

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

**NATIONAL REGISTER OF HISTORIC PLACES
Registration Form**



515

1. NAME OF PROPERTY

HISTORIC NAME: Hutto Commercial Historic District

OTHER NAME/SITE NUMBER: N/A

2. LOCATION

STREET & NUMBER: 101–205 East Street (west side), 202 Farley Street, and 204 Highway 79

CITY OR TOWN: Hutto

VICINITY

NOT FOR PUBLICATION

STATE: Texas

CODE: TX

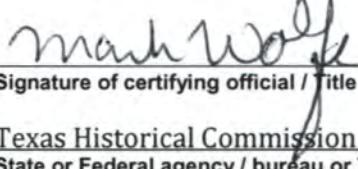
COUNTY: Williamson

CODE: 491

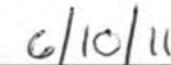
ZIP CODE: 78634

3. 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 nationally statewide locally. (See continuation sheet for additional comments.)


Signature of certifying official / title

State Historic Preservation Officer


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. (See continuation sheet for additional comments.)

Signature of commenting or other official

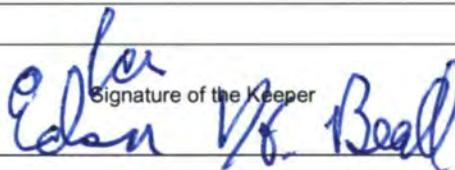
Date

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 See continuation sheet.
- determined eligible for the National Register See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register See continuation sheet.
- other, explain _____


Signature of the Keeper

Date of Action


8-4-11

5. CLASSIFICATION**OWNERSHIP OF PROPERTY**

X	PRIVATE
	PUBLIC - LOCAL
	PUBLIC - STATE
	PUBLIC - FEDERAL

CATEGORY OF PROPERTY

	BUILDING(S)
X	DISTRICT
	SITE
	STRUCTURE
	OBJECT

NUMBER OF RESOURCES WITHIN PROPERTY

CONTRIBUTING	NONCONTRIBUTING	
10	2	BUILDINGS
0	0	SITES
0	0	STRUCTURES
0	0	OBJECTS
10	2	TOTAL

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

NAME OF RELATED MULTIPLE PROPERTY LISTING: N/A

6. FUNCTION OR USE**HISTORIC FUNCTIONS:**

Commerce/ Trade: Business, professional, financial institution, specialty store, department store
 Funerary: Mortuary

CURRENT FUNCTIONS:

Commerce/ Trade: Business, professional, specialty store, restaurant
 Health Care: Clinic
 Domestic: Single Dwelling
 Vacant/ Not in use

7. DESCRIPTION**ARCHITECTURAL CLASSIFICATION:** Late Victorian: Italianate

Other: 1-part commercial block; 2-part commercial block

MATERIALS: FOUNDATION CONCRETE, STONE
 WALLS BRICK, METAL/cast iron, WOOD
 ROOF ASPHALT, METAL
 OTHER

NARRATIVE DESCRIPTION (see continuation sheets 7-5 through 7-10)

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National Register of Historic Places Continuation Sheet

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Hutto Commercial Historic District
Hutto, Williamson County, Texas

Description

The Hutto Commercial Historic District consists of twelve buildings occupying approximately half of a city block in the heart of Hutto, Texas, approximately 27 miles northeast of Austin. Most of the buildings are good examples of the Late Victorian Italianate style of the 1890s, and the early 20th century Commercial Style, applied to one-part and two-part commercial blocks. The buildings are constructed of brick with commercial storefronts composed of wood, glass and brick, and most retain a high degree of integrity. Of the twelve buildings, ten are contributing resources and two are non-contributing. The district constitutes the entirety of the historic central business core of the once-small town, which has experienced meteoric population growth of over 1000% in the decade since 2000.

General Overview of the District

The Hutto Commercial Historic District occupies one and a quarter blocks on the west side of Hutto's East Street, plus an additional building on US Highway 79 to the west of East Street. Nine buildings are located on the west side of East Street between U.S. Highway 79 and Farley Street; two buildings are located at the southwestern corner of East Street and Farley Street; and lastly, one building is located on US Highway 79 roughly midway between East Street and Main Street. Two buildings adjacent to the district to the north have been specifically excluded from this boundary, because they have been recently constructed. Otherwise, they are compatible in size, scale, massing and character with the historic buildings.

The lots that comprise the Hutto Commercial Historic District are part of the Railroad Addition. The town was platted in 1876 along the International and Great Northern Railroad, and the Railroad Addition was the first development to occur north of the railroad. The original plot map shows the entire Front Street (present-day U.S. Highway 79) lined up with narrow commercial lots facing Front Street and the railroad, but for the most part this is not how the lots were sold or developed. Most development in the Railroad Addition, including the Commercial Historic District, was organized perpendicular to Front Street and the railroad tracks, with the buildings facing East Street, Main Street or West Street. The single building in the district facing Front Street is among the few exceptions.

The first two buildings built in the district are at the southwest corner of East Street and Front Street, in the southwest quadrant of Block 3 Properties 1 and 2. Built in 1892, they are the most elaborate and intact 19th century buildings not only in the district, but in the entire city of Hutto. They are two-part commercial block buildings constructed of brick, with wood detailing on the facades, wood and glass commercial storefronts, and elaborate Italianate cornices. In 1893 seven more buildings were added to complete the eastern half of Block 3 (Properties 3-9). Of this group of seven buildings, the first and last were originally identical two-part commercial block buildings constructed of brick (they have been modified since); the five in the middle are identical one-part commercial blocks lined up in a row, with party walls. All seven represent a much simpler style of Victorian commercial architecture, constructed of brick with limestone sills and keystones, brick parapets, and wood and glass commercial storefronts.

Very similar in style with the five identical buildings on East Street, but standing on its own, is the building on Front Street (US Highway 79) around the corner to the west from East Street (Property 12). This brick one-part commercial block was built c.1894, and is a good example of a Victorian Era commercial building, with a central doorway, low-arched windows, and a decorative brick parapet. In c.1908 another brick building was built on the southwestern corner of East Street and Farley Street, with its entrance on the corner (Property 10). This brick one-part commercial block vaguely

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resembles Mission style architecture. The most recent property in the district, built in 1914, is an L-plan brick building surrounding the 1908 building on two sides; it is a one-part commercial block with wood, metal and glass commercial storefronts (Property 11).

In 1893 the east side of East Street between Front Street and Farley Street was also developed, as illustrated in historic photographs. A devastating fire in 1901, however, destroyed the northern half of this block. Other buildings were built in their place between 1901 and 1921 (illustrated in Sanborn maps from 1921 and 1921-1937), but these buildings were later demolished. Of the buildings that originally survived the fire on the southern half of the block, only one remains. This surviving structure has been drastically modified over the years, and it now sits by itself, with little indication of its historic physical context. Most lots on the east side of East Street are currently vacant.

