

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

RECEIVED 413

APR 18 1995

INTERAGENCY RESOURCES DIVISION
NATIONAL PARK SERVICE

1. NAME OF PROPERTY

HISTORIC NAME: Corsicana Commercial Historic District
OTHER NAME/SITE NUMBER: N/A

2. LOCATION

STREET & NUMBER: roughly bounded by 2nd Avenue, the railroad tracks, 7th Avenue and Main Street
CITY OR TOWN: Corsicana VICINITY: N/A
STATE: Texas CODE: TX COUNTY: Navarro CODE: 349 ZIP CODE: 75110

3. STATE/FEDERAL AGENCY CERTIFICATION

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

Laurie J. Russell
Signature of certifying official

13 April 1995
Date

State Historic Preservation Officer, Texas Historical Commission

State or Federal agency and bureau

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

Signature of commenting or other official

Date

State or Federal agency and bureau

4. 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):

for
Signature of the Keeper
Edson H. Beall
Entered in the
National Register

Date of Action

5.18.95

5. CLASSIFICATION

OWNERSHIP OF PROPERTY: private; public - local

CATEGORY OF PROPERTY: district

NUMBER OF RESOURCES WITHIN PROPERTY:	CONTRIBUTING	NONCONTRIBUTING
	115	79 BUILDINGS
	0	1 SITES
	1	0 STRUCTURES
	1	0 OBJECTS
	117	80 TOTAL

NUMBER OF CONTRIBUTING RESOURCES PREVIOUSLY LISTED IN THE NATIONAL REGISTER: 0

NAME OF RELATED MULTIPLE PROPERTY LISTING: Historic and Architectural Resources of Corsicana,
Navarro County, Texas

6. FUNCTION OR USE

HISTORIC FUNCTIONS: COMMERCE/TRADE/department store; COMMERCE/TRADE/specialty store
SOCIAL/meeting hall

CURRENT FUNCTIONS: COMMERCE/TRADE/department store; COMMERCE/TRADE/specialty store
SOCIAL/meeting hall

7. DESCRIPTION

ARCHITECTURAL CLASSIFICATION: 1-part commercial block; 2-part commercial block;
Italianate; Romanesque; Classical Revival

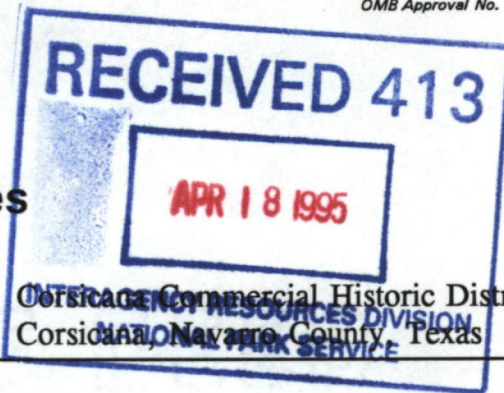
MATERIALS: **FOUNDATION** BRICK; CONCRETE
WALLS BRICK; TERRA COTTA
ROOF ASPHALT
OTHER CONCRETE; STUCCO; GLASS

NARRATIVE DESCRIPTION (see continuation sheets 7-5 through 7-13)

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The Corsicana Commercial Historic District encompasses approximately 20 blocks of historic commercial buildings near the geographic center of the community. Rows of commercial buildings in the district exhibit similar siting, scale and materials. Erected primarily between 1880 and 1925 to house retail concerns, most fall into the classification of 1-part or 2-part commercial blocks, with load-bearing brick construction methods predominating. Renewed economic prosperity in the 1920s fostered a cycle of new construction and remodeling that resulted in an eclectic mix of commercial architecture influenced by the Italianate, Romanesque Revival, and Classical Revival styles typical in Texas during the late 19th and early 20th centuries. A handful of historic institutional buildings, service stations and lumberyard facilities also contribute to the district's character, with surviving brick streets weaving the properties into a cohesive whole. Altered historic buildings generally retain integrity of location, setting, feeling and association. The majority of resources also retain integrity of design, materials and workmanship from the district's period of significance, with 117 of 197 resources classified as Contributing elements.

The historic district occupies relatively level terrain in an area characterized by a grid pattern of streets and blocks. Most rectangular city blocks measure 200 by 250 feet in the Railroad Addition and 250 by 250 feet in the original plat. Blocks adjacent to the historic Houston and Texas Central Railroad tracks tend to feature less regular dimensions. Blocks with frontage onto Beaton Street are divided into narrow, deep lots to facilitated commercial development. Alleys generally bisect the blocks on a north-to-south axis, providing rear access to the commercial buildings.

Historic streetscapes throughout the district retain a high level of historic integrity. Red brick pavers and concrete curbing installed during a public improvement campaign begun in 1915 survive throughout much of the district (see Map 27). Concrete sidewalks line every street, with buildings fronting directly onto the sidewalks at a uniform setback.

Commercial facilities comprise the bulk of the building stock, although two institutional buildings, a park, and infrastructural elements such as a street clock contribute to the character of the district. The most prevalent forms include 1- and 2-part commercial blocks, along with a smattering of enframed window wall, temple front and 3-part vertical block building types. Although a few free standing buildings occur in the fringes of the district, most buildings share party walls to form a dense urban fabric. The most common stylistic influences include Italianate and Romanesque Revival examples from the 1880s and 1890s, and Classical Revival, Mission Revival and Spanish Colonial Revival examples from the 1910s and 1920s. Many vernacular buildings, especially 1-part commercial blocks built during the 1890s and 1920s, display little identifiable stylistic detailing.

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Following the implementation of rail service in 1871, a major economic boom transformed Beaton Street into the focal point of commercial development by fostering construction of 1- and 2-story row buildings in the 100 blocks of North and South Beaton Street. Many examples of this initial period of development still survive (see Photo 11). During the late 1880s and early 1890s this commercial development extended into the 200 blocks of North and South Beaton Street. Historic photographs reveal that most of these stores occupied 2-story buildings with Italianate or Romanesque Revival features such as segmentally or round-arched second floor windows and elaborately detailed brick parapets. The I.O.O.F. Building at 100 East Third (see Photo 15) represents this era of commercial development.

Although downtown construction slowed during the early 20th century, several new buildings were erected in the 300 block of North Beaton Street and in the 100 blocks of cross streets such as Collin, 4th and 5th avenues. This generation of buildings continued the trend of constructing 2-story forms, but began simplifying ornamentation. Parapets on these early 20th-century buildings feature more classically inspired detailing than their late 19th century counterparts. For example, the temple front composition and classical detailing of the 1915 First National Bank Building (200 S. Beaton Street; see Photo 11) typifies this period. Smaller 1-part commercial blocks from the same period generally featured even simpler ornamentation so that the 3-bay storefront with recessed double-door entrance often served as the most distinctive element of this type of building. Good examples survive in the 300 block of North Beaton Street (see Photo 9).

During the last half of the 1920s, renewed construction activity focused development in the 400 block of North Beaton Street and along North Commerce and North Main streets. Both 1-part and 2-part commercial blocks characterized this boom, typically with austere ornamentation incorporating rows of stretcher-bonded brickwork in the parapet or above bay openings. Buildings such as 106-14 East Third (see Photo 20) typified this approach. Rarer examples of stylistic influences include the Spanish Colonial Revival detailing at 420 North Beaton (see Photo 16). More substantial 2-part commercial blocks from this period typically occupy prominent locations on Beaton Street and in the 100 blocks of West Fourth, West Collin and West Fifth avenues. These buildings often display Classical Revival, Mission Revival or Spanish Colonial Revival features at upper floor fenestration and parapets. The city's most imposing example of this trend, the State National Bank (101 North Beaton, see Photo 13), features elaborate terra cotta Gothic Revival ornamentation rising eight stories above the district. Another common trend during this period involved remodeling older Victorian era buildings. Relatively simple on row buildings in the middle of blocks, such efforts proved more difficult and expensive for corner stores. As a consequence, property owners often focused facelift efforts on primary elevations, while leaving less prominent exposures unaltered. Many of the buildings in the 100 block of North Beaton Street (see Photo 8) provide good illustrations of this trend.

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Although the district continued its role as the commercial center of the city in the 1930s and 1940s, the economic effects of the Depression and World War II stifled new construction during these decades. Retail activity rebounded following the war, however, and the resumption of the city's rapid pace of growth led many owners to upgrade and remodel their buildings. Many such changes coincided with when the automobile's contributions to suburban sprawl and greater decentralization within Corsicana. New strip shopping centers and malls catering to increasingly automobile-dependent consumers siphoned off a significant amount of business from downtown merchants. To counter this trend, many downtown property owners modernized their storefronts to appear more fashionable. Most changes involved installation of new metal-frame windows and doors at the street level. Limited changes to second floor facades sometimes covered windows with stucco or sheets of plywood. In more extreme cases, store owners applied metal false fronts over entire facades, thereby obscuring the historic character of the property. The 100 block of North Beaton illustrates this trend (see Photo 8). Some property owners even demolished their buildings, converting their land into parking lots in hopes of luring customers with the promise of accessible parking. These selective demolition efforts focused on west side blocks, followed by the east side, with Beaton Street escaping the brunt of this trend.

Rapid growth in the late 1970s and early 1980s prompted a new round of remodeling as merchants again sought to regain clientele and improve business. While some property owners implemented changes that compromised the historic character of their buildings, others undertook rehabilitation efforts that respected the distinctive architectural qualities of their buildings. Successful efforts such as the rehabilitation of the Old Corsicana Commercial Club Building (109 North Main, see Photo 17). Although this downtown revitalization effort is far from complete, such successes spawned the city's participation in the Main Street Program. Local merchants and civic leaders believe that National Register listing will facilitate their efforts to return the downtown to its role as a vibrant and active commercial center.

