

124

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

OMB No.1024-0018

United States Department of the Interior
National Park Service

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NATIONAL
REGISTER

**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**

1. NAME OF PROPERTY

Historic name: Linn Street Historic District

Other name/site number: N/A

2. LOCATION

Street & number: Roughly bounded by the 500 block of Richmond Road; 100-200 block of Linn Street; and the 500 block of Houston Street

Not for publication: N/A

City/town: Wharton

State: TX *County:* Wharton

Code: 481 *Zip Code:* 77488

3. CLASSIFICATION

Ownership of Property: Private

Category of Property: District

<i>Number of Resources within Property:</i>	<i>Contributing</i>	<i>Noncontributing</i>
<u> 17 </u>		<u> 6 </u> buildings
<u> 0 </u>		<u> 0 </u> sites
<u> 0 </u>		<u> 0 </u> structures
<u> 0 </u>		<u> 0 </u> objects
<u> 17 </u>		<u> 6 </u> Total

Number of contributing resources previously listed in the National Register: N/A

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

4. STATE/FEDERAL AGENCY CERTIFICATION

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this x nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in

36 CFR Part 60. In my opinion, the property x meets does not meet the National Register criteria.

 See continuation sheet.

Curtis Murrell
Signature of certifying official

Date

27 Jan. 1993

State Historic Preservation Officer, Texas Historical Commission

State or Federal agency and bureau

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

 See continuation sheet.

Signature of commenting or other official

Date

State or Federal agency and bureau

5. NATIONAL PARK SERVICE CERTIFICATION

I, hereby certify that this property is:

✓ entered in the National Register
 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):

fu Signature of the Keeper

Date of Action

Antoinette Nee

3/18/93

6. FUNCTION OR USE

Historic: DOMESTIC: Single Dwelling

Current: DOMESTIC: Single Dwelling
COMMERCE/TRADE: Specialty Store

7. DESCRIPTION

Architectural Classification:

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

LATE 19TH CENTURY AND 20TH CENTURY REVIVALS: Tudor Revival; Colonial Revival

OTHER: Pyramid-Roof House

<i>Materials: foundation</i>	Brick
<i>walls</i>	Wood; Brick
<i>roof</i>	Asphalt; Wood
<i>other</i>	Brick

Describe present and historic physical appearance.

x *See continuation sheet.*

8. STATEMENT OF SIGNIFICANCE

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

Applicable National Register Criteria: C

Criteria Considerations (Exceptions) : N/A

Areas of Significance: Architecture

Period(s) of Significance: 1911-1942

Significant Dates: 1911-1942

Significant Person(s): N/A

Cultural Affiliation: N/A

Architect/Builder: Jopling, J.C.; Williams, J.T.

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

x *See continuation sheet.*

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National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 1

Linn Street Historic District
Wharton, Wharton County, Texas

Description:

The Linn Street Historic District is a cohesive collection of 22 1- and 1-1/2-story single-family detached dwellings and outbuildings and one 1-story commercial building. All contributing properties were constructed between 1911-1942. The bungalow is the dominant architectural style for the primary properties. Exceptions include a Tudor Revival, a Colonial Revival house, a modern commercial building, and an eclectic Pyramid-roof house exhibiting a combination of Classical Revival and bungalow architectural features. The district includes 17 Contributing and 6 Noncontributing resources.

The Linn Street Historic District is north of the central business district in an area considered to be the second sphere of residential development in Wharton. The district principally consists of single-family detached dwellings and auxiliary buildings constructed between 1911-1942. The district is roughly bounded by Richmond Avenue on the west, rear property lines along Linn Street on the north, and Houston Street on the east. Richmond Avenue (Old U.S. 59) is a primary transportation route through the community. The area conforms to the city's basic grid pattern. Streets within the district are paved with concrete and have high curbs. Concrete sidewalks run parallel to the streets.

The district is divided into three clusters of buildings and outbuildings: 7 buildings comprise the northern cluster; 14 buildings comprise the southern cluster; and 2 buildings comprise the northeast cluster. Dwellings within the district are consistently set back from the street. Terrain within the district boundary is generally flat with planned landscaping consisting of generous yards, large pecan trees, and various types of shrubbery.