PROPERTY INVENTORY

Property 1 101 East Street Contributing	<p>Description: Built in 1892, this two-part brick commercial block features a cast iron façade and ornate Italianate cornice. The building is divided into four equal bays, with wood and glass commercial storefronts on the first floor, and pairs of arched top wood windows in each bay on the second floor. All windows, doors and storefronts are original to the building. The exterior of the building appears intact compared to an 1892 photograph, taken shortly after it was built. All exterior materials, including the brick, are painted olive green with cream and red accents. There are cloth awnings in each bay above the first floor storefronts. About the year 1900 there was a large corrugated metal awning above the first floor storefront, which was later removed.</p> <p>Significance: The Carpenter and Woolsey Building was the first to be built in the district, dating to 1892, and represents the beginning of the first commercial development north of the railroad in Hutto. It is part of the Carpenter and Woolsey Block, named after developers A.W. Carpenter and William M. Woolsey. This building is a beautiful example of the Late Victorian Italianate style and along with its neighbor at 103 East Street, is the most significant building in the district from an architectural as well as commercial development standpoint. Typical to the Italianate style are the paired arched windows in each bay on the second floor, as well as the elaborate cornice with pediment. This building is remarkably intact when compared to an 1892 photograph taken shortly after the building was built, and all the wood storefronts and windows are original. This building housed the Carpenter and Woolsey General Merchandise store on the first floor, and doctor's offices on the second floor, accessed from the side entrance facing Front Street. In 1920 Corner Drug owned by Henry and Stella Johnson occupied the first floor with a doctor's office on the second floor. Other occupants of the building over time were Roy's Beer in 1956, Chappa's Place in 1980, Classic Car Center Auto Parts (Hutto Auto Parts) in 1991, followed by a Grocery Store. Currently the first floor is divided into two commercial spaces, and the second floor is divided into two office spaces.</p>
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Property 2 103 East Street Contributing	<p>Description: This 1892 brick two-part commercial block features a cast iron façade and ornate Italianate cornice. The building is divided into four bays, with wood and glass commercial storefronts on the first floor, which are original to the building. The bay containing the front entrance is slightly larger than the rest. All exterior materials, including the brick, are currently painted beige with cream accents. There are cloth awnings in each bay above the first floor storefronts. About the year 1900 the building featured a corrugated metal awning above the first floor storefront (later removed).</p> <p>Significance: This was second building built in the district in 1892 and housed Hutto Bank (later Hutto National Bank), established by A.W. Carpenter and Wm. M. Woolsey. Finished in the Italianate architectural style, the brick two-part commercial block features a cast iron façade, wood and glass first floor storefronts and elaborate cornice typical of the style. This building was renovated to its original appearance based on an 1892 photograph in the early 1990s, after the current owner purchased it from the city of Hutto. The first floor storefronts are original to the building, but the second floor windows are vinyl replicas in the original configuration. In 1980 the City of Hutto bought the building, and for the next two decades it served as the Hutto Municipal Building, which included the police, fire department and municipal court. The first floor held a fire truck, with an oversize opening at the back of the building for truck access. The stair and the second floor wood floors are original. Currently the first floor hosts Creative Touch Interior Design, a specialty store, and the second floor is an open office space that hosts two businesses, operated by the owner's family.</p>
Property 3 105 East Street Noncontributing	<p>Description: Built in 1893 as part of a row of seven buildings, this brick two-part commercial block is divided into four bays. This building is listed as noncontributing, as not much remains of the original building beyond the facade. About the year 1930, the owner removed most of the original fabric, leaving in place only part of the original façade.¹ Beyond the original façade is a building approximately 25% of the original building's size. The second story windows are original, displaying pairs of arched top windows in each bay, much like the building at 101 East Street. The brick cornice was also removed above the windows due to deterioration beyond repair, which makes the building much shorter than originally. The first floor storefront frame appears original in three out of the four bays, although the glass configuration does not seem to be original. One of the bays on the first floor was completely transformed into an entrance with a solid door and a fanlight, inconsistent with what the original would have looked like.</p> <p>Significance: Originally this building was home to Hutto Hardware Co. By 1902 Tompkins and Harrison occupied the building with a grocery store, and in 1921 it was a drug store. In the 1930s the building underwent severe alterations, after which it opened as a café. In 1980 the building was home to Hutto Café. The building was purchased by its current owner in 1995, who renovated it into a beauty salon (owner operated) on half of the first floor and a private residence (owner occupied) on the other half of the first floor as well as the second floor.</p>

¹ A photograph from the Taylor Daily Press from Sept. 18, 1958 shows the modified façade.

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Property 4 107 East Street Contributing	Description: This row of five identical buildings was built in 1893 as a series of brick one-part commercial blocks with party walls. They are Romanesque Revival in style, each with four brick arches on the front façade with limestone keystones and limestone caps. The two middle arches have entrances and the two arches at the ends have storefronts, each with a rectangular transom above the window or door and a half-round window above the transom. In the first four buildings this configuration is intact. There are a few differences: 107 East Street has never been painted and the window sills are limestone. The brick and limestone facades at 109, 111, 113 and 115 East Street have been painted, and the sills have either been plastered over the original limestone, or reconstructed entirely. The building at 111 East Street is currently in the worst condition, with doors and storefronts in disrepair, some of the glass in the transoms broken, and the plaster sills badly cracked. At 113 East Street the four-light double-hung wooden window to the right has been replaced and it looks slightly different than the original. The rest of the doors and windows of 107, 109, 111 and 113 are original. 115 East Street has undergone storefront modification, but the original arched openings still remain. The doors are now aluminum storefronts with small wood transoms above to make up the height between the original doors and the current door; the windows are wood but replacements which do not resemble the originals in size or configuration; and the transoms and arches above the doors and windows have either been infilled or just plastered over.
Property 5 109 East Street Contributing	Significance: 107 East Street This building has retained its integrity over the years. Originally the home of Holman, May and Co. General Store; in 1902 it was the Green Flag Store; in 1910 it housed a hardware store; in the 1920s it housed Robinson and Stephens General Merchandise. On the 1937 Sanborn map it is identified as a grocery store. The building appeared to be vacant in 1980 and 1991. In September 2010 a "For Sale" sign in the window advertised the 3,000 sq. ft. building, of which 900 sq. ft. is retail and 2,100 sq. ft. is residential. The building is currently vacant.
Property 6 111 East Street Contributing	Significance: 109 East Street Originally Harrison Brothers General Store, by 1910 it was a general merchandise store; in 1914 it was J.M. Barkley General Store; in the 1920s Arthur Hyltin Groceries; and the 1937 Sanborn map identifies it as a grocery store. Emma Hutto, descendant of James Emory Hutto operated the Hutto Variety Store in this building until 1971. In 1972 and 1980 the building was vacant. In 1984 it housed a cabinet shop and in 1989 a bakery. The current owners have owned the building since 1990, and have used it as their residence (at the back) and a consignment shop (at the front). The building was for sale in September 2010, advertised as 3,600 sq. ft. of which 600 sq. ft. is retail. The commercial portion was unoccupied but the family still lived in the residence.
Property 7 113 East Street Contributing	Significance: 111 East Street - This building still retains a great deal of integrity, but is unoccupied and is falling into disrepair. The storefronts are deteriorating, some of the glass panes in the transoms are broken, and the plaster sills are severely cracked. There is no sign on the building denoting an occupant or the building being for sale, and the windows are covered with blinds.
Property 8 115 East Street Contributing	

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	<p>Significance: 113 East Street This building still retains its exterior integrity; in circa 2000, the current owners purchased the property and lowered its floor slab in order to add a second level. From the entrance, which is the door on the right, are steps leading down to offices and up to the second level. At the back are steps to the original floor level, which is used as a sitting room, retaining the original windows and door configuration, exposed brick walls, and original ceilings. Originally housing a hardware, farm implements and saddle shop, in 1910 it was a men's furnishings store, and by 1921 a drug store. In 1991 it housed an art gallery, and later served as a private residence. The current owner operates an accounting office, and rents space to a church and a law office.</p> <p>Significance: 115 East Street This building retains the least integrity of the five, as the doors and windows have all been replaced or removed. The original openings are still present and could be easily returned to their original configuration. This building was served as a general merchandise store, and later became a grocery and drug store as shown in 1921 and 1937 Sanborn maps. It currently houses an insurance agency, realtor, and dentist.</p>
<p>Property 9 117 East Street Noncontributing*</p>	<p>Description: This 1893 building was identical to 105 East Street, as historic photographs reveal the same style brick parapets, while the original second floor windows are identical to those in the other building. This brick two-part commercial block has a facade divided into four bays, built as part of a seven-building group. This building has undergone modifications in the course of converting it into a private residence. The first floor storefront has been completely altered and a recessed entrance has been created from the two middle bays. The primary façade, originally exposed brick, has been cladded with metal to resemble 101 East Street, and an ornate Italianate cornice resembling 101 and 103 East Street has been built. The metal canopy with wood soffit, which is not original to the building, has been added a railing in order to resemble a balcony, but it is purely decorative. A photograph from ca. 1900 shows the building as having a large corrugated metal awning, which is no longer present. This building could potentially be returned to its original appearance.</p>
<p>*high-potential for rehabilitation, pending removal of nonhistoric fabric.</p>	<p>Significance: Originally this building was occupied by Dahlberg and Tompkins General Store. In 1910 it was a general merchandise store; in 1914 through 1920 it housed Paul Matthews General Store; and 1921 and 1937 Sanborn maps identify it as a grocery store and drug store, respectively. In 1948 the building was occupied by Holman and Johnson Groceries and Hardware, and from 1956 and through the 1980s it was Schmidt's Groceries. The building has recently been converted into a residence and its front façade was altered with the addition of a cornice and iron façade. A historic photograph indicates that this building was identical to 105 East Street.</p>
<p>Property 10 202 Farley Street Contributing</p>	<p>Description: This 1908 Spanish Revival Style brick one-part commercial block features an entrance on a chamfered corner. It has limestone sills and lintels, and large metal canopy with wood soffit. The brick is painted lime green with white accents at the entrance, the limestone is painted white, the canopy is white as well, and the front door is red. The wood windows, transoms and doors are original, as are the security bars in the windows and door lights, consistent with the building's original use as a bank. Both the exterior and interior of this</p>

