NPS Form 10-900 OMB No. 1024-0018

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

1. Name of Property

Historic Name: Mineola Downtown Historic District

Other name/site number: N/A

Name of related multiple property listing: N/A

2. Location

Street & number: Roughly bounded by one half block west of Line Street, Kilpatrick Street, one half block east of Newsom Street, and Commerce Street, and the Mineola Railroad Depot on East Front Street.

City or town: Mineola State: Texas County: Wood

Not for publication: ☐ Vicinity: ☐

1. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☑ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☑ meets ☐ does not meet the National Register criteria.

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

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

State Historic Preservation Officer
Signature of certifying official / Title **Date**

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

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

Signature of commenting or other official **Date**

State or Federal agency / bureau or Tribal Government

4. National Park Service Certification

I hereby certify that the property is:

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

Signature of the Keeper **Date of Action**

5. Classification

Ownership of Property

X	Private
X	Public - Local
	Public - State
	Public - Federal

Category of Property

	building(s)
X	district
	site
	structure
	object

Number of Resources within Property

Contributing	Noncontributing	
53	30	buildings
0	0	sites
1	0	structures
4	0	objects
58	30	total

Number of contributing resources previously listed in the National Register: None

6. Function or Use

Historic Functions: COMMERCE/TRADE: Business, financial institution, specialty store, warehouse
GOVERNMENT: Post office, city hall
TRANSPORTATION: Road- and rail-related

Current Functions: COMMERCE/TRADE: Business, professional, restaurant, specialty store
GOVERNMENT: City hall
RECREATION AND CULTURE: Museum
TRANSPORTATION: Road- and rail-related

7. Description

Architectural Classification: MODERN MOVEMENT: Moderne
LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS: Commercial Style
LATE 19TH AND 20TH CENTURY REVIVALS: Beaux Arts/Italianate, Tudor Revival

Principal Exterior Materials: BRICK; CONCRETE; CERAMIC TILE; STUCCO

Narrative Description (see continuation sheets 7-8 through 7-28)

8. Statement of Significance

Applicable National Register Criteria

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

Criteria Considerations: NA

Areas of Significance: Community Planning and Development; Commerce; Architecture

Period of Significance: 1888 - 1963

Significant Dates: NA

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

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

Architect/Builder: NA

Narrative Statement of Significance (see continuation sheets 8-29 through 8-38)

9. Major Bibliographic References

Bibliography (see continuation sheets 9-39 through 9-42)

Previous documentation on file (NPS):
- _ 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*, Austin)
- _ Other state agency
- _ Federal agency
- **x** Local government
- _ University
- **x** Other - Specify Repository: Mineola Public Library

Historic Resources Survey Number (if assigned): NA

10. Geographical Data (see also Map-44)

Acreage of Property: Approximately 22.89 acres

Coordinates (latitude/longitude coordinates)

1. 32.664526° -95.486565°
2. 32.663160° -95.487065°
3. 32.662628° -95.487256°
4. 32.662864° -95.488353°
5. 32.661764° -95.488669°
6. 32.661978° -95.489637°
7. 32.662505° -95.489561°
8. 32.662978° -95.491003°
9. 32.663926° -95.490735°
10. 32.664474° -95.490733°
11. 32.664809° -95.489974°
12. 32.664310° -95.487786°
13. 32.664791° -95.487623°

Verbal Boundary Description:

Beginning at the southeast corner of the intersection of West Kilpatrick and North Line Streets, proceed east to the southeast corner of the intersection of East Kilpatrick and North Pacific Streets; proceed north one-half-block to the middle of the block and proceed east to North Newsom Street; proceed south to East Broad Street; proceed south along Lot 20 and Lot 1 of Block 3 of the Mineola Townsites plat to the southwest corner of Block 3; proceed west along the southern boundary of Block 3 to the northwest corner of the intersection of South Pacific Street and East Commerce Street; proceed south along South Pacific Street to the northwest corner of the intersection of South Pacific Street and East Front Street; proceed west along the north right-of-way line of Front Street to the northeast corner of the intersection of East Front Street and South Johnson Street; proceed north across the railroad tracks to the southwest corner of the intersection of South Johnson and West Commerce Street; proceed west along the north right-of-way line of West Commerce Street to the southwest corner of Lot 2 of Block A of the Mineola Townsites plat; proceed north to the mid-block alley in Block A; proceed west along the north line of the alley to the southwest corner of Lot 17 of Block A of the Mineola Townsites plat; proceed north along the west lot line to West Broad Street; proceed northwest to the southwest corner of Lot 5A of Block 70 of the Mineola Townsites plat; proceed north along the west lot line to the northwest corner of Lot 5A of Block 70; proceed east along the north lot line to North Line Street; proceed east to the southwest corner of North Line Street and the mid-block alley of Block 6; proceed north along the east right-of-way line of North Line Street to the southeast corner of the intersection of West Kilpatrick and North Line Streets.

Boundary Justification:

The boundaries for the Mineola Downtown Historic District include blocks of buildings that reflect the retail core of Mineola as well as reflecting its post-World War II development. Blocks to the east and west of this downtown core are more industrial in nature, and include warehouses and other resources that do not reflect the downtown commercial

core of the city. North of the intersection between Kilpatrick and Pacific Streets the buildings are primarily residential and religious in nature. West and east along Broad Street are non-historic-age resources that do not represent the historic period of significance of Mineola. South of Front Street there are no extant buildings that accurately reflect the commercial significance of the city.

11. Form Prepared By

Name/title:	Sara Gredler and Richard Mitchell
Organization	Mead & Hunt, Inc.
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City or town:	Austin State: TX Zip: 78728
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Date:	November 2012

Additional Documentation

Maps (see continuation sheet Map-43 and Map-44)

Additional items (see continuation sheets Figure-45 through Figure-47)

Photographs (see continuation sheets Photo-6 through Photo-8

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

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

Photographs

Mineola Downtown Historic District
Mineola, Wood County, Texas
Photographer: Richard Mitchell
Digital images on file with the Texas Historical Commission
Photographed October 2011 except as noted

Photo 1
111-113 East Broad Street
Camera facing NW

Photo 2
101 East Broad Street
Camera facing NE

Photo 3
112 South Line Street, 106 South Line Street, 104 South Line Street, 201 East Broad Street
Camera facing SW
May 2012

Photo 4
105-109 East Commerce Street
Camera facing NW

Photo 5
119 East Broad Street
Camera facing NE

Photo 6
113-121 East Commerce Street
Camera facing NW

Photo 7
113-121 East Commerce Street
Camera facing NE

Photo 8
206-210 West Broad Street
Camera facing NW
May 2012

Photo 9
206-210 West Broad Street
Camera facing NE
May 2012

Photo 10
114 North Johnson Street
Camera facing NE

Photo 11
116 West Kilpatrick Street
Camera facing S
May 2012

Photo 12
115 East Front Street
Camera facing NE
May 2012

Photo 13
114 North Pacific Street
Camera facing SE
May 2012

Photo 14
East side of 100 block South Johnson Street
Camera facing NE

Photo 15
East side of 100 block North Johnson Street and north side of 100 block East Broad Street
Camera facing NE

Photo 16
East side of 100 block North Johnson Street
Camera facing NE

Photo 17
South side of 100 block West Broad Street
Camera facing SE
May 2012

Photo 18
113-117 North Johnson Street; 119 North Johnson Street; 123-128 North Johnson Street
Camera facing SW
May 2012

Photo 19
122 North Johnson Street; 120 North Johnson Street; 114 North Johnson Street
Camera facing SE
May 2012

Photo 20
West side of 100 block North Johnson Street (foreground) and 100 block South Johnson Street (background)
Camera facing S-SW
May 2012

Photo 21
East side of 100 block North Johnson Street (foreground) and 100 block South Johnson Street (background)
Camera facing S-SE
May 2012

Photo 22
100 block South Pacific Street
Camera facing S
May 2012

Photo 23
North side of 100 block West Broad Street
Camera facing NE
May 2012

Narrative Description

The Mineola Downtown Historic District encompasses a large number of properties that reflect the economic, commercial, and architectural development of the town. Mineola is located in Wood County in northeast Texas, approximately 77 miles east of Dallas. The downtown district is oriented around Johnson Street, running north-south, and Broad Street (U.S. Highway [US] 80) running east-west. These streets, and those immediately surrounding it, contain commercial buildings that represent the growth of the city of Mineola from its establishment in 1873 through the mid-twentieth century. The majority of the properties are one-part or two-part commercial buildings of brick construction; other property types include service stations, civic and institutional buildings, historic markers and signs, and transportation properties, including a railroad depot and brick streets. Because many of the properties are commercial in function, alterations to storefronts are a common occurrence. The district is composed of 88 properties (83 buildings, 1 structure, and 4 objects) of which 58 are contributing and 30 are noncontributing. The Mineola Downtown Historic District retains sufficient integrity for listing under *Criterion A* in the areas of Commerce and Community Planning and Development, and *Criterion C* in the area of Architecture, at the local level of significance.

General Overview of Historic District

The Mineola Downtown Historic District is located on all or portions of seven city blocks. The blocks included in the boundary are blocks 3, 4, 5, 6, 7, 8, 11, A, and 70. The city is laid out in a grid pattern, with the primary north-south artery being Pacific Street (US 69) and primary east-west artery being Broad Street (US 80). Historically, the town's main north-south street was Johnson Street, located one block west of Pacific Street. The primary building type within the district is the one- and two-part commercial block. Vacant lots where buildings once stood are uncommon, and many are located on corner lots and contain parking lots. There are few examples of vacant lots within a block of commercial buildings.

Most of the buildings within the district date between 1885 and 1960, with the majority of them dating from 1900 to 1930. Brick is the primary building material for most of the buildings within the district, regardless of style. Common alterations to these commercial buildings include changes to storefronts, some within the historic period; change in the material of a building's facade; and large additions to the original building. Buildings where the primary facade's material is completely covered in non-historic materials are noncontributing to the district due to the lack of visibility of the building's character-defining features.

Block 3, located east of South Pacific Street between East Broad and East Commerce Streets (no longer in use), consists of commercial properties from the 1930s through the 1950s. This block, as well as block 8, contains automobile-oriented properties including a service station. These blocks reflect a liminal commercial area outside the main downtown retail area and the transition to more residential areas along a highway, and is part of the post-World War II development of Mineola and reflects the modern changes after some of the industries left the town.

Block 4, located between South Johnson and South Pacific Streets and between East Broad and East Commerce Streets, consists of properties dating from the 1890s through the 1950s, with some new infill construction. These buildings are all one- or two-part commercial blocks, primarily of brick construction. The block is used for retail purposes. It also includes one portion of Mineola's brick streets along South Johnston and East Commerce Streets. An empty lot is located at the corner of South Pacific and East Commerce Streets, and is used for parking.

Block 5, located between West Broad and West Commerce Streets and between South Line and South Johnson Streets, consists of primarily one- and two-part brick commercial blocks dating from the 1880s to the 1940s. It includes the oldest building in town, the Bromberg Building at the corner of West Broad and South Johnson Streets,

and an office and warehouse building from the same period located in the alley. There are three empty lots in this block: two along South Johnson Street and one at the corner of South Line and West Commerce Streets. The buildings lining West Broad and South Johnson Streets date from the 1880s to the 1930s, while the buildings that face West Commerce Street date to the 1940s.

In Block A, located west of South Line Street between West Broad and West Commerce Streets, only lots 1, 2, 17, and 18 are included within the district boundary. These buildings face either South Line or West Broad Street, and date to the 1920s and 1930s. Lots 17 and 18 include one-part brick commercial buildings that reflect the period of significance and the commercial history of the city of Mineola. Lots 1 and 2 contain a warehouse that reflects part of the industrial shipping history of Mineola. Much of the industrial and shipping buildings in Mineola that dated to the 1920s and 1930s are no longer extant.

In Block 70, located west of North Line Street and north of West Broad Street, only lots 5A and 5B are included within the historic district boundary. This includes the Henry Hotel and a building constructed as a filling station but currently used as retail space, both dating to the 1920s and 1930s. This block is the west end of historic downtown commercial development in Mineola; properties further west along West Broad Street were primarily private residences until the late twentieth century.

Block 6, located between North Line and North Johnson Streets and West Kilpatrick and West Broad Streets, consists primarily of buildings dating from the 1910s through the 1930s, with occasional 1950s outliers. Notable buildings within this block include the City Hall, the two-part commercial block at 109 North Johnson Street, and the First State Bank Building. The primary building material is brick, and most of the buildings are one- or two-part commercial blocks. This block also faces another remaining portion of extant brick streets along North Johnston Street between West Kilpatrick and West Broad Streets.

Block 7, located between East Kilpatrick and East Broad Streets and North Johnson and North Pacific Streets, consists of primarily one- and two-part brick commercial block construction dating from the 1910s to the 1930s. The most notable buildings of this block include the First National Bank building (now the Mineola Chamber of Commerce) and the Select Theater. One lot, located at the intersection of North Pacific and East Broad Streets, is empty and used as a parking lot. Another lot, located at the intersection of East Kilpatrick and North Pacific Streets, has a non-historic-age gas station as infill construction.

Block 8, located between East Kilpatrick and East Broad Streets and North Pacific and North Newsom Streets, consists of a mixture of building types, styles, and dates. The northwest corner is occupied by the 1936 Post Office building, built with federal aid money during the Depression. The northeast corner is occupied by a c.1930 residence currently used as an office. The southwest corner has a non-historic-age gas station as infill construction. The rest of the lots contain construction from the 1920s through the 1950s, and are commercial in nature.

