 724 Bois d'Arc **Date** ca. 1920 **Site No.** 360
Category Contributing **Block** 5 **Lot** 12-D
Description 1-story wood frame bungalow with clipped gable roof covered with metal; drop siding; wooden 1/1 double-hung windows; inset wood porch with triple 4 x 4 posts at outside corner; two glazed panel entry doors.

Address 727 Bois d'Arc **Date** ca. 1920 **Site No.** N/A
Category Contributing **Block** 5 **Lot** 10-D
Description 1-story wood frame pyramidal roof dwelling with full-width porch, 6/6 wooden double-hung windows.

Address 728 Bois d'Arc **Date** ca. 1920 **Site No.** 361
Category Contributing **Block** 5 **Lot** 12-E
Description 1-story wood frame bungalow with composition shingle cross-gable roof, some clipped gables; horizontal drop siding; 4/1 wooden double-hung windows; small wood gabled porch roof with arch, paired box columns.

Address 804 Ernest **Date** ca. 1920 **Site No.** 624
Category Contributing **Block** 5 **Lot** 18-C
Description 1-story wood frame bungalow with gable roof covered in metal; inset porch; 4/4 wooden double-hung windows.

Address 807 Ernest **Date** ca. 1920 **Site No.** 625
Category Contributing **Block** 5 **Lot** 18-A
Description 1-story wood frame bungalow with gable roof covered in metal; inset porch; 4/4 wooden double-hung windows.

Address 808 Ernest **Date** ca. 1920 **Site No.** 624
Category Contributing **Block** 5 **Lot** 18-C
Description 1-story wood frame bungalow with gable roof covered in metal; inset porch; 4/4 wooden double-hung windows.

Address 812 Ernest **Date** ca. 1920 **Site No.** 624
Category Contributing **Block** 5 **Lot** 18-C
Description 1-story wood frame bungalow with gable roof covered in metal; inset porch; 4/4 wooden double-hung windows.

Address 813 Ernest **Date** ca. 1920 **Site No.** 625
Category Contributing **Block** 5 **Lot** 18-A
Description 1-story wood frame bungalow with gable roof covered in metal; inset porch; 4/4 wooden double-hung windows.

Address 816 Ernest **Date** ca. 1920 **Site No.** 624
Category Contributing **Block** 5 **Lot** 18-C
Description 1-story wood frame bungalow with gable roof covered in metal; inset porch; 4/4 wooden double-hung windows.

Address 817 Ernest **Date** ca. 1920 **Site No.** 626
Category Contributing **Block** 5 **Lot** 18
Description 1-story wood frame bungalow with gable roof; full-width porch; two single entrys on the principal facade; 4/4 wooden double-hung windows.

Address 824 Ernest **Date** ca. 1920 **Site No.** 627
Category Contributing **Block** 5 **Lot** 18
Description 1-story frame bungalow; full-width porch; two single entrys on the principal facade; 4/4 wooden double-hung windows.

Address 806 Gene **Date** ca. 1920 **Site No.** 731
Category Contributing **Block** 5 **Lot** 11-A
Description 1-story wood frame shotgun with gable roof covered in metal; 4/4 wooden double-hung windows.

Address 807 Gene **Date** ca. 1920 **Site No.** 733
Category Contributing **Block** 5 **Lot** 11-F
Description 1-story wood frame shotgun with addition; board-and-batten siding; 4/4 wooden double-hung windows.

Address 810 Gene **Date** ca. 1930 **Site No.** 732
Category Contributing **Block** 5 **Lot** 11-B
Description 1-story wood frame bungalow with gable roof covered in metal; novelty siding; inset porch; 4/4 wooden double-hung windows.

Address 811 Gene **Date** ca. 1920 **Site No.** 733
Category Contributing **Block** 5 **Lot** 11-F
Description 1-story wood frame bungalow with gable roof covered in metal; novelty siding; inset porch; 4/4 wooden double-hung windows.

Address 814 Gene **Date** ca. 1925 **Site No.** 732
Category Noncontributing **Block** 5 **Lot** 11-B
Description 1-story wood frame bungalow with gable roof covered in metal; novelty siding; inset porch; 4/4 wooden double-hung windows.

Address 816 Gene **Date** ca. 1925 **Site No.** 732
Category Contributing **Block** 5 **Lot** 11-B
Description 1-story wood frame bungalow with gable roof covered in metal; asphalt siding now covers the original; inset porch; 4/4 wooden double-hung windows.

Address 819 Gene **Date** ca. 1920 **Site No.** N/A
Category Contributing **Block** 5 **Lot** 11-F
Description 1-story wood frame bungalow with gable roof covered in metal; novelty siding; inset porch; 4/4 wooden double-hung windows.

Address 900 Gene **Date** ca. 1920 **Site No.** 734
Category Noncontributing **Block** 5 **Lot** 11-B
Description 1-story wood frame dwelling in poor condition.

Address 902 Gene **Date** ca. 1920 **Site No.** 734
Category Noncontributing **Block** 5 **Lot** 11-B
Description 1-story wood frame dwelling in poor condition.

Address 321 N. Lanana **Date** ca. 1920 **Site No.** N/A
Category Contributing **Block** 4 **Lot** 5-A
Description 1-story wood frame bungalow covered by side-gable roof; drop siding; 8/8 and 6/6 wooden double-hung windows.

Address 324 N. Lanana **Date** 1914 **Site No.** 854
Category Contributing **Block** 5 **Lot** 12-A
Name: Zion Hill Baptist Church
Description 1-story; wood frame with drop siding; brick foundation with basement; irregular plan with two corner towers; intersecting hip-and-gable roofs with wood shingles, flared eaves, cornice return, octagonal dome with fixed window atop the main roof, towers and dome with metal finials; corners of the church have blind pilasters; small entry porch with gable roof with bargeboards

resting on simple boxed wood columns over brick piers, double wood entry door paneled with arched transom above, three trefoil lights in the transom; windows are wood frame double-hung and center pivot awning-type, 1/1 and 2/2 lights, windows around the sanctuary have lancet arch heads with colored obscured glass, other windows have obscured glass; basement windows are 3/3 awning-type; rear entry to the basement with double wood panel doors, ornate brackets under the eave.

Significance Local department store owner, John Schmidt, sold the land for the Zion Hill Baptist Church as well as financing the cost of its construction with no down payment to a its African American congregation. The well-known Nacogdoches architect, Dietrich Rulfs, designed the church combining Victorian styling with Gothic Revival detailing. This monumental structure in the African-American community was completed in 1914. It became the third church building occupied by the membership.

Address 325 N. Lanana **Date** ca. 1920 **Site No.** 853
Category Contributing **Block** 4 **Lot** 4-B
Description 1-story wood frame bungalow; gable asphalt roof; drop siding; windows are 4/4 wooden double-hung, 6/6 and 8/8; brick foundation; small concrete stoop at front; attached garage on north facade.

Address 401 N. Lanana **Date** ca. 1920 **Site No.** N/A
Category Contributing **Block** 4 **Lot** 4-A
Description 1-story; wood frame with drop siding; brick foundation; rectangular plan; gable roof with composition shingles, extended rafter ends, faceted beam ends; inset porch with boxed wood columns, single entry door, paneled wood with upper glass light; windows 1/1 wooden double-hung with shutters on the front, half screens; lattice attic vent at gable end.

Address 405 N. Lanana **Date** ca. 1950 **Site No.** 855
Category Noncontributing **Block** 4 **Lot** 3-A
Description 1-story; rectangular plan house covered with synthetic siding.

Address 406 N. Lanana **Date** ca. 1900 **Site No.** 856
Category Contributing **Block** 5 **Lot** 10-A
Description 1-story; two-room wood frame with drop and board-and-batten siding; brick pier foundation; 2 bays, shed roof at front with 4 by 4 posts, windows 4/4 wooden double-hung; two entry doors wood paneled.

Address 412 N. Lanana **Date** ca. 1925 **Site No.** 857
Category Contributing **Block** 5 **Lot** 9-B
Description 1-story wood frame bungalow with drop siding; massed plan; asphalt clipped gable roof with extended eaves and braces; vent dormer on front facade; projecting wood porch upheld by fluted columns on brick base; windows are 6/1 wooden double-hung; 2 entry doors paneled with six lights opening onto porch.

Address 416 N. Lanana **Date** 1930 **Site No.** N/A
Category Contributing **Block** 5 **Lot** 9-A
Description 1-story wood frame shotgun; 4/4 wooden double-hung windows.

Address 417 N. Lanana **Date** 1930 **Site No.** N/A
Category Contributing **Block** 4 **Lot** 3-B
Description 1-story wood frame bungalow with gable roof covered in composition shingles; 1/1 wooden double-hung windows.

Address 418 N. Lanana **Date** 1925 **Site No.** N/A
Category Contributing **Block** 5 **Lot** 9-A
Description 1-story wood frame shotgun with addition covered by hipped roof in composition shingles; 4/4 wooden double-hung windows.

Address 421 N Lanana **Date** 1930 **Site No.** N/A
Category Noncontributing **Block** 4 **Lot** 2-J
Description 1-story wood frame dwelling.

Address 422 N. Lanana **Date** 1920 **Site No.** 858
Category Contributing **Block** 5 **Lot** 4
Description 1-story wood frame bungalow with drop siding; asphalt clipped gable roof with extended rafter ends; inset wood porch; brick pier foundation, 6/6 wooden double-hung windows; one brick chimney.

Address 500 N. Lanana **Date** ca. 1920 **Site No.** 859
Category Contributing **Block** 5 **Lot** 4-A
Description 1-story wood frame bungalow with drop siding; asphalt clipped gable roof; 1 brick chimney at rear; windows are 6/6 and 6/4 wooden double-hung; projecting front porch upheld by boxed columns; extended rafter ends.

Address 504 N. Lanana **Date** ca. 1930 **Site No.** 860
Category Contributing **Block** 5 **Lot** 4-A
Description 1-story wood frame bungalow with beaded wood siding; rectangular plan; clipped gable roof with composition shingles; porch across front with battered boxed wood columns; windows 6/6 wooden double-hung; two wood paneled entry doors.
Significance Operated for many years as a small store by sisters Lela and Ellen Rolligan, this was one of the few commercial establishments in the district.

Address 505 N. Lanana **Date** ca. 1940 **Site No.** 861
Category Contributing **Block** 4 **Lot** 2D,2G
Description 1-story; wood frame two-room dwelling (with additions) with side-gable roof covered in composition shingles; board-and-batten siding; brick foundation; shed roof over porch; 6/6 wooden double-hung windows with hood mold and shutters.

Address 506 N. Lanana **Date** ca. 1920 **Site No.** 862
Category Contributing **Block** 5 **Lot** 3
Description 1-story; wood frame bungalow with novelty siding; concrete pier foundation; clipped gable roofs with composition shingles, extended rafter and beam ends; inset porch on northwest corner with oversized boxed wood columns and simple railing; 4/1 wooden double-hung windows in pairs and triples; 2 entry doors at 90 degrees; wood paneled with 3 upper glass lights; detached single garage.

Address 512 N. Lanana **Date** ca. 1895 **Site No.** 863
Category Contributing **Block** 5 **Lot** 2
Description 1-story wood frame Queen Anne house in modified L-plan form with drop siding; massed plan; asphalt hip-and-gable roof with cornice returns pierced by one brick chimney stack; 1 gable dormer on front facade; projecting wood porch upheld by boxed columns; windows are 4/4 and 1/1 wooden double-hung; brick pier foundation.
Significance This house, perhaps the most architecturally imposing in the district, was built as the residence of Rev. Lawson Reed, founding pastor of the Zion Hill Baptist Church. The Church occupied three buildings in the general vicinity successively while the Reed family remained in this house. Reed descendants still reside in the house.

Address 512 N. Lanana(outbldg) **Date** ca. 1920 **Site No.** 863
Category Contributing **Block** 5 **Lot** 2
Description 1-story wood frame shotgun with board-and-batten siding; hipped roof in corrugated metal; 4/4 wooden double-hung windows; central brick chimney.

Address 714 Mast Alley **Date** ca. 1920 **Site No.** N/A
Category Contributing **Block** 5 **Lot** 9
Description 1-story wood frame shotgun with board-and-batten siding; gable roof covered in composition shingles; 4/4 wooden double-hung windows; brick piers.

Address 714-A Mast Alley **Date** ca. 1920 **Site No.** N/A
Category Contributing **Block** 5 **Lot** 9
Description 1-story wood frame shotgun with horizontal siding; 4/4 wooden double-hung windows; side entry.

Address 714-B Mast Alley **Date** ca. 1920 **Site No.** N/A
Category Contributing **Block** 5 **Lot** 9-F
Description 1-story wood frame shotgun with horizontal siding; 4/4 wooden double-hung windows; side entry.

Address 714-C Mast Alley **Date** ca. 1920 **Site No.** N/A
Category Contributing **Block** 5 **Lot** 9
Description 1-story wood frame shotgun with board-and-batten siding; 4/4 wooden double-hung windows.

Address 714-E Mast Alley **Date** ca. 1920 **Site No.** N/A
Category Contributing **Block** 5 **Lot** 10-C
Description 1-story wood frame bungalow with drop siding; 4/4 wooden double-hung windows.

Address 716A Mast Alley **Date** ca. 1920 **Site No.**1092
Category Contributing **Block** 5 **Lot** 9-E
Description 1-story wood frame bungalow with drop siding; 4/4 wooden double-hung windows.

Address 805 Ola **Date** ca. 1920 **Site No.**1087
Category Contributing **Block** 5 **Lot** 7
Description 1-story wood frame shotgun with gable roof covered in metal; clapboard siding; 4/4 wooden double-hung windows.

Address 816 Ola **Date** ca. 1920 **Site No.**1090
Category Contributing **Block** 5 **Lot** 11-G
Description 1-story wood frame bungalow with gable roof covered in metal; board-and-batten siding; inset half-porch; 4/4 wooden double-hung windows.

Address 821 Ola **Date** ca. 1920 **Site No.**1091
Category Contributing **Block** 5 **Lot** 11-G
Description 1-story wood frame bungalow with gable roof covered in metal; board-and-batten siding; inset half-porch; 4/4 wooden double-hung windows.

