

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM



634

1. NAME OF PROPERTY

HISTORIC NAME: Redlands Hotel
OTHER NAME/SITE NUMBER: N/A

2. LOCATION

STREET & NUMBER: 400 N. Queen Street
CITY OR TOWN: Palestine VICINITY: N/A NOT FOR PUBLICATION: N/A
STATE: Texas CODE: TX COUNTY: Anderson CODE: 001 ZIP CODE: 75801

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.)

Curtis J. Jernell

4-29-98

Signature of certifying official

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) :

Signature of the Keeper

Date of Action

Edson H. Beall 6-3-98

5. CLASSIFICATION

OWNERSHIP OF PROPERTY: Private

CATEGORY OF PROPERTY: Building

NUMBER OF RESOURCES WITHIN PROPERTY:	CONTRIBUTING	NONCONTRIBUTING
	1	0 BUILDINGS
	0	0 SITES
	0	0 STRUCTURES
	0	0 OBJECTS
	1	0 TOTAL

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

NAME OF RELATED MULTIPLE PROPERTY LISTING: Historic and Architectural Resources of Palestine, Texas

6. FUNCTION OR USE

HISTORIC FUNCTIONS: DOMESTIC/hotel

CURRENT FUNCTIONS: COMMERCE/specialty store; DOMESTIC/multiple dwelling

7. DESCRIPTION

ARCHITECTURAL CLASSIFICATION: Other: 2-Part Vertical Block
Late 19th and 20th Century Revivals: Classical Revival

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

NARRATIVE DESCRIPTION (see continuation sheets 7-5 through 7-6)

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Continuation Sheet

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Redlands Hotel
Palestine, Anderson County, Texas

The Redlands Hotel is a 2-part vertical block building at the northeast corner of N. Queen and W. Oak Streets in Palestine's downtown. The hotel, which has a U-shaped plan and load-bearing masonry walls, displays architectural elements indicative of the Classical Revival style. Noteworthy features include the quoin-like brick in the end bays of the west and south elevations and the bracketed entablature. The Redlands Hotel is in good condition; exterior alterations include the replacement of wood-sash windows in the upper floors and the application of stucco on parts of the ground floor. Otherwise, the 1914 building retains a high degree of its integrity of location, design, setting, workmanship, feeling, and association.

The Redlands Hotel sits on land which slopes gently to the south, allowing for the partial basement visible only at the south end of the building. The hotel features a U-shaped plan and occupies a rectangular lot that includes the west ends of Blocks 1, 2, and 3 in the original town site. A small 1-story commercial building abuts the hotel to the east, while W. Oak is to the south, N. Queen is to the west, and W. Crawford is to the north. A concrete sidewalk encircles all sides of the building that front onto public thoroughfares, and two small trees and planters are on the sidewalk on the south side of the building. Like most downtown properties, the hotel has brick walls; however steel-frame, rather than load-bearing, construction was used. The flat roof consists of built-up tar and gravel.

Because of the property's location at the corner of N. Queen and W. Oak Streets, the building has two primary elevations, with very similar detailing. The west (Queen Street) elevation presents a symmetrical composition with 16 vertical divisions and a 1-story porch marking the primary entrance into the building. The doorway, set under a broad round archway, includes paired wooden doors with glazing. The 1-bay porch has large, square piers of concrete and a balcony railing of metal and concrete. Secondary entrances to the side (north) of the porch provide access into street-level stores. Metal louvers cover window openings on the north side of the first floor, while small hinged windows are to the south. Most of the window openings on the upper floors are similarly proportioned double-hung windows with 1/1 lights and concrete sills; however, smaller windows occur in the 7th and 12th bays of all floors. As is typical of most 2-part vertical block buildings, brickwork in the end bays enhances a sense of order and stability. Lighter colored brick at the corners contrasts with the rest of the wall, creating the effect of quoins. A concrete entablature and brick parapet crown the facade. The end bays again are differentiated from the rest of the building by the use of large brackets and decorated frieze. Small extensions with cast-stone coping rise from each end of the brick parapet.

The south (Oak Street) elevation is nearly identical to the west elevation, but contains 11 vertical divisions. A 1-story porch marks the entrance and covers a large round-arch opening which surrounds the doors. Large plate-glass windows flank either side of the porch. The north elevation repeats the 11-

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Redlands Hotel
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part configuration of the south elevation, but lacks the stylistic ornament of the south side. The rear (east) elevation has unadorned double-hung windows. The U-shaped plan provides a light well for hotel rooms on this side of the building.