Block 11, located north of East Kilpatrick Street between North Pacific and North Newsom Streets, includes only lots 1, 2, half of 3, half of 8, 9, and 10 within the historic district. The block includes the 1965 First National Bank of Mineola and the 1961 Piggly Wiggly (now used by Goodwill). This is the last portion of the city within the downtown area that was used for commercial purposes.

Methodology for Evaluation of Individual Properties within the District

2009 Survey

The potential for a historic district was first identified in the 1998 historic resources survey of Mineola conducted by Newland Knight and Associates, and confirmed in a survey conducted in 2009. The 1998 survey included all properties that dated to 1950. This survey categorized properties as having high, medium, and low preservation priority. Medium and high priority properties were considered contributing to a historic district identified in the 1998 survey. Most of the low priority properties within the potential historic district boundary, identified as such due to integrity considerations and infill construction, were considered noncontributing.

The 2009 survey extended the end date of the survey to 1965 and resurveyed all those properties that had been identified as medium and high priority. In addition, further study was made of the post-World War II expansion history in Mineola, and the boundaries of the historic district were redrawn to reflect this post-World War II significance.

Definition of Categories

All properties within the boundaries of the historic district are categorized as either Contributing or Noncontributing to the district's historic associations and architectural qualities. The district is nominated under both *Criterion A* for commerce and community planning and development, and *Criterion C* for architecture.

Integrity

A property may be significant to the historic associative or architectural qualities of the historic district but must also maintain sufficient integrity to be able to convey that significance. In the case of the Mineola Downtown Historic District, many changes occurred during the historic period and have significance of their own. Properties within the boundaries of the historic district are subject to the National Park Services (NPS)'s seven aspects of integrity. These seven aspects of integrity are applied to each property to determine whether it is contributing or noncontributing to the historic district.

Because the district is being nominated under *Criteria A* and *C*, the integrity of design, materials, and workmanship are of greater importance than if the district were being nominated only under *Criterion A*. However, not all seven aspects of integrity must remain in order to be a contributing property within the historic district. A property need only retain an overall sense of past time and place, and be able to convey its significance within the historic district.

Property Inventory

1.	124 South Line Street, c.1925	1 contributing building	No style

This five-bay, side gable wood and vinyl siding building was built c.1925 as a warehouse. It is divided into two sections: a storefront section and loading section. The storefront has replacement storefront windows with wood frames and a central entry with a set of French doors. The storefront is shaded by a full width canopy with a metal shed roof and both wood and metal poles. A loading platform with garage door is located on the left side of the east elevation. First illustrated on the 1928 Sanborn map of Mineola as a warehouse with a platform on the east elevation, it is described in 1942 as a farm implements warehouse. It is currently in use as an antique store.

2.	112 South Line Street, c.1930	1 contributing building	One-part commercial

This brick, one-part, commercial block features wood storefront windows and a central entry door shaded by an almost-full-width, non-historic-age awning. The entry consists of a pair of French doors. The replacement aluminum frame windows are two-over-two sash. The canopy covers the area that contains the transom. The brick in the cornice is set in a different pattern bond and a portion is differentiated by a rectangle of different colored brick topped with diamond shaped decorative features and a single course of brick at the top of cornice. Built c.1930, the building is first illustrated on the 1942 Sanborn map as a store with a loading platform on the south elevation. In 1957 the building housed the Mineola Seed Store. Currently, the building is in use as a professional office by a dentist.

3.	106 South Line Street, c.1930	1 contributing building	One-part commercial

This brick one-part commercial block features wood storefront windows and a central entry door shaded by a full width tie-rod canopy. The door and entry surround are replacements. The left side of the storefront window has been infilled with wooden shingles. A portion of the fixed-light transom, directly above the entry door, is covered. The brick in the cornice is set in a different pattern bond and a portion is differentiated by a rectangle of different colored brick topped with diamond shaped decorative features and a single course of brick at the top of cornice. Built c.1930, the building is first illustrated on the 1942 Sanborn map as a woodworking business. It is currently vacant.

4.	104 South Line Street, c.1930	1 contributing building	One-part commercial

This brick one-part commercial block features replacement aluminum frame storefront windows and a central entry door shaded by shed roof awning. The storefront kick plates are wood and stucco, and stucco covers the storefront area to the height of the transom. The fixed-light transoms are uncovered. The decorative cornice has a rectangular area of different colored brick topped with diamond-shaped decorative features and a single course of brick at the top of the cornice. Built c.1930, the building is first illustrated on the 1942 Sanborn map being used as soda water storage. In 1957, it is identified as Mallory's Warehouse. It is currently in use for machine shop services and welding.

5.	201 West Broad Street, c.1930	1 noncontributing building	One-part commercial

This brick one-part commercial block features replacement storefront windows on both the east and north elevations. The cornice has an alternating brick pattern with additional X-patterned bricks in the four corners of the cornice. While an entry door is located on the east elevation, the primary entrance is now located on the north elevation, facing Broad Street, and is shaded by a shed roof canopy. The building first appeared on the 1942 Sanborn map as a store, and continued in retail use for businesses in the 1950s. In 1966 it was used as the store/office for the Leewright Gulf Service station. It is currently used as a professional office for Saxon Surveying, Inc.

6.	206-210 West Broad Street, c.1930	1 contributing building	Tudor Revival/Two-part commercial 2 contributing objects (sign and historic marker)

The Henry Hotel is a brick and stucco Tudor Revival hotel dating to c.1930. The hotel is two-and-one-half stories in height with a cross gable roof, and features a large main entrance on the eastern section of the building with a steeply pitched gable entry decorated with stone and concrete. The first story to the left of the primary entry has altered two storefront bays with replacement aluminum frame storefront windows and non-original tile kick plates under the windows. Each storefront bay has a central entry door and is shaded by a non-original canopy. To the right of the primary entrance is a window bay of multi-light fixed panes crowned by a cast concrete trim. The second story consists of multiple protruding bays of windows decorated with wood and stucco half-timbering and decorative brackets, including two steeply pitched gable bays. One of these gable bays has a pair of windows and the second has a three-part window. In both bays, the windows are six-over-one double-hung windows. Six-over-one double-hung windows are also visible on the east and west elevations. A ghost sign for the Henry Hotel is located on the east elevation, as well as a protruding steeply pitched gable bay with half-timbering and six-over-six windows. A shed dormer is located on the south elevation. Two contributing objects to the historic district are located on the property. The first is a freestanding sign for the Henry Hotel, dating from the 1920s. The second is a historic marker, built with the same stone and concrete as the primary entry, and located near the parcel boundary line with 200 West Broad Street. This marker indicated the site of the first law office of James Stephen Hogg. The hotel first appeared on the 1942 Sanborn map of Mineola, and was in use through the early 1960s as a hotel. By 1966 it does not appear in the commercial telephone directory for Mineola. For many years, the hotel remained vacant, but the first floor is currently in use for retail by a coffee shop, a sandwich shop, and clothing boutique.

7.	200 West Broad Street, c.1930	1 noncontributing building	No style

Built c.1930 as a filling station, this L-shaped building is constructed of brick and has a metal mansard roof. The primary entry is located on the south elevation near the corner of Line and Broad Streets. A secondary entrance is also located on the south elevation closer to the neighboring Henry Hotel. The windows are single fixed pane. A rear addition to the building has a hip roof and stucco walls. It is first illustrated on the 1942 Sanborn map as a filling station with a canopy that is orientated north-south facing Broad Street. In 1957 it was operating as Barlett's Humble Station; by 1966 it had changed to McKinzie H E Enco Products Service Station. It is currently in use as retail space.

8.	115 West Kilpatrick Street, 1931/1939	1 contributing building	Art Moderne

The primary massing of this one story building was built in 1939 using Works Progress Administration (WPA) funds, and also included funds for the Fire Department and the Police Station.[1] The Fire Department portion of the building was built in 1931.[2] The City Hall building features an off-center entry door with a fixed glass block transom flanked on its left side by a large bank of fixed windows. To the right of the entry door a vertical row of glass blocks (two blocks wide by nine high) is located under the words "City Hall" recessed in the stucco. The Fire Department portion of the building also contains the same painted stucco; the doors have been infilled with brick and arched windows. The separate massings, though historically connected near the rear of the two buildings, also have a new connection on the front elevation featuring a stucco shed roof, vertical siding, and a residential entry door. The building is currently in use as a residence.

[1] Ora Bruner, "Mineola's City Hall only second for city," *The Mineola (Tex.) Monitor*, 30 January 1985, page 11A, available at Mineola Memorial Library, Mineola, Wood County, Texas.
[2] "Historic Sites," *Mineola, Texas*, 2012, http://www.mineola.com/historic-sites.html (accessed 17 May 2012).

9.	123-128 North Johnson Street, c.1910	1 contributing building	One-part commercial

This stucco-covered one-part commercial block consists of two parcels, and currently operates as two separated businesses. There are two storefront bays, each with one entry door, on the primary (east) elevation, with a third storefront bay (without entry) on the north elevation. The storefront bays consist of aluminum-frame storefront windows and non-historic-age canopies. The northern-most portion of the building has a projecting cornice covered by stucco. The northern-most portion of the building has been variously used for hardware and furniture storage (1912 Sanborn map), automobile accessories (1921), tire vulcanizing (1922), printing (1922 and 1928), and as a store (1942). By 1954 this building was occupied by the Piggly Wiggly grocery store until that business moved to its new location (201 North Newsom Street) in 1961. The southern-most portion of the building has been used for a post office and furniture store (1912), store (1928), and movie theater (1942). In 1957 Lambert Brothers Manufacturing was located here, and before 1962 it was the Scott Manufacturing Company. Currently, the building is in use as commercial space.

10.	119 North Johnson Street, c.1905	1 contributing building	One-part commercial

Brick and stucco one-part commercial block with one storefront bay. Stucco is located on the storefront bay, which also has a non-historic-age canopy. The cornice is separated from storefront bay by belt course of lighter brick, and is decorated with four square, evenly spaced bricks and topped by another belt course of lighter brick. Businesses at this located included a bank (1906), grocery (1912), auto repair (1921 and 1922), and stores (1928 and 1942). In 1957 this building was used by the Mineola Public Library and Rholes Frank Shoe Shop. The building is currently used as commercial space.

11.	113-117 North Johnson Street, c.1900	1 contributing building	One-part commercial

This brick one-part commercial block features two recessed storefront bays and arched arcade entry. The canted entry is seen in historic photographs of the building. The cornice is separated by a belt course of darker painted brick. Arched window openings are located on the south elevation. Originally two stories, this building, particularly the second story, was damaged in the tornado that struck Mineola in 1962. It was probably at that point that the renovation to a one-story building occurred. It appears on the 1901 Sanborn Map of Mineola, but no use of the building is recorded. Its various uses included a grocery (1906); "dry goods and clothing, boots and shoes, and furniture," as well as the telephone exchange on the second floor (1912); hardware store (1921); candy kitchen (1922); store (1928); and undertaker (1942). By the 1950s this building was used as an insurance office by the English Funeral Home and shared office space with the Reville-Bruner Insurance Agency in 1962. It is still in use as an office for English Insurance.

12.	130 West Broad Street, c.1950	1 noncontributing building	One-part commercial

The one-part concrete block commercial block features replacement aluminum storefront windows with one storefront bay. The entry door is orientated off-center to the left of the building's storefront on the south elevation. Two service doors are located on the west elevation. The remainder of the lot is taken up by a parking area. This building was constructed around c.1950, as it is not visible on Sanborn maps or aerial images of Mineola. It was probably built by Western Auto Associates, listed at that location from 1954 through the 1960s. The property has consistently been used by filling and service stations, and it is currently home to J. R.'s Fast Lube.

13.	128 West Broad Street, c.1930	1 contributing building	One-part commercial

This one-part brick commercial block has replacement aluminum storefront windows with one storefront bay. The entry door is orientated to the left within the building's storefront on the south elevation. A metal tie-rod canopy shades the entry. The building's transom has been covered with wood panels and the area of the cornice that would usually have the name of the business has been filled in with concrete and contains the sign for the business. This

building first appears on the 1942 Sanborn map of Mineola as a store. It was the location of the headquarters of the Southwestern Gas and Electric company by 1957.[3] It is currently home to Lake Country Locksmith Services.

14.	118 West Broad Street, c.1930	1 noncontributing building	One-part commercial

This brick one-part commercial block is covered with non-original siding. It has replacement aluminum storefront windows with one storefront bay. The entry door is orientated to the right of the building's storefront. A metal tie-rod canopy shades the entry. The building first appears on the 1942 Sanborn map of Mineola as a store; in 1957 it was vacant and by 1966 it was used as an attorney's office. The building currently is home to the Mineola's Jewelers.

15.	112 West Broad Street, c.1920	1 noncontributing building	One-part commercial

This one-part brick commercial block has a non-original shed roof "canopy" that covers a majority of the front elevation. The storefront windows have been replaced with aluminum storefront windows with one storefront bay. First illustrated on the 1921 Sanborn map of Mineola, it was used as an office (1921 and 1922), a store (1928), and again as an office (1942). In 1957 it was in use as professional office space by Reeves Abstract Company. It is currently in use as commercial space.

16.	114 West Broad Street, 1929	1 contributing building	One-part commercial

This one-part brick commercial block has a non-original awning, with replacement aluminum storefront windows and one storefront bay. The projecting center parapet is flanked by two urns. First illustrated on the 1942 Sanborn Map in use as a store, it has been the home of the Mineola Flower shop since at least 1962.

17.	110 West Broad Street, c.1925	1 noncontributing building	One-part commercial

This one-part brick commercial block is covered with a metal slipcover, and has replacement aluminum storefront windows with one storefront bay. A tie-rod canopy is attached to the metal slipcover. In both 1928 and 1942 the building housed a store. From 1957 until at least 1966 it was occupied by Sanders Beauty and Barbershop. It is currently in use as a professional office.