Address 903 Ola **Date** ca. 1920 **Site No.**1091
Category Contributing **Block** 5 **Lot** 11-H
Description 1-story wood frame bungalow with gable roof covered in metal; board-and-batten siding; inset half-porch; 4/4 wooden double-hung windows.

Address 904 Ola **Date** ca. 1920 **Site No.**1090
Category Contributing **Block** 5 **Lot** 11-G
Description 1-story wood frame bungalow with gable roof covered in metal; board-and-batten siding; inset half-porch; 4/4 wooden double-hung windows.

Address 905 Ola **Date** ca. 1920 **Site No.**1091
Category Contributing **Block** 5 **Lot** 11-H
Description 1-story wood frame bungalow with gable roof covered in metal; board-and-batten siding; inset half-porch; 4/4 wooden double-hung windows.

Address 906 Ola **Date** ca. 1920 **Site No.**
Category Contributing **Block** 5 **Lot** 11-H
Description 1-story wood frame bungalow with gable roof covered in metal; board-and-batten siding; inset half-porch; 4/4 wooden double-hung windows.

Address 908 Ola **Date** ca. 1920 **Site No.**1090
Category Contributing **Block** 5 **Lot** 11-G
Description 1-story wood frame bungalow with gable roof covered in metal; board-and-batten siding; inset half-porch; 4/4 wooden double-hung windows.

Address Park Street Cemetery **Date** ca. 1890 **Site No.**1138
Category Contributing **Block** 5 **Lot** 8
Description Fenced cemetery with granite, marble, and concrete gravestones. Earliest marked graves date to ca. 1900; earlier graves are believed to not be marked or the markers have deteriorated over the years; early African-American church built around 1879 once stood near this site.

Address 716 Park **Date** ca. 1915 **Site No.** 1137
Category Contributing **Block** 5 **Lot** 1 or 5
Description 1-story; wood frame bungalow with gable roof covered with metal; drop siding; galvanized metal foundation skirt; inset full-width porch with narrow wood post supports; 4/4 wooden double-hung windows; single wood panel door.

Address 314 N. Richardson **Date** ca. 1920 **Site No.** 1253
Category Contributing **Block** 5 **Lot** 18-B
Description 1-story; wood frame bungalow with gable roof covered in metal; drop siding; 4/4 wooden double-hung windows; inset half-porch; single wood panel door.

Address 315 N. Richardson **Date** 1920 **Site No.**1254
Category Contributing **Block** 5 **Lot** 12-F
Description 1-story wood frame bungalow with gable roof covered in composition shingles; some modifications to the front porch; 4/1 wooden double-hung windows.

Address 318 N. Richardson **Date** 1920 **Site No.**1244
Category Contributing **Block** 5 **Lot** 18-B
Description 1-story wood frame double shotgun with addition; sheet metal gable roof; novelty siding; 4/4 wooden double-hung windows; inset half-porch with wood panel door.

Address 319 N. Richardson **Date** 1920 **Site No.** 1255
Category Contributing **Block** 5 **Lot** 12-E
Description 1-story wood frame bungalow with gable roof covered in asphalt siding; 8/8 and 4/4/ wooden double-hung windows.

Address 322 N. Richardson **Date** ca. 1920 **Site No.** 1245
Category Contributing **Block** 5 **Lot** 18-A
Description 1-story rectangular wood frame bungalow with side-gabled roof; novelty siding; gable wood entry porch on west wall; 6/6 paired wooden double-hung windows; glass panel entry door with dentils below glass.

Address 400 N. Richardson **Date** ca. 1930 **Site No.** N/A
Category Noncontributing **Block** 5 **Lot** 11-A
Description 1-story wood frame dwelling with side-gabled roof.

Address 407 N. Richardson **Date** ca. 1920 **Site No.** 1256
Category Contributing **Block** 5 **Lot** 10-B
Description 1-story two-room wood frame residence with crossed-gable roof; drop siding; 6/6 wooden double-hung windows; small pent roof wood porch; 6-light wood panel entry door.

Address 408 N. Richardson **Date** ca. 1925 **Site No.**1246
Category Noncontributing **Block** 5 **Lot** 11-C
Description 1-story wood frame dwelling.

Address 410 N. Richardson **Date** ca. 1925 **Site No.** 1247
Category Contributing **Block** 5 **Lot** 11-D
Description 1-story wood frame bungalow with gable roof covered in metal; inset half-porch.

Address 411 N. Richardson **Date** ca. 1910 **Site No.** 1257
Category Contributing **Block** 5 **Lot** 9-C
Description 1-story wood frame pyramidal roof dwelling with composition shingles; drop siding; 4/4 wooden double-hung windows; full-width wood porch with box columns; dormer with clipped gable over porch.

Address 415 N. Richardson **Date** ca. 1910 **Site No.** 1258
Category Contributing **Block** 5 **Lot** 9-D
Description 1-story wood frame pyramidal roof dwelling covered with composition shingles; drop siding; 12/12 wooden double-hung windows; full-width wood porch with box columns; gabled dormer over porch; central porch; central brick chimney; brick piers; multi-light entry door, off center.

Address 501 N. Richardson **Date** ca. 1910 **Site No.** 1259
Category Contributing **Block** 5 **Lot** 5
Description 1-story wood frame shotgun with gable roof covered in metal; inset full-width porch; 4/4 wooden double-hung windows.

Address 504 N. Richardson **Date** ca. 1920 **Site No.** 1251
Category Contributing **Block** 5 **Lot** 6
Description 1-story wood frame bungalow with gable roof covered in metal; 4/4 wooden double- hung windows.

Address 505 N. Richardson **Date** ca. 1890 **Site No.** 1260
Category Contributing **Block** 5 **Lot** 5
Description 1-story wood frame two-room (saddlebag) dwelling with metal roof; board and batten siding; 4/4 wooden double-hung windows; shed porch roof; 4 x 4 chamfered porch columns; brick chimney.

Address 508 N. Richardson **Date** ca. 1910 **Site No.** 1252
Category Contributing **Block** 5 **Lot** 6
Description 1-story wood frame pyramidal house with metal roof; horizontal V-groove siding; 4/4 wooden double-hung windows; central brick chimney; with wood panel entry doors off full-width porch supported by 4 x 4 posts.

Address 509 N. Richardson **Date** ca. 1910 **Site No.** 1261
Category Contributing **Block** 5 **Lot** 5
Description 1-story wood frame pyramidal house with hipped sheet metal roof; drop siding; 4/4 wooden double-hung windows; central brick chimney; wood panel entry doors off full-width porch supported by 4 x 4 posts.

Address 514 N. Richardson **Date** ca. 1910 **Site No.** 1264
Category Contributing **Block** 5 **Lot** 6
Description 1-story wood frame shotgun with gable roof; raised on brick pier foundation; 4/4 wooden double-hung windows.

Address 526 N. Richardson **Date** ca. 1890 **Site No.** 1268
Category Contributing **Block** 5 **Lot** 6
Description 1-story wood frame pyramidal roof house possibly incorporating original saddlebag; 2/2 wooden double-hung windows; clapboard siding; brick pier foundation.

Address 527 N. Richardson **Date** ca. 1890 **Site No.** 1267
Category Contributing **Block** 5 **Lot** 5
Description 1-story wood frame two-room (saddlebag) with side gable roof covered in metal; clapboard siding (partially covered in asbestos); 4/4 wooden double-hung windows; skirt-roof wood porch; 4 x 4 porch posts with stopped chamfers; brick chimney.

Statement of Significance:

The Zion Hill Historic District, northeast of the central business district of Nacogdoches, is an intact collection of modest domestic buildings that date to the late 19th and early 20th centuries and that best represents the nearly self-contained communities of African-Americans that developed in Nacogdoches around the turn of the century. Excepting the Zion Hill Baptist Church and its founding pastor's residence, buildings in the district lack individual architectural significance. When viewed together, however, they comprise what may be Nacogdoches' most cohesive grouping of residential architecture, for they represent a preponderance of vernacular frame dwellings typical of the period. Consequently, the district is nominated to the National Register under Criterion C. In addition, the district is nominated under Criterion A in the area of Ethnic History for its historical associations with local African-American history. The area represents the most intact surviving traditionally black community in Nacogdoches, its developmental history reflecting typical establishment and expansion patterns of African-American urban neighborhoods in East Texas. These settlement and development patterns, while affected by circumstances unique to the social and economic environment experienced by blacks in post-Civil War East Texas, are related to the context *Community Planning and Development in Nacogdoches: 1830 - 1940*.

The origin and development of the Zion Hill Historic District closely parallels the establishment of many such entirely African-American enclaves near and in cities in East Texas and throughout the South after emancipation. The exclusionary housing attitudes of whites during the late 19th century, which often were institutionalized by law in the early 20th century, created circumstances whereby black communities sprang up on the fringes of urban areas, on land often owned by blacks themselves. This uniquely African-American "suburban" growth phenomenon had little in common with the unfolding of transit-related white suburbs during the period. Black communities grew on the edge of established, predominantly white communities, the black residents settling in areas as proximate as possible to places of employment. This economic dependence on housing location choices, made based on job accessibility, may also have contributed to a strong social hierarchy in black communities: the job one had, as well as educational attainments and fraternal associations, helped define one's standing on the social ladder among African-Americans in early 20th century Nacogdoches.

The approximately ten acres upon which the Zion Hill community was established was originally part of the large land holdings of the Haden Edwards family. Sometime after the Civil War, freedman Frank Walton, born a slave of the empresario's daughter-in-law Sarah Edwards in about 1835, settled on the property and farmed there on the west bank of Lanana Creek. Walton's "homeplace," as he later described it in a deed transaction, was located some one quarter mile east of the Washington Square site of the old Nacogdoches University, which itself was still considered on the edge of town. The Walton property's western edge was the as yet undeveloped Lanana Street, a north/south road shown on the original 1846 town plat of Nacogdoches.

In 1881, Sarah Edwards' children Peyton F. Edwards and Belle Edwards Raguet gave the ten acre tract between "Bayou Lanana" and Lanana Street to Walton for his "lifetime services" to their mother. By 1885, Walton had transferred ownership of one acre in the southwest corner of the property to Millie Rolligan, a relative living with him, his wife Ellen Rolligan Walton and son Peyton; and the adjacent acre in the northwest corner to Annie McNeil, evidently a single African-American woman.

It was at this time that Walton and his wife also offered some two acres of land, just east of the present day Park Street Cemetery in the Historic District, to the congregation of the newly formed Zion Hill Baptist Church for the construction of its first permanent building. The Waltons were original members of this, the first black Baptist congregation in Nacogdoches, which had been chartered in 1879 upon the arrival in the community of Rev. Lawson Reed, a minister from Louisiana. The Zion Hill Baptist group had formed out of the long-established Union Church, a Methodist and Presbyterian assembly of African-Americans led by Rev. Horney Cleaver. Several of the original members and deacons of the Zion Hill congregation appear to have lived near the Walton, Rolligan and McNeil families, indicating that a small community had already grown up on and near Frank Walton's ten acres.

The community that was to become Zion Hill began to grow at the edge of the city near the end of a time of somewhat racially mixed housing patterns, for blacks and whites had uneasily co-existed during the first decades following emancipation. Census records for the City of Nacogdoches in 1870 and 1880 show residences of many blacks and mulattos scattered throughout the city, living near east Pilar, north Church, east Hospital and other nearby streets, among Anglo families of all economic circumstances. This mixed housing pattern was common in other Texas cities and communities throughout the South. In Dallas immediately following the Civil War, for example, black and white families lived and worked among one another in the very heart of the town. Within two blocks of the Dallas County courthouse, African-Americans and Anglos resided and conducted business near one another in the late 1860s, according to findings of a recent archaeological project. Harrison County census data also confirms that in Marshall, a major railroad town in East Texas, blacks in 1880 were living scattered among white families throughout the city. Cities in Georgia also experienced the same phenomenon: in Savannah and Augusta, "many freedmen continued for awhile after 1865 to occupy the housing in which they had lived as slaves...(and) blacks resided in most areas of the city." (Merritt,18)

It is likely, however, that this mixed housing phenomenon was primarily a continuation of an *ante-bellum* pattern. These apparently "integrated" areas were, perhaps, indicative less of blacks and whites living as neighbors than as living in a continued employer/employee relationship. Census records for Nacogdoches and Marshall, (and indeed for major Southern cities such as Richmond, Nashville and Mobile) show a preponderance of blacks who were living in white areas actually residing on side streets or alleys. African-Americans did not live on Mound Street in Nacogdoches, for example, but on "Mound Back Street," or alleys behind East Hospital or Fredonia Streets.

Significant population growth in Nacogdoches following the arrival in 1883 of the Houston, East & West Texas Railroad (HE&WT) helped bring population growth to the African-American community as well during the 1880s and 1890s. The rapid opening and expansion of the sawmills and other lumber-related commerce created jobs for black laborers, and many families moved to the Nacogdoches area from smaller county communities such as Sand Hill, Black Jack and Chireno. After emancipation, most freed people of color in the rural agricultural regions of East Texas, like their urban counterparts, had remained linked with white families, often their former owners, thanks to an otherwise uncertain economic status and limited transportation and communication opportunities. Once employment prospects improved with the coming of the railroad and industrial development, however, migration to urban areas soon followed. It is likely that this large migration of blacks to the cities seeking work contributed to their increasing isolation in self-contained communities, usually in outlying areas of the cities. Whites feared loss of economic dominance as the number of blacks seeking employment in the cities expanded. Thus began the significant growth and development of exclusionary housing attitudes.

Studies of major Southern cities in the late 19th century period indicate that some of the racially segregated housing pattern was voluntary: blacks evidently sought not only proximity to the industrial or semi-agricultural jobs that were most available to them, but also "a welcome freedom from white surveillance...." (Rabinowitz, 98) It is likely that such a set of circumstances may have encouraged the settlement of the Zion Hill community on Frank Walton's land at the edge of Nacogdoches. There is no known evidence that, as in some major cities in the South, active white efforts to move blacks to "camps" on the outskirts ever occurred.