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	<p>building retain a remarkably high degree of integrity and are in exceptionally good condition. This is due to the fact that the building has had only four tenants over the course of a century, and has always been occupied.</p> <p>Significance: This building is one of the best preserved in the district, as it has retained not only its exterior appearance but also most of the original interiors. It has been home to four businesses over its lifespan and most likely has been continuously occupied. Originally it was the Farmers and Merchants State Bank, with August Swenson the founder and first president of the bank. At a later date (somewhere between 1937 and 1955) it became the Hutto Post Office, and it operated as such until 1990. The post office used the teller cages from the bank, and kept all interiors intact. In 1990 the building became home to Red Door Antiques, and it currently hosts Dragonfly Floral. Other than the teller cages that have been removed, most of the original finishes and distinctive features are intact, such as the pressed tin ceilings and crown moldings, as well as the original partitioning of the space. The original vault from the bank has been preserved intact inside the building, and it is used as a small conference room.</p>
Property 11 203-205 East Street, 206 Farley Street Contributing	<p>Description: Built in 1914, the Busch Building features an L-plan which wraps around the building at 202 Farley Street (Property 10). The larger space with a more prominent façade facing East Street is split into two commercial spaces. The Farley Street elevation has a plain façade. The space facing East Street is further divided into two units, but retains the original storefront. The Busch Building is a one part commercial block built out of unpainted yellow brick with limestone lintels and limestone plaque at top displaying the name "Busch." A wood and glass storefront with wood transoms, two recessed entrances and metal canopy occupies the entire first floor on East Street, while a central door with a canopy, two side windows and transoms mark the façade on Farley Street.</p> <p>Significance: The exterior of the building has changed very little, based on comparison to historic photographs. Originally it was the home of Humpty Dumpty Grocery Store and Paul Johnson Hardware Store, both occupying storefronts on the East Street. Both businesses closed during the Depression. Today the East Street side is occupied by a bakery on the south at 203 and a restaurant on the north at 205. The Farley Street side of the building is home to a church.</p>
Property 12 204 U.S. Highway 79 Contributing	<p>Description: Exact construction date for this building is unknown but judging by the architectural style, which is very similar to that of 107-115 East Street, it was probably built circa 1893-94. This brick one-part commercial block is plastered on the front façade, and painted on all sides (cream color with red accents). The building retains a high degree of integrity, with the original windows and door still in place. It is rectangular in plan and detached from other buildings, features a central door topped with a transom flanked by two windows with plaster sills and low-arched hoods.</p> <p>Significance: This building has retained a good degree of integrity. Originally a funeral home, it was known as "The Home of the Horse Drawn Hearse" as it actually had a hearse inside. The building has an intriguing history, locally known for hosting a bordello at some point. Later it was home to several restaurants. Currently it is a bar and grill called Snuffy's Place.</p>

8. STATEMENT OF SIGNIFICANCE**APPLICABLE NATIONAL REGISTER CRITERIA**

Property:

- A** is associated with events that have made a significant contribution to the broad patterns of our history.
- B** is associated with the lives of persons significant in our past.
- C** 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** has yielded, or is likely to yield information important in prehistory or history.

CRITERIA CONSIDERATIONS: N/A**AREAS OF SIGNIFICANCE:** Commerce, Architecture**PERIOD OF SIGNIFICANCE:** 1892-1929**SIGNIFICANT DATES:** 1892, 1893**SIGNIFICANT PERSON:** N/A**CULTURAL AFFILIATION:** N/A**ARCHITECT / BUILDER:** Unknown; H.L. Breneman, Contractor**NARRATIVE STATEMENT OF SIGNIFICANCE** (see continuation sheets 8-11 through 8-14)**9. MAJOR BIBLIOGRAPHIC REFERENCES****BIBLIOGRAPHY** (see continuation sheets 9-15)**PREVIOUS DOCUMENTATION ON FILE (NPS):** N/A

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

PRIMARY LOCATION OF ADDITIONAL DATA:

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

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Hutto Commercial Historic District
Hutto, Williamson County, Texas**Statement of Significance**

The Hutto Commercial Historic District in Hutto, Williamson County, Texas, has been the center of the community's business and social life for nearly 120 years. Beginning in the 1870s, the town developed as a commercial center and cotton shipping point along the International and Great Northern Railroad. The buildings on the west side of East Street just north of US Highway 79 date from 1892-1914 and remain mostly intact, with exteriors that have largely retained their architectural integrity. The oldest of these buildings constitute the first commercial development north of the railroad in Hutto. Prior to 1890 all development in Hutto had occurred south of the railroad, which was largely destroyed by a tornado in 1886. The district is nominated under Criterion A in the area of Commerce at the local level of significance, for its association with the development and commercial history of the small rural community. The district is also nominated under Criterion C in the area of Architecture at the local level of significance, for its intact and concentrated collection of commercial buildings from the late 19th and early 20th centuries. The period of significance for the district spans from 1892, when the first two buildings in the district were built, to 1929, when Hutto reached its peak population prior to the decline brought on by the Great Depression.

Establishment and Development of Hutto with the Arrival of the I&GN Railroad

The city of Hutto in south central Williamson County is at the intersection of U.S. Highway 79 and Farm Road 1660, midway between Round Rock and Taylor, and approximately 25 miles northeast of downtown Austin. In the 1850s the nomadic Tonkawa people roamed the area. The first non-native settlements in Williamson County date from 1848 and were located on Brushy Creek southeast of present day Hutto, in a village called Shiloh. The first known settler in the Hutto area was a slave named Adam Orgain who had been placed there to look after his owner John Henry Orgain's ranching interests.² In 1855 James Emory Hutto, a cattle rancher, moved to the area with his family. In 1876 Mr. Hutto sold five acres of his land to the International and Great Northern railroad, the first railroad in Williamson County, for a right-of-way. The railroad officials designated the stop as Hutto Station. The same year Mr. Hutto sold 50 acres of his land to the Texas Land Company of New York for the purpose of establishing a town and selling town lots; the new town was named Hutto (the word "Station" was dropped from the name). The railroad brought business and considerable growth to the area. The earliest development in Hutto occurred south of the railroad tracks. The first railroad depot and the first post office were built in 1877; W.H. Farley Sr. became the first railroad station master, while J.E. Hutto became the first postmaster. A number of businesses such as general stores, cotton gins and a lumber yard soon followed.