18.	109 North Johnson Street, c.1895	1 contributing building	Two-part commercial

This brick and stucco three-bay two-part commercial block has one storefront bay. The centered two-door entry is flanked by fixed pane side lights and one-pane fixed storefront windows on either side. The first story features a cast iron storefront imitating pilasters. Exposed brick is visible below the store windows. The transoms are separated from the entry on the first story by a non-historic age canopy. The second story is covered with stucco on the front facade and features arched window openings with one-over-one double-hung wood windows and a one-light fixed pane with arched transom. Arched window opening are also found on the north elevation, with one-over-one double-hung wood windows. The north elevation on the first story features a mural painted on the stucco, as well as a fire escape for the second floor. Repairs were made to this building after the 1908 tornado and the 1962 tornado damaged portions of it, particularly the second story. This building was constructed after the one previously at this location burned around 1890.[4] Since its construction it has been used as a drug store; from 1896 to 1912 paints and oils were sold in the back portion of the shop. Before 1929 the shop was known as Pendleton Drug Store, and after that as Service Drugs. It remained Service Drugs through the 1970s. It is currently used as a coffee shop.

[3] Historic photographs of this part of the city of Mineola state that the office was at this location in the 1930s, but it is not labeled as the Southwestern Gas and Electric office, or as any office, on the 1942 Sanborn Map.
[4] Sanborn-Perris Map Company, Sanborn Fire Insurance Maps: Mineola, Texas (New York, 1891).

19.	107 North Johnson Street, c.1920	1 contributing building	One-part commercial

This one-part brick commercial block has a recessed, off-center storefront entry dating to c.1950. It features replacement aluminum storefront windows, and the entry is shaded by metal canopy. The transom is covered in stucco. The cornice is flat brick until the top, where it has three rows of stepped brick. First illustrated on the 1921 Sanborn Map of Mineola, it was used as an auto accessories store and then auto parts store (1922), a store in 1928, and a store and office in 1942. Currently, the building is vacant.

20.	106-108 West Broad Street, c.1925	1 contributing building	One-part commercial

This one-part brick commercial block has replacement aluminum storefront windows. The south elevation features an off-center primary entry and secondary entry to left of the primary entry. The transoms are boarded, and the brick cornice has no decoration or pattern. In use as a store in both 1928 and 1942, it became offices for insurance agents around 1950, and is still in use as an office.

21.	105 North Johnson Street, c.1920	1 noncontributing building	One-part commercial

This metal-covered, brick, one-part commercial block has a recessed, off-center storefront entry dating to c.1950. It features replacement aluminum storefront windows, and the entry is shaded by non-historic-age canopy. The entire cornice is covered with a metal slipcover. In 1921 it was used as a dry good store, in 1922 as a dry goods and clothing store, in 1928 as a retail store, and in 1942 as a store. In 1962 it was occupied by Thompson's Department Store, and by 1976 was part of Culp's Men's Wear. It is currently occupied by Dragonfly Art Studio. A non-historic-age state historic marker is located at this shop for the "Mineola Opera Houses," as a number of opera houses in the 1910s were located near this address.

22.	104 West Broad Street, c.1925	1 contributing building	One-part commercial

This one-part brick commercial block has replacement aluminum storefront windows, and is similar in style to 101 North Johnson Street. The transoms are currently covered with plywood. Limited decorative features are found on cornice, consisting of a blank frieze and simple moldings. The entry is covered by non-historic-age awning. Research indicates that it was built around the same time as 1900 West Broad Street, though it is more limited in decorative elements. On the 1928 Sanborn map, this building is part of 103 North Johnston Street, but by 1942 it has been partitioned and in use as a store. Before 1976 the building was in use as The Frame Shop, and in 1976 by Danny's Factory Outlet. In 1976 it was seriously damaged by fire. It is currently used as an office for insurance agents.

23.	103 North Johnson Street, c.1925	1 contributing building	One-part commercial

This one-part brick commercial block has replacement aluminum storefront windows. It is similar in style to 101 North Johnson Street. The transoms are currently covered with plywood. The building has limited decorative features on the cornice consisting of a blank frieze and simple moldings. Research indicates that it was built around the same time as 1900 West Broad Street, though it is more limited in decorative elements. The building was used as a retail store after its construction. Before 1976 it was the home of Ellen's Shop, and then was used as Little Critters Pet Shop by 1976, when it was damaged by fire. It is currently vacant.

24.	101 North Johnson Street, 1927	1 contributing building	Neoclassical

This Neoclassical brick and concrete building was built in 1927 by the First State Bank. It is dominated by a corner entrance with three-quarter-height concrete columns with Corinthian capitals. The entry door is replacement glass and aluminum, and the concrete door surround is decorated with Classical art such as acanthus leaves. The three-part transom above the doorway is flanked by fluted scrollwork and covered by a non-original canopy. The frieze above the columns are simply decorated with one acanthus leaf above each column, and are otherwise smooth. Above the fascia, the cornice features a row of curved spindles set in front of a panel of recessed brick. The side

elevations feature bays of windows separated by wide brick pilasters set on concrete pedestals. Some pilasters have capitals featuring acanthus leaves. A second door is located on the south elevation. The east elevation features single-pane fixed sash, while the south elevation features aluminum four-pane fixed sash, both of which are replacement. In 1932 the First State Bank merged with Mineola First National Bank; after that the building was occupied by the Mineola Federal Savings and Loan. The Mineola Federal Savings and Loan moved to a new building at 215 West Broad Street in 1965. The building was home to Lott's Insurance Agency by 1976 and is still owned by the Lott family.

25.	127 West Broad Street, c.1925	1 noncontributing building	One-part commercial

This one-part brick commercial block has replacement aluminum frame storefront windows and entry. The entry door on the north elevation is located off-center within the storefront. The entry is shaded by a metal canopy attached via tie-rods. A metal slipcover covers the north elevation. Evidence of the cornice is visible on the west elevation sidewall. First illustrated on the 1928 Sanborn map as a store, it continued as retail space. In the 1920s the store was owned and operated as a grocery store according to the local historic marker at this location. Into the 1950s, it was listed as "Mallory's" in the Mineola city directory. It remains a retail store.

26.	125 West Broad Street, c.1925	1 noncontributing building	One-part commercial

This one-part brick commercial block has replacement aluminum frame storefront windows and entry. The entry is recessed from the sidewalk at an angle and the door is set to the left of the building. A brick wall with a drop box is located on the left side of the building. The cornice is covered by plank siding. First illustrated on the 1928 Sanborn map as a store, by the 1940s it was a restaurant. The 1957 Mineola city directory has an entry for "Haley's Café" occupying the space. It is currently used as a professional office space.

27.	123 West Broad Street, c.1925	1 noncontributing building	One-part commercial

This one-part brick commercial block has a non-original shed roof of wooden shingles, with a replacement door and surround on the right side of the primary elevation, and a small window to the left. It was first illustrated on the 1928 Sanborn map as a store, and continued as a store into the 1940s. By 1957 it was used as a Fine Arts Studio and is currently used as a photography store and studio.

28.	121 West Broad Street, c.1920	1 contributing building	Two-part commercial

This two-part brick commercial block has replacement aluminum frame storefront windows and entry. The double glass entry doors are centered within the storefront. A second door is located to the right of the primary entry doors. Both sets of doors are shaded by a non-historic-age awning. The second floor is delineated by a belt course of brick from the first story, and features one-over-one double-hung wood windows. A second belt course separates the second floor from the cornice, which features three recessed panels of brick topped by stepped rows of brick. This building was first illustrated on the 1921 Sanborn map of Mineola and was used as the post office through the 1920s and part of the 1930s (until the construction of the new post office on Pacific Street), as well as housing the telephone exchange on the second floor. In the 1940s the first floor became a retail space, though the second floor remained the telephone exchange. In 1957 the United Gas Corporation occupied the building. It is currently in use as a retail space.

29.	119 West Broad Street, c.1900	1 noncontributing building	Two-part commercial

This two-part, stucco-covered, brick commercial block has replacement aluminum frame storefront windows and entry. The double glass entry doors are located in the center of the storefront. A non-historic-age awning shades the entry. The upper portion of the facade is flat stucco. First illustrated on the 1901 Sanborn map of Mineola, it was used as a general store until the 1920s, became a furniture store (1921 and 1922), and then a store (1928 and 1942) with a photography studio on the second floor (1942). An attached garage was added to the rear elevation c.1922. In 1957 it was being used as a furniture store. It is currently occupied by a bakery and cafe.

30.	109 West Broad Street, c.1900	1 contributing building	Two-part commercial

This two-part brick commercial block has replacement aluminum frame storefront windows and entry. The double glass entry doors are located in the center of the storefront, with a second door located to the right of the primary entry. Both sets of doors are shaded by a non-historic-age awning. The second floor is delineated by a belt course of brick from the first story, and features one-over-one double-hung wood windows. A second belt course separates the second floor from the cornice, which features three recessed panels of brick topped by stepped rows of brick. The building is first illustrated on the 1901 Sanborn map of Mineola as a grocery and drug store, and remained a drug store until 1942, when it was listed as a store. In 1957 it was occupied by an automotive parts shop and dental lab, and the automotive parts supply was still at this location in 1966. Currently, the first floor is utilized as a pawn shop.

31-32.	102 South Johnson Street, 1888	1 contributing building	

Two-part and One-part commercial 1 noncontributing building

This parcel consists of two stucco-covered brick buildings: a two-part commercial block and a one-part commercial block. These two buildings are currently utilized by one business and have a unifying storefront on the east elevation. Both the two-part commercial block and the one-part commercial block have a replacement storefront with a recessed entry of replacement aluminum frame storefront windows and centrally located entry door. The storefronts are accented by terrazzo tile. A full width metal tie-rod canopy spans both entries. A metal slipcover covers the entire cornice of the one-part commercial block. The metal slipcover on the two-part commercial block reaches a belt course of brick accented by the stucco covering. The second floor has arched window openings with one-over-one, double-hung, wood sash windows. These are also found on the north elevation. Decorative accents are located at the corners of the building. A mural is located on the first floor of the north elevation. The two-part commercial block was built in 1888 and was known as the Bromberg Building. The Bromberg Building, first illustrated on the 1891 Sanborn map, was used as a dry goods, boots and shoes, and clothing store from its construction through the 1910s. By 1921 it was a dry goods and clothes store (no longer called out for boots and shoes), and by 1928 was listed simply as “store.” The one-story commercial block was initially used as a grocery before becoming a hardware store in 1912, and then retail space. The buildings are currently occupied by an antiques store.

33.	110 South Johnson Street, c.1925	1 noncontributing building	One-part commercial

This one-part brick commercial block features replacement aluminum frame storefront windows and a replacement aluminum frame door within the one storefront bay. The entry is centrally located within the storefront bay. The entry is shaded by a full width non-historic-age wooden canopy with wood supports. A metal slipcover covers the cornice of the building, as well as the north elevation, which is visible due to a vacant lot in the middle of the block. First illustrated on the 1928 Sanborn map of Mineola, this building was a retail space and continues to be utilized as retail space. A non-historic age state historic marker is located on the sidewalk between 110 and 112 South Johnson Street.

34.	Alley between Commerce and Broad Streets, c.1890	1 contributing building	Two-part commercial

This two-part brick and stucco commercial block is located in the alley of West Commerce and West Broad Streets, just west of South Johnson Street. The first story is covered with stucco. The arched doors and window openings each feature stone caps. The windows also feature stone sills. The windows are boarded, and the primary door is made up of pieces of lumber. A secondary entry with a set of wooden double doors is located at the eastern end of the south elevation. The second story features arched window openings. On the south elevation there are five window openings, all covered with plywood. The center window opening on the second story has been expanded and opens below the rest of the windows. Each window is capped with two rows of arched brick. The cornice features decorative brick patterning, and the projecting roofline has a row of modillions. The west elevation has two arched openings, one for a door that has been sealed, and one for a window that is covered with plywood.

There is also an interior chimney. The building is attached on the west elevation to resource number 35. First illustrated on the 1891 Sanborn map of Mineola, it was attached to a grocery and had an interior entrance to it (building previously located at 112 South Johnson Street). No use was given on that map. In 1896 and 1901 it is illustrated as being utilized for storage, and still being connected to the building at 112 South Johnson Street. By 1906 there was no longer an entrance between the two buildings, but it was still used for storage. In 1921 and 1922 the building was utilized as a drug warehouse, and an entrance again existed between the two buildings. By 1928 it was used as a warehouse and by 1942 an office. It is currently vacant.

35.	112 South Johnson Street, c.1925	1 contributing building	One-part commercial

This one-part brick commercial block features replacement aluminum frame storefront windows and a replacement aluminum frame door within the one storefront bay. The entry is located off-center to the left within the storefront bay. The entry is shaded by a full width, non-historic-age awning. The cornice is separated from the awning by a belt course of brick. The cornice features a recessed panel in the brick, and a raised panel in the brick before being topped by three rows of darker painted brick. The south elevation has portions of the brick covered in stucco and features a painted mural on the stucco. First illustrated on the 1928 Sanborn map of Mineola, this building was used as a drug store and then retail space. It is still utilized as retail space.

36.	100 West Commerce Street, 1947	1 noncontributing building	No style

This one-story commercial building is constructed of concrete block and stucco. It features an off-center set of wooden French doors and a partial-width wooden canopy with metal roof and wood supports. The words “Mineola Plant Market” are painted onto the concrete block. The building is set back into the lot with the rear elevation at the alley between South Johnson and South Line Streets. The rear elevation has three replacement entry doors. According to a free-standing local marker on the lot, the Mineola Farmers’ Market was established at this location in 1947. It is not currently in use.