Census data in 1880 and 1900 indicate that a majority of African-Americans living mostly on the edges of the urban communities of Marshall, Dallas and Nacogdoches were at least first generation and predominantly second (or older) generation Texans. Although the post-Civil War shortage of agricultural workers in Texas resulted in immigration to the state of more than 100,000 freedmen between 1865 and 1900, nearly all remained in rural areas for at least a generation, taking farming-related jobs (Rice, 162). Fewer than 15% of African-Americans listed in the 1910 census for Nacogdoches and Marshall had parents who were born in states other than Texas. The implication that blacks often did not migrate very far from their roots at the end of the 19th century is also borne out by results of oral history interviews which revealed that families who settled in Nacogdoches had come from rural communities in the same or neighboring counties.

During the 1880s and 1890s, while the Zion Hill community was developing at the northeast edge of Nacogdoches and houses such as the Queen Anne-style home of Rev. Lawson Reed at 512 N. Lanana (Site No. 863) and the two-room or double pen vernacular houses at 717 Bois d'Arc and 406 N. Lanana were erected, other African-American neighborhoods around the city grew under similar circumstances.

Rev. Horney C. Cleaver's 25 acre parcel on Orton Hill, southeast of the town center, developed as a black community after the arrival of the railroad. By 1900, the area was generally known as "Negrotown" or "Shawnee," after a major road that passed through the area. Cleaver, born of his white owner/father

Charlie Hobbs and a black mother in Nacogdoches County in 1848, had received the 25 acre tract from Hobbs sometime after the Civil War and soon acquired other significant farm properties throughout the county. As had Frank Walton, Cleaver sold, gave or rented portions of his Orton Hill land to other blacks who were settled there by 1904, when Cleaver offered a portion of the property to E.B. Hayward for development of what would become the huge Frost-Johnson lumbermill. Rev. Cleaver's congregation had also grown: the Union Church he had founded in 1869 was renamed the Cumberland Presbyterian Church and a new sanctuary was constructed on Shawnee Street by 1890. A "Colored Cemetery" was also established at Shawnee, serving along with the Park Street Cemetery as a burial ground reserved for area blacks.

Similar phenomena occurred in other East and Northeast Texas areas where substantial *ante-bellum* African-American populations had existed and where population growth brought significantly larger numbers of blacks to the edges of cities. In Dallas County after 1865, white farmers had developed large parcels (200 acres or more) of mostly cotton crops on land southeast of the City of Dallas, from the Trinity River floodplain to the fairgrounds (proposed Queen City Heights NR Historic District). By the 1880s, however, these larger parcels had been subdivided into five to ten acre plots and cultivated as truck farms or gardens. Evidence indicates that numerous blacks, some of whom may have been tenants or hired hands on the larger cotton farms, rented or owned many of these smaller plots of land. African-Americans established churches in this "suburban" community as early as 1874, and by about 1904 concerted efforts began to re-subdivide much of the land for exclusively black residential use. Across Dallas, on its northern outskirts, the black community of North Dallas grew up in the area of Freedman's Town, a rural, post-Civil War settlement of former slaves who congregated around the black-owned Freedman's Cemetery for mutual protection. There, too, churches and later businesses sprang up to serve the already settled residents of this "suburban" community.

Meanwhile, in Harrison County, the Marshall railroad yards employed many black laborers and semi-skilled workers by the turn of the century, and there, too, communities of African-Americans grew on the edges of the city. Railroad workers, laborers and their families had settled near one another in areas adjacent to the Texas & Pacific Railway tracks on the northern and northwestern fringes of the city, according to the 1900 census. The buildings of the two private colleges founded by African-Americans in Marshall, Wiley College (1873) and Bishop College (1885), were located near one another in this same black community northwest of the courthouse and near the T & P tracks.

Early non-farmer residents of these communities beyond the cities' limits were generally plumbers, porters and laborers, sawmill workers in Nacogdoches or railroad laborers in Marshall, all reflecting the dearth of professional and skilled jobs available to people of color. Only certain professions were regarded as open to educated African-Americans: doctors, clergymen and teachers appeared among blacks in the Nacogdoches and Marshall census records of the late 19th century, but no black lawyers appeared. (As a matter of fact, there were only two black lawyers in Atlanta in 1890, six in Richmond and nine in Nashville. [Rabinowitz, 90])

Despite the limited opportunities for educated youngsters to enter many professions, learning was nevertheless a critical part of life in the African-American communities of Nacogdoches. Results of efforts across Texas after the Civil War to provide education for the children of freedmen had been at best uneven, and white citizens were rarely supportive. However, in many cities, leading African-Americans, often shepherded by the black churches, attempted to create educational institutions themselves. By 1877, the Colored Baptist Board of Education was soliciting funds for completion of the "Centennial" school in Marshall. In Nacogdoches, meanwhile, a tradition of black education in the city was begun by Horney Cleaver. Educated at Prairie View Normal School (now Prairie View A&M, a state university northwest of Houston), Cleaver had helped to establish a school for African-American children sometime after the Civil War, teaching at the school along with white educators furnished by the federal Freedman's Bureau. The opening of a new "Colored School" in the Shawnee community in 1903 institutionalized education for black youngsters, and census records and community recollections tell of a significant number of families in the African-American neighborhoods, particularly Zion Hill, boarding students sent by relatives and friends from the small, rural communities such as Sand Hill, Nat, Black Jack and Harmony where no educational opportunities yet existed. Later, by the 1920s, small country schools for African-Americans began to be opened. Retired Nacogdoches educator Ella Mae Sheffield, for example, began her teaching career in 1922 as an 18 year old in Nat, Texas, west of Nacogdoches. The tradition of student boarders taken in by the urban communities continued for many years afterward, however.

Once the schools, churches, meeting halls and other institutions that served the African-American communities were established following initial settlement of these segregated quarters, still more black residents were attracted to the areas by those very institutions, thereby reinforcing the developing pattern of segregated neighborhoods. Social, religious and fraternal institutions, some scholars maintain, grew during the latter part of the 19th century in African-American communities in Texas in part because blacks were being increasingly and systematically excluded from participation in politics and business (Rice, 268).

The continued growth of the African-American population in Nacogdoches in the 1890s required that the Zion Hill Baptist Church, which had met in the one room frame building on Frank Walton's donated land near the cemetery, needed a larger building. The congregation erected a new sanctuary near the site of their original, outdoor meeting place on present-day Logansport Street somewhat north of the Zion Hill District, still at the edge of the developing city.

By 1910, the communities of Zion Hill and Shawnee were well established, their residents generally engaged in occupations related to their respective neighborhoods. The Zion Hill area was home to primarily service workers: shop porters, and in some cases owners of small businesses, and servants, maids, cooks and groundskeepers for affluent white families who lived nearby. (Open land between Frank Walton's tract and Washington Square, adjacent to the already established black community east of Lanana Street, had been sold by Peyton Edwards in 1899 to a number of prominent white citizens who erected imposing

residences on North Mound Street. Many Zion Hill residents worked for the Perkins, Hardeman, Blount, Strong and Stripling families on Mound Street during the early decades of this century.)

Meanwhile, Shawnee inhabitants more often were employed by the lumber mills, cotton gins or the railroad, and long time residents of both communities recall a social and economic rivalry between the two areas. Some remember an early-century desire among sawmill workers' families in Shawnee to "move up" to Zion Hill.

Expansion of the well-to-do white neighborhood surrounding Washington Square and along Mound Street reached farther north during the 1910s. The congregation of Zion Hill Church thus was pressured to abandon their second home on Logansport Street. The church trustees purchased land from prominent Nacogdoches department store owner John Schmidt on Lanana Street, between the predominantly Anglo-American Oak Grove Cemetery and the former Walton farmland. Schmidt assisted the church members by refusing a down payment and financing construction of the new building. He also secured the services of local architect Dietrich A.W. Rulfs to design and build the church. Rulfs, having an exceptional reputation for both residential and commercial architecture in the city, designed a white frame church in an outstanding blend of Victorian-era massing and Gothic Revival detailing. Considered one of the finest church edifices among African-American congregations in East Texas, the Zion Hill Baptist Church was completed in 1914 at a cost of $7,223 and quickly established itself as the social and religious center for members of the Zion Hill community and many other local black families.

The nearby Park Street Cemetery also continued to serve as the resting place for many members of the community. It is not known when the earliest burials occurred there (the oldest remaining legible marker is dated 1897), but numerous late 19th century residents of Zion Hill are interred in Park Street, including Annie McNeil, the Rolligan and Donegan families, and Rev. Lawson Reed himself. No doubt many more former Zion Hill residents also rest in the Park Street burial ground, but fewer than three dozen markers remain within the area enclosed by simple chain link fencing.

Little is known about the history of individual buildings or their owners in the Zion Hill Historic District or other African-American communities in the city. Lot registers and tax abstract records for Nacogdoches during the early years of the century are lost or destroyed, and except for 1935, city directories were not published until after World War II. However, community oral histories reveal that, as the Zion Hill and Shawnee communities grew in the early 20th century, both black and white property owners developed housing for the residents. Family records indicate that Rev. Horney Cleaver owned numerous properties in Shawnee, renting them to both residents and commercial shopkeepers. Meanwhile, the Rolligan descendants, sisters Ellen and Lela, owned a number of rental houses on and near Lanana Street in Zion Hill, and for a time operated a small general store at 504 Lanana Street (Site No. 860).

The vernacular, wood frame two-room, shotgun, pyramidal roof, and bungalow houses constructed in Zion Hill and Shawnee reflect similar housing types and standards to those existing in African-American communities throughout the South.

A description by the British Board of Trade of housing in Atlanta in 1910 could have as easily described conditions in Zion Hill:

> The typical dwellings of the coloured people contain two or three rooms...the whole building consists...of one story, built of wood on brick piles. As a rule in the case of two room dwellings there is no entrance lobby, the front room being entered direct from the street....In many instances the houses look as though built upon a piece of wasteland, with all its inequalities unlevelled, and the yards of the houses are often not to be distinguished from the surrounding plots. The practice of building these little "shacks" on brick piles dispenses with the need for a specially prepared foundation. (quoted in Rabinowitz, 118)

(Many current and former Zion Hill residents recall the community as having mostly "swept yards" of packed earth, rather than lawns and landscaping.)

White landlords bought and built numerous residential properties in the community. Current inhabitants report that most of the houses along both sides of Richardson Street were built before 1922 by a white owner whose name is now forgotten. Prominent pharmacist Charles Perkins, whose own house at 516 N. Mound Street was designed by Dietrich Rulfs in 1900, constructed two rental houses on Lanana Street directly behind his new home at about the same time; one still remains, in altered form (505 N. Lanana, Site No.861). Several Mound Street neighbors of Perkins also owned rental houses in Zion Hill: Judge Beeman Strong, Kline Branch and Tolbert Hardemann each built vernacular tenant houses in the district.

Black entrepreneurs established rental housing in the community as well. Between 1922 and 1929, Ernest and Ola Smith who for many years had been employed as domestics by the Blounts, a prominent white family living on nearby Mound Street, built numerous small frame, vernacular rental houses on three paralleling streets that extended eastward toward Lanana Creek from Richardson Street. Casz Donegan's dry cleaning establishment on Bois d'Arc Street adjoined several rental houses he owned on Mast Alley behind it.

A few black-owned businesses flourished in the Zion Hill community for a time. By the 1920s, former lumbermill "sawman" Casz Donegan opened and operated a dry cleaning establishment in the shotgun building at 713 Bois d'Arc Street (Site No.356) behind his own house at 402 Lanana (demolished). Neighborhood residents remember a dance hall in the building at 416 Richardson (demolished), which is also remembered as an early site of a small school operated before the opening of the larger public Colored School in Shawnee. A cafe also existed for a time at 322 Richardson (Site 1245).

Residents recall that the Zion Hill community never had the proliferation of local businesses and services available in the Shawnee community; Zion Hill inhabitants continued to patronize the few black-owned businesses downtown, as well as the establishments in Shawnee. In Nacogdoches, as in much of the South, blacks had dominated some skilled trades or occupations and served a largely white clientele in the early part of the post-Civil War period. The building trades, livery businesses, services (barbering, for example, which for some reason was particularly disdained as an occupation by whites), and grocery and general merchandise concerns were identified by W.E.B. duBois in an 1899 survey as the predominant range of black-owned businesses in the South (Rabinowitz, 78).

Census records indicate that the same jobs were common among Nacogdoches' African-American citizens as well, particularly among Zion Hill residents. However, as in other areas of the South, the early 20th century saw the advent of institutionalized segregation laws, and increasing white displacement of blacks occurred in entrepreneurial trades such as the grocery, general merchandising and even barbering concerns. Whites abandoned black businesses as patrons, further restricting the ability of black businessmen to succeed and confirming the relegation of most African-Americans to the lowest rungs of the socio-economic ladder. Zion Hill-area oral history interviews reveal memories of many early black businesses on Church Street just off the Principal Square, which had co-existed with white-owned establishments for years, being forced out by neighboring business owners at the turn of the century.

Until well after World War II, Zion Hill remained as the preeminent African-American community in Nacogdoches. Several generations of families long-settled in the neighborhood continued to reside there, among them cousins Aaron Reed, Clarence ("Bo") McMichael, and Willie T. Whitaker, Jr., descendants of Rev. Lawson Reed; and sisters Ellen and Lela Rolligan. Children from the community still walked the two miles or so down Lanana Creek to attend the Colored School, renamed E.J. Campbell School in 1929 in honor of a long-time principal. The Zion Hill Baptist Church also continued to flourish. As the black community became more economically diverse, educated and socially organized, interest grew in self-improvement, culture and membership in a variety of benevolent and fraternal associations. Zion Hill residents were active members of Eastern Star, the Masonic orders, Knights of Pythias, American Woodmen and other benevolent societies. As in Dallas, Marshall, and other cities with established black communities, church and fraternal membership were critical measures of one's place in the social hierarchy: "Of what church and order are you?" was a familiar query to many in these African-American communities.

