

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM



1. NAME OF PROPERTY

HISTORIC NAME: Waco Downtown Historic District
OTHER NAME/SITE NUMBER: N/A

2. LOCATION

STREET & NUMBER: Roughly bounded by Mary Avenue, S. 14th Street, Columbus Avenue, and S. University Park Dr.
CITY OR TOWN: Waco ☐ VICINITY ☐ NOT FOR PUBLICATION
STATE: Texas CODE: TX COUNTY: McLennan CODE: 309 ZIP CODE: 76702

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.)

Mark Wolfe State Historic Preservation Officer
Signature of certifying official / Title

12/19/11
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
☐ See continuation sheet.

Edson H. Beall
Signature of the Keeper

Date of Action

2-3-12

5. CLASSIFICATION

OWNERSHIP OF PROPERTY

x	PRIVATE
x	PUBLIC - LOCAL
x	PUBLIC - STATE
x	PUBLIC - FEDERAL

CATEGORY OF PROPERTY

	BUILDING
x	DISTRICT
	SITE
	STRUCTURE
	OBJECT

NUMBER OF RESOURCES WITHIN PROPERTY

CONTRIBUTING	NONCONTRIBUTING	
168	68	BUILDINGS
0	1	SITES
0	0	STRUCTURES
0	0	OBJECTS
168	69	TOTAL

NUMBER OF CONTRIBUTING RESOURCES PREVIOUSLY LISTED IN THE NATIONAL REGISTER: 8

NAME OF RELATED MULTIPLE PROPERTY LISTING: N/A

6. FUNCTION OR USE

HISTORIC FUNCTIONS: (see continuation sheet 6-5)

CURRENT FUNCTIONS: (see continuation sheet 6-5)

7. DESCRIPTION

ARCHITECTURAL CLASSIFICATION:

LATE VICTORIAN: Queen Anne; MODERN MOVEMENT: Moderne, International Style

LATE 19TH AND EARLY 20TH CENTURY REVIVALS: Classical Revival, Late Gothic Revival, Mission/Spanish Colonial Revival

LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS: Commercial Style, Chicago

OTHER: One-part commercial block; two-part commercial block; Modern Curtain Wall, No Style

MATERIALS: FOUNDATION CONCRETE, STONE
 WALLS BRICK, STUCCO, WOOD, STONE, CONCRETE, METAL
 ROOF ASPHALT, METAL
 OTHER CAST IRON, METAL /Pressed Tin, GLASS, CERAMIC TILE

NARRATIVE DESCRIPTION (see continuation sheets 7-6 through 7-35)

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HISTORIC FUNCTIONS:

COMMERCE: business, warehouse, financial institutions, specialty store, department store, professional, restaurant
GOVERNMENT: courthouse, post office / federal building, city hall, government office, fire station, correctional facility
AGRICULTURE / SUBSISTENCE: processing, storage
INDUSTRY / PROCESSING / EXTRACTION: manufacturing facility, communications facility
DOMESTIC: hotel, single dwelling, multiple dwelling, secondary structure
SOCIAL: meeting hall
RELIGION: religious facility, church school
EDUCATION: school
RECREATION AND CULTURE: theater, opera house, sports facility
TRANSPORTATION: road-related (vehicular)

CURRENT FUNCTIONS:

COMMERCE: business, warehouse, financial institutions, specialty store, department store, professional, restaurant
GOVERNMENT: courthouse, post office / federal building, city hall, government office, fire station correctional facility
INDUSTRY / PROCESSING / EXTRACTION: manufacturing facility
DOMESTIC: single dwelling, multiple dwelling, secondary structure
SOCIAL: meeting hall
RELIGION: religious facility, church school
EDUCATION: school, college
RECREATION AND CULTURE: theater, museum
TRANSPORTATION: road-related (vehicular)
VACANT

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NARRATIVE DESCRIPTION

The Waco Downtown Historic District is the center of city's central business district and former industrial sector. It contains a high concentration of properties that represent significant aspects of the commercial, cultural, and architectural development of Waco from the late nineteenth century to the present day. The buildings within the district range from modest twentieth-century brick commercial buildings to some of the region's finest examples of multi-story office buildings, hotels, educational facilities, and fraternal lodges.

As the seat of McLennan County, a nineteenth-century trading post, and a waypoint on the Chisholm Trail, Waco became part of a vast system of trade and transportation dependent to a large degree on its proximity to the Brazos River. This access to easy river crossings and fertile agricultural lands contributed to Waco's early development. The original townsite was concentrated along the banks of the Brazos, and building was limited to the few blocks surrounding the Public Square, where the first McLennan County Courthouse was erected in 1850. In the years before the Civil War, Waco prospered as a center of cotton production and distribution; this boom encouraged development to the southwest, southeast, and northwest of the original townsite. Progress slowed during the 1860s, but in 1870, Waco developers erected a Roebling-designed suspension bridge across the Brazos. This bridge was the first all-weather crossing of the Brazos, and thus provided a major economic boon for the small town. A devastating fire occurred within downtown shortly after the bridge's completion, and by 1871, Waco (encouraged in part by the future profitability of the bridge) had launched a major renewal campaign. As a part of this effort, downtown Waco's original wood-frame buildings – or their burnt remnants – were replaced with brick buildings oriented around the square, including a new McLennan County Courthouse. By 1873, Waco was comprised of approximately eleven blocks that included the city's most important commercial, civic, religious, fraternal, and educational institutions. The railroad came to Waco in 1872, and the town expanded to include a thriving industrial corridor along its northeast and southeast edges. Within two decades, Waco embraced major new industries, including the Artesian Manufacturing and Bottling Company (maker of Dr. Pepper) and a burgeoning tourism trade. Despite this diversification, cotton production – and its associated infrastructure – remained at the heart of Waco's economy; this was supplemented in the twentieth century by the expansion of educational institutions, healthcare facilities, and by the first World War, military installations. Waco's historic fabric was significantly impacted by a tornado in 1953, which destroyed nearly 400 buildings city-wide. Even today, open areas and vacant lots are present in the downtown district; these stand as a reminder of the disastrous event and of lost history. A range of significant economic endeavors (and natural disasters) have defined Waco's physical form and development patterns, both of which remain evident in the exiting Downtown Historic District.

The district is composed of 237 buildings and sites, of which 169 are contributing and 68 are noncontributing; eight buildings are individually listed on the National Register of Historic Places. Approximately 70% of the properties within the Waco Downtown Historic District are one and two-part commercial block buildings constructed of brick. Other property types include six two-part vertical blocks, four stacked vertical blocks, five temple-front properties, and six central blocks with wings. Architectural styles represent those most common during the late nineteenth and early twentieth centuries, including Classical Revival, Gothic Revival, Spanish Colonial Revival, and Moderne. While the earliest extant contributing building dates to 1887 (Sturgis House, Property #160) and the most recent building dates to 2011 (Property #10), the majority of the resources within the district were constructed between 1900 and 1959 (83%, or 197 properties). Construction, alterations, and modernization occurred throughout the period of significance (1885-1962), and reflect the changing physical needs and aesthetic preferences of the commercial, industrial, and institutional establishments present within the district. Alterations are typical of those made to many commercial properties in the middle decades of the twentieth century, and reflect the city's continued economic vitality and recognition of national

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architectural trends. Despite alterations, contributing properties retain the character-defining features necessary to convey a visual sense of the historic environment of downtown Waco.

The district is composed of approximately fifty-one blocks, roughly bounded by the Brazos River on the northeast, Mary Avenue and railroad tracks on the southeast, Fourteenth Street to the southwest, and Columbus Avenue on the northwest (MAP-1). A small discontinuous zone of the district surrounds the 1936 Municipal Building, once the center of the non-extant Public Square. The district boundaries, including the discontinuous element, are consistent with the concentration of properties that existed historically in Waco. The Waco Downtown Historic District contains sufficient integrity for listing under Criterion A in the areas of commerce, industry, and politics/government, at the local level of significance and under Criterion C in the area of architecture, at the local level of significance.

Geography and Setting

Founded in 1849, Waco is the seat of McLennan County and the economic, civic, and cultural center of the region. At the approximate geographic center of the county, Waco lies on the Brazos River with nearby access to the Bosque River. Waco is located at the intersection of Interstate 35, U.S. Highway Highways 84 and 77, and State Highway 6, ninety miles south of Dallas, and 100 miles north of Austin. The city has long been the transportation hub for the county, and is linked to the rest of the state through roadways and two major railroad lines (the Missouri Pacific and the St. Louis Southwestern). The original town site was platted in 18849 as a grid of blocks facing the south bank of Brazos River, positioned on a level area between Barron's Creek to the northwest and Waco Creek to the far southeast.

McLennan County, established by the Texas legislature in 1850, encompasses 1,041 square miles of land.¹ The area features flat to rolling topography within the Brazos River basin, drained by both the Brazos and the Bosque Rivers. The county is rich in its geological diversity, comprised of both Black Prairie and Grand Prairie lands divided by the Balcones Fault. To the east of Waco, the Black Prairie is characterized by rolling plains, rich soil and dense, tall grass cover. To the west, the Grand Prairie has thin soil layers bedded on hard rock, and a short-grass savanna landscape. The Balcones Fault (and the surface escarpment), which runs through the north-central region of Texas near Waco and along Interstate 35, is covered with juniper wood and forms a climatic barrier between the humid Coastal Plain to the east and the dryer Texas Hill Country climate to the west.² The area's subtropical climate and long growing season (an average of 253 annual days) supports a viable agricultural economy, and during the twentieth century, nearly 80% of the county's land was dedicated to farming. Cotton dominated the county's production from the 1880s to the 1950s; by the 1980s, cotton, corn, oats and wheat became primary crops. In this same period, livestock (including cattle, sheep, and hogs) and livestock products (including dairy and poultry) accounted for 60% of the county's agricultural income.³ By 2009, the county's economy had shifted again, with education and healthcare among the leading industry employers (25%,

¹ U.S. Census Bureau, State and County QuickFacts, "McLennan County, Texas." <http://quickfacts.census.gov>, accessed July 1, 2011.

² Patricia Ward Wallace, *Waco: Texas Crossroads* (Woodland Hills, CA: Windsor, 1983), 10-11.

³ Vivian Elizabeth Smyrl, "MCLENNAN COUNTY," *Handbook of Texas Online* (<http://www.tshaonline.org/handbook/online/articles/hcm08>), accessed July 1, 2011. Published by the Texas State Historical Association.

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including Baylor University and Waco Independent School District). Retail trade (13%) and manufacturing (13%) comprised another large employment sector.⁴

The population of McLennan County in 2010 was approximately 234,906; Waco remains the largest city with an estimated population of 126,217 residents.⁵ Other nearby towns include Crawford, Hewitt, and Robinson. The county is racially diverse, with 59% identified as White / Non-Hispanic, 14% identified as African-American or Black, 24% Hispanic, and 3% identified as Indian, Asian, "other" or "more than one race."⁶ Waco's city population reflects this same demographic mix, with 60% identified as White / Non-Hispanic and 23% as African-American. Baylor University contributes to the cultural diversity of the area, providing a population of nearly 15,000 students.

The core of historic downtown Waco is located on the southwest bank (locally referred to as the west bank) of the Brazos River, on flat ground that gradually slopes upward in the northwest quadrant. The present-day downtown area is bounded by the Brazos River, and three major transportation arteries: Interstate 35; Waco Drive (Highway 84); and Valley Mills Drive (Highway 396). The historic core is within these boundaries. Though major highways offer a route to and around the Downtown Historic District, these are outside the perimeter of the historic core.

Downtown Waco is laid out in a regular grid pattern oriented toward the Brazos River. Within the district, the main transportation routes run parallel or perpendicular to the Brazos. Washington, Austin, and Franklin Avenues northeast-southwest travel, while University Parks (formerly First Street), and Fifth Street provide easy access in the northwest-southeast direction. The intersection of Franklin and University Parks provides a gateway to downtown and an opportunity to cross the Brazos River. In the first half of the twentieth century, this intersection marked the apex of the Public Square, around which many prominent businesses were once arranged. Austin Avenue and Franklin Avenue remain the commercial spine of downtown Waco, a development pattern established as early as 1849. The streets that are perpendicular to the Brazos (such as Washington, Austin and Franklin Avenues) align with automobile bridges and railroad bridges (at Mary and Jackson Avenues) that provide vital river crossings; these include, most notably, the Waco Suspension Bridge (1870; NR 1970) and the Washington Avenue Bridge (1902; NR 1998). Though Waco's site was initially chosen for its access to water and ease of fording the Brazos, the construction of each of these structures provided permanent, reliable transportation that made Waco an even more attractive location for commerce and industry.

The areas immediately surrounding the Waco Downtown Historic District are primarily residential, commercial, or university-related. Many significant historic homes are found within close proximity to the district, particularly along Austin Avenue southwest of 18th Street. These were the homes of some of Waco's most notable businessmen, merchants, professionals and civic leaders such as Madison Alexander Cooper (Cooper House, 1801 Austin Avenue, 1907; NR 1982). The area to the northeast of the district, across the Brazos River and along Elm Avenue, is primarily comprised of small-scale commercial properties once occupied by African-American businesses (and now mostly vacant); these properties played a crucial role in the social and economic development of Waco, but rely on a separate historic context and thus remain outside the scope of the Downtown Historic District.

District Boundaries and Components

⁴ U.S. Census Bureau, "McLennan County, Texas, Population and Housing Narrative Profile 2005-2009." Published by the American Community Survey 2005-2009. <http://factfinder.census.gov>, accessed July 1, 2011.

⁵ U.S. Census Bureau, "McLennan County, Texas, Population and Housing Narrative Profile 2005-2009." Published by the American Community Survey 2005-2009. <http://factfinder.census.gov>, accessed July 1, 2011.

⁶ U.S. Census Bureau, State and County QuickFacts, "McLennan County, Texas." <http://quickfacts.census.gov>, accessed July 1, 2011.

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The Waco Downtown Historic District consists of approximately fifty-one city blocks (forty-three full blocks and eight half blocks); this corridor stretches southward from the Brazos River to Fourteenth Street, and eastward from Columbus Avenue to the train tracks along Mary Avenue (MAP 2). A discontinuous portion bounds the 1936 Waco Municipal Building at Third Street and Austin Avenue, all that remains of the historic Public Square destroyed during the 1953 tornado. The district is primarily commercial, civic, and institutional in character, and facilitates retail, civic, and religious functions. The district also includes five residential properties, representative of the outward reach of Waco's commercial corridor into formerly residential neighborhoods (for example, the Sturgis House, Property #160), and of later twentieth-century residential development (for example, Austin Arms Apartments, Property #122; Columbus Avenue Apartments, Property #205).

The commercial core of Waco, as it developed between the late 1800s and the mid-1950s, is roughly contained within the boundaries of the Downtown Historic District. A second commercial district was developed north of downtown, beyond the river's banks along Elm Avenue. To the southeast, the district is neighbored by industrial facilities (only partially extant) related to Waco's agricultural, building, and manufacturing industries; these have not been included in the Downtown Historic District because of a loss of integrity. The Downtown Historic District is surrounded to the northwest by residential neighborhoods. Commercial development extends beyond the district along Austin and Franklin Avenues, but much of this development occurred sporadically and after the district's period of significance. Further afield on Austin Avenue, southwest of 18th Street, development included residential enclaves of prominent professional, businessmen, and civic leaders.

Development and Building Patterns

The Waco Downtown Historic District represents over a century of continuous commercial and civic development. Though few buildings exist from the settlement's first days, the founders' vision and intentions are evidenced through the city's continued orientation toward the Brazos, extant nineteenth-century plat, unaltered street patterns, and retained street names. Extant buildings and structures illustrate the story of Waco's heyday, particularly the period between approximately 1870 and the mid-1950s. Though Waco was founded in 1849, little visual evidence exists for the antebellum period. However, three bird's eye views (drawings and lithographs) dating to 1873, 1886, and 1892 provide a glimpse of Waco's early built form. Sanborn Fire Insurance Maps offer periodic evidence of the city's growth between 1885 and 1952, and aerial photographs offer a rich understanding of the Waco's twentieth-century form.

Though some of Waco's historic resources have been lost (for example, during the 1953 tornado), the city's consistent patterns of development remain clear and striking. Drawings, maps, photographs and extant buildings illuminate the town's river-front origins; in less than three decades after its founding, Waco began to grow first southward and then westward. Downtown Waco, from its earliest days, was ringed by houses; commercial development gradually supplanted these early residential neighborhoods, and the commercial core expanded outward as each decade passed. By 1873, Waco extended from the Brazos River along Bridge Street (a northeast continuation of Austin Avenue that no longer exists), through the Public Square between Second and Third, and along Austin Avenue to Fourth Street. Franklin Avenue, to the southeast, was nearly equal in its density. These two commercial streets, lined with grocers, wholesalers, and saloons, were ringed by blocks of homes that extended from southeast of Clay, northwest of Columbus, and at least as far southwest as 10th Street (Fig. 1). Though not included in the Downtown Historic District, several homes dating to the second half of the nineteenth century reflect this early period of Waco's history: the Earle-Napier-Kinnard House (begun 1858, 814 South Fourth; NR 1971); the Fort House (1868, 503 South Fourth; NR 1970); the J.W. Mann House (1872, 100

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Mill Street; NR 1972); and the McCulloch House (1866-1872, 407 Columbus Avenue; NR 1972).⁷ The McCulloch House, located just outside the boundaries of the National Register Historic District, is the earliest extant building near downtown.

For Reconstruction-era Waco, the completion of John Roebling and Company's Suspension Bridge (1870) launched a major postwar revitalization. The bridge (located outside of the boundary of the Downtown Historic District) provided a missing connection between the west side of downtown along Austin Avenue and Bridge Street, and the developing northeastern bank. The Suspension Bridge marked both the edge of and the entry to downtown; it was the truncation of a major arterial (Bridge Street and Austin Avenue) along which most of the city's most prominent commercial properties were situated.

Herman Brosius' *Bird's Eye View of the City of Waco* (1873) offers perhaps the best early image of Waco's prosperity in these years. The Suspension Bridge, in the foreground of Brosius' image, remains a prominent feature in the landscape. Beyond the bridge to the southwest, building was concentrated around the one-block radius of Public Square (at Second and Third Streets), and for one block southward along Austin Avenue. Brosius labeled only a few buildings in his view, and these likely served as advertisements for city merchants. The labeled buildings included the McLennan County Courthouse, six churches (listed by denomination), Waco University, Waco Female College, the city mill, the city ice works, Canuteson's Foundry & Machine Shop, Bostwick's Planning Mill, Waco Nursery and the McLaren Livery. The artist captured this view of Waco shortly after a devastating fire had destroyed all of the buildings along what was locally called "Rat Row," the primary commercial area facing onto Bridge Street between First Street and the Public Square. Rat Row had been comprised primarily of wood-frame buildings; images indicate about a dozen modest one- and two-story buildings, vernacular in character. After the 1871 fire, these were rebuilt in brick, a more permanent and substantial material. The brick used for this building campaign, as well the material for the Suspension Bridge, likely came from the brick kilns located on Mill Street (on the northeast bank of the river, clearly depicted in Brosius' view).

A good deal of growth occurred during the decade after the fire, and was aptly depicted in Henry Wellge's 1886 bird's eye view (Fig. 2).⁸ This sketch shows Waco with an estimated population of 14,445, with a dense commercial landscape that stretched from the Brazos River southward along Austin and Franklin Avenues to Eighth Street, between Washington and Jackson. The view shows the far southwest reaches of Waco, though sparsely populated, just beyond Fourteenth Street (the southwestern boundary of the Downtown Historic District). By this date, Waco was home to at least two railroads, and the associated depots and railway bridges are clearly featured in Wellge's 1886 image.

By the mid-1880s, the number and size of industrial properties had increased; their presence in Wellge's view is striking. The concentration of other sizable commercial properties – all constructed in brick – within the historic downtown core is equally remarkable. Wellge's 1886 bird's eye view, alongside the 1885 Sanborn Fire Insurance Map, provide visual evidence of Waco's rise as a cotton production and shipping center, with cotton yards, cotton seed mills, compresses, and Slayden Kirkesy Woolen Mills (est. 1884) all indexed and clearly delineated. These industrial plants were constructed along the banks of the Brazos (both sides), or adjacent to town's two railroad tracks that ran along Mary Avenue and Jackson Avenue. Lodging and leisure facilities multiplied during these years, in part to support the cotton industry. Hotels and saloons were constructed in close proximity either to the Public Square or to the railroad tracks, and

⁷ The Earle-Nappier-Kinnard House, the JW Mann House (East Terrace), the Fort House, and the McCulloch House are owned and operated as house museums by the Historic Waco Foundation, a non-profit organization whose mission is to "collect, maintain, preserve, publish, and interpret the heritage and history of Waco..." For more on the HWF, including a list of the organization's houses, collections and publications, see www.historicwaco.org.

⁸ Henry Wellge, *Waco, Tex. County Seat of McLennan Cty. 1886. Population 16000*. Lithograph. Beck & Pauli, Milwaukee: 1886. Texas Bird's Eye Views Collection, Amon Carter Museum. Digital version, www.birdseyeviews.org.

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were clustered around the depots. During this period, the courthouse was removed from the public square, and the adjoining vacant space was used as a cotton market until the 1930s (Fig. 3). Downtown Waco was home to at least eleven hotels by 1886: the Farmer's Hotel; the Grand Central Hotel; Kirkpatrick Hotel; Lehman Hotel; McLelland Hotel; Pacific Hotel (two locations); Southern Hotel; Taylor Hotel (two locations); and the Union Hotel.

During the 1880s, other industrial plants appeared on the banks of the Brazos, including a soda water factory, a dye works, two flour mills, a foundry and machine shop, a gas works, an oil work and an enlarged brick factory on the east side of the river (James B. Baker Brick). Large warehouses were constructed along Mary Avenue, including the oldest extant building within the Downtown Historic District; this property, historically named Kellum & Rotan Wholesale Grocers, was located at Mary and Fifth and remains clearly visible on both the 1885 Sanborn and Wellge's 1886 view (Property #17B; the building is labeled #3 on Wellge's bird's eye view).⁹ The industrial district along Mary and Jackson was also home to the Texarkana Lumberyard, a competitor to Cameron's Lumberyard at Franklin and Sixth Street, both of whom supplied the much-needed materials to build nineteenth-century Waco.

As clearly delineated in the pictorial evidence, several substantial civic and institutional buildings marked Waco's late-nineteenth century landscape, including a new McLennan County Courthouse (at the corner of Second and Franklin, just off the Public Square), a Post Office, and Paul Quinn College (on the east side of the river, along Elm Avenue). Of particular note is the appearance of new leisure properties, located southwest of the Public Square along Austin Avenue. For example, two opera houses (such as the McLelland Opera) faced onto Fourth Street at Austin Avenue (Fig. 4). Wellge's bird's eye view, and the corresponding Sanborn Maps from 1885 and 1889 show large-scale churches, including Presbyterian, Baptist, Methodist, Hebrew, Episcopal, Catholic, German Evangelical, Norwegian Lutheran, and "Colored" congregations. Most of these churches, regardless of denomination, were constructed just beyond the commercial core of Waco (for example on Washington or Columbus Avenues) at the convergence of business and residential districts. Residential properties surrounded this core, and these dwellings appear more numerous, larger, and more refined than homes pictured in the 1873 bird's eye view.

By 1892, Waco had become the sixth largest city in Texas, ranked behind San Antonio, Dallas, Houston, Galveston and Austin. The city's productive cotton market had stimulated a construction boom; the resulting dramatic change to Waco's physical form was clearly captured in A.L. Westyard's bird's eye view from 1892.¹⁰ By this last decade of the nineteenth century, Austin, Franklin and Washington Avenues were crowded with one- or two-story (some larger) brick buildings to Ninth Street, with residential neighborhoods depicted beyond this street and southward to 18th Street. Far on the horizon, the West End, Providence University, Arwell Heights and the Aurora Additions are shown in plat form, though with no structures apparent. Westyard's 1892 view, rendered in striking color, shows the juxtaposition of red-brick and brown wood-frame buildings; this concentration of brick buildings along Austin and Franklin exists to this day. Westyard's color image dramatically depicts plumes of black smoke rising from the factories along Waco's southeastern edge – proof of Waco's industrial growth and prosperity. In this image, the new two-story brick City Hall and Jail graces the center of the Public Square, with its southward-facing clock tower. Church spires punctate the skyline, and large houses dominate Waco's close-in residential neighborhoods. The Reservation, Waco's Red Light District, is clearly visible as an enclave of small wood-frame houses along Barron's Branch Creek (northwest of Washington Avenue). Public parks, such as Waco Driving Park and Padgett's Park (that housed the city Natatorium and newly-

⁹ Kellum & Rotan Wholesale Grocers was constructed ca. 1885, and for most of its history, was a two-story brick building. It is believed that the second story was destroyed during the 1953 tornado. The building still stands, but only with one story. It is now part of the Dr. Pepper Museum Complex.

¹⁰ A.L. Westyard, *Waco, Texas, 1892*. Chicago: Shober & Carqueville Lithographic Co. Texas Bird's Eye Views Collection, Amon Carter Museum. Digital version, www.birdseyeviews.org.

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discovered hot artesian well) became part of Waco's landscape. Waco's infrastructure had improved by the turn of the century, as is evidenced by the conversion of mule-drawing trolleys to electric (with the tracks delineated on the bird's eye view). These depictions, along with Sanborn Maps (nineteen map sheets in 1889, and a remarkable fifty-three sheets in 1899) demonstrate a consistent pattern of development that focused on the re-construction of deficient structures, infill of previously vacant or underbuilt lots, replacement of dwellings with commercial buildings, and general southward expansion of the commercial core.

By 1899, Waco had grown to an estimated 38,000 residents, and had extended outward in a two-mile radius from the Public Square.¹¹ The northernmost city limits were re-drawn to include East Waco, the local term for the development across the Brazos. The new boundary ran along the banks of the Brazos (across the river from downtown), up the Katy railroad tracks to just beyond the intersection of Elm Ave and Church Street. The southernmost limit was drawn at 22nd Street. Waco had expanded to include the Original Town plat, and at least nineteen additions within the city limits, including Chamberlain, Burleson, Reynold's, Fink's, Conger's, Cohea's, Ginocchio's, West End, Glenwood, Bell, Ross, Connor's, Edgefeld's, and East Waco additions Riverside (partial), Railroad, Renwick, White's, Nelson Beall's, and MS Renwick's (Fig. 5). Lots southwest of Fifth Street were still designated as numbered Farm Lots (though these had long been developed as homes and businesses).

For the next two decades, as historic images and Sanborn Maps suggest, Waco's development was characterized more by improvement than by outward expansion. Commercial development continued to occur within the historic core of downtown, primarily between the river and Fourteenth Street. Older buildings were replaced with new edifices, and the overall trend was to build big. Between 1900 and 1929, at least eighty buildings were constructed within the Downtown Historic District; this represented the largest building boom yet to occur in Waco's history (this would be surpassed in the postwar decades).

Notable civic and educational buildings were constructed during these first two decades of the twentieth century. Of particular note was the erection of a new McLennan County Courthouse, designed in 1902 by J. Reily Gordon with SC Dodson. The new courthouse was removed from the Public Square and constructed on Washington Avenue (Property #185), thus permanently altering the primacy of county government buildings within the townscape. Among the other monumental buildings designed in these years were the Waco High School (1911, Property #211), and The 1913 Waco Theater (now the Waco Hippodrome, Property #102).

Large-scale commercial and industrial buildings were given a good deal of design attention during the first two decades of the new century. The Artesian Manufacturing and Bottling Company, with its 1906 building at Fifth and Mary, created both an architectural landmark and a new home for the soft drink Dr. Pepper (Property #17). The city saw the construction of its first tall fireproof buildings: the ALICO Building in 1911 (Property # 143, 22 stories); the Raleigh Hotel in 1914 (Property #130, 10 stories); the Praetorian Building in 1915 (Property #79), 7 stories); the Stratton Building in 1921 (Property #104, 5 stories); the Liberty Building in 1923 (Property # 141, 9 stories); and the Roosevelt Hotel in 1928 (Property #82, 12 stories). Waco's large-scale warehouses and industrial buildings, many of which remain intact to the present day, were also added: Higgenbotham Hardware in 1911 (Properties #8 and #9, 3 stories); Herrick Hardware and Wholesale in 1912 (Property # 7, 3 stories); Meadows Wholesale in 1912 (Property #6, 3 stories); Behrens Drug in 1913 (Property #11, 4 stories); Waco Dry Goods in 1918 (Property #19, 4 stories); Texas Fireproof Storage in 1923 (Property #26, 4 stories); and Waco Drug Company in 1925 (Property #18, 4 stories).

Perhaps the most significant change in Waco's physical fabric was the appearance of high-style architecture, much of which was produced by local architects. First among these was Milton W. Scott. Born in 1872, Scott was raised by a master shipbuilder. His family moved to Waco from New Orleans in 1881, where Scott would later work as an

¹¹ This radius is estimated from Sanborn Fire Insurance Map, 1899, sheet 0a.

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apprentice carpenter and draftsman. Scott, with various partners, is credited with the design of the Artesian Manufacturing Plant (1906, Property #17A, with Glenn Allen; Fig. 6), the Rotan Wholesale Grocers (believed to be additions to Property #17B, with Roy Lane), Waco High School (Property #211, 1911, with T. Brooks Pearson), Waco Drug (Property #18, 1925, with Pearson), The Goldstein-Miguel Company store (no longer extant, with Pearson + Dean), McDermott Motors (Property #167, 1928), the Roosevelt Hotel, the First Baptist Church (1906), First Lutheran Church, Church of Christ Scientist, the Masonic Temple (Property #146, 1914), and Temple Rodef Sholem (1910, at 924 Washington, no longer extant).¹²

Property Types

The Waco Downtown Historic District is comprised of 237 resources; these are primarily related to the commercial, educational, civic, or religious development of the city from 1885 to approximately 1965. Though the district contains few extant buildings from the nineteenth century, development patterns and evolving architectural trends are discernable, and suggest a lasting cohesive character within the city's commercial core. The property type classification system applied to this historic district is based upon the apparent original function or use of the resource, and categorization is consistent with the statewide historic context "Community and Regional Development in Texas, 1690-1945." Properties are classified according to six broad types with related subtypes. These historic resources are discussed within the following narrative in descending order of typological frequency. These include: general commercial properties (188 properties), with the subtype of lodging-related and automobile-related commercial (18 properties); institutional (26 properties) with subtypes of civic (13 properties), religious (10 properties), educational (3 properties); industrial, including warehouses (14 properties); general residential (7 properties); transportation or utility-related infrastructure (1 property); and one uncategorized ruin (1 property).

Type: Commercial

The most common type of historic resource within the Waco Downtown Historic District is related to general commercial activity. This functional property type, with its subtypes (18 auto-related properties and 3 lodging-related properties), comprises approximately 80% of the total resources surveyed. Waco's commercial district includes a wide range of buildings, with differing size, scale, massing, and stylistic influence. Many of the buildings in the downtown area, regardless of composition or stylistic influence, share several important character-defining features. Of these, glazed storefronts, pronounced bay divisions, and modest cornices or parapets produce the greatest sense of visual continuity. Full-façade awnings suspended from iron rods are also present, as are transom windows above these awnings. Evidence of these predominant features remains, although many of the historic awnings have been replaced and many of the transoms have been altered or covered. Other decorative motifs repeated throughout Waco's commercial district include corbelled denticular cornices (made of brick), and a few intact cast iron storefronts.

Throughout the history of downtown Waco, building tenants have ranged from dry goods shops, to blacksmithies, to saloons, to department stores (such as Kress, Property #139), to a large headquarters for a life insurance company (ALICO, Property #143). These commercial properties are found throughout the district, but are most densely concentrated along Austin Avenue. More than one-half of the buildings in this area are of one or two stories. The most common cladding material (over 60%) is brick; nearly half of these are unpainted (45%), while the remainder are discernably painted or clad with a thin coat of stucco or plaster. Some buildings feature cut or cast stone, and fewer than

¹² Greaves, B.J., *Milton Scott's Waco*. See also Terry Jo Ryan, Transcript from Radio Interview, "Lane and Scott, Architects of Waco." Baylor University.

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ten feature metal slipcovers (including transom covers). Extant resources reflect various periods of prosperity and change, and many alterations to historic forms occurred during a period of reconstruction directly following the devastating tornado of 1953, or during the urban renewal efforts of the later 1950s and 1960s.

Mid-twentieth century commercial buildings, often a descendant of the one-part commercial block, are also present in large numbers in downtown Waco. This type is characterized by simplification of the overall composition and removal of ornamental features. Many buildings of this type are read as rectangular boxes, often with a predominately horizontal disposition. Buildings of this type can contribute to the historic character of a district if the period of significance extends into mid-century to include the construction date of such properties.

The most common alterations to commercial buildings in Waco are: replacement or covering of historic cladding materials; application of a full-façade slip-cover (often well-designed); replacement of historic awnings; coverage or blockage of historic transoms; and the "modernization" of storefronts in which framed plate glass windows and aluminum-frame plate glass doors replaced the original wood-frame entryways and display windows. In some cases, these alterations do not impact the historic character of the building, and may be understood as part of its architectural evolution.

Waco, like many Texas cities, features a number of significant commercial properties that are specifically related to automobile sales, ownership, repair, or storage. Among these are gas stations, auto sales showrooms, auto repair shops, and parking garages. The gas station is a particularly distinctive type. Before 1950, there were at least ten filling stations within Waco's commercial core, though few of these survive intact today. The gas station as a property type has evolved a great deal since gasoline was first available as a canned product in general stores. The gas station as a purpose-specific building began as a simple "filling station" that first appeared in 1906 in St. Louis, Missouri, and grew to a large-scale facility that could house multiple auto- and travel-related services. By the late twentieth century, filling stations and gas stations were combined with service bays, cafés, convenience stores, retail establishments, and truck stops. The development of gas stations in Texas followed nationwide trends, though varied according to region and the design influence of oil and gas companies (or independent operators). The extant gas stations in Waco's Downtown District no longer function as gas stations; still, these are important reminders of perhaps the most common automobile-related commercial property type within the city. These stations reflect an era that required frequent distribution of gas and frequent car maintenance – needs that have disappeared with the reliability and fuel efficiency of later twentieth-century automobiles. These stations are significant for their type and plan, style, materials, and location (particularly on corner lots within the commercial districts).

The evolution of the gas station as a building type has been laid out by John Jakle and Keith Sculle in *The Gas Station in America*, and more recently by W. Dwayne Jones in *A Field Guide to Gas Stations in Texas*.¹³ The dominant types of stations are: the drive-up or curbside station; shed; house; house with canopy; box; box with canopy; oblong box; oblong box with canopy; oblong box with drum; one-part commercial block gas station; two-part commercial block gas station; and programmatic or mimetic (or "themed"). Several of these types are represented in Waco's historic district, particularly concentrated along the southern reaches of Franklin Avenue. The station at 12th Street and Austin Avenue (Property #125) is of particular note; this was the site of an earlier filling station in the 1920s, and the current building (an oblong box with canopy) was completed ca. 1947 and remains intact (Fig. 7). This station represents a significant national trend in which stations no longer featured hip or gable roofs or historically-inspired architectural details of the previous three decades, but – perhaps in line with the growing interest in modern architecture and the International Style – the gas station became a flat-roofed rectangular box with little ornament and large expanses of plate glass. These boxes were clad with a number of different materials, including stucco or brick (painted according to company's signage and color

¹³ Jones, W. Dwayne. *A Field Guide to Gas Stations in Texas*. Austin: Texas Department of Transportation, 2003.

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scheme), terra cotta, and in the 1940s and 1950s, white porcelain enamel (with colored, horizontal stripes along the cornice line that could distinguish the brand of gasoline sold at the otherwise uniformly designed station).

