

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM



1. NAME OF PROPERTY

HISTORIC NAME: South Side Historic District

OTHER NAME/SITE NUMBER: N/A

2. LOCATION

STREET & NUMBER: Area roughly bounded by W. Colorado, S. Michaux, rights-of-way for the
Union Pacific Railroad

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NOT FOR PUBLICATION: N/A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. Russell
Signature of certifying official

27 May 1998
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) :

Edson H. Beall
Signature of the Keeper

Date of Action

7.1.98

5. CLASSIFICATION

OWNERSHIP OF PROPERTY: Private, Public - local

CATEGORY OF PROPERTY: District

NUMBER OF RESOURCES WITHIN PROPERTY:	CONTRIBUTING	NONCONTRIBUTING
	189	101 BUILDINGS
	0	0 SITES
	11	8 STRUCTURES
	6	0 OBJECTS
	206	109 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/single; DOMESTIC/multiple dwelling;
INDUSTRY/PROCESSING/EXTRACTION/manufacturing facility

CURRENT FUNCTIONS: DOMESTIC/single; DOMESTIC/multiple dwelling

7. DESCRIPTION

ARCHITECTURAL CLASSIFICATION: Late Victorian: Queen Anne
Late 19th and Early 20th Century American Movements:
Bungalow/Craftsman
Late 19th and 20th Century Revivals: Classical Revival,
Tudor Revival

MATERIALS: FOUNDATION BRICK; WOOD; CONCRETE
WALLS WOOD; BRICK
ROOF ASPHALT
OTHER GLASS; STONE; METAL/iron

NARRATIVE DESCRIPTION (see continuation sheets 7-5 through 7-16)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7 Page 5

South Side Historic District
Palestine, Anderson County, Texas

The South Side Historic District is a mostly residential area that contains a significant concentration of late 19th and early 20th century, detached, single-family houses. Situated immediately south of Palestine's downtown, the district encompasses an area that includes about 37 blocks east and south of the main rail line that extends through the city. The large number of historic properties creates a neighborhood distinct from the surrounding areas. No single style of form prevails, and the resulting eclectic architectural character reflects the district's physical evolution. The earliest properties are modestly scaled frame dwellings classified as vernacular houses, the most common of which utilize center-passage, L-shaped or modified L-shaped plans. The district also contains many imposing Queen Anne mansions, as well as popular house forms including Craftsman and Revival bungalows. With 206 of 315 resources classified as Contributing, the district retains a high degree of its historic integrity of location, design, setting, materials, workmanship, feeling and association.

The South Side Historic District is a well-defined residential area easily distinguishable from its surroundings. Although gently rolling hills characterize the neighborhood, grid patterns of lots, blocks and streets in the Railroad, Larkin & Campbell, and Reagan & Word additions were platted without regard to the varying contours of the land. Most of the streets are roughly 50 feet wide, and those running north and south handle most vehicular traffic. The majority of properties in the district front onto these north-south thoroughfares, although many houses front onto Reagan Street, the only street in the district that crosses the railroad tracks to the west. All of the buildings are set back from the streets, leaving each property owner with space for landscaping. No consistent street tree planting pattern exists and those that line streets are the result of individual property owners' planting initiatives. Despite the lack of tree lined streets, mature trees and shrubs generously planted on private property create a wooded image for the district. Lawns usually have St. Augustine grass and a variety of ornamental shrubs.

Historic infrastructural elements occur throughout the neighborhood (see Map-33). Several historic cast iron fences exist in front of turn-of-the-century dwellings (805 S. Sycamore, Photo 6). These fences typically define large properties, although a few fences occur in front of smaller houses. Low stone and concrete property line walls are also scattered throughout the district. The fencing and walls appear original to the construction of existing dwellings and generally follow lot lines associated with the development of corresponding parcels. A quarried stone sidewalk (c. 1875) lines S. May Street in front of the Dilley Foundry. Historic concrete street paving (c. 1920) remains in the 100 block of Dellepine Street and historic concrete curbs and sidewalks (c. 1920) extend throughout the district. All remain in good condition, although the stone sidewalk is overgrown and is broken in a

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7 Page 6

South Side Historic District
Palestine, Anderson County, Texas

few places. Historic metal street signs mounted on cast iron fencing (c. 1890) as well as concrete sign posts (c. 1920) appear at a few intersections, although only one concrete post retains its street signs (northwest corner of Dellespine and E. Gooch). Historic iron storm sewer debris grates and a variety of water meter covers also occur throughout the district. All of these elements are in good condition and date from about 1920.

The district embraces virtually all property in the Larkin & Campbell and Reagan & Word Additions, as well as a portion of the Railroad Addition (see Map-32). The 1872 Railroad Addition comprises the far northern portions of the district, and its alignment conforms to the east-bound right-of-way of the I&GN railroad. The Larkin & Campbell Addition (dedicated 1873), immediately south of the Railroad Addition, includes blocks that generally have equal sides, but resemble parallelograms. Unlike the original 1848 town site, where the alignment follows cardinal directions, or the Railroad Addition, platted with respect to the railroad, the Larkin & Campbell Addition is set at a northwest angle, following original land surveys established in the 1840s. Michaux Street serves as the eastern border of the Larkin & Campbell Addition and extends along the boundary between the J. Arthur & W.S. McDonald surveys. Subsequent development in this part of town followed this same alignment for much of the next 40 years. The original plat map on file at the Anderson County Courthouse shows that each city block was subdivided into quarters, each of which had its own number. The subdivision of most of the blocks in the Larkin & Campbell addition resulted in small, irregularly sized lots. Many of the blocks, especially those in the northern part and along the 200 to 600 blocks of S. Sycamore, S. Royall and S. Magnolia, contain dense development with as many as 16 houses per block. These areas were home to such working class individuals as George Duvall, who worked as a clerk for the I&GN Railroad. He and his wife lived in the modest Classical Revival dwelling at 618 S. Royall.

The Reagan & Word Addition contains blocks with dimensions similar to those in the Larkin & Campbell Addition. However, development in the former conformed more often to the intended quarter-block lot delineation. Houses in this southern part of the district tend to be large in scale, while those areas closer to railroad tracks contain smaller houses and denser development.

The district also features several important links to Palestine's industrial history, including a grain elevator and the remains of an iron foundry and a lumber mill/building supply company. One church stands in the district, along with one school and the railroad workers' hospital), which were erected in response to the presence of the railroad and the resulting growth of the district.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7 Page 7

South Side Historic District
Palestine, Anderson County, Texas

The district's architectural character conveys a strong sense of the late 19th and early 20th centuries, conveyed in part by the numerous Queen Anne style residences in the neighborhood. Many residences exhibit locally common vernacular house forms, including L and modified L-plans, and display modest amounts of stylistic ornamentation. Architects designed other properties in the district for members of the city's elite class, and these properties are among the finest examples of stylistic and period houses in the community. Most buildings utilized wood frame construction, although several houses in the district have load-bearing masonry construction. Initial development occurred in the 1870s by individuals with strong links to the International & Great Northern (I&GN) Railroad. Typically, these oldest houses occupy large lots, have asymmetrical massing and ornamentation suggestive of the Italianate style, such as segmental-arched hoodmolds above window and door openings. The district also contains several narrow and deep 2-story, side hall plan frame houses with modest Italianate detailing.

The Queen Anne style, fashionable during Palestine's boom years at the turn of the century, became the most influential of all architectural movements in the district. Houses with varying degrees of Queen Anne detailing constitute a majority of extant historic resources in the district. Signature physical traits of this style include an avoidance of flat surfaces, the incorporation of a variety of exterior textures and the use of jigsawn and turned-wood details on porches and in gable ends. Some impressive examples exhibit corner towers with conical roofs, elaborate bay windows and ornate spindlework.

The Classical Revival style gained popularity during the early years of the 20th century but was not as widespread as the eclectic Queen Anne. Most of the houses with Classical Revival ornamentation have porches with Tuscan or Doric supports and symmetrical facades. Grander, architect-designed examples often have large, pedimented, full-height entry porticos.

Much of the district's building stock includes the smaller, more modest Craftsman and Revival dwellings built as infill in the early 20th century. Craftsman bungalows of the 1910s and 1920s constitute the primary type of infill housing within the residential area, and although numerous, they serve as a secondary element to the district's overall physical character. Noteworthy physical attributes of Craftsman bungalows include triangular braced supports in gable ends and tapered box porch columns. Tudor Revival bungalows, in contrast to most properties in the district, typically have brick veneer exterior finishes and are distinguished by their steeply pitched, multi-gabled roofs, facades with prominently placed exterior brick chimneys, and round-arched front door openings.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 8

South Side Historic District
Palestine, Anderson County, Texas

The Contributing nonresidential properties in the district include four institutional buildings, one commercial building, and four industrial complexes. The institutional buildings typically are large, prominent landmarks within the district and include the Gothic Revival Centenary (First United) Methodist Church, the Spanish Colonial Revival Lamar School, and the Classical Revival I&GN Hospital and Nurses' Quarters (Photo 15). All of these buildings display ornamentation typical of the early 20th century revival style movement. The Pearlstone Wholesale Grocery Building, the Palestine Grain Elevator, and the K-Way Building Supply building are all utilitarian in form and exhibit minimal stylistic detailing. The buildings that compose the Dilley Foundry complex (Photos 7, 8), on other hand, exhibit finely crafted workmanship.

No archeological investigations have been conducted in the district's boundaries. There has been little redevelopment within the neighborhood and the potential exists for scrutiny of selected properties that have experienced limited ground disturbances. Most of these properties encompass large lots that have avoided partitioning and subdivision for in-fill housing. Information gleaned from archeological studies could shed light on turn-of-the-century Palestine.

DEFINITION OF CATEGORIES

CONTRIBUTING. Properties in this category include buildings that add to the district's overall historic character. To be included in this category, a building ordinarily must have been built before 1945 and retain sufficient integrity to be recognizable to the district's period of significance. A Contributing property need not be completely unaltered to be included in this category. In fact few buildings in the district are in their original state. Most property owners have either added rooms, replaced rotted woodwork, or installed new siding on their historic houses. Some have modified porches using materials compatible with the original scale and materials of the dwelling. Changes that do not obscure the original form, massing or overall visual appearance of the building, and that occurred during the district's period of significance, minimally detract from the neighborhood's overall historic character. Such alterations reflect the continuing viability of the neighborhood throughout the district's period of significance, and are considered significant. Thus, when a property closely resembles its pre-1945, though not necessarily original, appearance, it is considered Contributing to the historic character of the district.

Although some alterations may detract from the original character of a building, age and rarity of style and plan type were mitigating factors in classifying buildings with such alterations as Contributing. For example, the center passage dwelling at 410 S. Queen has been considerably

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7 Page 9

South Side Historic District
Palestine, Anderson County, Texas

modified by the alteration of the porch and the replacement of several original windows. Because of its age, the rarity of this house type within the district, and the fact that its massing, form and visual appearance remain intact, the house is recognizable to the district's period of significance. The building adds to the district's overall historic character and ambiance and is classified as Contributing.