37.	114 South Johnson Street, c.1920	1 contributing building	One-part commercial

The one-part brick commercial block has vinyl siding covering the one storefront bay. The entry door is centrally located within the storefront. The windows are replacement one-light fixed sash. A full width canopy shades the entry. Brick is visible at the cornice. A mural is located on the north elevation facing the alley. First illustrated on the 1921 Sanborn map of Mineola, the store was used for hardware in 1921 and 1922. The 1928 and 1942 Sanborn maps indicate that it was used for retail purposes. It continues to function as retail space.

38.	116 South Johnson Street, c.1920	1 noncontributing building	One-part commercial

This one-part commercial block is constructed of brick and the facade is covered with vinyl siding. A pediment roof with boxed eaves has been added. The storefront has replacement windows and entry. The entry is shaded by a full width, non-historic-age canopy. This building was first illustrated on the 1921 Sanborn map of Mineola as a clothing store. In 1922 it was divided and used as a clothing store and confectionary; after 1922 it was used as a store and office space. It is currently used as retail space.

39.	118 South Johnson Street, c.1920	1 contributing building	One-part commercial

This brick and stucco, one-part commercial block has a center storefront bay with replacement aluminum frame storefront windows. A full-width awning shades the entry. Brick modillion patterns are visible in the cornice. The building was first illustrated on the 1921 Sanborn map utilized as a grocery, and it continued as retail space through the 1940s. In the 1970s it was used as a bakery. It is currently used as a florist and beauty salon.

40.	122 South Johnson Street, c.1930	1 contributing building	One-part commercial

This one-part brick and stucco commercial block has a canted corner entrance. The building has a replacement aluminum frame entrance and replacement vinyl windows. The tile roof is not original. A non-historic-age canopy is

attached to the corner entrance. First illustrated on the 1942 Sanborn map, this building was utilized by a cleaning and pressing service. After 1942 the building was joined with resource 41. It is currently in use as retail space.

41.	122 South Johnson Street, c.1930	1 noncontributing building	One-part commercial

This one-part stucco commercial block has plywood siding, and replacement aluminum frame entrance and replacement vinyl windows. The shed roof is not original. The building is currently attached to the building that shares its address (resource 40). First illustrated on the 1906 Sanborn map, it housed a cold drinks vendor and a second vacant retail space. In later years it also served as a store and restaurant. After 1942, the building was joined with resource 40. It was refaced with stucco and plywood c.2011.

42.	Johnson and Commerce Streets, 1923	1 contributing structure	Brick streets

According to county histories, the brick streets were constructed in Mineola in 1923. The paving included portions of at least North and South Johnson Streets, East and West Broad Streets, and Commerce Street. By the 1940s the brick pavers on Broad Street had been asphalted over. The brick streets are now only visible on North and South Johnson Streets for one block each, and one block of Commerce Street between South Johnson and South Pacific Streets.

43.	122 North Johnson Street, c.1905	1 contributing building	One-part commercial

This one-part brick commercial block is covered with stucco, and has two storefront bays and recessed panels in parapet. It features transoms above the entry and a tie-rod canopy. Ghosting of a drug company signage can be seen on the north elevation (facing Kilpatrick Street). The building housed a printing company in 1906, and from the 1920s through the 1940s a bottle works was located here. A non-historic-age state historic marker ("The Dr. Pepper Company") is located at the south boundary of this building.

44.	120 North Johnson Street, c.1920	1 contributing building	Two-part commercial

This two-part brick commercial block features a non-historic-age canopy and two storefront bays. The right bay is boarded with plywood. The second story features one-over-one double hung windows. The building's windows and entries are recessed from the wall face and are separated by simple brick pilasters. The top of the walls consists of three rows of stepped brick. It first appears on the Sanborn maps of Mineola in 1921 as "auto sales and repairing" with a lodge hall on the second floor, and continued as an auto warehouse and lodge hall through the 1940s. It is currently in use as retail space.

45.	114 North Johnson Street, 1935	1 contributing building	Art Deco

The Select Movie Theater/Lake Country Playhouse was rebuilt in 1935 after the original building burned in 1931. Constructed of brick, the facade consists of stucco and tile with a recessed entry. The recessed entry consists of three sets of double-entry doors and the ticket window, delineated by glass blocks and fixed window panes. The building was remodeled and expanded in 1948. The theater features a marquee with the name "Select" on both sides, signs for the Lake Country Playhouse, and a neon tower with revolving base. A non-historic-age state historic marker is located at the south boundary of the building.

46.	115 North Pacific Street, ca. 1980	1 noncontributing building	No Style

This c.1980 gas station consists of an oblong box of concrete block and a detached canopy. A non-historic age state historic marker ("The Thomas Breen Family") is located near the intersection of North Pacific and Kilpatrick Streets.

47.	108 North Johnson Street, c.1900	1 contributing building	Two-part commercial

This stucco-covered, brick, two-part commercial block has a single storefront bay that has been bricked over and contains one entry door and two small vertical windows, covered by a non-historic-age wood shingle canopy. A

second entry separate from the bricked-in storefront bay is located near the south wall and includes a fixed window transom. The second story features arched window openings with one-over-one double hung wood windows, each set within recessed panels. The parapet wall consists of decorative modillions and squares. First illustrated on the 1901 Sanborn map of Mineola, the building has served primarily as a store, most often for dry goods, as well as a soft drink bottler and cleaning and pressing business. The second floor consisted of the telephone exchange (1906) and lodge hall (1922). The building is currently used as retail space.

48.	104 North Johnson Street, c.1905	1 contributing building	One-part commercial

This brick one-part commercial block features one storefront bay. The entry has a non-historic-age canopy. The brick parapet, delineated from the main massing by a belt course of lighter brick, consists of three recessed panels. These panels are separated by brick pilasters, each of which is topped with three rows of stepped brick, and the parapet as a whole is topped with another two rows of lighter brick. This building first appears on Sanborn Maps of Mineola in 1906 as part of a general store, and also served as a bank (1912), a cobbler and tailor (1921 and 1922), a dry cleaners (1928), and a store (1942). The building is currently used as office space.

49.	101 East Broad Street, 1912	1 contributing building	Beaux Arts/Renaissance Revival

The two-part brick and concrete commercial building has elements of the Beaux Arts style and is the most architecturally stylistic building within downtown Mineola. The first floor is smooth concrete and the second floor is exposed brick. The facade is symmetrical across all the walls, and features a primary corner entrance with replacement aluminum frame double doors. The arched entry is surrounded with molded concrete decorative elements, including an elaborate panel with a round cartouche containing the inscription “1912 First National Bank.” Two urn and leaf carvings flank the panel. A secondary entrance, also arched, is located near the left side of the east elevation. The windows have arched openings on both floors; the first floor’s windows are fixed panes and each has a non-historic-age awning. The second floor is separated from the first by a belt course of molded concrete. The windows on the second floor, also within arched openings, are one-over-one double hung wood windows with the arched transoms covered in wood. The windows have concrete sills and decorative keystones. The decoration at the cornice includes elaborately decorated brackets and scrollwork. The fascia is decorated with scrollwork and chevrons, centered by a wreath used to decorate vents. It is topped with sections of decorative concrete with molded acanthus leaves on the underside of the soffit, and rows of dentils and urn decorations. The First National Bank of Mineola built this bank and the business remained here until it built a new building at 200 North Pacific Street in 1965. When the bank moved to its new location, it gave the building to the Mineola Chamber of Commerce, which is still located there. This building is a Recorded Texas Historic Landmark and has a non-historic-age state historic marker affixed to the building on the right side of the primary entrance.

50.	109 East Broad Street, c.1910	1 noncontributing building	Two-part commercial

This two-part brick commercial block has most of its primary elevation covered by a metal slipcover. It has replacement aluminum frame storefront windows and entry. Wood and glass double doors are centered within the storefront. A metal tie-rod canopy shades the entry. First illustrated on the 1912 Sanborn map of Mineola as a dry goods and clothing store, a historic photograph taken c.1915 shows a sign on the building for the D.A. Landers Variety Store. The building continued to be used as a dry goods and variety store through the mid-1920s. In 1928 it is listed as a store and by 1942 as a drugs store. It was still a pharmacy through the 1970s, when the business took an ad out in the centennial issue of the Mineola newspaper. It is currently used as general retail space.

51.	111-113 East Broad Street, c.1910	1 contributing building	Two-part commercial

This two-part, five-bay, brick commercial block is separated into two storefront bays and three entrances with multiple addresses. Both parts of the building have replacement storefront windows. The portion of the building at 111 East Broad Street features half-height windows with a brick kick plate. The transom windows are open above a metal tie-rod canopy. The entrance is recessed and centrally located within the storefront, shaded by a metal tie-

rod canopy. A set of French doors separates the two businesses. The portion of the building at 113 East Broad Street has a set of French doors centrally orientated within the storefront. The transom windows here are covered by an awning. Rows of brick are located above the transom area before meeting a brick belt course just below the windows of the second story. The second story windows are two-over-two double-hung wood windows in arched openings. The parapet has decorative rows of brick. This building was built c.1910 and was first used as a jewelry store, office, and general warehouse (1912). It remained a jewelry store until the 1920s, when the Sanborn maps list it as a store (1928), and by 1942 it included a "hall" on the second floor. Handwritten county histories available at the public library identify the building as Warren's Variety store (date unknown). The 1957 city directory for Mineola state that Flynts Jewelry is located at 111 East Broad and Kitchen W D & Sons at 113 East Broad. Currently, both portions of the building are used as retail space.

52.	115 East Broad Street, c.1915	1 contributing building	One-part commercial

This one-part brick commercial block has replacement double entry doors and fixed light windows. The entry doors are shaded by a non-historic-age canopy. A belt course separates the canopy from the cornice, which has three recessed brick panels topped by stepped rows of brick. In the early 1920s (1921 and 1922) the building was used as a bank; in 1928 it was utilized as a store. In 1942 it housed a cleaning and pressing service. In 1957 the building was occupied by Grady Cleaners. It is currently in use as a professional office.

53.	119 East Broad Street, c.1915 and c.1930	2 contributing buildings	Two-part commercial/One-part com.

This resource includes a two-part brick commercial building attached to a recessed one-part commercial block building with associated green space. Both are addressed as 119 East Broad Street. The two-part commercial block has replacement aluminum frame storefront windows with double entry doors. A non-historic-age canopy shades the entry. The upper story is separated by a belt course of lighter color brick. The second story has four one-over-one double-hung wood windows with brick crowns. The cornice has two panels of recessed brick and decorative rows of brick at the top. The one-part commercial block has a small stepped parapet with replacement windows and doors. The two-story building was first illustrated on the 1921 Sanborn map as a hardware store. In 1928 it was utilized as a store. In 1942 the one-story portion was used as a restaurant and the two-story portion was used as a store in conjunction with the property at 125 East Broad Street (resource 54). The 1957 city directory indicates the businesses at this address were Cooper's Café and Owens Home Appliance Store. Both buildings continue to be used for these purposes.

54.	125 East Broad Street, c.1922	1 noncontributing building	One-part commercial

This one-part brick commercial building was built c.1922. It has one storefront bay featuring replacement aluminum frame storefront windows and double entry door. The entrance is shaded by a large metal shed roof canopy supported by wooden posts. First illustrated on the 1922 Sanborn map of Mineola, it was used as a grocery warehouse. In 1928 it was vacant, and in 1942 it was part of the store located at 119 East Broad Street. In the 1950s it was used as a warehouse. Currently it is used as retail space.

55.	102 East Broad Street, c.1925	1 noncontributing building	One-part commercial

This one-part brick commercial block features replacement aluminum frame storefront windows and a replacement aluminum frame door within the one storefront bay. The entry is centrally located within the storefront bay. The entry is shaded by a full width non-historic-age awning. The cornice is covered by a metal slipcover. A secondary entry with replacement aluminum frame storefront windows and a replacement aluminum frame door is located on the north elevation with a partial-width awning shading the entry. First illustrated on the 1928 Sanborn map of Mineola, the building was used as retail space; later Sanborn maps confirmed its continued use in retail. It is currently the home of Cheryl's Lake Country Florist.

56.	103 South Johnson Street, c.1925	1 noncontributing building	One-part commercial

This one-part brick commercial block features replacement aluminum frame storefront windows within the one storefront bay. The entry consists of a set of French doors. The entry is shaded by a full-width, non-historic-age awning. The cornice features a panel of patterned brick. First illustrated on the 1928 Sanborn map of Mineola, it was used as retail space; later Sanborn maps confirmed its continued use in retail. At some point in the late twentieth century it burned and was rebuilt to match the surrounding commercial buildings.

57.	105 South Johnson Street, c.1910	1 contributing building	One-part commercial

This one-part brick commercial block features replacement aluminum frame storefront windows within the one storefront bay. The entry consists of a set of French doors. The entry is shaded by a full width non-historic-age awning. The cornice is separated from the awning by a belt course of brick. The cornice features a panel of patterned brick and a second belt course near the top. First illustrated on the 1912 Sanborn map of Mineola, it was utilized as a general store, and then a hardware store in 1921 and 1922. In both 1928 and 1942 it is identified as a store. It continues to be used as retail space.

58.	111 South Johnson Street, c.1922	1 contributing building	One-part commercial

This one-part brick commercial block features replacement aluminum frame storefront windows with an off-center entry door. The entry is shaded by a non-historic-age awning. The cornice, separated by a belt course of brick, features a recessed panel and three rows of stepped brick, and is topped with three rows of differently colored painted brick. While a similar brick building was located on this lot prior to 1922, this building was first illustrated on the 1922 Sanborn map as a barber's shop. In 1928 it housed a store and dry cleaning establishment, and by 1942 the space had been partitioned into two stores. It is currently used as retail space.