Type: Institutional

Institutional buildings, designed for use as churches, fraternal houses, schools, or civic-governmental functions, are a particularly dominant feature of Waco's architectural landscape. The Downtown Historic District contains 26 institutional properties, with functional subtypes relating to civic (13 properties), religious (10), and educational services (3). As is typical of the type, Waco's churches, schools, and government buildings are monumental in scale and represent a community's finest architectural endeavors. The significance of these buildings is related to their visibility and dominance within the community's landscape. Each of these – from the McLennan County Courthouse (Property #185) to the Austin Avenue United Methodist Church (Property #119) to the Masonic Grand Lodge Temple (Property #212) – is notable for its aesthetic qualities as well as an association with educational, cultural or spiritual components community development. In addition to their primary function, for instance as a school or church, institutional buildings often accommodate community meetings, social functions, cultural activities, and civic meetings (such as city council or school board meetings). In Waco, as is typical in smaller communities throughout Texas, the construction of large-scale institutional buildings came long after the town's founding date; here, institutional buildings that survive date to the first decade of the twentieth century. Most of the extant institutional buildings represent the second, third, or even fourth iteration (such as the County Courthouse), as many of the first generation of purpose-specific institutional buildings, much like the first generation of commercial buildings, have been destroyed by conflagration or by the institution's need to enlarge or modernize its original facilities. Extant institutional buildings in Waco particularly reflect an increased access high-quality construction materials, and an attention to refined architectural design ideas. While earlier nineteenth century buildings may have reflected vernacular sensibilities, by the 1920s, nationwide trends toward historical revivals (specifically Neoclassical and Gothic) began to influence local institutional buildings.

The McLennan County Courthouse, designed by J. Gordon Reily, ranks among Waco's most important institutional or civic buildings. Unlike many courthouses across Texas, this example (completed in 1902) is located on the edge of the commercial core, and is not the focal point of the district. This orientation is not new, as the original town of Waco was planned around a Public Square, the center of which was the City Hall. The nineteenth century courthouses (adjacent to the Square) held a prominent position at the northeast corner of this square before its relocation to Washington and Fifth Street. Until the mid-1950s, Waco was oriented around the Square and its City Hall, perhaps suggesting a hierarchical priority of city government over county government. The Square and most of its historic buildings – with the exception of the 1936 City Hall – were destroyed by the 1953 tornado. The character of the Square is no longer apparent; still the Courthouse remains removed from the center of town.

Waco's Downtown Historic District holds a particularly rich stock of religious buildings, specifically churches (six within the district, and numerous others ringing the commercial area outside the district boundaries). In Waco, churches offer a model of architectural accomplishment. Built to house religious services and related activities, these sanctuaries (and their related service buildings) were centers of social and cultural activity. These buildings were usually funded by their congregations, and remain some of the most impressive works within the historic district. Church groups commonly demolished their original buildings, or appended new facilities in order to accommodate growing congregations or changing functions. High-style architectural influences are apparent in most churches in Waco, and fall into two broad stylistic categories: Neoclassical and Gothic Revivals.

The Classical Revival reached its first height between 1780 and 1830 (the year Greece gained its independence), with Greek Revival experiencing its first surge in the United States between 1825 and 1860. Between 1900 and 1940, American architecture again revisited classical stylistic idioms, applying them widely to buildings as diverse as banking

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houses, churches, and private residences. Church construction in particular was on the rise between 1900 and 1927, when the annual sum for nationwide church building rose from \$55 million to \$179 million.¹⁴ Although Neoclassicism declined in popularity around 1920 (and then experienced a mid-century resurgence), numerous examples are still found in the western portion of the United States after this date. Grand building programs of the WPA, Texas governmental buildings, and churches continued to feature classical styling. Twentieth-century Neoclassical buildings are often simply composed and highly dignified, expressing monumentality through the simplest of materials and limited architectural elements such as columns, pilasters, and pediments. Brick was particularly popular as a construction material during this time, complimented by wood or concrete columns. Churches categorized as examples of Neoclassical often have square or cross plans with facades that are symmetrical in composition. Several express the temple-front form, with classically inspired porticoes on one or more elevations. Window openings are rectangular in shape and often have flat arched lintels with keystones. A dominant example of this subtype is the Columbus Avenue Baptist Church (1907, Property #204). The original sanctuary was remodeled in 1924 and again in 1950; the complex now includes an Education Annex and Children's Building (1955), both in a complimentary neoclassical revival style.

The presence of Gothic Revival churches in Waco reflects the influence of European churches constructed during the middle ages, as interpreted through the eastern United States during the second half of the nineteenth century. The American version of the English Gothic revival, as championed by Richard Upjohn and James Renwick, found a place in the western parts of the country near the turn of the century. Examples in Waco include the Central Christian Church, now the Mighty Wind Worship Center at Tenth and Washington (1925; Property #155), and the Austin Avenue Methodist Church (1925, Property #119) (Fig. 9)

Unlike churches, Waco's schools were generally built with public funds. Historically, schools were located adjacent to or within residential neighborhoods to facilitate easy access. Busing only became a popular transportation option after the Depression. Schools as a type are generally free-standing structures within larger complexes that contain ancillary structures such as gymnasias, and ample space for playground facilities. Most schools have rectangular or U-shaped plans with a broad central hall from which classrooms radiate. The façade is often symmetrical in organization and have double hung windows with wood sashes or metal casement windows. Typically, ornamentation is spare with stone or cast stone coursing and some embellishment suggestive of style surrounding the entry, windows and atop the parapet. As is the case in the Waco School District, "modernized" and expanded facilities often replaced historic schools that were often executed in period revival styles (such as the neoclassical façade of Waco High School, Property #211) and composed of multi-level rectangular blocks. In many examples built toward the second half of the twentieth century, schools were reduced to sprawling single story compositions (with the exception of the gymnasium) with little to no architectural detailing. Facades dating to this period were generally symmetrical around an axis centering on the entryway. Fenestration patterns are regular, and reflect the location and size of the classroom spaces on the interior. Brick is a common material used for surface cladding. Gymnasias are often spectacular expressions of the possibility of large open spans, often supported by laminated wood, steel or concrete ceiling joists. The Waco High School (Property #211), completed in 1911, is typical – though certainly of the finest quality – of education-related buildings constructed within the city (Fig. 10). Though the High School no longer serves as a public institution (it has been rehabilitated as loft living), it aptly represents the value of education and quality of institutional architecture typical of Waco.

Waco's Downtown Historic District contains perhaps the most significant civic buildings within the city. The range of civic or governmental properties includes buildings that were designed to function as a federal building, county courthouse, city hall, jail, police department, fire station, public library, or other public-civic service applications. Government properties in Waco are generally grand in size and scale, and often display high-style architectural influence.

¹⁴ Rifkind, Carole. *A Field Guide to American Architecture*. New York: New American Library, 1980: 157.

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These, unlike many commercial properties, are often attributable to a specific architect. In Waco, these resources range greatly, from the McLennan County Courthouse and Annex (Property #185 and 186), to the Waco Municipal Building (Property #1; Fig. 11), to the United States Post Office and Federal Courthouse (Property #45). Architectural styles employed include Neoclassical Revival, Art Deco, and Mission / Spanish Colonial Revival. Significance of these specific resources is tied to the areas of political and governmental influence, and, in most cases, to architectural achievement. Typical alterations to governmental buildings in Waco include additions to accommodate expanding needs or ADA access, replacement of original windows (often with non-operable energy-efficient models), replacement of original doors, and interior reconfigurations.

Type: Industrial

In communities where agriculture or manufacturing comprised a significant portion of the local or regional economy, specific types of related industrial properties have emerged over time. Although purely functional, this building type had significant economic and visual impact on the development of Waco. The major subtypes of industrial buildings that are most common in Waco (and across Texas) are related to the petroleum and natural gas industry, or to agricultural production including grain and cotton, and ranching.¹⁵

The industrial buildings type is defined first by its function, and second by the way in which the structure or building has been designed to accommodate this function. The exteriors of industrial buildings are characterized by utilitarian design, simplicity of construction, and use of humble materials. These buildings can be both small and large scale, and can be free-standing or part of a larger complex. Industrial buildings take a variety of forms, and can be understood in terms of character-defining features such as the overall form, plan, roof structure, or materials. Secondary features include constituent parts, location, architectural details, signage, and related equipment (for example, conveyor belts or loading chutes). Embellishment is generally limited to public areas of industrial buildings, such as the entryway, business office or reception area. Common construction techniques for industrial properties are simple wood, metal frame, or concrete frame; the type is often clad with metal such as tin or corrugated aluminum. Interior characteristics vary widely, and include specialized rooms and machinery or equipment; many of these interior resources will no longer be extant.

In Waco, most historic industrial buildings are located adjacent to the railroad along Mary and Jackson Avenues, and were historically used either to support the local agricultural economy through the processing of grain and cotton, to support the local construction industry (in the case of the historic Lumber Yard adjacent to the railroad track just beyond the district boundaries), or to accommodate rail service (Fig. 8). Industrial buildings in Waco frequently retain suggestions of specialized equipment, loading docks, or railway spur lines. Of particular note in this historic district are a number of concrete-frame, brick clad warehouses that share the same tectonic nature and aesthetic. Among these are Texas Fireproof Storage (Property #26; Fig. 12), Waco Drug (with the concrete frame visible from the east elevation, Property #18), Behrens Drug (with the concrete frame visible from the east, Property #11), and Herrick Hardware and Wholesale (now Hammond Industries, Property #7). A number of smaller-scale industrial buildings were constructed beyond the rail corridor; these tend to display lighter massing, refined proportions, and finer materials. McDermott Motors (Property #167, NR 2004), designed by Milton W. Scott, is an example of such a building, and suggests a refinement of detailing typical of Scott's work in the late 1920s.

¹⁵ For a complete assessment of industrial properties, see Dase, Amy. *A Field Guide to Industrial Properties in Texas*. Austin: Texas Department of Transportation, 2003.

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Type: Residential

The Waco Downtown Historic District contains seven dwellings. While the majority of this district is non-residential in nature, these properties represent a dominant mixed-development pattern present in Waco since the 1870s. During periods of rapid expansion, new construction would often replace existing buildings. As Waco's commercial core expanded southward and westward, dwellings were often demolished and replaced with other building types. In a few instances, such as in the Downtown Historic District, individual historic homes have survived despite the destruction of their original surrounding neighborhoods.

Stylistic influences in Waco follow national architectural trends. During Waco's period of significance these included Gothic Revival, Italianate, Second Empire, Stick, Queen Anne, Shingle, Richardsonian Romanesque, Folk Victorian, Colonial Revival, Neoclassical Revival, Tudor Revival, Beaux-Arts, Mission / Spanish Colonial Revival, Prairie, Craftsman, Modern, Moderne, International Style, Minimal Traditional, and Ranch. Excellent examples of many of these architectural styles are present in Waco's residential neighborhoods, such as Castle Heights to the southwest. Within the Downtown Historic District, only a few of these are represented; these include Folk Victorian, Queen Anne, and Minimal Traditional.

Folk Victorian dominated much of residential building across the United States from approximately 1870 to 1910. This stylistic type is characterized by the presence of Victorian detailing on otherwise simple vernacular or folk forms. Plan types vary, but can include I-house, hall-and-parlor, L-shaped or modified L-shape. Folk Victorian houses often display front-gabled, side-gabled, or pyramidal roofs. Dwellings are generally simple in massing, and restrained in surface treatment. The defining characteristics include symmetrical facades, porches with turned spindle work detailing, jig-sawed trim appended to simple house forms, and cornice-line brackets. The Sturgis House (Property #160), completed in 1887, displays Folk Victorian characteristics.

Queen Anne was a popular style for domestic architecture from approximately 1880 to 1910. Houses are generally L-shaped in plan, or display a modified L-shape. Identifying features of the style include: asymmetrical massing; asymmetrical facades and elevations; steeply pitched and irregularly shaped roofs; patterned shingle cladding; cutaway bay windows; partial-width, full-width, or wrap-around porches; projecting bays windows or towers; and decorative surface detailing. The Carlton Tanner Residence, completed in 1906 (Property #162A, B and C), is eclectic but displays Queen Anne influences.

Minimal Traditional homes were generally constructed in the United States between 1935 and 1950. These residences generally feature simplified forms loosely based on Tudor and Colonial Revival styles from the 1920s and 1930s. Minimal Traditional has been described by McAlester and McAlester (in *A Field Guide to American Houses*) as an economical "compromise style" that simplified the general form of many earlier revival styles to the extent that it became a distinct style of its own. Minimal Traditional houses are generally small (an average of 1,000 square feet), one-story dwellings, with squared floor plans, low-pitched gabled roofs with flush eaves, and little ornamentation. In some instances, the Minimal aesthetic can be continued in a two-story or multi-family dwelling. Cladding can be wood (weatherboard siding), brick, stucco or a mixture of materials. Alterations often include replacement of original siding with asbestos shingles, or an expansion of the original floor plan toward the rear of the house. This style is represented by the two-story Payne Residence, completed in 1940 (Property #163).

The Downtown Historic District contains two multi-family dwellings that do not engage a particular architectural style. Both are simple in plan, massing, and detailing. Like much of Waco's historic fabric, these buildings are clad in unpainted brick. Both dwellings, which historically functioned as boarding houses or apartment buildings, are vernacular in character, and feature no specific stylistic influences. The former Hardin Apartments (now Austin Arms, Property #122; Fig. 13), constructed in 1923 display a massing and fenestration patterns common in commercial buildings. The

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Columbus Avenue Boarding House (Property #205, now part of the Columbus Avenue Baptist Church), constructed in 1924 is similarly lacking in stylistic influence.

Type: Transportation, Communications or Utility-Related

As Texas became more heavily populated in the late nineteenth- and early twentieth- centuries, private entities began to provide services that vastly improved the infrastructure of towns and cities. These properties fall into broad categories, and include buildings, structures and objects. Utility-related infrastructure includes drainage systems, utility systems, substations, water towers, and transfer buildings. Transportation-related infrastructure can include streets (including brick paving surfaces), sidewalks, bridges, overpasses, railroad tracks, and related structures. While these resources existed historically in Waco, many are no longer extant or have been relocated outside of the boundaries of the historic district.

Of particular note in Waco are two communications buildings, also classified as subtypes of commercial properties. Communications services were limited in the first decades of Waco's existence. The earliest telephone exchanges opened in Galveston and Houston in 1878, with wide spread availability coming in the 1880s. Automated service arrived in some areas as early as 1903. Direct dial was available by 1921, even in many rural areas (where service was restricted to party line). Telephone exchanges did not differ substantially from general commercial structures, and services were often provided from within an existing property. By the 1950s, telephone exchanges became obsolete, but regional and national companies such as Bell Telephone (Southern Bell / Southwestern Bell) began to build purpose-specific buildings in many towns. These were generally architectural derivatives of one-part commercial blocks, predominately rectangular and often with a flat roof and little to no architectural embellishment. In Waco, the two Telephone Buildings at Eighth Street and Washington represent the type of building erected by communications providers (Fig. 14). The earliest of these, the Texas Telephone Company Exchange Building was completed in 1916, and differs little from its surrounding commercial neighbors. This Telephone Building was supplanted in 1948 by the Southwestern Bell Telephone Company (now the McLennan County Archives, Property #148), which typically displayed the bunker or vault-like character of communications facilities (Fig. 15).

Property Types by Construction History and Architectural Type

One-part and two-part commercial buildings are well distributed within the Waco Downtown Historic District, with an equal representation of each type. Approximately 35% (83) of all the buildings in the district can be classified one-part commercial blocks, with two-part commercial blocks representing an equal 35% (84) of the building stock. Other building types include 4 stacked vertical blocks, 6 two-part vertical blocks, 1 three-part vertical block, 6 central blocks with wings (including the Columbus Avenue Baptist Church Children's Building, Property #203), and 5 temple-front buildings (such as Bank of America, Property #88).

Functional typologies include 8 warehouses and industrial buildings, 3 gas stations, and 7 automotive sales or service-related buildings. One-story buildings are the most common within the district, with 81 examples; there are 30 one-and-one-half story buildings, 73 two or two-and-one-half story buildings, 30 three-story buildings, 8 four-story buildings, 4 five-story, 2 seven-story, 2 nine-story, 1 ten-story, 2 eleven-story, and 2 twelve-story; the ALICO Building (Property #143) remains the tallest building in Waco, at twenty-two floors. There are 4 structures within the historic district, including carports that originally served as automotive sales facilities.

Of the 237 properties extant within the Waco Downtown Historic District, the majority was constructed between 1900 and 1960, with only a few instances of new construction; alterations to existing properties have continued throughout the period of significance. The earliest extant building is a residential property dating to 1887 (Sturgis House,

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Property #160), and the earliest commercial is the Kellum & Rotan Wholesale Grocers, dating to 1885 (though it has been extensively altered; Property #17B). Approximately 2 properties were built between 1881 and 1890, and 2 between 1890 and 1899. Between 1900 and 1909, an estimated 8 buildings were constructed. This number climbed to 27 produced between 1910 and 1919, and 45 between 1920 and 1929. A remarkable 35 new buildings were complete during the Depression years of 1930 and 1939, and 29 more appeared between 1940 and 1949. Approximately 53 new buildings were constructed between 1950 and 1959, more than in any previous decade. The tornado damaged hundreds of buildings within the district, and after 1953, in addition to rebuilding efforts, many façades were extensively repaired or renovated.

Approximately 21 buildings were completed between 1960 and 1969, during the final decade of the period of significance. Only 15 buildings have been constructed within the district since 1970, and only 3 of these within the last five years. These construction statistics offer strong evidence that Waco's historic core aptly represents the district's period of significance (1885-1962), and though alterations have been made, it remains intact.

Property Types and Stylistic Influences

Buildings within the Waco Downtown Historic District display a rather limited array of architectural styles. The majority of buildings within the district are modest in design, typical of commercial buildings from the twentieth century. Historic parapets and cornices, which might have displayed Classical, Italianate or other stylistic influences, are either no longer intact (many were damaged or removed by the 1953 tornado) or were never present. Styles prevalent within the district include the following:

Richardsonian Romanesque:

- Artesian Bottling (#17A), Milton W. Scott, 1907

Mission / Spanish Colonial Revival:

- United States Federal Courthouse and Post Office (#45), 1937
- Former Bus Station (#105, 106, 107), ca 1940
- Brazos Funeral Home (#156), 1925
- Central Fire Station #13, with Tower (#199B), 1932

Neoclassical Revival

- Waco Tribune Herald (#48), ca 1950
- Bank of America (#88), ca 1927
- National City Bank Building (#92), 1916
- Stratton Building (#104), 1921
- First Federal Savings and Loan Association (#118), 1959
- Waco High School (#211A), Milton W. Scott, 1911 (classified for National Register nomination as Beaux-Arts)

Gothic Revival

- Presbyterian Church (#116A), 1912 with 1947 additions
- Austin Avenue United Methodist Church (#119), RH Hunt, 1925 (with additions 1944 and 1956)
- Waco High School Gymnasium (#211B), Milton W. Scott, 1924

"Chicago" Style

- Praetorian Building (#79), C.W. Bulger & Co., 1915 (described as such for National Register nomination)

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Moderne

- Coca Cola Bottling Company (#123), 1939

International Style

- 522 Austin Avenue (#91), ca 1940
- 608 Austin Avenue, (#94), 1940
- 700 Austin Avenue (#97), 1956
- 811 Washington (#177), 1955

Methods for Survey

Properties within the Downtown Historic District were initially surveyed as part of the 2008 Historic Resources Survey of Commercial Properties in Waco.¹⁶ As part of this field preliminary investigation, over 300 resources were recorded in the downtown commercial zone in an area roughly bounded by the Brazos River on the north, Jackson Avenue on the east, Fourteenth Street on the south, and Columbus Avenue on the west. These surveyed resources reflect the range of properties constructed in Waco from the period of the city's founding to approximately 1965. The consulting architectural historian (hereafter, the consultant) identified this area as a potential historic district, and further evaluated its potential in 2009 as part of the "Statement of Historic Context: Non-Residential Historic Properties, Waco, Texas."¹⁷

The initial survey effort for this project began in July 2008. The windshield survey began with an initial inspection of the project area to characterize resources within the proposed district and to finalize plans for the more detailed survey effort. Field notes were abbreviated, as more detailed information was to be collected during the research phase and the intensive survey. The windshield survey enabled the consultant to determine the general character of the buildings, choose representative buildings and structures, and become familiar with the layout of the urban spaces. After the completion of the windshield survey and an examination of historic Sanborn Fire Insurance maps, the consultant met with staff from the Texas Historical Commission to discuss the proposed district and boundaries. The THC's National Register Coordinator, Greg Smith, approved the consultant's initial recommendations for the proposed district and boundaries.

During August and September 2008, the consultant began the intensive survey; data from this initial survey was fully updated in March 2011 to ensure accuracy and to facilitate the final evaluation for National Register purposes. The survey provided physical descriptions for each property, a photographic record, and a basis for preliminary determination of architectural significance. Further archival research was conducted in 2009 and 2011 (see below) to allow the consultant to establish significance in other areas, such as associations with historical events, trends, groups or individuals. Special attention was paid to features of each property that might reflect these various types of association.

The first task of the intensive survey involved creating a field survey map of the proposed historic district. To assist with this effort, the City of Waco Planning Department provided the consultant with building footprint maps and aerial maps. The City of Waco also provided a block and lot map, which gave visual confirmation of both the physical location and legal description for each property. The legal description was confirmed by staff at the City of Waco and this identifying data was later compiled into an Excel spreadsheet (titled "Historic Resources Inventory").

¹⁶ See Monica Penick, "Historic Resources Survey of Commercial Properties in Waco," 2008. On file with City of Waco.

¹⁷ See Monica Penick, "Statement of Historic Context: Non-Residential Historic Properties, Waco, Texas," 2009. Sponsored by Historic Preservation Office, City of Waco and the Texas Historical Commission Certified Local Government Program. On file at the City of Waco and the Texas Historical Commission.

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With the map completed, the consultant then divided the survey area into units, generally consisting of one city block. The consultant surveyed each unit on foot, and assigned a project inventory or property number to all buildings, structures, sites and objects; these numbers were keyed to the field map. She then drew the footprint of each building onto the field map (confirmed with the aid of the aerial photographs), and indicated the location of objects, landscape elements on the same map. The consultant next recorded architectural descriptions and all other survey information in writing on a standardized survey form developed in consultation with the THC. The form included the following information: current name of the property or business housed at each address; historic names of the property; street address or other locational information; legal description; resource type; landscape or site features; function; construction date (actual or estimated); names of the architect and builder, when known; possible threats to the property; level of integrity; historic designations (RTHL, NR, etc.); and a physical description of the property's exterior.

In accordance with National Register guidelines, the consultant documented only the exteriors of buildings and the surrounding landscape; interiors of a number of buildings were inspected to a limited degree, in order to identify significant features. Each property was then photographed in color with a high-resolution digital camera. All photo data were recorded on the survey forms and correlated with the digital images. The field map, field survey data and photographs were then compiled into an Excel spreadsheet and project binder (in digital form) that served as a reference tool during the course of the project.

After the completion of the field survey, the consultant conducted archival research to provide a basis for understanding the district's historical development and significance. Field assessments were substantiated through this research process, including construction dates, modifications, and historic functions. The consultant made a concerted effort to establish the development of the district by comparing the current physical appearance of each property to documented buildings from Waco's Sanborn Fire Insurance Maps (dating from 1885, 1889, 1899, 1926, 1950, and 1952); this allowed for verification of construction dates, additions or alterations. Dates of construction were further substantiated through records (where available) at the McLennan County Tax Assessor's Office, and in various archival sources. Historic and aerial photos from various dates were also used to check the physical appearance of buildings within the district. Photographs, historic postcards and other visual material available through the Texas Collection at Baylor University proved useful in documenting the construction dates and historic form of numerous buildings, as well as demolitions and renovations that occurred after the 1953 tornado and during Urban Renewal (1956-1960s).

Methods for Evaluation: Contributing / Noncontributing Properties and Integrity

With the resource survey completed, the consultant began to evaluate each property for its ability to contribute to the historic character of the proposed National Register district. The goal of this phase of the project was to collect, compile, analyze, and synthesize all architectural data and historical information necessary to understand each resource within the context of the historic district. Each property within the Downtown Historic District was designated as Contributing or Noncontributing, based on its individual integrity, and its ability to convey the historical significance of the district as a whole.

To support a comprehensive understanding of Waco's historic resources, and to support the drafting of Section 8 of the National Register nomination the consultant developed a "Statement of Historic Context for Non-Residential Historic Properties" (2009).¹⁸ The history, in narrative form, defined broad "patterns or trends in history by which a specific occurrence, property, or site is understood and its meaning (and ultimately its significance) within prehistory or

¹⁸ Ibid.

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history is made clear.”¹⁹ The context was based upon on extensive research focused on the community’s history and inhabitants, and on data relating to McLennan County and the surrounding region. It further identified influential individuals, groups, and organizations that have impacted local development and local culture – and whose impact would be represented in the extant physical fabric of the city. The major themes addressed within the Statement of Historic Context were: economic development and general commerce; agriculture and ranching; industry and manufacturing; military activity; communications; transportation systems and infrastructure; utilities systems; education; religious communities; public services (libraries and hospitals); immigration patterns and demographics; social and cultural activities (including social and fraternal organizations); recreation and entertainment; community development; and broad architectural trends.²⁰

Research was conducted with reference to these guiding themes, and by utilizing a variety of primary and secondary sources gathered to support the project. The consultant first examined all existing histories of Waco, with focus on the most relevant resources such as: Dayton Kelley’s *The Handbook of Waco and McLennan County, Texas* (1972); Patricia Ward Wallace’s *Waco: Texas Crossroads* (1983) and *Waco: A Sesquicentennial History* (1999); Roger N. Conger’s *Waco: A Basic History* (1984); *The Handbook of Texas*; and Eric Ames’ recently published book *Images of America: Waco* (2009). These secondary sources were all deemed reliable, and a synthesis of these has provided the foundation for the historical overview portion of the narrative that follows. Next, the consultant examined vertical files at The Texas Collection and other archival sources located at the Center for American History. These repositories yielded a rich cache of historic bird’s eye views, newspaper clippings, historic photographs, personal correspondence, government reports, student research, business records, and oral histories that have augmented previously published accounts of the history of Waco. Public records, such as deeds, tax records, census data, and Sanborn Maps further established the physical character of Waco over time.

The final step in the evaluation phase of the project involved compiling all available data into narrative form, and using this narrative as a basis for the analysis of each property within the district. Survey data was considered alongside Historic Context, and with special attention the specification factors unique to Waco’s physical development.

Contributing / Noncontributing

Contributing properties are generally constructed during the period of significance (1885-1962). A contributing property must maintain a moderate to high degree of integrity; these properties do not need to remain unaltered from their original form, and it is recognized that commercial buildings commonly are changed to accommodate change in use or change in consumer taste. Common changes include the recladding of exteriors (including painting brick), the replacement of original windows and storefronts, the removal of historic awnings, and the removal architectural details. A few buildings have additions, both minor and major.

Noncontributing properties detract or do not complement the character of the historic district. These properties often impact the overall appearance of a given streetscape, and in many cases are not compatible in size, scale, massing, setback, design language, or materials. Noncontributing buildings may be of recent construction, may have been completed outside of the period of significance, or may be historic-age buildings that no longer maintain integrity. In the case of the later, drastic alterations often include modifications that render the building beyond recognition as historic. These include major additions or removal of historic components, extreme change in cladding materials, change in

¹⁹ *National Register Bulletin 16B: How to Complete the National Register Multiple Property Documentation Form*. U.S. Department of the Interior, National Park Service Interagency Resources Division, 1991 (11).

²⁰ See Penick, “Statement of Historic Context for Non-Residential Historic Properties, City of Waco,” December 2009.

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fenestration patterns, and slip-covering of an entire façade. Many of these alterations might not individually render a property noncontributing, but additively or collectively might impact a property's ability to convey the district's historic or architectural significance.

Integrity within the District

Individual properties within the district were evaluated using an established set of criteria for National Register purposes. These criteria allowed the consultant to visually examine each property according to the same standards, and to evaluate the degree of integrity present for each. The National Park Service (NPS) defines integrity as a property's ability to convey its historic significance. The NPS has established seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. In order to be a contributing member of a historic district, a property must demonstrate that it has retained most aspects of integrity, and particularly those aspects of integrity that are most important to a given property or district.

Integrity of location, setting, association and design are the most important considerations for Waco's downtown commercial district. The individual components of design, materials and workmanship are considered in terms of hierarchical importance and visual impact. Commercial building facades are considered as two parts: the lower section consisting of the storefront, and the upper section consisting of either the upper part of a one-part commercial block (containing cornice, parapet, etc.) or the full second, third and any subsequent floors of taller buildings. The following components were examined and aided in the determination of a building's contributing or non-contributing status: materials used on the ground floor; materials used on the upper portion or upper floors; fenestration patterns on the ground floor; fenestration patterns on the upper floors; entryway; configuration of overall storefront components, including awnings and canopies; cornice; parapet; architectural ornament and detailing; overall massing, composition and form.

The alteration of historic fabric over time is common and expected, particularly in commercial districts where there was an economic pressure to "modernize" or otherwise improve public-use facilities. When alterations are made within the district's period of historic significance and remain sensitive to the historic character of the individual property and the district as a whole, these changes do not detract from a resource's integrity. Often, entire city blocks have undergone the same types of alterations or modernizations, such as the replacement of original historic wooden display windows with larger metal-framed plate-glass windows. Widely implemented changes in architectural features can in fact demonstrate developmental patterns that are in themselves historically significant for the community; this is particularly relevant in the city of Waco as it changed significantly after the devastation of the 1953 tornado. When alterations are made outside of the period of significance (for instance, remodeling completed within the last fifty years), these changes were carefully evaluated to ensure that they have retained the greatest amount of historic fabric (or have replaced historic materials with an acceptable substitute), and in general have remained sensitive to the historic character of the individual property and the district as a whole.

Many of the resources within the district have undergone alterations such as the reconfiguration of original façade bays, the replacement or infill of original windows, doors and storefronts, the replacement or removal of historic awnings or the support systems for these awnings, the replacement or removal of historic materials, or the application of non-historic façade treatments such as metal slip-coverings. These alterations are common, and often do not detract from the overall historic character of a resource. The cumulative effects of such changes were evaluated for each resource and these changes do not automatically render a building non-contributing. Buildings that exhibited changes to a majority of the character-defining features or had irreversible alterations were considered noncontributing even if these buildings retained integrity of setting, feeling and association. Reversible alterations, such as the replacement of original windows or cladding material, were evaluated in terms of their visual impact. As is often the case, smaller resources cannot withstand

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numerous alterations (reversible or not) and still retain their historic character. Larger, more substantial properties can undergo a number of physical alterations, such as the replacement of historic windows or the replacement of the ground floor storefront, and still retain integrity of design because other significant features such as bay delineation, cornice line and parapet remain intact. Functional industrial buildings were considered primarily in terms of location, association, setting, feeling and design footprint, as the very nature of these building types necessitates frequent change in materials, and workmanship. Character-defining features for industrial buildings were determined in accordance to "A Field Guide to Industrial Properties in Texas," authored by Amy E. Dase and published by the Texas Department of Transportation in May 2003.

Despite varying construction dates, architectural styles, and alterations to historic fabric, the district is unified by its cohesive sense of scale, siting, and functional type. The district as a whole aptly represented the history of Waco's commercial activity. The proposed district boundaries contain a high concentration of historic properties that remain intact, and there are a few examples of infill architecture that disrupt the feeling and setting of the district. The properties within the district reflect aspects of the historical development of the downtown commercial district from the late 1800s to the present, including the devastating effects of the 1953 tornado, the subsequent rebuilding efforts, and the urban renewal projects that began as early as 1959. Buildings less than 50 years of age were considered non-contributing.