NONCONTRIBUTING. Properties in this category are those that detract from the district's historic character and ambiance. The majority are historic properties severely altered through a combination of changes that have greatly modified their original form, massing or overall visual appearance or that have removed or compromised the original distinguishing design features, such as the house at 509 S. Magnolia (Photo 20), which has undergone an addition to the front of the house that severely modifies its original appearance. These properties exhibit few or none of the characteristics that distinguish the historic district and are considered intrusive. The kinds of changes that can be insensitive to a property's historic character can include, but are not necessarily limited to, the installation of vinyl, asbestos or aluminum siding over original sheathing materials, the construction of new rooms, the removal of original porches and trim, the replacement of original windows, the alteration of the original size of window and door openings, and the addition of design elements incompatible with the building's original form, massing and detailing. By themselves, these alterations do not always warrant classification of a historic property as Noncontributing, but collectively they greatly diminish a property's ability to convey a sense of time and place, especially when the building is not a rare surviving example of a once common plan type or architectural style. For example, buildings of more recent construction altered with a combination of changes to windows, porches and siding have lost their character-defining elements and their ability to convey a sense of time and place that contributes to the district's overall historic character. This category also includes properties built after the district's period of significance.

Historic buildings currently classified as Noncontributing can be re-categorized to Contributing status if owners undertake sensitive restoration efforts that follow the Secretary of the Interior's Standards for Rehabilitation. Owners should review these standards carefully before any restoration work is undertaken and request comment from the Texas Historical Commission staff. Copies are available from the Texas Historical Commission in Austin.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7 Page 10

South Side Historic District
Palestine, Anderson County, Texas

INVENTORY OF PROPERTIES - SOUTH SIDE HISTORIC DISTRICT

The following list includes all historic and non-historic properties within the district's boundaries. Organized by address, the list identifies each building and includes the most vital physical information about that property. Dates have been estimated in five-year increments, except when an exact or factual date is known. An asterisk (*) by the category designation indicates a historic (pre-1945) property that has been severely altered and currently is classified as Noncontributing. A Noncontributing* property may be considered for re-classification as Contributing if restoration/rehabilitation work is completed that conforms to the Secretary of the Interior's Standards for Rehabilitation.

Address	Date	Property Type / Plan Type	Stylistic Influence	Category
105 E Angelina	c.1920	Domestic: Single	Colonial Revival	Contributing
109 E Angelina	c.1955	Commercial		Noncontributing
111 E Angelina	c.1955	Commercial		Noncontributing
201 E Angelina	c.1935	Domestic: Single / Bungalow	Tudor Rev./Crafts	Noncontributing*
207 E Angelina	c.1935	Domestic: Single / Bungalow	Craftsman	Contributing
211 E Angelina	1872	Domestic: Single / Center-Passage		Contributing
213 W Angelina	c.1955	Domestic: Single		Noncontributing
200 blk W Bowers	c.1958	Institutional: Meeting Hall		Noncontributing
218 W. Bowers	c.1950	Industrial: Storage		Noncontributing
100 W Brazos	1931	Institutional: Education	Spanish Col. Revival	Contributing
1 Circle	c.1930	Domestic: Single		Noncontributing*
2 Circle	c.1945	Domestic: Single		Contributing
3 Circle	c.1885	Domestic: Single		Noncontributing*
5-7 Circle	c.1980	Domestic: Multi		Noncontributing
6 Circle	c.1950	Domestic: Single		Noncontributing
6A Circle	c.1930	Domestic: Single	Colonial Revival	Contributing
8 Circle	c.1950	Domestic: Single		Noncontributing
8A Circle	c.1950	Domestic: Single		Noncontributing
210 W Colorado	c.1890	Domestic: Single / Center-Passage	Queen Anne	Contributing
212 W Colorado	c.1895	Domestic: Single / L-Plan	Queen Anne	Noncontributing*
119 E Dallas	c.1945	Domestic: Single / Bungalow	Tudor Revival	Noncontributing*
123 E Dallas	c.1930	Domestic: Single / Bungalow	Craftsman	Noncontributing*
201-03 E Dallas	c.1975	Domestic: Multi / Duplex		Noncontributing
205 E Dallas	c.1900	Domestic: Single	Queen Anne	Contributing
207 E Dallas	c.1940	Domestic: Single / Bungalow		Noncontributing*
216 E Dallas	c.1950	Domestic: Single		Noncontributing
108 W Dallas	c.1925	Domestic: Multi / Duplex	Tudor Revival	Contributing
109 W Dallas	c.1930	Domestic: Single / Bungalow	Tudor Revival	Contributing
110 W Dallas	c.1930	Domestic: Single	Craftsman	Contributing
111 W Dallas	c.1900	Domestic: Single	Queen Anne	Contributing
112-14 W Dallas	c.1910	Domestic: Single / Modified L-Plan	Classical Revival	Contributing
115 W Dallas	c.1945	Domestic: Single / Bungalow		Noncontributing*
116 W Dallas	c.1970	Commercial		Noncontributing
206-08 W Dallas	c.1975	Domestic: Multi / Duplex		Noncontributing
207 W Dallas	c.1980	Domestic: Multi / Duplex		Noncontributing
210 W Dallas	c.1905	Domestic: Single / T-Plan	Queen Anne	Contributing
211 W Dallas	1894/c.1925	Domestic: Single / Bungalow	Class. Rev./Crafts.	Contributing

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

South Side Historic District
Palestine, Anderson County, Texas

Section 7 Page 11

Address	Date	Property Type / Plan Type	Stylistic Influence	Category
213 W Dallas	c.1905	Domestic: Single	Classical Revival	Contributing
215 W Dallas	c.1895	Domestic: Single	Queen Anne	Contributing
110 E Davis	c.1900	Domestic: Single / Shotgun		Noncontributing*
114 E Davis	c.1900	Domestic: Single		Noncontributing*
117 E Davis	c.1900	Domestic: Single / Modified L-Plan	Queen Anne/Crafts.	Noncontributing*
109 E Gooch	c.1900	Domestic: Single / L-Plan	Italianate	Contributing
110 E Gooch	c.1910	Domestic: Single	Classical Revival	Contributing
114 E Gooch	c.1905	Domestic: Single / Shotgun	Italianate	Contributing
118 E Gooch	c.1925	Domestic: Single / Bungalow		Noncontributing*
122 E Gooch	c.1940	Domestic: Single / Bungalow	Colonial Revival	Noncontributing*
104 W Gooch	c.1910	Domestic: Single / Bungalow	Classical Revival	Contributing
107 W Gooch	c.1900	Domestic: Single / T-Plan	Queen Anne	Contributing
204A W Gooch	c.1985	Domestic: Multi / Apartment		Noncontributing
204B W Gooch	c.1985	Domestic: Multi/ Apartment		Noncontributing
204C W Gooch	c.1985	Domestic: Multi/ Apartment		Noncontributing
310 W Gooch	c.1920	Domestic: Single / Bungalow	Craftsman	Contributing
110 W Hoxie	1904	Domestic: Single / Modified L-Plan	Queen Anne	Contributing
111 S Magnolia	c.1960	Commercial: Office Building		Noncontributing
204 S Magnolia	c.1900	Domestic: Single	Queen Anne	Contributing
207A S Magnolia	c.1910	Domestic: Single		Noncontributing*
207B S Magnolia	c.1960	Domestic: Auxiliary		Noncontributing*
208 S Magnolia	c.1890	Domestic: Single	Italianate	Noncontributing*
212 S Magnolia	c.1885	Domestic: Single	Queen Anne	Contributing
216 S Magnolia	1888	Domestic: Single	Queen Anne	Contributing
301A S Magnolia	1878	Domestic: Single	Italianate	Contributing
301 B S Magnolia	c.1878	Domestic: Auxiliary		Contributing
301 C S Magnolia	c.1910	Domestic: Auxiliary		Contributing
403 S Magnolia	c.1930	Domestic: Single		Contributing
421 S Magnolia	c.1890	Domestic: Single / Modified L-Plan	Queen Anne	Contributing
422A S Magnolia	1910	Institutional / Religious	Gothic Revival	Contributing
422B S Magnolia	c.1980	Institutional / Religious		Noncontributing
422C S Magnolia	c.1980	Institutional / Religious		Noncontributing
422D S Magnolia	c.1990	Institutional / Religious		Noncontributing
425 S Magnolia	c.1925	Domestic: Single		Contributing
501 S Magnolia	c.1875	Domestic: Single	Queen Anne	Contributing
502 S Magnolia	c.1925	Domestic: Single		Contributing
509 S Magnolia	1896	Domestic: Single	Queen Anne	Noncontributing*
515 S Magnolia	1894	Domestic: Single	Queen Anne	Contributing
516 S Magnolia	c.1885	Domestic: Single / Shotgun	Italianate	Contributing
519 S Magnolia	c.1935	Domestic: Single / Bungalow		Noncontributing*
520 S Magnolia	c.1945	Domestic: Single		Contributing
601 S Magnolia	c.1905	Domestic: Single / Modified L-Plan	Queen Anne	Contributing
609 S Magnolia	c.1915	Domestic: Single / Modified L-Plan		Contributing
613 S Magnolia	c.1900	Domestic: Single	Italianate	Contributing
614 S Magnolia	c.1905	Domestic: Single / Center-Passage	Queen Anne	Contributing
616-18 S Magnolia	c.1950	Domestic: Multi / Duplex		Noncontributing
628 S Magnolia	c.1945	Domestic: Single		Contributing
629 S Magnolia	c.1915	Domestic: Single		Noncontributing*
637 S Magnolia	c.1925	Domestic: Multi / Duplex	Craftsman	Contributing
638A S Magnolia	c.1910	Domestic: Single	Colonial Revival	Contributing
638B S Magnolia	c.1950	Domestic: Auxiliary		Noncontributing
639 S Magnolia	c.1925	Domestic: Single / Bungalow	Craftsman	Contributing
641 S Magnolia	c.1940	Domestic: Single / Bungalow	Tudor Revival	Contributing
700 S Magnolia	c.1930	Domestic: Single		Noncontributing*