59.	113 South Johnson Street, c.1922	1 noncontributing building	One-part commercial

This c.1922 building is constructed of concrete block with the facade faced with brick. It has one storefront bay with a centered entry door. The storefront features replacement aluminum frame windows and door. The entry is shaded with a full-width, non-historic-age awning. The cornice is covered by a metal slipcover. The building is first illustrated on the 1922 Sanborn map of Mineola as a clothing store. In 1942 it was described as a shoe store and printing shop. In 1973 it was the location of Buck's Saddleshop. It is currently in use as retail space.

60.	112-118 E. Broad Street, c.1890 and c.1895	1 contributing building	One-part commercial

This one-part brick commercial block joins three separate buildings with a central entrance. The eastern building, 118 East Broad Street, was built c.1895, and the western buildings, 112-116 East Broad Street, were built c.1890. Each building has replacement aluminum frame storefront windows. The central entrance has replacement double wooden doors flanked by sidelights. The entry has a projecting parapet roof with brick pilasters. The entry itself is shaded by a hip roof porch. 118 East Broad Street has a shed roof fabric awning. Above the awning there is a projecting panel of brick. 112-116 East Broad Street has a metal canopy. It also features a projecting panel of brick. In 1891 the building at 112-116 East Broad Street had no use given on the Sanborn map. In 1896 it was labeled as "lunch." In 1906 it was used as a grocery. In 1912 the center shop continued as a grocery, but the retail space on the right side of the building was a harness shop. In 1921 the center shop was a general store and the right shop was a restaurant. First illustrated on the 1896 Sanborn map, the building at 118 East Broad Street was vacant. In 1906 it was utilized as a furniture warehouse. In 1912 it was a general store, and in 1922 a millinery and grocery store. In 1928 and 1942 all three buildings were used as a store. In 1950, 118 East Broad Street was the location of Collins, a clothing store. The other shops were a Buy Rite Store and barbershop. It is currently used as retail space and an antique store.

61.	124 East Broad Street, c.1922	1 contributing building	One-part commercial

This one-part brick commercial block was built c.1922. It features three storefront bays and one entry bay on the primary elevation. Each storefront bay has replacement aluminum frame windows. The entry bay features a set of double entry doors, also of replacement aluminum frame. Each bay has a separate canopy shading it. Above each canopy is a separate multi-light fixed sash transom. The cornice features a projecting panel of raised brick and is capped with a row of lighter brick. The building was first illustrated on the 1922 Sanborn map of Mineola as a grocery warehouse. In 1928 it was used for auto sales and service, and in 1942 as a store. Since the mid-twentieth century it has been utilized as retail space.

62.	126 East Broad Street, c.1922	1 noncontributing building	One-part commercial

This one-part brick commercial building has replacement aluminum frame storefront windows and an off-center entry door, also of replacement aluminum frame. A large shed roof canopy shades the entry. The cornice is covered with painted wood parapet. The building was first illustrated on the 1922 Sanborn map of Mineola as a grocery store and tailor shop. In 1928 it was used as a store, and by 1942 it was utilized as a restaurant. Since the 1950s and 1960s it has been utilized as a restaurant.

63.	130 East Broad Street, c.1930	1 contributing building	Two-part commercial

This two-part brick commercial block was built c.1930. It features replacement storefront windows and replacement double entry doors. An arched door on the right side of the storefront is not in use. A full-width metal tie-rod canopy shades the entry. Above the canopy the transoms are covered with plywood. A small window above the arched doorway and the canopy has one fixed pane of glass. A belt course of patterned brick separates the transom area from the second story. The second story features two sets of paired windows and a single window, all having one-over-one light sash. A belt course of patterned brick separates the cornice and the parapet roof. The east elevation features paired windows on the second story, and a secondary storefront near the back of the building. This secondary storefront has boarded windows with two sets of French doors. A large metal tie-rod canopy shades the entry. The transom area is covered with plywood. First illustrated on the 1942 Sanborn map of Mineola as a store, this was the location of the White Auto Store in the 1960s. It is currently used as retail space.

64.	115 South Johnson Street, 1888	1 contributing building	Italianate/Two-part commercial

This two-part stucco-covered brick commercial block incorporates some Italianate styling in its design. The storefront bay has a central door flanked by replacement one-light fixed sash windows. The transom area of both the windows and the door have been covered. The second story has arched window openings accentuated by painted stucco. There is a second story balcony supported by wooden posts at the sidewalk level. First illustrated on the 1891 Sanborn map, this building was used as a saloon. In 1896 it was used as a grocery with an office on the second floor, and by 1901 the first floor had converted into a clothing store. In 1906 it was used for boots and shoes, as well as clothes, and by 1912 had again converted into a meat store. It remained as a meat store until sometime before 1928, when it is described as a store. By 1942 it was used for office and printing space. It is currently used as retail space.

65.	119-121 South Johnson Street, 1888	1 contributing building	Two-part commercial

One of the oldest remaining buildings in Mineola, this two-part brick commercial block was built in 1888. Historic photographs show the date in the parapet of the entry, though the date is no longer extant. The first story is characterized by a canted corner entrance facing Commerce Street and has one replacement storefront bay on the south elevation. A secondary entrance, on the first and second stories, is located on the south elevation. The west elevation, facing Johnson Street, has one replacement storefront bay and a second bay with infilled brick, two entry doors, and a storefront window. The doors and windows of this second bay have four-light fixed transoms, except for the door located in the center of the building, which has a closed transom. The second floor has arched window

openings with brick sills and primarily brick voissoirs. These windows are two-over-two double-hung wood sash. The parapet has stepped brick and is capped with concrete. First illustrated on the 1891 Sanborn map, it was used as a saloon and barber shop on the first floor, with rooms for rent on the second floor. By 1906 it was used as a drug store and barber shop, and continued as retail space, primarily for a drug store, through the 1940s. By the 1950s part of the building was used for retail space, but much of it was vacant. It is currently used as retail space. A non-historic-age state historic marker is located on the west elevation for "Saloons in Mineola."

66.	105-109 East Commerce Street, c.1930	1 contributing building	One-part commercial

This one-part brick commercial block is divided into three stores, each with its own storefront. These have replacement windows in wood sash, and each is shaded by a non-historic-age canopy. Each entry door has one pane of glass. First illustrated on the 1942 Sanborn map, this building housed two stores and a restaurant. It continues as retail space today.

67.	113-121 E. Commerce St., 1928	1 contributing building; and 1 contrib. object (sign)	Two-part commercial

This is a two-part commercial block with four storefront bays (three in main building and one in secondary building) and is primarily three stories in height. It was originally built as the Beckham Hotel in 1928. A full width metal tie-rod canopy spans the first story. The first story storefronts have replacement wood sash windows. The entry doors, of differing types, each have a fixed light transom. Fixed-light transoms are also located above the canopy for the three primary storefront bays; the secondary storefront bay, on the one-story section, has a covered transom. The windows on the second and third story are one-over-one double-hung wood sash, of differing sizes. The sills are concrete, and decorative concrete bands are used to delineate between the second and third story, as well as the parapet. On the side elevation several windows have been bricked in, but the extant windows are also one-over-one double-hung wood sash. A secondary building on the east elevation includes a second story addition and has two sets of three-part windows and a hip roof. A door located on the east elevation of the third story leads to this hip roof. The Beckham Hotel was built in 1928 after a fire the previous year burned an early structure. In 1942 the hotel's second floor also housed a dance hall. The hotel operated through the 1960s. Currently, the first story is in use as a restaurant and as retail space. The upper stories are unoccupied. A free-standing sign for the Beckham Hotel and Coffee Shop is a contributing object of this resource.

68.	120 South Pacific Street, c.1950	1 contributing building	One-part commercial

This one-part commercial block was constructed of concrete block and has a brick veneer on its primary elevation. It has replacement aluminum frame storefront windows. The entry door is located on the right side of the storefront. A metal shed roof canopy shades the entry, with metal supports. This building does not appear on any of the Sanborn maps for Mineola nor on the historic aerials from the 1940s. Roberts W. E. Radiator Shop is located in this building by 1957. It is currently used as general retail space.

69.	200 block of East Commerce Street, 2005	1 noncontributing building	gazebo

This structure is a non-historic-age gazebo recently installed near the railroad tracks.

70.	115 East Front Street, 1906/1951/2005	1 contributing building	No style

This passenger depot was built by the Texas and Pacific Railroad in 1906. The depot is constructed of brick and is one story in height with a hip roof. Two internal brick chimneys are visible at the roofline. A corrugated metal canopy is attached to the building by metal brackets, and is located just below the join with the roof, shading all the doors and windows. The primary entry door type is a four-panel double door, comprised of two wood panels and two glass panels, topped with a fixed-pane glass transom. The windows are two-over-two light windows with wooden sash. In 1951 the depot was remodeled by bricking up doors and windows and applying stucco to the exterior. In 2005 it was restored to its 1906 configuration. A non-historic-age state historic marker for "The Railroads in Mineola" is located on this parcel.

71.	200 North Pacific Street, 1965	1 noncontributing building (due to age)	Modern

The First National Bank of Mineola is a one-story brick building with metal and glass entries on the west and south elevations. Both entries are shaded by a metal canopy with metal supports. A drive-through service bay is located on the east elevation, along with a teller window. The First National Bank of Mineola built this bank in 1964 and moved into it in 1965, relinquishing its old space at 101 East Broad Street for the use of the Mineola Chamber of Commerce. A non-historic-age state marker for the "First National Bank of Mineola" is also located on the property.

72.	201 North Newsom Street, 1961	1 contributing building	No style

This 1961 building is constructed of concrete block. It features a canted corner entrance with aluminum frame double doors and windows. The entrance and storefront window is shaded by a metal canopy. The left side of the south elevation (facing Kilpatrick Street) features patterned concrete block. This building was built as a grocery store in 1961 to replace the Piggly Wiggly grocery located on North Johnson Street (resource 9). It is currently in use as a Goodwill store and donation center.

73.	114 North Pacific Street, 1936	1 contributing building	Art Moderne

This is a one-story brick and concrete structure was built in 1936. Originally built as the Mineola Post Office, it now houses the Mineola Historical Museum. It features a central entry with replacement aluminum frame doors. The entry is topped by a transom with the words "MUSEUM" and above that with a three-part window featuring a central fixed pane of glass flanked by a one-over-one light fixed sash on either side. The center of the building is accentuated by light colored concrete with inscribed lines mimicking pilasters. It also contains two three-part windows featuring a one-over-one light, single-hung sash flanked by a five-light fixed sash on either side. Other windows on the front elevation are six-over-six light wood sash. Each window panel consists of a concrete kickplate and is topped with a decorative airplane motif. A belt course of concrete separates the cornice from the rest of the building. A non-historic-age ramp is located on the front elevation. The post office in Mineola was built in 1936 under the Public Works Administration (PWA) program and was designed by architects at the U.S. Treasury Department.[5] It continued to be used as a post office until 1998, when a new building was constructed outside the boundaries of the historic district. It is a Recorded Texas Historic Landmark, and a non-historic-age state historic marker for the post office building is located at this resource.

74.	115 North Newsom Street, c.1930	1 noncontributing building	Tudor Revival

This one-story brick Tudor Revival building was originally built as a residence. It has a side gable roof with accent gables on the front elevation and is rectangular in plan. The building first appears on the 1942 Sanborn map of Mineola as a residence; it is currently in use as a professional office.

75.	104 North Pacific Street, c.1985	1 noncontributing building	No style

This c.1985 gas station consists of an oblong box of brick, glass, and metal with an attached canopy.

76.	205 East Broad Street, c.1925	1 contributing building	One-part commercial	1 contributing object (sign)

This one-part brick commercial block is characterized by a stepped parapet and one storefront bay. The storefront bay is located on the left portion of the south elevation, with no windows or entry on the right side of the south elevation. The windows and door of the storefront bay are replacement aluminum frame. The entry door is centrally located within the storefront bay. A non-historic-age canopy shades the entry. First illustrated on the 1928 Sanborn map of Mineola, it was used for welding and auto repair. In 1942 the building was expanded, and by the 1950s was the home of the Mineola Machine Shop. It is currently used as retail space. A freestanding historic

[5] Lou Mallory, Mineola, Texas, United States Post Office (now Mineola History Museum) draft National Register of Historic Places Multiple Property Nomination Form (not submitted to the National Park Service), 2000.

sign for "Dairy Way Larbell's Dairy Foods Campbell's Drive-In" is located near the road on the south side of the building.

77.	209 East Broad Street, c.1960	1 contributing building	Modern

This c.1950 one-story brick building consists of a front elevation of fixed glass windows with an off-center aluminum frame entry. The entry and windows are shaded by a full-width metal canopy. It was used as a commercial retail space, but none of the available historic directories list a business at this location. It is currently used for storage.

78.	229 East Broad Street, c.1950	1 contributing building	Modern

This one-story metal- and tile-covered brick service station was built c.1950. It is the type called "box with canopy," featuring a box-shaped building with an attached canopy. There are two service bays and one store bay. The store bay features an entry door on the south elevation flanked by a window with nine-light fixed sash and a window with a single pane of glass. A secondary entry door is located on the east elevation, along with a second nine-light fixed sash window. The attached metal canopy has metal supports and decorative metal pipes forming an inverted triangle, the symbol of the Conoco company. The earliest known mention of this building is in the 1954 Mineola telephone book, which has an entry for a Conoco station at this location. It was still in service through the 1960s. It is currently in use as a car repair lot.