Inventory for Waco Downtown Historic District

= Inventory Number; Date= Construction Date; C = Contributing; N= Noncontributing

#	Address	Name	Date	Style	Type	Status
1	300 Austin	Waco Municipal Building / Waco City Hall	1936	Commercial	Temple Front	C
2	200 S. University Parks	Warehouse	1928	Commercial	2-part Commercial	C
3	210 S. University Parks	Buzzard Billy's	1926	Commercial	2-part Commercial	C
4	214 S. University Parks	Machine Shop	1926	Commercial	1-part Commercial	C
5	215 S. University Parks	Amelia's / Bangkok Royal	1946	Commercial	2-part Commercial	C
6	115 Mary	Wild West / former Meadows Wholesale	1912	Commercial	2-part Commercial	C
7	220 S. 2nd	Holiday Hammond / former Herrick Hardware & Wholesale	1912	Commercial	2-part Commercial	C
8	215 S. 2nd	former Higgenbotham Hardware / McLendon Hardware	1911	Commercial	2-part Commercial	C

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#	Address		Name	Date	Style	Type	Status
9	220	S. 3rd	Ninfa's (and other businesses) / former Higgenbotham Hardware / McLendon Hardware	1911	Commercial	2-part Commercial	NC
10	400 blk	S. 4th	vacant	2011	n/a	Under Construction	NC
11	219	S. 4th	Behrens Lofts / former Behrens Drugs	1913	Commercial	2-part Commercial	NC
12	215	S. 4th	40 Thieves	1920	Commercial	2-part Commercial	C
13	413	Mary	garage, Behrens Lofts	1956	n/a	Carport	NC
14	215	S. 4th	garage	1920	n/a	Carport	NC
15	416	Mary	Clifton Upholstery Co /former Cooper Co Wholesale	1954	Industrial	Industrial	C
16	418	Mary	Clifton Upholstery Co /former Cooper Co Wholesale	1939	Commercial	2-part Commercial	C
17A	300	S. 5th	Dr Pepper Museum / former Artesian Manufacturing and Bottling Company	1906	Richardsonian Romanesque	2-part Commercial	C
17B	324	S. 5th	Dr. Pepper Museum, annex / former Shear Co. Wholesale; Kellum & Rotan Wholesale Grocers	1885-89	Romanesque; Commercial	1-part Commercial	NC
18	225	S. 5th	Insurors Southwestern Building / former Waco Drug Company	1925	Industrial	2-part Commercial	C
19	214	S. 6th	Gradel Printing / former Waco Dry Goods, Wood Mfg.	1918	Industrial	Industrial	C
20	n/a	S. 7th	ruin	1950	Ruin	Ruin / Site	NC
21	228	S. 8th	Morrison Supply	1961-62	Commercial / Midcentury	1-part Commercial	C
22	900 blk	Mary	Cox Publications	1978	Industrial	Industrial	NC
23	1001	Mary	vacant	1950	Industrial	Industrial	C
24	218	S. 11th	vacant	1920	Commercial	1-part Commercial	C
25	214	S. 11th	vacant	1920	Commercial	1-part Commercial	C
26	225	S. 11th	Texas Fireproof Storage	1923 / 1948	Industrial	Industrial	C
27	212	S. 12th	Warehouse	1948	Industrial	Industrial	C
28	300	Franklin	Wells Fargo	2010	n/a	Other	NC

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#	Address		Name	Date	Style	Type	Status
29A	414	Franklin	Nelson's	1932	Commercial	2-part Commercial	C
29B	416	Franklin	Buzze's Music	1932	Commercial	2-part Commercial	C
30	420	Franklin	Barnett's Pub	1925	Commercial / Midcentury	2-part Commercial	C
31	422	Franklin	Lacy Walter Building	1920; 1955	Commercial / Midcentury	1-part Commercial	C
32	210	S. 5th	Clancy Building	1913	Commercial	2-part Commercial	C
33	500	Franklin	EOAC	1915	Commercial	2-part Commercial	C
34	209	S. 5th	[none]	1987	Commercial	1-part Commercial	NC
35	506	Franklin	Law Offices	1915	Commercial	2-part Commercial	C
36	508	Franklin	First Pentecostal Church	1955	Commercial / Midcentury	1-part Commercial	NC
37	512	Franklin	EOAC Community Programming	1987	Commercial	1-part Commercial	NC
38	n/a	n/a	DEMOLISHED	n/a	n/a	n/a	n/a
39	700	Franklin	Waco Labor Temple / Texas AFT	1910	Commercial	2-part Commercial	C
40	704	Franklin	David Hopperstein Rentals	1915	Commercial	2-part Commercial	C
41	710	Franklin	Operation Crisis	1955	Commercial	2-part Commercial	C
42	712	Franklin	vacant	1950	Commercial	1-part Commercial	C
43	720	Franklin	Filling Station	1926	Gas Station	Gas Station	C
44	210	S. 8th	Fred & Wally's Inc	1940	Commercial	1-part Commercial	NC
45	800	Franklin	United States Courthouse / US Post Office	1937	Mission / Spanish Colonial Revival	Other	C
46	900	Franklin	Tribune Herald	1950	Commercial	1-part Commercial	C
47A	900	Franklin	Tribune Herald	1950	Commercial	2-part Commercial	NC
47B	900	Franklin	Tribune Herald	1968	n/a	Canopy	NC
48	902	Franklin	Tribune Herald	1950	Classical Revival	Enframed Block	C
49	906	Franklin	Healer Office Supply	1954	Commercial	1-part Commercial	C
50	910	Franklin	Tribune Herald	1940	Commercial	1-part Commercial	C
51	922	Franklin	Neighborhood Works Waco	1924	Commercial	2-part Commercial	NC
52	1004	Franklin	Screen Tex Graphics	1948	Commercial	1-part Commercial	C
53	1010	Franklin	MAACO	1986	Commercial	1-part Commercial	NC
54	1020	Franklin	Automotive Hoppenstein	1959	Commercial	1-part Commercial	NC
55	1100	Franklin	Waco Automotive Glass Center	1961 ca.	Commercial	1-part Commercial	C
56	1118	Franklin	vacant	1939	Commercial	1-part Commercial	C
57	1118	Franklin	vacant	1939	Commercial	2-part Commercial	NC
58	1120	Franklin	vacant	1960	Commercial	1-part Commercial	NC

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#	Address		Name	Date	Style	Type	Status
59	1122	Franklin	Schmidt Engraving	1939	Commercial	1-part Commercial	NC
60	1124	Franklin	Schmidt Engraving	1939	Commercial	1-part Commercial	C
61	1126	Franklin	Schmidt's Stationery Store	1965	Commercial / Midcentury	1-part Commercial	NC
62	1224	Franklin	Waco Habitat ReStore	2003	Industrial	Industrial	NC
63	1300	Franklin	B&B Athletic	1951	Commercial / Midcentury	1-part Commercial	C
64	1300	Franklin	B&B Athletic [w/addtn]	1951 / 1999	Industrial	Industrial	C
65	1320	Franklin	Four Star MFG Co.	1926	Commercial	1-part Commercial	C
66A	1326	Franklin	Reggy Detail	1958	n/a	Carport	C
66B	1326	Franklin	Reggy Detail	1958	Commercial	1-part Commercial	C
66C	1326	Franklin	Reggy Detail	1958	n/a	Carport	C
67	1225	Franklin	Bird-Kultgen Automotive	1946	Commercial	1-part Commercial	C
68	1201	Franklin	vacant	1950	Gas Station	Gas Station	C
69	1206	Austin	[none]	1946	Commercial	1-part Commercial	C
70	1125	Franklin	Ambold's / former filling station	1930	Gas Station	Gas Station	NC
71A	1024	Austin	The Oak Lodge Motor Inn	1965	Motel	Motel	NC
71B	1024	Austin	The Oak Lodge Motor Inn, office	1965	Motel	Motel	NC
72	1005	Franklin	Auto Design	1940	Commercial	1-part Commercial	C
73	1001	Franklin	Hoppenstein Building	1940	Commercial	1-part Commercial	NC
74	929	Franklin	Brooks	1925	Commercial	1-part Commercial	C
75	913	Franklin	Franklin Professional	1925	Commercial	2-part Commercial	C
76	907	Franklin	W Promotions / former Central Motors	1925	Commercial	2-part Commercial	C
77	717	Franklin	Texas Youth Commission Parole	1946	Commercial	1-part Commercial	NC
78	625	Franklin	Kirkpatrick & Witt	1939	Commercial	2-part Commercial	C
79	601	Franklin	Praetorian Building	1915	Chicago	Stacked Vertical	C
80	500	Franklin	Waco ISD	1973	Commercial	Stacked Vertical	NC
81	401	Franklin	City of Waco	1957	Commercial	Other	NC
82	400	Austin	The Roosevelt / Hilton Hotel	1928	Commercial	2-part Vertical	C
83	500	Austin	5th Street Ice House	1930	Commercial	2-part Commercial	C
84	504	Austin	Attorneys at Law	1930	Commercial	2-part Commercial	C
85	506	Austin	The Hub	1930;1955	Slip cover	1-part Commercial	NC
86	508	Austin	vacant	1930;1955	Slip cover	1-part Commercial	NC
87	512	Austin	Bank of America	1927	Slip cover	Temple Front	NC

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#	Address		Name	Date	Style	Type	Status
88	514	Austin	Bank of America	1927	Classical Revival	Temple Front	C
89	518	Austin	[none]	1927 / 2010	Commercial	2-part Commercial	NC
90	520	Austin	Treff's Bar and Grill	1930	Commercial	2-part Commercial	C
91	522	Austin	Loan Express	1940	International Style	2-part Commercial	C
92	528	Austin	Butler Bail Bonds, Black & Assoc. / former National City Bank	1916	Classical Revival	2-part Commercial	C
93	600	Austin	Bloomingal / former Waco Hotel	1925	Commercial	2-part Commercial	NC
94	608	Austin	Cocina / Walon Wabi Sabi	1940	International Style	2-part Commercial	C
95	612	Austin	Texas Health and Human Services	1920	Commercial	2-part Commercial	C
96	618	Austin	Cameron Trading Co / former Wm. Cameron Offices	1911	Commercial	2-part Commercial	C
97	700	Austin	[none]	1956	International Style	2-part Commercial	C
98	706	Austin	[none]	1956; 1920	Commercial	1-part Commercial	NC
99A	708	Austin	[none]	1920	Commercial	2-part Commercial	C
99B	710	Austin	[none]	1920	Commercial	2-part Commercial	C
100	712	Austin	Keton Art Gallery	1918	Slip cover	2-part Commercial	NC
101	714	Austin	Perry Furniture / Office Plus	1958	Slip cover	1-part Commercial	NC
102	724	Austin	Waco Hippodrome	1913	Spanish Colonial Revival	2-part Commercial	C
103	104	S. 8th	[various businesses]	1952	Commercial / Midcentury	1-part Commercial	C
104	800	Austin	Stratton Building / The Art Center	1921	Classical Revival	Stacked Vertical	C
105	804	Austin	It's Personal / former Bus Station	1940	Spanish Colonial Revival	1-part Commercial	C
106	806	Austin	Loans / New York Clothiers / former Bus Station	1940	Spanish Colonial Revival	1-part Commercial	C
107	808	Austin	Uniforms / Alterations / Former Bus Station	1940	Spanish Colonial Revival	1-part Commercial	C

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#	Address		Name	Date	Style	Type	Status
108	826	Austin	Sleeper Building / Dubois Furniture & Appliance	1931	Commercial	2-part Commercial	C
109	900	Austin	National Lloyd's Building / Former Waco Medical Arts	1930	Commercial	2-part Vertical	C
110	906	Austin	W Promotions / former Central Motor Company	1925	Commercial	2-part Commercial	C
111	920	Austin	WBC Furniture	1925	Commercial	1-part Commercial	C
112	924	Austin	JC's Automotive	1925	Commercial	1-part Commercial	C
113	930	Austin	Waco Printing and Supply	1952	Commercial / Midcentury	1-part Commercial	C
114	1002	Austin	Waco Printing and Supply	1938	Commercial / Midcentury	1-part Commercial	C
115	1014	Austin	Home Town Printing	1945	Commercial / Midcentury	1-part Commercial	C
116A	1100	Austin	First Presbyterian Church	1912	Gothic Revival	Church	C
116B	1100	Austin	First Presbyterian Church, annex	1950	Other	Church	C
117	1124	Austin	Heart of Texas Region MHMY / Human Development Facility	1947	Commercial	2-part Commercial	NC
118	1224	Austin	First Federal Savings & Loan Assoc.	1959	Classical Revival	Temple Front	C
119	1300	Austin	Austin Avenue United Methodist Church	1925 / 1944; 1956	Gothic Revival	Other	C
120	1325	Austin	Carrier Heating and Cooling	1960	Commercial / Midcentury	1-part Commercial	NC
121	1319	Austin	Beauty Secrets Salon	1948	Commercial	1-part Commercial	NC
122	1301- 1307	Austin	Austin Arms Apartments	1923	Commercial	Residential-MF	C
123	1201	Austin	Coca Cola Bottling Company / Dwight's Discount Vacuum	1939	Moderne	2-part Commercial	C
124	1201	Austin	Coca Cola [internally connected addtn]	1970	Slip cover	2-part Commercial	C
125	1125	Austin	Perales Brother Auto	1947	Gas Station	Gas Station	C
126	1029	Austin	Reed's Flowers	1935	Commercial	1-part Commercial	C
127	1023	Austin	Continental Finance	1935	Slip cover	1-part Commercial	NC
128	1017	Austin	vacant	1925	Slip cover	1-part Commercial	NC
129	1013- 1015	Austin	Favorite Finance / vacant	1925	Commercial	1-part Commercial	C

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#	Address		Name	Date	Style	Type	Status
130	801	Austin	Raleigh Hotel / State of Texas	1914	Chicago	Stacked Vertical	C
131A	729	Austin	The Palladium / former Sedwick Building	1898	Commercial	2-part Commercial	NC
131B	727	Austin	[none]	1920	Slip cover	2-part Commercial	C
132	725	Austin	The Green Room	1898	Commercial	2-part Commercial	C
133	723	Austin	vacant	1900	Commercial	2-part Commercial	NC
134	721	Austin	vacant	1900	Commercial	2-part Commercial	NC
135	719	Austin	Gateway Realty	1930	Commercial	2-part Commercial	NC
136	711	Austin	"Cinderella Building"	1925	Commercial	2-part Commercial	C
137	707	Austin	vacant	1919	Commercial	2-part Commercial	C
138	701	Austin	Wm. & K. Clemens Building	1929	Commercial	2-part Commercial	C
139	613	Austin	Kress Building	1910	Commercial	2-part Commercial	C
140	605	Austin	vacant	1930	Commercial	2-part Commercial	C
141	601	Austin	One Liberty Place / Liberty Building	1923	Commercial	2-part Vertical Block	C
142	513	Austin	Bank of America	1993	Commercial	none	NC
143A	425	Austin	ALICO	1911	Mixed	3-part Vertical	C
143B	425	Austin	ALICO, parking structure [internally connection]	1966	n/a	Parking Garage	C
144	624	Washington	Capitol Finance	1940	Commercial	1-part Commercial	C
145	724	Washington	York Rite Library and Museum of Texas	1914	Mixed	2-part Commercial	C
146	724	Washington	York Rite Library and Museum of Texas / Masonic Temple	1914	Classical Revival	2-part Commercial	C
147	800	Washington	Post Office	1965	n/a	Vault	NC
148	824	Washington	McLennan County Archives / former Southwestern Bell	1948	Commercial	Enframed Block	C
149	119	N. 8th	Texas Telephone Exchange / Southwestern Bell	1916	Commercial	2-part Commercial	C
150	900	Washington	Texas Life / Compass Bank	1970	Commercial	2-part Vertical	NC
151	1000	Washington	Texas Life annex	1970	Commercial	2-part Commercial	NC
152	1018	Washington	Texas Life Insurance Company	1951	Commercial	1-part Commercial	C

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#	Address		Name	Date	Style	Type	Status
153	1022	Washington	Texas Life Insurance Company	1952	Commercial	1-part Commercial	NC
154	1026	Washington	Service First Mortgage	1939	Commercial	1-part Commercial	NC
155	1100	Washington	Mighty Wind Worship Center / former Central Christian Church	1925	Gothic Revival	Church	C
156	1124	Washington	Brazos Funeral Home / former Wilkirson & Hatch	1925	Spanish Colonial Revival inflection	1-part Commercial	C
157	1200	Washington	Callan Equipment Co	1963	Commercial	2-part Commercial	NC
158	1226	Washington	Meyer Center Community Clinic / former Presyb. Church	1922; 1949	Mixed	Church	C
159	1300	Washington	Watkins Furniture	1969	Slip cover	1-part Commercial	NC
160	1316	Washington	Sturgis House	1887	Folk Victorian	Residential-SF	C
161A	1305	Washington	St. Mary's Assumption Church	1947	Gothic Revival	Church	C
161B	1305	Washington	St. Mary's Assumption Church - Parish School	1947	Mixed	Church	C
162A	1229	Washington	Carlton Tanner Residence	1906	Mixed / Queen Anne	Residential-SF	C
162B	1229	Washington	Tanner Residence ancillary residential	1906	Vernacular	Residential-SF	C
162C	1229	Washington	Tanner Residence ancillary residential	1906	Vernacular	Residential-SF	C
163	1213	Washington	Mark Payne Residence	1940	Minimal Traditional	Residential-SF	C
164	1211	Washington	CCS	1961-62	Commercial	Other	C
165	1207	Washington	Hargis Electronics	1955	Commercial	1-part Commercial	C
166	1201	Washington	Bailey Insurance	1928	Commercial	1-part Commercial	C
167	1125	Washington	McDermott Motors	1928	Spanish Colonial Revival	2-part Commercial	C
168	1109	Washington	[none]	1952	Commercial	1-part Commercial	C

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#	Address		Name	Date	Style	Type	Status
169	1105	Washington	WIC Clinic	1954	Commercial	1-part Commercial	C
170	1101	Washington	[none]	1942	Commercial	1-part Commercial	C
171	1019	Washington	KBBW Radio Station	1956	Commercial	1-part Commercial	NC
172	1001	Washington	Waterworks	1959	Commercial	1-part Commercial	C
173	925	Washington	AT & T	1966	Commercial	Industrial	NC
174	901	Washington	McLennan County Sheriff	1960	Commercial	2-part Commercial	C
175	823	Washington	[none]	1955	n/a	2-part Commercial	NC
176	821	Washington	[none]	1955	n/a	1-part Commercial	NC
177	811	Washington	Baylor University / Former First National Bank	1955	n/a	2-part Commercial	C
178	721	Washington	vacant	1959	Commercial	1-part Commercial	C
179	711	Washington	Talecris	1950	Commercial / Midcentury	1-part commercial	NC
180	707-709	Washington	McLennan County IV-D Court	1928	Commercial	2-part Commercial	C
181	701	Washington	McLennan County IV-D Court	1928	Commercial	2-part Commercial	C
182	623	Washington	Sheriff's Gas Station	1950 / 1965	Gas Station	Gas Station	C
183	611	Washington	Curry Office supply / vacant	1951	Commercial / Midcentury	1-part Commercial	NC
184	204	N. 6th	Moody & Crow Attorneys	1972	Commercial	1-part Commercial	NC
185	501	Washington	McLennan County Courthouse	1902	Beaux-Arts / Classical Revival	Central Block w/ wings	C
186A	215	N. 5th	McLennan County Courthouse Annex	1951	Commercial	2-part Commercial	C
186B	220	N. 6th	McLennan County Courthouse Annex, 2 [internally connected]	1963	Commercial	2-part Commercial	C
187	214 / 220	N. 5th	McLennan County Purchasing	1925	Commercial	2-part Commercial	C
188	220	N. 5th	Information Technology	1961-63	Commercial	1-part Commercial	C

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#	Address		Name	Date	Style	Type	Status
189	210	N. 6th	Law Offices	1948	Commercial	1-part Commercial	C
190	608	Columbus	McLennan County Appraisal District	1930	Commercial	1-part Commercial	NC
191	614	Columbus	[none]	1930	Commercial	2-part Commercial	C
192	618	Columbus	Seth Sutton Law Offices / Bruce Perryman	1925	Commercial	2-part Commercial	C
193	700	Columbus	Former Greyhound Bus Station	1950	Commercial / Midcentury	1-part Commercial	C
194	712	Columbus	Denton Building	1950	n/a	2-part Commercial	NC
195	219	N. 9th	Texas Star Properties (owner)	1953	Commercial	1-part Commercial	C
196	900	Columbus	vacant	1950	Commercial	1-part Commercial	C
197	908	Columbus	ClearSource	1999	n/a	1-part Commercial	NC
198	1000	Columbus	Arm Tex Corp	1959	Commercial	1-part Commercial	NC
199A	1016	Columbus	Central Fire Station #13	1932	Spanish Colonial Revival	2-part Commercial	C
199B	1010	Columbus	Central Fire Station #13, Drill Tower	1932	Spanish Colonial Revival	2-part Commercial	C
200	1022	Columbus	Sherwin Williams	1957	Commercial	1-part Commercial	C
201	218	N. 11th	Habitat for Humanity	1941	Commercial	1-part Commercial	NC
202	1112	Columbus	Habitat for Humanity	1945	Commercial	1-part Commercial	C
203	1218	Columbus	Columbus Avenue Baptist Church, Children's Building	1955	Classical Revival	Central Block w/ wings	C
204	1300	Columbus	Columbus Avenue Baptist Church	1907;1924;1950	Classical Revival	Church	C
205	1207	Columbus	Columbus Avenue Baptist Church /former Boarding House	1924	Vernacular	Residential-MF	C
206	1121	Columbus	Columbus Ave Baptist Church	1955	Classical Revival	2-part Commercial	C
207	1101	Columbus	First Church of Christ Scientist	1950	Commercial	Church	C
208	1009	Columbus	Tire & Battery	1960	Commercial	1-part Commercial	C
209	1005	Columbus	Enterprise Bank	1961	Commercial	1-part Commercial	NC
210	925	Columbus	Texas Workforce Commission	1959	Commercial	2-part Commercial	C
211A	815	Columbus	Waco High School	1911	Beaux-Arts	1-part Commercial	C
211B	815	Columbus	Waco High School, gymnasium	1924	Gothic Revival	Central Block w/ wings	C

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#	Address		Name	Date	Style	Type	Status
211C	815	Columbus	Waco High School, music annex	1955	Commercial / Midcentury	Other	C
212	715	Columbus	Memorial Masonic Grand Lodge Temple	1948	Other	Vault	C
213	108-110	N. 6th	Trix Club	1917	Commercial	2-part Commercial	C
214	209	N. 8th	The Downtown Higher Education Center (vacant)	1951	Commercial	2-part Commercial	C
215	121	N. 11th	Reed Building	1939	Commercial	1-part Commercial	C
216	114	S. 12th	Human Development Facilities	1950	Commercial	1-part Commercial	C
217	900	Austin	Parking Garage	1930	n/a	2-part Commercial	C
218	214	N. 6th	Dorothy Bates Bldg owner	1929	Commercial	2-part Commercial	C
219	729	Washington	Washington Partners Ltd	1917	Commercial	2-part Commercial	C
220A	801	Washington	Wells Fargo [w/ addtn.]	1955 / 1963	Curtain Wall	2-part Vertical	C
220B	811	Washington	Wells Fargo Parking Structure / "811 Washington Parking"	1963	n/a	Parking Garage	NC

8. STATEMENT OF SIGNIFICANCE

APPLICABLE NATIONAL REGISTER CRITERIA: A, C

CRITERIA CONSIDERATIONS: NA

AREAS OF SIGNIFICANCE: Commerce, Industry, Architecture

PERIOD OF SIGNIFICANCE: 1885-1962

SIGNIFICANT DATES: 1902, 1907, 1911, 1913, 1915, 1928, 1936, 1937, 1948, 1953

SIGNIFICANT PERSON: N/A

CULTURAL AFFILIATION: N/A

ARCHITECT / BUILDER:

Architects: Milton W. Scott; T. Brooks Pearson; Roy Lane; Glenn Allen; Sanguinet & Staats; J. Reily Gordon; W.C. Dodson; Walter Cocke; J.H. Sparks; FM Manna; RH Hunt; Easterwood & Easterwood; Robert Leon White; Thomas Broad; Donald S. Nelson; CW Bulger & Co.

Builder/Contractors: Tom Lovell; Hughes O'Rourke

NARRATIVE STATEMENT OF SIGNIFICANCE (see continuation sheets 8-36 through 8-94)

9. MAJOR BIBLIOGRAPHIC REFERENCES

BIBLIOGRAPHY (see continuation sheets 9-95 through 9-97)

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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STATEMENT OF SIGNIFICANCE

The Waco Downtown Historic District represents the core of commercial activity and economic development in Waco from the last decades of the nineteenth century to the present day. Founded in 1849 on the grounds of a Native American tribal village, this small trading post and frontier town grew to prominence as the seat of McLennan County (established in 1850) and, after the Civil War, a center of commerce and cotton production. The initial platting of the town site in March 1849 (based on proposals offered by land agent Jacob De Cordova, and executed by George Erath), the establishment of the first businesses, the construction of the Suspension Bridge in 1870 (the first reliable, all-season crossing of the Brazos River), and the completion of the first rail line in 1871 were all decisive events in the town's early development. Though the town plat and the Suspension Bridge remain intact, few commercial resources survive from this early period; the earliest extant and intact resource within the historic district is the Sturgis House (1887, Property #160), and the earliest extant commercial building is the Fifth Street Wholesale Warehouse (ca. 1885, formerly Kellum & Rotan or the Shear Co. Wholesale, now part of the Dr. Pepper Museum complex, Property #17B). The rich array of historic fabric that remains is evidence of Waco's tremendous growth, economic diversification, and cultural evolution during the last years of the nineteenth century, and the first half of the twentieth. By 1900, with the Cotton Palace firmly established and at least 163 factories in town, Waco had become a major agricultural and industrial center. The presence of Baylor University (moved to Waco in 1886), Add-Ran College (moved to Waco in 1895, later to become Texas Christian University), and Paul Quinn College (established in 1881) underscored yet another dimension of Waco's importance: the town provided a regional center of education for both white and African-American citizens. With the completion of the ALICO building in 1911, Waco was recognized as not only the center of cotton production, drug wholesale, and soft drink manufacture, but as the center of commercial progress in Central Texas. Waco experienced its greatest period of industrial growth in the middle decades of the twentieth century, with the addition of manufacturing plants such as Owens-Illinois, and the General Tire and Rubber Plant. Downtown Waco thrived, and, even during World War II, the community experienced exuberant growth. The fate of Waco, particularly downtown, was forever changed in May 1953, as a tornado struck and devastated a large portion of the commercial area, taking with it 114 lives. More than 196 buildings were destroyed in the storm, and another 396 were damaged beyond repair and subsequently demolished. Much of the central historic core around City Hall and the Public Square was left bare, later to be absorbed by Baylor University or left undeveloped. Property owners did rebuild, but many businesses chose to relocate; by the early 1960s, development had shifted to other areas of the expanding city.

The Waco Downtown Historic District played a significant and varied role as a commercial and economic center of the region, and as the seat of county government. As such, the historic district is nominated to the National Register under Criterion A at the local level of significance in the area of Commerce for its role as a center of trade and distribution (with three railroads converging in Waco by 1890), and industry (from Dr. Pepper to General Tire and Rubber). The district is also nominated under Criterion C in the area of Architecture at the local level of significance, as it contains many of the city's best surviving commercial, governmental, educational, and residential properties; these aptly reflect the architectural development of Waco during the period of significance. The period of significance represents a discrete time frame in which most of the extant buildings downtown were constructed, from the earliest extant resource (1885). The period of significance has been extended to 1962 to capture the range of Waco's post-World War II building boom, and to include key buildings that represent trends in mid-century design embraced by Waco's community of designers and merchants. The Downtown Historic District is comprised of 237 resources (168 contributing and 69 noncontributing) that represent the commercial, cultural, physical, and architectural evolution of the city during the period of significance (1885-1962).

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Prehistory and Native American Settlements

The earliest inhabitants of central McLennan County came from three Native American tribes that co-existed peacefully in the area: the Tonkawas, a semi-nomadic, hunter-gather tribe; the Wacos; and the Tawakonis. The site of the present city of Waco had long been valued for its access to water, including the Brazos River and two nearby springs.²¹ The first semi-permanent buildings in the area that is now the Waco Downtown Historic District were part of an early Waco Indian settlement; this small village was situated along the banks of the Brazos River (then, the Great Tohomoho) and contained sixty to seventy conical-shaped pole lodges, covered with brush or bark thatch (Fig. 16). The Waco tribe cultivated an estimated 400 acres of land on the Brazos terraces, and primarily grew corn and vegetables. They supplemented their diet and supplies with fish, deer, and buffalo, which were hunted prior to crop harvest in May through the early autumn.²² By 1830, members of the Cherokee Tribe had moved into the area, and forced the Wacos to abandon their village and agricultural lands. In the 1850s, the United States government enacted a re-settlement policy, and the remaining Native tribes were relocated first to the area of Young County on the Upper Brazos, and by 1855 into "Indian Territory" (later, Oklahoma). The remaining Waco Indians (approximately 171) were among those transferred north.²³

Euro-American Settlement and the Founding of Waco Village

The first non-Native presence in the Waco area came through French, Spanish and Mexican explorations, and subsequent colonization efforts. Luis de Moscoso, of the Spanish De Soto Expedition, was among the first European explorers to traverse the area; in 1541, his expedition recorded the presence of the Waco Indian settlement.²⁴ Anglo-American colonization efforts began in earnest in 1821 under the Mexican government (who then controlled vast portions of Texas). *Empressario* Stephen F. Austin's efforts to trade and treat peace with the native population encouraged initial settlement, which was further stimulated by the eventual permanent departure of the Waco tribe.²⁵ By the early 1830s, the Mexican government had made a series of large land grants for the Waco area.²⁶ General Thomas Jefferson Chambers

²¹ Two major springs served the Waco tribe near what would become the city of Waco: the first was located near the current location of the Waco Suspension Bridge, and is now the site of the park, near Washington and Franklin Avenue; the second spring was located at Barron's Branch, west of what would become North Sixth St. and Jefferson Avenue, on grounds of old Barron Springs Elementary School. This site was marked as the location of the Waco Village, and is commemorated by a granite monument historical marker dating to 1936. See Roger N. Conger, *Waco: A Basic History* (Waco: Waco, Texas, 1984): 1.

²² Wallace, *Waco: Texas Crossroads* (Woodland Hills, CA: Windsor, 1983): 13.

²³ Conger, *Waco: A Basic History* (Waco: Waco, Texas, 1984): 3.

²⁴ *Ibid.*, 1.

²⁵ Austin's most noted peace-seeking embassy was led by Aylett C. Buckner in 1824 (and included Thomas Duke, James Baird and Thomas Bordon); they brokered a peace between warring tribes that was relatively short lived, though still had a positive impact on Anglo settlement. The Battle of Waco, waged between the resident Waco tribe and an invading Cherokee faction, broke out in 1829 on the hillside where the Waco High School was later built (Property #211, 815 Columbus Avenue). According to legend, the Wacos had stolen a herd of horses from the Cherokees, who came to reclaim their property and retaliate for the offense. Though the Wacos had a fortress and outnumbered the Cherokee, the later possessed rifles that gave them a decided advantage. Regardless, the Cherokee eventually retreated, but took fifty-five Waco scalps with them. Kelley, ed., *Handbook of Waco and McLennan County, Texas* (Waco: Waco, Texas, 1972), 23.

²⁶ The first land grant was given to Moses Austin in 1821, and executed by his son, Stephen F. Austin. The grant provisions prescribed terms for distribution of land to 300 families of colonists. For more on the colonization of Texas and on Stephen F. Austin, see Eugene C. Barker, *The Life of Stephen F. Austin* (Nashville: Cokesbury Press, 1925), and David J. Weber, *The Mexican Frontier* (University of New Mexico Press, 1982).

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held perhaps the first of such grants, with his two-league (9,000-acre) tract along the west side of the Brazos, granted in 1832.²⁷ Though permanent settlement would not result from Chamber's claim, his grant would eventually become the city of Waco.²⁸

In 1836, Texas declared itself independent from Mexican rule, and settlement became crucial to the new Republic's efforts to populate and stabilize its territories. To defend frontier borders, increase safety for potential settlers, and diminish the conflict between resident native tribes, Stephen F. Austin organized a company of men (later, the Texas Rangers) to patrol the Colorado and Brazos River areas.²⁹ As part of this effort, in 1837, Texas Secretary of War William S. Fisher ordered Captain Thomas Barron and his company of Rangers to establish Fort Fisher on the west bank of the Brazos River (within what would later become the Waco city limits). Though the fort was envisioned as a new outpost for white settlement in the area, it was quickly deemed too remote for practical use. After only five months, Fort Fisher was abandoned.³⁰

Three years later, in 1839, George B. Erath (a Viennese land surveyor and Texas Ranger under William Hill), and Neil McLennan (a Scottish immigrant, original member of Robertson's Colony, and namesake of McLennan County) began scouting and surveying tribal lands along the Bosque River near present Waco. Erath and McLennan served as an advance guard, sorting out land claims of advancing settlers even while Native American tribes were still in the area.³¹

After nearly two decades of intermittent efforts, a permanent settlement was finally established in the 1840s. In 1843, at the request of Sam Houston, Thomas S. Torrey (a Connecticut-born Indian agent, and, with his brothers, founder of the Torrey Trading Company) and George Barnard (a Connecticut-born trader and merchant) opened a trading post about eight miles south of present-day Waco. The post, later called Barnard's Trading Post, was located on the east side of the Brazos River, along a tributary of Tehuacana Creek or Trading House Creek. This had formerly been a Native American council grounds, and would become a meeting place for Anglo settlers. Barnard began trading with the Waco Indians, and by 1848 had experienced enough success to buy out the Torrey brothers.³² When Waco Village was founded one year later, Barnard bought Lot 1 Block 1 and moved his business there.³³ He operated the post until about 1851, when he retired and sold the business to Fox and Jacobs (notably, Waco's first Jewish merchants).³⁴

²⁷ Kelley, ed., *Handbook of Waco and McLennan County, Texas* (Waco: Waco, Texas, 1972), 157.

²⁸ Chambers sold his grant to J.S. Syndor in 1848, who in turn sold to Jonas Butler and N.A. Ware. Less than a year later, Butler and Ware joined with prominent developer Jacob De Cordova to lay out a new town called Waco. Conger, *Waco: A Basic History* (Waco: Waco, Texas, 1984): 7.

²⁹ For reference to the Texas Rangers along the Brazos, see Wallace, *Waco: Texas Crossroads* (Woodland Hills, CA: Windsor, 1983), 15.

³⁰ Fort Fisher was opened in February 1837, and closed by June. The Fort was reconstructed in 1968 to house the Colonel Homer Garrison Museum; the Texas Ranger Hall of Fame and Museum was later established at Interstate-35 and University Parks Drive. For more on Fort Fisher, see Roger N. Conger, *Waco: A Basic History* (Waco: Waco, Texas, 1984): 6; and *Handbook of Texas Online*, s.v. "Fort Fisher" <http://www.tshaonline.org/handbook/online/articles/FF/qcf4.html>, accessed September 13, 2009.

³¹ Wallace, *Waco: Texas Crossroads* (Woodland Hills, CA: Windsor, 1983), 17.

³² Barnard exchanged the Wacoans' deer and buffalo hides for blankets, cloth, personal items, beads, oil, tobacco, and most notably guns, gun powder, lead, and bullet moulds. Conger, *Waco: A Basic History* (Waco: Waco, Texas, 1984): 6-7.

³³ Kelley, ed., *Handbook of Waco and McLennan County, Texas* (Waco: Waco, Texas, 1972), 19.

³⁴ Barnard was a prominent Waco resident, who married Mary Rebecca Ross (daughter of Texas Ranger captain Shapley Prince Ross, and sister of Lawrence Sullivan "Sul" Ross). Barnard's retirement in 1851 marked an important watershed moment in Waco's development, as it coincided with the removal of all of the remaining Native American tribes to Indian Territory. For more on Barnard, see *Handbook of Texas Online*, s.v. "George Barnard" <http://www.tshaonline.org/handbook/online/articles/BB/fba68.html>, accessed September 13, 2009.

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In 1845 – the same year Texas was admitted to statehood and only one year after Barnard established his Trading Post – a number of settlers began to set up permanent residence. Neil McLennan started a farm on the South Bosque River (a move that George Erath, who had accompanied McLennan on early scouting trips in the area, thought was “premature” given the persistent threat from lingering Native tribes).³⁵ That same year, Sarah Ann Walker arrived to settle lands granted to her as a result of her husband’s death at the Alamo. She was followed in 1846 by Jesse Sutton, a blacksmith who was known for his work for Cherokees.³⁶ A year later, Thomas Hudson Barron, who had been instrumental in establishing the short-lived Fort Fisher, returned to homestead a 320-acre grant and build his log cabin on the site of the abandoned Waco Indian village.³⁷

Encouraged by the success of these first few pioneers, and by the increased stability provided by the presence of the Texas Rangers, other colonists soon followed. A more formal settlement came with the arrival of Jacob De Cordova.³⁸ De Cordova, the son of a Jamaican coffee grower, had moved to Texas in 1839 and soon became an advocate of frontier development. Through his land agency, he acquired large tracts throughout Texas and sold these to potential settlers. De Cordova traveled extensively across the state, particularly in the undeveloped western areas.

In 1848 or 1849, De Cordova proposed a scheme for platting a new town along the Brazos River. Erath had already suggested the former grounds of the Waco Indian Village as an ideal site, arguing that the river would be the heart of a transportation crossroads and thus offered an alluring economic opportunity. In 1849, De Cordova proposed, with Erath, initial plans for subdividing lands. Town lots were laid out, and sites were reserved for schools, churches, and public grounds. Erath had originally suggested that the settlement be named “Lipantinem” in honor of the Lipan Indians who had served as scouts and spies for early pioneers; there was however already a Texas town called Lipantine, and so the name was not selected.³⁹ De Cordova wanted to name the town Lamartine, but was persuaded by Erath to honor the resident Waco Indians, and so “Waco” was selected. Waco Village remained under this moniker until “Village” was dropped in 1856, and “City” was added in 1871.

Waco, 1849 to the Civil War

On 1 March 1849, the Village of Waco was officially founded. Using De Cordova’s plan, Erath (with McLennan) laid out the first block of the town plat, and subdivided it into numbered lots. Each lot, on what was then Main Street (later to be renamed Bridge Street) was sold for five dollars. George Barnard reportedly purchased the first lot in the first block, though other records indicate this lot may have belonged to the Texas Ranger Shapley P. Ross (Fig. 5).⁴⁰

Erath was instrumental in shaping the village; he located the main water spring at the center of Main Street, and planned a town square several blocks to the southwest. He further divided the surrounding land into thirty-nine blocks, to

³⁵ Wallace, *Waco: Texas Crossroads* (Woodland Hills, CA: Windsor, 1983), 18.

³⁶ Ibid.

³⁷ Ibid., 19.

³⁸ De Cordova was born near Kingston, Jamaica. His father was of Jewish descent; his family had originated in Spain, but fled during the Inquisition. De Cordova was eventually raised in England, and later moved to Philadelphia, New Orleans and later Galveston, where he opened the De Cordova Land Agency in the late 1830s. After he settled in Texas, he travelled extensively throughout the area. In 1847, after Texas became a state, De Cordova was elected as a State Representative. Among his most notable contributions was an early effort to map the state, first published in 1849 as the “Map of the State of Texas.” Wallace, *Waco: Texas Crossroads* (Woodland Hills, CA: Windsor, 1983), 19.

³⁹ Kelley, ed., *Handbook of Waco and McLennan County, Texas* (Waco: Waco, Texas, 1972), 163.

⁴⁰ Wallace, *Waco: Texas Crossroads* (Woodland Hills, CA: Windsor, 1983), 20; Conger, *Waco: A Basic History* (Waco: Waco, Texas, 1984), 8.

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encompass an area from First Street at the Brazos River (present-day University Parks Drive) to the western creek called Barron's Branch (between present-day Columbus and Washington Avenue, see Fig. 17).⁴¹ Soon after the first lots were sold, De Cordova and Erath petitioned the state of Texas for a county designation. Texas State Representative George Burney introduced this request to the Texas Legislature, and McLennan County (named for Neil McLennan) was established on 22 January 1850.⁴² Land for the new county was taken from the already-formed Robertson and Milam counties. The original boundaries of McLennan County included the present-day boundaries, but stretched as far north as the boundary of the Robertson Colony. The county boundaries were reduced in 1854, to allow for the establishment of Bosque County to the north.

The McLennan County government was established in August 1850, with Waco Village as the county seat. Waco's selection was in part assured by offers from the original town founders to augment county resources; for example, De Cordova donated free lots for schools, churches, streets, alleys, and common areas, and pledged 10% of the profit from lots yet to be sold.⁴³

The formation of a County Commissioner's Court proved crucial to the subsequent development of Waco Village. The Commission was responsible for dividing the county into three governing precincts (based on settlements at Erath, White Rock, and Waco Village), and for creating a plan to build roads and a county courthouse. The first county elections were held in the fall of 1850, with a recorded sixty white males qualified to vote for the County Commissioner's court.