Still legally or economically excluded from or relegated to separate facilities at many forms of amusements accessible to whites, blacks living in Zion Hill and Shawnee enjoyed other types of entertainment during the first decades of the 20th century. Rail and later auto excursions were a popular way to relax, and many long time residents fondly remember trips to the country, or even across town to visit friends and relatives. Picnics, and of course church events, were also favorite leisure pastimes.

While new generations of residents grew up in Zion Hill, little physical change occurred in the community after the century's second decade. Few new houses were constructed in the district following the boom of residential construction in the 1920s. The first street paving occurred in the 1930s when a WPA project laid concrete along the length of Lanana Street; it would be some time before Richardson or Bois d'Arc Streets would be similarly treated, and Gene, Ola, Ernest and Mast Alleys remain dirt roads today. The most significant physical changes to houses in the district since the 1920s have been the application of synthetic materials over original wood siding on many of the properties, and occasional alterations of front porches. The Shawnee community, unfortunately, experienced a more palpable decline: houses deteriorated and many were abandoned; and the huge lumberyard and sawmill facility closed, its buildings demolished to make way for nearby suburban development as the city grew southeastward.

More recently, however, physical deterioration of the Zion Hill community has also accelerated. Many of the simply, and sometimes poorly, constructed vernacular frame houses began to disintegrate, particularly those owned by absentee landlords who now are primarily not members or descendants of the community. Between 1990 and 1992 an alarming number of houses, particularly in the area east of Richardson Street in and near the floodplain of Lanana Creek, have been abandoned and destroyed either by neglect or by demolition. However, fully 89% of the buildings remaining in Zion Hill are listed as Contributing to the character of the historic district, their essential architectural and environmental elements remaining relatively intact.

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BOUNDARY JUSTIFICATION:

The Zion Hill Historic District borders the Washington Square Historic District (NR, 1992) on the northwest and southwest. It is separated from the Washington Square district by property lines on the west. The sharp change in topography and resources makes a distinct break between the two districts. The northern boundary is set by Park Street and further emphasized by a subdivision of 1980s houses and townhouses. The eastern boundary is formed by the natural feature, Lanana Creek. The property to the east of the Creek is largely undeveloped and historically not associated with the district. The southern boundary is established by the Oak Grove Cemetery, largely Anglo-American, which extends up to Lanana Street and essentially meets the western boundary. In total, the district is largely separate and distinct from its surrounding property and resources. This separation reflects the cultural development patterns of the community as documented in the narrative.

VERBAL BOUNDARY DESCRIPTION:

Beginning at the northwest corner of lot 1, Block 5, Original Town, thence east along Park Street and continuing until reaching Lanana Creek. Thence south following Lanana Creek until reaching the southeast corner of lot 18, Block 5, Original Town. Thence west along said lot and continuing until reaching the southwest corner of lot 12-A, Block 5, Original Town. Continue west across N. Lanana Street to the east property line of lot 5-A, Block 4, Original Town. Thence south along said lot to its southwest corner. Thence west along the south property line of lot 5-A, Block 4, Original Town, to its southwest corner. Thence north along the back property line of 5-A, Block 4, Original Town, to its northwest corner. Thence east to the southwest corner of lot 4-B, Block 4, Original Town. Thence north along the back property line of said lot and continuing until reaching the northwest corner of lot 4-A, Block 4, Original Town. Thence east to the southwest corner of lot 3-A, Block 4, Original Town. Thence north along the back property line of said lot and continuing until reaching the northwest corner of lot 3-B, Block 4, Original Town. Thence west to the southwest corner of lot 2-F South, Block 4, Original Town. Thence north along the back property line of said lot and continuing until reaching the northwest corner of lot 2-J, Block 4, Original Town. Thence east to the southwest corner of lot 2-G, Block 4, Original Town. Thence north along the back property line of said lot to its northwest corner. Thence west to the southwest corner of lot 2-I, Block 4, Original Town. Thence north along the back property line of said lot to its northwest corner. Thence east along the north property line of said lot and continuing across N. Lanana Street until reaching the west property line of lot 1, Block 5, Original Town. Thence north to the point of beginning.

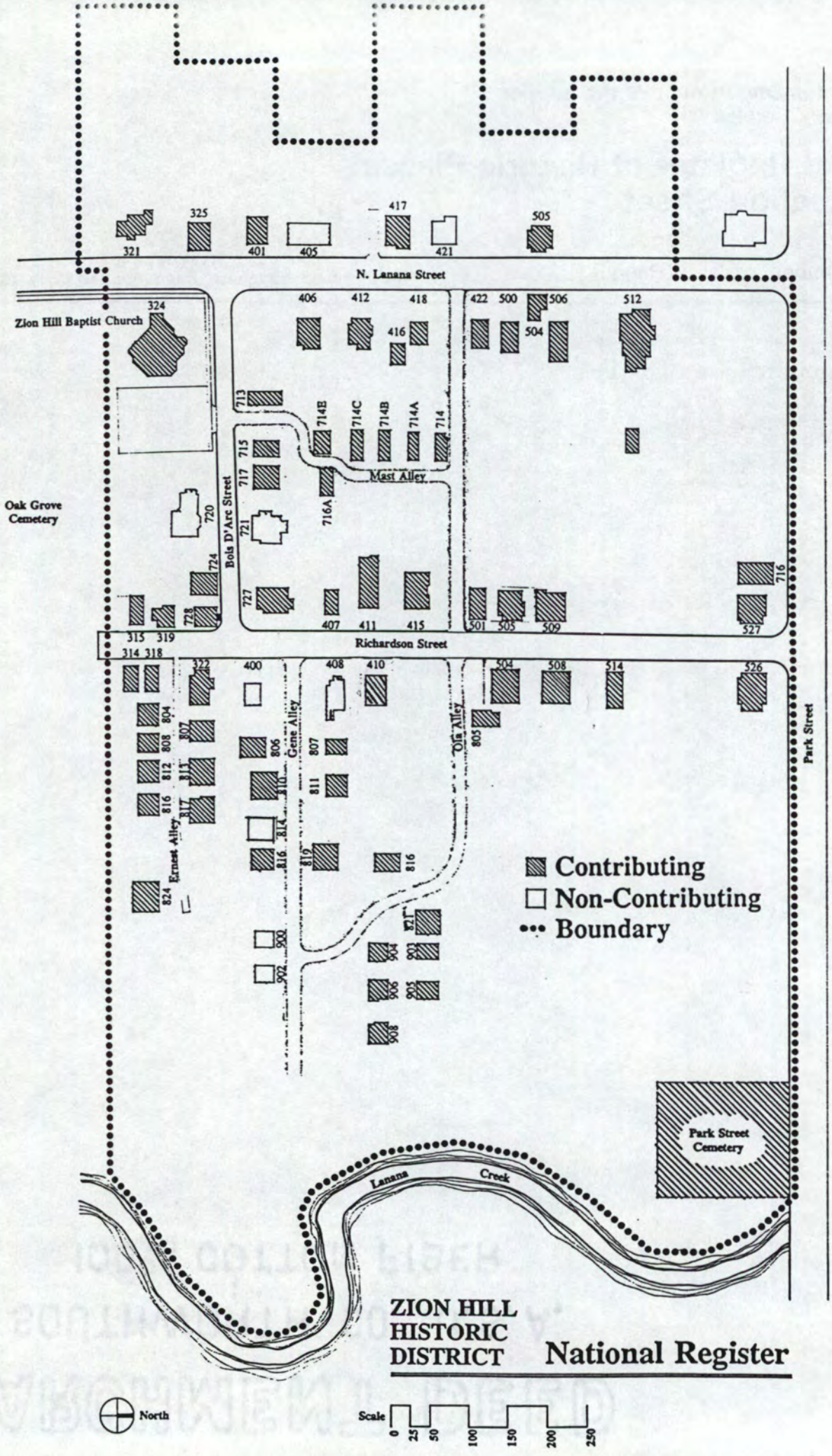
United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number MAPS Page 25

Zion Hill Historic District
Nacogdoches, Nacogdoches Co., TX

SEE DISTRICT MAP ON REVERSE


N. Lanana Street
Richardson Street
Zion Hill Baptist Church
Oak Grove Cemetery
Bois D'Arc Street
Mast Alley
Ernest Alley
Gene Alley
Ola Alley
Park Street
Park Street Cemetery
Lanana Creek
Contributing
Non-Contributing
Boundary
ZION HILL HISTORIC DISTRICT
National Register
North
Scale
0 25 50 100 150 200 250

PHOTOGRAPHS - ADDITION TO NACOGDOCHES MULTIPLE PROPERTY NOMINATION

Property Name	Zion Hill Historic District
Address	406 - 418 Block of North Lanana
City, County State	Nacogdoches, Nacogdoches County, Texas
Photographer	David Moore of Hardy-Heck-Moore
Date of Photograph	March 1990
Location of Negative	Texas Historical Commission, Austin, Texas
Camera Looking	Northeast
Photo	1 of 8

Property Name	Zion Hill Historic District
Address	324 North Lanana
City, County State	Nacogdoches, Nacogdoches County, Texas
Photographer	David Moore of Hardy-Heck-Moore
Date of Photograph	March 1990
Location of Negative	Texas Historical Commission, Austin, Texas
Camera Looking	Southeast
Photo	2 of 8

Property Name	Zion Hill Historic District
Address	800 Block of Ernest
City, County State	Nacogdoches, Nacogdoches County, Texas
Photographer	David Moore of Hardy-Heck-Moore
Date of Photograph	March 1990
Location of Negative	Texas Historical Commission, Austin, Texas
Camera Looking	East
Photo	3 of 8

Property Name	Zion Hill Historic District
Address	325 and 401 North Lanana
City, County State	Nacogdoches, Nacogdoches County, Texas
Photographer	David Moore of Hardy-Heck-Moore
Date of Photograph	March 1990
Location of Negative	Texas Historical Commission, Austin, Texas
Camera Looking	Northwest
Photo	4 of 8

Property Name	Zion Hill Historic District
Address	421 and 505 North Lanana
City, County State	Nacogdoches, Nacogdoches County, Texas
Photographer	David Moore of Hardy-Heck-Moore
Date of Photograph	March 1990
Location of Negative	Texas Historical Commission, Austin, Texas
Camera Looking	Northwest
Photo	5 of 8

Property Name	Zion Hill Historic District
Address	501 - 509 Richardson
City, County State	Nacogdoches, Nacogdoches County, Texas
Photographer	David Moore of Hardy-Heck-Moore
Date of Photograph	March 1990
Location of Negative	Texas Historical Commission, Austin, Texas
Camera Looking	Northwest
Photo	6 of 8

Property Name	Zion Hill Historic District
Address	800 - 900 Block of Gene Alley
City, County State	Nacogdoches, Nacogdoches County, Texas
Photographer	David Moore of Hardy-Heck-Moore
Date of Photograph	March 1990
Location of Negative	Texas Historical Commission, Austin, Texas
Camera Looking	Northeast
Photo	7 of 8

Property Name	Zion Hill Historic District
Address	900 Block of Ola Alley
City, County State	Nacogdoches, Nacogdoches County, Texas
Photographer	David Moore of Hardy-Heck-Moore
Date of Photograph	March 1990
Location of Negative	Texas Historical Commission, Austin, Texas
Camera Looking	West
Photo	8 of 8

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Zion Hill Historic District

MULTIPLE NAME: Nacogdoches MPS

STATE & COUNTY: TEXAS, Nacogdoches

DATE RECEIVED: 12/11/92 DATE OF PENDING LIST: 12/22/92
DATE OF 16TH DAY: 1/07/93 DATE OF 45TH DAY: 1/25/93
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 92001759

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 1/7/93 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 _____

406-418 BLOCK of NORTH LANANA
ZION HILL HISTORIC DISTRICT
NACOGDOCHES, NACOGDOCHES CO., TEXAS

PHOTOGRAPH 1 of 8

324 NORTH LANANA
ZION HILL HISTORIC DISTRICT
NACOGDOCHES, NACOGDOCHES CO., TEXAS

PHOTOGRAPH 2 of 8

RICHARDSON

pg 485

TX-2

800 BLOCK of ERNEST
ZION HILL HISTORIC DISTRICT
NACOGDOCHES, NACOGDOCHES CO., TEXAS

PHOTOGRAPH 3 of 8

325 & 401 NORTH LANANA
ZION HILL HISTORIC DISTRICT
NACOGDOCHES, NACOGDOCHES CO., TEXAS

PHOTOGRAPH 4 of 8

421 & 505 NORTH LANANA
ZION HILL HISTORIC DISTRICT
NACOGDOCHES, NACOGDOCHES CO., TEXAS

PHOTOGRAPH 5 of 8

501 - 509 RICHARDSON
ZION HILL HISTORIC DISTRICT
NACOGDOCHES, NACOGDOCHES CO., TEXAS

PHOTOGRAPH 6 of 8

800-900 BLOCK of GENE ALLEY
ZION HILL HISTORIC DISTRICT
NACOGDOCHES, NACOGDOCHES CO., TEXAS

PHOTOGRAPH 7 of 8

900 BLOCK of OLA ALLEY
ZION HILL HISTORIC DISTRICT
NACOGDOCHES, NACOGDOCHES CO., TEXAS

PHOTOGRAPH 8 of 8

NPS Form 10-900 OMB No. 1024-0018

United States Department of the Interior
National Park Service
National Register of Historic Places Registration Form

1. Name of Property

Historic Name: Zion Hill Historic District (amendment to change status of the house at 720 Bois d'Arc)
Other name/site number: Clay House; Popp Place
Name of related multiple property listing: NA

2. Location

Street & number: 720 Bois D'arc
City or town: Nacogdoches State: Texas County: Nacogdoches
Not for publication: ☐ Vicinity: ☐

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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.

I recommend that this property be considered significant at the following levels of significance:
☐ national ☐ statewide ☑ local

Applicable National Register Criteria: ☑ A ☐ B ☑ C ☐ D

Mark Wolfe State Historic Preservation Officer 8/19/22
Signature of certifying official / Title **Date**

Texas Historical Commission
State or Federal agency / bureau or Tribal Government

In my opinion, the property ☑ meets ☐ does not meet the National Register criteria.