DEFINITION OF CATEGORIES

CONTRIBUTING. This category includes resources that contribute to the district's overall historic character and those that are individually significant. A Contributing property must have been built before 1945 and must retain its historic integrity. Resources may be included in the Contributing category if they share similarities of scale, materials and siting with the district's historic properties. Although a building need not be completely unaltered to be included in this category, more recent (post-1945) changes can compromise historic integrity. Such adverse changes, including alteration of original fenestration patterns and materials, removal of historic canopies, and construction of additions, often detract from the original character of a building, especially in combination. If a building's basic form remains intact and the building generally participates in the district's overall historic character and ambiance, however, the property still may be classified as a Contributing element in spite of modest changes.

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NONCONTRIBUTING. Properties in this category detract from the district's historic character. The majority were built after 1945 and possess little or no architectural or historical significance that relates to the district as a whole. They exhibit few of the physical attributes and characteristics that distinguish the historic district and are therefore considered intrusive. This category also includes severely altered pre-1945 buildings with little, if any, of their original or historic fabric still recognizable. Most commonly, the application of a false front over the original facade warrants classification of a pre-1945 building as a Noncontributing property. While such changes detract from the buildings' original character, historic fabric may survive intact underneath the sheathing. Following sensitive restoration, such historic buildings may be reclassified as Contributing. The Secretary of the Interior's *Standards for Rehabilitation* should be carefully adhered to for any restoration effort. Copies are available from the Texas Historical Commission in Austin.

INVENTORY OF PROPERTIES: CORSICANA COMMERCIAL HISTORIC DISTRICT

ADDRESS	DATE	PROPERTY TYPE	STYLISTIC INFLUENCE	CATEGORY
BRICK STREETS	1915	Infrastructural		Contributing
100 N Beaton	c.1890	2-part comm. block		Noncontributing*
101 N Beaton	1926	3-part vertical block	Gothic Revival	Contributing
102 N Beaton	1927	2-part comm. block	Classical Revival	Contributing
104-06 N Beaton	c.1925	2-part comm. block		Contributing
108 N Beaton	c.1890	1-part comm. block		Noncontributing*
110 N Beaton	c.1925	2-part comm. block	Classical/Prairie	Contributing
112 N Beaton	c.1925	1-part comm. block		Contributing
114-16 N Beaton	c.1890	1-part comm. block		Noncontributing*
118-22 N Beaton	c.1925	2-part comm. block	Classical Revival	Contributing
119 N Beaton	c.1925	1-part comm. block		Noncontributing*
121-23 N Beaton	c.1925	1-part comm. block		Noncontributing*
124 N Beaton	c.1900	2-part comm. block	Classical Revival	Contributing
125-27 N Beaton	c.1920	1-part comm. block		Contributing
200 N Beaton	1880	2-part comm. block	Italianate/Classical	Contributing
201-03 N Beaton	c.1910	2-part comm. block		Noncontributing*
202-04 N Beaton	c.1925	2-part comm. block	Classical Revival	Contributing
205 N Beaton	c.1960	Commercial		Noncontributing
206 N Beaton	c.1925	2-part comm. block		Noncontributing*
207 N Beaton	c.1910	2-part comm. block		Noncontributing*
208 N Beaton	c.1890	1-part comm. block		Noncontributing*
210 N Beaton	c.1890	1-part comm. block		Noncontributing*
209-11 N Beaton	c.1920	2-part comm. block		Noncontributing*
212 N Beaton	c.1925	2-part comm. block		Noncontributing*

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ADDRESS	DATE	PROPERTY TYPE	STYLISTIC INFLUENCE	CATEGORY
214 N Beaton	c.1930	1-part comm. block		Noncontributing*
215 N Beaton	c.1925	1-part comm. block		Noncontributing*
216 N Beaton	c.1920	2-part comm. block	Classical Revival	Noncontributing*
217 N Beaton	c.1890	1-part comm. block		Noncontributing*
218 N Beaton	c.1890	1-part comm. block		Noncontributing*
219-21 N Beaton	c.1925	2-part comm. block		Contributing
220 N Beaton	c.1900	2-part comm. block	Classical/Prairie	Contributing
223-25 N Beaton	c.1925	2-part comm. block		Contributing
227 N Beaton	c.1925	2-part comm. block	Classical Revival	Contributing
300 N Beaton	c.1905	2-part comm. block	Classical Revival	Contributing
301 N Beaton	c.1885	2-part comm. block		Noncontributing*
304 N Beaton	c.1905	2-part comm. block	Classical Revival	Noncontributing*
306 N Beaton	c.1900	2-part comm. block		Noncontributing*
308 N Beaton	c.1930	1-part comm. block		Contributing
309 N Beaton	c.1890	2-part comm. block		Noncontributing*
310 N Beaton	c.1910	1-part comm. block		Noncontributing*
311 N Beaton	c.1890	2-part comm. block		Noncontributing*
312 N Beaton	c.1910	1-part comm. block	Romanesque	Contributing
314 N Beaton	c.1910	1-part comm. block		Contributing
315 N Beaton	c.1900	2-part comm. block		Noncontributing*
317 N Beaton	c.1900	1-part comm. block		Noncontributing*
318 N Beaton	c.1900	1-part comm. block		Noncontributing*
319 N Beaton	c.1920	1-part comm. block		Contributing
320 N Beaton	1897	2-part comm. block	Romanesque	Contributing
321 N Beaton	c.1920	1-part comm. block		Contributing
322 N Beaton	c.1895	2-part comm. block	Italianate	Contributing
323 N Beaton	c.1910	1-part comm. block	Romanesque	Contributing
325 N Beaton	c.1905	2-part comm. block	Classical Revival	Contributing
401 N Beaton	1924	2-part comm. block	Classical Revival	Contributing
405-07 N Beaton	1924	1-part comm. block		Contributing
409-11 N Beaton	1924	1-part comm. block		Contributing
414 N Beaton	c.1925	1-part comm. block		Contributing
416 N Beaton	c.1925	1-part comm. block	Classical Revival	Contributing
417 N Beaton	c.1970	1-part comm. block		Noncontributing
418 N Beaton	1924	1-part comm. block	Classical Revival	Contributing
420 N Beaton	c.1925	1-part comm. block	Mission Revival	Contributing
421 N Beaton	c.1975	1-part comm. block		Noncontributing
100-02 S Beaton	c.1950	2-part comm. block		Noncontributing

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ADDRESS	DATE	PROPERTY TYPE	STYLISTIC INFLUENCE	CATEGORY
101 S Beaton	c.1890	2-part comm. block		Noncontributing*
103 S Beaton	c.1890	2-part comm. block		Noncontributing*
104 S Beaton	c.1925	2-part comm. block		Contributing
105 S Beaton	c.1960	1-part comm. block		Noncontributing
106 S Beaton	c.1920	Enframed window wall	Art Moderne	Contributing
107 S Beaton	c.1925	2-part comm. block	Classical Revival	Contributing
108 S Beaton	c.1950	1-part comm. block		Noncontributing
109 S Beaton	c.1915	2-part comm. block	Classical Revival	Contributing
113 S Beaton	c.1925	2-part comm. block	Classical Revival	Contributing
114 S Beaton	c.1908	2-part comm. block	Classical Revival	Contributing
116-18 S Beaton	c.1915	2-part comm. block	Classical Revival	Contributing
117 S Beaton	c.1925	2-part comm. block	Classical Revival	Contributing
119 S Beaton	c.1970	1-part comm. block		Noncontributing
200 S Beaton	1915	Temple front	Classical Revival	Contributing
201 S Beaton	c.1940	1-part comm. block		Contributing
204 S Beaton	c.1890	2-part comm. block	Italianate	Contributing
205 S Beaton	c.1900	2-part comm. block	Classical Revival	Contributing
206-08 S Beaton	c.1890	1-part comm. block		Noncontributing*
207 S Beaton	c.1900	2-part comm. block	Classical Revival	Contributing
210-12 S Beaton	c.1890	2-part comm. block	Italianate	Contributing
211 S Beaton	c.1890	2-part comm. block	Italianate	Contributing
308 S Beaton	c.1950	1-part comm. block		Noncontributing
310 S Beaton	c.1900	2-part comm. block		Contributing
109-17 E Collin	c.1880	2-part comm. block	Classical Revival	Contributing
200 E Collin	c.1980	1-part comm. block		Noncontributing
202 E Collin	c.1905	2-part comm. block	Classical Revival	Contributing
220 E Collin	c.1910	1-part comm. block		Contributing
110 W Collin	c.1925	2-part comm. block	Classical Revival	Contributing
112-14 W Collin	c.1930	1-part comm. block	Spanish Col. Rev.	Contributing
113-15 W Collin	c.1930	1-part comm. block		Noncontributing*
116-18 W Collin	c.1930	1-part comm. block		Noncontributing*
119 W Collin	c.1930	1-part comm. block		Noncontributing*
120 W Collin	1942	2-part comm. block		Contributing
121 W Collin	c.1930	1-part comm. block		Noncontributing*
122 W Collin	c.1925	2-part comm. block		Contributing
123 W Collin	1889	1-part comm. block		Noncontributing*
124 W Collin	c.1925	2-part comm. block	Tudor Revival	Contributing
125 W Collin	1889	1-part comm. block		Noncontributing*