Relatively few exterior changes detract from the property's historic character and integrity. The most obvious alterations are the new aluminum windows on much of the building. Installed around 1990, the windows are operable and conform to the same proportions as the original wood-sash double hung windows. Tinted glass lights were selected for energy efficiency. Because of the hotel's early conversion into an office building, the interior changed accordingly. The present owner is in the process of remodeling the upper floors into apartments; however, the ground floor still contains offices and retail stores. Despite these changes, the building retains its integrity of location, setting, design, and workmanship.

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: Commerce, Architecture

PERIOD OF SIGNIFICANCE: 1914-1945

SIGNIFICANT DATES: 1914-15

SIGNIFICANT PERSON: N/A

CULTURAL AFFILIATION: N/A

ARCHITECT/BUILDER: Brooks, J.F./Phelps, Henry T. (architects)

NARRATIVE STATEMENT OF SIGNIFICANCE (see continuation sheets 8-7 through 8-10)

9. MAJOR BIBLIOGRAPHIC REFERENCES

BIBLIOGRAPHY See bibliographic references for the associated historic context, *Community and Regional Development in Palestine, Texas: 1846-1945*.

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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Continuation SheetSection 8 Page 7Redlands Hotel
Palestine, Anderson County, Texas

Impetus for construction of the Redlands Hotel resulted from the concern of business leaders who believed that Palestine needed a first-class hostelry. Built as a hotel in 1914-1915, the Redlands reportedly was the largest hotel between Dallas and Houston, and at its opening, was considered one of the finest hotels in the state. Shortly after its construction, however, the building was converted into general offices for the I&GN Railroad, which had been ordered by the U.S. Supreme Court to relocate its headquarters from Houston to Palestine in 1918. The Redlands remained the headquarters of the I&GN until the mid 1950s. As the only 2-part vertical block building in Palestine for many decades, the Redlands was the largest building in the town and its size and ornamentation symbolized the great wealth and prosperity which the arrival of the railroad brought to Palestine. Today, the building remains an impressive and prominent downtown landmark and an outstanding example of early 20th century commercial architecture. The Redlands Hotel fits within the larger context of *Community and Regional Development of Palestine, Texas: 1846-1945* and is nominated to the National Register at the local level of significance under Criterion A in the area of Commerce and under Criterion C in the area of Architecture.

During the mid-1910s, the Young Men's Business League (which later became the Palestine Chamber of Commerce) recognized the need for a hotel that would attract visitors and businesses to downtown Palestine, as well as confirm the city's growing status as an important regional center of commerce and transportation. The burning of the three story Commercial Hotel in 1914 intensified this need. Members of the organization formed the Palestine Hotel Company, a consortium of private citizens and financial institutions, to raise funds, purchase suitable land, and oversee construction of the new building. Officials of the Palestine Hotel Company included some of the city's most prominent citizens of that time, including Hyman Pearlstone (owner of the Pearlstone Grocery Company), president, and Dr. C.S. Bratton (proprietor of Bratton's Drug Store), vice president. Stockholders included Andrew L. Bowers, president of the Palestine Salt & Coal Company and a former official with the I&GN Railroad; Thomas M. Campbell, former governor of Texas; Tucker Royall, a prominent local banker; and James Wisdom Ozment, founder of Palestine's domestic electricity plant, the first of its kind in the state.

In 1914, the Palestine Hotel Company purchased three downtown lots facing W. Oak Street at the corner of N. Queen Street. The site was three blocks from the railroad depot and two blocks from city hall. The architects selected were Henry T. Phelps, based in San Antonio, and James Firth Brook, a Palestine resident. Brook (1848-1915) was responsible for the design of some of Palestine's most notable buildings, including the c.1910 Silliman House at 638 S. Magnolia; Elmwood, the c.1905 A.B. Hodges House, at 601 E. Hodges; and the 1913 Knights of Pythias Hall, located nearby at 201 E. Oak. General contractors were C.D. Hart of Fort Worth and John Hendrix Gaught of Palestine. Gaught

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Redlands Hotel

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(1876-1957) built numerous significant buildings in Palestine for over three decades, including the 1905 First Christian Church at 113-15 E. Crawford; the 1912 Alamo School at 1101 N. Cedar; and the 1922 I&GN Employee's Hospital at 919 S. Magnolia. Turner Parker Moore, an Anderson County native, completed the excavation work and Martin Wright of San Antonio installed electrical wiring. Construction began in the summer of 1914.

The Palestine Hotel Company leased the building to Eugene W. Schubert, a native of Switzerland who had previously run the Hotel Riggins in Waco. Schubert paid a rental fee of about \$750 per month to the company, as well as various bills. He also spent an estimated \$20,000 on furnishings and equipment for the building.