Signature of commenting or other official **Date**

State or Federal agency / bureau or Tribal Government

4. National Park Service Certification

I hereby certify that the property is:

___ entered in the National Register
___ determined eligible for the National Register
___ determined not eligible for the National Register
___ removed from the National Register
___ other, explain: _____

Signature of the Keeper **Date of Action**

5. Classification

Ownership of Property: Private

Category of Property: Building (within listed district)

6. Function or Use

Historic Functions: Domestic: Single Dwelling

Current Functions: Work in Progress

7. Description

Architectural Classification: Late 19th Century / Modified L-Plan

Principal Exterior Materials: Wood

Narrative Description

8. Statement of Significance

Applicable National Register Criteria: A, C (same as district as a whole)

Criteria Considerations: NA

Areas of Significance: Architecture; Ethnic Heritage/African American (same as district as a whole)

Period of Significance: c.1890-1940 (same as original nomination)

Significant Dates: c.1890

Significant Person (only if criterion b is marked): NA

Cultural Affiliation (only if criterion d is marked): NA

Architect/Builder: J.P. Popp (builder)

Narrative Statement of Significance

9. Major Bibliographic References

Bibliography

Previous documentation on file (NPS):
___ preliminary determination of individual listing (36 CFR 67) has been requested. Part 1 approved on (date)
___ 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 (*Texas Historical Commission*, Austin)
___ Other state agency
___ Federal agency
___ Local government
___ University
___ Other -- Specify Repository:

Historic Resources Survey Number (if assigned): NA

10. Geographical Data

N/A

11. Form Prepared By

Name/title: Richard Orton
Organization: African American Heritage Project
Street & number: 2320 Tanglewood Circle
City or Town: Nacogdoches State: TX Zip Code: 75961
Email: rorton.mac@mac.com
Telephone: 936-564-3291
Date: August 2022

Additional Documentation

Maps (see continuation sheets 9-11)

Additional items (see continuation sheets 12-13)

Photographs (see continuation sheets 14-22)

Photograph Log

1. North elevation from Bois d'Arc Street (August 2022, showing new roof). The new window on the far left replaced a door installed in early 20th century after the orientation of the house changed when Richardson Street was no long a main thoroughfare due the extension of the Oak Grove Cemetery. Part of the porch still remains under the window, but it will be removed.

2. West elevation (showing in-kind replacement of deteriorated siding, August 2022).

Photos 3- 9 were taken February 2022

3. Photo from the southwest with view of the back porch. The brown tarp covers where a bathroom was built (not part of the original house) and that we have taken out.

4. South elevation, facing back of the house.

5. East facade. The original front door has been closed in since the large porch covering most of side fell down, probably in the 60s or 70s.

6. Dining room from kitchen doorway into fireplace room, facing east.

7. Fireplace room from fireplace through hallway into parlor, facing south.

8. Parlor looking east through hall into fireplace room, facing north.

9. Current view similar to 1992 survey photo, facing southwest.

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management. U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

The Zion Hill Historic District was listed in the National Register in 1993 as "an intact collection of modest domestic buildings that date to the late 19th and early 20th centuries and that best represents the nearly self-contained communities of African-Americans that developed in Nacogdoches around the turn of the century." Most of the buildings are modest frame residences brick 1- and 2-part commercial buildings typical in material and form to those found in other Texas communities of the period. The purpose of this nomination amendment is to reclassify one building in the Zion Hill Historic District from *noncontributing* to *contributing*. This amendment is limited in scope to address only the status of this building.

The house at 720 Bois D'Arc was originally classified in the nomination as noncontributing, despite it having been built c.1910, during the stated period of significance (c.1890-1940). The nomination described the building as follows:

> l-story L-plan wood frame house with composition shingled gabled roof, horizontal clapboard siding, 1/1 wooden double-hung windows with corbeled hood molds, brick fireplace on projecting bay on north wall; gable over door beside fireplace; shed roof addition on west wall.

The nomination noted that noncontributing properties as:

> 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. An example includes the residence at 405 N. Lanana. Noncontributing buildings also include pre-1940 structures that have been so severely altered that little, if any, of their original or historic fabric is recognizable. Other examples include 400 Richardson and 421 N. Lanana.

The nomination preparers and the SHPO likely determined that the building at 720 Bois D'Arc should be classified as noncontributing due to window alterations, removal of the porch, removal of the door on the east elevation, and placement of a door to the east of the chimney on the south elevation. At the time the building nevertheless retained its original massing, most of its original wood siding, and roof configuration. The Texas Historical Commission would consider the building in this condition as a contributing property if nominated today.

Additional Documentation of the Building's History[1]

Named the Clay House for its longest-running occupant, Charlie Clay, the house at 720 Bois d'Arc was originally the "Popp Place," for its builder J. P. Popp. Sale and deed records for the Clay House establishes a likely build date of 1900. Though the house shows minimal overt style elements to place it in time, the apparent original siting and plan suggest the earlier date. 1900 as its date places it at the end of the early period of semi-rural building, but before the rapid construction of a more urban neighborhood. Mr. Popp's house was built beyond the cemetery in an open area, and he sold the land for a good profit only a year after purchase. Despite his short tenure, it remained the "Popp Place" for twenty years.

Available sources about the age of Zion Hill houses indicate that none of the currently or recently extant houses were there before about 1890. A few were built in the 1890-1900 decade. The main rush of construction was in the 1920s, and changed the character of the area dramatically, making it a neighborhood rather than a semi-rural area of limited settlement. The Clay House's center hall does not face the street, although the tradition in rural or semi-rural locations was to face the main road. Mr. Popp may have oriented the house to the east to face Richardson Street, which now dead-ends into the cemetery, which continued to grow after the house's construction. By 1910 the house at 724 Bois d'Arc was built right in the view from the Clay House porch, followed by the house at 728 Bois d'Arc.

[1]Adapted from Evelyn Montgomery, Ph.D, "The Clay House: An Abbreviated Historic Structure Report" (2020). Evelyn Montgomery, PhD, Charity Rakestraw, PhD, Ronald L Siebler. On file at the Texas Historical Commission.

The plan of the house consists of a front section and rear wing. The front section has two rooms with an entry hall between them, a center-hall form. The rear wing off of the less heavily decorated of these front chambers contains two rooms, the rear one being the kitchen. Examination of the structure visible in the attic reveals that both sections were built before the exterior cladding of the house was applied, but also suggests that the original plan might have been to only build the front section, with the rear added after construction began. Cost of materials could have been a factor in favor of small size, perhaps overcome by a desire to have a more comfortable and convenient house.

The front section of the house expresses an awareness of proper refined living. The left front room was given decorative details associated with the Victorian Era parlor, a place for formal entertainment. The height of the windows, and their symmetrical placement in both front rooms, is part of this effort. The carved woodwork in the parlor was a key feature. As a carpenter, Popp may have been able to make this himself, but such decorations produced by industrial mills were increasingly available and affordable. The other front room may have been intended to serve as a best bedroom, family sitting room, location for less formal gatherings, or all three. Less fancy than the parlor, it was given the same shape, size and original window configuration, and was clearly part of the "public" portion of the house.

The rear wing of the Clay house is informal. The room now called the dining room may or may not have been originally intended for that purpose. The double doors to the room suggest it was seen as an extension of the front uses, but it is a bit smaller and the door layout is not very elegant. It is distinct from the front rooms in the casual feature of three grouped windows. The kitchen opens directly to the rear porch, a convenient feature for kitchens of the time, particularly in less urban areas where there was room to produce food by gardening, raising chickens or keeping a cow, all quite possible in the early years of the neighborhood. The porch was a shady, breezy alternative workspace, particularly for messy or hot work like laundry day. The shed room at the very back was a utilitarian addition, probably for tools or supplies, and its construction date is not known. It appears on the 1922 Sanborn map, as does a small shed near it, at the edge of the street.

The kitchen retains what appear to be its original cabinets, quite modern in the early years of the house as older kitchens were furnished with movable storage. The one near the porch door includes two large flour bins, probably for white flour and cornmeal, purchased in bulk because baking was an everyday task. The original stove was on the wall by the dining room. Physical evidence reveals where the first gas service entered the house. This room is also where the first indoor water supply entered. The sink cabinet may have originally held a sink served by a hand pump from a well, or water may have been hand carried.

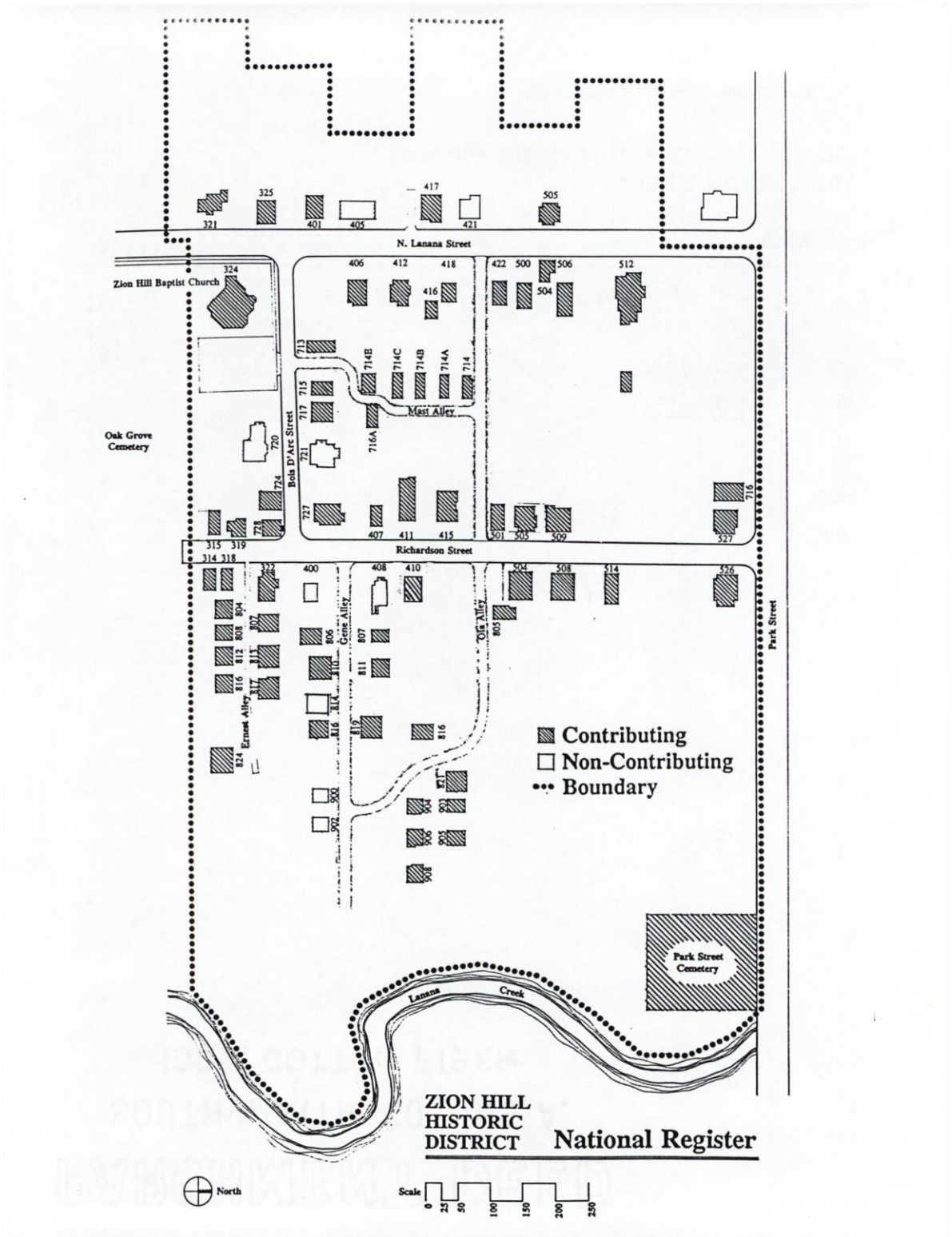
Rehabilitation Project Summary

The African American Heritage Project AAHP began in 2009, and the organization acquired the Clay House from the City of Nacogdoches in April 2010. The task of the organization is to preserve African American history in Nacogdoches and do educational programs that featuring that history. Within months AAHP put a temporary roof on the house to stop the numerous leaks. A grant from the Summerlee Foundation which funded Robert Siebler, Inc. to complete an Abbreviated Historical Structures Report in 2020, providing an outline of a plan for completing the project. The rehabilitation project has leveled and stabilized the foundation, installed a new roof, replaced deteriorated siding in-kind, repaired floors, and built, installed, and painted 14 wood sash windows modeled after the originals. Preservation architect Donna Carter of Austin is overseeing current work. The owners are seeking funding to complete most of the major structural and systems work on the house, including plumbing (with ADA interior bathrooms), electrical, HVAC, and the rebuilding of the porch on the original front of the house (the sunroom). The external repairs to the house could be completed by the end of 2022 with normal fundraising. Much work still remains, including ADA compliant bathrooms, plumbing, electricity, and HVAC. None of the proposed work will have an effect on the overall integrity of the building, which retains sufficient integrity to be identified as a contributing building in the district at this time.

Google Earth Map (accessed August 18, 2022).