The district includes 17 Contributing and 6 Noncontributing resources. The only primary Noncontributing resource is a commercial building located in the 500 block of North Richmond (Site No. 672). It is included as Noncontributing because it lacks the same scale, materials and proportions as the residential buildings in the district. This building also partially obstructs the western facade of the Brooks House (Site No. 673). The remaining primary buildings are listed as Contributing. Because of its residential character, the district also has 10 garages and other outbuildings; 7 are classified as Contributing.

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National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 2Linn Street Historic District
Wharton, Wharton County, Texas

INVENTORY OF MAJOR PROPERTIES IN THE LINN STREET HISTORIC DISTRICT:

Site No. 140, House at 222 Linn St, ca. 1925, Contributing.

1-story frame bungalow with wood siding facing south. This house has a clipped gable-front roof with exposed rafter ends and is covered with asphalt shingles. The 1-bay porch features tapered box columns that rest on brick piers. All windows are paired 1/1 wooden, double-hung.

This 1-story house is a good example of the bungalow style common within the district boundary. Its clipped gable-front roof, 1-bay porch with tapered box columns resting on brick piers is representative of the bungalow style.

Site No. 141, Shannon-Davidson House, 1920, 214 Linn St, Contributing.

1-story frame bungalow with wood siding facing south. A cross-gabled roof with asphalt shingles covers the house. The porch is an L-shaped plan that extends from the south (front) to east elevation. The squared porch columns incorporates brackets. A brick chimney is located on the west elevation. A battered foundation skirt wall with wide weatherboard hides the underpinning. The windows are 9/1 wooden, double-hung. The house has been modified by the addition of iron railings on each side of the front stoop and a new garage attached to the north and west elevation.

H.T. Buchanan purchased this property in 1914 for \$975. In 1922, the property was conveyed to F.W. Shannon for \$4,500. The dramatic increase in the purchase price indicates construction of this house occurred during this period. The house was later purchase by Dr. Toxey Davidson.

The Shannon-Davidson House with its L-shaped plan, cross-gabled roof, squared porch columns and brackets is representative of the bungalow style. Despite the minor alteration to the porch and the addition of a garage, the house retains the integrity to be considered Contributing to the district.

Site No. 142, Elmore-Moore House, ca. 1913, 206 Linn St, Contributing.

Builders: J.C. Jopling and J.T. Williams.

1-1/2 story frame bungalow with wood siding and asphalt shingle roof facing south. Built by J.C. Jopling and J.T. Williams, two local contractors, the house features a gabled dormer on the east elevation. The front elevation has gabled ends with vertical and diagonal boards that create a half-timbered appearance, typical of Arts and Crafts detailed houses. The 1-bay front porch set within a secondary gable has squared supports that are triple grouped and rest on brick piers. The windows are paired 12/1 wooden, double-hung.

The house was built for H.M. Elmore and his wife Inez. Erwin Moore, a local attorney, acquired the house in 1925 for \$3,000, maintaining the house as his residence until his death in 1933.

The Elmore-Moore House is an excellent example of bungalow style architecture popular in Wharton during the early 20th century. Its gabled dormer, gabled ends that create a half-timbered effect and a 1-bay porch are representative of the bungalow style with an eclectic interpretation.

Site No. 143, House at 124 Linn St, ca. 1911, Contributing.

1-1/2-story framed side-gabled bungalow with wood siding facing south. The house has an asphalt shingle roof that sweeps down to a 4-bay porch resting on Tuscan columns and brick piers. A brick chimney is located on the west elevation.

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Wharton, Wharton County, Texas

Three gabled dormers on the front are additions and detract from overall historic character of the building. Windows are 16/1 wooden, double-hung.

This house was reportedly built for George Gifford, a local merchant. The house was later occupied by B.C. Roberts, a partner of Gifford's in the founding of Wharton National Bank.

The dwelling has modifications in the form of three gabled dormers on the front elevation. The remainder of the house retains enough integrity to be classified as Contributing to the character of the district. Its side-gabled plan and 4-bay porch resting on Tuscan columns with brick piers are representative of the bungalow style.