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ADDRESS	DATE	PROPERTY TYPE	STYLISTIC INFLUENCE	CATEGORY
129 W Collin	1889	2-part comm. block		Noncontributing*
211 W Collin	c.1935	1-part comm. block		Noncontributing*
213 W Collin	c.1915	2-part comm. block		Noncontributing*
111 N Commerce	c.1910	2-part comm. block		Contributing
121 N Commerce	c.1910	2-part comm. block		Contributing
123 N Commerce	c.1910	2-part comm. block	Italianate	Contributing
125 N Commerce	c.1910	2-part comm. block	Italianate	Contributing
208 N Commerce	c.1925	1-part comm. block		Noncontributing*
209-19 N Commerce	c.1925	1-part comm. block		Contributing
216 N Commerce	c.1925	1-part comm. block		Noncontributing*
221 N Commerce	c.1925	1-part comm. block		Contributing
222 N Commerce	c.1925	1-part comm. block		Noncontributing*
223 N Commerce	c.1925	1-part comm. block		Contributing
225 N Commerce	c.1950	Gas station		Noncontributing
226 N Commerce	c.1930	1-part comm. block		Noncontributing*
308 N Commerce	c.1925	1-part comm. block	Spanish Col. Rev.	Contributing
314-18 N Commerce	c.1925	1-part comm. block	Spanish Col. Rev.	Contributing
323 N Commerce	c.1925	1-part comm. block	Classical Revival	Contributing
403 N Commerce	c.1960	Commercial		Noncontributing
411 N Commerce	c.1950	1-part comm. block		Noncontributing
423 N Commerce	c.1945	Gas station		Contributing
110 S Commerce	c.1900	2-part comm. block	Italianate	Contributing
100 N Main	c.1945	Stacked vertical block		Contributing
109 N Main	c.1925	1-part comm. block		Contributing
111-15 N Main	c.1930	1-part comm. block		Contributing
121 N Main	c.1970	1-part comm. block		Noncontributing
213-15 N Main	c.1910	1-part comm. block		Contributing
214 N Main	c.1925	2-part comm. block		Contributing
222 N Main	c.1930	Gas station		Noncontributing*
310A N Main	c.1940	1-part comm. block		Contributing
310B N Main	c.1940	1-part comm. block		Contributing
310C N Main	c.1940	1-part comm. block		Contributing
312 N Main	c.1925	1-part comm. block		Noncontributing*
313 N Main	c.1955	Commercial		Noncontributing
314 N Main	c.1925	1-part comm. block		Contributing
315 N Main	c.1955	1-part comm. block		Noncontributing
316 N Main	c.1925	1-part comm. block		Contributing
321 N Main	c.1920	1-part comm. block		Contributing

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ADDRESS	DATE	PROPERTY TYPE	STYLISTIC INFLUENCE	CATEGORY
401 N Main	c.1960	1-part comm. block		Noncontributing
417 N Main	c.1970	Commercial		Noncontributing
423 N Main	c.1930	Gas station	Tudor Revival	Contributing
109 S Main	c.1910	2-part comm. block	Classical Revival	Contributing
116 S Main	1909	Institutional/Govt.	Beaux Arts	Contributing
211 S Main	c.1980	Commercial		Noncontributing
312 S Main	c.1925	Commercial		Noncontributing*
106-14 E 3rd Ave	1924	1-part comm. block		Contributing
200-04 E 3rd Ave	c.1910	Commercial		Noncontributing*
100-02 W 3rd Ave	c.1900	stacked vertical block	Italianate	Contributing
104 W 3rd Ave	c.1905	2-part comm. block	Romanesque	Contributing
106-08 W 3rd Ave	c.1925	1-part comm. block		Contributing
113-15 W 3rd Ave	c.1925	1-part comm. block		Contributing
120-22 W 3rd Ave	c.1935	Commercial		Contributing
108-10 E 4th Ave	c.1900	2-part comm. block		Contributing
114 E 4th Ave	c.1925	1-part comm. block		Noncontributing*
200-04 E 4th Ave	c.1920	1-part comm. block		Noncontributing*
213 E 4th Ave	c.1930	2-part comm. block	Classical Revival	Contributing
108-10 W 4th Ave	c.1910	1-part comm. block		Contributing
112 W 4th Ave	c.1930	1-part comm. block		Noncontributing*
114 W 4th Ave	c.1925	1-part comm. block	Spanish Col. Rev.	Contributing
116-20 W 4th Ave	c.1920	2-part comm. block	Classical Revival	Contributing
202 W 4th Ave	c.1925	Gas station		Contributing
109 E 5th Ave	c.1910	2-part comm. block	Italianate	Contributing
112 E 5th Ave	c.1920	1-part comm. block		Noncontributing*
204 E 5th Ave	c.1925	1-part comm. block		Noncontributing*
210-14 E 5th Ave	c.1925	1-part comm. block		Contributing
215 E 5th Ave	c.1900	1-part comm. block		Contributing
224 E 5th Ave	c.1925	1-part comm. block		Contributing
300A E 5th Ave	c.1900	Lumberyard		Contributing
300B E 5th Ave	c.1900	Lumberyard		Contributing
300C E 5th Ave	c.1900	Lumberyard		Contributing
301 E 5th Ave	c.1980	1-part comm. block		Noncontributing
110 W 5th Ave	c.1895	2-part comm. block	Italianate	Contributing
114 W 5th Ave	c.1920	2-part comm. block	Classical/Prairie	Contributing
116-18 W 5th Ave	c.1915	2-part comm. block	Classical/Prairie	Contributing
120 W 5th Ave	c.1920	1-part comm. block		Noncontributing*
124 W 5th Ave	c.1905	2-part comm. block	Romanesque	Contributing

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ADDRESS	DATE	PROPERTY TYPE	STYLISTIC INFLUENCE	CATEGORY
124A W 5th Ave	c.1905	Infrastructural	street clock	Contributing
126 W 5th Ave	c.1910	2-part comm. block	Romanesque	Noncontributing*
207 W 5th Ave	1908	Institutional/Govt.	Classical Revival	Contributing
106 E 6th Ave	c.1930	1-part comm. block		Noncontributing*
108-12 E 6th Ave	c.1910	1-part comm. block		Contributing
109 E 6th Ave	c.1960	Commercial		Noncontributing
116 E 6th Ave	c.1900	1-part comm. block		Contributing
112-14 W 6th Ave	c.1920	Enframed window wall	Classical Revival	Contributing
115 W 6th Ave	c.1945	1-part comm. block		Noncontributing*
116 W 6th Ave	c.1910	2-part comm. block	Italianate	Contributing
117-21 W 6th Ave	c.1910	2-part comm. block		Contributing
120-26 W 6th Ave	c.1925	1-part comm. block		Noncontributing*
100 E 7th Ave	c.1970	Commercial		Noncontributing
100 blk E 7th Ave	c.1900	Park		Noncontributing*
106 W 7th Ave	c.1980	1-part comm. block		Noncontributing
115 W 7th Ave	1898	2-part comm. block	Romanesque/Italian	Contributing
121 W 7th Ave	c.1905	2-part comm. block	Italianate	Contributing
123 W 7th Ave	c.1920	2-part comm. block		Contributing
201 W 7th Ave	1924	2-part comm. block	Classical Revival	Contributing
210 N 9th Street	c.1930	1-part comm. block		Noncontributing*
225 N 9th Street	c.1920	Commercial		Contributing

8. STATEMENT OF SIGNIFICANCE

APPLICABLE NATIONAL REGISTER CRITERIA

- ☒ **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.
- ☒ **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 VALUE, 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: N/A

AREAS OF SIGNIFICANCE: Architecture; Commerce; Community and Regional Development

PERIOD OF SIGNIFICANCE: 1871-1945

SIGNIFICANT DATES: 1871 1880 1923

SIGNIFICANT PERSON: N/A

CULTURAL AFFILIATION: N/A

ARCHITECT/BUILDER: Lockhead, H.B.; Blanding, H.O.

NARRATIVE STATEMENT OF SIGNIFICANCE (see continuation sheets 8-14 through 8-23)

9. MAJOR BIBLIOGRAPHIC REFERENCES

BIBLIOGRAPHY (see *Historic and Architectural Resources of Corsicana, Navarro County, Texas*, pp. 74-77)

PREVIOUS DOCUMENTATION ON FILE (NPS): N/A

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested.
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey #
- ☐ recorded by Historic American Engineering Record #

PRIMARY LOCATION OF ADDITIONAL DATA:

- ☒ State historic preservation office (*Texas Historical Commission*)
- ☐ Other state agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other -- Specify Repository:

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Corsicana Commercial Historic District
Corsicana, Navarro County, Texas

At the historic mercantile center of the community, the Corsicana Commercial Historic District encompasses a cohesive group of late 19th and early 20th century commercial buildings exhibiting a variety of architectural expressions. Its period of significance extends from the establishment of rail service in 1871 through the conclusion of World War II. The production of cotton and oil provided the primary stimuli for local economic growth during this period. The resultant growth fostered substantial profits that merchants reinvested in buildings to house their commercial enterprises. The district contains the city's primary collection of these historic commercial buildings. Evaluated within the context of *Community and Regional Development of Corsicana, Texas*, the district reflects the broad historic and architectural trends that shaped development patterns in the community. Nominated to the National Register at a local level of significance, the district is therefore eligible under Criterion A in the areas of Commerce and Community and Regional Development and under Criterion C in the area of Architecture.