Throughout the period of significance, the railroad served the Hutto community and its presence largely supported local commerce.³ Now a part of the Union Pacific Railroad, the International and Great Northern Railroad (I&GN) was created in 1873 by the consolidation of the Houston & Great Northern Railroad and the International Railroad Company, with 177 miles of track between Longview and Hearne, Texas. The I&GN began building westward from Hearne in 1874 and reached Austin in December 1876. In 1880, financier Jay Gould acquired controlling interest in the I&GN to go along with his control of the Missouri Pacific, the Missouri-Kansas-Texas, and the Texas and Pacific railroads. By 1914, Gould

² Williamson County Historical Commission website, accessed February 24, 2011.

(http://www.williamson-county-historical-commission.org/Hutto/Hutto_Texas_Williamson_County.htm).

³ Adapted from: Eisenhour, Thomas. *International & Great Northern Railroad Passenger Depot, Rockdale, Milam County, Texas*. National Register nomination, 2006, pp. 9-10.

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Hutto Commercial Historic District
Hutto, Williamson County, Texas

had lost control of the railroad, and in 1924, the I&GN was purchased by the New Orleans, Texas & Mexico Railway, a Missouri Pacific subsidiary. After being in receivership since 1933, a 1956 reorganization plan merged the I&GN into the Missouri Pacific Railroad Company (Mopac).

The town of Hutto prospered, with more businesses such as a hotel, a blacksmith shop and a broom factory being established over the following years. By 1884, Hutto had a school, three churches, and five gins and served as a shipping point for cotton and grain. In 1886 a devastating tornado destroyed much of the town, including the first business district located on the south side of the railroad tracks. A bank and a hotel opened on the north side of the tracks in the early 1890s, when Hutto was described as an "important cotton market" by the *Texas State Gazetteer*. In the 1890s Hutto had two weekly newspapers, the *Church Helper* and the *Hutto Enterprise*, and the community experienced unprecedented growth, in large part due to the arrival of the Swedish immigrants and their success in the local cotton industry.⁴

Redevelopment efforts began in Hutto in 1890, this time focused on the north side of the railroad tracks. The first commercial district north of the tracks was spearheaded by A. W. Carpender and Wm. M. Woolsey, whose partnership purchased lots 1-10 on Block 3 of the Railroad Addition.⁵ They built a row of nine brick buildings on the west side of East Street, the first two in 1892 and the remaining seven in 1893. By the end of 1893, East Street between Front and Farley Streets was flanked by two rows of brick commercial buildings, demonstrating the pioneering spirit of the settlers as well as the great benefits of Hutto's location on the railroad for transporting goods and materials. Early historic photos show Hutto's commercial district bustling with activity. The last two historic buildings in the district were built in 1908 and 1914. Hutto's population grew from 200 inhabitants in 1884 to 700 inhabitants in 1896, to reaching its peak pre-war population of 900 in 1928. By 1931 Hutto's population had declined to 538, and by 1960 to 400.⁶

On August 31, 1901, a fire destroyed at least six wood and cast iron buildings on the east side of East Street. The fire, which started from a gasoline stove explosion, began in a restaurant owned by C.J. Jackson, and burned the restaurant building, Matthew & Payne's meat market, Bayer's & Boyd's grocery, the post office, Stonestreet's confectionary, and Magruder's grocery store.⁷ Most of the property was not insured. Property owners on the east side of the street rebuilt after the fire, but the Sanborn map of 1921 indicates that the new building stock was much smaller in scale, and was mostly built of loadbearing brick, or steel with brick veneer. Unlike the buildings on the west side, which were unified by design and connection along party walls, the buildings on the east side were freestanding and interspersed with empty lots. The changing development patterns and variety of building types on the east side of the street contrasted with the relative uniformity and stability of the west side. This dynamism continued, culminating with the removal of all but one historic-age buildings on the east side of the 100 block.

⁴ Fowler, Mike. *Hutto*. Images of America Series. Charleston, SC, Chicago, IL, Portsmouth, NH and San Francisco, CA: Arcadia Publishing, 2009.

⁵ Brinkman, Robert H. *Harrison Bros. – Hutto Variety Store*. Texas Historical Commission, nomination for an Official Texas Historic Marker; Mark Odintz, "HUTTO, TX," *Handbook of Texas Online* (<http://www.tshaonline.org/handbook/online/articles/lhh59>), accessed February 16, 2011.

⁶ It took another three decades for Hutto to recover, reaching 630 inhabitants in 1990, 1,250 in 2000, and nearly 15,000 in 2010. Mark Odintz, "HUTTO, TX," *Handbook of Texas Online* (<http://www.tshaonline.org/handbook/online/articles/lhh59>), accessed November 21, 2010; U.S. Census Bureau, <http://www.census.gov>.

⁷ "Several Buildings Burned: Fire at Hutto Which Started from a Gasoline Explosion" *Dallas Morning News*, 1 September 1901, 2.

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet**

Section 8 Page 13

**Hutto Commercial Historic District
Hutto, Williamson County, Texas**

The 20th century saw other changes in the city, echoing the technological advances that improved the quality of life in small town across Texas. Charles E. Hanstrom and James Tinning are credited with many civic improvements, including their joint construction of the first water works in Hutto, and Hanstrom's construction of the first power plant, both in 1910. Hanstrom was also responsible for building the first ice factory, and partnered with James Tinning in the operation of a local cotton gin. In 1910, the buildings on the west side were fully occupied, with three general merchandise stores, a men's clothing shop, a bank, a hardware store, a grocery, a drug store, and a buggy shop. Businesses of these types occupied the buildings through the onset of the Great Depression, which devastated the local economy, as it did in small towns throughout the U.S. Among the failed businesses in Hutto were the two local banks, Farmers and Merchants State Bank and Hutto National Bank. Hutto slowly rebounded after World War II, and East Street continued to serve as a local commercial center, with a variety of stores and services available in the district.

Architecture in the District

The Hutto Commercial Historic District includes a high percentage of contributing buildings, largely representing common commercial forms. All of the buildings in the district date to the late 19th and early 20th centuries, with a high concentration dating to the height of the city's economic boom in the 1890s. All of the buildings are brick, and the majority make up a continuous row along the west side of East Street. Most commercial buildings in the district can be characterized as 1-part or 2-part commercial blocks, terminology devised by Richard Longstreth in *The Buildings of Main Street* (1987). As commercial buildings often do not always exhibit the characteristics of high styles, Longstreth's typology is based on facade organization. Architectural detailing may be either prominent or totally lacking. Many commercial blocks in Hutto are simple brick single-story buildings with brick or cast iron facades in various states of repair. Modernism appears to have had no impact on commercial architecture in downtown Hutto, although some buildings have been altered by the removal of cornices and other details. No metal slipcovers are present in the district.

One-part commercial blocks can be free-standing or part of a row. The one-part commercial block usually consists of one or two windows and a central doorway. False parapet fronts or brick coping often enhance the upper wall. This building type is the most common in the district, accounting for two-thirds of the buildings. The best examples in the district include the buildings at 107-115 East, an uninterrupted row of five historic brick buildings dating to the 1890s with repetitive 4-bay façade arrangements, corbelled brick parapets, centered double-door entryways, and fanlights as their most prominent characteristics. The building at 203-205 east features a double storefront configuration, with large street-level display windows flanking inset double doorways. This vernacular storefront type – common throughout the U.S. between 1870 and 1930 – typically features a large, plate glass display window on either side of a deeply recessed entryway. The building also features a flat awning supported by wire cables, and transoms above the display windows which provide additional light into the interior.

Two-part commercial blocks can also be free-standing or part of a row. This type is distinguished by its division of the facade into two distinct sections. The ground floor is similar to the one-part commercial block while the upper portion is commonly punctuated with smaller window openings at regular intervals. The upper floors of these buildings were commonly used for offices, meeting halls, hotel rooms, and apartments. This building type accounts for one third of the buildings in the district. An excellent example is the building at 101 East, a 2-story commercial building with Italianate features and painted cast iron exterior. The building is divided into four equal bays, with wood and glass commercial storefronts on the first floor, and pairs of arched top wood windows in each bay on the second floor. All windows, doors and storefronts are original to the building.