Site No. 144, Boone-Locke House, ca. 1917, 211 Linn St, Contributing.

1-1/2-story frame bungalow with wood siding facing north. The house is covered by an asphalt shingle cross-gabled roof. The most imposing feature is a massive 1-bay porch on the front (north) elevation resting on box columns and brick piers. The house utilizes vertical boards in gable ends that suggests half-timbered detailing. The knee brackets and box column detailing are unusual for local bungalows. The windows are tripartite within a pedimented architrave set in a front gable end and are 12/1 double hung.

Dr. H.C. Boone, purchased the property in 1916 and reportedly built the house the following year. In 1925, C. Locke acquired the house in a court ruling.

This house is one of the best examples of the bungalow style in Wharton. Its cross-gabled roof and gable ends and the 1-bay porch resting on box columns and brick piers are excellent characteristics of the bungalow style. This house has a high degree of integrity with few alterations to its original design.

Site No. 145, House at 201 Linn St, ca. 1940, Contributing.

1-story Colonial Revival house with wood siding facing north. A side-gabled roof with asphalt shingles covers the house. Detailing includes curved portico on the front (north) elevation. The front elevation (north) features a balustrade resting on Tuscan columns. A screened-in porch is located on the east gable-roofed wing. The windows are 8/8 wooden, double-hung.

This house is an excellent example of Colonial Revival in Wharton and it retains a high degree of integrity. Its side-gabled roof, Tuscan columns, curved portico and balustrade are representative of the architectural style popular during the early 20th century in Wharton. The house is a Contributing element to the district.

Site No. 146, Kral House, ca. 1935, 117 Linn St, Contributing.

1-story frame house with hollow-tile veneer siding facing north. This house is influenced by the Tudor Revival style. A steeply pitched multi-gabled roof with wood shingles covers the house. The principal (north) elevation features a small round-arched entrance bay and a 1-bay inset porch with elliptical arch facing north. Windows are both multi-light casement and double-hung. The house was built for Frank L. Kral, a long-time Wharton County Clerk (1918-1954).

This house retains a high degree of integrity and is an excellent example of the Tudor Revival style. Its steeply pitched multi-gabled roof and round-arched entrance bay are representative of the architectural style that was popular in Wharton during the early 20th century.

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Linn Street Historic District
Wharton, Wharton County, Texas

Site No. 672, ca. 1940, Building at 500 North Richmond, Noncontributing.

1-story brick commercial building. A different property type sharing few, if any, of the physical attributes that distinguish the historic district. The structure distracts from the overall historic character of the district and is therefore considered Noncontributing.

Site No. 673, Brooks House, ca. 1915, 516 North Richmond, Contributing.

1-story frame house with wood siding facing west. This eclectic dwelling is dominated by a truncated pyramid roof with a gable front extension on the south elevation. The 5-bay porch extends across the principal facade and is set within a front gable extension. Bracket detailing is featured on the porch eaves. The porch columns are boxed and are grouped in sets of four or paired, and rest on brick piers. A distinctive balustrade with square balusters connects the piers. Brick chimneys rise above the roof on the south and north elevation. The front entrance features multi-light sidelights and transom. Windows are wooden with multi-light upper sashes and single-light lower sashes, double-hung and either paired or tripled.

The original owner of the house was P.G. Brooks, a dry goods merchant. In 1948, his widow conveyed the house to August Brandl, the current owner, for \$6,000.

The Brooks House is an excellent example of an eclectic dwelling. The truncated pyramid roof with gable extension, bracket detailing on the porch eaves and 5-bay porch make this house an excellent example of early Wharton domestic architecture.

Site No. 701, Brooks-Foote House, 1917, 505 North Houston, Contributing.

1-story frame bungalow with wood siding facing east. The house has a 2-bay L-shaped porch facing the east to south elevation with tapered box columns that rest on brick piers. The windows are paired 1/1 wooden, double-hung. An asphalt shingle hipped roof with front gable covers the building.