In 1850, the first McLennan County Courthouse was erected on the northeast corner of the Public Square (southwest of the present-day courthouse, Fig. 18). This one-and one-half story log building served temporarily as the courthouse and jail.⁴⁴ Prior to 1855, there was no dedicated jail facility; all those arrested were held in cells within the courthouse. As crime increased, J.W. McCowan was hired to construct the town's first jail. This was a two-story log building, with a lower cell accessible only from the top, a design feature intended to prevent escapes.⁴⁵ In 1856, Waco Village was incorporated as the town of Waco, and a new McLennan County courthouse was simultaneously commissioned. Constructed by Richard W. Smith and N.M. Sauners, this second courthouse was a two-story stone or brick building sited on the Public Square. The was, importantly, one of the first non-wooden buildings in town.⁴⁶ Smith's 1856 courthouse remained in use until 1874, when the Waco city government forced the county government to sell and dismantle the building as penalty for being "remiss on the property deed"⁴⁷ (Fig. 19).

During the 1850s, Waco continued to grow. A thriving business district developed around the Brazos River and the town square one block south, as well as along First Street.⁴⁸ By 1852, Waco was populous and stable enough to

⁴¹ Wallace, *Waco: Texas Crossroads* (Woodland Hills, CA: Windsor, 1983), 20.

⁴² *Handbook of Texas Online*, s.v. "McLennan County." <http://www.tshaonline.org/handbook/online/articles/WW/hdw1.html>, accessed November 11, 2011.

⁴³ Wallace, *Waco: Texas Crossroads* (Woodland Hills, CA: Windsor, 1983), 24.

⁴⁴ Accounts of this first courthouse are in conflict; the Texas Historical Commission listing indicates the first McLennan County Courthouse was completed in 1851 (not 1850), and was two stories in height (measuring 30x30). See Texas Historical Commission Atlas, "McLennan County Courthouse (1851)."

⁴⁵ *Ibid.*, 25.

⁴⁶ Kelley, ed., *Handbook of Waco and McLennan County, Texas* (Waco: Waco, Texas, 1972), 73. Descriptions of this second courthouse differ slightly; the Texas Historical Commission listing indicates the second McLennan County Courthouse was completed in 1857 (not 1856), and was a two-story brick building (measuring 60' x 50'). See Texas Historical Commission Atlas, "McLennan County Courthouse (1857)."

⁴⁷ *Ibid.*

⁴⁸ Wallace, *Waco: Texas Crossroads* (Woodland Hills, CA: Windsor, 1983), 23.

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support a religious community, and by that year established both a Methodist and a Baptist church. George Lambdin started the first newspaper, the *Waco Era*, in 1854. De Cordova published a number of books that would attract new settlers, such as *The Texas Immigrant and Traveller's Guidebook* (1856) and *Texas, Her Resources and Her Public Men* (1858). Along with Erath, De Cordova was instrumental in bringing a number of notable citizens to Waco, such as Shapley P. Ross, who ran the first ferry service across the Brazos River, opened the first hotel, and served as the first postmaster.

In its early years, Waco was a typical frontier town that experienced rapid growth. Though settlers had come from all over the American south, Waco was remarkably homogeneous. Early pioneers were, for the most part, of English, Scottish, or Scotch-Irish descent, and most were Protestant. Most had been farmers from the southern states, though there were a number of professionals in the community. Land purchase records and business directories indicate that this later group achieved affluence quickly, and provided much of Waco's early civic leadership.⁴⁹

Importantly, farmers who came to Waco from the lower southern states (for example, Mississippi, Alabama, Georgia and Kentucky) had experience cultivating corn and cotton; these agricultural patterns were quickly transferred to Waco and the surrounding county.⁵⁰ Corn, cotton and wheat grew easily on the sandy uplands and river bottoms, with their rich, fertile loam. The prairie soil was black and waxy, and provided good ground for wheat and other cereals.⁵¹ Tobacco and sugarcane were also planted, though cotton – supported by slave labor – soon outpaced all other agricultural production. Within only a few decades of its founding, Waco became one of the most important inland cotton-producing and shipping centers in the south.

Ranching, along with farming, represented a significant segment of the area's nineteenth-century economy. In 1821, when Moses Austin and Stephen F. Austin establish their colony in Texas, cattle ran wild and were hunted as game much like deer or buffalo. Early cattle were the wild "rangy, Spanish variety," or Longhorns, which were notoriously ill-tempered. Early ranching began with rounding up the wild, native cattle, and branding their hides to lay claim. Cattle were not only a valuable commodity, but through at least 1865, a Longhorn and a calf were accepted as the equivalent of ten dollars.⁵²

The establishment of a viable transportation network was crucial to Waco's growth. Through the 1870s, stagecoach lines were the primary means of transporting passengers, mail, and freight; by 1859, three major stage coach lines had converged in Waco.⁵³ One line originated in Nacogdoches, another in Henderson or Houston, and a third came north from San Antonio. The stage line business was dominated by Sawyer & Risher, and J.R. Allen, who charged an average fare of ten cents per mile.

To find a more economical means of transport, several entrepreneurs attempted to navigate the Brazos River. The first of these efforts was launched in 1850, when the *Waco* (a freight-laden keelboat) set out for Washington-on-the-Brazos, but made it only as far as Marlin.⁵⁴ This failure stalled river navigation for nearly a decade, until 1859, when the *Waco Squaw* successfully travelled from Waco to Washington-on-the-Brazos in four weeks.⁵⁵

Thus, the Brazos River offered both opportunities and challenges. Before 1870, the only way to cross the river was to find a passable location at which to ford, or to hire a ferry service. The first ferry license was issued on 1 September 1850 to Captain Shapley P. Ross, an early settler who was guaranteed this license by the founders of Waco. In

⁴⁹ Ibid., 26-27.

⁵⁰ Conger, *Waco: A Basic History* (Waco: Waco, Texas, 1984), 8.

⁵¹ Kelley, ed., *Handbook of Waco and McLennan County, Texas* (Waco: Waco, Texas, 1972), 3.

⁵² Ibid., 162-63.

⁵³ Ibid., 248.

⁵⁴ Ibid., 200.

⁵⁵ Ibid.

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1852, McLennan County opened a competing ferry service free of charge to county residents (limited to those traveling without a wagon). Ross's private endeavor proved more successful, and in 1853, he took over the county ferry. By 1857, other ferries opened, including services ran by B.D. Arnold, McMillin & Hood, Joseph Speight, T.C.S. Beck, Robert S. Nash and William S. Clinton, R.N. Goode, J.H. Brown, and John Monroe (who opened the Waco Ferry Company). The ferry business was necessary and, for some, lucrative; however, by 1866, all ferry service across the Brazos within five miles of Waco was curtailed, as the Waco Bridge Company prepared to construct a suspension bridge across the Brazos. Interest in river travel rapidly declined after this date, due in part to the construction of the Waco Suspension Bridge, and the emergence of major railroad lines in Texas and through Waco.

In 1850, there were a reported 156 white settlers in the area, and seventy-two of these were residing in Waco Village proper. The first birth (of a white child) was recorded in 1851, when Kate Ross (later Kate Ross Padgett) was born to Shapley P. Ross.⁵⁶ By 1858, the population had reached 749.⁵⁷ The 1860 population statistics for Waco are no longer available, but by this year, there were an estimated 6,206 inhabitants in the county, including at least 2,404 slaves.⁵⁸

Waco and The Civil War

During the first decade of Waco's existence, the local economy – much as in the eastern and southeastern portions of Texas – flourished in large part because of a burgeoning cotton industry, supported by slave labor. By 1860, "Negroes" constituted one-quarter of Waco's population.⁵⁹ Labor needs had a great influence on local attitudes toward slaveholding. As the Civil War loomed, strong secessionist support was apparent in Waco. As early as 1860, the local press reported such sentiments and urged secession; the *Waco Era* (subsequently the *Waco Daily Democrat* and later the *Waco Weekly Southwestern*) in particular supported white supremacy and encouraged the re-establishment of the African slave trade.

By the end of 1860, as Abraham Lincoln was elected President of the United States, secession had become a heated issue statewide. Though prominent political leaders, such as Unionist Sam Houston (Texas governor from 1859-61) did not support secession (Houston spoke in Waco on the day of the State Convention in 1861 stating as much), many of Waco's residents sympathized with the Southern states.⁶⁰ In December 1860, a Secession Convention met in Waco to determine whether Texas should vote to secede. Richard Coke and Allison Nelson, prominent Waco citizens and secessionists, were selected as representatives to the State Convention to be held in Austin in February 1861. On 1 February 1861, state convention delegates voted 166 to 8 to secede, and the measure went to popular vote. On 23 February, McLennan County voters went to the polls, and supported secession 586 to 191. On 5 March 1861, Texas seceded and joined the Confederate States of America.⁶¹ The new state constitution legalized slavery, and made it illegal to free any slaves within the state.⁶²

⁵⁶ Wallace, *Waco: Texas Crossroads* (Woodland Hills, CA: Windsor, 1983), 24.

⁵⁷ *Handbook of Texas Online*, s.v. "Waco, TX" <http://www.tshaonline.org/handbook/online/articles/WW/hdw1.html>, accessed November 11, 2011.

⁵⁸ Kelley, ed., *Handbook of Waco and McLennan County, Texas* (Waco: Waco, Texas, 1972), 53.

⁵⁹ By 1860, slaves constituted thirty percent of the Texas population. For more, see *Handbook of Texas Online*, s.v. "Secession" <http://www.tshaonline.org/handbook/online/articles/WW/hdw1.html>, accessed November 11, 2011.

⁶⁰ Conger, *Waco: A Basic History* (Waco: Waco, Texas, 1984), 8.

⁶¹ Kelley, ed., *Handbook of Waco and McLennan County, Texas* (Waco: Waco, Texas, 1972), 241.

⁶² *Handbook of Texas Online*, s.v. "Secession" <http://www.tshaonline.org/handbook/online/articles/WW/hdw1.html>, accessed November 11, 2011.

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As Texas allied with the Confederacy, an estimated 2,200 of the county's 3,799 white male population joined the Confederate Army. In all, they formed seventeen companies of cavalry and infantry.⁶³ Waco and McLennan County provided the Army with several colonels and six generals, including L.S. "Sul" Ross, James E. Harrison, Thomas Harrison, Hiram B. Granbury, W.H. Parsons, and Alison Nelson.⁶⁴

In addition to supplying troops, in 1861, Waco citizens organized the Lone Star Guards. The company later rose to fame as Hood's Texas Brigade Company E, Fourth Texas Volunteer Infantry Regiment. The first company commander was former District Attorney A.J. Davis; he was succeeded by Waco merchant Edward D. Ryan. This volunteer company, with over 100 men, joined the Confederate forces in the fall; they participated in an estimated thirty-eight engagements, including Antietam and Gettysburg. It is estimated that the Waco Company traveled 7,406 miles on official orders during the war, and nearly half of these were on foot.⁶⁵ When the Company finally surrendered at Appomattox, it had dwindled to twenty men under the command of First Sergeant Paul Ripley.

McLennan County Commissioners made special provisions to support the war. In May 1861, the County appropriated \$10,000 to buy arms; in June 1861, \$1,000 for camp equipment; in July 1861, \$800 for soldiers' transfer to camp, and \$600 for uniforms and other equipment.⁶⁶ Commissioners also levied special taxes to support families of soldiers, providing food, medical care, and property tax relief. Additional taxes were levied to reimburse citizens who housed and fed soldiers travelling to and from their command posts.⁶⁷ In further support of the war effort, both on the battleground and at home, by 1864, the county released a number of physicians from service to return to Waco and fill the shortage of doctors.⁶⁸

While the county worked tirelessly to support and finance the war effort, the local economy suffered. The population decreased, the agricultural economy faltered, and the value of Confederate currency plummeted.⁶⁹ Before the start of the war, Waco had been a booming center of the slave-holding plantation economy.⁷⁰ During the war, crops were good but labor was scarce. It became increasingly difficult to travel, and the cotton trade (generally completed in San Antonio, Houston, or other southern points) was eventually curtailed by blockade.

Waco did, however, manage to supply milled cotton to the Confederacy. Waco resident John Baylis Earle broke the Union blockade, traveled to England, and bought one of the town's first cotton mills. It arrived in Texas (dismantled) via Mexico, and was set up on the northeastern bank of the Brazos. The mill and factory were primarily used to make Confederate uniforms; the mill was later confiscated by the Reconstruction Government for its role in the war effort. Though short-lived, Earle's Mill was a forerunner of Waco's textile industry.⁷¹

Despite this burgeoning industry, the economy continued to decline. The region's cotton production all but ceased after the Civil War, due in part to emancipation and in part to a severe drop in agricultural prices. There was a general decrease in working farm acreage and productivity, and in an economy so heavily dependent upon agriculture, the effects spread. The county experienced a 73% decrease in property tax revenues, as well as other property losses (which included among other things, livestock and slaves).

⁶³ Wallace, *Waco: Texas Crossroads* (Woodland Hills, CA: Windsor, 1983), 29.

⁶⁴ Conger, *Waco: A Basic History* (Waco: Waco, Texas, 1984), 8.

⁶⁵ Kelley, ed., *Handbook of Waco and McLennan County, Texas* (Waco: Waco, Texas, 1972), 165.

⁶⁶ *Ibid.*, 59.

⁶⁷ *Ibid.*

⁶⁸ *Ibid.*, 60.

⁶⁹ Wallace, *Waco: Texas Crossroads* (Woodland Hills, CA: Windsor, 1983), 30.

⁷⁰ Kelley, ed., *Handbook of Waco and McLennan County, Texas* (Waco: Waco, Texas, 1972), 60.

⁷¹ *Ibid.*

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On 19 June 1865, the announcement of the Emancipation Proclamation freed all slaves in Texas. Though the news took months to reach remote areas, the war was over and Reconstruction had begun. For nearly a decade, Reconstruction attempted to solve political, economic and social problems that had arisen prior to and during the Civil War. As slaves were freed, the plantation economy and its related political and social structure completely faltered. The plantation system was replaced by tenant farming, but instability reigned for a number of years.

With end of the Civil War and the "Juneteenth" emancipation of slaves, Waco radically changed. A large percentage of the soldiers who went to war never returned (on average, one-quarter of those sent were killed or incapacitated); those who did were devastated or demoralized, and a large percentage never returned.

Waco and Reconstruction

The economy in Waco slowly began to recover during the Reconstruction era. Full revival was hampered by poor transportation networks, and exacerbated by an immediate decline in the labor pool. By 1870, however, the situation began to improve. The county – like much of the state – began to see a benefit from increased immigration, particularly from European settlers who looked for better opportunities on the frontier of the re-united United States. Between 1865 and 1870, there were a reported "150 businesses, two foundries, three planing mills, two flour mills, a carriage shop, five newspapers plants, two colleges and an ice factory."⁷² By 1870, the population of Waco had increased to 3,618 people, and McLennan County reported over 7,000 residents.

Improved transportation was a significant factor in the economic recovery of the area. Prior to 1870, there were no bridges that crossed the Brazos, the longest river in Texas. In 1866, a group of Waco citizens received permission to form the Waco Bridge Company for the purposes of erecting a suspension bridge across the Brazos. The company elected to construct a suspension bridge, and purchased iron and cables from John A. Roebling and Son (the noted civil engineer who pioneered suspension bridge technology, and designed, among other structures, the Brooklyn Bridge). The construction of the Waco bridge began in 1868, and took two years to complete. The bridge, spanning 475 feet, opened in January 1870 and was at the time the longest single span suspension bridge in the world.⁷³ The completion of the Waco Suspension Bridge provided the first reliable – if not free – "all-weather crossing" of the Brazos (Fig. 19). In 1889, McLennan County purchased the bridge, and began to allow free passage.⁷⁴

With a reliable transportation network (specifically the Brazos crossing), Waco became a new center of a burgeoning cattle industry. At the close of the Civil War, Texas was still in possession of an important resource: a large population of Longhorn cattle. The demand for beef had increased, particularly in the Eastern United States, and many cattlemen looked to Texas cattle as a new supply source. In 1867, Joseph McCoy established a cattle market in Abilene, Kansas, and invited Texas cattlemen to drive their herds north. O.W. Wheeler of San Antonio was reportedly the first to drive a heard along what would eventually become The Chisholm Trail, a route that stretched from the Rio Grande in south Texas to central Kansas. The trail followed old Indian trade routes through San Antonio, Austin, and Waco; the Chisholm Trail continued on to Fort Worth, and then northward to the Red River (Fig. 20). The presence of the cattle

⁷² Kelley, ed., *Handbook of Waco and McLennan County, Texas* (Waco: Waco, Texas, 1972), 221.

⁷³ "Waco Suspension Bridge" in Texas Historical Commission Historic Sites Atlas, Sept 2008 <http://atlas.thc.state.tx.us/shell-county.htm>

⁷⁴ Conger, *Waco: A Basic History* (Waco: Waco, Texas, 1984), 24-25.

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drives – and the possibility of fording the Brazos near Waco – helped to grow the commercial interests of the town. By 1871, a reported 600,000 to 700,000 cattle had passed through Waco on the way to market.⁷⁵

In 1871, a large fire destroyed “Rat Row,” the wood-frame commercial buildings located between First Street and the Public Square (on which the County Courthouse stood). Though devastating, this event spurred the construction of more substantial buildings, most built of local brick. A third McLennan County Courthouse was constructed shortly after the Rat Row fire. Designed by Wesley Clarke Dodson and built by Trice & Harris and J.W. Mann & Bros., this building was sited on the northeast edge of the Public Square (whereas the previous courthouse had been on the center of the square). This brick building, completed in the Second Empire style and detailed with stone quoins, gave every indication that Waco was on the rise.

Owing much to the new Suspension Bridge and a renewed downtown, during the 1870s, Waco became a thriving city with a re-invigorated economy. The booming cattle industry, the presence of the newly opened suspension bridge, and the opening of the first railroad in 1872 all boded well for the town’s future. This soon became a destination spot for new immigrants, and a number of new businesses opened in these years. As if to match the rough-and-tumble environment of the cattle business, saloons, gambling houses, and prostitution saw particular growth. To meet and control a clear consumer demand, Waco established the “Reservation,” a red-light district secluded to one area of the city. Prostitution was contained in a district roughly bound by Washington Street, the Brazos River, Barron’s Branch and Second Street. In 1890, the Reservation became an officially sanctioned entity; Waco was the first town in Texas and the second in the United States to create a legal district for prostitution. Activities on the Reservation were fully licensed and regulated by the city government (Fig. 21-22). Though the Waco City Council urged the closure of the Reservation as early as 1892, it remained in legal existence until the federal government prohibited its operations in August 1917.⁷⁶

Waco, The Railroad Years and the Turn of the Century

Soon after Waco incorporated as the City of Waco in 1871, it grew in both land area and prosperity. The completion of the Waco and Northwestern Railroad between 1871 and 1872 was a particular impetus (Fig. 23); this tap line connected Waco to the larger network of the Houston and Central Texas Railway, via the junction at Bremond.⁷⁷ The first railroad station was constructed on the north side of river near downtown and the suspension bridge, a move that drew new development across the river.⁷⁸ This first line was followed by the St. Louis Southwestern (the Cotton Belt), and the Missouri-Kansas-Texas (the M-K-T, or Katy) in the 1880s. With three railways converging at Waco – and two rail bridges over the Brazos – the city became an important transportation and distribution hub, particularly for the area’s cotton industry.⁷⁹

By the 1880s, cotton production was once again on the rise, and would dominate the local economy until World War II (Fig. 24). Waco became one of the largest inland cotton markets in the country, and one of the most important in the South. In 1884, more than 50,000 bales of cotton (along with 500,000 pounds of animal hide and almost a million

⁷⁵ *Handbook of Texas Online*, s.v. “Waco, TX,” <http://www.tshaonline.org/handbook/online/articles/WW/hdw1.html>, accessed November 11, 2011.

⁷⁶ Kelley, ed., *Handbook of Waco and McLennan Co* (Waco: Texian Press 1972): 181.

⁷⁷ The first “Waco Tap” lines were laid in October 1871; tracks were completed to Marlin in February 1872 and to Waco in September 1872. Conger, *Waco: A Basic History* (Waco: Waco, Texas, 1984), 24.

⁷⁸ This area had previously been part of an eleven-league land grant owned by Tomas de La Vega, but legal disputes had rendered it unavailable for annexation. It had become a favorite place for outlaws, and was known locally as the “Modocs.” See Conger, *Waco: A Basic History* (Waco: Waco, Texas, 1984), 10; and Wallace, *Waco: Texas Crossroads* (Woodland Hills, CA: Windsor, 1983), 35.

⁷⁹ Kelley, ed., *Handbook of Waco and McLennan Co* (Waco: Texian Press 1972): 181.

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pounds of wool) was shipped through Waco; this was an impressive number for a town with a population of about 12,000 people (or, 14,445 residents by the 1890 census). By the turn of the century, McLennan County had nearly doubled its cotton production, to an average of 100,000 bales annually (compared to, for example, the 1860 productivity of 2,320).⁸⁰ Cotton farmers and brokers gathered daily in the public square, and agents eventually took up offices around the town square. In November 1894, Waco opened the "Texas Cotton Palace," an annual fair and exposition to celebrate cotton culture. The city erected a permanent exhibition building in Padgitt Park (a newly formed public park south of town, at Clay Avenue and South 13th), though it was destroyed by fire four months later. The event was discontinued until 1910, when a new Cotton Palace facility was opened. The Exposition, complete with an opening-day parade, livestock exhibits, art shows, concerts, sporting events, and a Queen's Ball, became a major entertainment and social venue in Texas each fall, second only to the State Fair of Texas in attendance.⁸¹ (Fig. 25-27).⁸²

The cotton industry was soon complimented by other lucrative ventures. Associated businesses, such as Waco Cotton Mills, Lone Star Cotton Manufactory, and a number of compress companies all thrived. By 1892, downtown Waco was home to at least two electric power houses, a gas works (open since the 1880s), an oil works, two woolen mills (including the Slayden Kirksey Woolen Mills at Mary Avenue and 13th Street, one of the largest in the South), two roller mills, an ice factory, at least two major lumber companies (including Cameron's), a brick manufactory, bottling works, a creamery, several grain elevators, five depots, three fire stations, approximately eighteen churches and two natatoria (Fig. 28). Hot artesian springs were discovered in 1890, one near the public square, and one south of town (where Padgitt's Park was founded), and Waco became something of a tourist destination. As a result of this upswing, at least two new large hotels were opened, the Pacific and the Royal. City transportation was provided by trolley, which converted from mule power to electric in 1891; this offered easy travel around downtown, to the newly formed public parks, and to the expanding residential suburbs.

As Waco grew into a booming commercial center with a substantial urban population, it became an attractive location for educational institutions. Several colleges were founded at the end of the nineteenth century, earning the city the moniker the "Athens of Texas."⁸³ The Waco Classical School was among the first to be established in 1860; this became Waco University in 1861. In 1886, Baylor University relocated to Waco from Independence, and merged with Waco University. Two separate colleges were founded for African Americans: Paul Quinn College in 1881, and Central Texas College in 1903. Both of these were located on the perimeter of the city, though many black neighborhoods still existed near the original core of town (as indicated by Sanborn maps, and Wellge's 1886 bird's eye view). Waco Female College had been founded in 1856, and in 1895 sold to Add-Ran College; this became Texas Christian University in 1902 and moved to Fort Worth in 1910.⁸⁴

Waco, 1900 to World War I

Waco's population grew from 15,005 in 1890 to 24,304 in 1900, making it the seventh largest city in Texas.⁸⁵ With such rapid expansion, new infrastructure and new homes were desperately needed. In 1900 alone, 1,300 new

⁸⁰ Ibid.

⁸¹ The highest number of attendees in one day was set on 3 November 1923, with 117,208 visitors. See Kelley, ed., *Handbook of Waco and McLennan Co* (Waco: Texian Press 1972), and Lavonia Jenkins Barnes, *Texas Cotton Palace* (Heritage Society of Waco, 1964).

⁸² Kelley, ed., *Handbook of Waco and McLennan County, Texas* (Waco: Waco, Texas, 1972): 122.

⁸³ Ibid., 181.

⁸⁴ Ibid., 148.

⁸⁵ Ibid.

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residences were built, most of these south and east of the original town site. The city launched a number of public improvement projects to support its urban transformation, including a series of public parks, street paving, and a public transportation system that operated twenty electric trolleys by 1901.⁸⁶ Most notably, to accommodate the growing population and increasing travel across the Brazos, a second bridge was added one block to the northwest of the Suspension Bridge. This provided an important connection between downtown Waco (Washington Avenue on the west bank of the Brazos) and development along Elm Avenue (on the east bank) – a rising commercial, industrial and residential area. The new Washington Avenue Bridge (NR 1998) was constructed by J.H. Sparks of Missouri and completed in 1902; this provided a vital link between two halves of Waco, and northern reaches of Texas. The completion of the Washington Avenue Bridge, much like the Suspension Bridge before it, marked a new era of economic growth and building.

Though cotton remained the mainstay of Waco's economy, the city continued to develop other industries. With access to over 166 miles of railroad lines, Waco soon gained prominence as a wholesale distribution center. By 1900, McLennan County had ten banks, a cotton mill, two cottonseed oil mills, and five flour mills, with most of these in Waco.⁸⁷ The city was home to at least 163 factories that produced among other things, carriages, sewing machines, mattresses, candy, machinery, hats, mops and booms and coffins.⁸⁸ Circle A, founded 1891, produced Waco's most famous drink, Dr. Pepper.⁸⁹ By 1904, Waco alone had six banks (three national, two savings, and one state bank).⁹⁰

In 1910, The Amicable Life Insurance Company (ALICO) was founded with Waco as its headquarters. The following year, led by Artemas Roberts, the company hired Fort Worth architects Sanguinet & Staats to design and construct its headquarters, which still stands at the corner of Fifth Street and Austin Avenue. The twenty-two story building had its own artesian water supply and electric plant, and was cooled and heated on every floor. This, the city's first modern building and first skyscraper, claimed the title of the tallest building in the state of Texas and the tallest building south of Kansas City when it was completed in 1911 (Fig. 29-30).⁹¹

As Waco grew, provisions were made for the health and well-being of its residents. At the urging of Dr. James W. Hale and the Waco Business Men's Club, the city opened its first hospital, the Providence Sanitarium, at 1700 Providence Drive (approximately seven blocks northwest of downtown) in 1905. Though doctors still visited homes, they increasingly worked out of downtown office space. In 1904, Waco had sixteen dentists, fifty-seven physicians and surgeons, and two tax-supported charity hospitals (segregated by race).

Just as Waco was improving its health care facilities, the city's transportation system became fully modernized. Four new bridges crossed the Brazos in the first five years of the twentieth century, one dedicated to the new streetcar system, two for railroad expansion, and one bridge for general traffic. The first automobiles began to appear on city streets, and by 1915, there were 100 cars present, sold typically at hardware stores.⁹² In 1913, the city's first interurban electric rail service opened, linking Waco to Dallas (Fig. 31). It operated for the next thirty-five years.⁹³

⁸⁶ Electric trolleys were replaced with busses in the 1930s.

⁸⁷ Conger, *Waco: A Basic History* (Waco: Waco, Texas, 1984), 25.

⁸⁸ Kelley, ed., *Handbook of Waco and McLennan County, Texas* (Waco: Waco, Texas, 1972): 148; 181.

⁸⁹ Dr. Pepper was invented in 1885 and originally produced in Waco; the headquarters of Dr. Pepper moved to Dallas in 1923.

⁹⁰ <http://www.drpeppermuseum.com/About-Us/History-Of-Dr--Pepper.aspx>, accessed November 11, 2011.

⁹¹ Wallace, *Waco: Texas Crossroads* (Woodland Hills, CA: Windsor, 1983), 49.

⁹² Conger, *Waco: A Basic History* (Waco: Waco, Texas, 1984), 28.

⁹³ *Ibid.*, 29.

⁹⁴ Wallace, *Waco: Texas Crossroads* (Woodland Hills, CA: Windsor, 1983), 51.

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From the start of World War I in 1917, Waco citizens took an active part in the war effort. Public support was palpable, and included patriotic school lessons, war bond sales, and goods rationing.⁹⁴ Some residents were openly critical of those who did not actively support the war effort; for example, the *Slacker's Retreat* (a one sheet publication printed in Waco during World War I) "publicize[d] the names of the slackers in the war effort, especially those who failed to subscribe to Liberty Bonds in an amount comparable to their income."⁹⁵

The city's investment increased when Waco was selected as the site for an infantry training center. In the summer of 1917, a training center opened in northwest Waco (near present-day North and Park Lake Drives). Named Camp MacArthur, the facility covered more than 10,000 acres and could accommodate more than 45,000 troops in canvas tents and wooden barracks. The base was comprised of housing, a hospital, administrative offices, and over one thousand ancillary buildings. From July 1917 to March 1919, the camp offered training in trench warfare at Bosqueville, an artillery range near China Spring, and an aviation field along Bosque Boulevard.

Camp MacArthur offered training for soldiers and officers from across the U.S., and included at least one unit of African American soldiers. While the troops were generally welcomed and supported, small hints of racial strife did emerge. Members of the Negro 24th Infantry were appointed to train at the Camp; when the troops arrived on 29 July 1917 by railway, they were forced to wait as military officials negotiated with Waco's city officials, and promised that no armed African American soldiers would enter the city.⁹⁶ Aside from this reported incident, the presence of the Negro 24th triggered few racial conflicts. The residents of Camp MacArthur spent free time and a good deal of their money in Waco, offering yet another growth opportunity for local businesses.⁹⁷ At the end of the war, the camp closed; the land reverted to the city and was later sold at auction.

World War I also brought another training facility, Rich Field, to Waco (Fig. 32). Citizens played an active role (through the Chamber of Commerce) in establishing an aviation center nearby, and provided over \$1 million in both land and infrastructure for the endeavor. Rich Field remained open as a military facility for two years. During this time, an estimated 382 planes were assembled and tested, and 339 cadets trained to fly in the armed forces.⁹⁸ After the war, Rich Field handled only air freight (until 1921), and in 1937 Braniff Airlines began passenger service to the airport.⁹⁹

Though Waco had long been home to prosperous saloons and a legalized red light district, the Temperance Movement, or Prohibition, became a particularly heated issue around the time of the first World War. In October 1917, McLennan County voted to ban the sale of alcohol, and the county became entirely "dry" for first time in history. In 1918, encouraged by the newly reorganized McLennan County Anti-Saloon League, the State Legislature ratified the federal prohibition law, and voters approved state prohibition one year later.¹⁰⁰ Popular support for prohibition waned in the late 1920s, particularly after the onset of the Depression in 1929, and in 1933, the twenty-first Amendment repealed Prohibition. In 1935, Texas voters ratified a repeal of the state dry law, and the prohibition question reverted back to the local level.¹⁰¹

As issues of morality and appropriateness began to affect Waco, other forms of social strife emerged. Racism, in particular, found new forms of expression. African Americans, Catholics, and Jews were specifically targeted. The

⁹⁴ Ibid., 53.

⁹⁵ Kelley, ed., *Handbook of Waco and McLennan County, Texas* (Waco: Waco, Texas, 1972): 243.

⁹⁶ Wallace, *Waco: Texas Crossroads* (Woodland Hills, CA: Windsor, 1983), 51-53.

⁹⁷ Ibid.

⁹⁸ Ibid., 52.

⁹⁹ Ibid., 56.

¹⁰⁰ *Handbook of Texas Online*, "Prohibition," (<http://www.tshaonline.org/handbook/online/articles/vap01>), accessed November 10, 2011.

¹⁰¹ Ibid.

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"German scare" of the 1910s, experienced in Waco as in the rest of the nation, had a considerable impact. Long-standing Waco businesses with any hint of immigrant ownership were renamed, for example as German Dye Works became Liberty Dye Works. Cultural and religious institutions were likewise affected; the Scandinavian Evangelical Lutheran Ebenezer Congregation became the First Lutheran Church, and later, the First English Lutheran Church.¹⁰² There were efforts to remove German books from libraries and to cease German language instruction in schools. Baylor University's faculty resisted the trend, though they suffered criticism and were accused of being pro-German and pacifist.

During the late 1910s and early 1920s, the rise of an African American middle class in Waco further exacerbated racial tensions. The Ku Klux Klan reappeared in these decades, and was especially active in east Texas, in McLennan County, and in Waco. In 1922, there were approximately 100,000 Klan members in Texas; estimates for Waco are no longer available, but it has been claimed that in this era, "the Klan" controlled every office in the city.¹⁰³ By 1923, mobs of Klansmen were responsible for lynchings and burnings. As an "organization," it boycotted any local businesses that did not support its cause. Nineteenth-century "shoot-out" lawlessness (for which Waco was nicknamed Six-Shooter Junction) was replaced by Klan lynchings well into the 1920s. Few in Waco publicly condemned the Klan and its activities, with the notable exceptions of a Baylor University faculty group, the banker William Brazleton, and the newspaperman Edward M. Ainsworth. A coalition of the American Legion, the Waco Baptist Pastors Association, and Methodist ministers attempted to ease tense situations by blaming mob violence on lax morals and indecent "Jazz Age" and "Roaring 20s" entertainments – all of which had seemingly little to do with the underlying cause of hostilities (but in fact further supported Temperance arguments).¹⁰⁴

Despite this social and cultural turmoil, the decade that immediately followed World War I was one of economic prosperity for Waco. Commerce and industry flourished, and over the subsequent years, the population more than doubled (for example, from 20,686 in 1900 to 53,848 by 1930).¹⁰⁵ By 1925, McLennan County had more acres of land in cultivation than any period in its history (460,000 out of a total 662,400 acres). Cotton prices fell, but were generally offset by other production increases. The county's manufacturing capacity increased 30% during the 1920s, particularly marked by the launch of large-scale plants such as the Atlas Portland Cement Company (established in 1928), the first heavy industry to operate in the city.¹⁰⁶ Atlas was followed in 1929 by The Borden Company, who added milk production and milk processing to Waco's industry roster.¹⁰⁷ This marked a crucial shift from a rural agricultural economy to an urban industrial economy, a move that would later impact the social, cultural and physical structure of the city.

Waco in the Depression Years

The boom of the 1920s was curtailed by the stock market crash in October 1929. Prices for cotton and other agricultural products upon which Waco's economy depended fell, and the local economy faltered. Farmers looked for other work and income, but found fewer opportunities amidst widespread underemployment; the circumstance in Waco evolved much as it did nationwide, accented by an occasional bank heist, the establishment of soup kitchens, and diminished population growth (with only a 3,034 increase throughout the 1930s).¹⁰⁸ Many businesses were forced to lay

¹⁰² *The First Lutheran Church, Waco, Texas, 1884-1959. Seventy-fifth anniversary and dedication.* Waco: 1959.

¹⁰³ Wallace, *Waco: Texas Crossroads* (Woodland Hills, CA: Windsor, 1983), 59.

¹⁰⁴ *Ibid.*, 59-61.

¹⁰⁵ Poage, 214.

¹⁰⁶ Wallace, *Waco: Texas Crossroads* (Woodland Hills, CA: Windsor, 1983), 62.

¹⁰⁷ Poage, 214.

¹⁰⁸ Wallace, *Waco: Texas Crossroads* (Woodland Hills, CA: Windsor, 1983), 62-64.

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off workers, and to eventually suspend business altogether. Major employers, such as Baylor University, were forced to pay employees in script redeemable for local goods.¹⁰⁹

In the turmoil of the 1930s, Waco's city infrastructure suffered. For example, the city's trolley system failed, though it was eventually replaced by a more "modern" urban bus system. As unemployment rose, the town seemed to crumble; even The Cotton Palace Exposition, a symbol of prosperity, closed its doors in 1931. The economy was boosted slightly by government intervention, and New Deal-related programs provided stimuli. Baylor University became the site of a National Youth Administration training program, established by Ephraim Silas Fentress.¹¹⁰ The Works Progress Administration set up a Waco office, and among other projects, funded the construction of University High School. The Public Works Branch of the Treasury Department sponsored the construction of the United States Post Office and Federal Court House (1937, Property #45).