The Corsicana Commercial Historic District encompasses a multi-block area centered on Beaton Street that evolved as the city's primary commercial center following the establishment of rail service in 1871. Initial commercial development in the community, however, focused on the courthouse square, a few blocks to the northwest of the historic district. Town founders dedicated a 100-acre tract of land for the city, officially declared the Navarro County seat in 1848. The courthouse square provided the focus of this newly created city, as was typical for contemporaneous county seats in Texas. Merchants soon erected commercial buildings around the square to capitalize on traffic generated by legal business at the courthouse. No buildings associated with this early commercial development in the fledgling community are known to survive.

The arrival of the H&TC Railroad in 1871 substantially changed subsequent commercial development patterns in Corsicana. As the railroad extended its line northwestward from Houston to Dallas, many citizens recognized the significance of rail service to the future of their community. As a result, they often donated land to rail companies to induce construction of a rail line through, or at least near, their town. Alexander Beaton and James Kerr Sr. were among a group of Corsicana residents who led the local effort. Local residents conveyed property to Beaton and Kerr who, in turn, transferred title to the H&TC Railroad Company (Navarro County *Deed Records*, 1870-71). Their successful efforts led to a route immediately east of the original town site. In July 1871 the H&TC formally dedicated the Railroad Addition, comprised entirely of donated land.

More than six times the size of the original town site, this new addition greatly enlarged the physical limits of the city. In platting the new addition, railroad officials delineated deep narrow lots intended for commercial use on either side of the tracks. Although present-day Second and Third avenues most directly linked the courthouse square and the railroad tracks, concentration of commercial lots in H&TC controlled land increased the profitability of potential land sales.

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Railroad officials further enhanced the allure of the new lots by establishing the passenger depot in the heart of this new addition. Savvy merchants eagerly sought lots near the depot to take advantage of the traffic it generated. Through this effective manipulation of land sales potential, the H&TC offset construction costs for the new line.

With the arrival of the Texas and St. Louis (later known as the St. Louis and Southwestern or Cotton Belt) Railway in 1880, the shift of Corsicana's commercial development away from the courthouse square accelerated. The second major rail line ensured Corsicana's status as an important regional shipping and trading center and the local population quickly burgeoned. The Cotton Belt tracks followed the path of Eighth Avenue, intersecting the H&TC line at the foot of Beaton Street. The rail companies built a Union Passenger Depot just north of this intersection. Subsequent commercial development concentrated on a triangular area west of the H&TC tracks, north of the Cotton Belt line and southeast of the courthouse square, with Beaton Street the most prestigious address for new mercantile establishments.

These new mercantile establishments resulted from an influx of entrepreneurs seeking financial opportunities in the bustling community. Colloquially known as terminal merchants, some established new stores in each community serving as the temporary railhead or terminus of the Dallas-bound rail line. Although many such as Alex Sanger eventually relocated to Dallas, a large number established stores that continued contributing to the commercial development of Corsicana throughout the subsequent decades.

Although little evidence documents this initial commercial development, fire insurance maps published in 1885 demonstrate Beaton Street's evolution into the commercial heart of the city (Sanborn Map Company, 1885). Generally prepared only for areas with the greatest density of buildings and capital investment, these maps documented 113 commercial buildings in the new downtown area. Either one or two stories in height, approximately 75 percent featured load-bearing brick construction techniques. The permanence of these buildings suggests a general optimism about the economic future of the community on the part of entrepreneurs.

Economic expansion continued throughout the late 19th and early 20th centuries, with the ensuing construction boom transforming the downtown into a bustling mercantile zone. Retail establishments such as grocery, dry goods, and hardware stores prevailed on Beaton Street, along with hotels, banks, and other service-related businesses. Wholesale operations such as lumberyards and grocery distributors congregated in the area between Commerce Street and the H&TC tracks. As early as 1883 a mule-drawn streetcar line along Beaton Street connected the downtown district with residential areas to the west and southwest. An electric streetcar replaced the old system in 1902. In 1913 the Southern Traction Company absorbed this small operation into an Interurban system linking Corsicana with Dallas to the north. Shortly thereafter, a major street improvement campaign in 1915 installed brick-paved streets throughout the commercial heart of the city. These

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transportation networks augmented the traffic generated by the rail lines, thereby contributing to the commercial development of the downtown area.

Much of Corsicana's prosperity during the late 19th and early 20th centuries stemmed from profits derived from growing, processing and shipping cotton. This dominant component of the local economy affected downtown businesses, as most catered to or were directly involved with participants in the cotton industry. For example, merchants often earned additional income by renting out offices in the upper floors of their buildings. During this period cotton buyers maintained upper floors offices in downtown buildings at 105 South Beaton Street, 101, 105, 110 and 119 North Beaton Street and 108, 113, 114 and 117 East Collin Avenue (*Corsicana City Directory*, various dates).

As the rapid growth of this period slowed during the late 1910s and early 1920s, little new construction occurred. Successful deep-well oil discoveries in the Powell Field in 1923 provided immediate stimulus for the local economy. The ensuing oil boom lasted about five or six years. While modest compared to major oil discoveries such as Spindletop in Beaumont, Corsicana's oil boom fostered diversification of the cotton-based economy. This development distinguished the city from virtually all other communities in the cotton-rich Blackland Prairie region.

The economic impact soon reached downtown as oil-related businesses sought offices and storage facilities in the area. For example, an oil well supply firm stored its merchandise in the ground floor of the old Matthews House Hotel (now razed) at the southwest corner of South Beaton Street and East 7th Avenue. Oil operators, developers and producers leased upper-floor office space in buildings such as the Hardy-Peck Block at 117-21 West 6th Avenue. By 1928, 16 oil-related businesses maintained offices in the downtown area (*Corsicana City Directory*, 1928). Property owners acted quickly to meet the demand for space. Some razed 19th century buildings to make way for new ones such as the 8-story State National Bank Building at 101 North Beaton Street. Other owners simply remodeled older buildings with applications of more modern materials such as terra cotta to the facades. Cheaper than new construction, this approach also avoided disruption of business operations at such buildings as 120-26 West 6th Avenue and 220 North Beaton Street.

While the majority of buildings in the district housed retail concerns, local and federal governments erected some of the most prominent and architecturally significant buildings. In 1908, for example, local architect H.B. Lockhead designed a new municipal jail for a site at 207 West 5th Avenue (Navarro County History, 1985 V:32). Erected in 1910 and expanded in 1928, the Post Office and Federal Building at 116 South Main Street stands today as an outstanding example of Beaux Arts classicism. Construction costs for a Classical Revival city hall (1923-24; now razed) were underwritten by the sale of municipal water to local oil companies (Navarro County History, 1985 V:18).

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Today, the Corsicana Commercial Historic District boasts the city's finest examples of historic commercial architecture. Most of the buildings in the district are classified as 2-part commercial blocks, although a significant number (about 35 percent) are classified as 1-part commercial blocks. Less common building types include enframed window wall forms and 3-part vertical blocks. The architectural significance of several buildings in the district qualifies them for National Register designation on an individual basis. Examples of these are included in the following discussion of representative properties. Buildings within the district display a variety of stylistic influences although the most common are drawn from the Italianate style of the Victorian era and the Classical Revival style of the early 20th century. Popular throughout Texas during downtown Corsicana's period of most rapid development, these stylistic influences sometimes coexist on a single building. Store owners often sheathed their buildings with entirely new facades, typically with noteworthy Classical Revival features. These changes, rather than detracting from historic integrity, represent important historic phases of the architectural evolution of Corsicana's building stock. On the other hand, post-World War II changes such as encapsulation of architectural fabric with aluminum or stucco treatments compromise historic integrity.

Since 1984, Corsicana's participation in the Main Street Program has helped revitalize the downtown area by supporting, assisting, and providing financial incentives for more than a dozen rehabilitation projects within the district. Among the most successful projects to date is the Corsicana Commercial Club Building at 109 South Main Street. Although postwar development along major highways in outlying areas siphoned off much of the retail business from downtown, many historic buildings in the central business district survive with much of their architectural integrity intact. Renewed interest in this locally significant district is helping to revitalize Corsicana's historic downtown.

REPRESENTATIVE PROPERTIES IN THE HISTORIC DISTRICT

The following properties illustrate significant trends in the developmental history of the Corsicana Commercial Historic District.

STATE NATIONAL BANK BUILDING 101 North Beaton Street Date: 1926 Photo 13
Property Type: 3-part vertical block Stylistic Influences: Gothic Revival
Architect: H.O. Blanding and C.D. Hill & Company Builder: Walker Construction Company

With its origins in a small trading company founded by leaders of the local Jewish community, the State National Bank evolved into one of Corsicana's primary financial institutions. Louis Cerf (1846-1917) and Edmund Raphael (1851-1927) slowly expanded their grocery business to offer banking services, with Cerf's son Isaac eventually assuming an active role in running the enterprise. The newly chartered State National Bank absorbed their operation in 1917, with B.B.

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Munsey, G.C. Dunn, P.D. Williams, and E.L. Dupuy serving as officers for the organization. Isaac Cerf succeeded Munsey as president in 1926, the year the bank moved into this 8-story facility in the midst of an oil-related economic boom. Commissioned to symbolize the bank's financial status, the tallest building in the city featured terra cotta detailing executed in the Gothic Revival style. Banking facilities occupied the ground floor, with private offices for lawyers, doctors, and other businesses housed on the upper floors. Walker Construction Company of San Antonio erected the building based on plans by architects H.O. Blanding of Corsicana and C.D. Hill & Company of Dallas. Hill's firm designed many important institutional, commercial and domestic buildings in the region during the early 20th century, including the Oak Lawn Methodist Episcopal Church (1911-15; NR 1988) in Dallas and the McCartney House (1912; NR 1986) in Waxahachie. Relatively unaltered, this building remains an important physical and business landmark as the finest example of Gothic Revival architecture in the community.