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

South Side Historic District
Palestine, Anderson County, Texas

Section 7 Page 12

Address	Date	Property Type / Plan Type	Stylistic Influence	Category
703 S Magnolia	c.1895	Domestic: Single	Queen Anne	Contributing
710 S Magnolia	c.1900	Domestic: Single	Classical Revival	Contributing
711 S Magnolia	c.1945	Domestic: Single		Noncontributing*
715 S Magnolia	1902	Domestic: Single / Modified L-Plan	Queen Anne	Contributing
716 S Magnolia	c.1925	Domestic: Single / Bungalow	Craftsman	Contributing
722 S Magnolia	1902	Domestic: Single	Queen Anne	Contributing
725 S Magnolia	c.1895	Domestic: Single	Queen Anne	Contributing
801 S Magnolia	c.1895	Domestic: Single / L-Plan	Queen Anne	Contributing
815 S Magnolia	c.1895	Domestic: Single / L-Plan	Queen Anne	Contributing
823 S Magnolia	c.1910	Domestic: Single / Four Square	Classical Revival	Contributing
904 S Magnolia	c.1890	Domestic: Single		Noncontributing*
918 S Magnolia	1893	Domestic: Single / L-Plan	Queen Anne	Contributing
919A S Magnolia	1921	Institutional / Hospital	Classical Revival	Contributing
919B S Magnolia	1924	Institutional / Hospital	Classical Revival	Contributing
922 S Magnolia	c.1905	Domestic: Single / Modified L-Plan	Queen Anne	Contributing
1003 S Magnolia	1905	Domestic: Single / Center-Passage	Classical Revival	Contributing
1004 S Magnolia	c.1980	Commercial/Medical		Noncontributing
1009 S Magnolia	c.1905	Domestic: Single	Queen Anne	Contributing
1011 S Magnolia	c.1950	Domestic: Single		Noncontributing
1025 S Magnolia	c.1895	Domestic: Single / L-Plan		Contributing
1104 S Magnolia	1902	Domestic: Single	Queen Anne	Contributing
1105 S Magnolia	c.1895	Domestic: Single / Modified L-Plan	Queen Anne	Contributing
406 S May	c.1915	Domestic: Single / Bungalow	Classical Revival	Contributing
407 S May	c.1890	Domestic: Single / L-Plan	Queen Anne	Contributing
408 S May	c.1925	Domestic: Single / Bungalow	Craftsman	Contributing
410 S May	c.1925	Domestic: Single / Bungalow	Craftsman	Contributing
414 S May	c.1890	Domestic: Single / L-Plan		Contributing
415 S May	c.1910	Domestic: Single / Bungalow	Classical Revival	Contributing
521 S May	c.1900	Domestic: Single / T-Plan		Noncontributing*
523 S May	c.1905	Domestic: Single	Queen Anne	Noncontributing*
524 S May	c.1950	Domestic: Single		Noncontributing
525 S May	c.1900	Domestic: Single / L-Plan	Italianate	Contributing
531 S May	c.1925	Domestic: Single / Bungalow	Craftsman	Contributing
601A S May	c.1875	Industrial		Contributing
601B S May	c.1885	Industrial		Contributing
602 S May	c.1950	Domestic: Single		Noncontributing
606 S May	c.1890	Domestic: Single	Queen Anne	Contributing
610 S May	1899	Domestic: Single	Queen Anne	Contributing
612 S May	c.1905	Domestic: Single	Queen Anne	Contributing
622 S May	c.1930	Domestic: Single / Bungalow	Craftsman	Noncontributing*
625 S May	c.1930	Domestic: Single / Bungalow	Craftsman	Contributing
626 S May	c.1950	Domestic: Single		Noncontributing
627 S May	c.1925	Domestic: Single / Bungalow	Craftsman	Noncontributing*
629 S May	c.1905	Domestic: Single / Modified L-Plan	Queen Anne	Contributing
704-06 S May	c.1940	Domestic: Multi / Duplex	Craftsman	Contributing
708-10 S May	c.1940	Domestic: Multi / Duplex		Contributing
709 S May	c.1895	Domestic: Single / L-Plan	Queen Anne	Contributing
715 S May	c.1895	Domestic: Single / Modified L-Plan	Queen Anne	Contributing
805 S May	c.1900	Domestic: Single / 2-Room		Contributing
811 S May	c.1895	Domestic: Single / L-Plan		Noncontributing*
201 S Michaux	c.1920	Domestic: Single	Tudor Revival	Contributing
209 S Michaux	c.1905	Domestic: Single / Modified L-Plan	Queen Anne	Contributing
215 S Michaux	c.1925	Domestic: Single / Bungalow	Class. Rev./Crafts.	Contributing
219 S Michaux	c.1970	Domestic: Single		Noncontributing

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

South Side Historic District
Palestine, Anderson County, Texas

Section 7 Page 13

Address	Date	Property Type / Plan Type	Stylistic Influence	Category
225 S Michaux	c.1890	Domestic: Single / Bungalow	Craftsman	Contributing
411A-B S Michaux	c.1965	Domestic: Multi / Duplex		Noncontributing
507 S Michaux	c.1940	Domestic: Single / Bungalow		Noncontributing*
509 S Michaux	c.1920	Domestic: Single / Bungalow	Craftsman	Contributing
603 S Michaux	c.1910	Domestic: Single / Modified L-Plan	Queen Anne	Contributing
611 S Michaux	c.1930	Domestic: Single	Tudor Revival	Contributing
621 S Michaux	c.1905	Domestic: Single	Queen Anne	Contributing
110 E Neches	c.1950	Commercial		Noncontributing
110 1/2 E Neches	c. 1910	Domestic: Auxiliary		Contributing
201-09 E Neches	c.1910	Domestic: Single / Bungalow	Crafts./Class.Rev.	Noncontributing*
204-06 E Neches	c.1940	Domestic: Multi / Duplex		Noncontributing*
209 W Neches	c.1920	Domestic: Single / Bungalow	Craftsman	Contributing
211 W Neches	c.1905	Domestic: Single / T-Plan	Queen Anne	Contributing
212 W Neches	c.1880	Domestic: Single / L-Plan		Contributing
214 W Neches	c.1900	Domestic: Single / Bungalow		Contributing
102 E Park	c.1940	Domestic: Single	Colonial Revival	Contributing
104 E Park	c.1935	Domestic: Single		Contributing
107 E Park	c.1925	Domestic: Single / Bungalow	Tudor Revival	Contributing
217 E Park	c.1950	Domestic: Single		Contributing
218 E Park	c.1945	Domestic: Multi / Duplex	Colonial Revival	Contributing
219 E Park	c.1945	Domestic: Single		Noncontributing*
220 E Park	c.1900	Domestic: Single / Modified L-Plan		Noncontributing*
222 E Park	c.1925	Domestic: Single / Bungalow	Craftsman	Contributing
224 E Park	c.1925	Domestic: Multi / Duplex	Craftsman	Contributing
100-06 W Park	c.1980	Domestic: Multi / Apartment		Noncontributing
110 W Park	c.1980	Domestic: Single		Noncontributing
111 W Park	c.1950	Domestic: Single		Noncontributing
112 W Park	c.1925	Domestic: Single / Bungalow	Craftsman	Noncontributing*
114 W Park	c.1930	Domestic: Single / Bungalow		Contributing
116 W Park	c.1930	Domestic: Single / Bungalow		Contributing
207 W Park	c.1905	Domestic: Single	Q. Anne/Class. Rev.	Contributing
210 W Park	c.1950	Domestic: Single		Noncontributing
213 W Park	c.1920	Domestic: Single / Bungalow	Classical Revival	Contributing
214 W Park	c.1940	Domestic: Single / Bungalow		Noncontributing*
217 W Park	c.1900	Domestic: Single	Queen Anne	Contributing
218 W Park	c.1935	Domestic: Single / Bungalow	Craftsman	Contributing
200 S Queen	c.1970	Commercial: Financial Institution		Noncontributing
201A S Queen	c.1940	Industrial: Railyards / Storage		Contributing
201B S Queen	c.1940	Industrial: Railyards / Fuel Pumphouse		Contributing
201C S Queen	c.1950	Industrial: Railyards / Fuel Pumphouse		Noncontributing
201D S Queen	c.1950	Industrial: Railyards / Fuel Tanks		Noncontributing
201E S Queen	c.1950	Industrial: Railyards / Fuel Tanks		Noncontributing
201F S Queen	c.1985	Industrial: Railyards / Electrical Substation		Noncontributing
201G S Queen	c.1985	Industrial: Railyards / Electrical Substation		Noncontributing
201H S Queen	c.1930	Industrial: Railyards / Foundation for Fuel Tanks		Noncontributing*
201I S Queen	c.1940;mvd	Industrial: Railyards / Steel Sand Tower and Hose		Noncontributing*
201J S Queen	c.1990	Industrial: Railyards / Tank and Dike		Noncontributing
309A S Queen	c.1930	Industrial: Railyards / Water Pumphouse		Contributing
309B S Queen	c.1930	Industrial: Railyards / Water Tank		Contributing
402 S Queen	c.1890	Domestic: Single / Center-Passage	Greek Revival	Noncontributing*
406 S Queen	c.1890	Domestic: Single / Center-Passage	Queen Anne	Contributing
407-15A S Queen	c.1900	Industrial: Storage		Contributing
407-15B S Queen	c.1900	Industrial: Grain Elevator		Contributing
410 S Queen	c.1890	Domestic: Single / Center-Passage		Contributing

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

South Side Historic District
Palestine, Anderson County, Texas

Section 7 Page 14

Address	Date	Property Type / Plan Type	Stylistic Influence	Category
414 S Queen	c.1900	Domestic: Single / T-Plan		Noncontributing*
500 S Queen	c.1900	Domestic: Single		Noncontributing*
504 S Queen	1892	Domestic: Single / T-Plan	Queen Anne	Contributing
111 E Reagan	c.1940	Domestic: Single / L-Plan		Noncontributing*
112 E Reagan	c.1900	Domestic: Single / Modified L-Plan	Queen Anne	Contributing
115 E Reagan	c.1935	Domestic: Single / Bungalow		Contributing
118 E Reagan	c.1940	Domestic: Single / Bungalow	Craftsman	Noncontributing*
119 E Reagan	c.1970	Domestic: Single		Noncontributing
131-33 E Reagan	c.1940	Industrial: Lumber Mill		Contributing
202 E Reagan	c.1980	Domestic: Single		Noncontributing
204 E Reagan	c.1980	Domestic: Single		Noncontributing
206 E Reagan	c.1980	Domestic: Single		Noncontributing
208 E Reagan	c.1980	Domestic: Single		Noncontributing
210 E Reagan	c.1980	Domestic: Single		Noncontributing
212 E Reagan	c.1980	Domestic: Single		Noncontributing
214 E Reagan	c.1980	Domestic: Single		Noncontributing
216 E Reagan	c.1980	Domestic: Single		Noncontributing
218 E Reagan	c.1980	Domestic: Single		Noncontributing
220 E Reagan	c.1980	Domestic: Single		Noncontributing
106 W Reagan	c.1930	Domestic: Single	Classical Revival	Contributing
110 W Reagan	c.1935	Domestic: Single / Bungalow	Tudor Revival	Contributing
206 W Reagan	1911	Domestic: Single / Four Square	Classical Revival	Contributing
207 W Reagan	c.1900	Domestic: Single	Queen Anne/Crafts.	Contributing
208 W Reagan	c.1890	Domestic: Single / Modified L-Plan	Queen Anne	Contributing
211 W Reagan	c.1900	Domestic: Single / L-Plan	Queen Anne	Contributing
212 W Reagan	c.1900	Domestic: Single / L-Plan		Contributing
215 W Reagan	c.1935	Domestic: Single / Bungalow	Tudor Revival	Contributing
219 W Reagan	c.1905	Domestic: Single / L-Plan		Contributing
220 W Reagan	c.1890	Domestic: Single	Queen Anne	Contributing
305 W Reagan	c.1940	Domestic: Single		Noncontributing*
306 W Reagan	c.1905	Domestic: Single / Modified L-Plan	Queen Anne	Contributing
307 W Reagan	c.1905	Domestic: Single / Modified L-Plan	Queen Anne	Contributing
308 W Reagan	c.1900	Domestic: Single / L-Plan	Queen Anne	Contributing
309 W Reagan	c.1900	Domestic: Single / L-Plan		Noncontributing*
217 S Royall	c.1905	Domestic: Single / L-Plan		Contributing
302 S Royall	1903	Domestic: Single	Prairie	Contributing
303 S Royall	1928	Domestic: Single	Tudor Revival	Contributing
313 S Royall	c.1970	Domestic: Single		Noncontributing
403 S Royall	1914	Domestic: Single / Foursquare	Prairie	Contributing
404 S Royall	c.1895	Domestic: Single	Queen Anne	Contributing
411 S Royall	c.1945	Domestic: Single / Bungalow	Tudor Revival	Noncontributing*
412 S Royall	1884	Domestic: Single	Second Empire	Contributing
419 S Royall	c.1890	Domestic: Single	Queen Anne	Contributing
503 S Royall	1899	Domestic: Single / Modified L-Plan	Queen Anne	Contributing
508 S Royall	c.1880	Domestic: Single		Contributing
511 S Royall	c.1883	Domestic: Single / Center Passage	Queen Anne	Contributing
517 S Royall	c.1920	Domestic: Single / Bungalow	Craftsman	Noncontributing*
519 S Royall	1881	Domestic: Single	Italianate/Q. Anne	Contributing
602 S Royall	c.1900	Domestic: Single	Queen Anne	Contributing
605 S Royall	1893	Domestic: Single	Queen Anne	Contributing
610 S Royall	c.1900	Domestic: Single	Queen Anne	Contributing
618 S Royall	c.1910	Domestic: Single / Bungalow	Classical Revival	Contributing
619 S Royall	c.1894	Domestic: Single	Queen Anne	Contributing
100 S Sycamore	c.1910	Commercial / 1-Part Commercial		Contributing
210 S Sycamore	c.1900	Domestic: Single	Queen Anne	Contributing