A contest was held in April 1914 to name the new hotel; the winner was Miss Ola May Cretsinger, who suggested "The Redlands." The formal opening on March 18, 1915, was considered "the event of the year" in Palestine. "Prominent Texans and local citizens inspected the hostelry, then were guests at a sumptuous banquet in the beautiful dining room" (Jones 1989:40). The program for the event noted that the Redlands "marks the parting of the ways, serving notice on the world that the rustic and uncouth town has gone forever, and in its place is blossoming forth a modern city abreast of the times and fully alive to all the niceties and exactions of twentieth century living" (The Redlands...:5). Guests inspected each floor of the 5-story U-shaped hotel, which included a tiled lobby and check-in area, a restaurant and kitchen, and office space on the first floor; a ballroom and deluxe suites on the second floor; and three floors containing 86 guest rooms, each with at least one outside exposure.

The St. Louis Browns, an American League baseball team, relocated their training camp to Palestine and were housed in the Redlands during the spring of both 1916 and 1917. In 1918, however, they moved their training camp elsewhere and no longer used the Redlands.

S.A. Rutherford of San Antonio took over management of the hotel in April 1918. At that time the hotel was used frequently for local lunches and parties and for regular meetings of the Palestine Rotary Club, but otherwise was not operating at its full capacity. The hotel proved to be unprofitable, possibly because the city's extreme water shortages during the late 1910s made it difficult for traveling salesman and other guests to bathe at the hotel.

In 1918 the U.S. Supreme Court ordered the International & Great Northern (I&GN) Railroad to relocate its general offices from Houston to Palestine immediately. The decision resulted from a long-standing lawsuit between the City and the I&GN, in which the City claimed that, in exchange for land and a substantial amount of money which had lured the railroad through their city in 1873, the railroad

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had promised to make Palestine the permanent home of its general offices and shops. The I&GN moved its offices to Houston in 1911, prompting the court actions which culminated in the 1918 decision.

In 1918, the only existing facility large enough to house the general offices of the I&GN was the Redlands, which proved unprofitable as a hotel. Nicholas J. Clayton, an architect prominent throughout Texas for his designs of such impressive structures as the Bishop's Palace in Galveston and Palestine's Sacred Heart Catholic Church, had designed the old I&GN building in 1879. Located just south of the tracks, near the present-day headquarters of the railroad, the building continued to be used as office and storage space after the railroad's 1918 return, until fire destroyed it in 1922.

The railroad signed a lease for the Redlands in February 1919, after which they remodeled the building for their offices. J.H. Gaught oversaw the renovations according to plans drawn by a Mr. Shaw, who worked for the railroad. Alterations included sealing the main Oak Street entrance, partitioning the main lobby, and removing the kitchen. Most of the lavatories on the upper floors were removed, as were about half of the guest room partitions. The railroad's rent was \$15,000 per year for the first two years, and \$12,000 per year thereafter.

During the period when it served as the general headquarters for the railroad, the Redlands housed many offices, including those of the railroad superintendent, general manager, secretary, treasurer, auditor, general passenger, and ticket agent. The I&GN never complied completely with the Supreme Court order, as some railroad offices remained in Houston.

In 1924 the New Orleans, Texas & Mexico Railway Company purchased the I&GN, and in 1925 Missouri Pacific acquired both railroads. In 1955 Palestine made a new agreement with the railroad, requiring that a percentage of shops and office employment be maintained there. Shortly after this agreement, the railroad began construction just south of the railroad tracks on a new building to house the officers and offices of the Gulf Division of Missouri Pacific. The Redlands was abandoned, and remained mostly vacant for the next nineteen years.

After the I&GN abandoned the Redlands, the Palestine Hotel Company began to seek new uses for the empty building. Since the organization never proposed any viable options, they sold the building in 1966 to a holding company for \$11,000. Though volunteer groups and social agencies maintained a minimal presence in the building for many years, the massive building remained unused. Private investors acquired the structure in 1976, and since then have been gradually converting the Redlands into a mixed-use facility of shops, restaurants, office space, and apartments.

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The Redlands is the largest historic building in Palestine and though some exterior changes detract from the property's historic character, the building retains sufficient integrity to be a locally significant architectural landmark. Significant aesthetic features, such as the brick exterior finish, the cast-stone decorative elements in the end bays, and in the cornice are intact. As the city's lone example of a 2-part vertical block, the Redlands rises above the 1- and 2-part commercial block buildings that otherwise define Palestine's historic central business district. The varied history associated with the Redlands exemplifies the role of a concerned citizenry in the development of Palestine. Throughout the hotel's history, local citizens and the City of Palestine created change by first demanding a fine hotel, and later taking the I&GN railroad to court to force the relocation of the company's base to Palestine.

10. GEOGRAPHICAL DATA

ACREAGE OF PROPERTY: less than one acre

UTM REFERENCES

Zone	Northing	Easting
15	250520	3516980

VERBAL BOUNDARY DESCRIPTION

Palestine Original Town Site; Block: 50; Lot: 1,2,3.

BOUNDARY JUSTIFICATION

Boundaries are those historically associated with the Redlands Hotel.

11. FORM PREPARED BY (with assistance from Amber Degn, THC Historian)

NAME/TITLE: David Moore (Project Director), Matt Goebel (Historian)

ORGANIZATION: Hardy-Heck-Moore & Associates **DATE:** February 1994/March 1998

STREET & NUMBER: 1414 West Sixth Street **TELEPHONE:** (512) 478-8014

CITY OR TOWN: Austin **STATE:** TX **ZIP CODE:** 78703

ADDITIONAL DOCUMENTATION

CONTINUATION SHEETS

MAPS N/A

PHOTOGRAPHS PHOTO 1: Matt Goebel - Photographer; February 1994; Original negatives on file with the Texas Historical Commission; Oblique view of south and west elevations, camera facing northeast.

ADDITIONAL ITEMS N/A

PROPERTY OWNER

NAME: Mollard Enterprises

STREET & NUMBER: 400 N. Queen **TELEPHONE:** (903) 729-7631

CITY OR TOWN: Palestine **STATE:** TX **ZIP CODE:** 75801

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Redlands Hotel
NAME:

MULTIPLE Palestine, Texas MPS
NAME:

STATE & COUNTY: TEXAS, Anderson

DATE RECEIVED: 5/08/98 DATE OF PENDING LIST: 5/18/98
DATE OF 16TH DAY: 6/03/98 DATE OF 45TH DAY: 6/22/98
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 98000634

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 6-3-98 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in the
National Register

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

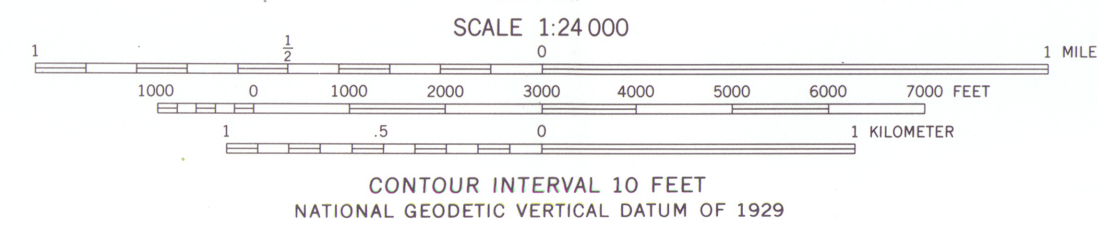
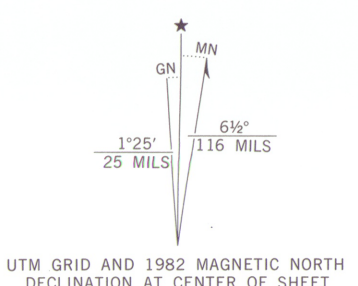
DOCUMENTATION see attached comments Y/N see attached SLR Y/N

REDLANDS HOTEL
400 N. QUEEN STREET
PALESTINE, ANDERSON CO., TEXAS
PHOTOGRAPH 1 of 1



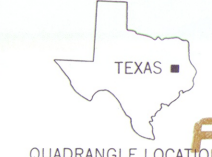
Mapped, edited, and published by the Geological Survey

Control by USGS and NOS/NOAA
Topography by photogrammetric methods from aerial photographs taken 1976. Field checked 1977. Map edited 1982
Projection and 10,000-foot grid ticks: Texas coordinate system, central zone (Lambert conformal conic) 1000-meter Universal Transverse Mercator grid, zone 15 1927 North American datum
To place on the predicted North American Datum 1983 move the projection lines 14 meters south and 23 meters east as shown by dashed corner ticks
Red tint indicates areas in which only landmark buildings are shown
Fine red dashed lines indicate selected fence lines



ROAD CLASSIFICATION

Primary highway, hard surface	Light-duty road, hard or improved surface
Secondary highway, hard surface	Unimproved road
Interstate Route	U.S. Route
State Route	



FERGUSON MAP COMPANY
NORTHWEST PALESTINE, TEX.
610 WEST SUNSET ROAD
SAN ANTONIO, TEXAS 78216
210-829-7629
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THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
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A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

REPLANDS HOTEL
400 N. QUEEN STREET
PALESTINE, ANDERSON CO., TEXAS
LITE REFERENCE: 15/250520/3516980