720 Bois D'Arc, Nacogdoches
31.605013° -94.648159°

Map from original nomination

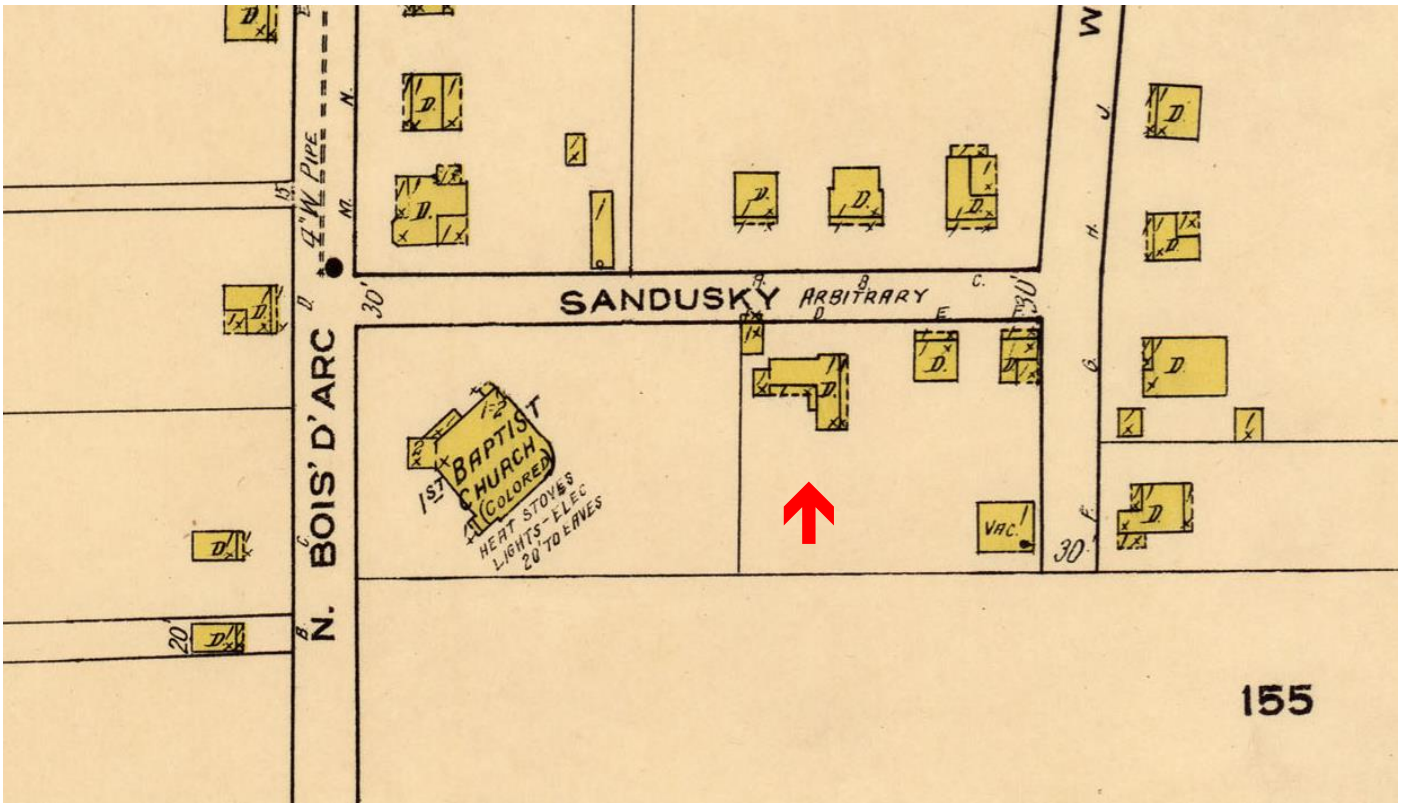


1992 Survey Photo. Original caption: "Significant alterations – Original porch removed – Windows altered"

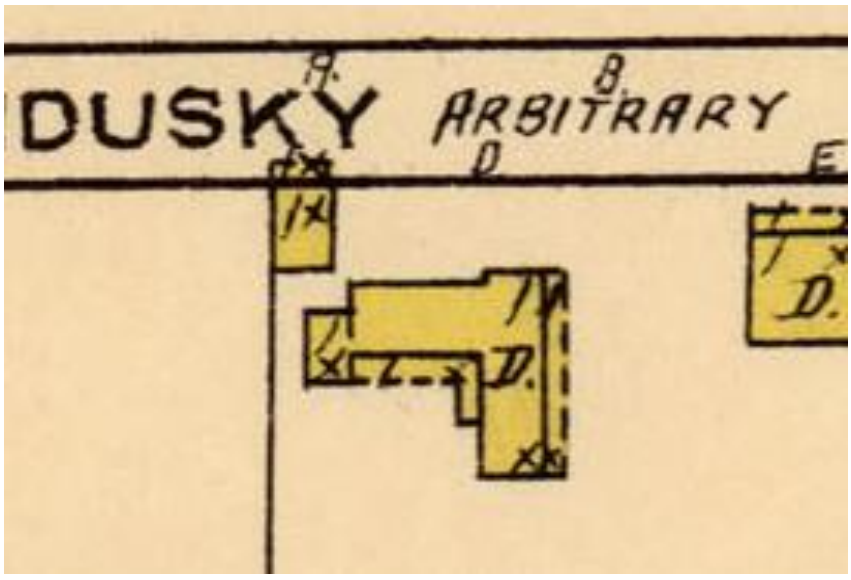
2013 at time of acquisition by current owner

Sanborn Fire Insurance Maps

Nacogdoches, April 1922 (Sheet 6 detail)

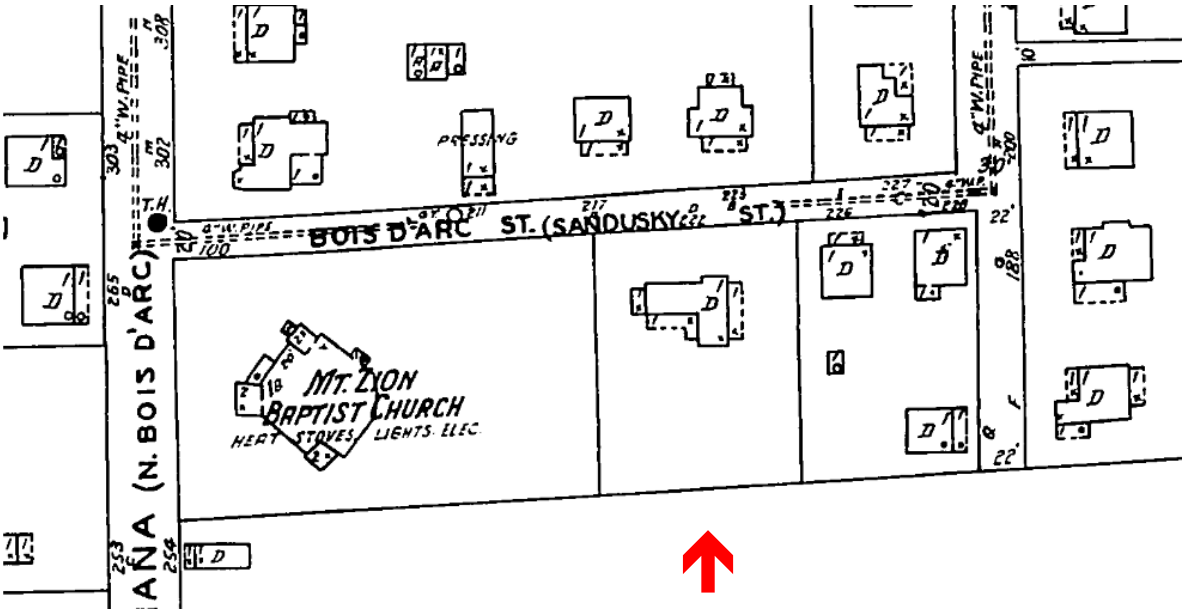


Detail

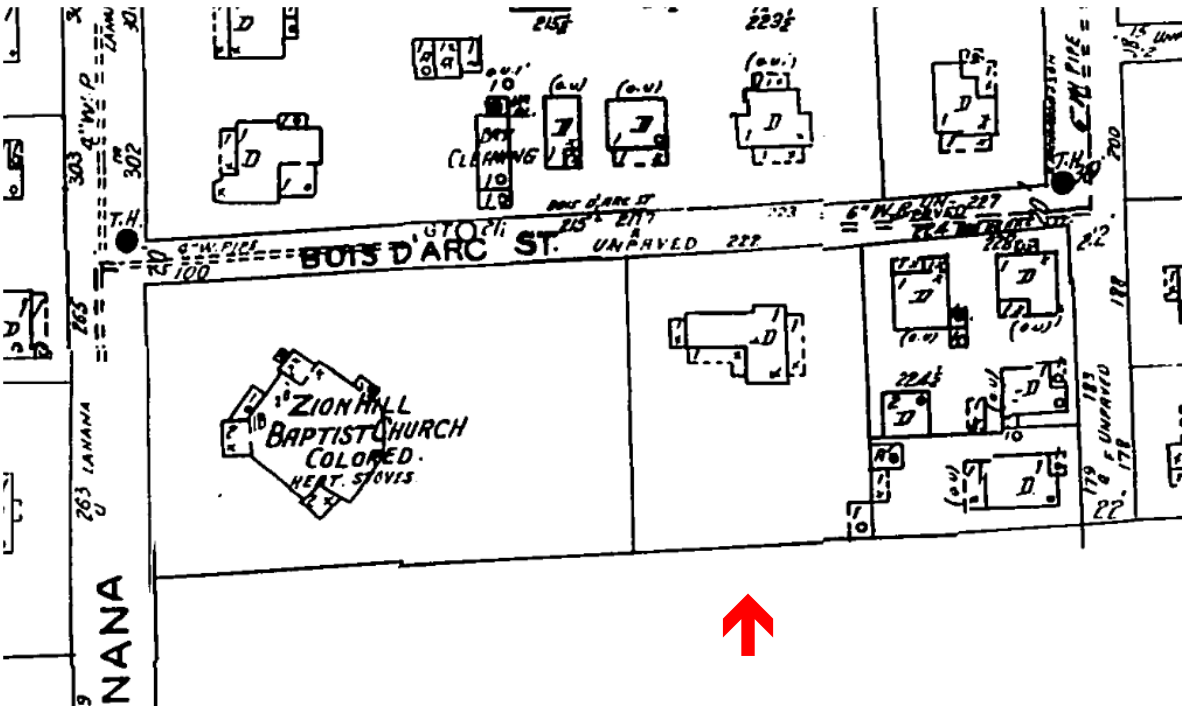


Sanborn Fire Insurance Maps

Nacogdoches Feb. 1929 (Sheet 8 detail)



Nacogdoches Feb. 1929-Aug. 1946 (Sheet 8 detail)



Floorplan showing room configuration and original porch

Photographs

1. North elevation from Bois d'Arc Street (August 2022, showing new roof). The new window on the far left replaced a door installed in early 20th century after the orientation of the house changed when Richardson Street was no long a main thoroughfare due the extension of the Oak Grove Cemetery. Part of the porch still remains under the window, but it will be removed.

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7. Fireplace room from fireplace through hallway into parlor, facing south.

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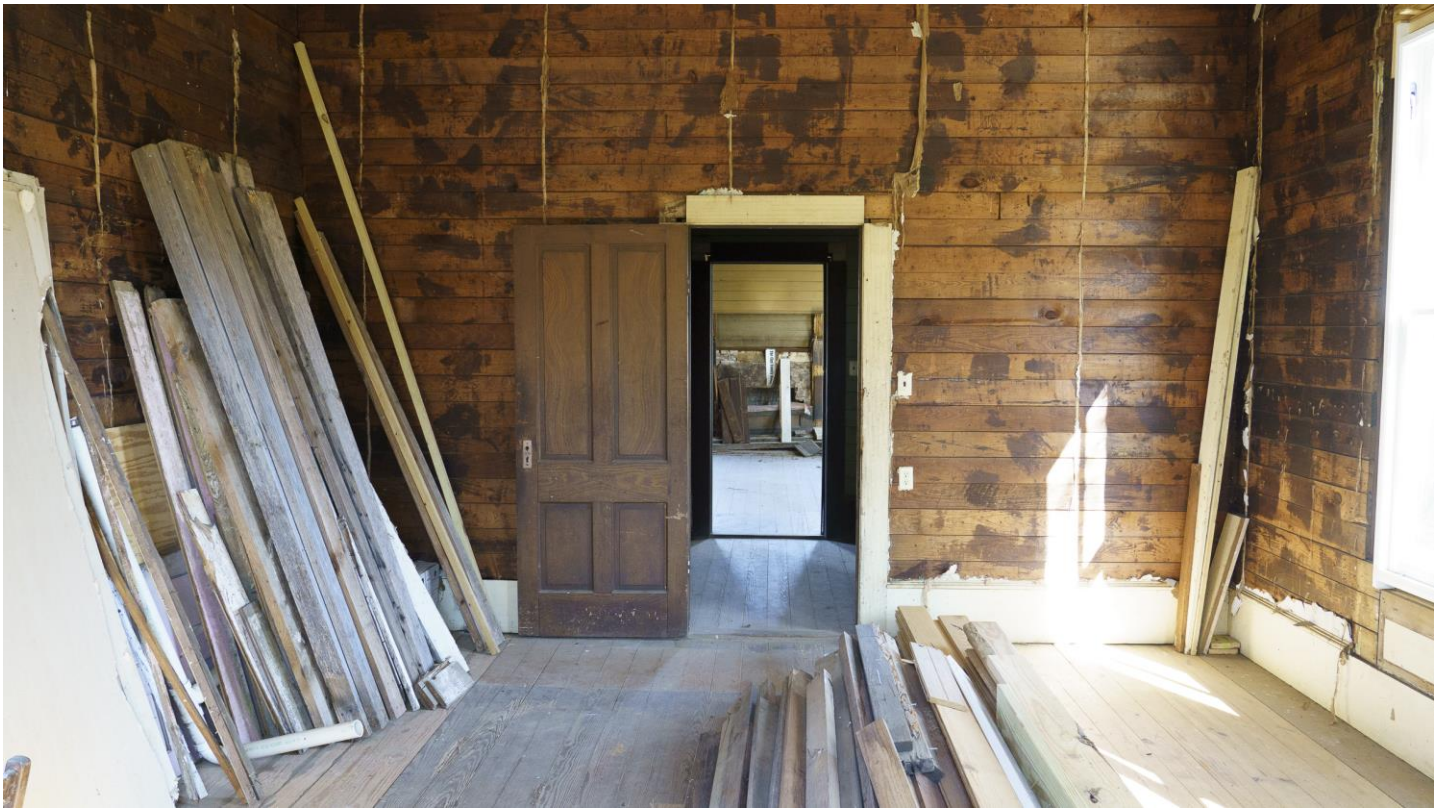

9. Current view similar to 1992 survey photo, facing southwest.

1992 Survey Photo. - *end* -

NPS Form 10-900 OMB No. 1024-0018

United States Department of the Interior
National Park Service
National Register of Historic Places Registration Form

1. Name of Property

Historic Name: Zion Hill Historic District (amendment to change status of the house at 720 Bois d'Arc)
Other name/site number: Clay House; Popp Place
Name of related multiple property listing: NA

2. Location

Street & number: 720 Bois D'arc
City or town: Nacogdoches State: Texas County: Nacogdoches
Not for publication: ☐ Vicinity: ☐

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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.