Tom and Daisy Brooks constructed this house in 1917. Tom Brooks served several terms as the County Treasurer. In 1917, the house was conveyed to their daughter and her husband, Harriett and A.H. Foote. The house is currently owned by famed playwright, Horton Foote, who grew up in the house.

The Brooks-Foote House is a good example of the bungalow style popular in Wharton during the early 20th century. Its hipped roof with gabled extensions and L-shaped porch with tapered box columns resting on brick piers are characteristic of the bungalow style popular in the community. The house retains a high degree of integrity and is a Contributing element to the district.

Site No. 702, House at 509 North Houston, ca. 1930, Contributing.

1-story frame bungalow with synthetic siding facing east. A cross-gabled roof with asphalt shingles covers the house. The 1-bay porch, facing east elevation, has been modified with new brick flooring and brick piers. Windows are 1/1 wooden, double hung.

The cross-gabled roof and 1-bay porch are representative of the bungalow style popular in Wharton during the early 20th century. Despite alterations to the porch, the house retains enough of its original features to be considered as representative of the bungalow style that was popular in Wharton. The house is a Contributing element to the district.

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Section number 8 Page 5

Linn Street Historic District
Wharton, Wharton County, Texas

Statement of Significance:

The Linn Street Historic District represents a period of economic growth that manifested itself in the construction of middle-income houses built in the early 20th century. Bungalows, the dominant architectural style of the middle income in the early 20th century, dominates the district, with all but four Contributing houses being examples of this architectural expression. The district is Wharton's most cohesive historic residential area and is eligible under Criterion C for architecture and associated with the context: *Community Development in Wharton, Texas, 1875-1942*.

Many of the houses in this area were built during a time of economic growth and prosperity in the early 20th Century. The economic prosperity in Wharton was reflected in the construction of small, affordable suburban housing for the middle class, mostly bungalows. Contributing elements in the district exhibit some of the finest local examples of the bungalow style in the greatest concentration. Gabled roofs, broad porches supported by columns resting on brick piers, brackets, half-timbered detailing and double-hung windows characterize the bungalow style and collectively establish a strong residential context.

Over the years, the historic integrity of many bungalows in Wharton has been compromised through alterations and modifications. Consequently, large concentrations of bungalows exhibiting original architectural style are very unusual. The Linn Street Historic District, as a whole, retains its integrity to a high degree with few nonhistoric (post-1942) buildings within its confines. Buildings within the district are remarkably well preserved and maintained, and most stand virtually unaltered. When taken collectively, the dwellings in the Linn Street Historic District represent the only large concentration of bungalow style architecture in Wharton.

9. MAJOR BIBLIOGRAPHICAL REFERENCES

See bibliography of historic context statement.

x See continuation sheet.

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 (Texas Historical Commission)

Other state agency

Federal agency

Local government

University

Other -- Specify Repository:

10. GEOGRAPHICAL DATA

Acreage of Property: Approximately 6 acres

UTM References: Zone Easting Northing Zone Easting Northing

A 14 781620 3246380 B 14 781800 3246340

C 14 781560 3246200 D 14 781740 3246140

X See continuation sheet. (10-6)

Verbal Boundary Description:

Boundary Justification:

11. FORM PREPARED BY (assisted by Dwayne Jones, Preservation Planner, Alan Carey, Preservation Planner Intern, and THC staff)

Name/Title: Ed Galloway and Ralph Newlan

Organization: Hardy-Heck-Moore

Date: July 1989

January 1992

Street & Number: 2112 Rio Grande

Telephone: 512-478-8014

City or Town: Austin

State: TX Zip: 78705

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 10 Page 6

Linn Street Historic District
Wharton, Wharton County, Texas

Verbal Boundary Description:

Beginning at the northwest corner at the intersection of Linn Street and Richmond Avenue, thence east along Linn Street 125 feet. Thence north 225 feet. Thence east 80 feet and thence south 75 feet. Thence east 300 feet. Thence south 200 feet to Linn Street. Thence east along Linn Street 150 feet. Thence south 150 feet. Thence west 200 feet to Houston Street. Thence south along Houston Street 200 feet. Thence west 440 Feet to Richmond Avenue. Thence north along Richmond Avenue until reaching the point of the beginning.