Waco and World War II

As was the case in many cities around the United States, the country's entry in World War II invigorated an exhausted Depression-era economy. War workers and military families moved to Waco by the thousands, taking advantage of new defense-industry opportunities. Importantly, Waco once again found a demand for cotton. The U.S. military had an increasing need for cots, tents, bedding, and other cotton-based products; by 1942, Waco was a leading supplier. At least nine defense-related manufacturing plants opened in the area, including the Bluebonnet Ordinance Plant in nearby MacGregor. In 1943, the McDermott Motors building was leased to North American Aviation (who made the P-51 Mustang and the B-25 bomber, among other aircraft) as a warplane assembly plant. Production began in late 1943 and continued through August 1945, and the plant employed at least 100 people (more than half were women).¹¹¹ The Waco Army Flying School (ca. 1942) re-established a military presence in Waco that had faded since the demise of Camp McArthur (Fig. 33).¹¹² Providence Hospital (formerly Providence Sanatorium) was enlarged as a training facility for Red Cross nurses, and was later selected as a wartime inland emergency hospital.¹¹³

Waco experienced a 365% increase in industrialization during the war years. Local industries and businesses converted their resources to manufacture bombs, demolition blocks, conversion kits, and other equipment for the military.¹¹⁴ Before the end of World War II, two new manufacturing plants were built in Waco. In 1943 Owens-Illinois established a glass factory, and in 1945 The General Tire and Rubber Plant opened. This was the first major tire factory in the southwest and became the largest industrial plant in the city for the next several decades.¹¹⁵

Though military work declined and many facilities closed at the end of the war, Waco continued to grow its industrial economy aided in part by the infrastructural improvements of the 1940s. By 1950, over 250 factories were operating in Waco.¹¹⁶

Just before the war in 1940, the population in Waco had been 55,982; by 1952 this had again increased by almost 50%, to reach approximately 84,300. This rapid increase in population, directly tied to the increase in war factory workers

¹⁰⁹ Ibid., 64.

¹¹⁰ Kelley, ed., *Handbook of Waco and McLennan County, Texas* (Waco: Waco, Texas, 1972): 102.

¹¹¹ "McDermott Motors Building," National Register Nomination, 2004.

¹¹² "Waco, Texas," *The Handbook of Texas Online*, Aug 2008 < <http://www.tshaonline.org/handbook/online>, accessed November 11, 2011.

¹¹³ Wallace, *Waco: Texas Crossroads* (Woodland Hills, CA: Windsor, 1983), 66.

¹¹⁴ Ibid.

¹¹⁵ Poage, 216.

¹¹⁶ Kelley, ed., *Handbook of Waco and McLennan County, Texas* (Waco: Waco, Texas, 1972): 182.

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and military personnel, created a shortage in housing. The War Manpower Commission listed only four vacant apartments in November 1943.¹¹⁷ As war-time building restrictions were finally lifted in late 1945, real estate developers responded to the growing housing crisis by erecting new suburban developments, and building on vacant lots in existing neighborhoods.

Waco, the Postwar Years

The immediate postwar years were prosperous in Waco, due in part to the continued presence of a permanent military base (named James Connally Air Force Base in 1945), and the designation of Waco as national command center for Air Force flight training. Increasingly, wartime resources were converted to civilian purposes; for example, the Blackland Barracks became Blackland Village, a housing development for returning veterans.¹¹⁸

On 11 May 1953, disaster struck Waco. At 4:40 p.m., a tornado demolished a large portion of the downtown commercial area, taking with it 114 lives (Fig. 34-36). Many historic buildings were devastated, including the original Public Square and numerous nearby homes. More than 196 buildings were destroyed in the storm, and another 396 were damaged beyond repair and subsequently demolished. Though City Hall withstood the storm, the surrounding area was flattened; this was left undeveloped for nearly two decades.¹¹⁹ Even today, open areas and vacant lots are present in downtown Waco, underscoring lasting change to the physical and social structure of the town, exacerbated by the severity of the tornado that struck more than fifty years ago.

In 1958, informed by federal urban renewal efforts and the formation of the Grass Roots Organization of Waco (GROW), the city applied for and received Federal grant money for rebuilding. The devastation of businesses accelerated an urban decline similar to that seen in many American cities in the 1950s and 1960s, particularly as shoppers abandoned downtown for newly-constructed, modernized suburban shopping centers. In 1958, the Waco Urban Renewal Project began appropriating money for clearing "blighted" areas and bringing new construction back to the historic core.¹²⁰ As Waco's public schools were integrated in the 1960s, "white flight" further contributed to the decline of the historic urban core.¹²¹

Between 1959 and 1964, the Urban Renewal Commission of Waco formed a Citizens Advisory Committee on Relocation, tasked to assist rebuilding efforts. Activities included the clearance of sixty-three acres, including 183 parcels of reportedly "run-down" housing; 171 families were displaced. This was believed to be the first Urban Renewal project in Texas.¹²² Efforts such as the 1966 ALICO Inn and Convention Center (no longer extant) and the 1967 "Model Cities" program attempted to counter major changes such as the closure of Connally Air Force Base, and the erection of shopping malls outside of the urban center. The 1978 continuation of the Urban Renewal Project injected \$125 million into new construction. As part of this effort, Waco's Convention Center was constructed in the former Public Square (built around the 1936 Municipal Building).

Waco's growth after World War II was concentrated in the area south and west of downtown. This was particularly true of residential development, and after the 1953 tornado, for commercial development as well. As businesses moved out of the historic core, the character of the city changed. Waco's first shopping mall, the Lake Air

¹¹⁷ Poage, 214.

¹¹⁸ Wallace, *Waco: Texas Crossroads* (Woodland Hills, CA: Windsor, 1983), 68.

¹¹⁹ Conger, *Waco: A Basic History* (Waco, Texas, 1984), 30-31.

¹²⁰ "Waco, TX," *The Handbook of Texas Online*, <http://www.tshaonline.org/handbook/online>, accessed November 11, 2011.

¹²¹ Ibid.

¹²² Wallace, *Waco: Texas Crossroads* (Woodland Hills, CA: Windsor, 1983), 73.

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Shopping Center, opened in 1963. Before that, the only commercial area outside of the downtown had been the stretch of Franklin Avenue south of 18th Street.¹²³

In the 1970s Waco ranked fourteenth in population statewide, and ninth in industry.¹²⁴ The economy suffered a downturn in the 1980s and 1990s, but the population grew slightly, from 101,216 in 1980 to 103,216 in 1990.¹²⁵ The city re-focused its efforts on tourism, with the addition of The Texas Ranger Museum in 1976, The Dr. Pepper Museum in 1988 and a Zoo and Texas Sports Hall of Fame in the 1990s. To the present day, Baylor University maintains an important presence in the city with a student population of 14,000.¹²⁶ By 2008, the city of Waco had a population of 113,726, and the metropolitan population had reached approximately 213,517.¹²⁷

¹²³ Poage, 231.

¹²⁴ Ibid., 214.

¹²⁵ Ibid.

¹²⁶ Baylor University, <http://www.baylor.edu/about/>, accessed September 23, 2008.

¹²⁷ City of Waco, "Waco Facts." <http://www.waco-texas.com/wacofacts.htm>, accessed on September 23, 2008.

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Representative Properties

Sturgis House (1887)

Property #160

1316 Washington Avenue

Residential – Single Family

Recorded Texas Historic Landmark

Contributing

Photo 1



Constructed in 1887 for James N. Harris, the Sturgis House is a two-story brick home with Folk Victorian styling. The house is located on Washington Avenue, along the southern perimeter of what is now Waco's commercial district. Sanborn maps indicate that in 1899, the house was part of a residential neighborhood that featured large, well-designed homes. By the second decade of the twentieth century, churches and schools began to replace these dwellings, and the commercial core began to reach southward along Washington Avenue.

The house, constructed fully of brick hand-made from Brazos River sand, is L-shaped in plan and extends two full stories. The tan brick, laid thirteen inches thick, provides both the home's structure and exterior cladding. Plaster is applied directly onto these walls to clad interior surfaces. The house is capped by a low-hipped roof with projecting eaves. A cornice lined with dentils and scrolled brackets supports the eaves. The north and south ends of the house each feature a

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single brick chimney, capped with corbelled brickwork. The front façade (west-facing) is dominated by a double-height porch, elevated above grade to the height of approximately five stair steps. The porch, on both the lower and upper levels, is supported by turned posts; it is further embellished with a turned balustrade and fretwork. All woodwork on the porch is painted white. The main façade is visually divided into five bays, the center bay features the main entry, and each flanking bay is punctuated by a tall rectangular, 2/2 double-hung segmented-arch window. The interior is accessed through a double door (painted dark red), topped with a segmented-arch transom window, and flanked sidelights. Windows feature shutters, painted black. The upper floor mirrors the ground-floor configuration, with centered doorway opening onto the upper porch. Windows and doors are trimmed in painted woodwork (white, to correspond with the porch supports); this is a striking contrast to the relatively monochromatic tan brick of the main body of the house.

The house, originally owned by James Harris, was purchased by James H. Sturgis in 1912; the Sturgis family still owns and maintains this residence. Sturgis was likely associated with downtown Waco's Sturgis Block (Third Street and Austin) and the Sturgis Building.

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Artesian Manufacturing and Bottling Company Building (1906)

Property #17A

300 South Fifth Street

Commercial

Architects: Glenn Allen and Milton W. Scott

Listed on the National Register (1983)

Other names: Home of Dr. Pepper; Dr. Pepper Museum

Contributing

Photo 2



Located at the corner of Fifth Street and Mary Avenue, this three story brick building dominates Waco's industrial corridor. With its imposing rusticated arches, the Artesian Manufacturing and Bottling Company shows a clear influence of Richardsonian Romanesque. The building is rectangular in plan, and asymmetrical in massing. The primary entrance faces onto Fifth Street, with secondary access to loading docks adjacent to the railroad tracks along Mary Avenue. The building's symmetrical front façade is dominated by a mid-height stringcourse and a three-bay arcade. Each of these three massive arches is supported on a brick pier or abutment, and the round arch is accented by rusticated plaster voussoirs. The center bay contains a recessed entry, raised above ground level and accessed by six steps. The entryway is flanked by symmetrical round-arch windows, slightly inset, and resting on a rusticated base. A rectangular panel of gray

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stucco prominently marks the front entry, inscribed with "Home of Dr Pepper," which in turn is flanked by symmetrical shields and foliated ornament. The left-most side of the panel includes the founding year of the company, 1885, and the right-most features the construction date of the building, 1906. The division between the lower level and the second floor is marked by a rusticated stringcourse that wraps the entire building. The second level above is composed of a band of deeply recessed round arched windows; the voussoirs are flush with the brick façade, and are heavily rusticated to match other detail work. Each arch is supported by a pier formed from corbelled brickwork. The façade is capped by a parapet with upward-projecting ends and a pedimented center. The parapet is ringed with rusticated stucco, and capped with smooth, buff-colored coping.

The Mary Avenue elevation is equally prominent, with its entry and loading dock fronting the railroad tracks. This elevation is asymmetrically composed, and is dominated by a central bay composed of two minor bays. The left most bay contains a tall, rectangular door, and the right-most bay (larger in width) features the wide, ground-floor main entry. The entry is marked by a massive rusticated arch, which springs from atop the water table at the level of the door sill. This arch was designed to spring directly from the floor, rather than from atop a pier or abutment (as with the arches from the front façade). Askew of the main entry portal and above the smaller rectangular door, a three-story tower rises. The tower is square in plan, and capped with a hipped roof. The tower is accented by paired arch windows, with Circle "A" (Artesian's logo) inscribed at the interspersed spandrel. The tower is further detailed with exposed soffits and square brackets. A circular lantern (or cupola) projects from the second floor, to the right of the large tower. This cupola is round in plan, with a conical roof springing from a series of Corinthian columns.

The building was extensively damaged during the 1953 tornado. The Fifth Street façade was stripped of its parapet, and a major portion of the second floor Mary Avenue elevation was shattered. The lantern was also damaged beyond repair. These elements have recently been reconstructed, and in some cases the repair work remains evident; for example, the Mary Avenue elevation has been repaired with a lighter-colored buff brick, so that the tornado's scar remains visible.

Constructed for the Artesian Manufacturing and Bottling Company, this building became the home of Dr. Pepper, a soft drink invented by Waco pharmacist Charles Alderon. In December 1885, Alderon began to serve his new soft drink from Waco's Old Corner Drugstore. The formula was later purchased by Wade Morrison (the owner of the drugstore), who formed a partnership with Robert Lazenby of the Circle "A" Ginger Ale Bottling Company. The two established Artesian Manufacturing and Bottling Company, and from 1886 produced both Circle A Ginger Ale and Dr. Pepper.

The company commissioned Waco architects Glenn Allen and Milton W. Scott to design a new facility in 1906. The building at Fifth and Mary served as headquarters for Artesian Manufacturing until the general offices of the Dr. Pepper Company moved to Dallas in 1922. The building continued to serve as Dr. Pepper's local bottle works until 1965, when this function was relocated to a new facility. The building was reacquired by the Dr. Pepper Company in 1979, and now serves as a museum.

The Artesian Manufacturing and Bottling Company Building is listed on the National Register of Historic Places for its association with the history of the beverage industry in Texas and the U.S. (specifically the rise of Dr. Pepper), and as an outstanding example of Scott and Allen's architectural achievement. This building represents Waco's industrial progress and subsequent building boom in the first decade of the twentieth century, and remains one of the finest works of architecture in the city.

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Kress Building (1910)

Property #139

613 Austin Avenue

Two-Part Commercial Block

Contributing

Photo 3



The former Kress Building is a two-part commercial block, clad in buff brick. The building is characterized by its modest classical detailing, terra cotta ornament, and the Kress logo at the parapet. The ground floor is divided into two symmetrical storefront bays, each with angled display windows and inset entryways. Both storefronts are protected beneath a flat awning, hung from iron rods affixed to the second-floor wall plane. Above the canopy level, each storefront is capped by a five-lite transom (for a total of ten across the façade). A simple molded stringcourse separates the storefront level from the second floor above. The second floor is divided into three bays by slightly projecting pilasters (four in total); each rests on an unadorned square white base, and features a brick shaft with an inset panel. Each pilaster is capped by a flattened Doric capital, which carries a full (if minimal) entablature. Each bay between the pilasters features a pair of

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windows (presumably the originals were one-over-one wood sash; these have been replaced). These are framed with a simple sill and head. The windows are in turn topped by a single band of molding that supports a pair of flattened scrolls. A lattice screen adorns the space between each scroll. Above this element, the architrave runs full façade, and appears to be supported on both the scroll pairs and the four pilasters. Three projecting rectangular medallions are centered along the architrave molding, with one inserted at the center point of each bay. Above the architrave, the frieze is a simple band of plain brick. The cornice – painted green to correspond with the window sashes, lattice work, and Kress logo – is composed of dentils, modillions, and cornice molding. Above this element, the stepped parapet crowns the building. The center bay of the tripartite stepped parapet is framed with ornamental cornucopia, which rest between the parapet's side piers and the coping of the lower parapet elements. The center parapet element features the word "Kress," executed in the company's signature script. The Kress building was originally constructed with neighboring structures; however, the tornado of 1953 damaged the building to the southwest and that lot remains empty today. As a result, the bare brick party wall on the southwest side remains exposed.

S.H. Kress & Co. operated a chain of five-and-dime stores across the United States, the first of which opened in Memphis in 1896. Unlike his competitors such as Woolworth, Kress focused his efforts in southern states. By 1900 he had twelve stores in five states, including Texas. The state's first store opened in Houston in 1900.¹²⁸ Kress was particularly interested in the quality of his chain's stores. Unlike many other retailers who preferred to lease their facilities, Kress preferred to build his own. In 1905, Kress formed its own architecture division for just this purpose. The division grew to employ over 100 designers and draftsmen.¹²⁹ Kress's architecture division (which included noted staff architect Seymour Burrell) developed a range of design elements shared among many of the company's buildings, including the application of the word "Kress" in distinctive lettering on building parapets, as with the Waco store. The earliest Kress buildings, much like the Waco example, held a great number of characteristics in common with typical commercial buildings of the time; these were often clad in brick, featured a prominent cornice and parapet, and displayed classical ornamentation. Kress buildings would later become more elaborate and distinctive, but the Waco example belongs to the first wave of company architecture and represents the type of building Kress commonly erected in smaller towns. Waco City Directories indicate that prior to 1910, the Kress store was located at 515 Austin Avenue; by 1911, Kress occupied the new location at 613 Austin. Kress was certainly inspired to invest in Waco at just this moment, particularly with its booming economy and the completion of the nearby ALICO building. Though the architect of this building has not been confirmed with certainty, it is likely that the design originated with S.H. Kress & Co.'s staff architect Seymour Burrell. Burrell, the company's head architect from 1910 to 1918, was responsible for, among others, the Kress Building in Houston (1913, NR 2002).

The Kress Building, though currently under renovation, retains a great deal of integrity above the transom level. It perfectly represents the modest two-part commercial buildings erected in Waco during the early twentieth century, and simultaneously signifies early trends in the Kress Company's building campaign.

¹²⁸ "Kress Building – Houston" National Register Nomination 2002; referencing Bernice L. Thomas, *America's Five-and-Ten-Cent Stores: The Kress Legacy* (New York: John Wiley and Sons, 1997).

¹²⁹ Thomas, *America's Five-and-Ten-Cent Stores: The Kress Legacy* (New York: John Wiley and Sons, 1997).

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ALICO Building (1911)

Property #143A

425 Austin Avenue

Three-part Vertical Block

Contributing

Photo 4



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Constructed by the Amicable Life Insurance Company in 1911, the ALICO building remains an impressive marker on Waco's skyline. Designed by Fort Worth architects Sanguinet & Staats, this building represents a period during which Waco experienced tremendous economic prosperity and architectural growth.

At an impressive twenty-two stories, this Beaux-Arts inspired skyscraper dominates the Waco's cityscape. The roof stands at 246 feet and the tip of the flagpole reaches to 303 feet above the Austin Avenue sidewalk. At the time of its completion, the ALICO building was advertised as the tallest building west of the Mississippi and south of the Mason Dixon line; it held this distinction until 1929.¹³⁰

The building rests on a massive set of foundation piers, drilled to at least forty-five feet deep. These support over forty million pounds of steel and iron. The structure was designed to be "fireproof," constructed from skeletal steel, tile and concrete with little to no exposed wood framing. The steel was imported from New York by ship via Galveston, and by train from Galveston to Waco. Newspaper accounts from the period reported that the building materials filled over 2000 cars on eighty trains.

The building's design reflects a late-nineteenth conception of skyscraper architecture, and perhaps recalls Louis Sullivan's tripartite tall building scheme. The ALICO has a discernable horizontal layering, with the suggestion of a base, shaft, and capital. The building is rectangular in plan, and regular in its massing. The primary façade, facing Austin Avenue, is symmetrical in design. The façade represents the shorter side of the rectangular plan, and displays three vertical bays (delineated by the fenestration pattern, and a framing system visible in the top four floors). The long elevations (facing Fifth and Fourth Streets) are divided into four vertical bays.

The ground level through the fifth floor, resurfaced in 1966, are clad in a rough-faced stucco applied in vertical sections and separated by metal bands. The ground floor entry and storefront are recessed beneath a projecting canopy, which skirts the entire perimeter of the building and continues to the parking garage located in the rear of the facility. The skirt is approximately two stories in height. It is consistently detailed throughout, and features alternating diamond-shaped

¹³⁰ Ryan, Terry Jo, Transcript from Radio Interview, "Lane and Scott, Architects of Waco." Baylor University [see author's digital files]

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screen panels and solid stucco or concrete panels. Beneath the canopy, locally nicknamed the "hula hoop," the ground floor is accessed through double doors flanked by sidelights with a transom above, all trimmed in a gold-toned metal.

The shaft of the building, comprised of levels six through seventeen, is modest in design and unadorned. Clad in light tan brick, this section of the building is notable for its rhythm and regularity. The planar surface is divided into horizontal bands, delineated by white banding. Each band is alternately composed of uninterrupted wall surface or fenestration. The punctuated segments of the banding are further divided into three vertical segments (or bays); each contains one pair of two-over-two double-hung sash windows. These windows, like most throughout the building, are simply trimmed. The building was noted for its access to natural light, and contains 733 windows and 1223 doors.¹³¹

The shaft of the building is divided at the eighteenth floor by a projecting stringcourse. This level is further defined by banding between each set of paired windows. This floor is separated from the subsequent floor by a double stringcourse, detailed with interstitial medallions.

The highest four floors of the ALICO building are analogous to a column capital, and represent the most ornate portion of the building. The fenestration pattern, consisting of paired sash windows, remains consistent with the rest of the building; however, one floor features round-arched windows while all others are square headed. Terracotta details project from the cornice, and the soffit is decorated with a striated drop-pendant egg-and-dart pattern, and foliated ornament. At the top level, the façade is divided into four compartments and framed in an embellished shield and foliated motif. Each shield contains one letter of the ALICO acronym; because the primary façade is narrower than the north and south elevations, with four bays, it displays only four shields with the individual letters "A", "L", "I", and "C." The longer elevation has five divisions containing five shields, and thus spell the entire name of the building inclusive of the final "O." The building name is both clearly imbedded on its surface, and advertised through a fifteen-foot red neon sign perched atop the building. Made by the Warren Sign Company for \$15,000, the "ALICO" sign contains an estimated 1,800 feet of neon tubing.¹³²

The building also features a prominent flagpole, positioned above the elevator penthouse; the pole reaches the equivalent of twenty-four stories in height. Though the flag was removed in 1967, it was replaced on Memorial Day 1977 and still flies today.

The ALICO building was renovated in 1966 as part of a larger project to construct the adjoining ALICO Inn and Conference Center (no longer extant). As part of this expansion, a six-level parking garage was constructed at the northwest side of the property. This garage features a concrete frame, and is skirted on the first three levels to correspond with the detailing on the main body of the ALICO building.

The Amicable Life Insurance Company was founded in Waco in 1909 by C.C. Edwards, J.D. Newton and J.C. Boynton. Artemas Roberts was the first president of the company, and he is credited with the idea of Waco's first skyscraper as an advertisement for his company. Amicable acquired the site at Austin and Fifth Street (previously W.E. Oakes' lumber yard and blacksmith shop), and commissioned Fort Worth architects Sanguinet & Staats to design their headquarters. One of the largest and most influential firms in Texas, Sanguinet & Staats is best known for its steel-framed skyscrapers; these include the First National Bank Building (Fort Worth, 1907), the Scarbrough Building (Austin, 1910), the CF Carter Building (Houston, 1919), and the South Texas Building (San Antonio, 1919).¹³³ Sanguinet & Staats

¹³¹ "The First Skyscraper 1910-1911," *Waco Tribune-Herald*, Sunday 25 May 1930. Clippings, Texas Collection. [image author files 0195]

¹³² "The Big O Goes Up," *Waco Tribune-Herald*, Saturday n.d., n.p. Clippings, Texas Collection. [image author files 0193]

¹³³ See Sanguinet, Staats, and Hedrick Drawings Collection, Alexander Architectural Archive, University of Texas Libraries, The University of Texas at Austin.

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operated from offices in Dallas, Wichita Falls, San Antonio, Waco, and Houston. In Waco, they collaborated with local architect Roy Lane to complete the ALICO project.¹³⁴

The building was a stunning piece of architecture, and offered a range of significant functional innovations. Upon its completion in 1911, it was advertised as the only office building in the world to be self-sustaining.¹³⁵ The building had its own artesian well to supply water (discovered beneath the building during construction). At one time, the ALICO drew its own fuel from a shallow oil well near the Bosque River. It had its own internal power plant (located in the lower level) that included machinery to generate electricity, and high-pressure boilers for power and heat. Integral to the design were interior conduits and outlets for telephone, oil-burning lamps in hallways, and chilled water delivered to drinking fountains in every hallway.¹³⁶ In 1948, the ALICO electric plant could supply half of Waco with power, but was on stand-by for use in emergencies only.

Soon after its completion, the ALICO Building became the economic and cultural hub of downtown, once considered the "nerve center of Central Texas."¹³⁷ The Amicable Company flourished, and took over the Alamo Life of San Antonio in 1931. By 1936, the company had more than 500 agents and operated throughout Texas, Louisiana, and New Mexico; despite this growth, the company still retained its home office in Waco in the 1911 building. Throughout the 1940s, the building was a prestigious office address for not only the Amicable Company, but for attorneys, doctors, dentists, and accountants. Tenants included banks, beauticians, barbers, and the local radio station WACO (after 1933, they occupied third floor offices and had a roof-top antenna). The company merged with American Insurance Company of Birmingham in 1965, but remained in the Waco's ALICO building.

The Amicable Company helped fund a major redevelopment project in Waco in 1966, a project that inspired a renovation of the original building and the addition of the corresponding parking garage to the west (Property #143B). In 1964, builder-architect Jay Frank Powell conceived the idea for the ALICO Center, a motel and convention center intended to inject more than \$7 million dollars annually into Waco's economy. Powell, a graduate of the University of Texas School of Architecture (1957), owned the Down-tel Corporation of Midland as well as a series of motels across the nation. With the closure of Waco's Roosevelt Hotel and subsequent loss of convention business, Powell envisioned a new opportunity in Waco. His project included the ALICO Inn and Convention Center, which consisted of a hotel with 116 sleeping units and meeting facilities for 700 people. Powell partnered with Franklin Smith, then-President of ALICO, to develop the entire city block surrounding the ALICO building. The ALICO Inn was built adjacent to the ALICO Building, and improvements exceeded \$2 million. As part of this venture, the ALICO Motor Garage was constructed, and the Austin and Fifth street façades of the ALICO building were refaced from the street level upward to the fifth floor. Improvements were well underway by February 1966, and completed soon after.¹³⁸ Despite these additions and alterations, the ALICO remains perhaps the most distinguished building in Waco, and represents the city's early interest in both progressive design and economic growth.

¹³⁴ See Sanguinet, Staats, and Hedrick Drawings Collection, Alexander Architectural Archive, University of Texas Libraries, The University of Texas at Austin.

¹³⁵ "The First Skyscraper 1910-1911," *Waco Tribune-Herald*, Sunday 25 May 1930. Clippings, Texas Collection. [image author files 0195].

¹³⁶ Ryan, Terry Jo, Transcript from Radio Interview, "Lane and Scott, Architects of Waco." Baylor University [see author's digital files].

¹³⁷ Marmion, Harry, "Skyscraper with Personality: Waco Life Practically Revolves Around the Amicable Building," unidentified publication, 1948. Clippings, Texas Collection. [image author files 0198].

¹³⁸ "ALICO Keeps Pace With Time," *Waco Baylor Lariat* 26 February 1966. Clippings, Texas Collection. [image author files 0206].

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First Presbyterian Church (1912; 1950)

Properties #116A & 116B

1100 Austin Avenue

Religious; Gothic Revival

Contributing

Photo 5



The Presbyterian Church of Waco was designed by F.M. Mann and completed in 1912. The church is characterized by its asymmetrical façade, featuring a central sanctuary and bell tower on the northeast corner. The building is simply clad in tan brick, and detailed with white stone at door surrounds, window moldings, stringcourses, coping, and tower cap. Gothic inflections are most apparent in the pointed arches at the apex of doors and windows.

The Presbyterian Church of Waco was one of the first congregations to organize in Waco. In 1855, the church began with seventeen members (most of Scotch-Irish descent) and two ruling elders. Members came from Waco, nearby Robinson, and Bosque Creek. During the first few years of the church's history, services were held at the Union Church (located at South Second Street between Franklin and Jackson Avenues), and in 1863, at the Methodist Church. The congregation had grown to forty members by 1869, many of whom had fled to Waco during and after the tumultuous Civil War. The increase in membership encouraged the congregation to build its own facility. In 1870, they purchased a lot at Second Street and Jackson Avenue. A brick building was completed at this location in 1871, at a cost of \$5,500. By

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1877, the church recorded 133 members. To accommodate growing numbers, in 1882, the congregation sold their first building and purchased a new lot at 812 Austin Avenue. A new church, completed in 1884, feature Gothic Revival stylistic inflections, including a spire. In June 1893, forty members left to organize a second Presbyterian church to be located at Thirteenth and Jefferson. The splinter church was in use for twenty-five years, after which it closed and members returned to the original church. A two-story, eight room home for the minister was completed in 1905 at 1004 Washington. The church also established a Mission Sunday School at 9th Street and Clay Avenue.

In 1910 the membership totaled 439 and had once again outgrown its building. A new lot was purchased at 9th and Austin (the northwest corner). Before building commenced, the group was informed that the Waco Street Railway Company planned to lay track along this street; desiring a more quiet location, the group sold the lot and purchased another at 11th and Austin. The congregation commissioned F.M. Manna, Professor of Architecture at the University of Illinois, to design the new building. The local firm of Scott, Pearson, and Dean supervised the project. The building, completed in 1912, was described by the *Waco Tribune-Herald* as "embodying the plain but grandly simple Gothic idea. The picture will remind all who see it of the old classic Church structures of Europe." Several memorial art glass windows were moved from the previous sanctuary and placed in the auxiliary rooms of the new church. In 1921, the church purchased the adjoining lot to construct an athletic facility. After only two decades, the building was deemed unsound and was removed in 1947. After the recreation hall was demolished, the grounds were landscaped and a new annex wing was added to the west; this was completed by 1950. In 1949, the church reached a membership of 1,028, and once again proposed to expand, this time to the northwest section of the city. The Westminster Presbyterian Church of Waco was completed in 1954 at North 33rd and Pine to serve the growing needs to the congregation. The First Presbyterian Church did remain open on Austin Avenue, and is in service to the present day.

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National City Bank Building (1916)

Property #92

528 Austin Avenue

Two-Part Commercial Block, Classical Revival

Contributing

Other names: National City Bank; Texas Life Building (briefly), currently Butler Bail Bonds, Ray Black and Assoc.

Photo 6



The former National City Bank Building is prominently sited on the corner of Austin Avenue and Sixth Street, fronting onto Austin. The building is characterized by its fine design, quality of materials, and lavish Classical ornamentation – all typical of early twentieth-century bank buildings. The primary façade is divided into three equal bays, evident in the storefront configuration at the ground level; the bay delineation is marked by Corinthian pilasters at the second level. The storefront has been altered from its original form (in a manner typical for downtown Waco) with the historic materials replaced or covered by slabs of red stone. Above what was originally the transom level, the building remains completely intact and represents a fine example of high-style architecture. The second floor, clad in cut and carved stone, is divided into three symmetrical bays, each marked by a squared Corinthian pilaster that frame a trio of one-over-one wood sash window. The center window of the set is approximately twice the width of each flanking member. Each pilaster shaft is accented with a full-length inset panel, trimmed with an egg-and-dart motif. The Corinthian capital, which carries a full entablature, provides a high degree of depth on the façade. The entablature is perhaps the most remarkable feature of this building. The architrave is composed simply, with three bands of horizontal molding. The frieze is divided into three bays, to correspond with the façade composition below. Each bay consists of a centered medallion

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encircling an eagle, flanked on both sides by a Greek fret that terminates in a rectangular panel containing a foliated medallion. The frieze is topped with an ornate cornice, featuring a soffit supported by modillions (ornate brackets) in the shape of acanthus leaves. The uppermost portion of the cornice (the cymatium) is carved with foliated ornament and articulated by projecting lion's heads. Above the cornice, a parapet wall rings the rooftop. On the primary façade, the parapet rail is divided into three bays, marked by squared piers with intricate interstitial grillwork. The Sixth Street elevation follows the same design, though divided into seven bays that each contain paired one-over-one sash windows. The ground floor alterations are typical of changes made to Waco's historic fabric, and in this case do not detract from the outstanding quality of the design evident above the storefront and transom level.

The Bank building sits at what was once a prominent corner, once shared by the notable Goldstein & Migel Company Building to the northwest (no longer extant). Due in part to the presence of this neighbor, this corner hosted many public events, including an outdoor fashion show held in 1916, with live models and a live band. The bank itself, constructed in 1916, displays the revival styling popular in Waco and throughout the United States during the boom of the early twentieth century. It exhibits a rich architectural quality that was typical for these first five blocks of Austin Avenue from the turn-of-the century through the tornado of 1953. Sanborn maps indicate this building served as the National City Bank from at least 1926 to 1952 (the last available map). The building is now occupied by law offices, and is in excellent condition.

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Brazos Funeral Home / Wilkirson-Hatch (1925)

Property #156

1124 Washington Avenue

One-part commercial block, with residential influences / Spanish Colonial Revival

Other names: Wilkirson-Hatch Funeral Home (founded 1925)

Contributing

Photo 7



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The Brazos Funeral Home, or Wilkerson-Hatch, is a one-story Spanish Colonial Revival commercial property significant for its long-standing presence in the Waco commercial community. Completed in 1925, this one story building is roughly rectangular in plan. The original core of the building was constructed of brick and measured 75x100 feet.¹³⁹ The building was continuously renovated as the Wilkerson-Hatch business grew; the building was expanded at least five times between 1925 and 1951. The most significant addition came in 1951, with the expansion of the chapel to accommodate 300 guests. Other renovations included the expansion of the business office (as administrative needs changed, such as the requirement of a death certificate and thus the need for more filing space), the addition of a separate entrance for the family of the deceased, the addition of covered parking, and the completion of a private family seating area within the chapel (with a capacity of seventy-five). The current facility stretches the length of the block from Austin to Washington Avenue, and contains over 50,000 square feet. Subsequent additions include a two-story service area to the east, and an annexed two-part commercial block building at the far eastern side of the property.

The Funeral Home is a low, one-story mass, clad in rough stucco; historical sources indicate the stucco is laid over brick, which was the characteristic cladding material in Waco during the 1920s. The main façade faces west onto Washington Avenue. This façade is defined by an arched portico, capped by a low-pitched side-facing gable roofed in red tile. The portico is asymmetrical, with the southern-most seven bays formed by round-headed arches. The northern two bays are wider than the others, and feature segmented arches. These later two bays signal the additions to the building, and currently serve as covered driveway, and a private entry into the funeral service spaces. On the main façade, the building's

¹³⁹ "Wilkerson-Hatch Funeral Home," *Partners in Progress*: 103.

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central bay features a pedimented parapet inscribed with the business name "Brazos Funeral Home" (formerly Wilkerson-Hatch). To its north side, the central bay parapet is surmounted by a square bell-tower featuring round arch openings and capped with a hipped roof (clad in corresponding red tile).

Opened as Wilkerson's undertaker facility in 1925, the Brazos Funeral Home maintains the same function to the present day. The business was founded in 1925 by Dillard J. Wilkerson, a native of Kentucky who owned both a lumber yard and an undertaker's business in Eddy, south of Waco. In partnership with his son Jim P. Wilkerson and his son-in-law Roy Hatch, Wilkerson opened a new business in Waco at 12th and Washington. The first facility was small and modestly designed. The form clearly drew from residential architecture, with its low-pitched gable roof and portico. This gesture was likely a deliberate choice, as the domestic character of the funeral home (note the use of the terms "home" and "parlor" in the business name) added a sense of comfort and familiarity to ease the unpleasant business of death. In 1925, most funeral services were conducted privately at the home of the deceased. Wilkerson-Hatch Funeral perceived a need for facilities to hold services within the funeral home, and integrated a chapel into their original 1925 plan. By 1940, services were primarily held in a chapel; this cultural change necessitated an expansion of the building to include a chapel with the eventual seating capacity of 300 (completed in 1951). The building was also notable as the third building in Waco to have central air conditioning, installed sometime in the 1930s.