K. WOLENS BUILDING 219-21 North Beaton Street Date: c.1925
Photo 9 (middle right, third building from intersection) Property Type: 2-part commercial block

Kalman and Ida Wolens immigrated to the United States from Poland in the early 1890s. Eventually resolving the difficulties of running a mercantile establishment while observing the Jewish Sabbath in the South, they settled in Corsicana about 1896. Active leaders of the local Jewish community, the family helped organize the first Orthodox Synagogue in the city about 1910. Their first dry goods store, K. Wolens, occupied a building at 207 North Beaton Street. The young company expanded into an adjacent building following a few years of successful growth. In 1914, however, the J.C. Penney Company unexpectedly established a local branch, sparking a spirited competitive struggle. Evidently thriving on the competition, the Wolens firm expanded operations to Wortham, Palestine, Kaufman, and Athens over the next several years. By 1922, the local store occupied an enlarged space at 201-07 North Beaton, remaining there for another decade. The firm subsequently expanded their retail facilities into this 2-story brick commercial building and opened a warehouse nearby at 212-18 South Main Street (*Corsicana City Directory*, 1941). The firm operated more than 50 retail outlets in the state by the 1980s. This building derives its significance from its association with this locally important merchant family.

COMMERCIAL BUILDING 420 North Beaton Street Date: c.1925 Photo 16
Property Type: 1-part commercial block Stylistic Influences: Spanish Colonial Revival

The shaped parapet, arched fenestration and simple geometric detailing of this commercial building typify the commercial architecture built in the district during the 1920s. Drawn from the design idioms of the Spanish Colonial Revival style, such simple detailing often proved an economical approach to ornamenting an otherwise straightforward 1-part commercial block. The building may have housed an automobile dealership during Corsicana's oil-related prosperity of the period.

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FIRST NATIONAL BANK BUILDING 200 South Beaton Street Date: 1915
Property Type: Temple Front commercial building Stylistic Influences: Classical Revival
Architect: Field & Clarkson Builder: G.W. Brillhart Photo 11 (fifth building from left)

Upon the arrival of the H&TC line in 1871, Captain James T. Garitty (1842-1925) and Joseph Huey (1827-1904) established Garitty, Huey & Company. Population growth and the influx of new wealth fostered by rail service ensured the young company's prosperity. Garitty and Huey incorporated their firm in 1886 with assets of \$125,000, changing the name to the First National Bank of Corsicana. Following discovery of oil in Navarro County in 1894, Corsicana entered a long period of physical and economic expansion. The bank grew along with the city, moving into this Classical Revival temple in 1915 with reported assets of over \$1.7 million. In the subsequent decade, oil production in Corsicana reached its peak of more than 400,000 barrels per day. The institution merged with the Corsicana National Bank in 1931 to consolidate its position as a financial leader in the city. During the Great Depression, Garitty's fiscal policies helped maintain the bank's strength and contributed to a stable local economy. In 1956, the bank moved to its present location at the corner of Main and Collin street.

CORSICANA COMMERCIAL CLUB BUILDING 109 South Main Street Date: c.1910 Photo 17
Property Type: 2-part commercial block Stylistic Influences: Classical Revival

A group of leading businessmen formed the Corsicana Commercial Club in the 1890s to promote growth and industrial development for the city. The group officially changed its name to the Chamber of Commerce in 1917, shortly after occupying this 2-part commercial block. The simple building features modest stylistic influences drawn from the Classical Revival style, viewed as a progressive architectural expression during the early 20th century. The property recently underwent a sensitive rehabilitation that recaptured much of building's historic character.

CORSICANA POST OFFICE AND FEDERAL BUILDING 116 South Main Street Date: 1909 Photo 7
Property Type: Institutional (Government) Building Stylistic Influences: Beaux Arts classicism

Since its completion in 1909, the Post Office and Federal Building provided an exceptional contribution to the visual character of downtown Corsicana. Its classical detailing in the Beaux Arts tradition and its full-block site distinguish it from the mostly brick commercial buildings in the district. The building reflects the expanded role that the federal government played in the lives of the citizens of Corsicana in the early 20th century. A 1928 addition on the west side of the building resulted from the need to accommodate the city's rapid expansion during the 1920s. The building survives as an outstanding example of Beaux Arts classicism, an architectural expression rarely seen in the city.

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COMMERCIAL BUILDING 106-14 East 3rd Avenue Date: 1924 Photo 20
Property Type: 1-part commercial block

The straight parapet, storefront fenestration pattern and simple geometric detailing of this commercial building typify the commercial architecture built in the district during the 1920s. Such detailing often proved an economical approach to ornamenting an otherwise straightforward 1-part commercial block. The historic garage doors suggest the building may have housed an automobile dealership during Corsicana's oil-related boom in the 1920s, indicating the increasing importance of the automobile in the local economy during this period.

I.O.O.F. LODGE 100 West 3rd Avenue Date: c.1900 Photo 15
Property Type: stacked vertical block Stylistic Influences: Italianate

The intricate Italianate detailing on this imposing 3-story brick building establishes it as one of Corsicana's outstanding examples of Victorian era architectural design. Built between 1894 and 1900, the stacked vertical block form incorporated retail space on the ground floor with meeting space for a fraternal organization above. The building initially housed T.G. Brooks' agricultural implements store on the first and second floors, with the Independent Order of Odd Fellows Hall occupying the third floor (Sanborn Map Company, 1900). An important community institution, the local chapter had garnered support for establishing the national I.O.O.F. Widows and Orphans Home at Corsicana in 1885. The lodge continued to meet on the top floor of the building for many years, although the ground floor hosted a variety of occupants during the 1930s and 1940s, including Sowell Brothers Groceries and the Shipp and Bunch grocery store (*Corsicana City Directory*, 1941). The superb craftsmanship of its Italianate detailing distinguish this building as one of the most significant examples of commercial architecture in the city.

CENTRAL TEXAS GROCERY COMPANY BUILDING 215 East 5th Avenue Date: c.1900
Photo 1 (building at far left) Property Type: 2-part commercial block

Constructed between 1900 and 1905 in close proximity to the H&TC rail line, this 2-story brick building housed a series of wholesale grocery concerns (Sanborn Map Company, 1905). Among the first occupants, the Central Texas Grocery Company operated out of the building as early as 1908. It remained in business into the 1920s with W.M. Wilson as company president and James Emerson Whiteselle, one of the most prominent businessmen and civic leaders in the city, as its vice-president. By 1921 the Southern Wholesale Grocery Company occupied the building along with the Central Texas Grocery Company. J. Harris Ransom, a former vice-president of the Central Texas Grocery Company, served as president of the Southern Wholesale Grocery Company (*Corsicana City Directory*, 1922). The two firms continued to share the building throughout much of the succeeding decade, although Southern Wholesale Grocery Company became the sole occupant by 1941. The surrounding environs once boasted numerous warehouses serving wholesale

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operations taking advantage of convenient access to rail service, but few remain. This building survives virtually unaltered as one of the city's best examples of rail-related warehouse facilities from the early 20th century.

WHITESELLE BRICK & LUMBER COMPANY BUILDINGS 300 East 5th Avenue Date: c.1900
Photo 21 Property Type: commercial building

Adjacent to the Houston & Texas Central railroad tracks, this complex of 1-story frame buildings housed the Whiteselle Brick & Lumber Company. One of the most significant businesses in Corsicana, the lumber company occupied this site since its establishment in the late 19th century. A Tennessee native who moved to Texas in 1870, James Emerson Whiteselle (1851-1915) gained business experience at his uncle's lumber yard, eventually landing a job with the Carruthers Lumber Company in Corsicana. He acquired the business in the 1880s, renaming it the Whiteselle Lumber Company and developing one of the largest building supply companies in the region. Initially focusing on lumber, the firm expanded into the manufacture of brick by the turn of the century. The company constructed numerous local houses and commercial buildings, including the Southern Pacific depot (since razed). Elected mayor in 1894, Whiteselle helped oversee and direct the physical and economic expansion of the community, playing an instrumental role in attracting new industries such as the Magnolia Refinery. He also held extensive personal business interests in local rail-dependent firms such as the Central Texas Grocery Company, the Royall Coffee Company, the Fortson-Polk Grocery Company, the Corsicana Cotton Mills, and the First National Bank of Corsicana. His service outside the community included a role in the founding of the Texas Lumberman's Association and a term as its president in 1911-12. Dating to about 1900, the current buildings experienced alterations following World War II. The property nevertheless remains recognizable to the district's period of significance. As it possesses the most direct association with Whiteselle's significant contributions to the commercial development of the community, the complex is therefore classified as a Contributing element of the district.