Boundary Justification:

The district encompasses all properties historically associated with the development of this early 20th century subdivision. It also includes two properties that were not associated with the subdivision but conforms to the district's overall character or are in such close proximity to the other properties that it could not be removed efficiently. Surrounding properties are separated by major thoroughfares or a significant change in land use. Otherwise the district is both visually and physically distinct.

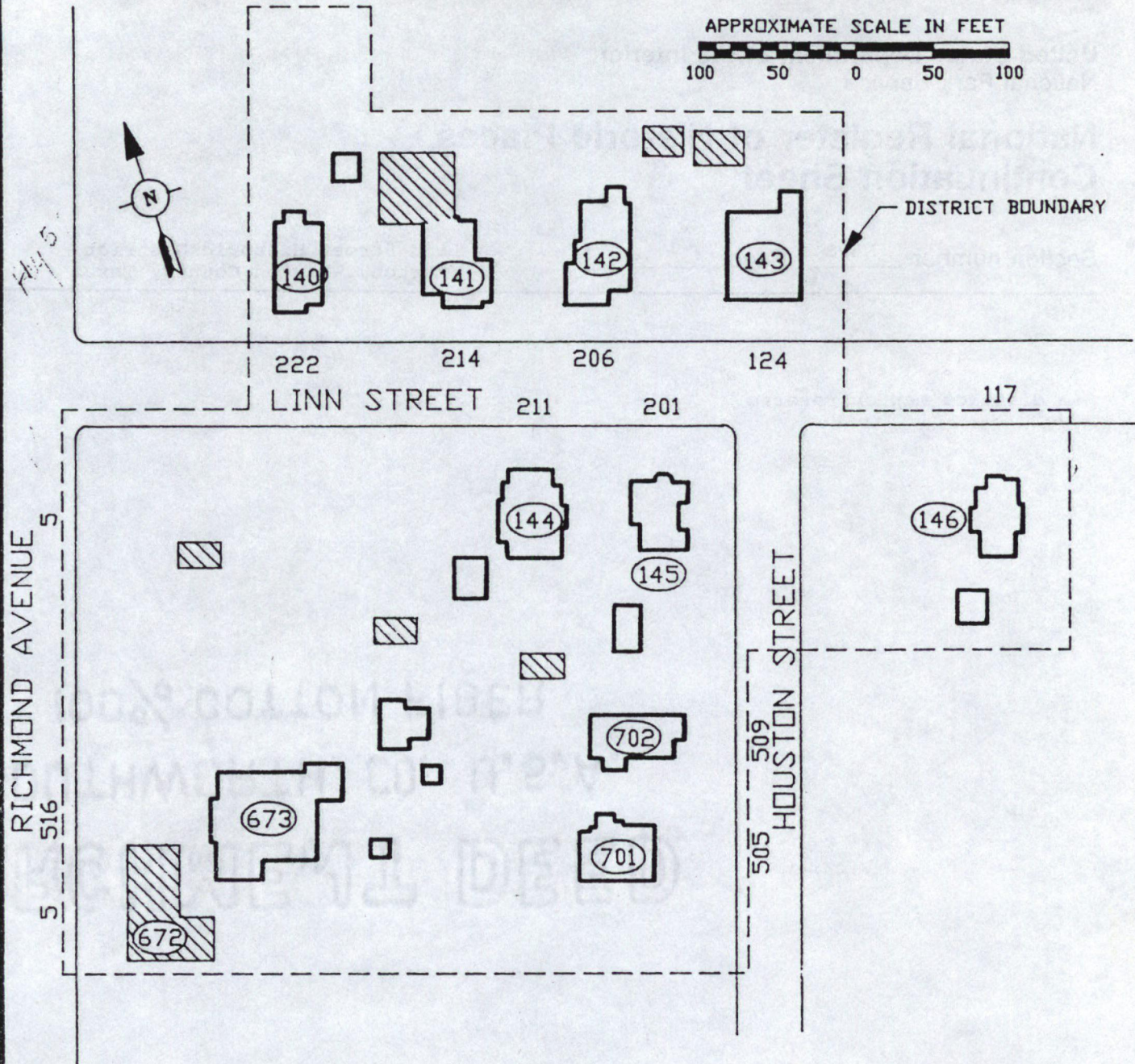
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National Register of Historic Places Continuation Sheet