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

**National Register of Historic Places
Continuation Sheet**

Section 8 Page 14

Hutto Commercial Historic District
Hutto, Williamson County, Texas

Summary

The Hutto Commercial Historic District includes historic commercial properties and buildings that retain architectural integrity reflecting the historic character of the community and its commercial development from the 1890s through the 1920s. The district is nominated to the National Register of Historic Places at the local level of significance under Criterion A for its association with the development and commercial history of the small rural community of Hutto, Texas. The district was the center of community life in the small town and developed as a commercial center for this agricultural region along the I&GN Railroad, from Austin into northeast Texas. The district is linear, oriented perpendicular to the railroad tracks, and encompasses the extant commercial properties that served the community, business owners, and area farmers. It is also representative of small town commercial growth in Central Texas. The district is also nominated under Criterion C in the area of Architecture for its collection of late 19th and early 20th-century commercial buildings. All buildings are one-part and two-part commercial blocks, finished with decorative detailing typical of the Late Victorian and early 20th century period throughout Texas, and much of the United States. The period of significance is 1892 to 1929, corresponding to the date of the earliest extant building and continuing until the Great Depression, after which a decline of local cotton market and nearly 50% drop in population signaled the end the community's early prosperity. The district is located in a fast-growing area of central Texas, and city has seen its population increase from 1,250 in the year 2000 to 14,698 in 2010 (1076%), making Hutto the second-fastest growing city in Texas.⁸ The City of Hutto is committed to maintaining the historic core of the community and has classified the buildings as being historically significant and worthy of preservation. Listing of the Hutto Commercial Historic District in the National Register of Historic Places will further assist these efforts.

⁸ "Census Data Show Central Texas Suburbs Swelled Dramatically from 2000 to 2010," Austin American-Statesman, February 19, 2011. <http://www.statesman.com/news/local/census-data-show-central-texas-suburbs-swelled-dramatically-1268549.html>. Accessed February 24, 2011.

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

**National Register of Historic Places
Continuation Sheet**

Section 9 Page 15

Hutto Commercial Historic District
Hutto, Williamson County, Texas

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Thompson, Karen R. *Historical Williamson County, Texas. A Pictorial History 1848-2000*. Austin, TX: Nortex Press, a Division of Sunbelt Media, Inc., 2000.

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10. GEOGRAPHICAL DATA

ACREAGE OF PROPERTY: 1.2 acres

UTM REFERENCES	<u>Zone</u>	<u>Eastng</u>	<u>Northing</u>
1.	14	639328	3379914

VERBAL BOUNDARY DESCRIPTION: (see continuation sheet 10-16)

BOUNDARY JUSTIFICATION: (see continuation sheet 10-16)

11. FORM PREPARED BY

NAME / TITLE: Andreea M. Hamilton, and Gregory Smith, National Register Coordinator

ORGANIZATION: N/A **DATE:** November 23, 2010

STREET & NUMBER: P.O. Box 5278 **TELEPHONE:** (512) 689-5417

CITY OR TOWN: Round Rock **STATE:** Texas **ZIP CODE:** 78683-5278

ADDITIONAL DOCUMENTATION

CONTINUATION SHEETS

MAPS (see continuation sheet Map-17 through Map-21)

PHOTOGRAPHS (see continuation sheet Photo-29)

ADDITIONAL ITEMS (see continuation sheets Figure-22 through Figure-28)

PROPERTY OWNER

NAME: (On file with the Texas Historical Commission)

STREET & NUMBER: _____ **TELEPHONE:** _____

CITY OR TOWN: **STATE:** Texas **ZIP CODE:**

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

**National Register of Historic Places
Continuation Sheet**

Section 10 Page 16

Hutto Commercial Historic District
Hutto, Williamson County, Texas

10. Boundary Description

This boundary encompasses lots 4 thru 12 of Block 3 and the southern half of lots 4 thru 6 of Block 6 of the Railroad Addition.

10. Boundary Justification

The boundary is drawn around the surviving historic commercial properties with a good degree of integrity in Downtown Hutto. These properties are located mainly on the west side of East Street, with one property located on US Highway 79 directly behind East Street. The boundary specifically excludes two buildings adjacent to the district to the north, despite the fact that they are located on the same property as the northern furthermost building in the district, and that they are compatible in size, scale, massing and character with the historic district; these buildings have been built in the past 10 years approximately, and given their location at the edge of the proposed district, they do not warrant inclusion in the district boundary.

Most structures on the east side of East Street burned down in a fire in 1901, and all but one of the surviving structures have since been torn down. The remaining surviving structure on the east side of East Street has been drastically modified over the years to where it does not retain a sufficient degree on integrity to be listed as part of the historic district. This structure now sits by itself, without any reminiscence of its historic context. To the south it is adjacent to a car repair shop which faces US Highway 79, and to the north it is bordered by vacant properties.

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

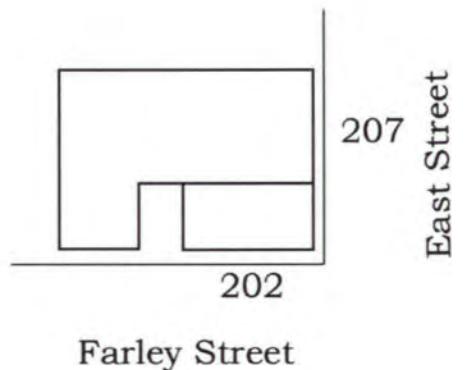
National Register of Historic Places Continuation Sheet

Section MAP Page 17

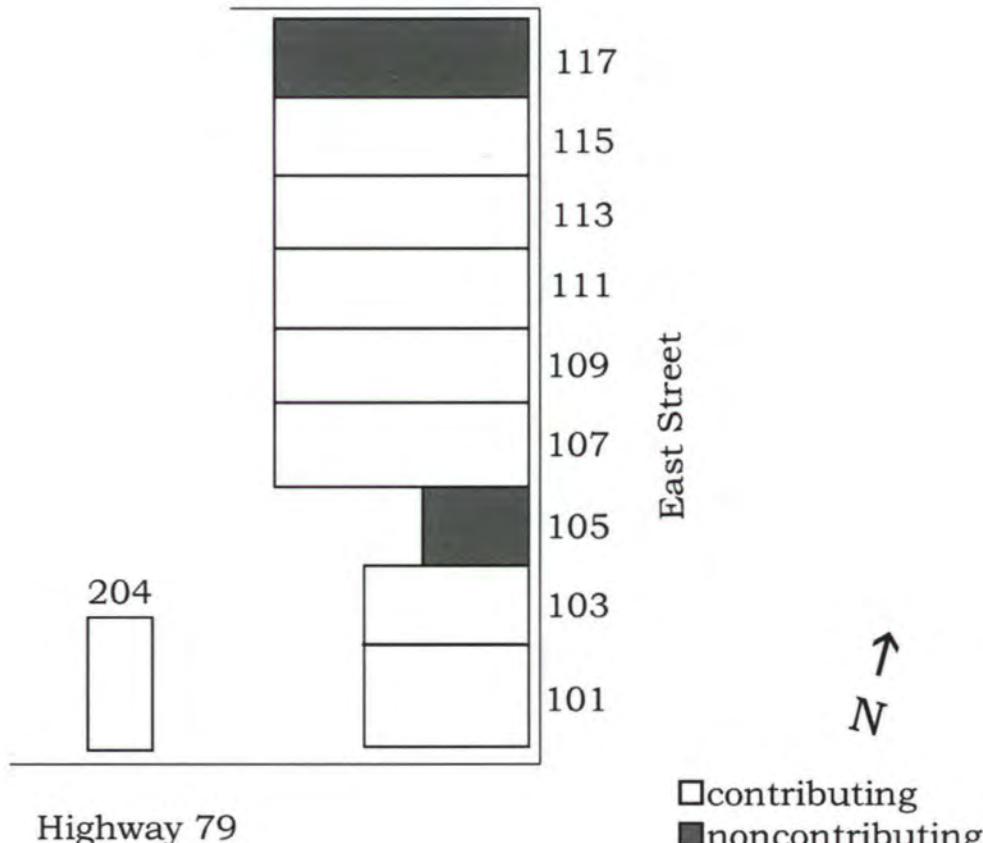
Hutto Commercial Historic District
Hutto, Williamson County, Texas

Hutto Commercial Historic District Map

No Scale



Farley Street



Highway 79

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National Park Service**

National Register of Historic Places Continuation Sheet

Section MAP Page 18

Hutto Commercial Historic District
Hutto, Williamson County, Texas

Aerial Photograph
Courtesy Google Earth



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

**National Register of Historic Places
Continuation Sheet**

Section MAP Page 19

Hutto Commercial Historic District
Hutto, Williamson County, Texas

Original plat map for the Railroad Addition.