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

South Side Historic District
Palestine, Anderson County, Texas

Section 7 Page 15

Address	Date	Property Type / Plan Type	Stylistic Influence	Category
214 S Sycamore	c.1905	Domestic: Single		Contributing
302 S Sycamore	c.1955	Domestic: Single		Noncontributing
308 S Sycamore	c.1898	Domestic: Single	Italianate	Contributing
312 S Sycamore	c.1900	Domestic: Single / L-Plan		Contributing
317 S Sycamore	c.1905	Domestic: Single	Queen Anne	Contributing
324 S Sycamore	c.1910	Domestic: Single / Bungalow	Classical Revival	Contributing
401 S Sycamore	c.1955	Domestic: Single		Noncontributing
402 S Sycamore	c.1900	Domestic: Single / 2-Room		Noncontributing*
407 S Sycamore	c.1925	Domestic: Multi / Apartment	Colonial Revival	Contributing
408 S Sycamore	1905	Domestic: Single / Modified L-Plan	Queen Anne/Crafts.	Contributing
411 S Sycamore	c.1980	Domestic: Multi / Duplex		Noncontributing
412 S Sycamore	c.1900	Domestic: Single	Queen Anne	Contributing
416 S Sycamore	c.1900	Domestic: Single / Modified L-Plan	Queen Anne	Contributing
420 S Sycamore	c.1925	Domestic: Single / Bungalow	Craftsman	Contributing
424 S Sycamore	c.1905	Domestic: Single / Modified L-Plan	Queen Anne	Contributing
425 S Sycamore	c.1930	Domestic: Single		Contributing
502 S Sycamore	c.1895	Domestic: Single	Queen Anne	Noncontributing*
505 S Sycamore	c.1895	Domestic: Single / Modified L-Plan	Queen Anne	Contributing
506 S Sycamore	c.1905	Domestic: Single / Modified L-Plan	Queen Anne	Contributing
508 S Sycamore	c.1910	Domestic: Single / L-Plan		Noncontributing*
509 S Sycamore	c.1915	Domestic: Single		Contributing
514 S Sycamore	c.1925	Domestic: Single / Bungalow	Craftsman	Contributing
601 S Sycamore	c.1925	Domestic: Single	Spanish Colonial Rev.	Contributing
602 S Sycamore	c.1909	Domestic: Single	Classical Rev./Prairie	Contributing
605 S Sycamore	c.1975	Domestic: Single		Noncontributing
606 S Sycamore	c.1910	Domestic: Single	Classical Revival	Contributing
611 S Sycamore	1890	Domestic: Single	Queen Anne/Crafts.	Contributing
616 S Sycamore	1929	Domestic: Single	Tudor Revival	Contributing
617 S Sycamore	c.1915	Domestic: Single / Bungalow	Craftsman	Contributing
619 S Sycamore	c.1880	Domestic: Single	Italianate	Contributing
702 S Sycamore	c.1935	Domestic: Single		Contributing
708 S Sycamore	1903	Domestic: Single	Q.Anne/Craftsman	Contributing
709 S Sycamore	c.1895	Domestic: Single	Q.Anne/Italianate	Contributing
712 S Sycamore	c.1930	Domestic: Single / Bungalow	Tudor Revival	Contributing
713 S Sycamore	c.1905	Domestic: Single	Classical Revival	Contributing
716 S Sycamore	c.1895	Domestic: Single	Queen Anne	Contributing
717 S Sycamore	1879	Domestic: Single	Queen Anne	Contributing
804 S Sycamore	c.1975	Commercial		Noncontributing
805 S Sycamore	c.1895	Domestic: Single	Queen Anne	Contributing
814 S Sycamore	1890/1922	Domestic: Single / Modified L-Plan	Queen Anne	Contributing
815 S Sycamore	c.1915	Domestic: Single / Bungalow	Craftsman	Contributing
909 S Sycamore	c.1905	Domestic: Single	Q.Anne/Craftsman	Contributing
911 S Sycamore	c.1960	Domestic: Single		Noncontributing
921 S Sycamore	c.1890	Domestic: Single	Queen Anne	Contributing
1001 S Sycamore	c.1895	Domestic: Single	Colonial Revival	Contributing
1011 S Sycamore	1892	Domestic: Single / Modified L-Plan	Q.Anne/Class Rev.	Contributing
1021 S Sycamore	c.1985	Commercial		Noncontributing
1103 S Sycamore	c.1895	Domestic: Single / Center-Passage	Queen Anne	Contributing
Various	c.1890	Landscape: Iron Fencing		Contributing
Various	c.1890	Landscape: Wire Fencing		Contributing
Various	c.1890	Landscape: Stone Property Line Walls		Contributing
100 blk W Neches	c.1890	Landscape: Stone Gate Posts		Contributing
100 blk S Magnolia	c.1890	Landscape: Iron Post		Contributing
100 blk Dellespine	c.1920	Infrastructure: Concrete Post with Street Signs		Contributing

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

South Side Historic District
Palestine, Anderson County, Texas

Section 7 Page 16

Address	Date	Property Type / Plan Type	Stylistic Influence	Category
Various	c.1890	Infrastructure: Metal Street Signs		Contributing
Various	c.1920	Infrastructure: Concrete Street Sign Posts		Contributing
Various	c.1920	Infrastructure: Concrete Sidewalks and Curbs		Contributing
Various	c.1920	Infrastructure: Iron Manhole and Utility Meter Covers		Contributing
600 blk S May	c.1875	Infrastructure: Cut Stone Sidewalk		Contributing
100 blk Dellespine	c.1920	Infrastructure: Concrete Street Paving		Contributing
Various	c.1920	Infrastructure: Iron Storm Sewer Debris Grates		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; Community Planning and Development

PERIOD OF SIGNIFICANCE: 1872-1945

SIGNIFICANT DATES: 1872 1873 1887

SIGNIFICANT PERSON: N/A

CULTURAL AFFILIATION: N/A

ARCHITECT/BUILDER: Maffitt, Theodore S.

NARRATIVE STATEMENT OF SIGNIFICANCE (see continuation sheets 8-17 through 8-27)

9. MAJOR BIBLIOGRAPHIC REFERENCES

BIBLIOGRAPHY See bibliographic references for the associated historic context, *Community and Regional Development of 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:

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 8 Page 17

South Side Historic District
Palestine, Anderson County, Texas

The South Side Historic District encompasses a cohesive collection of late 19th and early 20th century residential properties. These properties reflect the neighborhood's most active period of growth which followed the establishment of the general offices, shops, and yards of the International & Great Northern (I&GN) Railroad in Palestine in 1874-75. Many railroad executives constructed imposing mansions in the neighborhood and these elaborate houses remain among the most impressive and architecturally significant buildings in the city. Today, the South Side Historic District also includes notable early 20th century revival-style residences and modest dwellings that housed local workers. The varied architectural styles and plan types that occur throughout the district reflect the long-term economic, social, and cultural impact of the inauguration of rail service in Palestine in 1872 and provide a greater understanding of the associated historic context, *Community and Regional Development of Palestine: 1846-1945*. Therefore, the district is nominated to the National Register at the local level of significance under Criterion A in the area of Community and Regional Development and under Criterion C in the area of Architecture.

The association of the South Side Historic District's development with the I&GN railroad represents broad trends in Palestine's history, for the growth of this district exemplifies the widespread prosperity spurred by rail access to Palestine in the late 19th and early 20th centuries. To a large extent, the district is the direct physical result of the International & Great Northern Railroad's relocation of its general headquarters to Palestine in the mid 1870s. Railroad executives who moved their families to Palestine constructed most of the grand homes that distinguish the district, while the modest dwellings in the neighborhood generally housed railroad workers and their families. Though the area is no longer as closely tied to the railroad as it once was, the surviving historic buildings continue to reflect the influence of the I&GN Railroad in Palestine.

The International Railroad reached Palestine from Hearne in July 1872, and the Houston & Great Northern (H&GN) followed from Houston in December of the same year. Soon, the two companies merged and formed the International & Great Northern Railroad Company (I&GN). As a result of the construction of a new depot, increased access to outside markets for both import and export purposes, and the large influx of railroad-affiliated workers, Palestine quickly evolved from a prosperous, small, and relatively isolated frontier county seat into a thriving boomtown which served as a regional mecca for commerce and business. An entirely new commercial center, dubbed New Town, developed southwest of the original town of Palestine. New Town quickly established itself as the financial and business center of the city, where banks, hotels, and retail establishments opened their doors.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 8 Page 18

South Side Historic District
Palestine, Anderson County, Texas

The arrival of the railroad irrevocably altered life in Palestine, particularly as large numbers of new residents flooded the city. The I&GN actively encouraged immigration to Palestine, promoting the city in its own publication, the *I&GN Illustrator and General Narrator*, with articles such as "The City of Palestine: A Modern City with Growing Population and Expanding Business, A City of Homes and Churches and Schools" (I&GN 1899:n.p.). City officials at the time established an Anderson County Immigration Society, which encouraged members to "speedily extend invitation to immigrants to settle among us and cultivate our surplus land" (*Trinity Advocate*:April 18, 1874). Along with the city, the railroad established an Immigrant's Home, which by 1877 temporarily housed over 2000 families yearly. The official 1850 census recorded just 212 residents, but by 1880, 2,997 people lived in Palestine. The county figures are equally impressive: in 1870 9,229 people resided in Anderson County and by 1880 the total had increased to 16,694 (U.S. Census Bureau 1850-1880:various). The I&GN was by far the largest single employer in Palestine. In 1888, the railroad had a total of 762 employees and a total monthly payroll of \$57,150 (*Facts for Immigrants* 1888:14). By 1930 the monthly payroll had increased to \$180,000 (*City Directory* 1930-31:n.p.).

Because most of these new arrivals were associated with the railroad, they wanted to live close to the depot and the railroad shops and offices, as well as the burgeoning New Town commercial area. The most convenient and logical place for a large number of new homes was the vast expanse of undeveloped land located just south of the railroad tracks. Initial development occurred in the 1872 Railroad Addition. As the local population swelled with the booming economy, housing demands increased. Capitalizing on this need, W.C. Larkin and George B. Campbell platted an 11 block addition in 1873, one of the first large residential additions in the city to be developed. John H. Reagan of Palestine and Jeff Word, Jr., of Dallas platted and dedicated an even larger addition in 1887, immediately south of the Larkin & Campbell Addition.