79.	200 East Broad Street, c.1930	1 contributing building	Modern

This former service station, built c.1930, is constructed of brick in the form of an oblong box with a canopy. It features a primary storefront bay with attached canopy, two service bays, and an attached shed roof addition on the east elevation. The storefront bay features replacement aluminum frame two-over-two light sash windows and a replacement wooden door. The brick is banded into panels separated by recessed rows of brick. The metal canopy is attached to the storefront bay and is supported by two metal columns on a concrete island. The service bays retain their three-light panel wood doors. This building is first illustrated on the 1942 Sanborn map of Mineola as a filling station. It was used as a Texaco station in the 1950s and 1960s. It is no longer used as a service station but as retail space.

80.	210 East Broad Street, c.1945	1 contributing building	One-part commercial

This one-part commercial building was built c.1945, as it appears on a 1946 aerial image of Mineola. The storefront encompasses the entire front elevation and consists of four bays. Two bays each feature two windows of fixed panes in aluminum frames. A third bay contains the set of double glass entry doors. The fourth bay, similar to the windows on the other side of the entry doors, has been blocked with plywood. Each of the transoms have been covered. The cornice features a projecting panel of brick and a curved roofline, similar to a Quonset hut. This building was home to Merit's Furniture in the 1950s. It is currently used for storage.

81.	204 East Broad Street, c.1970	1 noncontributing building	Modern

This c.1970 concrete block building is separated into two bays of different heights. Both bays have mansard roofs. The right bay has a replacement door and windows and is covered in siding. The building is currently vacant.

82.	125 South Pacific Street, c.1950	1 noncontributing building	One-part commercial

This one-part brick commercial block features replacement entry and windows. A new full-width metal porch with metal canopy shades the entry. A new (2011) addition is located on the south elevation. Formerly the location of Brazelton Lumber (1957 city directory), this building is now in use as a restaurant.

83.	200 block of East Commerce Street, c.2005	1 noncontributing building	Modern

This building was reconstructed in c.2005 using 1940s hollow tile. A large addition with two garage doors and covered in metal siding is located on the north elevation. Replacement doors are located on the south and west elevations, as well as replacement windows on the south elevation. The original building here in the 1940s was likely connected to the lumber industry located near the railroad. The current building is vacant.

84.	Between Commerce and Front Streets, c.1875	1 contributing structure (railroad tracks)

The railroad first came to Mineola in 1873 and was a significant player in the development of the city. The other railroad lines, used by industries such as cotton and lumber, were established not long after that. Originally railroad lines and spurs ran on both the north and south sides of the passenger depot (Resource No. 70). However, only two lines of tracks, located north of the passenger depot, remain today. Other tracks still remain on the east side of South Pacific Street, south of the main track lines, but are not in use.

Statement of Significance

Mineola, Texas, was established in 1873 with the coming of the Texas and Pacific Railway (T&P) and the International-Great Northern Railroad (I-GN), and its townsite layout and subsequent developmental pattern were strongly influenced by the alignment of the railroad tracks. Mineola's downtown area has traditionally served as the city's commercial and civic focal point, as well as the commercial center of southwestern Wood County and neighboring areas of Smith and Van Zandt Counties. Even following the construction of shopping centers on the edge of the city from the 1960s to the present, downtown Mineola has continued to enjoy strong commercial and retail activity. The Mineola Downtown Historic District contains commercial and civic buildings ranging from one to three stories in height, as well as brick streets and free-standing commercial signage. Properties in the district date from between c.1885 to c.1980, with most dating from the early twentieth century. Brick is the dominant exterior material within the district, with most buildings having commercial storefronts of cast iron, wood, or aluminum-enframed glass. A few buildings have notable influences of late-nineteenth- and early-twentieth-century architectural styles, including Italianate, Classical Revival, Beaux Arts, and Art Moderne. The district contains a cohesive collection of commercial and civic properties with few non-historic intrusions. The district's resources generally retain their salient physical features and the district retains its overall historic character, with sufficient integrity to convey the district's historical and architectural significance. The Mineola Downtown Historic District is nominated under *Criterion A* at the local level in the areas of Commerce and Community Planning and Development, and under National Register *Criterion C* at the local level in the area of Architecture, with a period of significance extends from 1888, the date of the oldest extant building, to 1963.

Early Settlement and Establishment

Mineola is located in southwestern Wood County, about 10 miles south of the county seat of Quitman. This portion of Wood County is characterized by gently hilly terrain supporting grassy pastureland with oak-dominated timbered areas along stream channels. Mineola is situated in an upland area between the more heavily wooded bottomlands of the Sabine River and Lake Fork Creek.

After centuries of occupation by Caddo Indian groups, Anglo settlement of the area began in the 1840s and Wood County was organized in 1850 from Van Zandt County. Local sources note that less than a dozen homes were in the area at the time of Wood County's organization.[6] Early economic activities focused on small-scale farming and timbering. By the 1850s, the Sodom community developed just east of present-day Mineola. Sodom, possibly also known as Greer's Neighborhood, included a few businesses and local industries, such as a sawmill established by John Carter in 1859 and L.R. Graham's gristmill. Carter's lumbering operation continued until the late 1860s, when overharvesting began to deplete the area's timber resources. Gaines Greer also operated an early cotton gin in the area.[7] Transportation through the heavily wooded area was lacking, with the Sabine River and tributaries often flooding the surrounding bottomlands.[8] The Sabine River was at best navigable only to Belzora, about 20 miles east of present-day Mineola. The nearest primary land route was the old Shreveport-Dallas Road running east-west through present-day Smith and Van Zandt Counties south of the Sabine River, but no bridge crossed the Sabine River to connect with adjoining portions of Wood County.[9] Another early road connected Quitman to the inland port of Jefferson.[10]

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[6] Lucille Jones, *History of Mineola, Texas: Gateway to the Pines* (Quanah, Texas: Nortex Offset Publications, 1973), 1.
[7] Jones, 6. Wood County Historical Society, *Wood County, 1850-1900* (Quitman, Texas: 1976), 18, 19. Newlan Knight and Associates, *Historic Resources Survey of Mineola, Texas* (1998), 21.
[8] Wood County Historical Society, 37.
[9] Vista K. McCroskey, "Belzora, Tx," *Handbook of Texas Online*, Texas State Historical Association, available at http://tshaonline.org/handbook/online/articles/hvb37 (accessed 16 October 2012); "Vestiges of historic Dallas-Shreveport road

Southwestern Wood County remained relatively isolated until the early 1870s, when multiple railroads began to build their trackage into the area. With the railroad construction, tie-cutting using local timber supplies became a prosperous industry, attracting additional workers and businesses to Wood County.[11] In 1873 the Houston and Great Northern Railroad was building its line northwest from Troup in Smith County. The Houston and Great Northern soon became part of the larger International-Great Northern (I-GN) Railroad through a merger in September 1873. At the same time, the Texas and Pacific Railway (T&P) was constructing its long-distance route from west-to-east through southern Wood County.[12] The two lines were proposed to meet near Sodom and both companies raced to reach the junction first. The I-GN reached the crossing 15 minutes before the approaching T&P crews, giving it primary crossing rights.[13]

The Texas Land Company, a land speculation and development company associated with the I-GN, apparently began selling lots for their Mineola townsite in May 1873 soon after the junction of the two railroads.[14] However, the Mineola townsite's official plat in Wood County records dates from January 1878, when the city was incorporated. The incorporation application noted a population of 1,044.[15] Once organized, the city was divided into three wards. The East and West Wards included areas north of Broad Street and were divided along Johnson Street. The South Ward took in all areas south of Broad Street. The city's initial incorporated area was generally bounded by Buchanan Street on the north, Newsom and Wigley Streets to the east, Hart Street to the south, and Stone and Second Streets to the west. Streets were aligned on a strict grid pattern aligned to cardinal directions, with most streets 80 to 100 feet in width.[16]

Commercial Development of Mineola

The nascent city grew quickly as a railroad junction and shipping point. The 1880 census recorded 1,175 residents in the city. This permanent population was augmented by tie-cutters and others employed by the railroads as they built through the region. In the 1870s several businesses were apparently located in a semicircular arc in the 400 block of East Broad Street, several blocks east of the present downtown area.[17] With their irregular layout, these early businesses may have preceded the Texas Land Company townsite development, perhaps to serve the approaching railroads and other newcomers. However, by 1885 the commercial area had clearly shifted to its present location, centered along Broad and Johnson Streets.[18] Early commercial enterprises included dry goods stores, a drug store, the Geo. Cage & Co. bank, groceries (including the grocery established by Isaac G. Bromberg,

remain," *Longview News-Journal*, May 22, 2001, available at http://www.news-journal.com/news/local/article_2fc9a9db-4deb-5b3d-8ee4-73f3b2c3d688.html (accessed 18 October 2012).
[10] Newlan Knight and Associates, 21.
[11] Wood County Historical Society, 19.
[12] George C. Werner, "International-Great Northern Railway," *Handbook of Texas Online*, Texas State Historical Association, available at http://www.tshaonline.org/handbook/online/articles/eqi04 (accessed 16 October 2012); George C. Werner, "Texas and Pacific Railway," *Handbook of Texas Online*, Texas State Historical Association, available at http://www.tshaonline.org/handbook/online/articles/eqt08 (accessed 16 October 2012).
[13] *A Pictorial History of Wood County* (Marceline, Mo.: Heritage House Publishing, c.1994), 41.
[14] Jones, 8-10.
[15] Newlan Knight and Associates, 21.
[16] Sanborn Map & Publishing Company, Sanborn Fire Insurance Maps: Mineola, Texas (New York, 1885).
[17] Ora P. Bruner, *Mineola and its mayors 101 years* (Marceline, Mo.: Walsworth Publishing, 1976), 9.
[18] Sanborn Map & Publishing Company, Sanborn Fire Insurance Maps: Mineola, Texas (New York, 1885).

a longtime Mineola merchant), and Flynt's jewelry store.[19] The local *Mineola Monitor* newspaper was also established in 1876.[20]

Typical of railroad towns, hotels were also among the town's early establishments. Of particular note was the Union Depot Hotel, constructed in 1876 between the T&P and I-GN railroad tracks, near Mineola's current Amtrak depot. The Union Depot Hotel had railroad offices, waiting areas, and a restaurant on the first story, with hotel rooms on the second and third stories. The town's telegraph office was also located in the depot building.[21]

The following years brought a spate of commercial and institutional development to Mineola's downtown area. By the 1880s the regional economy was based largely on agriculture, particularly cotton as a cash crop for area farmers. Mineola served as a shipment point and mercantile center for the area, a position bolstered further by completion of the Missouri-Kansas-Texas Railroad (MKT) line from Greenville to Mineola in 1881. The MKT's arrival gave the city service from three major railroads. In addition, local merchants John Newsom, Samuel Munzenheimer, and Ben Read completed a private toll bridge over the Sabine River in 1883, providing Mineola with a reliable overland connection with nearby Tyler.[22] In response to the city's growth, the city council authorized construction of a jail and a city-administered public school, both opened in 1881.[23]

Mineola's commercial center in 1885 was focused on Johnson Street from the railroad tracks to about one-half-block north of Broad Street; Broad Street on either side of Johnson Street; and along the north side of Commerce Street between Pacific Street and Line Street. Most buildings in the downtown area were one story in height and constructed of brick masonry. Several two-story brick buildings faced Johnson Street north of Broad Street, and some wood-frame and metal-clad one-story buildings were interspersed through downtown. Businesses specifically named on the 1885 Sanborn map of Mineola include Caspery's Opera House on North Johnson Street, the Cogburn and Lankford Livery facing Pacific between Broad and Commerce Streets, the Union Depot Hotel, and the "Railroad Hotel" just south of the tracks. Residential areas surrounded downtown to the north, east, and west, while the railroad tracks served as the southern boundary for concentrated commercial development. Reflecting the city's importance as an agricultural shipping point, large cotton yards were also scattered throughout Mineola's commercial zone through the 1880s and early 1890s. The 1891 Sanborn map shows cotton yards operated by L.R. Graham, R.S. Bruce, J.M. Allen, and the Southern Farmers Alliance co-operative.[24]

This basic development pattern continued through the remainder of the nineteenth century. Maps from 1891, 1896, and 1901 reveal gradual infill and expansion of the commercial downtown by the turn of the century. The earliest extant buildings in the district date from this period. Local merchant Isaac Bromberg moved his dry goods and general merchandise store to a new two-story brick building in 1888 (102 South Johnson Street, Resource No. 31). Two buildings, also dating from 1888, were constructed on the east side of Johnson Street north of Commerce Street (115 South Johnson Street and 119-121 South Johnson Street, Resource Nos. 64 and 65). Reflecting the proximity to the railroad, the corner building at 119-121 South Johnson Street housed a saloon on its first story with boarding rooms on the second story. Similarly, a barber occupied the smaller one-story building at 115 South Johnson Street.

[19] Sanborn Map & Publishing Company, Sanborn Fire Insurance Maps: Mineola, Texas (New York, 1885); Wood County Historical Society, 37.
[20] Jones, 23.
[21] Jones, 23.; Wood County Historical Society, 37.
[22] Bruner, *Mineola and its mayors 101 years*, 17, 23.
[23] Bruner, *Mineola and its mayors 101 years*, 16.
[24] Sanborn-Perris Map Company, Sanborn Fire Insurance Maps: Mineola, Texas (New York, 1891).