Dillard Wilkerson passed away in 1927, but the younger men continued the business and recruited other family members to join. Roy Hatch (d. 1979) became a prominent businessman and civic leader in Waco, and later served as chairman of the United Way, chairman of Cameron Park Development Board, president of the Rotary Club, and deacon of the First Baptist Church. He was also a Mason and a Shriner. By 1951, the business shifted hands to Dillard Harwell (a grandson of Dillard Wilkerson), who was part-owner and manager. Hatch, Harwell and Mrs. Wilkerson sold their interest to Hatch's daughters in 1972 (Roberta Bailey and Marie Bowen, and their husbands). By 1982, a fourth generation of Wilkerson-Hatches (with Hatch Baily) was running the business, under the motto "a family serving families."¹⁴⁰

The Brazos Funeral Home / Wilkerson-Hatch Building is significant as a longstanding family-owned business in Waco, whose founding in 1925 marked a period of tremendous economic growth within the community. The location of this building along Washington Avenue indicates an outward expansion of the commercial district during this same era. This building also represents a significant architectural trend in Waco: small-scale development (with residential detailing), modest building materials, and a reliance on Mission / Spanish Colonial Revival styling were also typical of the period, as seen in contemporary buildings such the McDermott Motors (Property #167) or the Central Fire Station #13 (1932, Property #199A & B).

¹⁴⁰ "Wilkerson-Hatch Funeral Home," *Partners in Progress*: 103.

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Waco Drug Company Building (1925)

Property #18

225 South Fifth Street

Industrial / Warehouse

Listed on the National Register (2008)

Other names: Southwestern Drug Company; currently Insurors Southwestern Building

Contributing

Photo 8



Designed by Waco architects Milton Scott & T. Brooks Pearson and completed in 1925, The Waco Drug Company Building served as the headquarters of a prominent wholesale drug company. The building is typical of early twentieth century warehouse construction, and shares its architectural form and detail with several other concrete and brick industrial buildings that line Mary Avenue in Waco. The building is characterized by its simple brick cladding, exposed concrete structural frame (on secondary elevations), and minimal ornament that draws from Classical detailing.

Believed to be an expansion of a 1911 building (no longer visible from the exterior), this concrete frame and brick warehouse was completed in 1925. The building is rectangular in plan, and regular in massing. It consists of four stories and a full basement, and rests on a concrete water table. The structure is poured-in place concrete construction, with brick and tile infill. All windows are made of industrial steel.

Waco Drug is located at the corner of Mary Avenue and Fifth Street, adjacent to the railroad tracks. The building faces east onto Fifth Street. This, the most public façade, is clad in red brick and trimmed in white cast stone. The façade is divided into three major bays (and seven minor bays), each delineated brick pilasters that run from the second-floor belt course to the pedimented parapet. Each pilaster terminates in white cast stone, and is surmounted by diamond-shape medallions imbedded into the parapet surface. The pedimented central bay of the parapet, like the pilaster tops, features a

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cast stone medallion. The white coloration of the stone detailing remains in sharp contrast to the dark red brick of the surrounding wall surfaces.

At the ground floor, elevated above street level by seven steps, the central bay is defined by an entryway, framed in cast-stone. This element is comprised of square fluted columns supporting a full entablature. Details include simplified classical details such as triglyphs, metopes and dentils. The main doors are inset within this enframed entry, and the foyer floor features tile work displaying the building's name as "Waco Drug Co."

The main façade is characterized by a regular fenestration pattern. The lower floor features twelve regularly spaced multi-lite steel windows, stretching from the interior floor to the ceiling. The upper three floors feature a regular pattern of fifteen-light windows, spaced evenly within each bay. All windows are slightly recessed from the wall plane; these feature only a small sill with no other trim or ornament.

The building's secondary elevation faces south onto Mary Avenue, important for its access to the railroad tracks. This elevation is modest in design; it is clad in red brick, and topped with a flat brick parapet with white cast stone coping (continued from the primary façade). The dark red brick of the front façade wraps around the building's corner and extends through to the first bay of the south elevation. The design and appearance of this elevation is of particular import, as it clearly displays the concrete structure and brick infill characteristic of this building and its companion industrial facilities along Mary Avenue. Each bay is defined by the exposed concrete frame. Multi-light steel casement windows are placed in nearly continuous bands along the top of each floor level, interrupted only by the vertical concrete framing element. Windows here are of the same material and industrial quality as the front façade, though shorter and wider in proportion. The north and west (rear) elevations are of the same character as the south elevation; the west elevation features a loading dock, elevator shafts, and a steel fire escape.

In 1911, James Marrs Penland commissioned Milton Scott and T. Brooks Pearson to design a new headquarters for Waco Drug. Penland founded the Waco Drug Company in 1911, and the business was located along Waco's industrial corridor with good access to rail lines along Mary Avenue. Together with its competition, Behrens Drug (operating at Third and Mary since 1896), Waco Drug helped to establish a prosperous wholesale drug business in the region. By 1929, Penland had merged with six other drug companies to become Southwestern Drug Corporation; this became one of the largest wholesalers in the United States. Penland eventually moved his headquarters to Dallas, though Waco's plant remained key to regional distribution.¹⁴¹ The Southwestern Drug Company expanded throughout the twentieth century, and was eventually acquired by Gulf United Corporation. Despite this growth and change in ownership, the company continued to operate out of the Waco building until at least 1998. Subsequent tenants included EZ Pawn and Cash America, and Southwest Lofts. Insurors Opportunity purchased the building in 2003, and restored it for use as office space.

The Waco Drug Company Building represents the vital role that local businesses played in the economic development of early Waco. It is further emblematic of the expansive growth opportunities that many of these companies (including Dr. Pepper and ALICO) experienced. The building stands as an excellent example of Waco's industrial architecture and of Scott & Pearsons' work; its exposed concrete frame with red brick infill is typical of several other neighboring industrial properties (for example, Property #19 Gradel Publishing Building, Property #26 Texas Fireproof Storage, and to an extent, Property # 11 The Clifton / Behrens Lofts). Similar large-scale brick warehouses line Mary Avenue, though not all display the same exposed concrete structure (see for example, Holiday Hammond / Herrick Hardware Company (1912) Property #7, and the former Higgenbotham / McLendon Hardware (1911, Property #8).

¹⁴¹ "Waco Drug Company," National Register Nomination, 2008.

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McDermott Motors Building (1928)

Property #167

1125 Washington Avenue

Listed on the National Register (2004)

Other names: Fort Fiske Wright

Contributing

Photo 9



The McDermott Motors Building, designed by Waco architect Milton W. Scott, was completed in 1928 and opened as the first Buick dealership in Waco. The two-story concrete and brick building, with Spanish Colonial Revival detailing, is situated at edge of Waco's commercial district.

The building is rectangular in plan, and cubic in massing. It is constructed of reinforced concrete and structural steel, and is clad in buff brick. The construction system and detailing are typical of the era, though the building exhibits an expert handling of proportions and details that characterizes all of Milton Scott's architectural works.

The front façade, facing on Washington Avenue, is divided into three bays. The exterior is clad in brick, detailed with cut stone and terra cotta. Though this building features delicate architectural detailing, it incorporates industrial components such as the rolled-steel window frames. The fenestration pattern is regular, and showroom windows are indicated by their large size and transom windows. Details on the second story recall a classical colonnade. This level features decorative corbels, foliated ornament, and abstracted relief patterns imbedded in decorative panels. The building is capped with a flat roof, clad in red tile suggestive of Spanish Colonial Revival architecture; this choice of material was common for commercial buildings completed in Waco during this same period.

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Wilford Dees McDermott commissioned Waco architect Milton W. Scott to design a new home for his automobile dealership, which he had opened on Austin Avenue in 1926. Milton Scott, a dedicated and diligent designer, had a reputation for insisting on quality and perfection. He was often sympathetic to the aesthetic taste of his clients, though preferred to inject his own sense of reserve and refinement, as exhibited in this building and others he designed in Waco. Scott personally oversaw the construction of his projects, and was likely an attractive fit for McDermott's own refined tastes.

McDermott selected the site at 1125 Washington, the former location of a modest residence owned by McDermott's business partner Louie Migel. McDermott, with Migel, owned Waco's Goldstein-Migel Store, a successful department store located in the 500 block of Austin Avenue (no longer extant). McDermott, likely supported by his wealthy father-in-law Robert Buchanan, had opened an upscale Buick dealership on Austin Avenue in 1926; two years later, the dealership moved to its newly-constructed headquarters on Washington Avenue. The building was equipped with state-of-the-art technology, and contained a showroom intended to recall a lavish Mediterranean villa.¹⁴² With the stock market crash in 1929, and Buchanan's death the following year, McDermott Motors faltered. The dealership closed in 1930. McDermott retained ownership of the building, though it would host other businesses in subsequent years.

Waco's Cotton Palace closed in 1930, and the displaced National Guard unit subsequently leased McDermott Motors for use as a training facility. The Guard used the building throughout the 1930s under the name Fort Fiske Wright (after a local World War I hero). The building became not only a training center, but a social gathering place for veterans and military men. It was regularly the site of gaming, dances, and other social occasions. When the U.S. entered World War II in 1941, Waco's guardsmen were called to full-time military service and the building was once again vacated.

In 1943, North American Aviation (who made the P-51 Mustang, the B-25 bomber, and other aircraft) approached McDermott and proposed to use the property to assemble warplanes. McDermott agreed. Production began in late 1943 and continued through August 1945. Though given over to a new purpose, the building remained intact; the most significant change was painting (darkening) the downstairs windows for privacy. The plant was primarily used to manufacture aircraft wings, which were shipped to North American's plant at Grand Prairie for assembly. The plant employed at least 100 people during the war, and notably, more than half of these were women.¹⁴³

After the war, North American closed its facility. McDermott found another tenant in DT Hicks, who opened a Plymouth and DeSoto dealership. This remained in business until 1949, when Hicks relocated to Fifth Street. McDermott maintained ownership of the building, and later rented to Hill Printing and Stationary (established in Waco during the 1880s). In 1960, as the downtown commercial district began to decline in the aftermath of the 1953 tornado, Hill's – like many other businesses – moved south to Franklin Avenue. McDermott's sat vacant for nearly twenty years afterward. He sold the building in 1978, and it has subsequently hosted various retail and charitable organizations. A fire partially damaged the building in 2001; it has been repaired and recently rehabilitated for use as retail and residential space.

The McDermott Building is significant for its support of Waco's various economic and civic needs. It fully demonstrates Scott's skill as an architect. It has remained a flexible space, having functioned as the first multi-story car dealership in Waco, a National Guard training facility, and a World War II aircraft assembly plant. Thus, the building remains important for its role in the commercial development of the area, and for its support of military endeavors both before and during World War II. It is also distinctive for its architectural quality, and remains an excellent example of Milton Scott's architecture.

¹⁴² "McDermott Motors Building," National Register Nomination, 2004.

¹⁴³ Ibid.

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Wm & K. Clemens Building (1929)

Property #138

701 Austin Avenue

Two-Part Commercial Block

Contributing

Photo 10



The William & K. Clemens Building was constructed in 1929 at the corner of Austin Avenue and North 7th Street. This two-part commercial building is rectangular in plan and massing, and is clad in buff-colored brick common in downtown Waco. The Clemens Building is modest in its materials and detailing, and represents a typical late 1920s commercial building.

The three-story Clemens building is clearly divided into three horizontal levels, each delineated by a broad coursing of unadorned brick. The building is further divided into three vertical bays, defined by the storefront configuration on the ground floor, and corresponding fenestration pattern on the upper two levels. The storefront is

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composed of an inset entry, flanked by fully-glazed display windows; the northeastern set of display windows continues along the 7th Street elevation. The storefront display is capped with a set of multi-lite transom windows, currently boarded on the Austin Avenue façade but clearly visible on the 7th Street elevation. A thick banding of brick (approximately thirteen courses) tops the transom windows, clearly marking the termination of the ground floor. A stone stringcourse atop the brick band further separates the lower level from the upper two floors. The upper level, as with the lower level, is divided into three bays; these are defined by the fenestration pattern that consists of a wide central bay and narrow flanking bays (the approximate width of one double-hung sash window). The windows are temporarily boarded, but their proportions are visible within the brick framing. The second and third floors are framed by slightly protruding brick pilasters; these stretch uninterrupted from the first floor stringcourse to the second level stringcourse (at the top of the third floor). Each pilaster is composed of brick to correspond with the façade, but is set apart by a stone base and a flattened capital at the cornice line. The capitals, with their flattened, abstracted fluting and volutes, carry a simple entablature or cornice of gray stone that stretches full façade. The cornice is unornamented and devoid of molding. Despite this relative simplicity, each window bay is articulated with curving lines (or brackets). Centered in the façade just above the cornice is the building's title panel of gray stone, in which is carved "Wm & K. Clemens. 1929." Above this panel, the buff-brick changes color tone, suggesting that a protruding parapet element was once atop the building. Historic images of downtown Waco indicate that most of the two and three story buildings displayed such parapet decoration, often featuring simple pediments and classical detailing (such as molding and dentils).

The Clemens Building served a variety of commercial and retail functions throughout its lifetime. For many decades, it housed Grayson's Ready to Wear Women's Clothing Store (directories show this tenant by at least 1943 through the last available directory in 1967). The Clemens Building is representative of the more modest two-part commercial buildings that were erected along Austin Avenue in the first decades of the twentieth century. Many of its type have been altered over time, or were destroyed during the 1953 tornado; this building, though vacant and partially boarded shut, remains intact and retains a high degree of integrity.

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Sleeper Building (1931)

Property #108

826 Austin Avenue

Two-Part Commercial Block

Other names: Dubois Furniture & Appliances; Academy Surplus Sales; Brume Furniture Company

Contributing

Photo 11



This two-story brick building faces northwest onto the corner of Austin and 8th Street. The building is rectangular in plan, and cubic in massing. It is characterized by its buff-brick cladding, and simplified Classical ornament applied at the stringcourse, second-floor windows, and cornice. The ground floor storefront is divided into three bays, with the center bay inset. Though the storefront is currently boarded over, the configuration of the plate glass window frames and trapezoidal floor plan of the inset center bay suggests that the ground floor may have been modernized in the mid-twentieth century. The original bay configuration does, however, remain apparent. Above the storefront, transom windows (currently boarded) span the full façade. A narrow cut stone stringcourse defines the juncture of the first and second floors; this buff-colored band is carved in low-relief with a pattern of alternating Greek vases and clustered foliation. The second level is marked by a regular fenestration pattern, with six single windows (proportioned to fit historic double-hung sash windows, now replaced) separated by brick piers. Each pier is ornamented with an inset carved stone panel, bearing a Classical urn and wreath motif. A full-façade stringcourse tops the second-floor windows, and wraps around all other elevations. The area above the second stringcourse is unadorned, interrupted only by a plain, round medallion inserted on the wall plane at each corner of the building. The building is capped by a simplified cornice, featuring an alternating pattern of projecting brackets and a low-relief motif of a winged three-point shield. The 8th Street elevation follows the

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same design, with a wrap-around storefront extending approximately one-third of the elevation. This elevation also displays a panel placed at transom level, incised with the name "Sleeper Building." The Sleeper Building remains relatively unaltered from its original form, with the exception of the apparent modernization of the storefront. The original massing, fenestration patterns, cladding material and minimal ornament are all intact. The design of this building indicates a restrained trend common in downtown Waco during the 1930s and 1940s, and the Sleeper Building is a good example of a typical two-part commercial block from this period.

The Sleeper Building served a number of commercial functions (several furniture stores) throughout its history, and in the 1950s and 1960s, was home to a number of furniture and appliance stores, including Dubois (1960s), and Broome (1950s). Sanborn Maps from 1926 show that the entire 800 and 900 blocks of Austin were dedicated to Auto-related businesses (including Cruger Company Garage and Central Motor Company); the site of the Sleeper Building likely served adjacent garages and auto repair facilities until the building's construction in ca. 1931. Sanborn Maps from 1950 and 1952 indicate that the southeast portion of the building formerly housed an Auto Service business, consistent with the neighboring businesses. The building is now vacant, but stands in excellent condition.

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Reed's Flowers (ca. 1935)

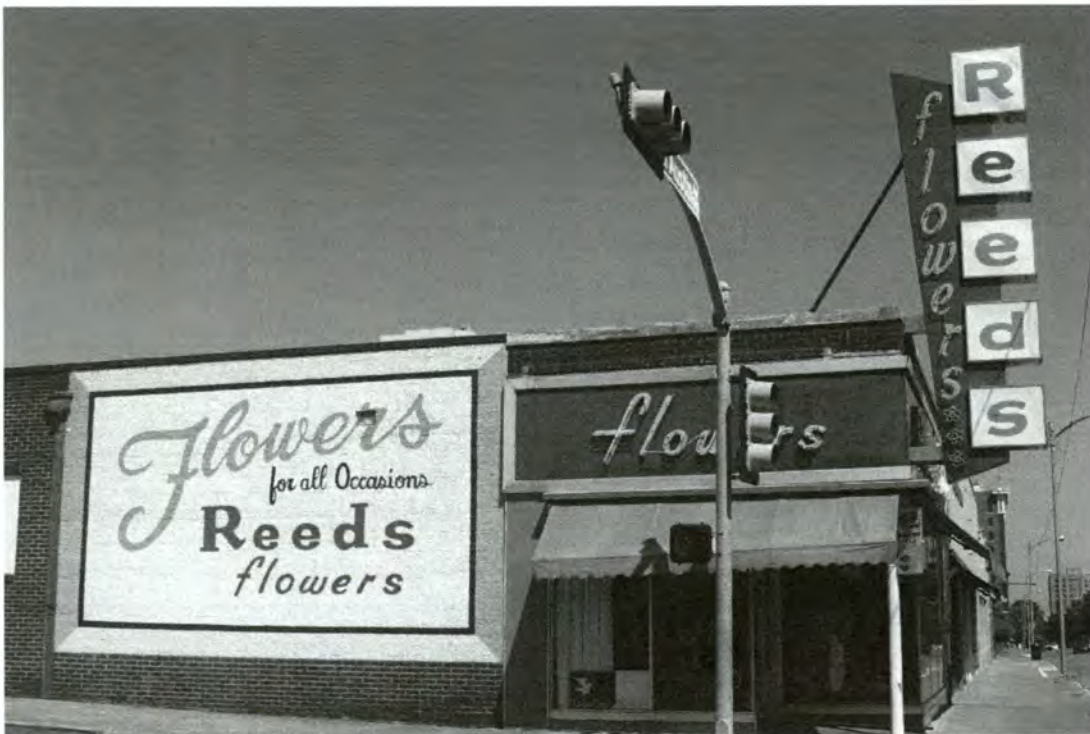
Property #126

1029 Austin Avenue

One-part Commercial Block

Contributing

Photo 12



Reed's Flowers is housed in a one-story brick commercial building completed in the mid-1930s as part of block of similar commercial establishments. This is a modest building, rectangular in plan, capped with a flat roof embellished only by a small parapet with cast stone coping. The color and texture of the original red brick, visible at the parapet and along the south elevation, provide the only elaboration here; the building is otherwise devoid of architectural ornament. As is typical of many buildings in Waco, the storefront was remodeled in the 1950s; this version features a corner inset entry with large display windows framed in metal. The historic transom windows are clad with a green slip covering, now an advertisement for the business. Of particular note is the projecting neon sign for Reed's Flowers, which is composed of individual squares for each letter of the name, and an attached triangular-shaped element lit with the word "flowers." While most of the buildings along this block are clad in non-descript slipcovers, the modernization of this building was particularly thoughtful and well-designed. This building is typical of modest commercial properties constructed in Waco before the Second World War, and though it has been modernized, retains a sense of mass, proportion, and quality that was characteristic of the district.

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Tom Reed opened Reed's Flowers at 1025 Austin Avenue in 1930. Reed had learned the florist's trade from the Wolfe family of Waco, who operated a nursery and florist shop from 1892 to 1997 (located at Fourteenth and Austin in the 1930s). Waco was an important location for the florist business, particularly since the Texas State Florist Association was founded in Waco in 1914 at the State House Hotel (Sixth and Franklin); this was the professional trade association for all branches of floral industry and is now based in Austin.

The Reed family ran a green house and flower shop, and eventually opened shops in Temple, Belton, and Cameron. By 1950, the shop had moved two doors down to 1029 Austin, where it remains today. The business, like many in Waco, was family-owned and operated. Reed's passed from Tom to his brother Bert Reed (whose wife Blanche ran the in-town shop), and in 1990, to their son Harry. The florist still operates under the Reed name, though their greenhouses were sold in 2000.

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United States Court House (1937)

Property #45

800 Franklin Avenue

Civic; Spanish Colonial Revival

National Register Eligible (per GSA)

Contributing

Photo 13



Completed in 1937 to serve as a post office and federal court building, the United States Court House is a three-story Spanish Colonial Revival government building. Sited at Eighth Street and Franklin Avenue on the southern edge of Waco's commercial district, the building (with its 2003 annex) occupies half of a city block. Originally conceived as a New Deal project, the United States Public Works Branch of the Treasury Department was responsible for the building's design and construction. The Public Works staff placed a high priority on creating architecture that fit within its local culture and community; this building was successful in this regard. Most notably, the Court House reflects the scale and architectural styling common to Waco's downtown during the 1920s and 1930s. The building is characterized by its buff brick exterior, terracotta detailing, and low-pitched tile roof – the later two reveal a Spanish Colonial Revival influence. The wings are symmetrically composed, and each has a single window on each floor level. The end bays each contain ground-floor windows that are crowned by a rounded pediment reminiscent of Spanish Mission architecture. The façade, facing onto Franklin, is relatively unadorned, with focus placed on the decorative surround at the main entrance. The entrance surround is composed of free-standing Corinthian columns, which support an entablature complete with frieze, architrave and cornice (under which are dentils). Classically-styled urns grace either edge of the top of the entablature, between which is a framed round-arch multi-lite window. The window frame reveals a Classical influence, with a note of playfulness in its square pilasters, scrollwork, and broken pediment (at the apex of which is roccaille motif). Other details include terra cotta ornament with sculpted molding, scrolls, and roccaille patterns at the crest of the window.

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The building (both the historic portion and the 2003 annex) is rectangular in plan, with blocky massing. It rests on a raised stone water table, and is characterized by unadorned wall surfaces. It is capped by a pitched roof and clad in red tile. The main façade (west) is composed of three bays, with a central bay (comprised of seven minor bays) flanked by two wings. The central bay contains seven regularly-spaced windows on each floor. The ground and second levels feature slightly inset segmented arch top windows, and the third floor has slightly inset square head windows.

The original 1937 building was expanded in 2001-2003, to add approximately 40,000 square feet to the complex.¹⁴⁴ A fire damaged the building in October 2001, during this renovation work; only some areas were affected, and the major public spaces were preserved.¹⁴⁵ Renovation work included what the Waco press reported as "gutting the courthouse" and construction of the annex. Today, the building covers most of one city block, and encompasses 82,000 square feet.

Waco's first Post Office and United States Courts building was erected in 1885 at the corner of Franklin and South Fourth, then the center of Waco's downtown. This four-story "Victorian" building was replaced in 1937 by a more modern facility four blocks to the south.

The U.S. Treasury Department supervised the building of federal architecture during this period, and administered an accompanying Art Program. The Treasury Department's Art Program aimed to commission the "best art that the country was capable of producing for the government."¹⁴⁶ The Department was particularly interested in using architecture, art, painting and sculpture to illuminate the history of the community in which they were asked to build new facilities. This local interest was very much observed at the Waco U.S. Courthouse, from the use of Spanish Colonial Revival style (popular in Waco during 1920s), to the installment of unique artwork. One notable piece of artwork specially commissioned for the building was sculptural bas-relief titled *Indians and Cowboys* installed in 1939 by Eugenie Shonnard¹⁴⁷ These panels were carved in gum wood, and represent two major forces in the development of Waco: Native American settlement and the cattle industry (recalling Waco's location on the Chisholm Trail).

The United States Court House is significant for its political and governmental influence in Waco, and as an outstanding example of Mission / Spanish Colonial Revival architecture. Both exterior and interior retain a high degree of integrity, particularly within the public lobby, circulation corridors, and the third floor courtroom. The project did replace non-historic windows with windows that more closely resembled the original. Of special note: during the 2001-03 renovation project, historic wall and ceiling finishes were preserved, as were the original mailboxes, and decorative tile work.

¹⁴⁴ *Waco Tribune-Herald* 1 November 1999: pg 1A

¹⁴⁵ *Waco Tribune-Herald* 26 October 2001: pg 1A, 16A

¹⁴⁶ U.S. General Services Administration, *U.S. Courthouse, Waco, Texas*. GSA, 2003.

¹⁴⁷ Eugenie Shonnard (1886-1978) was a New York-born artist who studied at the New York School of Applied Design for Women under Alphonse Mucha; she also studied in Paris. In 1925, she moved to Santa Fe, where she lived and worked until her death. She is known as one of the greatest "pioneering American sculptors, combining sculptural, decorative and architectural qualities." See U.S. General Services Administration, *U.S. Courthouse, Waco, Texas*. GSA, 2003.

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Bird-Kultgen Automotive (1946)

Property #67

1225 Franklin Avenue

One-Part Commercial Block

Contributing

Photo 14



Bird-Kultgen, ca. 1947



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The former Bird-Kultgen Automotive Building is located at the corner of Franklin Avenue and 13th Street, at the edge of historic downtown Waco. This building, completed in 1946, was an integral part of the Franklin Avenue corridor that hosted a range of auto-related businesses (including sales, service, and gas stations).

This one-and-one-half story building is characterized by its curvilinear glazed corner façade, horizontal emphasis and flat roof. The building is square in plan, and occupies one-quarter of a city block. Neighboring buildings (to the northwest and northeast) were constructed in 1946 and 1950; these served as auto storage and service facilities, and may have once been part of a larger complex of dealership buildings.

The primary façade incorporates a curving, glazed wall that addresses both 13th Street and Franklin Avenue; the main entrance faces onto Franklin. The curved display windows are divided into seventeen bays, each separated by metal mullions. As was typical for automotive dealerships of this period, the glass stretches from the sidewalk level to approximately one story in height. The façade above the display windows is clad with thin panels of stone with decorative medallions at each apex of the façade curve. The primary entrance is positioned at the southwestern end of the Franklin Street façade. This entrance is inset, and framed in stone to correspond with the exterior cladding material. The entry doors are typical for mid-century: these are fully-glazed double doors set in a metal frame and topped with inoperable transoms. The northeastern half of the Franklin Avenue façade is composed of an inset service bay; within this bay, the façade is comprised of an additional recessed entry (with man-door) flanked on each side by full-height multi-light windows. The final unit within the service bay is the service entrance, singled by the presence of one double-width overhead door.

The 13th Street elevation is comprised in part of the curved showroom windows. The remainder of the elevation features a tripartite bank of casement windows (at the ground floor, and at the half story), an overhead door, and a multi-light band of windows (approximately five rows of thirty-six lights, for a total of 180; the majority of these appear to be fixed pane).

Ornament is limited to the octagonal medallions (perhaps resembling an abstracted flower, or perhaps a hubcab) placed at each corner of the building and at the edges of the curved showroom element. A striping element, alternating

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blue-white-blue, tops the Franklin Avenue service bay; as with gas stations of this era, this may have served as a company logo or color scheme.

In 1936, Jack Kultgen and Arthur Bird (a San Antonio investor) bought Waco's Ford dealership, located at Fifth Street between Washington and Columbus. As the business prospered through the end of the Depression and through World War II, Bird-Kultgen required a new site. By 1947, the dealership had moved into its new "state-of-the-art facility" at 13th and Franklin – then, the outskirts of town. The business operated out of this building until 1993, when Bird-Kultgen became the first dealership to move to Waco's "Motor Mile" on Highway 6.

This building represents an excellent example of a mid-twentieth century automotive dealership, and retains an exceptional degree of integrity. Historic images and Sanborn maps from 1950 indicate the building remains intact and virtually unaltered. The former Bird-Kultgen Automotive Building is an excellent example of its type, and aptly represents the wave of auto-related construction projects that were developed along Franklin Avenue and in the southwestern portion of the Downtown Historic District during the middle decades of the twentieth century.

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Grand Masonic Lodge Temple (1948)

Property #212

715 Columbus Avenue

Other names: Memorial Masonic Grand Lodge Temple

Contributing

Photo 15



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From its earliest days, Waco has been home to a vital community of fraternal, social, cultural and professional organizations. The Masonic fraternity was among the first to be organized in Texas and in Waco.¹⁴⁸ The first Masonic meeting in Texas was held in Brazoria in 1835, and the first lodge was established in 1836 (Holland Lodge No. 36). Two more lodges were chartered in 1837 (Milam Lodge No. 40 in Nacogdoches, and McFarland Lodge No. 41 in San Augustine), and in that same year, the Grand Lodge of the Republic of Texas was established in Houston with Anson Jones as the first Grand Master.¹⁴⁹ Fifteen years later, the first Masonic lodge was founded in the village of Waco. Bosque Lodge No. 9 (Waco, Texas) was chartered in January 1852, with Clairborne Varner as the first Master. In 1855, under the leadership of Joseph Speight, the lodge was renamed Waco Lodge No. 92, and remains the oldest organization in continual existence in Waco. In its first days, the Waco Lodge met monthly, and meetings corresponded to the presence of a full moon (which encouraged safe and easy travel to and from the lodge). These "Moon Lodges" were common in Texas, and in present-day practice, the tradition still governs meeting dates at various lodges. The Waco Lodge experienced a steady increase in membership from the 1850s, and experienced substantial growth after the Civil War. By 1870, the lodge had over 100 members, and plans were subsequently made for the formation of a second lodge. In 1901, the Grand Lodge of Texas relocated from Houston to Waco. On 6 December 1904, the third home of the Grand Lodge was dedicated in a building at Sixth and Franklin Avenue. The Grand Lodge resided at this location until the new Memorial Masonic Grand Lodge Temple at 715 Columbus Avenue was completed in 1948 and dedicated on 7 December 1949.

The Grand Lodge was designed by architects Robert Leon White, Thomas D. Broad, Donald S. Nelson, with assistance from resident architect Walter Cocke, Jr. A.J. Rife Construction Company erected the building. The design was inspired by the Temple of Solomon, and contains numerous friezes and architectural ornament related to Masonic teachings. The building continues to house the administrative offices of the Grand Lodge of Texas, and hosts the annual gathering of Texas Masons facilitated by the 3,800-seat auditorium with cherry-paneled walls and gold leaf detailing. The Grand Lodge of Texas, housed in Waco, is now the fourth largest in the world; in 2008, Texas hosted 914 lodges and over 122,000 members.¹⁵⁰

¹⁴⁸ The Masonic Order is a fraternal organization, whose teachings are based on a fundamental belief in God. Masonry, however, is not a religion, and welcomes members from all faiths and denominations. For more on the history of Masonry and Masonry in Texas, see "Texas Masonic History" provided by the Grand Lodge of Texas, www.grandlodgeoftexas.org, accessed November 10, 2011.

¹⁴⁹ A Grand Lodge has jurisdiction over lodges in a specified geographic areas, and currently, each state in the United States has its own Grand Lodge. Waco, Texas hosts the fourth largest Grand Lodge in the World. "Early Beginnings, Texas Masonic History" provided by the Grand Lodge of Texas, www.grandlodgeoftexas.org, accessed November 10, 2011.

¹⁵⁰ "Texas Masonic History" provided by the Grand Lodge of Texas, www.grandlodgeoftexas.org, accessed November 10, 2011.

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Greyhound Bus Station (1950)

Property #193

700 Columbus Avenue

One-Part Commercial Block / Mid-century

Contributing

Photo 16



The (former) Waco Greyhound Bus Station is sited on the corner of Columbus Avenue and North Seventh Street (approximately two blocks from the McLennan County Courthouse). This mid-century building, constructed in 1950, replaced an earlier bus station located at 806 Austin Avenue; the new location signaled a wave of development on the northwest edge of the central business district, and was accompanied by the construction of other modest one-story commercial buildings along Columbus and Washington Avenues. Prior to World War II, most of the lots in this area were dedicated to homes or churches; by 1950, commercial establishments had replaced nearly all of the dwellings as far south as Fourteenth Street. The Greyhound Bus Station was constructed on the former site of a filling station (as indicated on the 1926 Sanborn Map). By the time the Bus Station was completed in 1950, neighboring dwellings along the block had been replaced by the Southwestern Bell Telephone Office, GT's Filling Station, the new Four-C College facility, the Karem Shrine Temple (1928), and most notably, the Memorial Grand Masonic Lodge (1948) on the northwest side of Columbus Avenue. As Waco's topography slopes upward from Austin Avenue to Columbus, the bus station sits atop a hill that affords a grand view of downtown, with the County Court House, the ALICO building, and the Grand Lodge; certainly this view was a welcome advertisement for visitors entering the city.

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The Greyhound Bus Station, designed and completed in 1950, represents a modest midcentury commercial building constructed specifically to function as a bus terminal. The building is conceived in two parts: the terminal and the bus shed. As a whole, the building is rectangular in plan, with low massing and a horizontal emphasis. The entirety of the station is clad in a buff-colored brick, and displays no ornament. The northeast portion of the building (presumably the terminal or waiting room), facing northwest onto Columbus Avenue, features planar surfaces and is capped by a thin slab roof. The entry is inset, protected by the projecting eaves of the flat roof. The adjacent façade, tucked beneath the roofline, is punctuated by a large plate-glass window. Unlike the large storefront windows of pre-war commercial buildings, this type of window is framed in metal and terminates at the underside of the flat roof; this design strategy allows the roof to appear as if it hovers over the plate glass and wall planes. The northeast elevation continues the same roofline and fenestration pattern, though this elevation extends for half of the city block. The southwest portion of the building served as the ticketing area, boarding area, and bus shed. This section of the building, though connected to the northeast portion, is taller in profile and carries a separate roof structure. This component of the station is composed of a rectangular terminal with an attached canopy. The receiving terminal is a rectangular unit appended onto the waiting room, pierced only by a protruding ticket booth and a large tripartite bank of steel-framed windows. The canopy dominates this elevation; it is composed primarily of a large, flat, steel-truss canopy, supported on steel piers.

The Greyhound Bus Station represents shifting development patterns in downtown Waco, as well as a continuing local effort to embrace national design trends (here, a version of modern architecture influenced perhaps by postwar incarnations of the International Style). This building is typical of the size, scale, design quality, and materials found in one-story postwar buildings within the Downtown Historic District.

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First National Bank Building (1955)

Property #177

811 Washington Avenue

Two-Part Commercial Block / International Style

Other names: former First National Bank; former Wells Fargo Bank; currently Baylor University School of Social Work
Contributing

Photo 17



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This three-story concrete and steel commercial building, located at 811 Washington Avenue, was completed in 1955 as the new home for the First National Bank. The Bank, in a move to establish its own headquarters (and to relocate from its offices in the ALICO building), drew directly from the postwar interpretation of the International Style. Characteristic features included cubic massing, apparent skeleton-frame construction, large spans of glass, protruding mullions, and *pilotis*.

The building is divided into two horizontal components: the upper component is composed of a concrete-framed rectangular block supported on red marble-clad *pilotis*; the lower component is composed of the ground floor level, recessed beneath the upper block and situated behind the line of *pilotis*. The ground floor level is fully glazed, with each bay of glass trimmed in aluminum. The primary entrance is situated in the approximate center of the ground floor façade; this entry unit consists of an aluminum-framed glass cube attached to the planar surface of the ground floor façade. The forward plane of the entry cubical remains flush with the forward line of the *pilotis* and the plane of upper level façade. The entry unit is comprised of alternating panels of fully-glazed doors and fixed-pane windows, all topped with inoperable transom windows; the placement rhythm reads as a-b-a-b-a-b-a, where "a" represents a door and "b" represents fixed glass. The upper levels (floors two and three) are bound by a thick concrete frame, which serves both to separate the ground and second floors, and as a cap to define the roof plane. The concrete frame is in sharp contrast to the glazed surface of the main façade. The upper façade is composed of ten bays, defined by large-scale projecting mullions that run from the second floor to the roof, set flush with the concrete frame. Each major bay contains two minor bays of glazing, defined vertically by smaller mullions that run uninterrupted from the second floor to the concrete banding at the roofline. While the upper façade maintains a vertical emphasis, it contains horizontal divisions defined by alternating bands of spandrel panels and fixed windows (all trimmed in aluminum, to correspond with the major and minor mullions). The building is capped by a flat roof, suggested only by the concrete frame. This building contains no architectural ornament, and extracts its quality and visual interest through its refined proportions and modern materials. The interior lobby remains intact, and displays an impressive twin escalator and marble-clad walls.