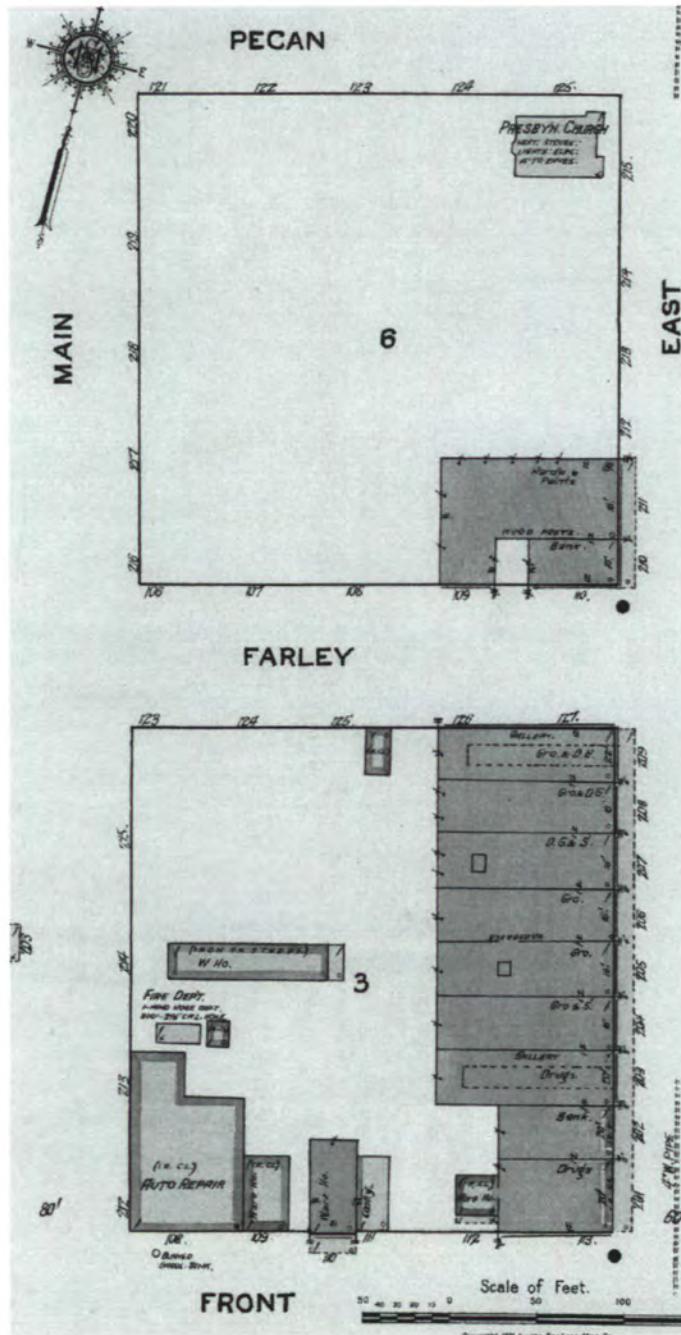
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National Park Service**

National Register of Historic Places Continuation Sheet

Section MAP Page 20

Hutto Commercial Historic District
Hutto, Williamson County, Texas

Sanborn Map 1921
<http://www.lib.utexas.edu/maps/sanborn/texas.html>



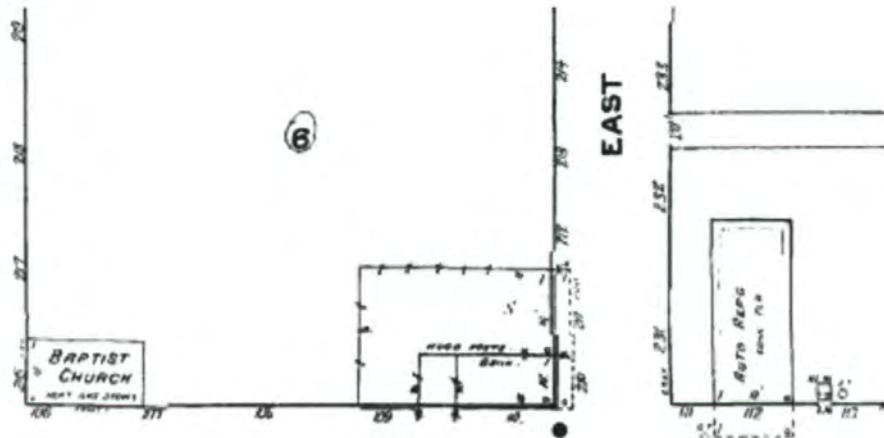
**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

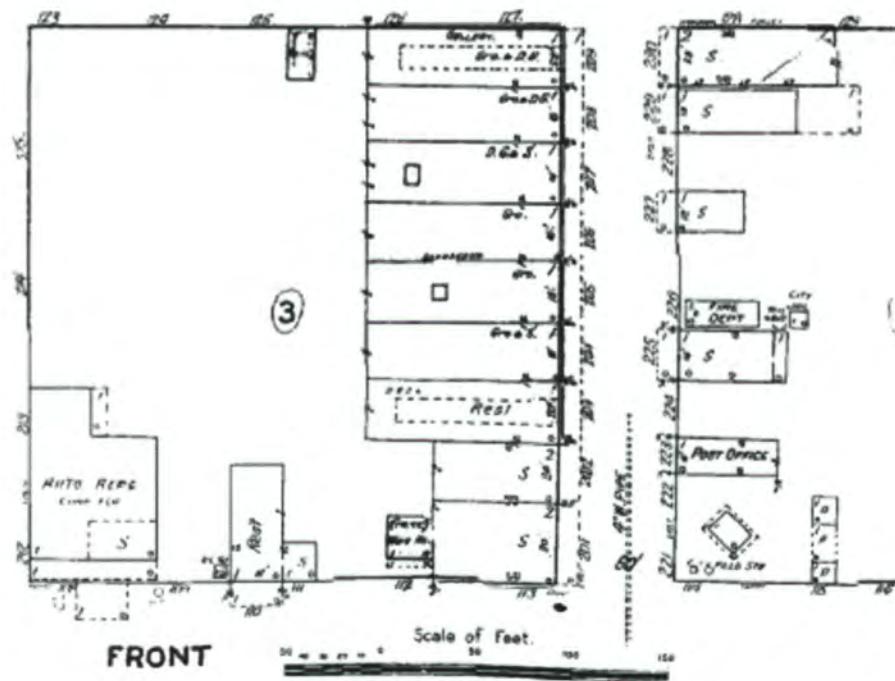
Section MAP Page 21

Hutto Commercial Historic District
Hutto, Williamson County, Texas

Sanborn map 1921 – 1937*
<http://sanborn.umi.com.ezproxy.lib.utexas.edu/>



FARLEY



FRONT

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

**National Register of Historic Places
Continuation Sheet**

Section FIGURE Page 22

Hutto Commercial Historic District
Hutto, Williamson County, Texas

East Street ca. 1893, from SW corner of East Street and Front Street (today US Highway 79) looking north toward Farley Street (Courtesy Hutto Heritage Foundation)