Historic district resources remaining from the 1890s include the one-part commercial block at 112-118 East Broad Street (Resource No. 60) and the two-story building at 109 North Johnson Street (Resource No. 18), used as a drug store with upstairs office space. The building was the long-time location for Pendleton Drug Store (later Service Drugs) into the 1970s.[25] In 1898 the First National Bank of Mineola was chartered, and was located at 105 North Johnson Street until its move across Johnson Street in 1912.[26]

Mineola gradually attracted manufacturing businesses that helped to bolster the city's economy and commerce. In 1886 Robert J. Smith and his sons opened the Mineola Furniture Works to manufacture chairs. Smith's facility was located on the north side of the railroad tracks on the east side of Wigley Street, about two blocks east of the historic district. The facility was later used as a basket and box factory in the early 1900s. This area became more devoted to manufacturing and agricultural processing over time, with commercial activity remaining focused west of Pacific Street. On Block 2 just east of the historic district, the Mineola Cotton Compress Company was established by 1896. The cotton yards, which had been spread throughout the city during the 1880s and early 1890s, were also consolidated into Block 2. Other manufacturing and processing facilities in the east part of Mineola included the Smith & Taylor Machine Shop and J.C. Shields' Cotton Gin and Corn Mill, both of which were present by 1901.

With the exception of the manufacturing and cotton processing facilities, development east of Pacific Street and south of Broad Street was quite scattered, with a couple of small businesses such as a cobbler and a wagon shop, a stable and enclosed wagon yard, a few dwellings, and the old city jail (labeled as a "calaboose" on maps). The area east of Pacific Street and north of Broad Street was used for residential purposes, with each house typically occupying two or three lots.

As both a railroad crossroads and market center for the surrounding farming area, the city's population slowly grew, reaching 1,333 residents in 1890 and 1,725 residents in 1900. Mineola's black population represented about one-third of total population enumerated in the 1900 census.[27] In 1883 the city council authorized construction of a substantial two-story brick school in Block C, just northwest of the historic district's boundaries. Other civic improvements included establishment of the city's first telephone exchange in 1897 (purchased in 1902 by Southwestern Bell Telephone) and installation of arc lights throughout the business district in the same year.[28] The city also addressed increasing need for a reliable water supply, a recurring concern for early residents. The earliest Sanborn map, from 1885, shows numerous private wells, most in the backyards of residences.[29] To serve downtown merchants, travelers, and residents, a public well was drilled in the mid-1880s in the center of the Broad Street/Johnson Street intersection. The well was first drilled around 1885 and was completed in 1891. Initially, the water flowed freely without any provision for containment; however, in 1895 Mayor Isaiah Huffmaster called for construction of a wellhouse and a 60-foot-tall frame tower with wooden water tank situated above the wellhouse. The artesian well, located in the middle of downtown, quickly became a focal point for the community and attracted visitors with its water quality and purported medicinal value.[30]

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[25] Sanborn-Perris Map Company, Sanborn Fire Insurance Maps: Mineola, Texas (New York, 1896); Sanborn-Perris Map Company, Sanborn Fire Insurance Maps: Mineola, Texas (New York, 1901); *The Mineola Monitor – 1873-1973 Centennial!*, 16 May 1973, Volume 97, number 11.
[26] Jones, 20; Sanborn-Perris Map Company, Sanborn Fire Insurance Maps: Mineola, Texas (New York, 1901); Sanborn Map Company, Sanborn Fire Insurance Maps: Mineola, Texas (New York, 1912).
[27] U.S. Census Office, *Census Reports, Volume 1: Twelfth Census of the United States, Taken in the Year 1900 – Population Part 1* (Washington, D. C.: U. S. Census Office, 1901), available at http://www2.census.gov/prod2/decennial/documents/33405927v1_TOC.pdf (accessed 18 October 2012).
[28] Jones, 30; Bruner, *Mineola and its mayors 101 years*, 56.
[29] Sanborn Map & Publishing Company, Sanborn Fire Insurance Maps: Mineola, Texas (New York, 1885).
[30] Mineola Historical Museum, *Pictorial Album* (N.d. and n.p.); Jones, 25; Bruner, *Mineola and its mayors 101 years*, 49.

The trend of civic improvements continued after the turn of the century, with the city issuing numerous utility franchises to private concerns. Rather than a single city-wide utility system, many of the franchises provided competing systems or were limited to certain parts of the city. One successful franchise was the Mineola Ice, Water, and Light Company, established in 1902, focusing on ice production and construction of water lines in the early 1900s.[31] The Stafford & Patten water system was started in 1903 and operated for about a decade. R.J. Smith constructed a water system in Mineola's East Ward in the same year, presumably to serve his chair factory and other nearby buildings. In the same period, the local electric light system was purchased by Southwestern Gas and Electric Company (later known as Swepco).[32]

The downtown area, centered around the intersection of Broad and Johnson Streets, served as the focal point for Mineola's community events and celebrations. Mineola's first city hall, opened in 1897 in a former brick warehouse on North Pacific Street, doubled as a public opera house with civic and community engagements.[33] Additional entertainment existed in the form of traveling street carnivals, which came to town yearly. Downtown streets were closed for the carnivals during the early 1900s, but the carnival location was moved to just south of the railroad tracks following complaints by merchants and city leaders with the inconvenience of street closures. A raised bandstand was erected at the public well and was used by local bands and speakers until its removal in the early 1910s.[34]

While Mineola experienced gradual growth in its commercial development and civic amenities, it also suffered from periodic fires and other setbacks. A fire in the 1880s destroyed 18 buildings in the commercial area. The 1891 Sanborn map notes "Ruins of Fire" occupying several lots on the west side of Johnson Street north of Broad Street, in place of the two- and three-story brick buildings present in 1885. A 1902 fire burned Mineola's city hall, while the Munzenheimer Building at Broad and Johnson Streets burned to the ground in 1908.[35] In spite of the destructive fires, the city did not purchase fire hoses and equipment until 1908, and its first engine until 1915.[36] A tornado struck Mineola in April 1908 and heavily damaged several buildings along North Johnson Street near Kilpatrick Street.

Disease outbreaks, including smallpox and dengue fever, also regularly struck the region in the late 1800s and early 1900s. Fears of contagious diseases were of special concern in a railroad crossroads like Mineola. During outbreaks, trains from areas with known outbreaks were not allowed to disembark passengers or drop off goods, while travelers on roads were escorted around town.[37]

By 1912 the downtown core encompassed the 100 block of North Johnson Street, the 100 block of South Johnson Street, the 100 block of East Commerce Street, and the 100 block of East Broad Street. This area was nearly fully occupied by one-story and two-story buildings, generally of brick construction, with very few residences and vacant lots remaining on these street facings. Examples include the c.1910 two-story building at 111-113 East Broad Street (Resource No. 51), with its multiple storefronts housing a variety of businesses including long-time occupant

[31] Jones, 27.
[32] Jones, 26-27; Bruner, *Mineola and its mayors 101 years*, 77.
[33] Bruner, *Mineola and its mayors 101 years*, 54.
[34] Bruner, *Mineola and its mayors 101 years*, 66.
[35] Bruner, *Mineola and its mayors 101 years*, 54; Sanborn-Perris Map Company, Sanborn Fire Insurance Maps: Mineola, Texas (New York, 1901).
[36] Bruner, *Mineola and its mayors 101 years*, 31, 88.
[37] Bruner, *Mineola and its mayors 101 years*, 61, 63-64.

Flynt's Jewelry. Numerous one-story commercial buildings also date from this period, including 105 South Johnson Street (Resource No. 57) and 123-128 North Johnson Street (Resource No. 9).

Buildings along South Line Street between the railroad track and Broad Street remained devoted to railroad-oriented uses such as warehouses and lumberyards. Hotels and boarding houses, including the three-story New Bailey Hotel (no longer extant), were exclusively located south of Front Street by 1912. The wood-frame Pratt Hotel, which had combined a union passenger depot, lodging, and restaurant, was replaced in 1906 by a new T&P passenger depot (115 East Front Street, Resource No. 70) and a separate express freight office. The new depot, with its brick exterior, hipped roof, expansive canopies, and raised platform, followed typical railroad depot building designs of the era. Interspersed among the lumberyards and warehouses along Commerce Street were several restaurants and saloons, presumably catering to railroad travelers. In 1903 Mineola residents voted to prohibit alcohol sales.[38] Of the eight saloons depicted on the 1901 Sanborn map, all were gone by 1912, replaced with "pool rooms" or other businesses.[39]

Wood County's economy grew in the 1910s and 1920s, dominated by plentiful cotton and corn production. Perhaps as a result of the region's agricultural prosperity, Mineola's population rose in the 1910s and 1920s, in contrast to the stagnant population trend of the preceding decade. The city had 1,706 residents in 1910, rising to 2,299 residents in 1920 and 3,304 in 1930.[40] The presence of multiple railroads also helped the local economy. In 1928 the T&P established a new terminal two miles west of Mineola and later expanded it to include shop facilities. Several new additions were platted north and west of the original Mineola townsite, bringing increased population and trade to downtown merchants.[41]

With their city's growth, Mineola residents pushed for continued progress in city beautification and infrastructure. In keeping with prevailing trends in local governance, Mineola discarded its aldermanic form of government in 1913 and instead adopted the city commission system popularized in Galveston following the 1900 hurricane. Residents elected three commissioners, one of which was designated as mayor.[42] An early achievement of the commission was construction of a concrete fountain over the public well at Broad and Johnson Streets, with water fountains and troughs. The fountain remained in place until the 1920s, when Broad Street was paved.[43] In 1915 the city purchased the local water system from the Mineola Ice, Light, and Water Company, who continued to operate the system for the city. Downtown property owners also contributed to the civic beautification effort with concerted awning and sidewalk improvements. Other public improvements in the mid and late 1910s included installation of 26 ornamental street lights in downtown and construction of the city's first centralized sewer system.[44] The 1920s saw expansion of the city water and sewer system, as well as construction of a natural gas booster station in 1927 allowing for Mineola's first natural gas service.[45]

Another impetus for growth was the city's location along regional and national automobile routes. Auto usage became increasingly widespread from the late 1910s onward, for both local traffic and for long-distance intercity trips. Most early Texas highways followed existing railroad routes across the state, a pattern illustrated in Wood County. The Dixie Overland Highway, a transcontinental route extending between Savannah, Georgia, and Los

[38] Bruner, 76.
[39] Sanborn-Perris Map Company, Sanborn Fire Insurance Maps: Mineola, Texas (New York, 1901); Sanborn Map Company, Sanborn Fire Insurance Maps: Mineola, Texas (New York, 1912).
[40] *Texas Almanac and State Industrial Guide 1968-1969* (Dallas: A.H. Belo Corporation, 1967), 175.
[41] Bruner, *Mineola and its mayors 101 years*, 159.
[42] Bruner, *Mineola and its mayors 101 years*, 101.
[43] Bruner, *Mineola and its mayors 101 years*, 106.
[44] Newlan Knight and Associates, 23; Jones, 27; Bruner, *Mineola and its mayors 101 years*, 105, 106, 112, 114.
[45] Jones, 28; Bruner, *Mineola and its mayors 101 years*, 154, 155.

Angeles, ran east-west through Wood County along the route of the T&P. Approaching Mineola from the east, the highway followed Broad Street from the city's eastern edge through downtown, jogged north on Stone Street, and continued west on Kilpatrick Street. The Dixie Overland Highway route, originally conceived by auto boosters in the mid-1910s, was designated as State Highway (SH) 1 in 1917 and as US 80 in 1926.[46] The route was also known regionally as the Central Texas Highway in the 1920s.[47] The primary north-south highway through Wood County was the Jim Hogg Highway, also designated as SH 37 and later as US 69. The US 69 route in Mineola originally followed Johnson Street, traditionally the city's primary north-south through street.[48] In 1930-1931 the US 69 alignment was shifted one block eastward to follow Pacific Street through Mineola, as Johnson Street was too narrow to accommodate increasing highway traffic.[49] The highways were graded and surfaced with red iron-ore gravel. In 1923 brick paving was installed on downtown streets, including Johnson Street between Kilpatrick and Front Streets; Broad Street between Line and Pacific Streets; Commerce Street between Johnson and Pacific Streets; and Front Street between Johnson and Pacific Streets.[50] Brick pavement was extended to include Pacific Street between Kilpatrick and Commerce Streets as part of the U.S. 69 realignment in 1930-1931.[51] Mineola, a rail crossroads for decades, had become a crossroads for the area's major highways as well.

Downtown Mineola continued to function as the region's primary gathering place for community events and entertainment. Photographs from the late 1910s and 1920s show gatherings such as farm labor rallies and Armistice Day celebrations centered around Broad and Johnson Streets.[52] The city's yearly Armistice Day festivities included a parade, football game, dance, contests, bands, and speeches.[53] Several movie theaters were located in downtown during the period, entertaining residents of Mineola and the surrounding area. The Airdrome, located at the site of today's Select Theatre at 114 North Johnson Street, was an open-air movie house with folding chairs and dirt floors. The Star Theater was originally opened in 1912 on West Broad Street. The Star Theater was purchased by the Hooks family in 1914, who soon moved it to 107 North Johnson Street. The theater was again moved around 1920, this time to a new building at 114 North Johnson Street. At this time the theater was renamed the Select, after a film production company operated by a Hooks family friend.[54]

Nearly half of the extant built resources in the historic district were constructed during this period of local prosperity. The 1922 Sanborn Fire Insurance Company shows a wide variety of businesses in Mineola's downtown, including several groceries, dry goods stores, hardware stores, furniture dealers, a post office, restaurants, a bakery, a confectionery, and notably, an automobile repair garage. The 1922 map also depicts the gradual conversion of parcels east of Pacific Street to commercial use, as downtown expanded along the new highway alignment on East Broad Street. Acting as architectural bookends for this developmental period are two historic bank buildings that face one another at the intersection of Broad Street and Johnson Street, in Mineola's traditional downtown core. The First National Bank of Mineola (101 East Broad Street, Resource No. 49) was

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[46] Mead & Hunt, Inc., *Development of Texas Road Networks: A Historic Context*, prepared for Texas Department of Transportation (2011), 43; Newlan Knight and Associates, 23; *Texas Almanac and State Industrial Guide 1925* (Dallas: A.H. Belo & Company, 1925), 365.
[47] *Texas Almanac and State Industrial Guide 1925*, 365; Sanborn Map Company, Sanborn Fire Insurance Maps: Mineola, Texas (New York, 1922).
[48] Newlan Knight and Associates, 23; *Texas Almanac and State Industrial Guide 1925*, 365.
[49] Bruner, *Mineola and its mayors 101 years*, 166.
[50] Ibid, 130, 141; Jones 30.
[51] Ibid, 166.
[52] Ibid, 120; *Images of America: Wood County* (Charleston, S.C.: Arcadia Publishing, c.2004), 35, 75.
[53] Bruner, *Mineola and its mayors 101 years*, 151.
[54] James O. Dear, "A History of Motion Picture Theatres in Mineola, Texas," typescript, no date, available in the Vertical Files at Mineola Memorial Library, Mineola, Wood County, Texas, 1; *Images of America: Wood County*, 24. Dear gives the construction date of the Select Theater building as 1918, while the *Images of America* book lists 1922 as the construction date.

constructed in 1912 in the Beaux Arts style, while the Neoclassical First State Bank Building (101 North Johnson Street, Resource No. 24) was built in 1927. In 1914 alone, two one-story brick commercial buildings were erected in Block 4, while Dallas Lankford built a two-story building at 109 West Broad Street for his drug store and other offices.[55] Nearer the railroad tracks, the three-story Beckham Hotel was constructed in 1928 in the 100 block of East Commerce Street, starting its operation for several decades at this location.