This, a former bank building, is significant for its clear application of contemporary trends in American architecture. It draws from the work of Le Corbusier, Mies van der Rohe, Walter Gropius, and dozens of regional architects working in the same modernist form language during the postwar years. Though at a small scale, this building fits within a larger architectural trend that produced such masterful buildings in the mid-1950s, from SOM's Lever House (1952) and Connecticut General Life Company Headquarter (1957), to Mies' Seagram Building (1954-57). In 1961-63, the building may have been functionally merged with the neighboring (to the northeast) three-story building and eleven-story tower when the latter two were completed in a similar (though clearly later) architectural style. The building at 811 Washington has been recently renovated (2010) and is now occupied by the Baylor University School of Social Work.

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Schmidt Building (1939)

Property #59

1122 Franklin

One-Part Commercial Block

Noncontributing

Photo 12



Located in the southernmost area of the Downtown Historic District, this one-story commercial building has been drastically altered and retains only its historic massing. The building, alongside neighboring properties, was completed in about 1939; it housed among other businesses Schmidt Engraving and Wiggin Engineering. The building is modest in scale, and rectangular in plan. This one-part commercial block would have likely included three storefront bays with transoms above. Currently, the building is composed of three bays, indicated by an infill of concrete block. The façade, which was likely clad in brick, has been covered with a thick layer of textured stucco. Tile, laid in diamond patterns, adorns the cornice line. The historic parapet line is suggested, though the original shape and coping are now obscured. This degree of alteration is not uncommon in the Downtown Historic District; this example represents a building that no longer conveys its character or history, and detracts from the cohesive district in which it was constructed. The current alterations are likely reversible, and a future rehabilitation effort could render this building Contributing.

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The Hub (1930; 1955)

Property #85

506 Austin Avenue

One-part Commercial Block

Noncontributing

Photo 13



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As is common with many of the smaller buildings in downtown Waco, this has no name apart from the business it housed for decades. The Hub functioned as a men's wear retail shop, and opened in 1918; it was located at this address for most of its history. According to local legend, Elvis Presley frequented this store in the 1950s. Sanborn maps indicate this building was constructed in 1930, with alterations in 1955. The full façade is covered with a corrugated metal slip cover, obscuring all historic materials and architectural elements above the transom level. The lower storefront configuration is discernable, with three bays and an inset entry arranged in a receding zig-zag configuration. As is typical in modernized buildings, the storefront display windows and entry are framed in aluminum. The lower portion of this storefront is clad in red ceramic tile, to correspond with the slip cover and non-historic awning. Though the historic façade of this building is obscured, the characteristic scale, massing, and storefront configuration have been retained. The area now obscured by an awning likely covers historic transoms, which may be intact. The alterations to this building are likely reversible, and a future rehabilitation effort could render this building Contributing.

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Waco Downtown Historic District
Waco, McLennan County, Texas

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Section 9 Page 97

Waco Downtown Historic District
Waco, McLennan County, Texas

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10. GEOGRAPHICAL DATA

ACREAGE OF PROPERTY: Approximately 227 acres

UTM REFERENCES: Zone 14 Easting Northing
A. 676831 3492953
B. 677813 3493159
C. 677907 3493077
D. 676909 3493077
E. 676690 3491879
F. 676306 3492244
G. 676733 3492710
H. 677526 3493044

VERBAL BOUNDARY DESCRIPTION: (see continuation sheet 10-98)

BOUNDARY JUSTIFICATION: (see continuation sheet 10-98 to 10-99)

11. FORM PREPARED BY

NAME / TITLE: Monica Penick, Penick Consulting

ORGANIZATION: for the City of Waco

DATE: 8 July 2011

STREET & NUMBER: 401 Franklin Ave., Box 2570

TELEPHONE: 254-750-50650

CITY OR TOWN: Waco

STATE: Texas

ZIP CODE: 76702

ADDITIONAL DOCUMENTATION**CONTINUATION SHEETS**

MAPS (see continuation sheet Map-100 through Map-101)

PHOTOGRAPHS (see continuation sheet Photo-135 through Photo-138)

ADDITIONAL ITEMS (see continuation sheets Figure-102 through Figure-134)

PROPERTY OWNER

NAME: On file with 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 98

Waco Downtown Historic District
Waco, McLennan County, Texas

Verbal Boundary Description

Beginning at the intersection of Franklin Avenue and South University Parks Drive, proceed northeast along Franklin Avenue approximately 200 feet to the interceding alleyway, to include the length of City Commons Block Y Lots 1 through 7. Then turn southeast and proceed approximately one block to Mary Avenue. Turn southwest, and continue southwest along Mary Avenue, taking in only the north side of the street. Proceed approximately three and one-half blocks (just west of the vacant lot at the intersection of Mary Avenue and South Fourth Street), and turn southeast to proceed one block southeast to Jackson Avenue. At Jackson Avenue, turn southwest following the boundary of Original Taylor & Beall Block 18 Lot 11. Proceed one-half block, to the intersection of Jackson Avenue and South Fifth Street. Turn northwest and proceed one block to Mary Avenue. At Mary, turn southwest, and continue seven blocks to South 12th Street. Turn right and proceed northwest approximately one-half block, turning at the southeastern boundary of Addition Block 1 Lot 1. Proceed southwest along this lot line to reach South Fourteenth Street, including all lots to the northwest that front onto Franklin Street. At South Fourteenth Street, turn right and proceed 4 blocks northwest to Columbus Avenue. Continue approximately 200 feet along North Fourteenth Street, and turn right at the alleyway that corresponds to the northwest boundary of Barnard Subdivision Block 8 Lot A. Proceed along for five blocks, to this line to include all lots to the southeast that face onto Columbus Avenue. At North Ninth Street, turn left and proceed one block to Jefferson Avenue. Here, turn right and proceed northeast two blocks to North Seventh Street. Turn right and proceed southeast to Columbus Avenue. At this intersection, turn left and continue along Columbus Avenue to the corner of North Fifth Street. Turn southeast and travel one block to Washington Avenue. Turn left and continue northeast along Washington for one block. At North Fourth Street, turn right and travel southeast for two blocks, taking in only the lots on the southwest side of North Fourth Street (noting that southeast of Austin Avenue, North Fourth Street becomes South Fourth Street). At the intersection of South Fourth Street and Franklin Avenue, turn left and proceed to approximately 200 feet northeast of the intersection of Franklin and South University Parks Drive, including only properties on the southeast side of Franklin Avenue. This boundary encompasses approximately fifty-one city blocks (forty-three full blocks, and eight half-blocks).

This district includes a discontinuous element, comprised of the legal bounds of Waco the Municipal Building (or Waco City Hall), located on the southwest portion of Civic Center Block A Lot 1A. This historic district excludes all other resources on Block A.

Boundary Justification

The boundaries of the district are based on those determined by the consultant and staff of the Texas Historical Commission in March 2011. These boundaries have been modified to include the largest number of properties dating from the period of significance, and the portions of the downtown district that retain the highest degree of integrity with the fewest vacant lots and intrusions.

The northeastern perimeter of the district terminates at South University Parks Drive, along the banks of the Brazos River. The river provides a visual boundary between what is locally termed West Waco (the Downtown Historic District), and East Waco (comprised of commercial and non-commercial development relating to a separate historic context). The railroad tracks along Mary Avenue provide the southeastern edge of the district; this is a logical division between the commercial / industrial core, and the vacant lots and residential neighborhood beyond. The southwestern perimeter is North and South Fourteenth Street (divided at Austin Avenue), the current boundary between historic and non-historic commercial development along Franklin and Mary Avenues. Areas to the southwest of the district boundary become residential in character along Columbus Avenue, Washington Avenue, and Austin Avenue. The northwestern boundary is drawn along Columbus Avenue (to include both sides of the street from North Fourteenth to North Seventh

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Section 10 Page 99

Waco Downtown Historic District
Waco, McLennan County, Texas

Streets). This street, positioned at the top of a small rise, physically divides the highly concentrated commercial sector from a less dense residential area, and has marked the edge of the commercial core for the district's entire period of significance. The properties within these boundaries have retained a moderate to high degree of integrity, and include the most significant commercial, industrial and institutional resources in Waco from the period of significance (1885-1962).

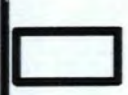
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National Register of Historic Places Continuation Sheet



Section MAP Page 101

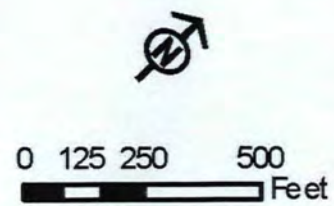
Waco Downtown Historic District
Waco, McLennan County, Texas

Map 2: District Map (see reverse).

 District Boundary

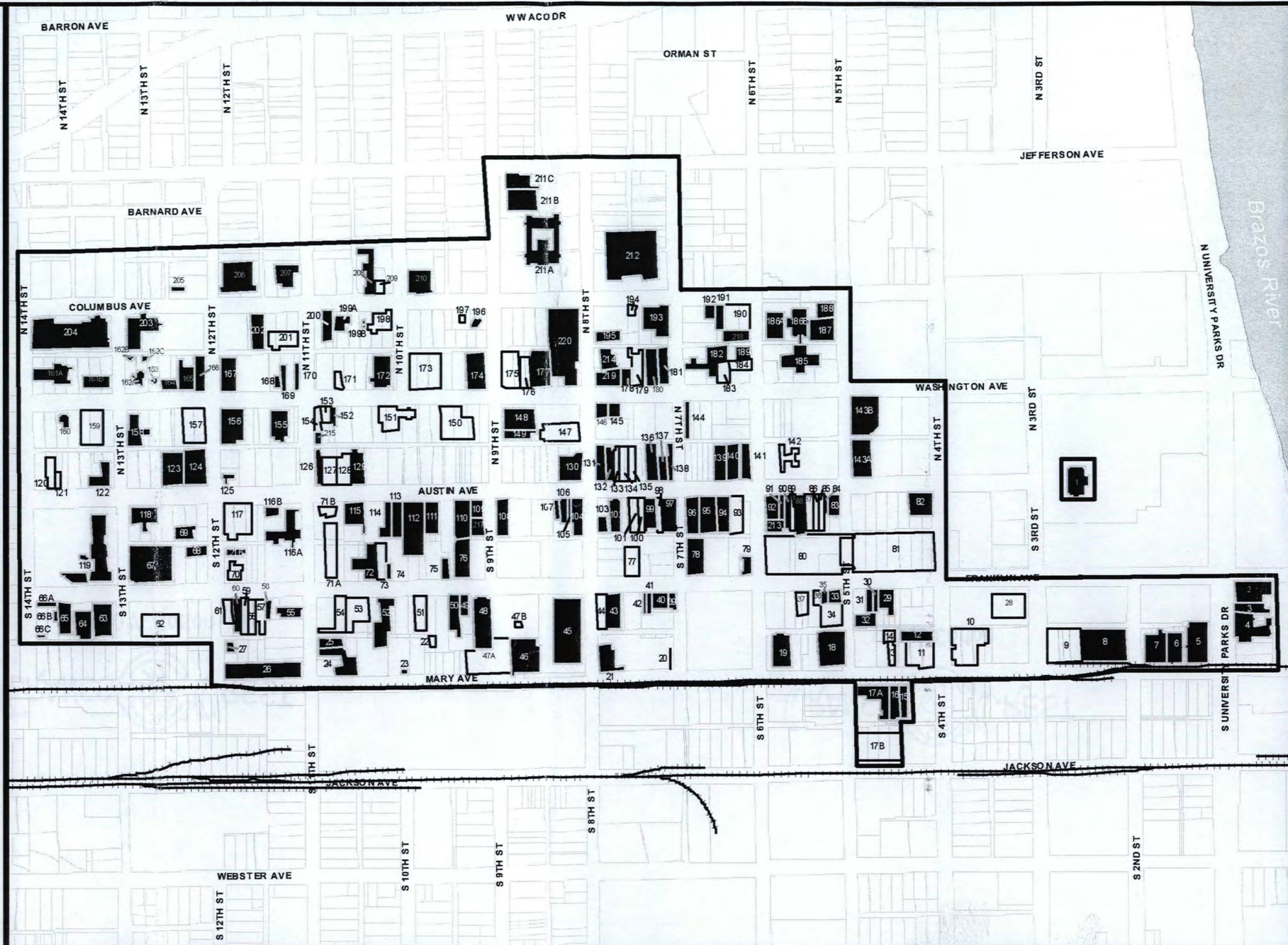
Structure Status

 Contributing
 Non-contributing



July, 2011

**Waco Downtown Historic District
Waco, McLennan County, Texas**



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Section FIGURE Page 102

Waco Downtown Historic District
Waco, McLennan County, Texas

Fig. 1: Herman Brosius, *Bird's Eye View of the City of Waco* (1873)



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Section FIGURE Page 103

Waco Downtown Historic District
Waco, McLennan County, Texas

Fig. 2: Henry Wellege, *Waco, Tex. County Seat of McLennan Cty. 1886*



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Continuation Sheet

Section FIGURE Page 104

Waco Downtown Historic District
Waco, McLennan County, Texas

Fig. 3: Waco Cotton Market, around the Public Square



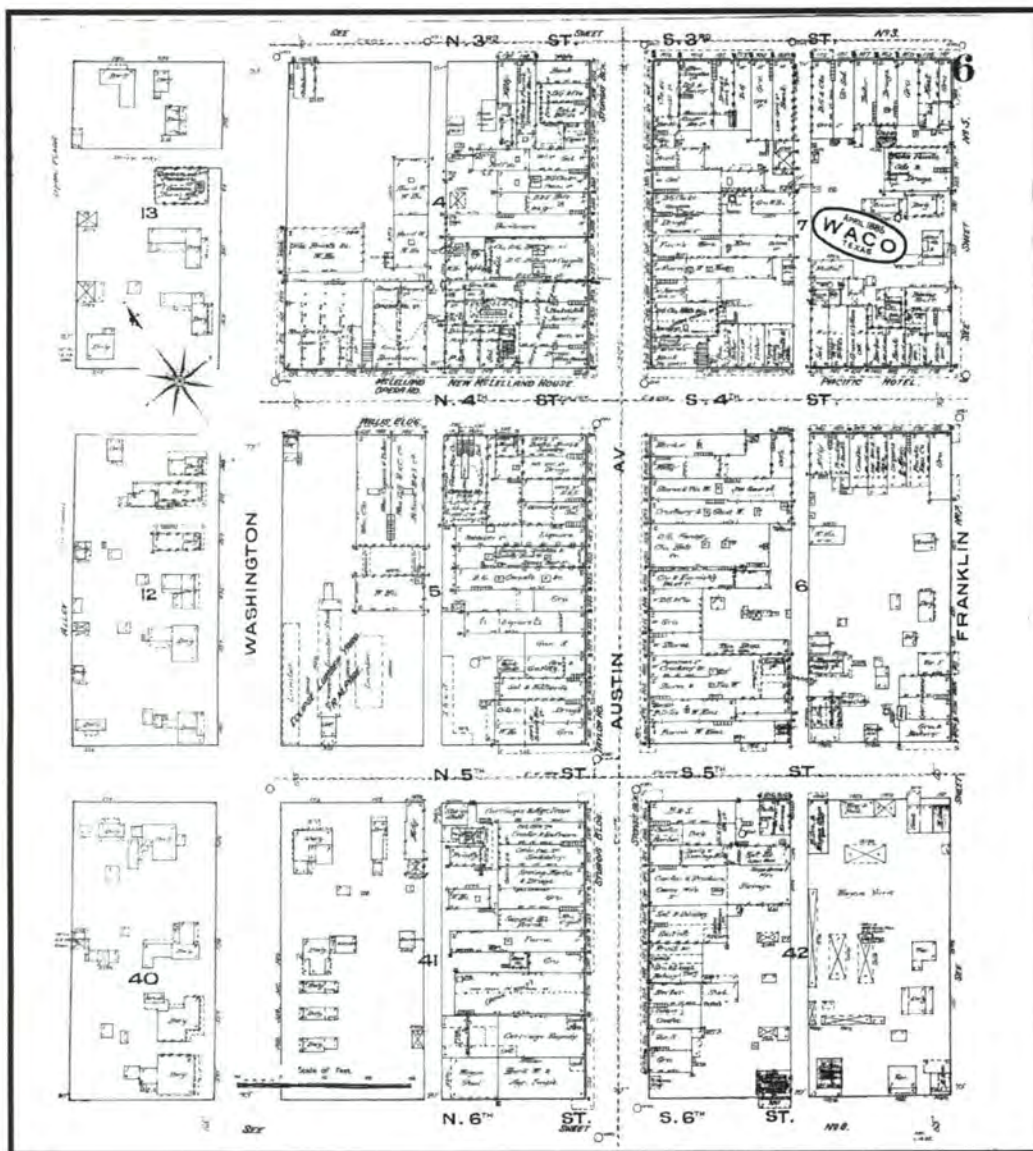
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Section FIGURE Page 105

Waco Downtown Historic District
Waco, McLennan County, Texas

Fig. 4: Sanborn Fire Insurance Map, Waco, 1885, Sheet 6



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Section FIGURE Page 107

Waco Downtown Historic District
Waco, McLennan County, Texas

Fig. 6: Artesian Manufacturing and Bottling Company (now the Dr. Pepper Museum)



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Continuation Sheet

Section FIGURE Page 108

Waco Downtown Historic District
Waco, McLennan County, Texas

Fig. 7: Gas Station at Twelfth and Austin, Property #125



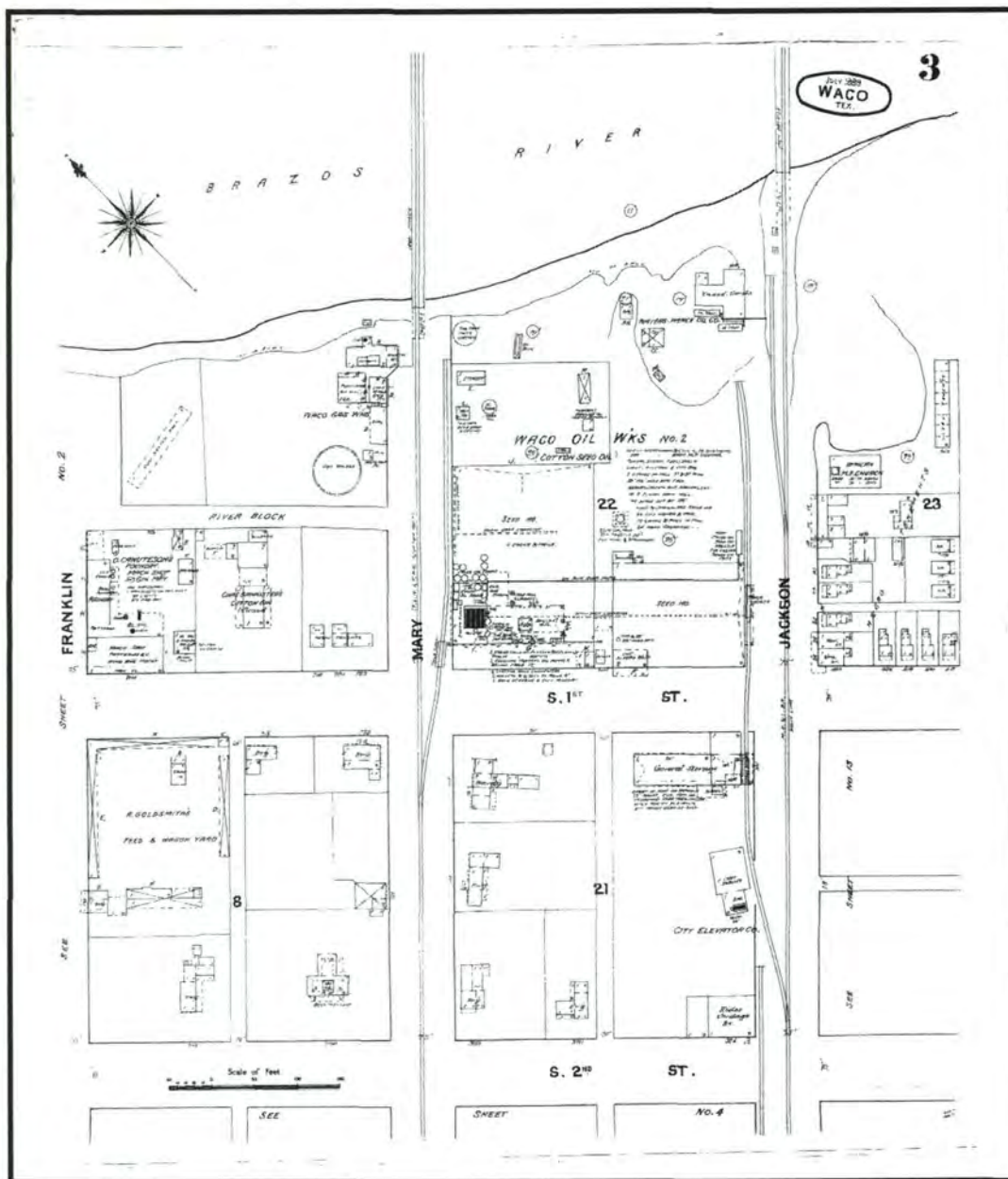
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Section FIGURE Page 109

Waco Downtown Historic District
Waco, McLennan County, Texas

Fig. 8: Sanborn Fire Insurance Map, Waco, 1889, Sheet 3.



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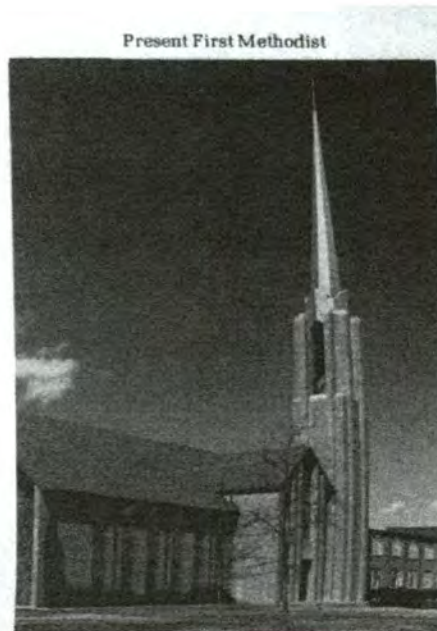
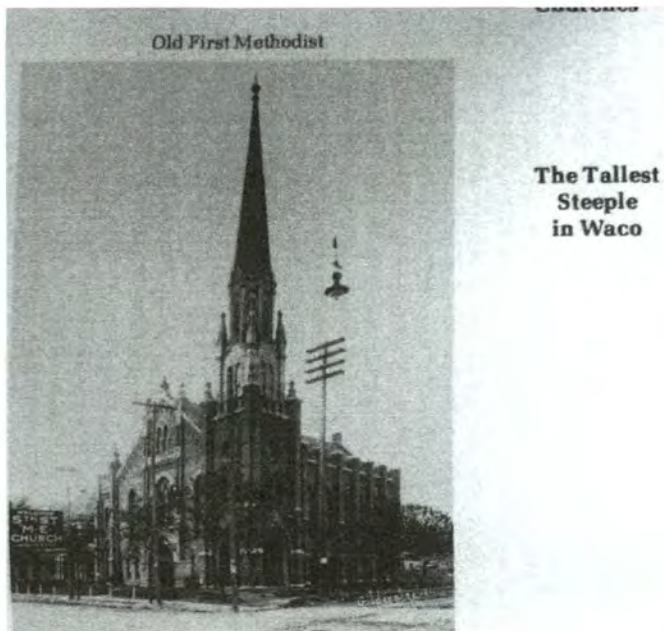
National Register of Historic Places Continuation Sheet

Section FIGURE Page 110

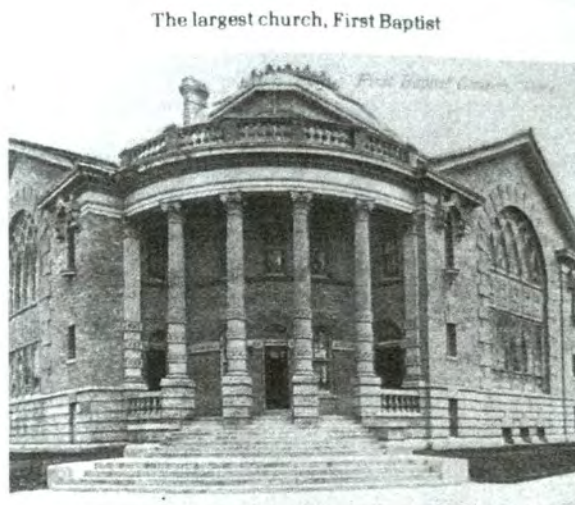
Waco Downtown Historic District
Waco, McLennan County, Texas

Fig. 9: Waco churches, historic views

Source: Poage, *McLennan County Before 1980* (73)



Old World Village Church
St. Martens Catholic (at Tours)



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Continuation Sheet

Section FIGURE Page 111

Waco Downtown Historic District
Waco, McLennan County, Texas

Fig. 10: Waco High School



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Section FIGURE Page 112

Waco Downtown Historic District
Waco, McLennan County, Texas

Fig. 11: Waco Municipal Building (Waco City Hall)



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Section FIGURE Page 113

Waco Downtown Historic District
Waco, McLennan County, Texas

Fig. 12: Texas Fireproof Storage



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Continuation Sheet

Section FIGURE Page 114

Waco Downtown Historic District
Waco, McLennan County, Texas

Fig. 13: Austin Arms Apartment (formerly Hardin Apartments)



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Continuation Sheet

Section FIGURE Page 115

Waco Downtown Historic District
Waco, McLennan County, Texas

Fig. 14: Texas Telephone Company Exchange Building



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Section FIGURE Page 116

Waco Downtown Historic District
Waco, McLennan County, Texas

Fig. 15: Southwestern Bell Office & Exchange



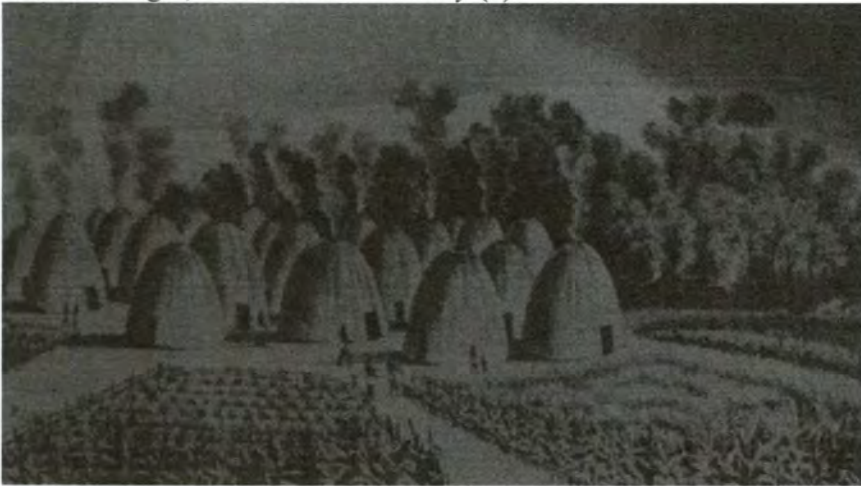
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Section FIGURE Page 117

Waco Downtown Historic District
Waco, McLennan County, Texas

Fig. 16: Waco Indian Village, typical dwelling lodges
Source: Conger, *Waco: A Basic History* (7).



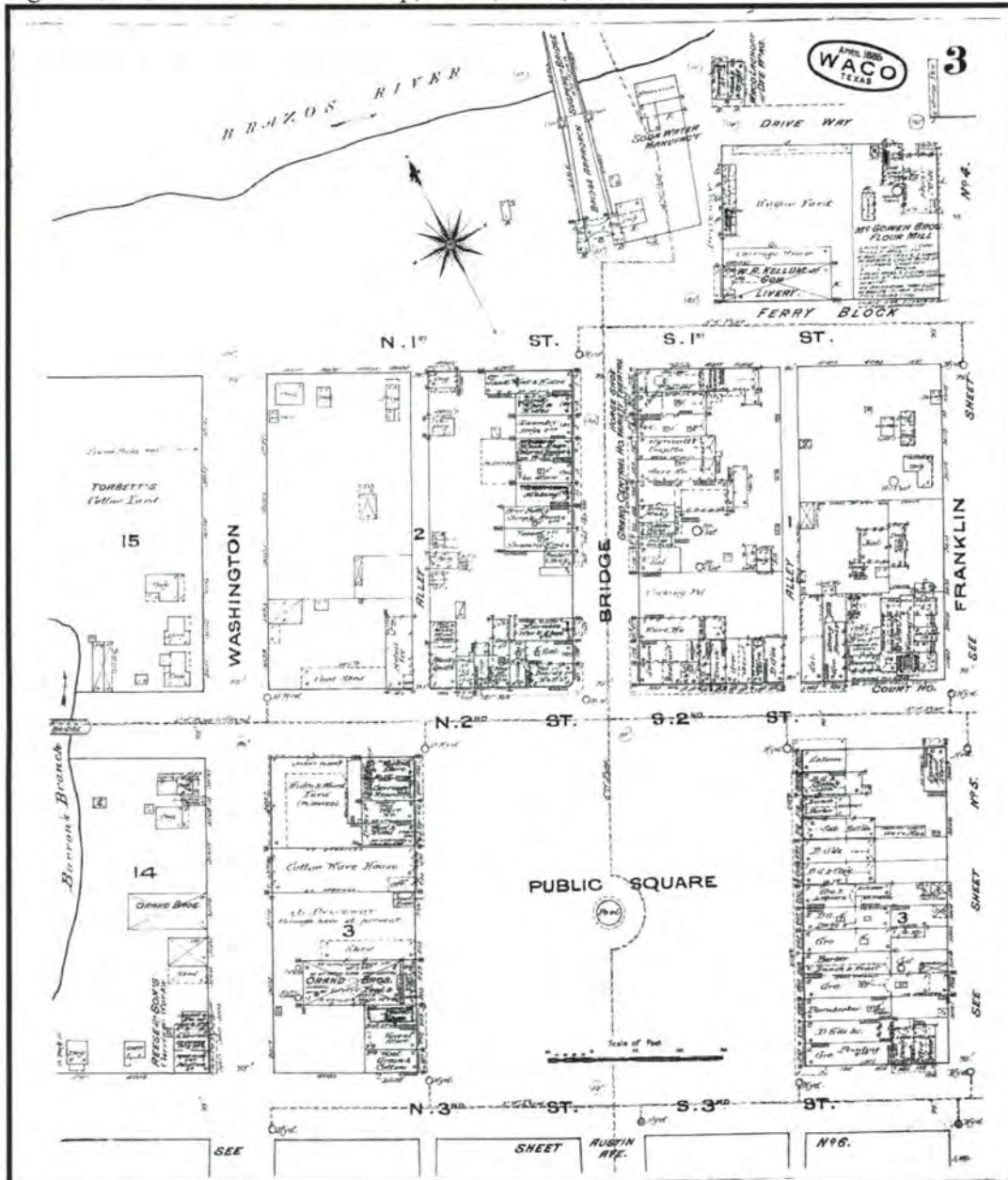
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Section FIGURE Page 118

Waco Downtown Historic District
Waco, McLennan County, Texas

Fig. 17: Sanborn Fire Insurance Map, Waco, 1885, Sheet 3



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Section FIGURE Page 119

Waco Downtown Historic District
Waco, McLennan County, Texas

Fig. 18: Historic Views, McLennan County Courthouse, Federal Building, and City Hall



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Section FIGURE Page 120

Waco Downtown Historic District
Waco, McLennan County, Texas

Fig. 19: Waco Suspension Bridge



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Section FIGURE Page 121

Waco Downtown Historic District
Waco, McLennan County, Texas

Fig. 20: The Chisholm Trail



Fig. 21: "The Reservation," Waco Red Light District



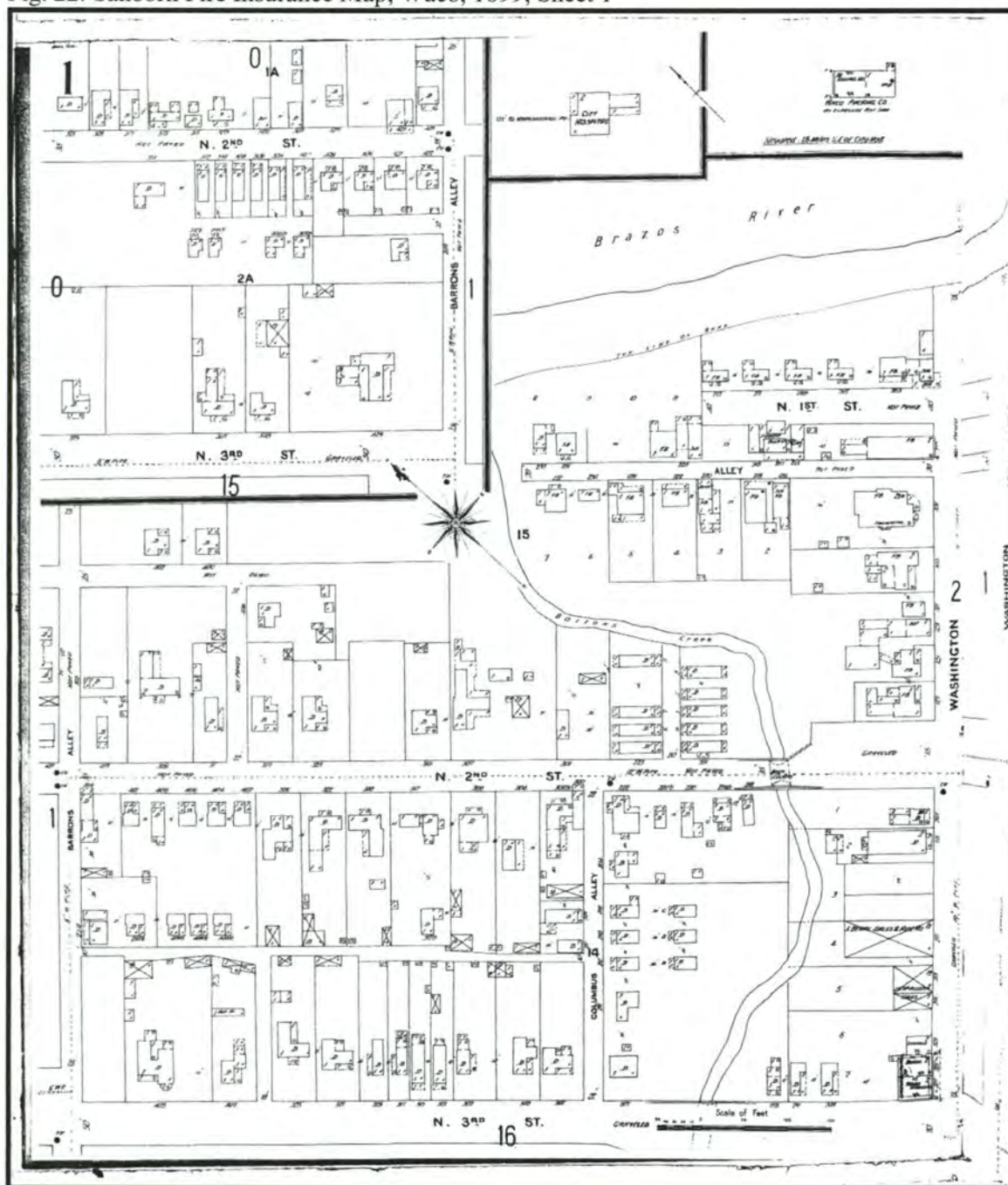
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Section FIGURE Page 122

Waco Downtown Historic District
Waco, McLennan County, Texas

Fig. 22: Sanborn Fire Insurance Map, Waco, 1899, Sheet 1



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Section FIGURE Page 123

Waco Downtown Historic District
Waco, McLennan County, Texas

Fig. 23: HT& C Depot (top); Katy Depot at Eighth and Jackson (demolished 1968; bottom)