CITY JAIL 207 West 5th Avenue Date: 1908 Photo 14
Property Type: Institutional (Government) Building Stylistic Influences: Classical Revival
Architect: H.B. Lockhead Contractor: Berry & Metcalf

Built in 1908 for about \$5,000, this facility served as the community's first permanent brick jail. In continuous use until the 1970s, the jail played an integral role in local law enforcement for more than six decades. Corsicana architect H.B. Lockhead designed the building for a site next to the city hall (since razed). The local construction firm of Berry & Metcalf won the contract to build the facility, which could accommodate up to 80 prisoners segregated by sex, race, and offense. "Women prisoners were detained in one cell, men in another, while Negroes, Mexicans, and drunks were incarcerated in yet another cell" (Sanders 1976). The jail reflects Corsicana's efforts to

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improve public infrastructure during a period of economic prosperity in the early 20th century. The jail is also the oldest surviving public institutional building in the city.

PALACE THEATER 114 West 6th Avenue Date: c.1920 Photo 18
Property Type: Enframed window wall commercial building Stylistic Influences: Classical Revival

Built in the enframed window wall form, this 2-story brick commercial building showed motion pictures early as 1922 (*Corsicana City Directory*, 1922). Willis W. Grist Jr. managed the Palace, one of four such theaters in the city. By 1941 all four, including the Grand, the Ideal, the Palace, and the Rio, belonged to Texas Consolidated Theaters, an umbrella organization headquartered in this building. This rare example of the enframed window wall commercial building features modest classical detailing including a cast stone cornice. Few alterations have changed its historic character.

COMMERCIAL BUILDING 120-26 West 6th Avenue Date: c.1910/c.1925/c.1980 Photo 19
Property Type: 2-part commercial block

This 2-part commercial block illustrates the historical evolution typical of properties in the district. Probably as a result of economic incentives fostered by the 1920s oil boom, this early 20th century building received a sheathing of classically inspired terra cotta about 1925. Property owners often employed such methods of modernizing their property during the district's period of significance. Unfortunately, more recent (c.1980s) remodelings produced additional changes that obscure the building's historic appearance, requiring classification as a Noncontributing element of the district.

S.A. PACE BUILDING 115 West 7th Avenue Date: 1898 Photo 4 (building at left)
Property Type: 2-part commercial block Stylistic Influences: Romanesque Revival

Noteworthy for its Romanesque Revival detailing, this 2-story brick commercial building was erected in three stages. The S.A. Pace Grocery Company completed the first (easternmost) section in 1898. The wholesale grocery company occupied the building for the next two decades, constructing additions about 1905 and 1920 (Sanborn Map Company, 1921). An Alabama native who arrived in Corsicana in 1872 following initiation of rail service, company founder Stephen Augustus Pace played an active role in local civic affairs. His service included roles on the organizational committees for such endeavors as the Volunteer Fire Department and the public library. Although the building was vacant in 1931, it subsequently housed the Nehi-Royal Crown Bottling Company (*Corsicana City Directory*, 1941). Presently in only fair physical condition, the building retains much of its historic integrity.

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BRICK STREETS Date: 1915 Photo 10 Property Type: Infrastructural element

Commencing a major street improvement campaign in 1915, the municipal government installed brick-paved streets throughout the commercial heart of the city. This investment in the local transportation network reflected progressive ideals of civic improvement and fostered continued commercial development of the downtown area as local residents switched to automobiles. Although some were subsequently covered with asphalt, most of the brick streets survive to contribute to the area's historic character (see Map 27 for surviving resources).

10. GEOGRAPHICAL DATA

ACREAGE OF PROPERTY: approximately 65 acres

UTM REFERENCES	Zone	Easting	Northing	Zone	Easting	Northing	
1	14	738960	3553700	4	14	739540	3553160
2	14	739280	3553900	5	14	739340	3553060
3	14	739540	3553760				

VERBAL BOUNDARY DESCRIPTION

(x see continuation sheet 10-24)

BOUNDARY JUSTIFICATION

(x see continuation sheet 10-24 through 10-25)

11. FORM PREPARED BY (with assistance from Bruce Jensen, THC Architectural Historian)

NAME/TITLE: Daniel Hardy (Project Director); David Moore (Historian); Matt Goebel (Research Assistant)

ORGANIZATION: Hardy-Heck-Moore

DATE: January 1993/March 1995

STREET & NUMBER: 2112 Rio Grande

TELEPHONE: 512/478-8014

CITY OR TOWN: Austin

STATE: TX **ZIP CODE:** 78705

ADDITIONAL DOCUMENTATION

CONTINUATION SHEETS

MAPS (see continuation sheet Map-26 through Map-27)

PHOTOGRAPHS (see continuation sheet Photo-28 through Photo-29)

ADDITIONAL ITEMS

PROPERTY OWNER

NAME: A list of property owners is on file at the Texas Historical Commission.

STREET & NUMBER: P.O. Box 12276

TELEPHONE: 512/463-6094

CITY OR TOWN: Austin

STATE: TX **ZIP CODE:** 78711

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VERBAL BOUNDARY DESCRIPTION

From the northwest corner of Block 253, City of Corsicana, proceed east along West 2nd Avenue until reaching a point midway along the northern side of Block 236, City of Corsicana. Thence proceed in a southerly direction down the middle of Blocks 236 and 237, City of Corsicana until reaching East 4th Avenue. Thence proceed east along East 4th Avenue until reaching the Southern Pacific Railroad tracks. Proceed along but not including the western right-of-way of the railroad tracks in a southwesterly direction until reaching West 8th Avenue. Thence proceed west along West 8th Avenue until reaching a point midway along the southern side of Block 269, City of Corsicana. Thence proceed north through the middle of Blocks 269 and 268, City of Corsicana until reaching West 6th Avenue. Thence proceed west to the southwestern corner of the lot fronting 214 West 6th Avenue, Block 267, City of Corsicana. Thence proceed north along the western property line of said lot until reaching the north side of Block 267, City of Corsicana. Thence east approximately 75 feet along West Collins Avenue. Thence north to a point that marks the midway along the southern side of Block 266, City of Corsicana. Thence continue north through the middle of Blocks 266, 265, and 264, City of Corsicana, until reaching West 3rd Avenue. Thence proceed east until reaching the southwestern corner of Block 253, City of Corsicana. Thence proceed north along the western side of said block until reaching the point of origin.

BOUNDARY JUSTIFICATION

The Corsicana Commercial Historic District includes the core of the community's historic downtown. It is virtually free of vacant lots and open spaces. These interruptions to the area's historic character become more frequent beyond the chosen boundaries.

The northern boundary follows West 2nd Avenue, separating downtown from an area whose mix of residential and commercial properties is at odds with the character of the historic downtown.

The eastern boundary generally follows the historic Houston & Texas Central Railroad (now Southern Pacific) right-of-way. Although most land along this right-of-way is open, in contrast with the dense development of downtown. The strong associative link between the district's commercial enterprises and the rail line, however, suggests the tracks as a logical boundary. Few historic commercial buildings survive to the east of this boundary. Between West 4th and West 5th avenues, the boundary line includes the original property of the Whiteselle Brick and Lumber Company, one of Corsicana's most historically significant businesses. North of West 4th Avenue, the boundary narrows to follow the rear property lines of buildings facing Commerce Street. The area between this boundary and the rail line includes both residential and commercial properties at odds with the historic character of the downtown commercial district.

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Corsicana Commercial Historic District
Corsicana, Navarro County, Texas

The southern boundary follows the right-of-way of the abandoned St. Louis and Southwestern Railway tracks. The area to the south of the tracks has traditionally been industrial in character and retains few extant historic buildings.

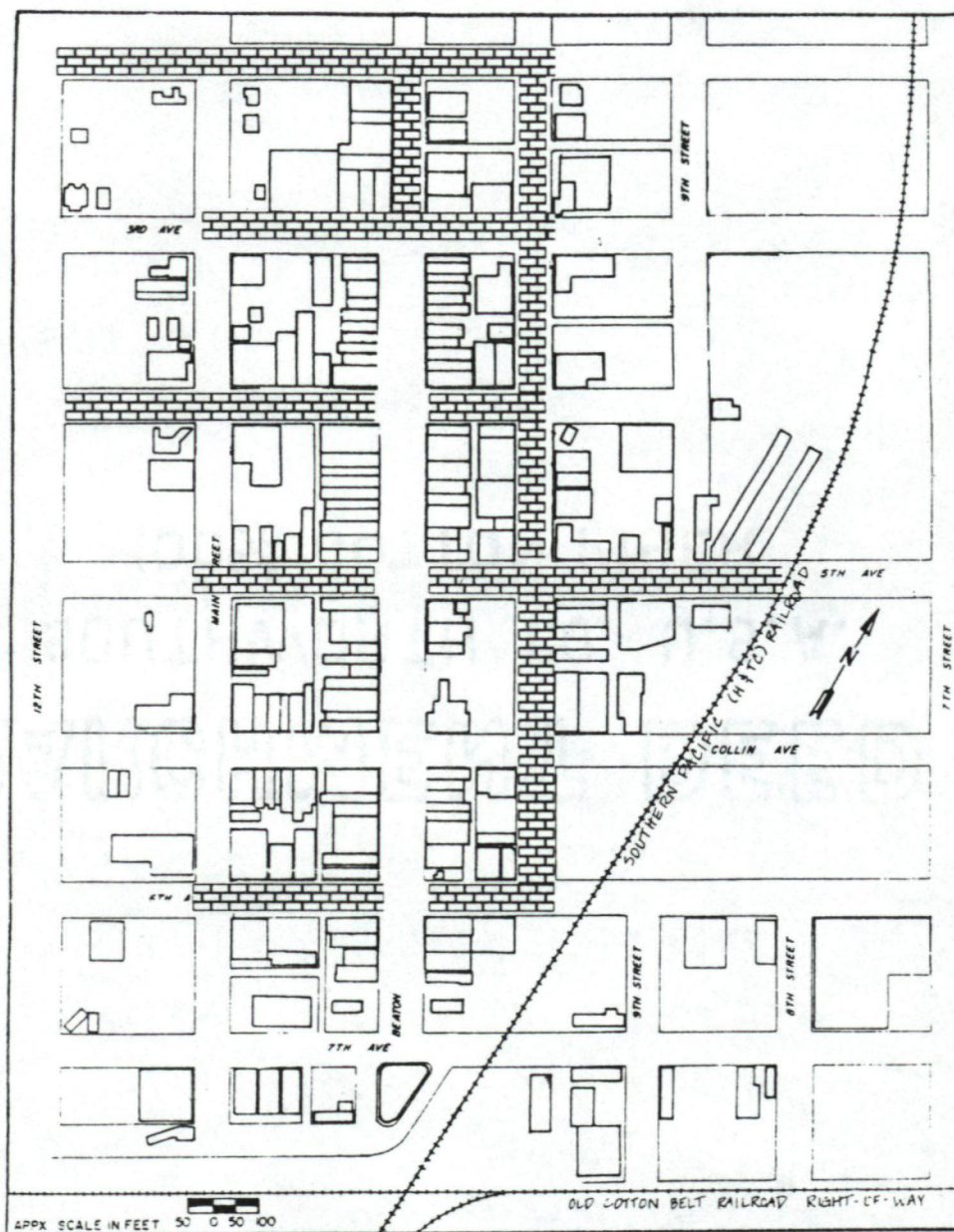
The western boundary includes the highest concentration of contributing resources in an area with several important, but relatively isolated, historic buildings. Most property beyond the western boundary of the district is either vacant or features buildings developed after 1945.

National Register of Historic Places Continuation Sheet

Corsicana Commercial Historic District
Corsicana, Navarro County, Texas

Section MAP Page 27

DISTRICT MAP SHOWING SURVIVING BRICK STREETS



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section PHOTO Page 28

Corsicana Commercial Historic District
Corsicana, Navarro County, Texas

PHOTO INVENTORY

CORSICANA COMMERCIAL HISTORIC DISTRICT
CORSICANA, NAVARRO COUNTY, TEXAS
DANIEL HARDY - PHOTOGRAPHER
JANUARY 1993

ORIGINAL NEGATIVES ON FILE WITH THE TEXAS HISTORICAL COMMISSION

PHOTO 1 - Oblique view of 121-25 North Commerce Street, with 215 East 5th Avenue in the background, camera facing southeast

PHOTO 2 - View of 100 block West 5th Avenue, camera facing northeast

PHOTO 3 - View of 100 block West 6th Avenue, camera facing northeast

PHOTO 4 - Oblique view of 201 West 7th Avenue, with 115-23 West 7th Avenue in background, camera facing southeast

PHOTO 5 - View of 300 block North Main Street, camera facing southeast

PHOTO 6 - View of 300 block North Main Street, camera facing northwest

PHOTO 7 - Oblique view of south and east elevations of the Corsicana Post Office and Federal Building, 116 South Main Street, camera facing northwest

PHOTO 8 - View of 100 and 200 blocks North Beaton Street, camera facing northwest

PHOTO 9 - View of 300, 200 and 100 blocks North Beaton Street, camera facing southeast

PHOTO 10 - View of 400 block North Beaton Street, camera facing southwest

PHOTO 11 - View up South Beaton Street from 7th Avenue, camera facing north

PHOTO 12 - View down North Commerce Street from 3rd Avenue, camera facing south

PHOTO 13 - Oblique view of west and south elevations of the State National Bank Building, 101 North Beaton Street, camera facing northeast

PHOTO 14 - Oblique view of east and north elevations of the City Jail, 207 West 5th Avenue, camera facing southeast

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section PHOTO Page 29

Corsicana Commercial Historic District
Corsicana, Navarro County, Texas

- PHOTO 15 - Oblique view of south and east elevations of the I.O.O.F. Lodge, 100 West 3rd Avenue, camera facing northwest
- PHOTO 16 - Oblique view of east and north elevations of the Commercial Building at 420 North Beaton Street, camera facing southwest
- PHOTO 17 - Oblique view of west and south elevations of the Corsicana Commercial Club Building, 109 South Main Street, camera facing northeast
- PHOTO 18 - View of south facade of the Palace Theater, 114 West 6th Avenue, camera facing north
- PHOTO 19 - Oblique view of south and west elevations of the Commercial Building at 120-26 West 6th Avenue, camera facing northeast
- PHOTO 20 - Oblique view of south and east elevations of the Commercial Building at 106-14 East 3rd Avenue, camera facing northwest
- PHOTO 21 - Oblique view Whiteselle Lumber Company Buildings, 300 East 5th Avenue, camera facing northeast

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Corsicana Commercial Historic District
NAME:

MULTIPLE
NAME:

STATE & COUNTY: TEXAS, Navarro

DATE RECEIVED: 4/18/95 DATE OF PENDING LIST: 5/02/95
DATE OF 16TH DAY: 5/18/95 DATE OF 45TH DAY: 6/02/95
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 95000601

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 5/18/95 DATE

ABSTRACT/SUMMARY COMMENTS: Entered in the
National Register

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

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

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

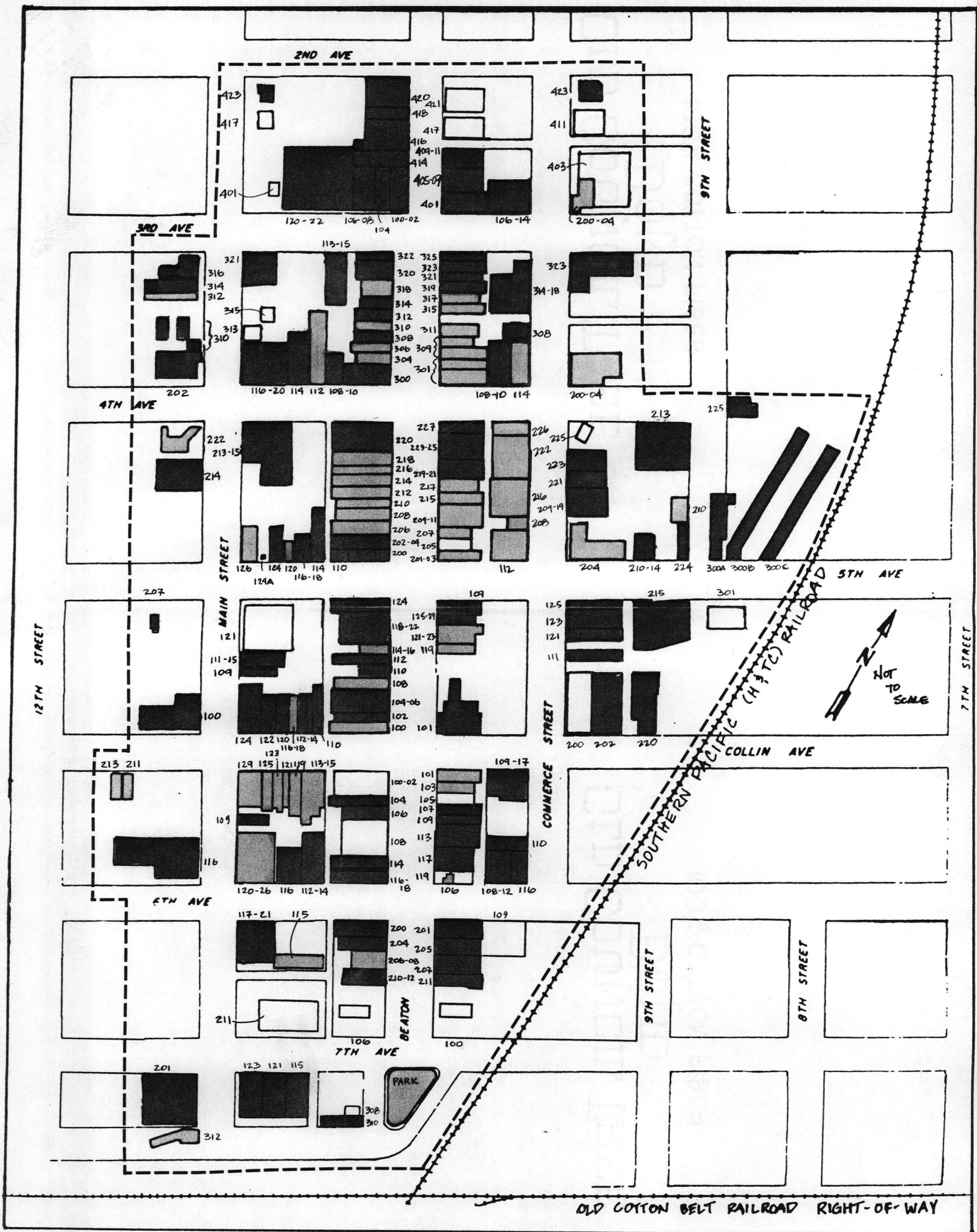
Section MAP Page 26

Corsicana Commercial Historic District
Corsicana, Navarro County, Texas

DISTRICT MAP - see reverse

GRAPHICS KEY

- - Contributing Resource
- ▣ - Noncontributing* Historic Resource
- - Noncontributing Resource
- ! - District Boundaries