The most intense development in the neighborhood occurred during the last quarter of the 19th century. Most houses of the period are quite grand in scale and are majestically sited on large lots, in contrast to the numerous modest houses built in the northern portion of the district. Some of Palestine's most prominent residents and their families lived in the neighborhood from the 1870s through the mid-20th century. George Edward Dilley, owner of the Dilley Foundry; Andrew L. Bowers, an officer of the I&GN and president of the Palestine Salt & Coal Company; John H. Silliman, proprietor of Silliman & Company, one of the largest hardware stores in the region; Samuel Lucas, a prominent cotton broker; Nathaniel R. Royall, founder of the Royall National Bank; and Thomas Mitchell Campbell, Governor of Texas from 1907 to 1911, all resided in the district.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 8 Page 19

South Side Historic District
Palestine, Anderson County, Texas

Historic properties within the South Side Historic District collectively retain their integrity to an exceptional degree. The district contains many of the city's finest examples of late 19th and early 20th century residential designs, ranging from grand Victorian mansions to modest, early 20th century vernacular houses. Although the district includes an eclectic grouping of historic architecture, the Queen Anne style predominates and its popularity reflects the district's most intense period of development during the final quarter of the 19th century. Many of the Queen Anne houses in the district were the residences of railroad officials or prominent local entrepreneurs who constructed these houses as symbols of their wealth, prestige, and standing within the community. Examples include the Lucas-Davey House at 722 S. Magnolia Street (Photo 9) and the George Edward Dilley House at 805 S. Sycamore Street (Photo 6). With their liberal use of ornate woodwork, asymmetrical massing and vertical emphasis, these buildings mark a dramatic departure from previous residential design that relied heavily on established, traditional forms. Queen Anne houses, whether elaborate and imposing or small and unassuming, utilized embellishment mass-produced in lumber mills in Texas and other parts of the country and transported by railroad to Palestine. Appropriately, this neighborhood so closely linked with the railroad contains many houses whose architectural character was largely defined by the use of ornamentation shipped by rail to Palestine.

A number of Italianate dwellings also occur throughout the district. This architectural expression reflects a minor, yet significant period of development in the history of the district. The Italianate style predates the Queen Anne, and while not as numerous as Queen Anne houses, the 13 Italianate homes are among the oldest extant dwellings in the district. These Italianate houses raised an awareness of fashionable trends in residential design and serve as early reminders of the wealth and prosperity that the railroad brought to the community. Noteworthy examples of the Italianate style include the A.R. Howard House at 619 S. Sycamore Street (Photo 10) and the Gooch-Gardener House at 519 S. Royall Street.

When initially developed, the neighborhood attracted Palestine's more affluent residents. However, the proximity of the district's northern section to the intersection of the I&GN Railroad tracks, the Dilley Foundry, a grain elevator and a lumber mill made the area increasingly appealing to buyers in the market for modestly scaled, affordable housing. Many speculators built residences for rental purposes in this northern section to serve as worker housing for employees of the railroad and other industries. Noise and congestion characterized areas near the railroad intersection and the foundry and as a result, land became less desirable here than in other parts of the neighborhood and city. Consequently, the northern section of the district evolved into an area characterized by small houses situated on narrow lots.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 8 Page 20

South Side Historic District
Palestine, Anderson County, Texas

Although houses in the northern section are not as imposing and opulent as those in other parts of the district, they collectively represent an important chapter in Palestine's architectural history. Many are intact examples of locally popular domestic trends and include center passage, L-plan, modified L-plan, 2-room, foursquare, bungalow and duplex designs embellished with a variety of simple stylistic details. These dwellings illustrate the translation of popular high style architectural themes into less pretentious buildings and reflect the late 19th and early 20th century lifestyles of Palestine's less affluent residents. Modest Queen Anne detailing graces the porch of the vernacular, center passage Reagan-Ferguson House at 511 S. Royall Street (Photo 5), exemplifying this trend. Craftsman and Tudor Revival bungalows became stylish in the early 1920s, and the Robert and Flora McLeod house at 303 S. Royall (Photo 17), with its decorative half-timbering and steeply pitched, cross gabled roof, is a premier local example of the Tudor Revival style.

Despite the residential nature of the neighborhood, the district also contains several historic industrial and institutional complexes. Constructed in response to the growing population in the district, Centenary Methodist Church and the Lamar School provided facilities necessary to create a cohesive neighborhood. The I&GN hospital, Pearlstone Grocery, Palestine Grain Company, Dilley Foundry, and Broyles Lumber Company all developed in response to the proximity of the railroad. These businesses and industries depended on the railroad for efficient operation and provided work for many middle and working class residents, while the hospital kept railroad workers healthy.

Two notable institutional buildings no longer exist in the district. The Railroad YMCA (c. 1900, burned 1945) reportedly was the first its kind in the state. Built by the I&GN on railroad property just southeast of the depot, this "commodious building" was dedicated to providing "healthful recreation" opportunities for Palestine's railroad workers. A 1935 business report noted that the YMCA had over 1,200 members at that time (Hohes 1936:207-213). The Beth-Israel Synagogue, built in the early 1900s at 602 S. Magnolia Street provided a place of worship for Palestine's Jewish community, which increased dramatically following the arrival of the railroad officials in 1872. Several members of the congregation resided in the South Side Historic District, including Michael Ash, who lived at 301 S. Magnolia (Photo 4), and Solomon Maier, who lived at 601 S. Sycamore (Photo 16). The demolition of the synagogue by the late 1940s suggests that the Jewish population in Palestine had decreased dramatically since the turn-of-the-century.

For much of its history, the South Side Historic District has been a vibrant, well-maintained neighborhood. The houses are generally in good condition and a number of successful renovation projects have been undertaken in recent years. This collection of properties serves as an exceptional example of residential development and architecture inspired by the late 19th and early 20th century railroad boom in Palestine.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 21

South Side Historic District
Palestine, Anderson County, Texas

HIGHLIGHTS OF THE SOUTH SIDE HISTORIC DISTRICT

A.R. AND KATIE HOWARD HOUSE 619 S. Sycamore Date: c.1880, altered 1898 Photo: 3
Builder: Daniel N. Darling

Although houses built in the Queen Anne style predominate in the South Side Historic District, a number of significant Italianate residences also occur in this neighborhood. These Italianate houses, including the A.R. and Katie Howard House, are among the oldest buildings in this part of town. Despite the straightforward simplicity of this house, its load-bearing masonry construction, segmental-arched openings, elongated windows, bracketed eaves and low-pitched roof typify the Italianate style. Local brick manufacturer and contractor Daniel N. Darling constructed this house. Pennsylvania-born A.R. Howard (b.1852) and his wife Katie Black Howard purchased the property in 1880 and enlarged the house in 1899. These 1899 changes included the addition of a 2-story veranda on the south (enclosed with glass in 1985). As a high ranking employee of the I&GN Railroad for over fifty years, Mr. Howard worked in a succession of jobs that culminated in the positions of secretary-treasurer and first vice-president in 1890. Active in local Masonic activities, Mr. Howard served as grand commander of the Knights Templar of Texas during 1900-01. He also founded the Howard Oil Mill, one of two cottonseed oil mills in Palestine in the 1880s and 1890s. His wife, an Arkansas native, oversaw the formation of the local D.A.R. chapter in this house in March 1906.

ASH-BOWERS HOUSE 301 S. Magnolia Date: 1878; altered 1894 Photo: 4
Architect: W.W. Wainwright

The Ash-Bowers House, parts of which date to 1878 and display Italianate elements, is one of the most outstanding domestic buildings in Palestine. The small finial-topped cupola with its bracketed eaves and narrow pairs of arched windows exhibits an Italianate stylistic influence, yet major modifications completed in 1894 which included the addition of the 2-tiered porch with its turned and jigsawed wood trim, give the dwelling a Queen Anne character. The house has remained virtually unaltered since the 1894 renovations and retains its integrity to a remarkable degree. Two original outbuildings remain: the carriage house and the servants' quarters. Palestine merchant and Prussian-native Henry Ash and his wife Amelia Emilie Ash built this house in 1878 and resided here until 1884, when locally prominent citizens, Andrew L. and Nellie O'Connell Bowers, purchased the property. About 1886 the Bowers hired local architect and builder Walter W. Wainwright to add the cupola, gazebo, and circular galleries. In 1897, St. Louis architect Charles Dunbar designed more renovations, including the addition of an ornate staircase stained glass windows. A North Carolina

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection 8 Page 22South Side Historic District
Palestine, Anderson County, Texas

native, Andrew L. Bowers (1852-1926) was an official of the I&GN Railroad, president of the Palestine Salt & Coal Company, and president of several banks, including the Palestine Bank. He served as mayor of Palestine for four terms (over 20 years), overseeing the paving of streets and the erection of the city's first fire station and city hall. The Bowers family owned the property for 72 years, until 1955. The house was restored in 1970.

REAGAN-FERGUSON HOUSE 511 S. Royall Date: c. 1883 Photo: 5

This modest, center passage dwelling illustrates the late 19th century application of stylistic ornamentation to a vernacular house form. This 1-story frame residence displays a front-facing gable extension and porch with turned wood supports and jigsawn brackets, all of which suggest the Queen Anne style. Unobtrusive rear additions reflect the property's physical evolution and serve as important architectural features. John H. Reagan built this house in the 1880s for his daughter, Bettie Reagan Ferguson, and her husband, Alexander Ferguson, who served as Palestine's postmaster from 1886 to 1890.

G.E. DILLEY HOUSE 805 S. Sycamore Date: c. 1895 Photo: 6
Architect: Miller, Theodore (1895).

Like a considerable number of nearby buildings, this house is an impressive majestically sited and detailed late 19th century residence. Few, however, retain their integrity to such a noteworthy degree. The house presents many elements characteristic of the popular Queen Anne style, including the turned and jigsawn woodwork of the porch trim. George Edward Dilley (1858-1932) was Palestine's most prominent citizen of the late 19th century. He built this house in 1875 and substantially enlarged and remodeled it in 1895 according to plans by Theodore Miller. Dilley arrived in Palestine in 1873 when his father, George Mansfield Dilley, moved the family from Illinois. G.M. Dilley was a highly successful railroad-building contractor who amassed a fortune constructing various railroad lines. Both Dilleys were partners in the successful Lone Star Brass & Iron Works (later renamed the George M. Dilley & Son Foundry) located nearby. G.M. Dilley also operated foundries in San Antonio, Arkansas, and Kansas, helping to supply the expansion of magnate Jay Gould's railroad empire. After his father's death in 1910, G.E. Dilley continued to run the foundry, taking his own son Clarence as a partner. This house, one of the first in the city to feature private telephone service, remains in the Dilley family. According to local historians, G.E. Dilley was a good friend of George Pullman, the noted builder of railroad cars, and Dilley hired workmen from Pullman's firm to duplicate the ornate woodwork of Pullman railroad cars inside this house.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 8 Page 23

South Side Historic District
Palestine, Anderson County, Texas

DILLEY FOUNDRY COMPLEX 600 block S. May Date: c. 1873; 1885 Photos: 7,8

The Dilley Foundry complex is one of only eight extant industrial properties in Palestine erected before 1945. George Mansfield Dilley and his son George Edward Dilley established this foundry in 1873. The enterprise manufactured some farm equipment and machinery, but its primary output consisted of gray iron and brass castings mined from Anderson County iron ore for use by the I&GN and various other railroads throughout the state. The Dilley foundry contributed greatly to Palestine's reputation in the late 19th and early 20th centuries as an important regional industrial center. Although the elder Dilley moved to Dallas in the 1880s, G.E. Dilley continued to run the foundry until his death in 1932. His son Clarence V. Dilley then took over until his own death five years later. In the mid-1930s, the plant had an average payroll of about \$20,000 to \$25,000 for a work force of 20 to 25 men and consisted of more than ten buildings. The foundry ceased operations in the late 1930s.