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Section FIGURE Page 124

Waco Downtown Historic District
Waco, McLennan County, Texas

Fig. 24: Early Cotton Yard in Waco

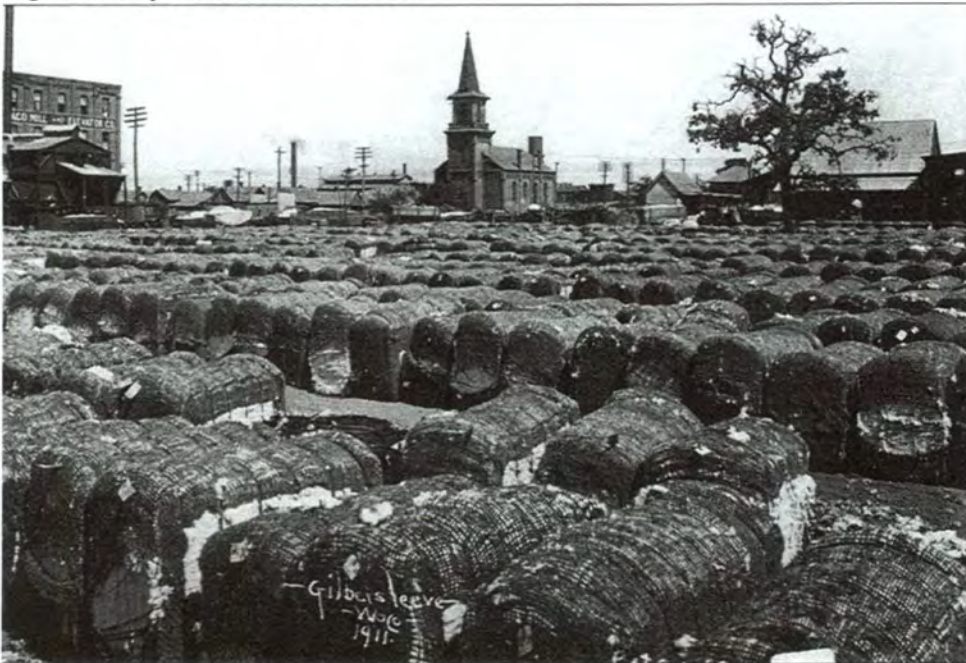
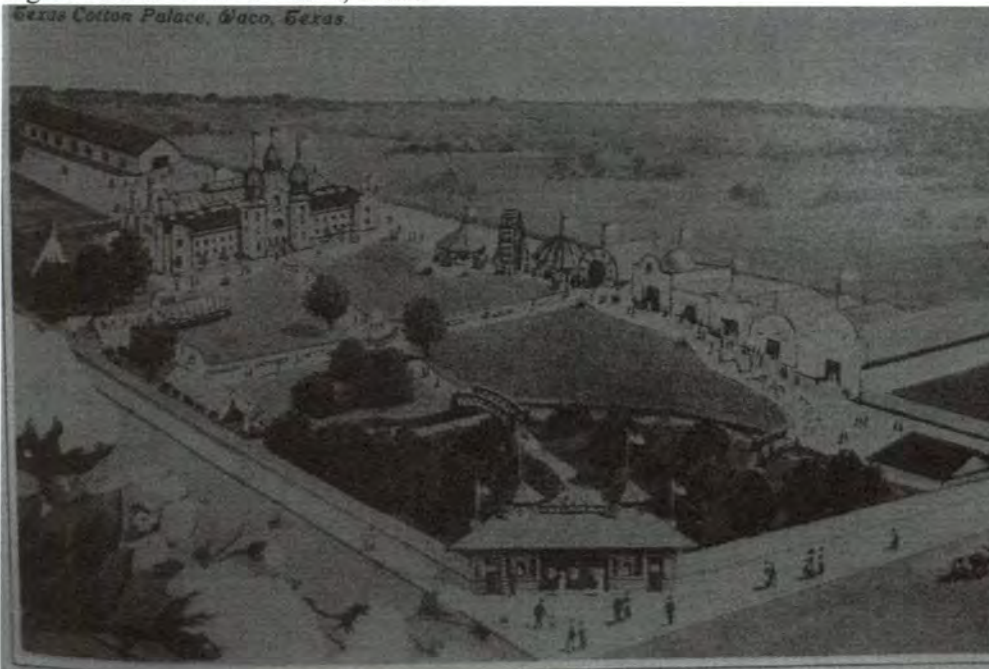


Fig. 25: Texas Cotton Palace, Waco



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Section FIGURE Page 125

Waco Downtown Historic District
Waco, McLennan County, Texas

Fig. 26: Texas Cotton Palace, at night



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Section FIGURE Page 126

Waco Downtown Historic District
Waco, McLennan County, Texas

Fig. 27: Texas Cotton Palace, Main Building, Machinery Building, and Poultry Building



Main Building, Texas Cotton Palace



Machinery Building



Poultry Building

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Section FIGURE Page 127

Waco Downtown Historic District
Waco, McLennan County, Texas

Fig. 28: Bird's Eye View, A.L. Westyard, *Waco, Texas, 1892.*



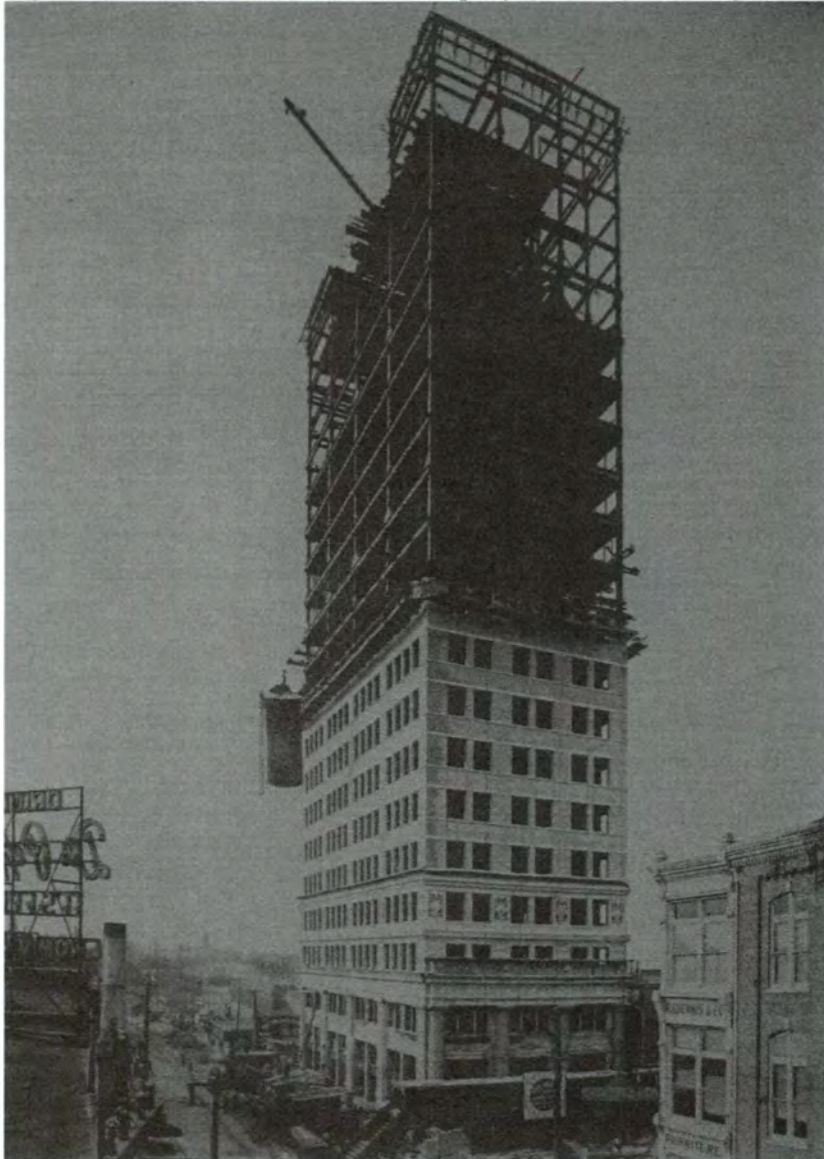
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Continuation Sheet**

Section FIGURE Page 128

Waco Downtown Historic District
Waco, McLennan County, Texas

Fig. 29: Amicable Life Insurance Company (ALICO) Building, under construction, ca 1910.



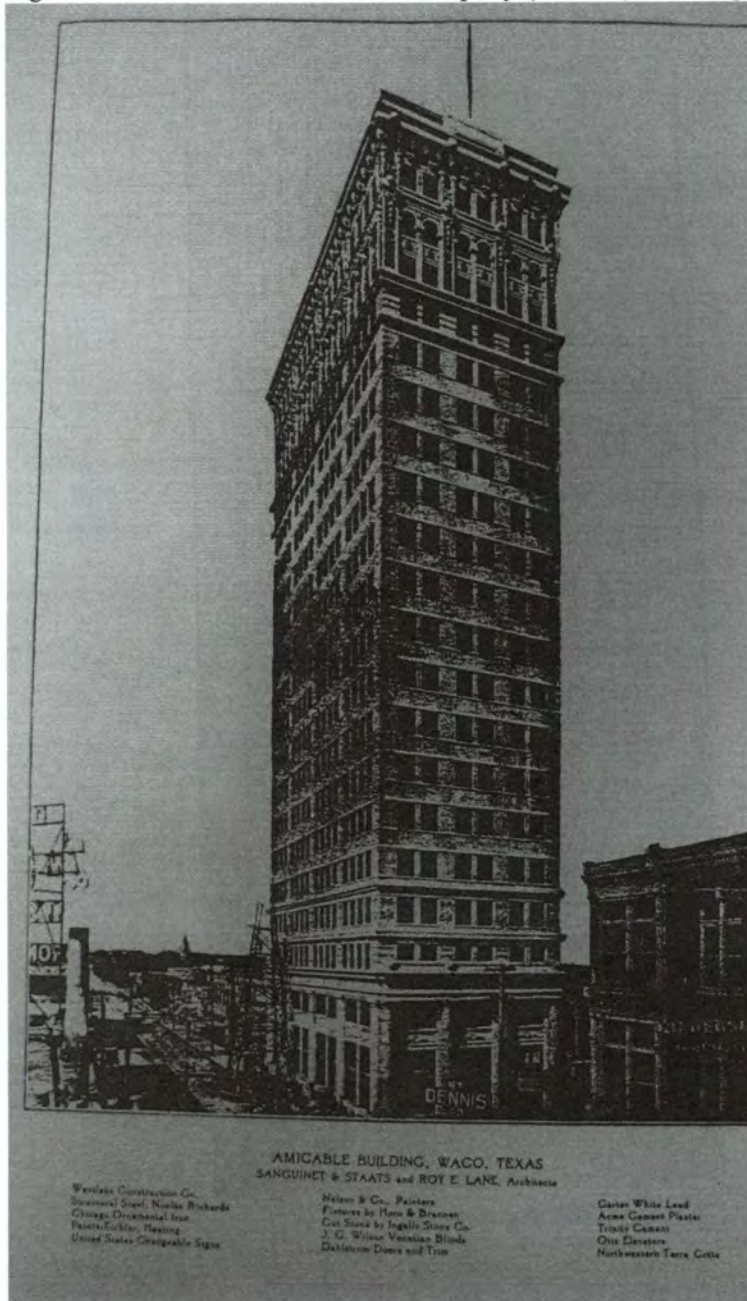
United States Department of the Interior
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Section FIGURE Page 129

Waco Downtown Historic District
Waco, McLennan County, Texas

Fig. 30: Amicable Life Insurance Company (ALICO) Building, ca 1911



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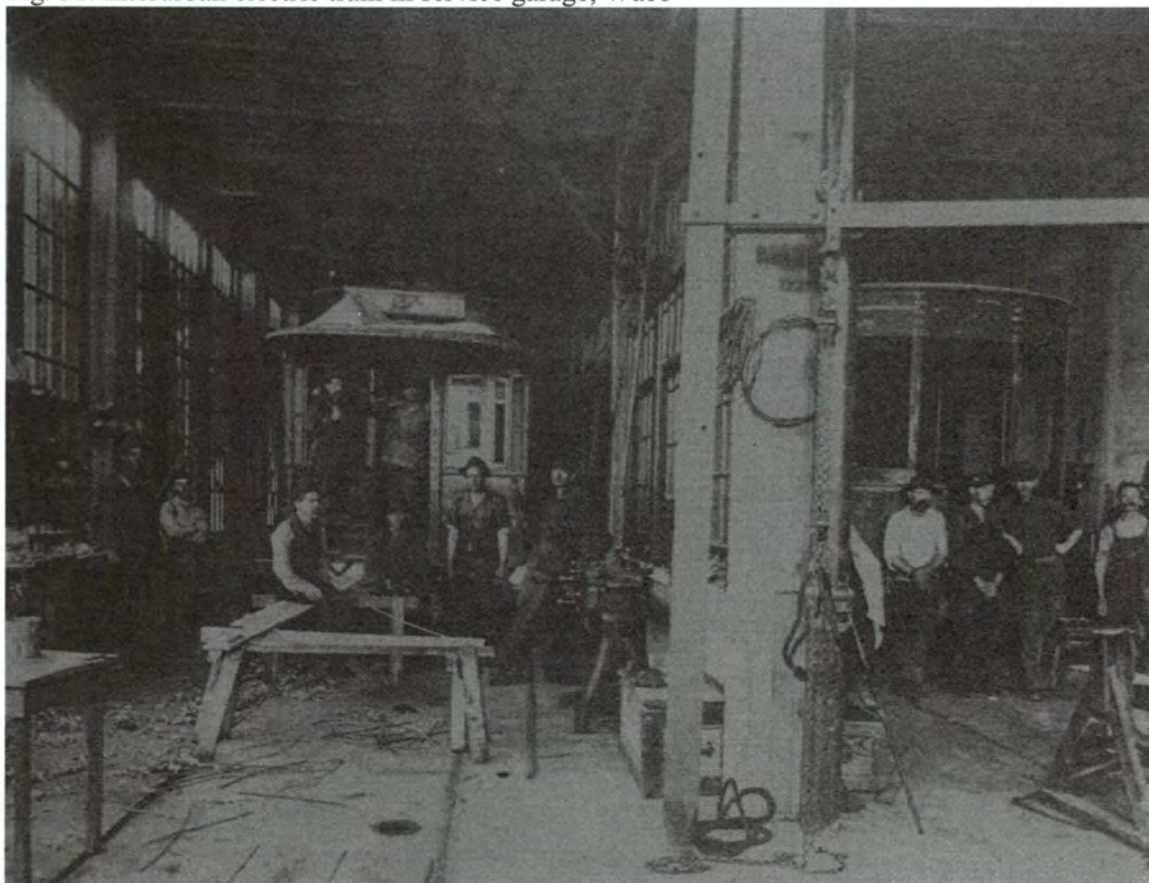
National Register of Historic Places

Continuation Sheet

Section FIGURE Page 130

Waco Downtown Historic District
Waco, McLennan County, Texas

Fig. 31: Interurban electric train in service garage, Waco



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Section FIGURE Page 131

Waco Downtown Historic District
Waco, McLennan County, Texas

Fig. 32: Flight training at Rich Field, 1917
Source: Conger, *Waco: A Basic History* (33)



Fig. 33: James Connally Air Force Base
Source: Flyer, "Welcome to James Connally AFB-01."



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Section FIGURE Page 132

Waco Downtown Historic District
Waco, McLennan County, Texas

Fig. 34: Waco Tornado, 11 May 1953. Looking north from Fifth to Second, along Austin and Franklin Avenues.



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National Park Service

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Section FIGURE Page 133

Waco Downtown Historic District
Waco, McLennan County, Texas

Fig. 35: Waco Tornado, 11 May 1953.



DAMAGE, AND MORE DAMAGE



DEVASTATION BEYOND COMPREHENSION



NO, THIS PICTURE IS NOT UPSIDE DOWN

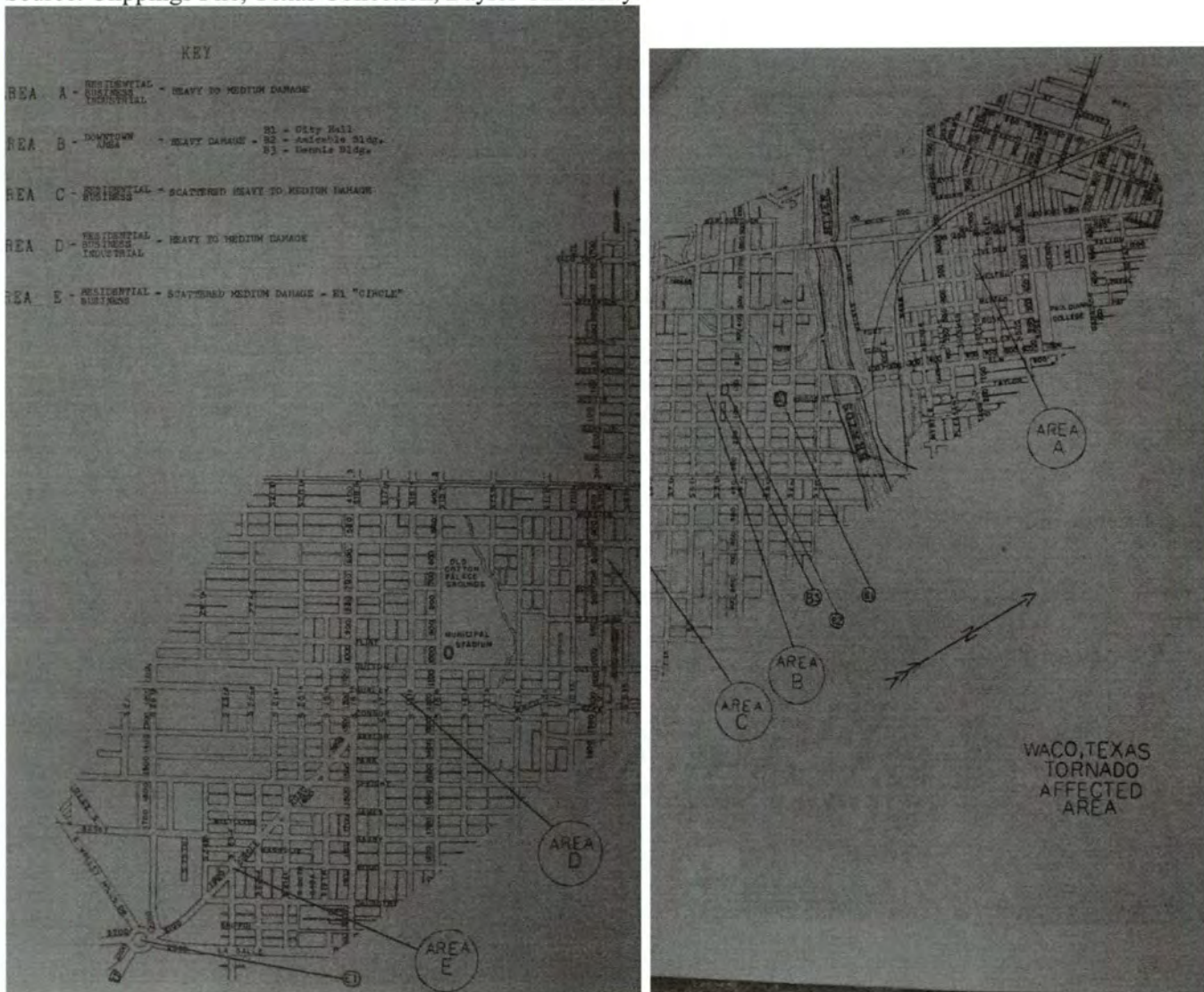
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National Park Service

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Section FIGURE Page 134

Waco Downtown Historic District
Waco, McLennan County, Texas

Fig. 36: Waco Tornado, 11 May 1953. Damaged and affected areas.
Source: Clippings File, Texas Collection, Baylor University.



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Continuation Sheet

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Waco Downtown Historic District
Waco, McLennan County, Texas

PHOTOGRAPH LOG

Waco Downtown Historic District
Waco, Texas, McLennan County
Photographed by Monica Penick, March 2011
Location of digital files: Texas Historical Commission, Austin
Digital files printed on HP Premium Plus paper with Vivera ink

Photo 1

Sturgis House (1887)
Property #160
1316 Washington Avenue
Camera facing: Southeast

Photo 2

Artesian Manufacturing and Bottling Company Building (1906)
Property #17A
300 South Fifth Street
Camera facing: East

Photo 3

Kress Building (1910)
Property #139
613 Austin Avenue
Camera facing: North

Photo 4

ALICO Building (1911)
Property #143A
425 Austin Avenue
Camera facing: Northeast

Photo 5

First Presbyterian Church (1912; 1947)
Property #116A
1100 Austin Avenue
Camera facing: Southeast

Photo 6

National City Bank Building (1916)
Property #92
528 Austin Avenue
Camera facing: East

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Section PHOTO Page 136

Waco Downtown Historic District
Waco, McLennan County, Texas

Photo 7

Brazos Funeral Home / Wilkirson-Hatch (1925)
Property #156
1124 Washington Avenue
Camera facing: South

Photo 8

Waco Drug Building (1925)
Property #18
225 South Fifth Street
Camera facing: West

Photo 9

McDermott Motors Building (1928)
Property #167
1125 Washington Avenue
Camera facing: North

Photo 10

Wm & K. Clemens Building (1929)
Property #138
701 Austin Avenue
Camera facing: West

Photo 11

Sleeper Building (1931)
Property #108
826 Austin Avenue
Camera facing: East

Photo 12

Reed's Flowers (ca. 1935)
Property #126
1029 Austin Avenue
Camera facing: Northeast

Photo 13

United States Court House (1937)
Property #45
800 Franklin
Camera facing: East

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Section PHOTO Page 137

Waco Downtown Historic District
Waco, McLennan County, Texas

Photo 14

Bird Kultgen Automotive (1946)
Property #67
1225 Franklin Avenue
Camera facing: North

Photo 15

Masonic Grand Lodge Temple (1948)
Property #212
715 Columbus Avenue
Camera facing: Northwest

Photo 16

Greyhound Bus Station (1950)
Property #193
700 Columbus Avenue
Camera facing: South

Photo 17

First National Bank Building (1955)
Property #177
811 Washington Avenue
Camera facing: Northwest

Streetscapes

Photo 18

Mary Avenue at Fifth Street
Camera facing NE

Photo 19

Mary Avenue at Fifth Street (view up Fifth Street)
Camera facing NW

Photo 20

Mary Avenue from S. University Parks
Camera facing SW

Photo 21

Franklin Avenue at Twelfth Street
Camera facing NE

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Section PHOTO Page 138

Waco Downtown Historic District
Waco, McLennan County, Texas

Photo 22

Franklin Avenue at Eighth Street
Camera facing NE

Photo 23

Franklin at Fourth Street
Camera facing SW

Photo 24

Austin Avenue at Fourth Street (at Historic District boundary)
Camera facing SW

Photo 25

Austin Avenue at Fourth Street (view toward Municipal Building, from Historic District Boundary)
Camera facing NE

Photo 26

Austin Avenue at Fifth Street
Camera facing SW

Photo 27

Austin Avenue at Sixth Street
Camera facing N

Photo 28

Washington Avenue at Ninth Street
Camera facing NE

Photo 29

Columbus Avenue at Tenth Street
Camera facing NE

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Waco Downtown Historic District
NAME:

MULTIPLE
NAME:

STATE & COUNTY: TEXAS, McLennan

DATE RECEIVED: 12/23/11 DATE OF PENDING LIST: 1/19/12
DATE OF 16TH DAY: 2/03/12 DATE OF 45TH DAY: 2/07/12
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 11001094

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 2-3-12 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.



FOR
RENT
754 5574

WACO DOWNTOWN HISTORIC DISTRICT
WACO, MCLENNAN COUNTY, TX
PHOTO #1



WACO DOWNTOWN HISTORIC DISTRICT
WACO, MCLENNAN COUNTY, TX
PHOTO # 2



WACO DOWNTOWN HISTORIC DISTRICT
WACO, McLENNAN COUNTY, TX
PHOTO #3



WACO DOWNTOWN HISTORIC DISTRICT
WACO, MCLENNAN COUNTY, TX
PHOTO # 4



WACO DOWNTOWN HISTORIC DISTRICT
WACO, MCLENNAN COUNTY, TX
PHOTO #5



WACO DOWNTOWN HISTORIC DISTRICT
WACO, McLENNAN COUNTY, TX
PHOTO # 6



WACO DOWNTOWN HISTORIC DISTRICT
WACO, MCLENNAN COUNTY, TX
PHOTO # 7



WACO DOWNTOWN HISTORIC DISTRICT
WACO, MCLENNAN COUNTY, TX
PHOTO # 8



WACO DOWNTOWN HISTORIC DISTRICT
WACO, MCLENNAN COUNTY, TX
PHOTO # 9



WACO DOWNTOWN HISTORIC DISTRICT
WACO, MCLENNAN COUNTY, TX
PHOTO #10



WACO DOWNTOWN HISTORIC DISTRICT
WACO MCLENNAN COUNTY, TX
Photo # 11



WACO DOWNTOWN HISTORIC DISTRICT
WACO, MCLENNAN COUNTY, TX
PHOTO #12



WACO DOWNTOWN: HISTORIC DISTRICT
WACO, MCLENNAN COUNTY, TX
PHOTO #13



CALL
BRAD DAVIS,
CCIM

AVAILABLE
(254)
776-0000

DISCOUNT AUTO PARTS EXCHANGE

WACO DOWNTOWN HISTORIC DISTRICT
WACO, MCLENNAN CNTY, TX
PHOTO #14



WACO DOWNTOWN HISTORIC DISTRICT
WACO, MC LENNAN COUNTY, TX
PHOTO #15



WACO DOWNTOWN HISTORIC DISTRICT
WACO, MCLENNAN COUNTY, TX
PHOTO #16



WACO DOWNTOWN HISTORIC DISTRICT
WACO, MCLENNAN COUNTY, TX
PHOTO #17



WACO DOWNTOWN HISTORIC DISTRICT
WACO, MCLENNAN COUNTY, TX
PHOTO #18



WACO DOWNTOWN HISTORIC DISTRICT
WACO, MCLENNAN COUNTY, TX
PHOTO #19



WACO DOWNTOWN HISTORIC DISTRICT
WACO, MCLENNAN COUNTY, TX
PHOTO #20



WACO DOWNTOWN HISTORIC DISTRICT
WACO, MCLENNAN COUNTY, TX
PHOTO #21



WACO DOWNTOWN HISTORIC DISTRICT
WACO, MCLENNAN COUNTY, TX
PHOTO #22



WACO DOWNTOWN HISTORIC DISTRICT
WACO, MCLENNAN COUNTY, TX
PHOTO # 23



WACO DOWNTOWN HISTORIC DISTRICT
WACO, MCLENNAN COUNTY, TX
PHOTO #24



WACO DOWNTOWN HISTORIC DISTRICT
WACO, MCLENNAN COUNTY, TX
PHOTO # 25



WACO DOWNTOWN HISTORIC DISTRICT
WACO, MCLENNAN COUNTY, TX
PHOTO #26



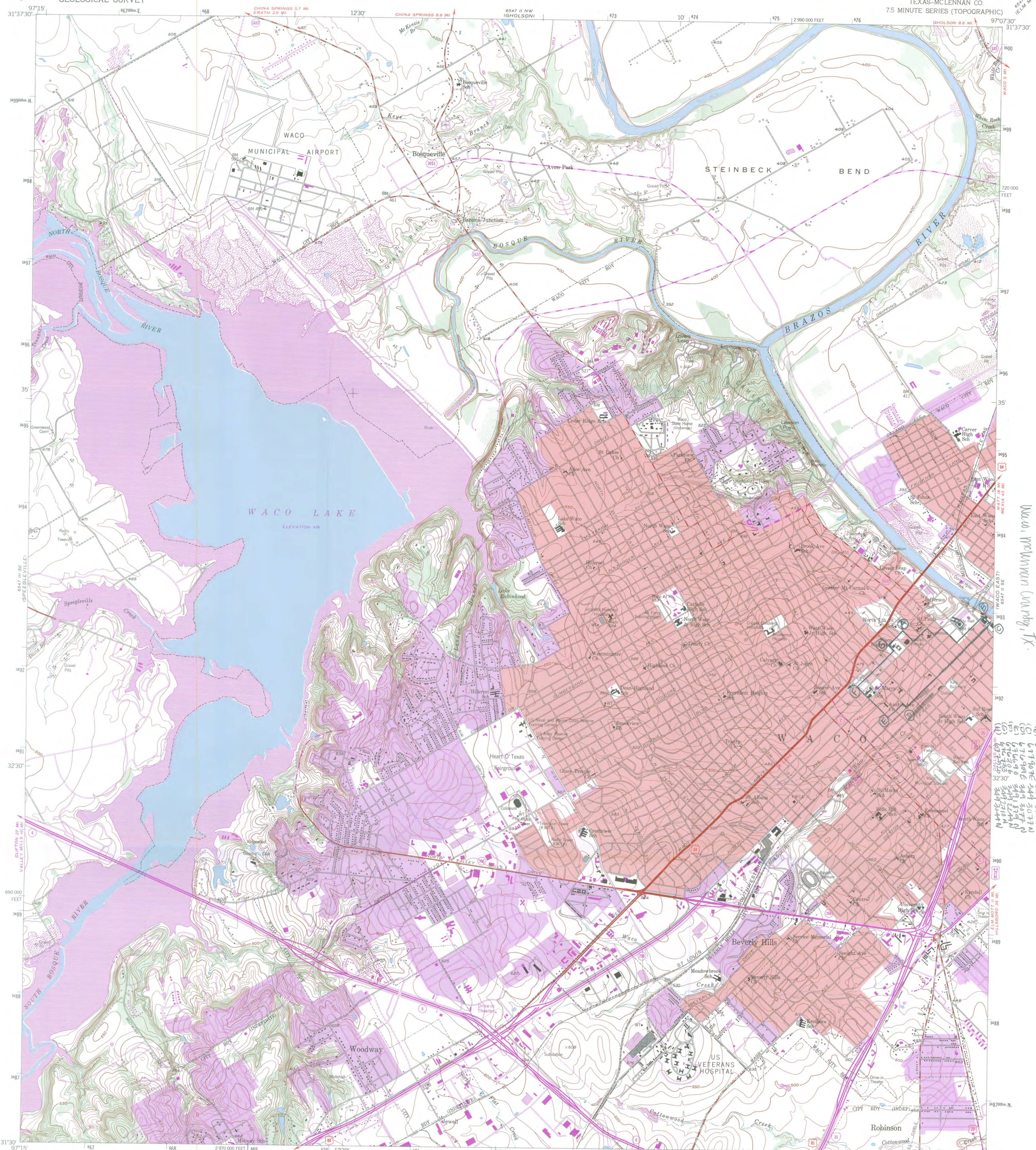
WACO DOWNTOWN HISTORIC DISTRICT
WACO, MCLENNAN COUNTY, TX
PHOTO # 27



WACO DOWNTOWN HISTORIC DISTRICT
WACO, MCLENNAN COUNTY, TX
PHOTO # 28

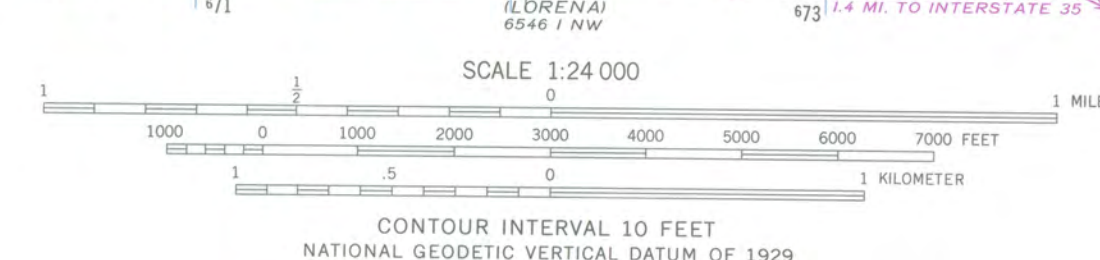
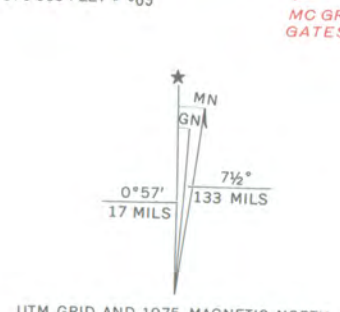


Waco Downtown Historic District
Waco, Mc Lennan County, TX
Photo #29



Waco Downtown Historic District Zone 14a
Waco, McLennan County, TX.
(a) 678821 E 244 2452 N
(b) 678821 E 244 2452 N
(c) 678821 E 244 2452 N
(d) 678821 E 244 2452 N
(e) 678821 E 244 2452 N
(f) 678821 E 244 2452 N
(g) 678821 E 244 2452 N
(h) 678821 E 244 2452 N
(i) 678821 E 244 2452 N
(j) 678821 E 244 2452 N
(k) 678821 E 244 2452 N
(l) 678821 E 244 2452 N
(m) 678821 E 244 2452 N
(n) 678821 E 244 2452 N
(o) 678821 E 244 2452 N
(p) 678821 E 244 2452 N
(q) 678821 E 244 2452 N
(r) 678821 E 244 2452 N
(s) 678821 E 244 2452 N
(t) 678821 E 244 2452 N
(u) 678821 E 244 2452 N
(v) 678821 E 244 2452 N
(w) 678821 E 244 2452 N
(x) 678821 E 244 2452 N
(y) 678821 E 244 2452 N
(z) 678821 E 244 2452 N

Mapped, edited, and published by the Geological Survey
Control by USGS and NOS/NOAA
Topography from 1956 planimetric surveys and by ER-55 plotter
Aerial photographs taken 1955. Field check 1957
Polyconic projection. 1927 North American datum
10,000-foot grid based on Texas coordinate system,
central zone
1000-meter Universal Transverse Mercator grid ticks,
zone 14, shown in blue
Red tint indicates areas in which only
landmark buildings are shown
Revisions shown in purple compiled from aerial photographs
taken 1970 and 1975. This information not field checked
Purple tint indicates extension of urban areas



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

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

WACO WEST, TEX.
N3130-W9707.5/7.5
1957
PHOTOREVISED 1970 AND 1975
AMS 6547 II SW-SERIES V882

3197-412

TEXAS HISTORICAL COMMISSION*real places telling real stories*

RECEIVED 2280

DEC 23 2011

NAT. REGISTER OF HISTORIC PLACES
NATIONAL PARK SERVICE

TO: Linda McClelland
National Park Service
National Register of Historic Places
1201 Eye Street, NW (2280)
Washington, DC 20005

FROM: Gregory Smith
Texas Historical Commission

RE: Waco Downtown Historic District, Waco, McLennan County, Texas

DATE: December 19, 2011

- The following materials regarding the Waco Downtown 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 checked="" type="checkbox"/>	Correspondence – Notification of federal property owner (USPS)
<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:



RICK PERRY, GOVERNOR • JON T. HANSEN, CHAIRMAN • MARK WOLFE, EXECUTIVE DIRECTOR

P.O. BOX 12276 • AUSTIN, TEXAS • 78711-2276 • P 512.463.6100 • F 512.475.4872 • TDD 1.800.735.2989 • www.thc.state.tx.us

TEXAS HISTORICAL COMMISSION

real places telling real stories

December 19, 2011

Mr. Dallan C. Wordekemper, CCIM
Federal Preservation Officer
Real Estate Specialist
United States Postal Service
475 l'Enfant Plaza, SW
Suite 6670
Washington, DC 20260-1862

RE: Waco Downtown Historic District National Register Nomination, Waco, McLennan Co.,
Texas

Dear Mr. Wordekemper:

We are submitting the *Waco Downtown Historic District* National Register nomination to the National Park Service and are soliciting your review and comment.

The district is comprised of 169 contributing and 67 noncontributing properties in downtown Waco. The district is nominated under Criterion A in the areas of Commerce and Industry, and under Criterion C in the area of Architecture as an intact collection of late 19th and 20th century commercial, governmental, and institutional buildings that are reflective of local and national architectural trends during the period of significance (1885-1962). Contributing to the district is the 1937 United States Court House and Post Office at 800 Franklin Avenue. I have enclosed all references to this property within the nomination for your review.

If you wish to comment, please send correspondence within 30 days to the Texas Historical Commission at the above referenced address, as well as a copy to Linda McClelland of the National Register Division of the National Park Service.(give address) If you have any questions, please contact me at (512) 463-6013 or greg.smith@thc.state.tx.us. Thank you for your cooperation in this review process.

Sincerely,



Gregory W. Smith, National Register Coordinator
for Mark Wolfe, SHPO

enclosures

cc: Linda McClelland, NRHP