200 BLOCK EAST FIFTH
CORSICANA COMMERCIAL HISTORIC DISTRICT
CORSICANA, NAVARRO CO., TEXAS

PHOTOGRAPH 1 of 21



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100 BLOCK WEST FIFTH
CORSICANA COMMERCIAL HISTORIC DISTRICT
CORSICANA, NAVARRO CO., TEXAS

PHOTOGRAPH 2 of 21



100 BLOCK WEST SIXTH
CORSICANA COMMERCIAL HISTORIC DISTRICT
CORSICANA, NAVARRO CO., TEXAS

PHOTOGRAPH 3 of 21



4B

200-100 BLOCKS WEST SEVENTH
CORSICANA COMMERCIAL HISTORIC DISTRICT
CORSICANA, NAVARRO CO., TEXAS

PHOTOGRAPH 4 of 21



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300 BLOCK NORTH MAIN
CORSICANA COMMERCIAL HISTORIC DISTRICT
CORSICANA, NAVARRO CO., TEXAS

PHOTOGRAPH 5 of 21



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300 BLOCK NORTH MAIN
CORSICANA COMMERCIAL HISTORIC DISTRICT
CORSICANA, NAVARRO CO., TEXAS

PHOTOGRAPH 6 of 21



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100 BLOCK SOUTH MAIN
CORSICANA COMMERCIAL HISTORIC DISTRICT
CORSICANA, NAVARRO CO., TEXAS

PHOTOGRAPH 7 of 21



100-200 BLOCKS NORTH BEATON
CORSICANA COMMERCIAL HISTORIC DISTRICT
CORSICANA, NAVARRO CO., TEXAS

PHOTOGRAPH 8 of 21



300-100 BLOCKS NORTH BEATON
CORSICANA COMMERCIAL HISTORIC DISTRICT
CORSICANA, NAVARRO CO., TEXAS
PHOTOGRAPH 9 of 21



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400 BLOCK NORTH BEATON
CORSICANA COMMERCIAL HISTORIC DISTRICT
CORSICANA, NAVARRO CO., TEXAS

PHOTOGRAPH 10 of 21



11B

200-100 BLOCKS SOUTH BEATON
CORSICANA COMMERCIAL HISTORIC DISTRICT
CORSICANA, NAVARRO CO., TEXAS


PHOTOGRAPH 11 of 21



300 BLOCK NORTH COMMERCE
CORSICANA COMMERCIAL HISTORIC DISTRICT
CORSICANA, NAVARRO CO., TEXAS

PHOTOGRAPH 12 of 21





STATE NATIONAL BANK BUILDING
101 NORTH BEATON
CORSICANA COMMERCIAL HISTORIC DISTRICT
CORSICANA, NAVARRO CO., TEXAS

PHOTOGRAPH 13 of 21



OLD CITY JAIL
208 WEST FIFTH
CORSICANA COMMERCIAL HISTORIC DISTRICT
CORSICANA, NAVARRO CO., TEXAS

PHOTOGRAPH 14 of 21



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I.O.O.F. LODGE
100 WEST THIRD
CORSICANA COMMERCIAL HISTORIC DISTRICT
CORSICANA, NAVARRO CO., TEXAS

PHOTOGRAPH 15 of 21



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420 NORTH BEATON

CORSICANA COMMERCIAL HISTORIC DISTRICT

CORSICANA, NAVARRO CO., TEXAS

PHOTOGRAPH 16 of 21



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COMMERCIAL CLUB BUILDING
109 SOUTH MAIN
CORSICANA COMMERCIAL HISTORIC DISTRICT
CORSICANA, NAVARRO CO., TEXAS

PHOTOGRAPH 17 of 21



18B

PALACE THEATER
114 WEST SIXTH AVENUE
CORSICANA COMMERCIAL HISTORIC DISTRICT
CORSICANA, NAVARRO CO., TEXAS

PHOTOGRAPH 18 of 21



19B

120-26 WEST SIXTH AVENUE
CORSIANA COMMERCIAL HISTORIC DISTRICT
CORSIANA, NAVARRO CO., TEXAS

PHOTOGRAPH 19 of 21



20B

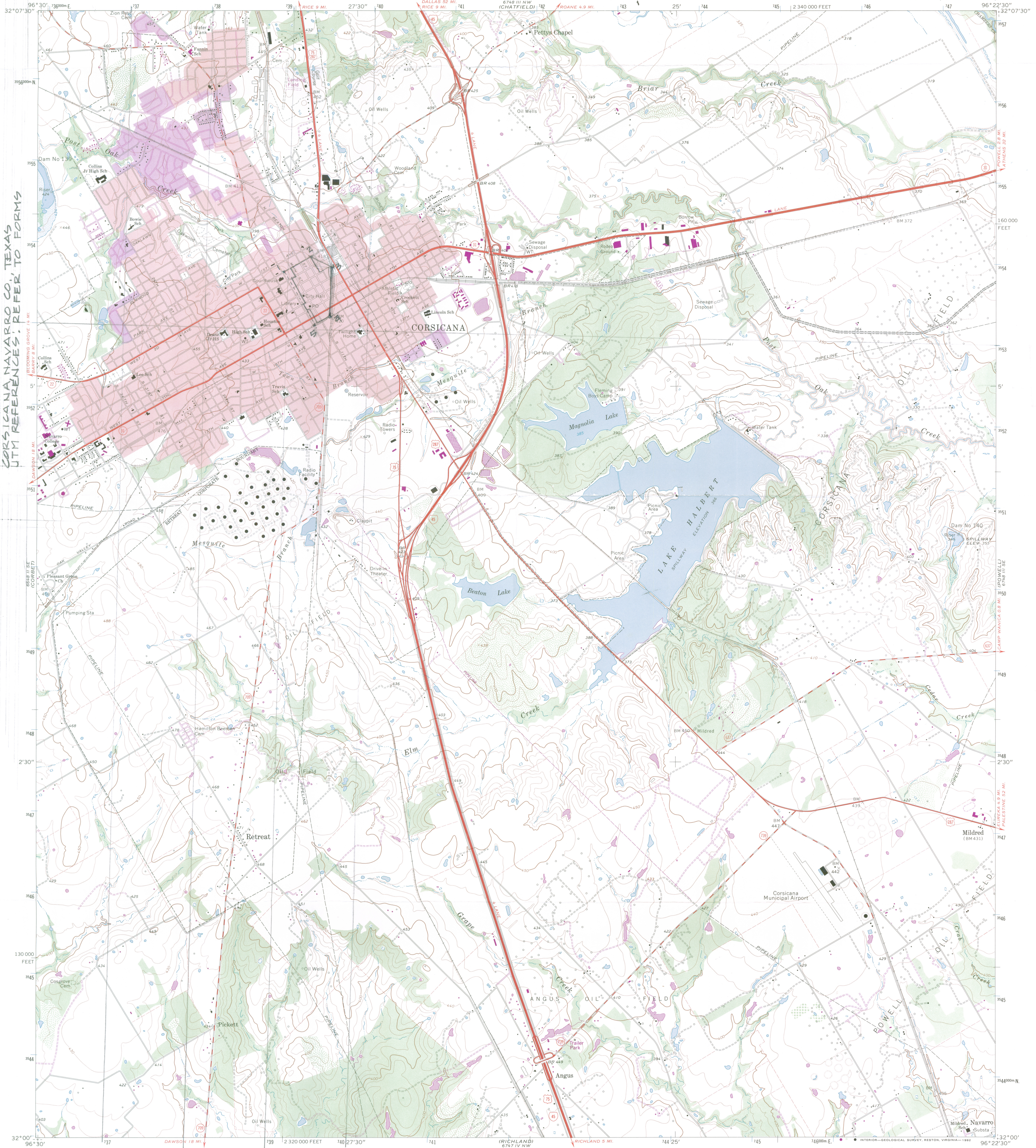
106-14 EAST THIRD
CORSICANA COMMERCIAL HISTORIC DISTRICT
CORSICANA, NAVARRO CO., TEXAS

PHOTOGRAPH 20 of 21



WHITESELLE LUMBER COMPANY
300 EAST FIFTH
CORSICANA COMMERCIAL HISTORIC DISTRICT
CORSICANA, NAVARRO CO., TEXAS

CORSICANA COMMERCIAL HISTORIC DISTRICT
CORSICANA, NAVARRO CO., TEXAS
UTM REFERENCES; REFER TO FORMS



Mapped, edited, and published by the Geological Survey
Control by USGS and NOS/NOAA
Topography by photogrammetric methods from aerial photographs taken 1964. Field checked 1965.
Polyconic projection. 1927 North American Datum
10,000-foot grid based on Texas coordinate system, north central zone
1000-meter Universal Transverse Mercator grid ticks, zone 14, shown in blue
Red tint indicates areas in which only landmark buildings are shown
Fine red dashed lines indicate selected fence lines
Areas covered by dashed light-blue pattern are subject to controlled inundation
Revisions shown in purple and woodland compiled from aerial photographs taken 1976 and other source data. This information not field checked. Map edited 1978

UTM GRID AND 1978 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET
Purple tint indicates extension of urban areas
The difference between 1927 North American Datum and North American Datum of 1983 (NAD 83) for 7.5 minute intersections is given in USGS Bulletin 1875. The NAD 83 is shown by dashed corner ticks

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST
3296-122

ROAD CLASSIFICATION
Heavy-duty ——— Light-duty ———
Medium-duty ——— Unimproved dirt ———
Interstate Route U. S. Route State Route
CORSICANA, TEX.
32096-A4-TF-024
1965
PHOTOREVISED 1978
DMA 6748 III SW-SERIES V882