I recommend that this property be considered significant at the following levels of significance:
☐ national ☐ statewide ☑ local

Applicable National Register Criteria: ☑ A ☐ B ☑ C ☐ D

Mark Wolfe State Historic Preservation Officer 8/19/22
Signature of certifying official / Title **Date**

Texas Historical Commission
State or Federal agency / bureau or Tribal Government

In my opinion, the property ☑ meets ☐ does not meet the National Register criteria.

Signature of commenting or other official **Date**

State or Federal agency / bureau or Tribal Government

4. National Park Service Certification

I hereby certify that the property is:

___ entered in the National Register
___ determined eligible for the National Register
___ determined not eligible for the National Register
___ removed from the National Register
___ other, explain: _____

Signature of the Keeper **Date of Action**

5. Classification

Ownership of Property: Private

Category of Property: Building (within listed district)

6. Function or Use

Historic Functions: Domestic: Single Dwelling

Current Functions: Work in Progress

7. Description

Architectural Classification: Late 19th Century / Modified L-Plan

Principal Exterior Materials: Wood

Narrative Description

8. Statement of Significance

Applicable National Register Criteria: A, C (same as district as a whole)

Criteria Considerations: NA

Areas of Significance: Architecture; Ethnic Heritage/African American (same as district as a whole)

Period of Significance: c.1890-1940 (same as original nomination)

Significant Dates: c.1890

Significant Person (only if criterion b is marked): NA

Cultural Affiliation (only if criterion d is marked): NA

Architect/Builder: J.P. Popp (builder)

Narrative Statement of Significance

9. Major Bibliographic References

Bibliography

Previous documentation on file (NPS):
___ preliminary determination of individual listing (36 CFR 67) has been requested. Part 1 approved on (date)
___ 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 (*Texas Historical Commission*, Austin)
___ Other state agency
___ Federal agency
___ Local government
___ University
___ Other -- Specify Repository:

Historic Resources Survey Number (if assigned): NA

10. Geographical Data

N/A

11. Form Prepared By

Name/title: Richard Orton
Organization: African American Heritage Project
Street & number: 2320 Tanglewood Circle
City or Town: Nacogdoches State: TX Zip Code: 75961
Email: rorton.mac@mac.com
Telephone: 936-564-3291
Date: August 2022

Additional Documentation

Maps (see continuation sheets 9-11)

Additional items (see continuation sheets 12-13)

Photographs (see continuation sheets 14-22)

Photograph Log

1. North elevation from Bois d'Arc Street (August 2022, showing new roof). The new window on the far left replaced a door installed in early 20th century after the orientation of the house changed when Richardson Street was no long a main thoroughfare due the extension of the Oak Grove Cemetery. Part of the porch still remains under the window, but it will be removed.

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Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management. U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

The Zion Hill Historic District was listed in the National Register in 1993 as "an intact collection of modest domestic buildings that date to the late 19th and early 20th centuries and that best represents the nearly self-contained communities of African-Americans that developed in Nacogdoches around the turn of the century." Most of the buildings are modest frame residences brick 1- and 2-part commercial buildings typical in material and form to those found in other Texas communities of the period. The purpose of this nomination amendment is to reclassify one building in the Zion Hill Historic District from *noncontributing* to *contributing*. This amendment is limited in scope to address only the status of this building.

The house at 720 Bois D'Arc was originally classified in the nomination as noncontributing, despite it having been built c.1910, during the stated period of significance (c.1890-1940). The nomination described the building as follows:

> l-story L-plan wood frame house with composition shingled gabled roof, horizontal clapboard siding, 1/1 wooden double-hung windows with corbeled hood molds, brick fireplace on projecting bay on north wall; gable over door beside fireplace; shed roof addition on west wall.

The nomination noted that noncontributing properties as:

> 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. An example includes the residence at 405 N. Lanana. Noncontributing buildings also include pre-1940 structures that have been so severely altered that little, if any, of their original or historic fabric is recognizable. Other examples include 400 Richardson and 421 N. Lanana.

The nomination preparers and the SHPO likely determined that the building at 720 Bois D'Arc should be classified as noncontributing due to window alterations, removal of the porch, removal of the door on the east elevation, and placement of a door to the east of the chimney on the south elevation. At the time the building nevertheless retained its original massing, most of its original wood siding, and roof configuration. The Texas Historical Commission would consider the building in this condition as a contributing property if nominated today.

Additional Documentation of the Building's History[1]

Named the Clay House for its longest-running occupant, Charlie Clay, the house at 720 Bois d'Arc was originally the "Popp Place," for its builder J. P. Popp. Sale and deed records for the Clay House establishes a likely build date of 1900. Though the house shows minimal overt style elements to place it in time, the apparent original siting and plan suggest the earlier date. 1900 as its date places it at the end of the early period of semi-rural building, but before the rapid construction of a more urban neighborhood. Mr. Popp's house was built beyond the cemetery in an open area, and he sold the land for a good profit only a year after purchase. Despite his short tenure, it remained the "Popp Place" for twenty years.

Available sources about the age of Zion Hill houses indicate that none of the currently or recently extant houses were there before about 1890. A few were built in the 1890-1900 decade. The main rush of construction was in the 1920s, and changed the character of the area dramatically, making it a neighborhood rather than a semi-rural area of limited settlement. The Clay House's center hall does not face the street, although the tradition in rural or semi-rural locations was to face the main road. Mr. Popp may have oriented the house to the east to face Richardson Street, which now dead-ends into the cemetery, which continued to grow after the house's construction. By 1910 the house at 724 Bois d'Arc was built right in the view from the Clay House porch, followed by the house at 728 Bois d'Arc.

[1]Adapted from Evelyn Montgomery, Ph.D, "The Clay House: An Abbreviated Historic Structure Report" (2020). Evelyn Montgomery, PhD, Charity Rakestraw, PhD, Ronald L Siebler. On file at the Texas Historical Commission.

The plan of the house consists of a front section and rear wing. The front section has two rooms with an entry hall between them, a center-hall form. The rear wing off of the less heavily decorated of these front chambers contains two rooms, the rear one being the kitchen. Examination of the structure visible in the attic reveals that both sections were built before the exterior cladding of the house was applied, but also suggests that the original plan might have been to only build the front section, with the rear added after construction began. Cost of materials could have been a factor in favor of small size, perhaps overcome by a desire to have a more comfortable and convenient house.

The front section of the house expresses an awareness of proper refined living. The left front room was given decorative details associated with the Victorian Era parlor, a place for formal entertainment. The height of the windows, and their symmetrical placement in both front rooms, is part of this effort. The carved woodwork in the parlor was a key feature. As a carpenter, Popp may have been able to make this himself, but such decorations produced by industrial mills were increasingly available and affordable. The other front room may have been intended to serve as a best bedroom, family sitting room, location for less formal gatherings, or all three. Less fancy than the parlor, it was given the same shape, size and original window configuration, and was clearly part of the "public" portion of the house.

The rear wing of the Clay house is informal. The room now called the dining room may or may not have been originally intended for that purpose. The double doors to the room suggest it was seen as an extension of the front uses, but it is a bit smaller and the door layout is not very elegant. It is distinct from the front rooms in the casual feature of three grouped windows. The kitchen opens directly to the rear porch, a convenient feature for kitchens of the time, particularly in less urban areas where there was room to produce food by gardening, raising chickens or keeping a cow, all quite possible in the early years of the neighborhood. The porch was a shady, breezy alternative workspace, particularly for messy or hot work like laundry day. The shed room at the very back was a utilitarian addition, probably for tools or supplies, and its construction date is not known. It appears on the 1922 Sanborn map, as does a small shed near it, at the edge of the street.

The kitchen retains what appear to be its original cabinets, quite modern in the early years of the house as older kitchens were furnished with movable storage. The one near the porch door includes two large flour bins, probably for white flour and cornmeal, purchased in bulk because baking was an everyday task. The original stove was on the wall by the dining room. Physical evidence reveals where the first gas service entered the house. This room is also where the first indoor water supply entered. The sink cabinet may have originally held a sink served by a hand pump from a well, or water may have been hand carried.

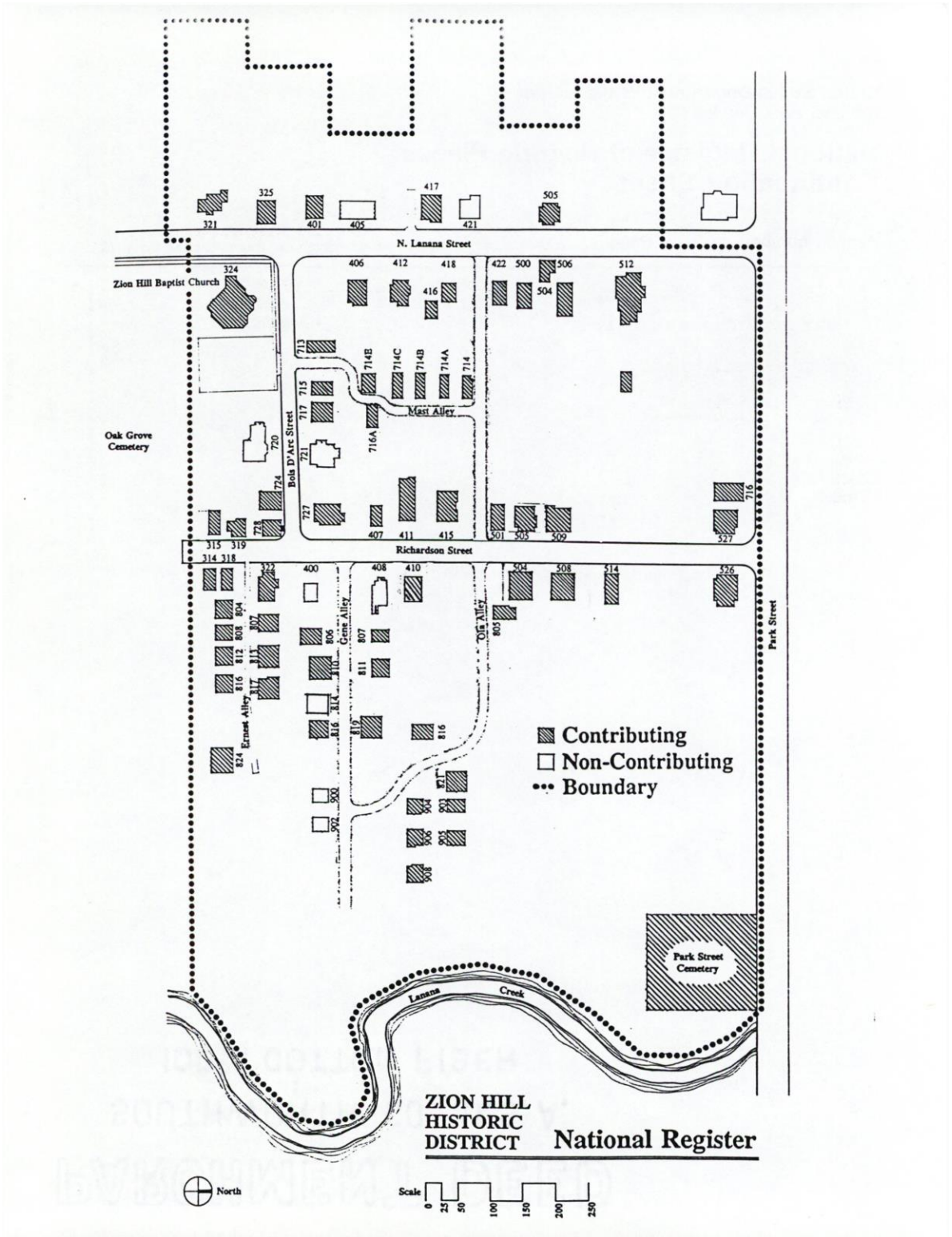
Rehabilitation Project Summary

The African American Heritage Project AAHP began in 2009, and the organization acquired the Clay House from the City of Nacogdoches in April 2010. The task of the organization is to preserve African American history in Nacogdoches and do educational programs that featuring that history. Within months AAHP put a temporary roof on the house to stop the numerous leaks. A grant from the Summerlee Foundation which funded Robert Siebler, Inc. to complete an Abbreviated Historical Structures Report in 2020, providing an outline of a plan for completing the project. The rehabilitation project has leveled and stabilized the foundation, installed a new roof, replaced deteriorated siding in-kind, repaired floors, and built, installed, and painted 14 wood sash windows modeled after the originals. Preservation architect Donna Carter of Austin is overseeing current work. The owners are seeking funding to complete most of the major structural and systems work on the house, including plumbing (with ADA interior bathrooms), electrical, HVAC, and the rebuilding of the porch on the original front of the house (the sunroom). The external repairs to the house could be completed by the end of 2022 with normal fundraising. Much work still remains, including ADA compliant bathrooms, plumbing, electricity, and HVAC. None of the proposed work will have an effect on the overall integrity of the building, which retains sufficient integrity to be identified as a contributing building in the district at this time.

Google Earth Map (accessed August 18, 2022).