Section number MAPS Page 7

Linn Street Historic District
Wharton, Wharton County, Texas




See district map on reverse



LINN STREET HISTORIC DISTRICT

WHARTON, WHARTON COUNTY, TEXAS

MAP KEY:

-  CONTRIBUTING STRUCTURES
-  NONCONTRIBUTING STRUCTURES
-  SURVEY SITE NUMBERS

2/1/93

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National Park Service

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Section number _____ Page _____

Wharton MPS

Wharton County, TEXAS

Date Listed

- | | | |
|--|-------------------------------------|---------|
| 21. House at 401 North Richmond | Entered in the
National Register | 3/18/93 |
| 22. House at 512 North Resident | Entered in the
National Register | 3/18/93 |
| 23. Linn Street Historic District | Substantive Review | 3/18/93 |
| 24. Merrill--Roten House | Entered in the
National Register | 3/18/93 |
| 25. Moran--Moore House | Entered in the
National Register | 3/18/93 |
| 26. Speaker, J. H., House | Entered in the
National Register | 3/18/93 |
| 27. St. John's Evangelical Lutheran Church | Entered in the
National Register | 3/18/93 |
| 28. Texas and New Orleans Railroad Depot | Entered in the
National Register | 3/18/93 |
| 29. Texas and New Orleans Railroad Bridge | Entered in the
National Register | 3/18/93 |
| 30. West Milam Street Mercantile Historic District | Entered in the
National Register | 3/18/93 |
| 31. Worthing, Louis F., House | Entered in the
National Register | 3/18/93 |

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Linn Street Historic District

MULTIPLE NAME: Wharton MPS

STATE & COUNTY: TEXAS, Wharton

DATE RECEIVED: 2/01/93 DATE OF PENDING LIST: 2/16/93
DATE OF 16TH DAY: 3/04/93 DATE OF 45TH DAY: 3/18/93
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 93000124

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: Y SLR DRAFT: Y NATIONAL: N

COMMENT WAIVER: N

☒ ACCEPT ☐ RETURN ☐ REJECT 3/18/93 DATE

ABSTRACT/SUMMARY COMMENTS:

The Linn Street Historic District is significant under
CRITERION C as the largest cohesive collection of early 20th century
residential architecture remaining in the city. Embracing well-
preserved examples of Bungalow and Period Revival designs, the district
reflects a period of important economic growth in Wharton. The
housing built in this expanding area of the community represents a
clear response to a growing middle-class of merchants, businessmen, &
professionals.

RECOM./CRITERIA Accept C
REVIEWER Paul R. Lusignan
DISCIPLINE Historian
DATE 3/17/93

DOCUMENTATION see attached comments Y/N see attached SLR Y

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

Signed Phone _____

Date _____



NORTH SIDE 200 BLOCK LINN STREET
LINN STREET HISTORIC DISTRICT
WHARTON, WHARTON CO., TEXAS
30 OF 39



206 LINN STREET
LINN STREET HISTORIC DISTRICT
WHARTON, WHARTON CO., TEXAS
31 OF 39



100-200 BLOCK, SOUTH SIDE, LINN STREET
LINN STREET HISTORIC DISTRICT
WHARTON, WHARTON CO., TEXAS
32 OF 39



WEST SIDE 500 BLOCK HOUSTON STREET
LINN STREET HISTORIC DISTRICT
WHARTON, WHARTON CO., TEXAS
33 OF 39



NW CORNER LINN STREET & RICHMOND
LINN STREET HISTORIC DISTRICT
WHARTON, WHARTON CO., TEXAS
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516 RICHMOND RD.
LINN STREET HISTORIC DISTRICT
WHARTON, WHARTON CO., TEXAS
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Please refer to the map in the
Multiple Property Cover Sheet
for this property

Multiple Property Cover Sheet Reference Number: 64500657