Although utilitarian in design, the 1-story brick furnace building built in 1885 nonetheless exhibits finely crafted, segmental-arched hoodmolds suggestive of the Italianate style. The 1-story frame office building, built in 1873, resembles a center passage house despite two symmetrically placed entry doors which grace the main facade. It has a steeply pitched, side gabled roof, double-hung wood sash windows and an attached porch that wraps around three sides. The property displays a limited amount of architectural detailing in the pierced porch brackets. Currently in poor condition, the building is unaltered and retains its historic integrity and character to a very high degree. Both the furnace building and the nearby frame office have been abandoned and are currently overgrown with vegetation. A lengthy iron fence borders the complex and faces May Street. The cut stone sidewalk extending along the west side of the 600 block of S. May is similar to that in front of the G.E. Dilley Building at 503 W. Main.

LUCAS-DAVEY HOUSE 722 S. Magnolia Date: 1902 Photo: 9
Architect: John S. Moad

This opulent house built in the Queen Anne style is one of Palestine's foremost historic dwellings and was occupied by two significant figures in local history. An extraordinary richness in details and materials and superb craftsmanship distinguish this property, while its asymmetrical massing and tall and slender round corner tower with pointed finial make it a premier example of the Queen Anne style. Other noteworthy elements of the style include the irregular, steeply pitched roof, the avoidance of flat wall surfaces and intricate porch detailing. Embellishment, including the beaded spindlework frieze suspended from the porch, dentils under some eaves, gable ornament, and varying

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 24

South Side Historic District
Palestine, Anderson County, Texas

siding patterns, covers the exterior of the house. A large addition has been built onto the rear, but the owners have been careful to use materials and ornamentation consistent with those on the historic portion of the house. Cotton broker Samuel Lucas, a New Orleans native, and his wife, Esther Goldberg Lucas, purchased this lot in December 1892 and hired architect John S. Moad to design the dwelling shortly thereafter. Moad was responsible for a number of notable Texas buildings, including Palestine's First Christian Church and the now-demolished Railroad YMCA. Galveston-native Martin A. Davey purchased the property in September 1927. Davey's knowledge of the geology of Anderson County led him to the discovery of several oil fields in the region, including the lucrative Boggy Creek field. Generally regarded as the father of the East Texas oil business, Davey was voted Palestine's number-one citizen in 1936. He donated approximately 300 acres to Anderson County in the late 1930s, which later became Davey Dogwood Park.

A.R. HOWARD RENT HOUSE 516 S. Magnolia Date: c. 1882 Photo: 10
Rail access to Palestine encouraged the exchange of ideas and information, and regional house plans and types began to infiltrate the architecture of other regions. The vernacular side hall plan of the long, narrow 2-story A.R. Howard Rent House (516 S. Magnolia, Photo 15) originated in the southern part of the country but migrated to Palestine with the railroad. A handful of houses of nearly identical form survive in Palestine, but this property, unlike the others, retains much of its integrity. Modest Italianate detailing includes segmental arch windows and eave returns in the front gable end. A local historian notes that railroad executive A.R. Howard constructed the house about 1882 as a rental property. Around the turn of the century it was the home of Gideon J. Gooch, a prominent local attorney with the firm of Word and Gooch, and the city's second mayor. The house continued as a rental property in the 1920s, 1930s, and 1940s.

805 S. MAY Date: c. 1900 Photo: 11

Composed of two rooms and a rear addition, this small, simply executed building presents a classic example of a 2-room (hall and parlor) house common in the American South. A partial width pent roof porch supported by square wood posts graces the front of the house. Sanborn maps indicate that the footprint of the house has remained unchanged since 1919.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section 8 Page 25 South Side Historic District
Palestine, Anderson County, Texas

109 E. GOOCH Date: c. 1900 Photo: 12

This modestly scaled 1-story L-plan house represents a commonly built domestic form embellished with simplified Italianate stylistic features. Simple wood pediments grace the house's double-hung wood sash 4/4 windows and a narrow porch with turned wood posts fills the arms of the L. During the 1920s and 1930s the house sheltered several tenants including W.B. and Margaret Dunnahoe and R.C. and Oneita Reagan. Mr. Dunnahoe worked for the Dodd Basket/Crate Factory and Mr. Reagan served as fire marshal. The occupations of these residents establish the house as a significant representation of turn-of-the-century working class housing in Palestine.

GEORGE AND EPIE MILNER HOUSE 609 S. Magnolia Date: c.1915 Photo: 13

This modestly scaled residence displays the front and side gable wings separated by a central hipped roof mass characteristic of the modified L-plan, one of Palestine's most common house forms. Classically inspired columns serve as porch supports. The house appears unaltered. George E. and Epie L. Milner owned and occupied this house from as early as 1926 through at least 1941, according to Palestine city directories.

REAGAN AND LELIA FERGUSON HOUSE 403 S. Royall Date: 1914 Photo: 14
Architect: C.C. McKim Builder: C.F. McWhorter

The Reagan and Lelia Ferguson House features the cube-like massing characteristic of the foursquare plan and the horizontal emphasis of a low-pitched hipped roof and extended eaves associated with the Prairie style. New York architect C.C. McKim, who designed Palestine's Carnegie Library, also designed this house, which was first owned and occupied by Reagan and Lelia Ferguson. C.F. McWhorter served as the contractor. Mr. Ferguson, grandson of John H. Reagan, worked as a conductor for the I&GN Railroad, and later for the Missouri Pacific line.

I&GN HOSPITAL & NURSES' QUARTERS 919 S. Magnolia Date: 1921/1924 Photo: 15
Architect: Alfred E. Finn

Since its construction in 1921, the I&GN Hospital, one of the most noteworthy landmarks in all of Palestine, has been a prominent fixture in the residential neighborhood south of the downtown. The complex, which includes the 3-story, metal-framed, brick-faced hospital and the associated Nurses' Quarters, occupies an entire block. The hospital building has cube-like massing with Classical Revival detailing which is most prominent in the pedimented portico surrounding the primary

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection 8 Page 26South Side Historic District
Palestine, Anderson County, Texas

entrance. Wide, concrete bands divide the exterior into three components and emphasize the horizontal massing of the building. Adjacent to the hospital on the north side is the 2-story brick Nurses' Quarters, which exhibits Classical Revival detailing in a more understated manner. Prominent Houston architect Alfred E. Finn designed the present building, which formally opened in July 1922. Local architect Theodore S. Maffitt designed the adjacent Nurses' Quarters in 1924. The I&GN Railroad operated a hospital for its employees on this site beginning in 1884. The construction of such a complex clearly indicates the I&GN Railroad's active participation in and concern for the health and well-being of its employees. The buildings now serve as medical offices for physicians in private practice. (RTHL, 1990).

MAIER-HAMILTON HOUSE

601 S. Sycamore

Date: c.1925

Photo: 16

Building patterns of the 1920s within the district resulted in a substantial number of infill dwellings constructed in open areas between older houses. Small frame Craftsman and revival style bungalows dominated construction in these years, yet the Maier-Hamilton House deviates from this pattern in scale, materials, and design. Although significant as part of the early 20th century revival movement, this 2-story, brick veneer house gains distinction as one of the city's few examples of Spanish Colonial Revival architecture. Few alterations detract from its historic character, and its arched windows and doors and tile roof are typical Spanish Colonial Revival characteristics. German immigrant Solomon Maier and his Texas-born wife Lucy built this house in the mid-1920s. Mr. Maier came to Palestine in 1882; his various endeavors included operating a wholesale tobacco company, a saloon, and working at a bank. He served as vice-president and second president, of the Palestine Salt & Coal Company, which mined half a million tons of salt and 25,000 tons of lignite west of Palestine during the first half of this century.

ROBERT AND FLORA MCLEOD HOUSE

303 S. Royall

Date: 1928

Photo: 17

Architect: Theodore S. Maffitt

The Tudor Revival style became popular in Palestine during the revival movement of the late 1920s and early 1930s, and this 1 1/2-story, brick and stucco bungalow is one of the city's best examples of the style. Distinctive architectural features include decorative half-timbered woodwork on the exterior; a steeply pitched, cross-gabled roof; small paned windows; and the incorporation of stone into the masonry exterior walls. The house retains its integrity to a noteworthy degree. Locally prominent architect Theodore S. Maffitt designed this house in 1928 for Robert and Flora McLeod. A native of East Texas, Dr. McLeod was a local physician and house surgeon for the I&GN Railroad, and served as mayor of Palestine from 1939-1947.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section 8 Page 27 South Side Historic District
Palestine, Anderson County, Texas

PHILIP AND JENNIE MYERS HOUSE

107 E. Park

Date: c. 1925

Photo: 18

The decorative half-timbering and steeply pitched roof of this 1-1/2-story bungalow exemplify the Tudor Revival style which gained popularity in the 1920s and 1930s. According to city directories, Philip F. and Jennie Myers lived here as early as 1935. Mr. Myers, president of The Grand Leader department store, died soon after that date, but his widow continued to live in the house through the early 1940s. The house is an outstanding example of a small scale Revival style house built for a prosperous middle class merchant.

637 S. MAGNOLIA

Date: c. 1925

Photo: 19

As a fine example of a Craftsman bungalow adapted to the duplex form, this dwelling provided housing for two families and added to the stock of modestly sized rental housing available throughout the district.. The bungalow plan and Craftsman porch detailing, including tapered box columns resting on brick bases, reflect an awareness of popular architectural design.

10. GEOGRAPHICAL DATA

ACREAGE OF PROPERTY: approximately 150 acres

UTM REFERENCES

		Zone	Northing	Easting		Zone	Northing	Easting
1	15	250240	3516740		3	15	251260	3515240
2	15	251080	3516880		4	15	250720	3515640

VERBAL BOUNDARY DESCRIPTION

(See continuation sheet 10-29).

BOUNDARY JUSTIFICATION

(See continuation sheets 10-28).