East Street ca. 1900, from NE corner of East and Farley Streets looking SW toward Front Street
(Courtesy Hutto Heritage Foundation)



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National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section FIGURE Page 23

Hutto Commercial Historic District
Hutto, Williamson County, Texas

East Street ca. 1900, from intersection of East and Farley Streets looking south toward Front Street
(Courtesy Hutto Heritage Foundation)



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

**National Register of Historic Places
Continuation Sheet**

Section FIGURE Page 24

Hutto Commercial Historic District
Hutto, Williamson County, Texas

101 and 103 East Street in 1892 before the remainder of the block was built



Same buildings, 2010



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

National Register of Historic Places Continuation Sheet

Section FIGURE Page 25

Hutto Commercial Historic District
Hutto, Williamson County, Texas

View showing the seven buildings built in 1893 with the first and last showing identical cornices



Same view 2010



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

National Register of Historic Places Continuation Sheet

Section FIGURE Page 26

Hutto Commercial Historic District
Hutto, Williamson County, Texas

202 Farley Street as the US Post Office



202 Farley Street 2010



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

**National Register of Historic Places
Continuation Sheet**

Section FIGURE Page 27

Hutto Commercial Historic District
Hutto, Williamson County, Texas

203-205 East Street ca. 1920



203-205 East Street 2010



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National Register of Historic Places Continuation Sheet

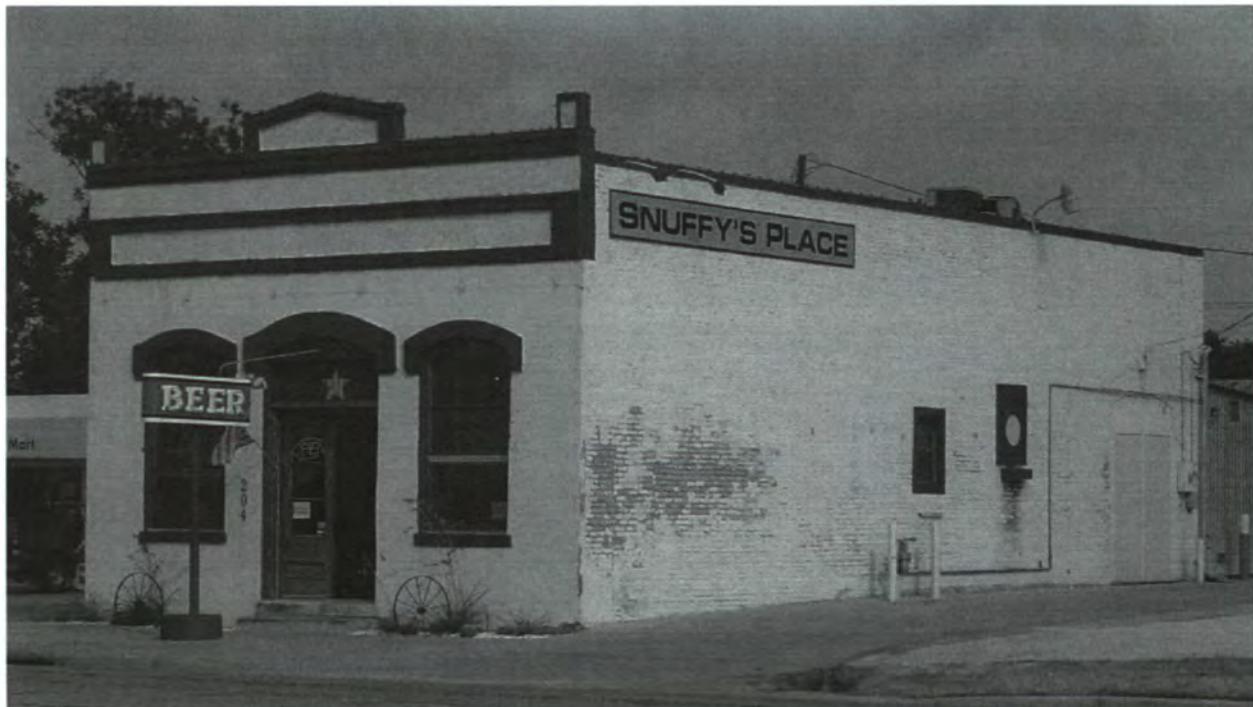
Section FIGURE Page 28

Hutto Commercial Historic District
Hutto, Williamson County, Texas

204 US Highway 79 (historically 204 Front Street), date unknown



2010



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

**National Register of Historic Places
Continuation Sheet**

Section PHOTO Page 29

Hutto Commercial Historic District
Hutto, Williamson County, Texas

Photographs

All photographs by Andreea Hamilton
October 2010

Photo 1
100 block of East Street (west side)
Northeast oblique
Camera facing southwest

Photo 2
101 and 103 East Street
Southeast oblique
Camera facing northwest

Photo 3
200 block of East Street (west side)
Southeast oblique
Camera facing northwest

Photo 4
200 block of East Street (west side)
Northeast oblique
Camera facing southwest

Photo 5
101 East Street (Property 1)
East elevation
Camera facing west

Photo 6
103 East Street (Property 2)
East elevation
Camera facing west

Photo 7
105 East Street (Property 3)
East elevation
Camera facing west

Photo 8
107 East Street (Property 4)
East elevation
Camera facing west

Photo 9
109 East Street (Property 5)
East elevation
Camera facing west

Photo 10
111 East Street (Property 6)
East elevation
Camera facing west

Photo 11
113 East Street (Property 7)
East elevation
Camera facing west

Photo 12
115 East Street (Property 8)
East elevation
Camera facing west

Photo 13
117 East Street (Property 9)
Northeast oblique
Camera facing southwest

Photo 14
202 Farley Street (Property 10)
Southeast oblique
Camera facing northwest

Photo 15
203/205 East Street (Property 11)
East elevation
Camera facing west

Photo 16
204 U.S. Highway 79 (Property 12)
Southeast oblique
Camera facing northwest

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Hutto Commercial Historic District
NAME:

MULTIPLE
NAME:

STATE & COUNTY: TEXAS, Williamson

DATE RECEIVED: 6/24/11 DATE OF PENDING LIST: 7/20/11
DATE OF 16TH DAY: 8/04/11 DATE OF 45TH DAY: 8/09/11
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 11000515

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 6-4-11 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in
The National Register
of
Historic Places