720 Bois D'Arc, Nacogdoches
31.605013° -94.648159°

Map from original nomination

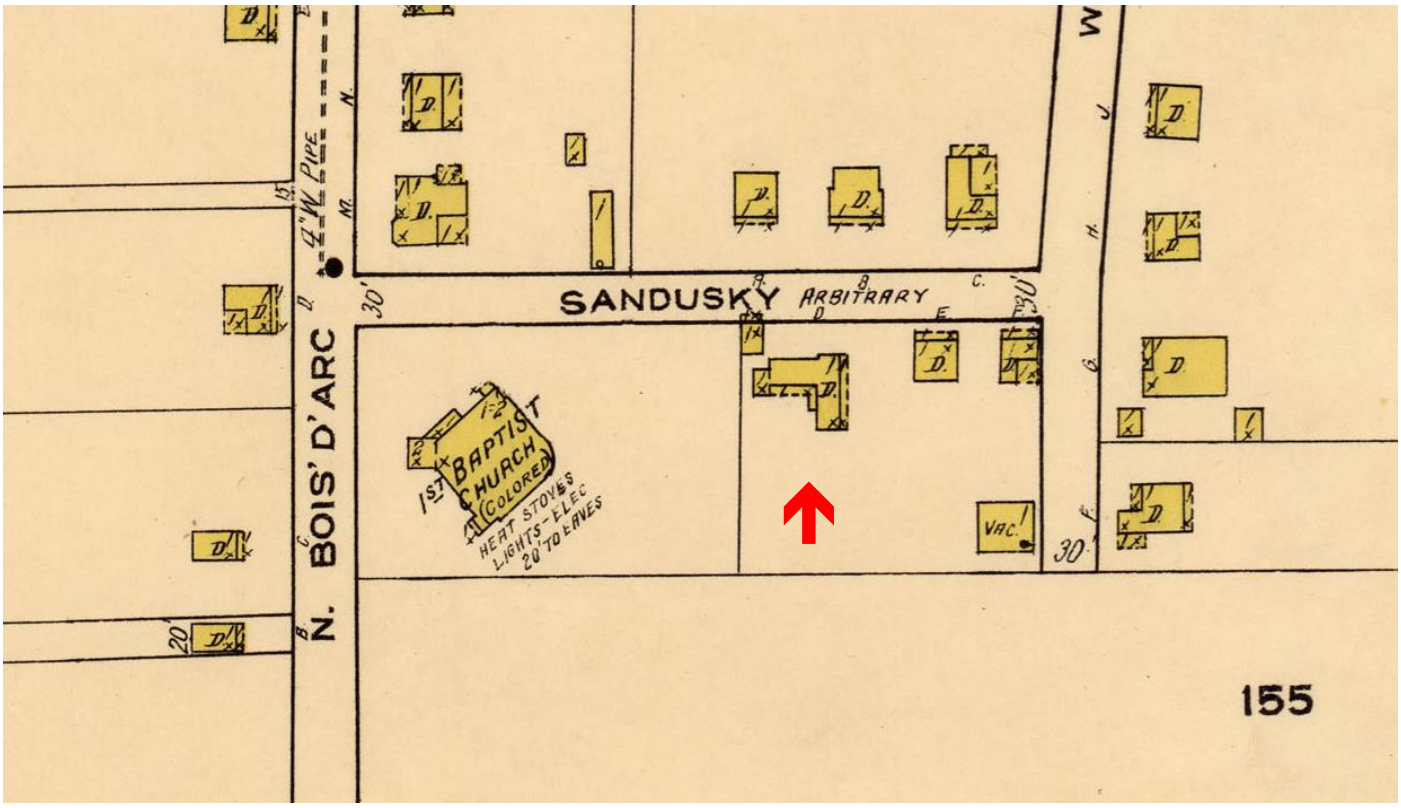


1992 Survey Photo. Original caption: "Significant alterations – Original porch removed – Windows altered"

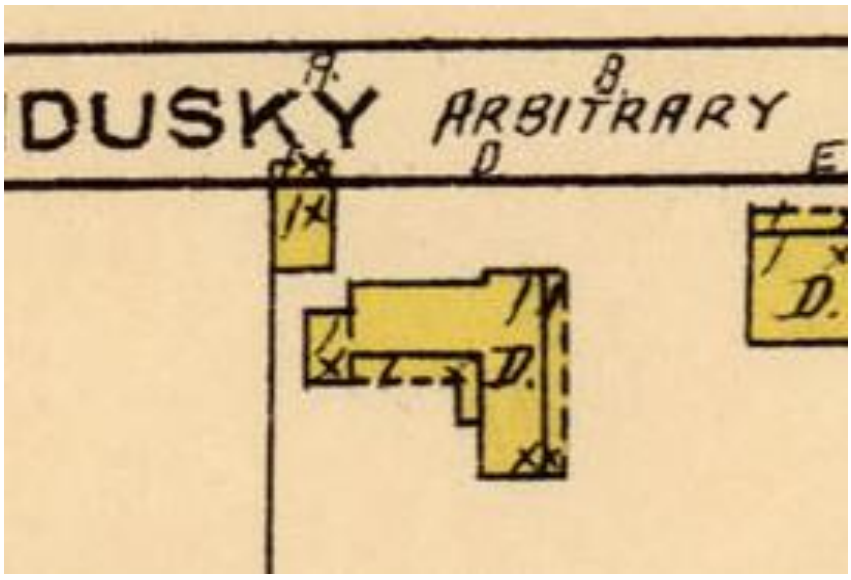
2013 at time of acquisition by current owner

Sanborn Fire Insurance Maps

Nacogdoches, April 1922 (Sheet 6 detail)

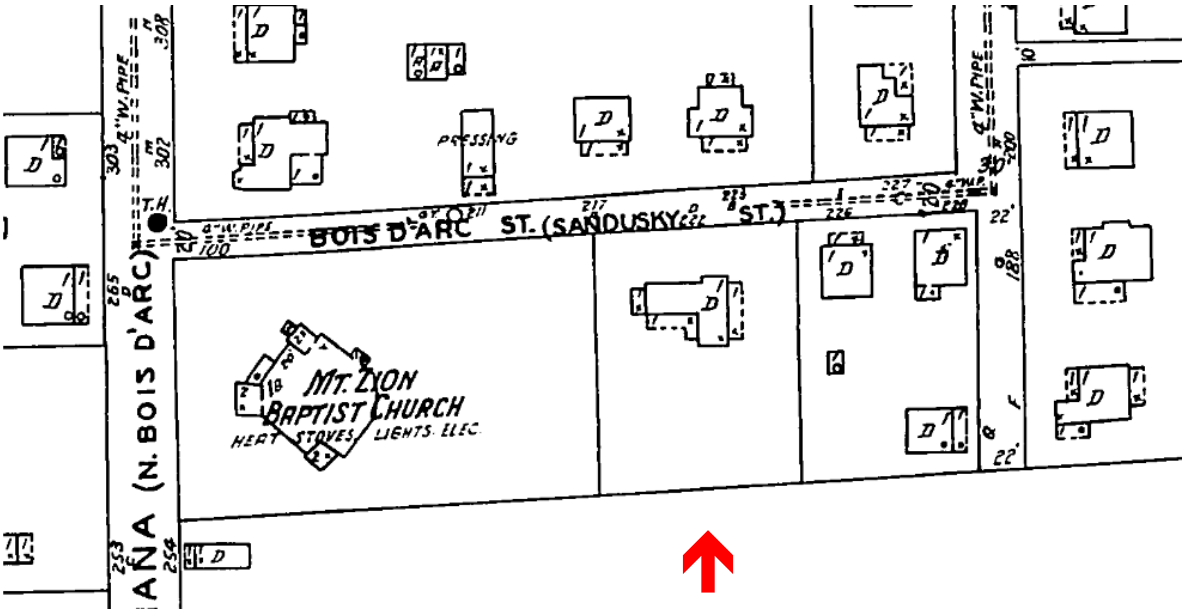


Detail

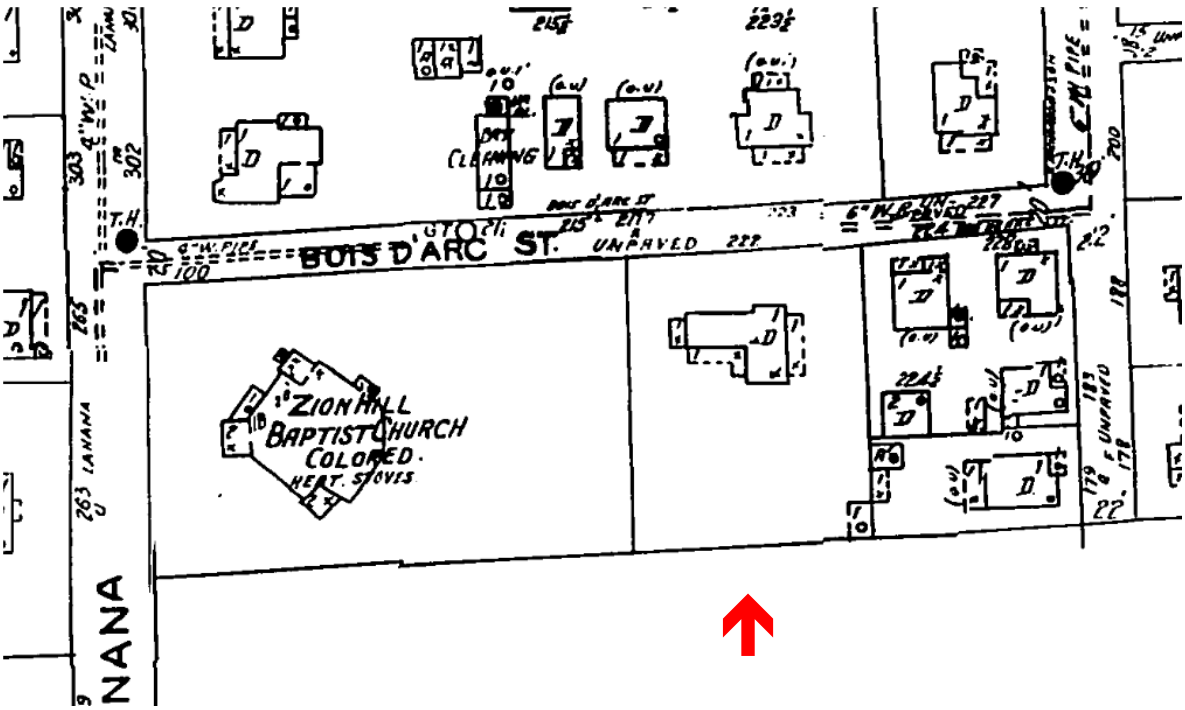


Sanborn Fire Insurance Maps

Nacogdoches Feb. 1929 (Sheet 8 detail)



Nacogdoches Feb. 1929-Aug. 1946 (Sheet 8 detail)



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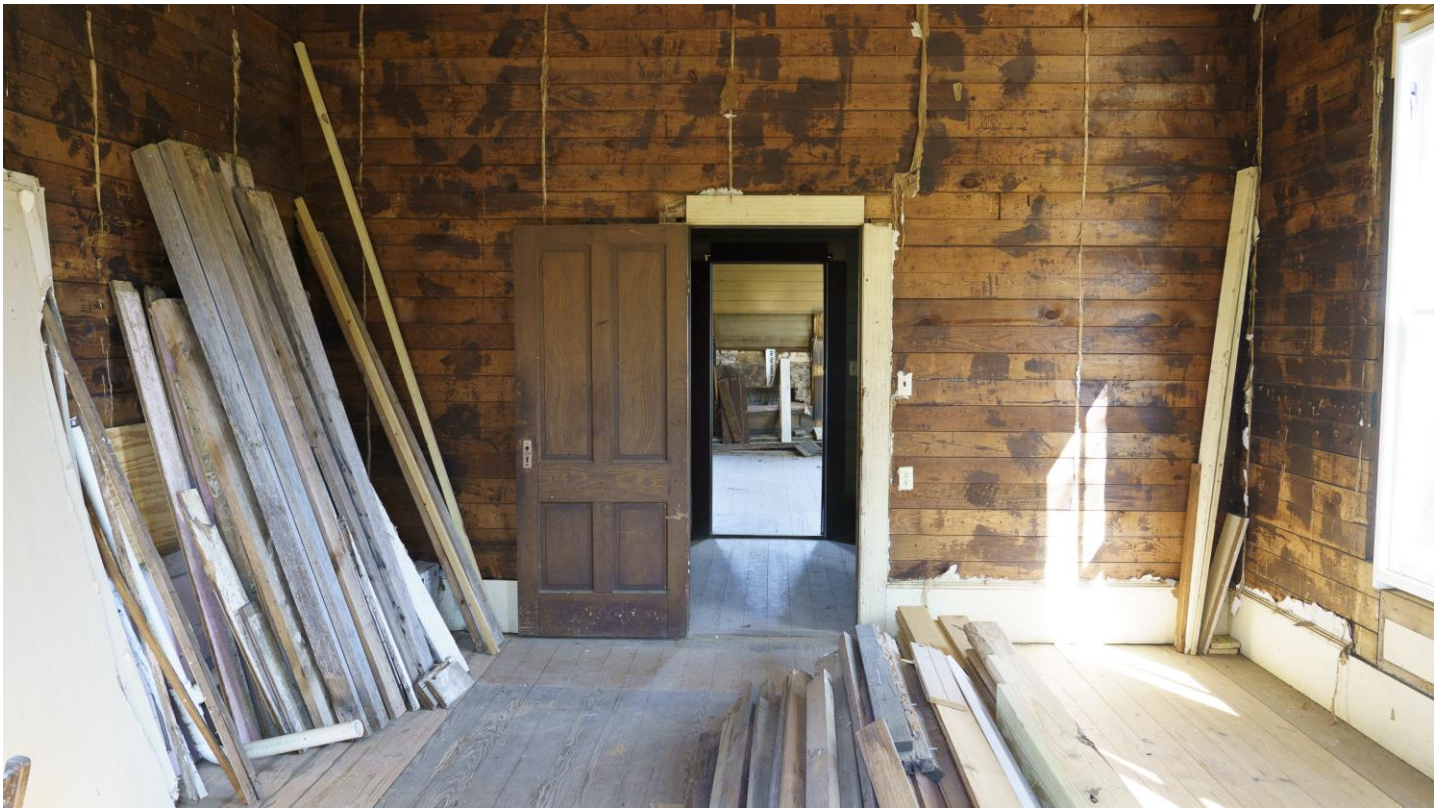

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