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

NAME/TITLE: David Moore, Project Director; Matt Goebel, Historian; Diane Elizabeth Williams, Architectural Historian

ORGANIZATION: Hardy-Heck-Moore & Associates

DATE: February 1994/April 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 (see continuation sheet Map-30 through Map-32)

PHOTOGRAPHS (see continuation sheet Photo-33 through Photo-34)

ADDITIONAL ITEMS N/A

PROPERTY OWNER

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

STREET & NUMBER: 1511 Colorado

TELEPHONE: (512) 463-6006

CITY OR TOWN: Austin

STATE: TX **ZIP CODE:** 78701

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 10 Page 28

South Side Historic District
Palestine, Anderson County, Texas

Boundary Justification - South Side Historic District

In general, the South Side Historic District includes property in three subdivisions, and the limits of these additions form the basis for delineating district boundaries. Tracks of the Union Pacific (formerly the International & Great Northern) Railroad bound the district on two sides and physically set the area apart from the downtown to the north and another neighborhood to the west. The tracks impede travel between these areas, and only three streets - W. Reagan, S. Sycamore, and S. Magnolia - cross the tracks and provide access into the district from the north and west. Michaux Street, which marks the east limits of both the Larkin & Campbell and Reagan & Word Additions serves as the east boundary of the district. The Palestine (Reagan) High School (N.R. 1986) and Reagan Park are just beyond the district and are significant as individual properties. Both were considered for inclusion in the district, but were excluded for consideration because historic development patterns and land uses differ from those in the district. A small section of the Michaux Park Addition, which is south of E. Park Street, also is outside of the South Side Historic District. Like the Larkin & Campbell and Reagan & Word Additions, this subdivision is a mostly residential area. However, the houses tend to be newer and their orientation differs from those within the district. The severely intrusive Memorial Hospital, which encompasses an entire city block at the southeast corner of S. Sycamore and E. Colorado streets, exerted new pressure on adjoining property because of the proximity to the facility. Areas to the east and south have been most severely affected, resulting in the redevelopment of these properties for non-residential purposes such as pharmacies, physician's offices and other medical-related businesses. This pattern disrupts the historic character of the neighborhood and detracts from the district's continuity. For these reasons, the district boundaries exclude the hospital and nearby properties. The district's far southern boundary extends along the southern limits of the Reagan & Word Addition. Several individually significant properties occur south of this line, but in-fill housing from the 1950s sets these historic properties apart from the South Side Historic District and warranted their exclusion.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section 10 Page 29

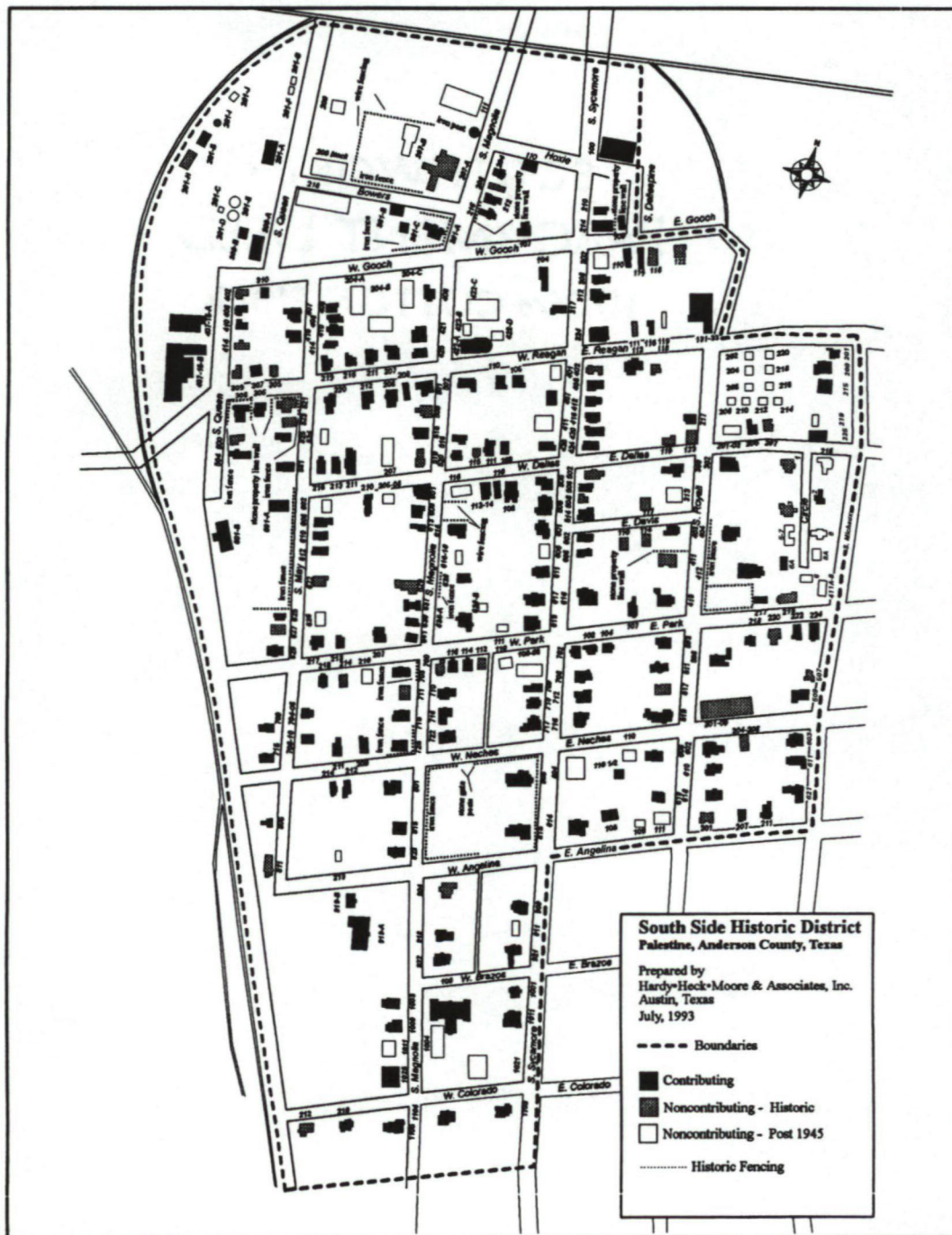
South Side Historic District
Palestine, Anderson County, Texas

Verbal Boundary Description - South Side Historic District

Beginning at the intersection of S. Queen Street and the south side of the right-of-way for the Union Pacific tracks, thence east along the south right-of-way of said railroad tracks until reaching a point parallel with the rear property line of the building at 100 S. Sycamore Street and thence south to the centerline of E. Gooch Street. Continue east along the centerline of E. Gooch Street until reaching its intersection with S. Royall Street, thence south along the centerline of S. Royall Street until reaching its intersection with E. Reagan Street. Continue east along the centerline of E. Reagan Street until reaching its intersection with S. Michaux Street. Continue south along the centerline of S. Michaux Street until reaching its intersection with E. Angelina Street. Continue west along the centerline of E. Angelina Street to its intersection with S. Sycamore Street and then south along its centerline until reaching a point that is parallel to the south property line of 1103 S. Sycamore Street. Thence west along the south property line of 1103 S. Sycamore Street, 1104 S. Magnolia Street, 1105 S. Magnolia, 210 W. Colorado Street, and 212 W. Colorado Street until reaching the east side of the north-south right-of-way for the Union Pacific Railroad tracks. Continue in a northerly direction along the east right-of-way of said tracks, around a northeastward curve of the right-of-way until reaching its intersection with S. Queen Street, the point of beginning.

South Side Historic District
Palestine, Anderson County, Texas

MAP SHOWING CONTRIBUTING AND NONCONTRIBUTING RESOURCES



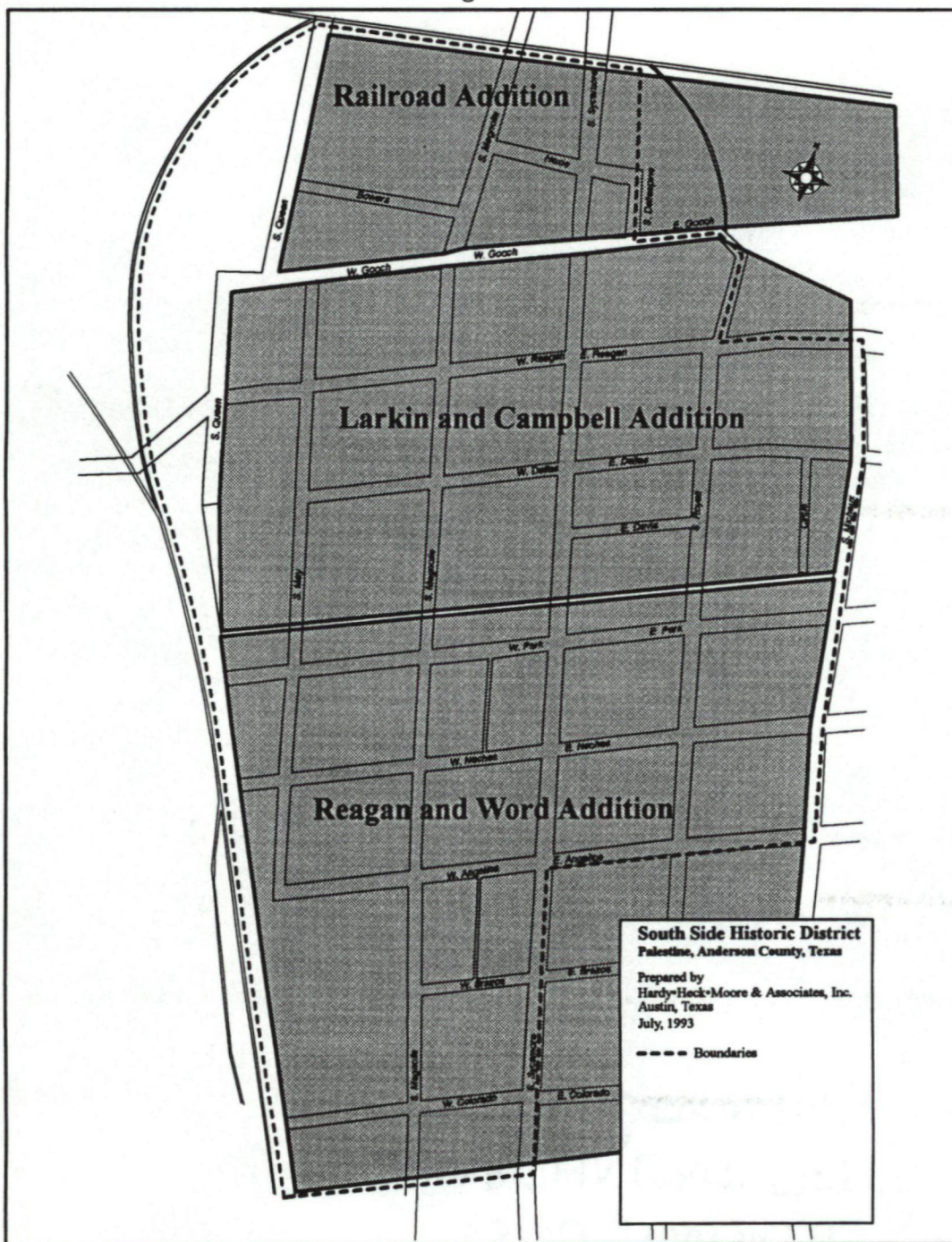
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National Register of Historic Places Continuation Sheet

Section MAP Page 31

South Side Historic District
Palestine, Anderson County, Texas

MAP OF ADDITIONS



National Register of Historic Places Continuation Sheet

Section MAP Page 32

South Side Historic District
Palestine, Anderson County, Texas

Prepared by
Hardy-Heck-Moore & Associates, Inc.
Austin, Texas
July, 1993

--- Boundaries

Infrastructure Features

Concrete Sidewalks and Curbs

Concrete Curbs only

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section PHOTO Page 33

South Side Historic District
Palestine, Anderson County, Texas

PHOTO INVENTORY

SOUTH SIDE HISTORIC DISTRICT

AREA ROUGHLY BOUNDED BY W. COLORADO, S. MICHAUX, AND THE RIGHTS-OF-WAY FOR THE UNION
PACIFIC RAILROAD

PALESTINE, ANDERSON COUNTY, TEXAS

DANIEL HARDY - PHOTOGRAPHER (EXCEPT AS NOTED)

FEBRUARY 1994

ORIGINAL NEGATIVES ON FILE WITH THE TEXAS HISTORICAL COMMISSION

PHOTO 1 - 700 block S. Sycamore, camera facing northwest (David Moore)

PHOTO 2 - 400 block S. Sycamore, camera facing northeast (David Moore)

PHOTO 3 - 619 S. Sycamore, view of east elevation, camera facing west

PHOTO 4 - 301 S. Magnolia, oblique view of north and east elevations, camera facing southwest
(Matt Goebel)

PHOTO 5 - 511 S. Royall, view of east elevation, camera facing west
(Matt Goebel)

PHOTO 6 - 805 S. Sycamore, view of east elevation, camera facing west (Matt Goebel)

PHOTO 7 - 600 block S. May, oblique view of south and east elevations, camera facing northwest

PHOTO 8 - 600 S. May, oblique view of south and east elevations, camera facing northwest

PHOTO 9 - 722 S. Magnolia, oblique view of south and west elevations, camera facing northeast

PHOTO 10 - 516 S. Magnolia, oblique view of north and west elevations, camera facing southeast
(Ralph Newlan)

PHOTO 11 - 805 S. May, oblique view of north and east elevations, camera facing southwest

PHOTO 12 - 109 E. Gooch, oblique view of south and east elevations, camera facing northwest

PHOTO 13 - 609 S. Magnolia, view of east elevation, camera facing west

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

South Side Historic District
Palestine, Anderson County, Texas

Section PHOTO Page 34

PHOTO 14 - 403 S. Royall, oblique view of north and east elevations, camera facing southwest
(Ralph Newlan)

PHOTO 15 - 919 S. Magnolia, oblique view of north and east elevations, camera facing southwest
(David Moore)

PHOTO 16 - 601 S. Sycamore, oblique view of north and east elevations, camera facing southwest
(Ron Emrich)

PHOTO 17 - 303 S. Royall, oblique view of north and west elevations, camera facing southeast
(Ralph Newlan)

PHOTO 18 - 107 E. Park, view of west elevation, camera facing east

PHOTO 19 - 637 S. Magnolia, view of east elevation, camera facing west (Ralph Newlan)

PHOTO 20 - 509 S. Magnolia, oblique view of north and east elevations, camera facing southwest

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY South Side Historic District
NAME:

MULTIPLE Palestine, Texas MPS
NAME:

STATE & COUNTY: TEXAS, Anderson

DATE RECEIVED: 6/05/98 DATE OF PENDING LIST: 6/15/98
DATE OF 16TH DAY: 7/01/98 DATE OF 45TH DAY: 7/20/98
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 98000826

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 7.1.95 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



700 BLOCK S. SYCAMORE

SOUTH SIDE HISTORIC DISTRICT

PALESTINE, ANDERSON CO., TEXAS

PHOTOGRAPH 1 of 20



400 BLOCK S. SYCAMORE
SOUTH SIDE HISTORIC DISTRICT
PALESTINE, ANDERSON CO., TEXAS
PHOTOGRAPH 2 of 20



HOWARD, A.R. & KATIE, HOUSE
SOUTH SIDE HISTORIC DISTRICT
PALESTINE, ANDERSON CO., TEXAS
PHOTOGRAPH 3 of 20



ASH-BOWERS HOUSE

SOUTH SIDE HISTORIC DISTRICT
PALESTINE, ANDERSON CO., TEXAS

PHOTOGRAPH 4 of 20



REAGAN-FERGUSON HOUSE

SOUTH SIDE HISTORIC DISTRICT
PALESTINE, ANDERSON CO., TEXAS

PHOTOGRAPH 5 of 20



G.E. DILLEY HOUSE

SOUTH SIDE HISTORIC DISTRICT
PALESTINE, ANDERSON CO. TEXAS

PHOTOGRAPH 6 of 20



DILLEY FOUNDRY: FURNACE BUILDING
600 BLOCK S. MAY

SOUTH SIDE HISTORIC DISTRICT
PALESTINE, ANDERSON CO., TEXAS

PHOTOGRAPH 7 of 20



DILLEY FOUNDRY: OFFICE BUILDING
SOUTH SIDE HISTORIC DISTRICT
PALESTINE, ANDERSON CO., TEXAS
PHOTOGRAPH 8 of 20



LUCAS-DAVEY HOUSE

SOUTH SIDE HISTORIC DISTRICT
PALESTINE, ANDERSON CO., TEXAS

PHOTOGRAPH 9 of 20



AR. HOWARD RENT HOUSE

SOUTH SIDE HISTORIC DISTRICT
PALESTINE, ANDERSON CO. TEXAS

PHOTOGRAPH 10 of 20



805 S. MAY

SOUTH SIDE HISTORIC DISTRICT
PALESTINE, ANDERSON CO., TEXAS

PHOTOGRAPH 11 of 20



109 E. GOOCH

SOUTH SIDE HISTORIC DISTRICT
PALESTINE, ANDERSON CO., TEXAS

PHOTOGRAPH 12 of 20



MILNER, GEORGE & EPPIE, HOUSE
SOUTH SIDE HISTORIC DISTRICT
PALESTINE, ANDERSON CO., TEXAS
PHOTOGRAPH 13 of 20



FERGUSON, REAGAN & LELIA, HOUSE
SOUTH SIDE HISTORIC DISTRICT
PALESTINE, ANDERSON CO., TEXAS
PHOTOGRAPH 14 of 20



I & GN HOSPITAL & NURSES QUARTERS
SOUTH SIDE HISTORIC DISTRICT
PALESTINE, ANDERSON CO., TEXAS
PHOTOGRAPH 15 of 20



MAIER-HAMILTON HOUSE
SOUTH SIDE HISTORIC DISTRICT
PALESTINE, ANDERSON CO., TEXAS
PHOTOGRAPH 16 of 20



MCLEOD, ROBERT & FLORA, HOUSE
SOUTH SIDE HISTORIC DISTRICT
PALESTINE, ANDERSON CO., TEXAS
PHOTOGRAPH 17 of 20



MYERS, PHILIP & JENNIE, HOUSE
SOUTH SIDE HISTORIC DISTRICT
PALESTINE, ANDERSON CO., TEXAS
PHOTOGRAPH 18 of 20



637 S. MAGNOLIA

SOUTH SIDE HISTORIC DISTRICT
PALESTINE, ANDERSON CO., TEXAS

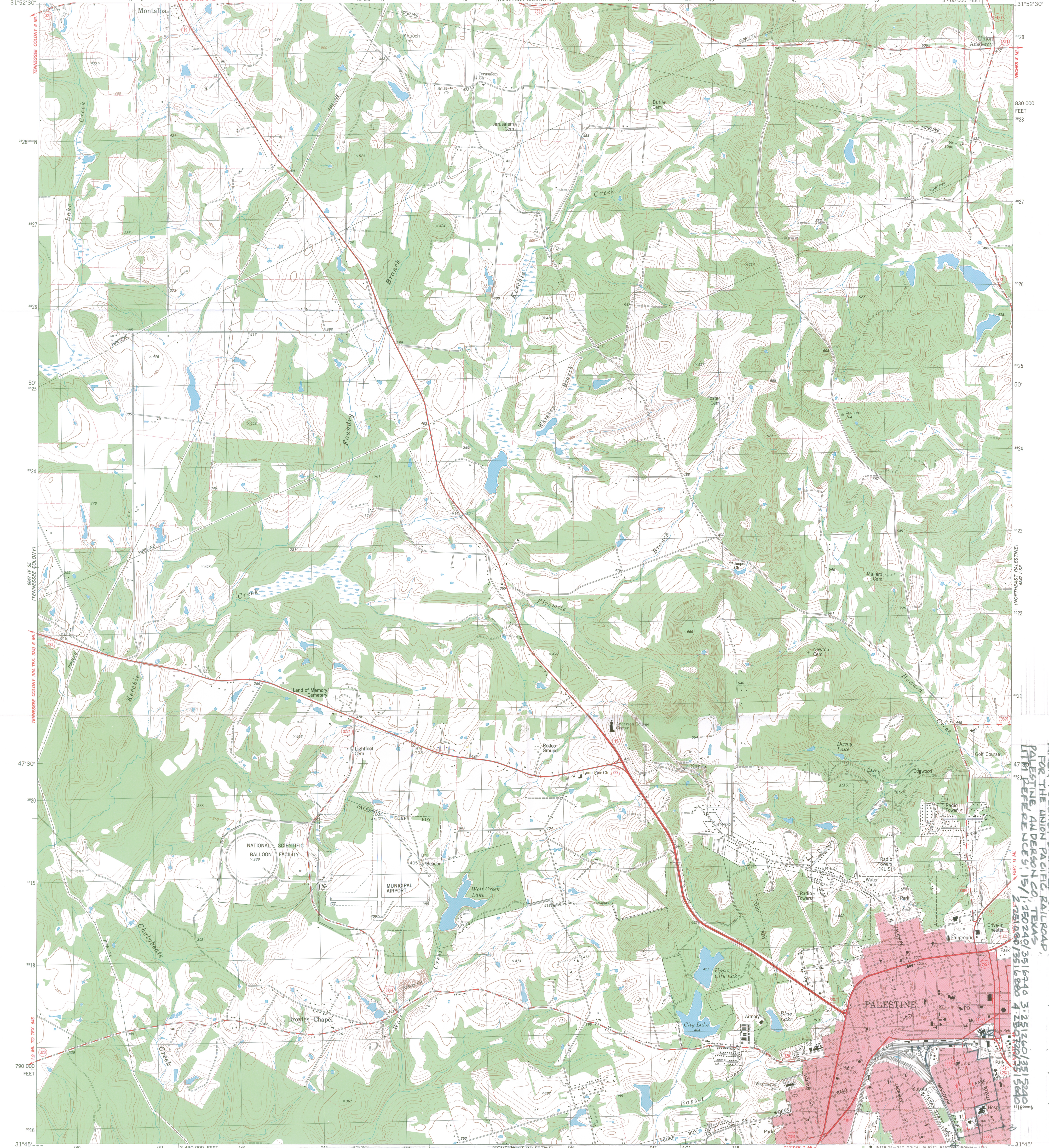
PHOTOGRAPH 19 of 20



509 S. MAGNOLIA

SOUTH SIDE HISTORIC DISTRICT
PALESTINE, ANDERSON CO., TEXAS

PHOTOGRAPH 20 of 20



SOUTH-SIDE HISTORIC DISTRICT
AREA ROUGHLY BOUNDED BY W. 2010 RADO, S. NICH AUK, RIGHT-OF-WAYS
FOR THE UNION PACIFIC RAILROAD
PALESTINE, ANDERSON CO., TEXAS
LIT# REFERENCE 15/1:250249/3516740 3:251260/3515940
2:251088/3516080 4:250720/351540