The city's fortunes turned quickly by the early 1930s, as the Great Depression hit Mineola and Wood County hard. Mineola itself was somewhat spared the worst of the Depression's effects through continued operation of the Cummer-Graham Manufacturing basket factory and the T&P terminal.[56] However, the county as a whole saw declines in agricultural production, number of farms, and a concomitant rise in unemployment, reaching 13 percent by 1940.[57]

A variety of government relief and construction efforts ameliorated the Depression's effects while impacting downtown Mineola's built environment. Road construction and improvements continued through the 1930s. Local streets were graveled in 1933 and 1934 using Civil Works Administration (CWA) money.[58] The Texas Highway Department paved West Broad Street in 1934 and then extended the roadway westward in the late 1930s to remove the jog in the US 80 alignment just west of downtown. By 1941 the city's first signal light was installed, at the intersection of Broad and Johnson Streets.[59] A federally assisted sewing room was located in the Beckham Hotel for several years, while a government-funded canning factory operated on West Commerce Street.[60]

Relief money was also used in conjunction with city funds to complete a new Mineola City Hall (115 West Kilpatrick Street, Resource No. 8). The city purchased four lots in Block 6 in the late 1920s for construction of a new fire station and city hall in place of rented office space. With limited funds, the city commission chose to initially press forward with construction of the fire station portion of the building. The fire station was completed in 1931, along with room for a jail and a small meeting room. The worsening economy led to widespread delinquent taxes and water bills, making it impractical to continue work on the building. In 1939 the city hall portion of the building was finally constructed using Works Progress Administration (WPA) funding. City offices moved into the new Art Moderne building in 1940.[61] The city also benefited from Public Works Administration (PWA) funding, which helped the city to finance improvements to the city's water treatment plant in 1939.[62]

Relief also came in the form of direct Federal construction. In 1936 a new Post Office Building (114 North Pacific Street, Resource No. 73) was constructed at the southeast corner of North Pacific and East Kilpatrick Streets. The building was funded through the PWA and was designed by U.S. Department of Treasury architects in a restrained Art Moderne style.[63]

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[55] Bruner, *Mineola and its mayors 101 years*, 111; Newlan Knight and Associates, 23.
[56] Bruner, *Mineola and its mayors 101 years*, 142, Newlan Knight and Associates, 24.
[57] "Wood County," *Handbook of Texas Online*, available at http://www.tshaonline.org/handbook/online/articles/WW/hcw15.html (accessed 21 April 2009).
[58] Bruner, *Mineola and its mayors 101 years*, 168.
[59] Ibid, 173, 179, 185.
[60] Ibid, 168.
[61] Bruner, "Mineola's City Hall only second for city," 11A; Bruner, *Mineola and its mayors 101 years*, 160, 172.
[62] Bruner, *Mineola and its mayors 101 years*, 179.
[63] Lou Mallory, Mineola, Texas, United States Post Office (now Mineola History Museum) National Register of Historic Places Multiple Property Nomination Form draft (not submitted to the National Park Service), 2000, available at Texas Historical Commission, Austin, Texas.

Following World War II, Mineola began to steadily grow once more. In 1947 Mineola business leaders and farmers established the Farmers Market as a way to bring agricultural producers and buyers together. The Farmers Market was located on T&P railroad property at the western edge of Mineola. While not within the district's boundaries, the market provided a boost to the commercial growth of downtown Mineola, as area farmers and consumers congregated in Mineola rather than traveling elsewhere. The city's reputation as an agricultural shipment center also continued in the post-World War II years. Thousands of railroad cars of watermelon and other produce were shipped yearly between the late 1940s and early 1960s. The annual Watermelon Festival, held between 1949 and 1962, celebrated Mineola's success as an agricultural shipping center. Watermelon Festival activities included parades, pageants, and coronation of the festival's Queen, drawing thousands of people to downtown Mineola each year. By 1962, however, economic conditions forced the Farmers Market to close, and Mineola business leaders focused on continuing the city's role as a manufacturing center.[64] In March 1962 a tornado damaged numerous buildings in downtown Mineola. Much of the worst damage took place on North Johnson Street, in the same location as the April 1908 tornado. The roof of the Select Theater was destroyed, and much of the second story of the building at 109 North Johnson Street collapsed. Two buildings on West Broad Street were also heavily damaged, while less severe damage was widespread through the downtown area.[65]

Following the design principles of the mid-twentieth century, commercial buildings constructed during the post-World War II period typically had a horizontal emphasis rather than the vertical emphasis of earlier buildings, and were much less adorned. Many mid-twentieth-century commercial buildings exhibited enframed window walls, had flat roofs, and were constructed of steel, concrete, and glass, displaying elements of the Modern style as applied to commercial buildings with simpler lines that emphasized the building's function. An example of a mid-twentieth-century commercial building in the district is at 201 North Newsom Street (Resource No. 72), with its patterned concrete block exterior and aluminum-frame storefront. Its location at the district's northeast corner illustrates the gradual outward progression of the commercial downtown beyond Broad, Pacific, and Johnson Streets. The First National Bank of Mineola building (200 North Pacific Street, Resource No. 71) is a fine local example of mid-century commercial architecture and a good representative of this developmental period. However, the bank was constructed in 1965 and is therefore currently considered a noncontributing resource to the district as it was built after the district's period of significance. Also of note is the Select Theater (114 North Johnson Street, Resource No. 45). Although it was constructed in 1935, the theater was fully remodeled in 1948 to reflect the mid-century Modern style, with glass block and buff-colored brick exterior, neon tower, and a prominent marquee. The building has remained a major regional attraction to the present, both as a movie theater and as a stage for local theater productions.

Downtown Mineola remained the city's focal point for commercial activity and civic events through the 1960s. In the 1950s and 1960s, formerly residential areas north of Broad Street and east of Pacific Street began to shift to commercial uses, expanding the size of the commercial downtown. While downtown Mineola continued as a vibrant commercial area, retail activity gradually shifted to the outskirts of the city in the 1960s and 1970s, with strip development along East and West Broad Street and retail centers on North Pacific Street on Mineola's northern edge.

[64] Mead & Hunt, Inc., *Mineola Historic Resources Survey Update*, prepared for the City of Mineola, Texas (2009), 6.
[65] *Mineola Monitor Extra*, 25 March 1987, reprint of "Extra" section of *Mineola Monitor* from 24 March 1962 (volume 86, number 4) after tornado strike in town, available at Mineola Memorial Library, Mineola, Wood County, Texas.

Architectural Significance

The Mineola Downtown Historic District is eligible for listing in the National Register under Criterion C in the area of Architecture. The district contains a locally significant assemblage of commercial and governmental buildings, reflecting typical architectural forms and styles of the late nineteenth and early twentieth centuries. The district includes a high proportion of intact buildings that contribute to and convey the district's architectural significance. Resources in the district date from c. 1885 to c. 1980, but most were constructed between 1895 and 1930, during downtown Mineola's primary developmental period. Most historic-age buildings in the district are examples of the One-part Commercial Block and Two-part Commercial Block types. This typology, based on facade organization rather than stylistic influences, was developed by Richard Longstreth in his 1987 book *The Buildings of Main Street*.

One-Part Commercial Block – The one-part commercial block is the most common commercial building form used in Texas during the late nineteenth and early twentieth centuries. It is the most common building type present in the Mineola Downtown Historic District. An example of this type can be a free-standing building, or can form part of a commercial row or block. One-part commercial block buildings usually have storefront windows and a central doorway, sometimes with a recessed entry. Transoms typically top the storefront, and the upper wall above the storefront is often distinguished with brick coping or parapet. Roofs are typically flat or slightly sloping and are hidden from view by the parapet. Many one-part commercial block buildings are very simple in terms of decoration, while others display more exuberant corbelling or polychrome detailing in the parapet. Examples of this type in the district include the commercial rows at 105-109 East Commerce Street and 104-112 South Line Street.

Two-Part Commercial Block – The two-part commercial block retains the storefront organization on its ground story. However, upper stories of the building are defined by smaller window openings on upper stories. The ground-story spaces were usually devoted to retail or other commercial activities, while upper stories could be used as offices, living quarters, or meeting halls. Similar to the One-Part Commercial Block, a parapet typically surmounts the facade, with varying degrees of elaboration depending on the building. This type is also common in the district. An example of a simple Two-Part Commercial Block building is 111-113 East Broad Street, a two-story building with decorative brick corbelling and stepped parapet. In some cases, the commercial block form is combined with more overt stylistic influences and decorative application. For example, the First National Bank of Mineola Building at 101 East Broad Street displays strong Beaux-Arts and Renaissance Revival influences, while the Henry Hotel building at 206-210 West Broad Street provides the district's only example of the Tudor Revival style as applied to commercial architecture.

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West Kilpatrick
East Kilpatrick Street
North Line Street
North Johnson Street
North Pacific Street
North Newsom Street
West Broad Street
East Broad Street
South Line Street
South Johnson Street
South Pacific Street
West Commerce Street
East Commerce Street
East Front Street
Railroad Tracks
Alley
200 block
Boundary
Contributing Resource
Contributing Resource (Brick Street)
Noncontributing Resource
Vacant or Parking
Contributing Objects
Block Number of Plat
Street Address
Resource Number
0 50 100 200 Feet
N
Mineola Downtown Historic District
Map of Contributing and Noncontributing Resources
February 2012
Map depicts property parcel boundaries, not building footprints.

1. 32.664526° -95.486565°
2. 32.663160° -95.487065°
3. 32.662628° -95.487256°
4. 32.662864° -95.488353°
5. 32.661764° -95.488669°
6. 32.661978° -95.489637°
7. 32.662505° -95.489561°
8. 32.662978° -95.491003°
9. 32.663926° -95.490735°
10. 32.664474° -95.490733°
11. 32.664809° -95.489974°
12. 32.664310° -95.487786°
13. 32.664791° -95.487623°

Broad at Johnson, c.1896

East Commerce at Johnson, c.1910

First State Bank, 1912

Armistice Parade, 1920

Broad Street, 1930s.

Broad at Johnson, c.1937

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Photo 1
111-113 East Broad Street
Camera facing NW
October 2011

Photo 2
101 East Broad Street
Camera facing NE
October 2011

Photo 3
112 South Line Street, 106 South Line Street, 104 South Line Street, 201 East Broad Street
Camera facing SW
May 2012

Photo 4
105-109 East Commerce Street
Camera facing NW
October 2011

Photo 5
119 East Broad Street
Camera facing NE
October 2011

Photo 6
113-121 East Commerce Street
Camera facing NW
October 2011

Photo 7
113-121 East Commerce Street
Camera facing NE
October 2011

Photo 8
206-210 West Broad Street
Camera facing NW
May 2012

Photo 9
206-210 West Broad Street
Camera facing NE
May 2012

Photo 10
114 North Johnson Street
Camera facing NE
October 2011

Photo 11
116 West Kilpatrick Street
Camera facing S
May 2012

Photo 12
115 East Front Street
Camera facing NE
May 2012

Photo 13
114 North Pacific Street
Camera facing SE
May 2012

Photo 14
East side of 100 block South Johnson Street
Camera facing NE
October 2011

Photo 15
East side of 100 block North Johnson Street and north side of 100 block East Broad Street
Camera facing NE
October 2011

Photo 16
East side of 100 block North Johnson Street
Camera facing NE
October 2011

Photo 17
South side of 100 block West Broad Street
Camera facing SE
May 2012

Photo 18
113-117 North Johnson Street; 119 North Johnson Street; 123-128 North Johnson Street
Camera facing SW
May 2012

Photo 19
122 North Johnson Street; 120 North Johnson Street; 114 North Johnson Street
Camera facing SE
May 2012

Photo 20
West side of 100 block North Johnson Street (foreground) and 100 block South Johnson Street (background)
Camera facing S-SW
May 2012

Photo 21
East side of 100 block North Johnson Street (foreground) and 100 block South Johnson Street (background)
Camera facing S-SE
May 2012

Photo 22
100 block South Pacific Street
Camera facing S
May 2012

Photo 23
North side of 100 block West Broad Street
Camera facing NE
May 2012