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

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

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



HUTTO DENTAL

GERMANIA

INSURANCE

MORRIS & MORRIS AGENCY

FAX: 377-1377

Hutto Commercial Historic District
Hutto, Williamson Co. TX
photo 1



Creative Touch
INTERIORS & GIFTS

RETAIL OR OFFICE
FOR RENT
759-1038

101-A

Hutto Commercial Historic District
Hutto, Williamson Co. TX
photo Z



TEX-MEX

CAFE

Hutto Commercial Historic District

Hutto, Williamson Co TX

3



TEXAN
CAFE

Hutto Commercial Historic District
Hutto, Williamson Co. TX
Photo 4



101-A

RETAIL or OFFICE
FOR RENT
759-1088

Hutto Commercial Historic District
Hutto, Williamson Co. TX
photo 5

Creative Touch
INTERIORS • GIFTS

RETAIL OR OFFICE
FOR RENT
759-1088

Capital Investors, Inc.
Investment  Johnson

105A

Hutto Commercial Historic District
Hutto, Williamson Co., TX
photo 6

Capital Graphics, Inc.
Graphic Design
Photography
Promotional Products



105 S
Main Street

Hair Designs by
Jesselyn
846-6451

Hair Design

105 S Main Street

Hutto Commercial Historic District
Hutto, Williamson Co. TX
photo 7



Hutto Commercial Historic District
Hutto, Williamson Co. TX
photo 8



O'Barr Rosi

ROB TORE

CAR WASH

TPN-357

Hutto Commercial Historic District
Hutto, Williamson Co. TX
photo 9



Hutto Commercial Historic District
Hutto, Williamson Co. TX
photo 10



Hutto Commercial Historic District
Hutto, Williamson Co. TX
Photo 11

Hutto Professional Building

HUTTO
DENTAL

DR. J.J. BULGERIN, D.D.S.
DENTIST
846-2468

JOHNSON
BUILDING

Edward G. Schmidt
BANCROFT & SCHMIDT
739-3377
Gloria W. Schmidt
REASOR
739-3464

105

DENTIST



Hutto Commercial Historic District
Hutto, Williamson Co. TX
photo 12



EAST

Hutto Commercial Historic District
Hutto, Williamson Co. TX
Photo 13

FLORIST
846.1777

1012



Hutto Commercial Historic District
Hutto, Williamson Co. TX
photo 14



BLOCK



HOWDY'S

FOOD BEER

WEEKLY ENTERTAINMENT

CLOSED

HOWDY'S

WINE & DINE

GREAT KINOGOPIKE

Hutto Commercial Historic District
Hutto, Williamson Co. TX
photo 15



BEER

SNUFFY'S PLACE

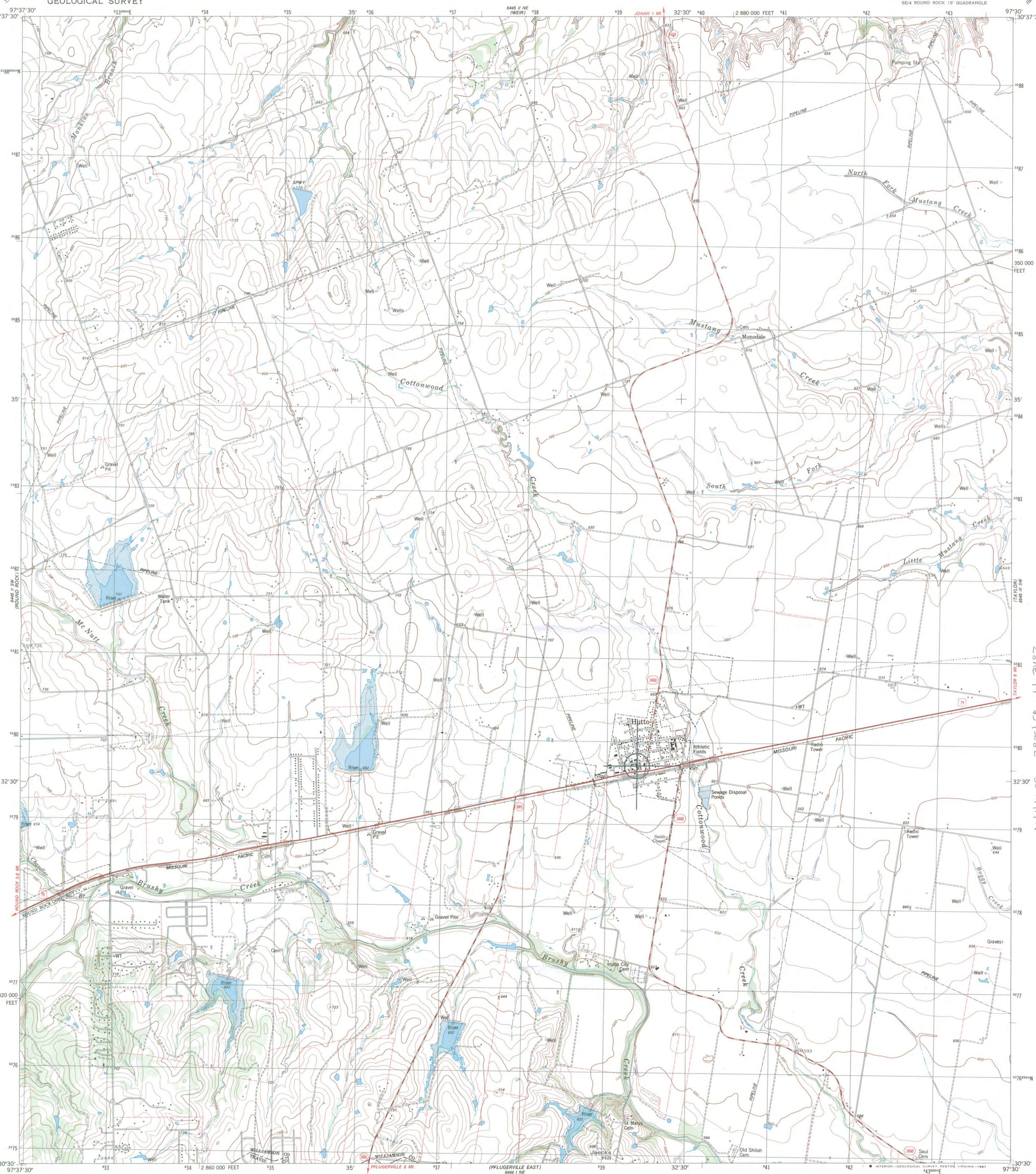
Food Mart

Hutto Commercial Historic District
Hutto, Williamson Co. TX
photo 16

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

HUTTO QUADRANGLE
TEXAS
7.5 MINUTE SERIES (TOPOGRAPHIC)
SE/4 ROUND ROCK 15' QUADRANGLE

666 NW
(GEORGETOWN)
RANGER)



Hutto Commercial Historic District
Hutto, Williamson County, TEXAS
Zone 14 639328 E 3379914 N

Mapped, edited, and published by the Geological Survey

Control by USGS and NOS/NOAA

Topography by photogrammetric methods from aerial photographs taken 1974. Field checked 1975. Revised from aerial photographs taken 1985. Field checked 1986. Map edited 1987

Projection and 10,000-foot grid ticks: Texas coordinate system, central zone (Lambert conformal conic) 1000-meter Universal Transverse Mercator grid, zone 14 1927 North American Datum

To place on the predicted North American Datum 1983 move the projection lines 17 meters south and 27 meters east as shown by dashed corner ticks

Fine red dashed lines indicate selected fence lines

UTM GRID AND 1983 MAGNETIC NORTH DECLINATION AT CENTER OF MAP DIAGRAM IS APPROXIMATE

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22029
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

SCALE 1:24 000
0 1000 0 1000 0 1000 0 1000 0 1000 FEET
1 0 1 0 1 0 1 0 1 0 KILOMETER
CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929



QUADRANGLE LOCATION

ROAD CLASSIFICATION
Primary highway, hard surface
Secondary highway, hard surface
Unimproved road
Interstate Route
U.S. Route
State Route

HUTTO, TEX.
SE/4 ROUND ROCK 15' QUADRANGLE
30097-E5-TF-024

1987

DMA 6445 II SE-SERIES V882

TEXAS HISTORICAL COMMISSION
real places telling real stories



TO: Linda McClelland
National Register of Historic Places

FROM: Gregory W. Smith, National Register Coordinator
Texas Historical Commission

RE: Hutto Commercial Historic District, Hutto, Williamson County, Texas

DATE: June 15, 2011

- The following materials regarding the Hutto Commercial Historic District are submitted:

<input checked="" type="checkbox"/>	Original National Register of Historic Places form
<input type="checkbox"/>	_ Resubmitted nomination
<input type="checkbox"/>	Multiple Property Documentation form
<input type="checkbox"/>	_ Resubmitted form
<input checked="" type="checkbox"/>	Photographs printed from digital files
<input checked="" type="checkbox"/>	Gold CD with TIFF photograph files
<input type="checkbox"/>	Photographs printed from negatives
<input checked="" type="checkbox"/>	USGS map
<input type="checkbox"/>	Correspondence
<input type="checkbox"/>	Other:

COMMENTS:

- SHPO requests substantive review (cover letter from SHPO attached)
- The enclosed owner objections (do) (do not) constitute a majority of property owners
- Other:

