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National Register of Historic Places
Multiple Property Documentation Form

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This form is for use in documenting multiple property groups relating to one or several historic contexts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. For additional space use continuation sheets (Form 10-900-a). Type all entries.

A. Name of Multiple Property Listing

Historic and Architectural Resources of Brenham, Texas

B. Associated Historic Contexts

Immigration, Settlement, and Community Organization, 1820-1870

Community Development and Regional Expansion, 1870-1941

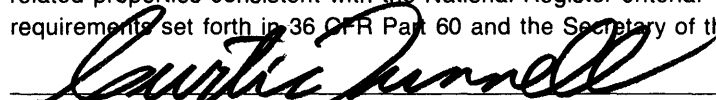
C. Geographical Data

1984 City Limits of Brenham, Washington County, Texas

☐ See continuation sheet

D. Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this documentation form meets the National Register documentation standards and sets forth requirements for the listing of related properties consistent with the National Register criteria. This submission meets the procedural and professional requirements set forth in 36 CFR Part 60 and the Secretary of the Interior's Standards for Planning and Evaluation.



Signature of certifying official

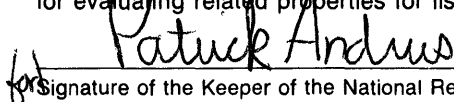
9 Feb. 1990

Date

Texas Historical Commission

State or Federal agency and bureau

I, hereby, certify that this multiple property documentation form has been approved by the National Register as a basis for evaluating related properties for listing in the National Register.



Signature of the Keeper of the National Register

3/28/90

Date

E. Statement of Historic Contexts

Discuss each historic context listed in Section B.

GEOGRAPHY

Brenham is located near the center of Washington County in Southeast Central Texas. As county seat, it serves as the nucleus of the major market and transportation activities of this largely agricultural county. Brenham also is located near the center of a triangle formed by the three cities of Houston (72 miles southeast), Waco (114 miles north), and San Antonio (186 miles southwest) in one of the more highly developed and populous portions of the State. Other towns in the county are Burton, Chappell Hill, Independence, and Washington.

The City of Brenham today hosts a population of approximately 13,000 (1985 estimate). It spreads over gently rolling hills in a roughly northwest to southeast trapezoidal shape and rises on an average of 350 feet above sea level. A mild climate and rich alluvial and sandy loam soils provide a habitable growing environment for the varied low-scale vegetation and abundant seasonal display of native Texas wildflowers. Most of the city is shaded by large post oak trees that extend from Brenham proper throughout the western one-third of the county. A number of small creeks serve as tributaries to the Brazos River and flow through the town: the Little Sandy and Higgins Branches in the northwest, Hog Branch and Hardan Creek in the east central, and Ralston Creek in the far southeast. Two railroads bisect the city: the Southern Pacific in an east-west direction, the Gulf Colorado and Santa Fe in a north-south direction. Austin and Market Streets serve as the major north-south thoroughfares while Main and Alamo Streets serve as east-west thoroughfares. Highway 290, once running through the city, now offers a southern bypass.

IMMIGRATION, SETTLEMENT, AND COMMUNITY ORGANIZATION, 1820-1870

The recorded history of Washington County, including the eight counties originally comprising it, dates back to the beginning of the sixteenth century when Spanish explorers traversed the land and laid claim to it. The territory as a whole, however, was under the purview of various Indian tribes up to the early decades of the nineteenth century when it was settled by Anglo-Americans.

Through the persistent efforts of colonist Moses Austin, Spanish officials in 1820 granted permission for three hundred Anglo-American settlers under Austin's leadership to establish a colony in the province of Texas. The untimely death of Moses Austin in 1821, however, left the responsibility of carrying out the colonization effort to his son, Stephen. The younger Austin traveled to San Antonio in 1821 to secure the grant and found on his return that settlement along the Brazos River south of Camino del Real already was underway. Stephen F. Austin further explored this area between the Colorado and Brazos Rivers and chose the section on the west bank of the Brazos down to the coast as the location for his first colony. Included in this territory was the area which later became Washington County.

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The early organization of Washington County by the Mexican government began in 1824. At that time, the Mexican Constituent Congress passed an act making Texas a department of the State of Coahuila. In 1831, the Department of Texas was subdivided into the Departments of Bexar and Nacogdoches each with a headquarters and political chief. Due to the increasing population, a third division was made in 1834 with a capital at San Felipe de Austin 35 miles southeast of present-day Brenham. Not long after that the citizens living along the Brazos north of San Felipe petitioned the political chief at San Felipe to approve the creation and organization of the "Municipality of Washington." The petition was approved in 1835. Because the municipality was the most important unit of local government, Washington was granted a host of government positions that provided it stature and influence in the affairs of state. The adoption of the Constitution of the Republic of Texas on March 17, 1836 at Washington-on-the-Brazos forced a reorganization in which the Municipality of Washington became Washington County. In spite of this prominent position in the Republic, only small, crossroads communities, like Washington-on-the-Brazos, Independence, Hickory Grove, Mount Vernon, and Turkey Creek, dotted the County for almost another decade until the heavy immigration of the 1840s led to the establishment of larger and more influential towns.

In 1843, the residents of Hickory Grove adopted a new name, Brenham, in honor of Dr. Richard Fox Brenham (c. 1810-1843). Dr. Brenham, who practiced medicine in the vicinity some years earlier, achieved fame as the martyr-hero of the ill-fated Mier Expedition to Mexico in 1842-43. It was a tribute to his courage that the inhabitants of Hickory Grove renamed their community in his memory.

A year later residents of Washington County decided to select a permanent county seat by popular vote. Mount Vernon (the original county seat), Independence, Turkey Creek, and Brenham vied for the honor. No single community, however, could get the required majority vote. Turkey Creek and Mount Vernon withdrew from the race leaving the choice between Brenham and Independence. Jabez Demming Giddings (1814-1878), an early resident and lawyer of Brenham, toured the county making speeches on behalf of the Brenham bid extolling its virtues as being the logical place for local government at the center of the county.

On February 4, 1844, voters selected Brenham by three votes as the permanent county seat. Utilizing 100 acres of land donated by Jessie Farral and James Hurt, the Congress of the Republic of Texas designated commissioners to survey the townsite and sell lots so that the nucleus of the town could be quickly established. (Pennington 1915: 32) (White 1975: 1-15) (Schmidt 1949: 74-75)

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The town was laid out in a grid pattern around a central square, Shelbyville plan, with streets intersecting at each corner. The new community developed around the square and its transportation routes radiated from it. The road at the northwest corner led to the old communities of Independence and Washington-on-the-Brazos while the road from the northeast corner, along Market Street, led to Chappell Hill and Houston. The southern part of the county and Austin were accessed by roads from the southeast and southwest corners, respectively. This town plan allowed access from all parts of the rural county and thus the central square became the location of the first county courthouse, a simple two-story cedar structure constructed in 1844.(Hasskarl 1958: 78) In late 1844, Brenham consisted of six houses and a log school house (Hickory Grove School or Academy) one-half mile north of the courthouse.(Brenham News, January 27, 1916) By 1852, the first courthouse was inadequate for the needs of the growing county government and a new two-story building was constructed by John Stamp using Brenham manufactured brick.(Hasskarl 1958: 78)

Secure in its position of political importance, the future prospects of Brenham as an agricultural and commercial center were better than any other town in the county. Many residents from other county towns, sensing that Brenham was a key commercial and political center, sold their homes and moved into the area. (Schmidt 1949: 74) The greatest impetus for growth, however, came from the continued waves of immigration of Lowland South Anglo-Americans with slaves and later some Germans settling in Brenham and Washington County.

Between 1840 and 1860, Washington County, and as a result Brenham, grew rapidly. The 1847 and 1850 censuses indicate that the population consisted largely of white settlers with slaves from the Lowland South.

<u>Year</u>	<u>Brenham</u>	<u>County</u>	<u>White</u>	<u>Hispanic</u>	<u>Black</u>	<u>Other</u>	<u>Foreign</u> <u>Born</u>
1847		3949	2205	-	Free-4 Slave-1740		
1850		5983	3166	-	Free-0 Slave-2817		
1860		15,215	7271	-	Free-3 Slave-7941		
1870	2221	23,104	10,863	-	12,241		

The chart above shows that this population continued to dominate the county between 1850 and 1860 with the population of whites and slaves more than doubling in that period, and with slaves comprising roughly one-half

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of the total population. By 1870, the census statistics indicate that almost half of the county population was born in Alabama, Mississippi, Georgia, Tennessee, Louisiana, and Germany. Smaller numbers of residents were born in Austria, Bohemia, Ireland, and Great Britain.

The Anglo-Americans of the Lowland South predominated the cultural, social, and economic milieu. Because of their ethnic dominance, an Anglo-American rural settlement pattern evolved with plantations and small farmsteads scattered across the countryside sometimes with great distances between them. In general, the slaveholders owned more land and lived in grander dwellings, many in a Greek Revival style, with a number of associated secondary buildings, whereas the farmers without slaves held smaller acreages and had more vernacular dwellings with fewer outbuildings.

Accompanying the Anglo-American slaveholders arriving in the 1820s were the first Afro-Americans in Washington County. The Anglo settlers depended on their slave's labor to plant, pick, and refine the cotton and other crops from large landholdings. Because of the lack of documentation on the Afro-Americans of this period, it is assumed that they lived much like those in other areas. Largely confined to the plantations, their world centered around the master and his family, the general plantation grounds, and the loose bonding allowed with other slaves. Their diminutive housing units were probably cabins built of logs and grouped in an area distant, but visible, from the master's main house. The slaves working as domestic attendants probably fared better with housing provided in the main house or nearby buildings.

Although there were a few free blacks in the Brenham area, they were viewed with suspicion and mistrust. These blacks were probably sharecroppers or small landowners that, although free, were limited in mobility and acceptance. In 1849 slave owners around Brenham reportedly were harassed by a band of free blacks attempting to steal runaway slaves. One such thief is said to have attempted to steal a slave mulatto girl. (Hasskarl 1959: p. 52) In spite of these reports, there is no verification of any overt and widespread racial conflict between the free blacks and Anglo-Americans.

The Afro-Americans largely remained a subjugated people leaving few written records until emancipation and the end of the Civil War. Prior to this, however, the slaves and free blacks formed loose communities around their religious groups and later around churches. This amounted to a sizeable population as the 1860 Census listed 300 slaves and a number of free blacks living in Brenham. There were only 600 Anglo-Americans in the same year. The free blacks are said to have conducted secretive religious services for the slaves well before emancipation. This underground

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religion and the accompanying services became the force for organization and structure among the black community after receiving freedom when the first churches with all black congregations were formed. Mt. Rose Missionary Baptist Church, Independent Missionary Baptist Church, and St. John A.M.E. Church all started shortly after emancipation. Early church meetings were held in various houses, under brush arbors, or later in the old soldiers' dining hall in "Camptown." (History of Mt. Rose)

While the churches served to unite the widely dispersed black community, these recently freed blacks began to congregate and build houses and community buildings around the camp of the Federal soldiers in the late 1860s. The "Camptown" area was located along Hog Branch east of downtown Brenham and continues to serve as the center of the Brenham black community, housing many black families and most of the churches.

German immigration began in Washington County as early as 1846 with a few settlers and their families arriving to farm on small scattered farmsteads. (Schmidt 1949: 22-23) It was another decade, however, until William Zeiss became the first German to settle permanently and engage in business, a bakery and grocery, in Brenham. (Hasskarl 1958: p. 87; Pennington: p. 47) But the number of first generation immigrants continued to increase through the 1850s, coming to a halt during the Civil War. Immediately after the War, immigration resumed with increasing numbers of Germans settling in Washington County. Many of these newcomers purchased land from the former slaveholding landowners who could no longer farm large tracts of land. One report states that in 1866 ninety pieces of land totaling over 10,000 acres were sold to German immigrants within a six-month period. (Jordan 1975: p. 95) These farmers constructed houses and farm buildings, and established a settlement pattern similar to the predominant Anglo-American farmers. They practiced traditional German farming techniques, but mainly adopted the popular crops of the Anglo-Americans such as cotton and corn.

The majority of the new Anglo-American or European-born residents sought better and more land for cultivating the most lucrative crop of the South, cotton. Cotton had been the big money crop in the fertile Brazos and Navasota River valleys since Jared Groce brought the first cotton seed to Texas in the 1820s and Washington County provided an ideal setting for raising the crop. Upland and Brazos River bottoms in the eastern half of the county and rolling - to gently-rolling blackland prairies in the western half provided good soils for raising cotton. During the 1840s, the most substantial cotton production came from the counties with large numbers of slaveholders where approximately one-third of the State's slaveholding farmers produced 90% of the crop. The crop output continued

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to increase in Texas each year to reach 58,072 bales in 1849-50.
(Richardson: pp. 194-196)

Brenham, as the county seat, served as the nucleus of this dispersed and ethnically diverse population. It developed steadily in its role as an agricultural entrepot oriented toward Houston and the coast. After only ten years of being the county seat (1854), Brenham boasted of at least twelve thriving business establishments and a population of 250. Although the buildings housing these are no longer extant, they were probably false-front, frame commercial structures largely catering to the local clientele by selling farming supplies, dry goods and sundries. By the late 1850s, Brenham was firmly established and growing. It was formally incorporated in 1858 as a municipality.

Gradually, the early frame downtown buildings were replaced with more permanent masonry structures. When one of the earliest railroads in the State, the Washington County Railroad, extended from Hempstead to Brenham in 1861, the pace of growth in the commercial center accelerated. Merchants invested capital and constructed many substantial places of business. The Bode and Ton Building (Site # CBD 63, 101 East Main), Perry Drug Store (Site #CBD ,109 East Alamo) and Dobbert Building (Site #CBD 10, 212 East Alamo) were among the buildings constructed during this period. With the beginning of the Civil War in 1861, however, Brenham suffered the same economic and political stagnation shared by many other southern municipalities. This stagnation ended the brief building boom and halted construction for almost five years.

The Reconstruction years from 1865 to 1870 brought few economic benefits to Brenham, but did bring a host of social and political changes that were accompanied by hostility and racial tension. The primary reason for the problems was the presence of Federal troops stationed east of Brenham at Post Brenham or locally referred to as "Camptown." The height of tension occurred on September 7, 1866, in an incident between citizens and soldiers. After pursuing some blacks and whites at two separate social gatherings, some of the soldiers started an argument with local men that left two soldiers shot, but not seriously injured. In retaliation, the entire army force returned to the town square and two stores were broken into by the soldiers in their search for the local men. Eventually the soldiers set fire to an entire block of buildings with an estimated loss of \$130,000.(Ramsdell 1970: 127-129) The citizens of Brenham requested that Governor James W. Throckmorton institute an investigation of the incident. A special committee of the Texas State legislature conducted the investigation identifying certain soldiers as guilty and implicating the commanding officer, Major G.W. Smith, for burglary. Smith was indicted; however, a judgment for damages was awarded

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to one of the storekeepers and all other charges were dismissed in July 1867 by General Charles Griffin in a special order. (Ramsdell 1970: 127-129)

In addition to the tense climate and slow recovery experienced during Reconstruction, a Yellow Fever epidemic in 1867 claimed the lives of approximately 500 inhabitants of Brenham. This amounted to a substantial percentage of the total population and a number of Federal soldiers as well. (Pennington 1915:38) The epidemic had devastating effects on many families and the county as a whole. In fact, it was equally as deadly in small communities such as Independence, where it included among its victims Mrs. Sam Houston.

Toward the end of military rule in Brenham and after recovering from the epidemic, significant strides toward economic recovery and stability began. (Hasskarl 1958: 29) By late 1867, the construction of new buildings had resumed in the downtown. The Barnhill Drug Store (Site CBD #4) and the buildings at 208 East Alamo (Site CBD #9) and 101 East Commerce (Site CBD #51) were built at this time.

Concurrent with the growth in the center of Brenham and establishment of a permanent setting around the courthouse square, the homes of the citizens began to reflect this prosperity. The earliest houses were probably simple vernacular dwellings with little adornment or detail. As the town prospered, however, wealthier citizens began to adopt popular architectural styles for their homes while the more modest citizens continued to use traditional, vernacular house forms. By the 1840s, the finest houses were built in the Greek Revival style. The Giddings-Wilkins House, 1843, (Site No. 346, NR 1976), home of Jabez Demming Giddings reflected this trend. Giddings was a prominent lawyer who was instrumental in building the Washington County Railroad and was one of the three pre-war Texans owning \$100,000 in property in 1860. (Wooster 1970: pp. 24-25) His home represents his position and worldliness. The Pampell-Day House, 1845, (Site No. 132, NR 1971) is also in a Greek Revival style in its original plan as is the dwelling at 1402 South Church, c. 1860, (Site # 283). The dwellings at 506 West Alamo, c. 1845, (Site #139) and 909 and 1005 East Tom Green, c. 1870, (Sites #788 and #789) illustrate the continued use of traditional housing forms in their double-pen plans, the former with an inset full-width front porch.

The Anglo-American settlement pattern, commercial and residential, and organization of a social, political, and economic community in Brenham continued to predominate through 1870. A new period of prosperity and ethnic upheaval, however, was soon to follow. This was symbolized by the

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exodus of Federal soldiers on May 21, 1870, to take up new quarters in Waco, Texas. (Hasskarl 1958: 14)

COMMUNITY DEVELOPMENT AND REGIONAL EXPANSION, 1870-1945

The economy of Brenham after 1870 was similar to the earlier part of the century in that it was directly linked to agriculture and the farmers of Washington County. New businesses would open and commercial buildings and residences would be constructed in years with good crop yields. In less fortunate agricultural seasons, economic decline would result.

In 1871, agricultural crops were bountiful and the local economy boomed such that a local newspaper observed the following: "Bricks and mortar are steadily taking the shape of elegant business houses in Brenham, and the erection of fine dwellings is becoming a passion with our citizens." (Brenham Daily Banner, Feb. 28, 1871) This trend continued through the later part of the decade. By 1877, Brenham had grown so that the Sanborn Fire Insurance Map Company began to produce the first of nine maps spanning the years 1877 through 1931. The frequency of these maps tends to indicate the increasing size and importance of Brenham's buildings and population. The 1877 Sanborn Map of the Brenham central business district shows it almost completely delineated. In each succeeding year the concentration of buildings increased steadily with a substantial number of brick one- and two-story commercial buildings being added. One could infer, therefore, that the decade of the 1870s overall was a period of growth and expansion primarily in the central business district. By 1880 there were more than 150 business establishments in Brenham. (White 1975: 4-15)

A bird's-eye view drawn by Augustus Koch in 1881 documents the ever increasing size of the town and the growing number of structures. The settlement pattern established by 1881 and illustrated in Koch's map remained virtually unchanged into the 20th Century. The central business district was established firmly within the boundaries of Market Street to the east, Vulcan Street to the north, and the Gulf Colorado and Santa Fe Railway (GC&SF) tracks to the west, and the Houston and Texas Central Railway (H&TC), now the Southern Pacific, tracks to the south. The residential neighborhoods were concentrated along Main, Alamo, Market, and South Austin Streets, southeast and northeast of the central business district. The buildings in the downtown were primarily brick, with some frame and stone construction. The central business district, however, was distinctive with its many two- and three-story buildings.

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Near the central business district, the city government began to establish its home and serve as the decision-making center of the growing community. By 1904, a new city hall was needed and built in an imposing Richardsonian Romanesque style.(Robinson, p. 190) It was demolished in 1938 for a new city hall. This building symbolized the growth and maturation of the city that also was reflected in its city services. In 1884, a private company, Brenham Water Company, erected a water works outside of the town at 1105 South Austin Street (Site No. 167). This was purchased by the City of Brenham in 1894 for \$40,000 and in 1924 was expanded to include a purification plant and reservoir at the rear of the property.

The growth and development of city services was mirrored in its advancements in public education. On April 26, 1875, the City Council accepted a citizen petition to set up a tax-supported municipal school system and subsequently amended its charter and passed an ordinance establishing the school system. This followed the passage of an act in the 14th Legislature of the State legislation that granted incorporated municipalities the authority to set up free school districts, tax residents, and build schools. This is considered to be one of the earliest permanent free public school systems for whites and blacks in Texas. To meet the needs of this program, the Brenham School (Site No. 88) was built in 1883 for white students. It operated as such until 1909 when it was purchased by the Catholic Church as the Sacred Heart Convent and School. The building later was purchased by private citizens. A second high school designed by Bertram Giesecke and August W. Harris of Austin was built in 1927-28 on Market Street (Site No. 621). This was followed by a gymnasium on the same property constructed by the Works Progress Administration in 1939-40.(Site No. 870):

There were additional building surges in the 1880s and the 1890s except during the drought years and periods of financial uncertainty of 1879, during extensive crop failure, and 1885-1888. In the latter period, from early summer in 1885 to the late spring in 1887, a devastating drought hit the entire State. Farmers and ranchers suffered heavy losses which triggered the financial collapse of some banks and mercantile establishments. (Spratt 1955:141)

Brenham, however, continued to develop in the late 19th Century as a center for mercantile, banking, and transportation activities for the county as well as the region. Its location at the junction of two major railroad lines contributed to this economic position. One of the railroads, the Gulf Colorado and Santa Fe arrived August 1, 1880, from Galveston through Richmond and immediately opened a direct access to the busy Galveston port.(Reed: p. 286) The second railroad, the Houston and

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Texas Central Railway (now the Southern Pacific) bought the old Washington County Railroad that ran from Hempstead to Brenham in 1869 and extended it to Austin in 1871.(Reed: p.211) A third railroad company, the Brazos Valley, Brenham and Gulf Railway Company, was chartered in the 1880s to run to the gulf, but it was dissolved on August 1, 1888, without any construction.(Reed: p. 506)

The presence of two major railroads in Brenham brought large shipments of goods into the area and sent even larger shipments out of the area. This transportation activity stimulated commercial and banking activities and prompted industrial and agricultural processing businesses that depend on rail service to establish bases in Brenham. The intersection of the railroads southwest of the central business district made an additional impact by changing the town form and creating segregated areas of special land uses. Light industrial (the mop and broom factory, lumberyards, planing mills), agricultural processing (cotton seed mill, cotton gins), and railroad-related uses largely clustered south and southwest of the central business district near the railroad intersection. This dispersed the major residential areas to the northeast along Academy and Main Streets, to the southwest toward Blinn College, and south of the tracks along major transportation routes. It further isolated the black community to the east near the railroad tracks.

Historic sites representing this period of commercial development include the F. Werner Building (Site No. CBD-7), Tony's Food Store (Site No. CBD-40), and the Schmidt Brothers Building (Site No. CBD-48). Buildings associated with banking during this period include the Grand Leader Building (Site No. CBD-1), First Savings Building (Site No. CBD-5), and the Giddings Bank (Site No. CBD-98). Sites representing transportation development during the period are the Southern Pacific Railroad (CBD-94, c. 1912-1920) and the Santa Fe Railway Company (CBD-30, c. 1900) freight depots. A joint passenger depot for the two railroads was constructed on South Austin Street in 1906 (now the site of the Washington County Chamber of Commerce). It was demolished in the 1940s.

In addition to its commercial, banking, and transportation activities, Brenham served as an agricultural processing center. This included the ginning of raw cotton, processing of cotton fiber into textiles, and refining the cotton seed into oil. The first cotton mill was organized in 1901 by leading investors from Brenham and was fully operational on East Commerce Street by 1903. It was reorganized in 1911 as the South Texas Cotton Mill, after the financial panic of 1909 shut it down. The mill prospered through the 1920s but was closed in 1931 during the Great Depression. It was again reorganized in 1937 and named the

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Brenham Cotton Mill, Inc. The mill first would purchase all the cotton available in the county and then buy from farmers in surrounding counties. This policy fueled the regional economy and provided a convenient market for the crops of the local farmers. During its many years of production, the mill also stimulated the supportive industries of Brenham including shipping and communication services. In addition, the company employed a number of Brenham citizens who benefited from steady employment for a number of years. The mill also owned and maintained 39 houses on property adjacent to the plant grounds for its employees (Grayson: p.6-7). These are no longer extant.

Other agricultural production companies were the Brenham Cotton Oil and Manufacturing Company established in 1891 (Site No. 1) on First Street and the Seidel Gin and Warehouse (Site No. CBD-55) on the southwest corner of East Commerce and Clinton Streets. Although the latter property is shut down and used only for storage at the present time, it is a vivid reminder of that phase of Brenham's economic history. There were many other gins in Brenham and the surrounding area during the heyday of the cotton producing industry. Most of these buildings have been demolished in recent years as the size of the annual cotton crop has continued to decline. The Washington County agricultural agent could list only two possible cotton growers in the County during the 1984 season. Livestock husbandry has replaced cotton farming as the most prevalent agricultural activity in the County, a dramatic change from 50 years ago.

Another agricultural processing activity that has contributed significantly to the Brenham economy is the Blue Bell Creamery Company. Begun in 1907 as the Brenham Creamery Company near First and South Austin Streets, its purpose was to manufacture and sell various types of milk products from excess cream of local dairies. Several years later, the business moved to an abandoned cotton gin at Creamery and South Washington Streets (Site No. 339) and operated largely as a butter producing plant. In 1911, the company began to make ice cream. Eventually the butter production was discontinued and the more successful ice cream production expanded. It has grown to become Brenham's largest employer and one of the largest manufacturers of frozen snacks in the southwest. Blue Bell is regarded as one of the institutions of Texas with a national reputation.

Brenham also supported several planing mills during these years. The best known mill was owned by M. Russi at Academy and Market Streets. (Texas Historical Commission files; Sanborn Fire Insurance Maps) He is noted for constructing the Brenham School at 600 East Alamo (Site No. 88) in 1883. There is little information on the other planing mills.

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The first documented lumberyard was established in 1872 and operated through 1886 as Wood and Low Lumber Company. The business was located on Park Street near the railroad tracks and was owned by W.A. Wood and T.A. Low. W.A. Wood continued his company at this location and later became Brenham Lumber Company. Mr. Low organized another lumberyard in 1889 named Low and Stuckert. It was reorganized as T.A. Low and Sons in 1905 and then Farmers-Merchants Lumber Company in 1933 as it operates today at 400 South Austin (CBD-33,33A, 34). F.W. Wood, a former employee of Wood and Low Lumber Company, purchased his own lumber company in 1888 known as the Frank W. Wood Lumber Company, later called the Woodson Lumber Company, on the southeast corner of Clinton and East Commerce Streets. Alex and Will Griffin, brothers, used the rear of T.A. Low building on South Austin Street as a cabinet and woodworking shop. They are credited with having contributed to the variety of decorative spindles, brackets, and trim work found in Brenham today. Although there were other lumberyards and woodworkers in Brenham, there is little information available at this time.

Several local industries produced building materials used in Brenham and in the surrounding region. There was at least one, and possibly several, brick plants in the Brenham vicinity. The dates and locations of these brick plants within the area remains to be documented. References, however, to their existence have been noted in several publications and in oral interviews. The second Washington County Courthouse (1852) was constructed of Brenham brick (Hasskarl 1958:8) and some area residents believed that the third (1883) was scheduled to have been constructed of Brenham brick. The specifications, however, were changed later and it was constructed with Houston brick shipped in by rail. (Hasskarl 1958: 17) Other local buildings of note, however, were constructed of Brenham brick. The Bassett and Bassett Banking House (Site No. CBD-95, NR 1983) was constructed by Wilde and Company Brick Yard, Brenham, Texas (National Register Files).

Although brickyards operated in Brenham, the ideal mineral deposits necessary for a successful brick-making operation were not present in the area. The brick made in the vicinity was too sandy, crumbling easily, and therefore inferior. Rather than be deterred by this lack of quality, owners and contractors stuccoed the exterior of buildings constructed with Brenham brick. In many cases the stucco was then scored to resemble stone, a more prestigious building material than brick. A number of the commercial buildings constructed during the late 19th Century in the downtown illustrate the use of stucco scored like stone. The Brenham School (Site No. 88) also was stuccoed, probably because of the use of the inferior Brenham-made bricks.

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Another building material produced locally was cast iron. In the years following the Civil War "inventions and techniques of mass production made possible the production of artistic building components that were economical and durable, and had a profound impact upon aesthetics... [inventors] and manufacturers soon discovered considerable profit in cast iron." (Robinson 1982: 42) The advantages of cast iron, pressed metals, and galvanized iron building materials included fire resistance (they were not fire proof), low cost, numerous patterns, and tolerable load-bearing capacity. Cast iron also was used before the Civil War in the Galveston Custom House (1853-1861) and the Pillot Building (c. 1860) in Houston. Manufacturers could produce an unlimited variety of decorative forms which appealed to the opulent tastes of the Victorian period. Cast iron was molded into window caps, lintels, window sills, columns, pilasters, and cornices. Some of the best known manufacturers were the George Mesker and Company and the Union Iron Foundry, St. Louis, Missouri; Vulcan Iron Works, Fort Worth, Texas; Phoenix Iron Works, Houston; Lee Iron Works, Galveston; (ibid.) and Beaumier Brothers Iron Works of Brenham.

Beaumier Brothers Iron Works was established c. 1883 by Joseph H. and L.C. Beaumier when they purchased the Brenham Foundry and Machine Shop from C.A. Peyton. In his obituary, Joseph H. Beaumier (1862-1923) was described as having been born in Three Rivers, Canada (Brenham Banner Press 1923).

Beaumier Brothers produced cast metal items for local consumption and eventually expanded into area markets via the railroads. The patterns used by Beaumier Brothers in the production of cast iron storefronts include the following motifs: shell, parallel bars, bull's eyes, half rounds, twining vine with flowers, and lattice. In later years, from c. 1940-1970, the iron works also manufactured manhole covers. The foundry is no longer active. Don Hoffmann was manager of the company from 1899-1946 when the business was purchased by Evelyn (Beaumier) and her husband Travis Voelkel. Beaumier Brothers cast iron pilasters and thresholds also have been observed in the nearby towns of Burton, Elgin, and Giddings. The owners still have many of the original mold patterns, though, the company has discontinued the foundry.

A pattern of construction similar to that in the central business district extended into the residential neighborhoods. Between June 1878 and June 1879 there were 102 new houses built. (Hasskarl 1958: 15) Moreover, the population had increased from 250 in 1854 to 4,200 in 1880. (White 1975:4-15) The 1881 Koch map shows that the residential patterns along Main, Market, and Alamo Streets were beginning to take shape.

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Most of the residences of this period were vernacular structures built by local craftsmen and lumberyards of frame construction. One of the most common house forms seen in Brenham is a 1-story, L-plan with Victorian details applied. These exhibit sawn brackets and balustrades, turned spindle trimwork, and gable shingles that are imaginative, distinctive, and of exceptionally high quality. Some of this work is attributed to the Griffin brothers working with T.A. Low and Sons lumberyard.

There were also a growing number of elegant 2-story residences, designed in or strongly influenced by the Greek Revival, Victorian, (Italianate, Queen Anne, Eastlake), and later Classical Revival and Bungalow styles. The earliest houses were largely frame with a few exceptions, notably the Giddings-Stone House (Site No. 429, NR 1976) and the Seelhorst-Lehrmann House (Site No. 737). These primarily were the homes of the wealthiest citizens at the turn of the century. After 1900, the number of brick and stone residences being constructed increased as the availability and cost of these materials improved for the more modest citizens. Many of these were 1-story houses in popular styles and designed by Moses Ginn, a local architect. These were built in various parts of the city including those in East Brenham located at 505 East Academy (Site No. 61), 601 East Academy (Site No. 64), and 505 East Main (Site No. 524).

Frank W. Wood, owner of Frank W. Wood lumber company, developed two residential subdivisions in East Brenham at the turn of the century. These were the Woodlawn Heights and Frank Wood No.2 developments northeast of the central business district, now contained in the East Brenham Historic District. Most of the houses were early-20th-Century designs, primarily bungalows and houses influenced by the Arts and Crafts Movement. A simultaneous residential development occurred in west Brenham around Blinn College. Originally consisting of farmsteads shown on the Augustus Koch map of 1881, these were replaced by subdivisions with most of the structures being typical 1-story, center-hall and L-plan Victorian dwellings and later 1-story and 2-story bungalows, American Foursquares, and Prairie School-influenced houses. They reflect the broad patterns of settlement, style, construction techniques and materials found in the city. In general, they retain their architectural integrity and are relatively unaltered.

Although the Anglo-American population continued to dominate the social, economic, and political arenas, by the 1870s the black residents began to emerge as a significant, albeit segregated, community. Their social lives continued to be centered around churches. Mt. Zion Church (Site No. 431), formerly Colored Methodist Episcopal Church, was organized in 1877 and housed on 3rd Street (later moved to 500 High). Its church

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building was destroyed in the 1900 storm and the current one built in June of 1921. This church represents one of the few black congregations worshipping outside of the old "Camptown" area.

A Freedman's Bureau attempt to establish a free, tax-supported, school for Brenham blacks in 1866 resulted in limited success, but was successful in 1875 when what is said to be the first free high school for blacks opened in Texas as part of a new City of Brenham system. Originally known as Camptown School, the school was renamed in 1936 in honor of its principal for 45 years, A.R. Pickard. Pickard High School operated as a separate school for blacks for most of its existence and was demolished in 1969 on its original site on the corner of Giddings and Mangrum Streets.(Hasskarl 1958: p.11/62)

Community and military organizations were established by the black residents in Brenham in the late 1870s. In 1878, a black brass band organized at Camptown to play for the annual Juneteenth celebration held in a grove above Hog Branch. This event was later moved to Henderson Park.(Hasskarl 1958: p. 73) Then in 1879 a group of local black men organized Company E, 1st Regiment, Volunteer Infantry known as the "Brenham Blues." This state militia, under the leadership of Captain C.C. Coleman, only continued until 1885.(Hasskarl 1958: 56)

The first Jewish immigrants had begun to arrive in Washington County in the 1860s, but it was 1885 before enough Jews were present to have the necessary quorum of ten men over the age of thirteen required to organize an Orthodox Hebrew congregation. This congregation was named the B'nai Abraham and is one of the earliest in the State. The first services were held in the hall of the Second Texas Infantry Band located on North Baylor Street. Later, in 1892, seven years after organized, the congregation built a synagogue at its present location on North Park Street (Site No. 645). This structure burned in the same year and was then reconstructed in 1893. The congregation continued to meet in the synagogue until they could no longer maintain the necessary number of adult men.(Toubin narrative)

The German community, between 1870 and 1885, began to congregate more in small enclaves with some Germans beginning to reside in already established towns. (Hasskarl 1958: p. 20) Brenham saw the results of the location of this population in the growth of its commercial center and in its social, educational, and religious institutions. In 1873, Henry Mueller founded a weekly newspaper, Texas Volksbote, in Brenham printed solely in German. The newspaper circulated widely in Texas and in Germany for over fifty years. The name was changed in 1919 to the Brenham Weekly Messenger and was printed in English in response to the growing anti-

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-German sentiment. It later became a daily publication known as the Brenham Morning Messenger. (Hasskarl 1959: p. 48)

By December 4, 1870, German immigration was so high that a private club was organized. The Germania-Verein with Saengerbund and Turn Verein was formed with 225 German speakers. The group purchased and maintained a park on the corner of Market and Germania Streets for 59 years from the 1870s to 1929 when the organization merged with the B.P.O. Elks. A bandstand in the center of the park and a bowling alley nearby were the major buildings in the park. (Hasskarl 1958: p.70) None of this remains today. In 1874 the Harugari Lodge established an annual tradition by holding its first Volksfest in Brenham on these grounds while the first Maifest was held in 1881 at the same place.

In March of 1877, the Brenham Schutzen Verein was organized to serve as a military company separate from the state or federal military programs. Captain R. Schmerbeck was the commander with a membership limited to ex-German nationals. Twenty-five men joined and maintained an armory. (Hasskarl 1958: p. 56)

In 1873, the Reverend Carl Urbantke organized the first service for the German Methodist Church in a German settlement four miles north of Brenham. This began the growth of this denomination that led to the dedication of a church building in Brenham in 1874 that was replaced in 1912-13. Church services were conducted solely in German. This building and its congregation no longer exist. (Brenham Banner Press, 1/27/16) In addition to the Methodist Church, a German Baptist Church was formed in March 1884 with the congregation remaining active until 1917. (Brenham Banner Press, 1/27/16)

The Germans of Brenham expressed an interest in public education at an early date. By the mid 1870s, the City of Brenham passed an ordinance, No. 275, that specified German to be taught in the schools. The commitment to teaching the German language was so strong that specially designed classrooms were included in the Brenham School (Site No. 88) when constructed in 1883-84 and proceeds from the fifth Volkfest were contributed to the school for continuing to teach the language. German language instruction continued in the public schools until approximately 1921. In 1898 a German-American Institute was established by C. Klaerner with an elementary and secondary instruction. The Institute closed in 1907. (Hasskarl 1958: p. 64)

Perhaps the greatest educational achievement that began with the German community is Blinn Junior College. This institution was conceived at a German Conference of the Methodist Church held in Seguin in 1882.

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The Reverend Carl Urbantke received authorization at this conference to start a college to train young men for the ministry and named it the Mission Institute. He acquired property west of town, outside the city limits at the time, and gradually developed the campus from its original two-story frame building. By 1889, the name was changed to Blinn Memorial College in honor of the Reverend Christian Blinn of New York who donated a large sum of money and it became co-educational. Although there were several attempts by the Methodist Church to move the college, the citizens of Brenham lobbied, donated land and money, and worked steadily to keep the school in their city. The citizens eventually prevailed. With the location of the college firmly set, a permanent building campaign was launched with the main building constructed in 1906 and designed by Charles H. Page, architect in Austin, in Mission Revival style. Regency Hall (Site No. 331), a later building, was constructed in 1913 in a similar style. The Marie Heineke Memorial Gymnasium was built in 1938-40 by Blinn College and the Work Projects Administration northwest of the main building. Later 1950s buildings and the stadium were designed in a style and material similar to the gymnasium. In 1937, an election was held in Washington County creating the first county district junior college in Texas and the name was changed to Blinn Junior College. (Hasskarl 1958: p. 65)

The number of immigrant Germans increased significantly in the late 19th Century with the largest concentration arriving between 1880 and 1883. In October 1881 the steamship Crown Prince Frederick William landed in Galveston with 1100-1200 Germans. A special train car was leased on the Santa Fe that brought 400 new settlers to Brenham. (Brenham Banner Press, 1/27/16) Many of these newcomers turned to farming, but others were interested in photography, tailoring, baking, and precision machine work. (Hasskarl 1958: p. 17) The German influence in the business community grew stronger and more prominent as the 19th Century came to an end. A great deal of the credit to the prosperity and economic livelihood of the city during this period has been credited to the business acumen of these Germans. Their personal and financial success resulted in a strong, influential community that remained visible and active through the early 20th Century. On the eve of World War I, in fact, Brenham was known as a German town with the German and Polish languages spoken often on the streets. (Hasskarl 1958: p. 77) Much of this nationalism ended around World War I through the efforts of the reorganized Ku Klux Klan in 1919. In that year, the KKK's 100-man unit waged a campaign against any pro-Germans, boycotted German businesses, and tarred and feathered prominent German professionals. The final coup came in May 1921 when the KKK paraded to the annual Maifest and demanded that German no longer be spoken. Following this event, German was no longer required to be taught

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in the schools and many of the German community activities ceased.(Hasskarl 1958: p. 77)

The 1920s and early 1930s brought extremes in financial prosperity and losses. By March 1933, the Great Depression deepened and unemployment was widespread. To ameliorate this condition, the Civilian Conservation Corps was created by the federal government under the Franklin D. Roosevelt administration. The program continued until 1942, providing unemployed young men ages 17-25 from diverse ethnic backgrounds employment, education, and job training. Religious, athletic, and social opportunities also were made available. (Otis 1986:8) The CCC provided room, board, clothing, recreation, education, and \$30 in wages per month for the average recruit. Camps were set up usually with approximately 200 men housed in canvas army tents or portable barracks. These camps served as a base for the men working on nearby projects.

Brenham and Washington County had CCC installations. The camp at Brenham, located north of Fireman's Park, was a soil conservation camp from May to November 1935.(Schmidt 1949: 35) There is limited documentation regarding the work completed by the CCC in Brenham and it is difficult to locate.

Another New Deal program, the National Youth Administration (NYA), was envisioned by Eleanor Roosevelt to provide jobs and job training to the vast unemployed workforce of young men and women of the 1930s. By 1935 the Federal Emergency Relief Administration counted 3,000,000 youths as unemployed. Almost one-fifth of this number had never held a job of any type. This lack of experience was a severe detriment to their future employability. Lyndon Baines Johnson, a young Democratic congressional aide from Texas --and later the 36th President of the United States (1963-1969)-- was appointed as the state director of the National Youth Administration for Texas in 1935. Some of the projects that the NYA constructed included roadside parks on the highways and recreational facilities. (Bourgeois 1986: 4,37) In Brenham, the NYA established a center at Blinn College in Regency Hall, where hundreds of young girls were given training in commercial courses and in radio transmission. There also was a NYA welding shop on East Commerce (Site No. CBD-56) in Brenham where many young men received training in welding (Schmidt 1949:35) This later became a warehouse for the county.

The Works Progress Administration (WPA)[Work Projects Administration after 1939] also was active in Brenham. This program took the place of the Civil Works Administration (CWA) headed by Harry L. Hopkins, becoming one of the best known New Deal agencies. WPA programs ranged from dramatic productions to the Writer's Project to construction of thousands

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of public buildings, parks, and bridges. The federal government paid for the labor but utilized the local construction materials provided by the local sponsor. In Brenham, the WPA is credited with the construction of the 1939 Washington County Courthouse (CBD-126), a community cannery on East Alamo (CBD-13), the Brenham High School gymnasium, and Regency Hall (Site No. 331) at Blinn College.

By the early 1940s, Brenham had developed into a vibrant community with a solid economic base that served a regional population. This economy primarily depended on agriculture, namely cotton, and transportation services. The heavy German immigration had added a distinct flavor to the original Anglo-American presence in business, social, and educational affairs. The Afro-Americans also played a role that, although segregated, was significant by comparison to many comparable-sized communities in the State. Brenham, probably more than most cities, accepted the New Deal programs with alacrity and a number of properties therefore are related to these programs. This last building phase of the 1930-40s was overlain on the abundant late-19th-Century and early-20th-Century landscapes. The result today is a rich environment of diverse architecture and building material that makes Brenham an attractive and noteworthy community in Texas.

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F. Associated Property Types

OUTLINE OF PROPERTY TYPES

1. COMMERCIAL BUILDINGS
 2. GREEK REVIVAL DWELLINGS
 3. CLASSICAL REVIVAL BUILDINGS
 4. L-PLAN WITH VICTORIAN DETAIL DWELLINGS
 5. VICTORIAN BUILDINGS
 6. GOTHIC REVIVAL BUILDINGS
 7. AMERICAN FOURSQUARE AND PRAIRIE SCHOOL DWELLINGS
 8. BUNGALOW DWELLINGS
 9. ART DECO AND ART MODERNE BUILDINGS
 10. RAILROAD FREIGHT DEPOT BUILDINGS
 11. RUSTIC BUILDINGS
 12. PERIOD REVIVAL AND MEDITERRANEAN BUILDINGS
 13. AGRICULTURAL PROCESSING BUILDINGS
-

1. COMMERCIAL BUILDINGS

Description:

The commercial buildings in Brenham are generally 1- to 3-story in a rectangular plan. The earliest buildings were false-front impermanent frame structures with little or no decoration. Later, by the late 19th and early 20th Centuries, commercial properties began to be constructed in brick or stone and sport decorative facades. These more permanent structures were concentrated in the central business district. In this area, two motifs repeated throughout were the brick corbeled denticular cornices and stuccoed exteriors scored to resemble stone. As construction materials developed, cast iron columns and facades became more standard

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for commercial buildings. Many of these came from the local Beaumier Brothers foundry and can be documented from their original molds.

Significance:

Commercial buildings are eligible under Criterion C in the area of ARCHITECTURE for embodying the distinctive characteristics of a type and period of construction. Those with architectural significance would represent one segment in the evolution of commercial buildings in the local context. A building also may be representative of technological advancements, e.g. from frame and brick to cast iron, and thereby be significant.

Registration Requirements:

Properties identified as commercial may be associated with either of the defined historic contexts and date from the 1850s through 1930s. These properties should retain integrity of location and principal commercial architectural elements, e.g. storefronts, transoms, cornices. Additions or alterations must be evaluated on an individual basis in relation to the overall effect on the building during its primary period of significance. It should be understood during the evaluation that commercial buildings typically underwent significant changes that may create an appearance of several architectural influences on one facade. Such an evolution is common and should not be a basis for ineligibility. However, widescale removal or alteration of architectural features significant to the property's historic fabric may be grounds for disqualifying a building.

2. GREEK REVIVAL DWELLINGS

Description:

The Greek Revival style takes two forms in Brenham. First are the high-style residences seen in the very earliest houses and selected later ones. These properties are 1- and 2-story with side-gabled roofs, symmetrical center-hall plans, even fenestrations, 6/6 windows, and pedimented porticos. Some use of one of the Greek orders, usually Doric, is a consistent feature. An example of the high-style is the Pampell-Day House (NR 1971). In the second form, there is a Greek Revival influence that shares some of these traits but lacks the high-style finish (Site No. 283). In other words, these features were identical to those of the high-style but were executed with such skill so that they appear somewhat less formally arranged.

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Significance:

The dwellings included in this type are eligible under Criterion C in the area of ARCHITECTURE for embodying the distinctive characteristics of a type and period of construction. This style was popular during the middle to late 19th Century in Brenham and Washington County. Given the early settlement of this area, the prevalence of the style is expected. However, the large number of intact examples once found here, are being lost each year from neglect or "over restoration." The rarity of intact examples increases the significance of those identified while those only marginally altered or with sympathetic additions should be considered significant as well.

Registration Requirements:

Properties identified as Greek Revival may be associated with either of the defined historic contexts and date from the 1840s through the 1880s. It is uncommon for Greek Revival to have extended into the 1890s or 20th Century in this region of Texas. Those dwellings that retain their form, pedimented porticos, and fenestration should be considered for eligibility. The presence of 6/6 double-hung wooden windows and wood siding would add to the importance of the property. Additions to the rear or additions not affecting the principal facade and its Greek Revival features should not disqualify a property. Alterations that are documented to be in keeping with either the original form or from properties of a similar date, design, and region also should not disqualify a property, e.g. the addition of an exterior gable-end chimney. Properties that have inappropriate replacement windows (over or under size, divided lights too many or too few, metal sashes), removal and inappropriate replacement of the pedimented portico (out of scale, concrete floor, missing Greek order columns), or the addition of synthetic siding (either too narrow or too wide) would be ineligible because of the loss of integrity.

2. CLASSICAL REVIVAL BUILDINGS

Description:

The Classical Revival style usually is represented by symmetrical facades highlighted with columns or pilasters sporting Roman and Greek order capitals. This creates a vertical thrust and a somewhat formal feeling. The Thomason House at 306 South Day (Site No. 359) is one property built in this style. Another property, the Wilder House at 703 South Market (Site No. 612) is an example of a house that borrows elements

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and is influenced by the Classical Revival style in highlighting its principal facade.

Institutional buildings in the early 20th Century often were designed in this style. Many courthouses, post offices, and public buildings adopted this style because of its formal and stately appearance. The Brenham High School (Site No. 621) and Federal Building (Site No. CBD-87) are two excellent examples of the use of this style in Brenham.

Significance:

The properties included in this type are eligible under Criterion C in the area of ARCHITECTURE for embodying the distinctive characteristics of a type and period of construction. This style was popular during the early 20th Century in Brenham and used in both residential and institutional buildings. The use of the style reflects an understanding and appreciation of cultural trends occurring across the State and country in the early 20th Century that were recalling major architectural monuments and designs. Furthermore, the style represents a effort to erect stately public buildings that were inspirational to the local population and "modern."

Increasing land use demands and a disregard for 20th-Century buildings in general threatens the once moderate number of properties built in this style. These efforts make the remaining intact Classical Revival style or influenced properties significant in representing this cultural period in Brenham.

Registration Requirement:

Properties identified as being designed in a Classical Revival style or influenced by the style are associated with the second historic context and should date from approximately 1900 through the 1930s. Eligible properties should retain their original form, columns and/or pilasters with Greek or Roman capitals, and the associated architectural elements that project a vertical feeling. Additions to the rear or additions that do not affect adversely the principal facade may be eligible. Properties with inappropriate replacement of windows, removal of 50% of the Classical architectural embellishments, or with the addition of synthetic siding would be ineligible because of the loss of integrity.

3. L-PLAN WITH VICTORIAN DETAIL DWELLINGS

Description:

The most common and popular house form in Brenham is the L-plan with Victorian (Eastlake, Queen Anne, Italianate) decorative features.

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These are examples of vernacular architecture produced by local craftsmen and woodworkers. The large number of lumberyards and skilled craftsmen in Brenham probably contributed to the abundance of such ornate Victorian decoration. Numerous examples of these may be found throughout the community with the heaviest concentrations found to the northeast and west of the central business district. These properties share a number of common features, including gable eave shingles, inset porches with turned columns and connecting decorative balustrades and/or brackets/trim, and narrow 2/2 windows in an irregular fenestration. There are variations to the basic plan that include bay or box windows in the projecting gable-front, roof cresting, finials, and door and window placement.

Site Numbers 58 and 62 in the East Brenham Residential District and Site Numbers 27 and 357 in the Blinn College District are excellent examples of the L-plan with Victorian details.

Significance:

The dwellings included in this type are eligible under Criterion C in the area of ARCHITECTURE for embodying the distinctive characteristics of a type and period of construction. This L-plan was popular during the late 19th Century and early 20th Century in Brenham as a modest house for middle-income families (merchants, teachers, government employees, clergymen, etc.). Victorian details were added to the basic vernacular L-plan form to embellish the simple houses and have them reflect the popular tastes of the period. In addition, the availability of decorative woodwork in Brenham made it relatively easy and inexpensive to acquire. Because of the high growth in the city at the turn of the century and the large middle-class population, there are a number of properties with these characteristics. However, many of these properties have been altered. This increases the significance of the intact examples and those that best evoke the period and Victorian stylistic influences.

Registration Requirements:

Properties identified in an L-plan with applied Victorian details are associated with the second historic context and should date from approximately 1880 to 1920. Those dwellings that retain their form, irregular fenestration, gable eave decorative shingles, and inset porches with turned columns and decorative balustrades and column brackets should be considered for eligibility. The presence of 2/2 double-hung windows and wood siding make the dwelling more significant. Additions to the rear or those that do not alter the original form and principal facade may be eligible if other architectural elements are present. Properties that

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have inappropriate replacement windows (too few or many divided lights, metal sashes), removal of the inset porch, removal or addition of important decorative porch elements, removal or coverage of the decorative gable eave shingles, and the addition of synthetic siding may make a property ineligible because of the loss of integrity.

V. VICTORIAN (EASTLAKE/QUEEN ANNE/ITALIANATE) BUILDINGS

Description:

Victorian style architecture generally includes the Eastlake, Queen Anne, and Italianate styles and is noted for its irregular massing, narrow 2/2 windows, ornate principal doors with transoms, stained glass windows or transoms, and heavy use of detail. Although found on many property types, Eastlake and Queen Anne styles frequently were used on residential buildings. The decorative details associated with these two styles is sometimes referred to as "gingerbread" for its intricate maneuvering of wood to appear light and airy. The Eastlake detail, however, specifically refers to the Eastlake school of decorative arts popular in the late 19th Century that features spindle and ball combinations in clever patterns. The Queen Anne style includes projecting turrets and decorative roof finials and cresting. Such details sometimes are applied to small houses, but the most elaborate use is seen in the 2-story houses with double porches that wrap around the principal facades. The Italianate style also is used in residential designs, but may be seen as a part of major institutional buildings of the late 19th Century. Italianate features include bracketed cornices, tall hooded windows, arcaded porches, low-pitched roofs, and corner quoins.

There are several examples of such architecture: the F.W. Schuerenberg House (Site No. 137) at 503 Alamo exhibits Queen Anne and Eastlake features, the Wood-Hughes House (Site No. 161 A) at 614 South Austin is also an exuberant and elaborate example of Queen Anne and Eastlake Victorian, and the Brenham School (Site No. 88) at 600 East Alamo and Brenham Water Works (Site No. 167) at 1105 South Austin are largely Italianate style buildings.

Significance:

The properties included in this type are eligible under Criterion C in the area of ARCHITECTURE for embodying the distinctive characteristics of a type and period of construction. This style was popular in the late 19th Century in Brenham with a number of excellent examples still extant. However, many of the residential examples have been demolished and all but two of the major institutional ones are gone. The rarity of the style makes the remaining intact properties very significant. In addition,

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those properties marginally altered or with sympathetic additions also should be considered significant because of the limited number remaining of this architectural type.

Properties included in this type also may be eligible under Criterion A in the areas of EDUCATION and COMMUNITY PLANNING AND DEVELOPMENT for their association with events that have made a significant contribution to the broad patterns of Brenham's or the State's history. The popularity of particularly the Italianate style for institutional buildings in the late 19th Century means that there is significance established for being built during the most prosperous and rapid growth years of the community. For these reasons, extant Italianate style buildings also represent the growth of government and its concern for public education, facilities, and planning.

Registration Requirements:

Properties identified as Victorian are associated with the second historic context and should date from approximately 1880 to 1900. Those buildings nominated for architectural significance should retain their irregular massing, narrow 2/2 double-hung windows, ornate doorways with transoms, stained glass windows (if applicable), and decorative details to be considered eligible. Although the same integrity should be evident in properties nominated under Criterion A, some discretion is allowed because institutions typically undergo extensive changes during their history and there are few remaining examples from this period built in this style.

Queen Anne style and Eastlake detailed properties also should retain significant stylistic elements such as turrets, fretwork, and roof cresting/finials. Additions to the rear or additions/alterations not affecting the principal facade to properties of this type should be considered for registration providing major decorative features remain. The removal of chimneys or alterations to principal facade elements such as porches that occurred over fifty years ago should be exceptions providing other major stylistic features are still present. Properties that have inappropriate window replacements (over or under sized, too many or few divided lights, metal sashes), removal and inappropriate replacement of the porches (out of scale, concrete floor, missing architectural elements significant to the style), or the addition of synthetic siding would be considered ineligible because of the loss of integrity.

VI. GOTHIC REVIVAL BUILDINGS

Description:

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The Gothic Revival style has survived most often in churches and other institutional structures in Brenham. Common stylistic features include pointed arched windows in various sizes, steeply pitched roofs, and projecting towers with pinnacles. In Brenham, there are three examples of the style: the Christian Church located in the East Brenham Residential District, the Presbyterian Church (Site No. 448) in the Blinn College District, and Mt. Zion Methodist Church (Site No. 431). When the style is seen in domestic architecture the common features are similar windows, decorative bargeboards, and prominent center gables. This style infrequently was used on houses in Texas. An exception to this generality is the Samuel Schlenker House at 1304 South Market (Site No. 622). It is an excellent and rare example of Carpenter Gothic.

Significance:

The properties included in this type are eligible under Criterion C in the area of ARCHITECTURE for embodying the distinctive characteristics of a type and period of construction. This style was popular for religious architecture in the late 19th Century and early 20th Century in Brenham; it was rarely used in domestic architecture. The selective use of the style increases the significance of the remaining Gothic Revival properties. In general, the style reflects the lofty ideals and aspirations of church congregations while the domestic example represents an understanding of wider cultural trends in the country.

Registration Requirements:

Properties identified as Gothic Revival will be associated with the second historic context and date from the 1890s through 1920s. Those religious properties that retain their stylistic architectural features should be considered eligible including the arched windows, steeply pitched roofs, and towers with pinnacles. The presence of the original windows, doors, and siding also should be considered necessary for eligibility. Because of the rarity of domestic architecture in this style, such properties should be eligible if they retain their stylistic architectural features decorative bargeboards, prominent center gables, and related features.

Additions to the rear of properties or alterations not adversely affecting the stylistic features should not disqualify a property for listing. However, removal or inappropriate replacement of windows, doors, and trim in any combination could disqualify a property. Synthetic siding in itself should not eliminate a building unless it is inappropriately applied or with a too wide or narrow width dissimilar to the original.

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VII. AMERICAN FOURSQUARE AND PRAIRIE SCHOOL DWELLINGS

Description:

These styles are commonly found in early-20th-Century residential developments in the US. The Foursquare is so named because its most fundamental feature is a four-room square plan. These houses are usually two stories, frame, with broad porches extending from the first floor, and lighted by large windows. One variant of the Foursquare style is those residential properties additionally influenced by the Prairie School or architects influenced by Frank Lloyd Wright. Such influences include principal windows with associated transoms, sometimes decorative glass, broad roof overhangs, pyramidal roofs, and a horizontal, spreading appearance.

Examples of these styles and their influences are found in the East Brenham Residential and Blinn College Districts and the Holle House (Site No. 361).

Significance:

The dwellings included in this type are eligible under Criterion C in the area of ARCHITECTURE for embodying the distinctive characteristics of a type and period of construction. These styles were popular during the early 20th Century in Brenham. They represent an understanding and appreciation for popular architectural styles and trends across the US. Adaptations of the styles are common and should be considered significant representations. However, only properties with a high degree of integrity should be considered significant for these purposes.

Registration Requirements:

Properties identified as Foursquare or Prairie School influenced may be associated with the second historic context and date from approximately 1905 through the 1920s. These dwellings should retain their form, large windows and with detail, broad open porches, and the overall horizontal expression. Unobtrusive additions to the rear that do not affect the principal facade elements or form of the house should not disqualify a property from listing. Alterations affecting any of the essential elements of the style as mentioned above, however, would disqualify a property.

VIII. BUNGALOW DWELLINGS

Description:

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One of the most popular residential styles of the early 20th Century was the bungalow. This style evolved from several different sources and became a common house form. There are a number of variations on a standard plan that would still be described as a bungalow. In general, the most notable characteristics include wide projecting eaves with exposed rafters, gable dormers, projecting front porches, heavy, often tapered, porch supports, and low-pitched roofs. The most common building material is frame, though many were built in brick, stone, or some combination of all three. An excellent example of this adapted style is the Almot Schlenker House at 405 College (Site No. 319, c. 1914). Other examples may be found in the East Brenham Residential and the Blinn College Districts.

Significance:

The dwellings included in this type are eligible under Criterion C in the area of ARCHITECTURE for embodying the distinctive characteristics of a type and period of construction. Although plentiful and diverse, the presence of bungalows represents a understanding and knowledge of popular, middle-class residential construction of the early 20th Century in the US. Unusual use of material(s) or extraordinary representation of the style should be considered especially significant. In addition, concentrations of large number of even modest bungalows should be considered significant because they represent a unique period of development of the community.

Registration Requirements:

Houses identified as bungalows are associated with the second context and date from 1910 through the 1930s. These dwellings should retain their original form and architectural elements. Because of the simple form and elements of the bungalow, additions and alterations should be reviewed carefully and may compromise the integrity of the house. Inappropriate window or door replacements, porch enclosures, removal or replacement of porch supports, and the application of synthetic siding may disqualify a property from listing.

IX. ART DECO AND ART MODERNE BUILDINGS

Description:

Art Deco became the fashionable style for buildings in the 1930s. It was used on all types of buildings, but is frequently seen in variations on commercial and institutional structures. Common features include rounded corner windows, zigzag or chevron moldings, molded metal panels, and an overall smooth-textured finish. Many of these buildings

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exhibited new industrial materials such as glass blocks and aluminum. Art Moderne is a slight variation on the Art Deco style that includes smooth, rounded edges/corners, often projecting slender block design elements, and usually without decorative moldings. The Washington County Courthouse at 110 East Main (Site No. 126) is an example of the Art Deco style; the Blue Bell Creamery at 602 Creamery (Site No. 339) is an example of Art Moderne.

Significance:

Buildings included in this type are eligible under Criterion C in the area of ARCHITECTURE for embodying the distinctive characteristics of a type and period of construction, or under Criterion A for association with events that have made a significant contribution to the broad patterns of Brenham's or the State's history. Properties significant for architecture reflect the popularity of the styles in the 1930s and a broad appreciation of cultural trends across the country. There are relatively few examples of this style in Brenham which increases the significance of any intact properties.

A building also may be significant under Criterion A in the area of POLITICS/GOVERNMENT. This is particularly the case because a number of local government buildings, often courthouses or city halls, were built during the 1930s with the assistance of federal government New Deal programs. The presence of such buildings today represents a unique period of history in addition to any significant local events.

Registration Requirements:

Properties identified as Art Deco/Art Moderne are associated with the second historic context and largely date from the 1920s through the 1930s. These buildings should retain their original architectural details and building materials. Additions or alterations should be evaluated individually for their impact on the original architectural components of the building. If a property is exclusively nominated under Criterion A, then some latitude may be granted in terms of minor alterations or additions to the interior or exterior.

X. RAILROAD FREIGHT DEPOT BUILDINGS

Description:

This property type is best characterized as functional or utilitarian architecture. Although simple stylistic features may be present, the overall focus is for serving its needs in the most direct way possible. These buildings, located adjacent the railroad tracks, were used to accept and deliver freight being transported by the trains. Large doorways and

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cargo decks with overhangs were necessary features. In addition to the functional freight areas, an office and administrative section were common. These often were two stories with flat, built-up roofs and large windows. The Santa Fe Railway Freight Depot at 214 South Austin (Site CBD-30) and the Southern Pacific Railroad Freight Depot (Site No. CBD-94) are two Brenham examples of this property type.

Significance:

Buildings included in this type are eligible under Criterion C in the area of ARCHITECTURE for embodying the distinctive characteristics of a type and period of construction, or Criterion A for their association with events that have made a significant contribution to the broad patterns of Brenham's or the State's history. Those properties eligible for architecture represent a distinctive built form from the early 20th Century in Brenham. There are few examples remaining of this building type which increases the significance of those identified.

A building also may be eligible under Criterion A in the area of TRANSPORTATION. Because the railroads played an important role in the development of Brenham and the region, properties with this association are significant for representing this mode of transportation. In addition, the scarcity of properties related to the railroads increases their significance.

Registration Requirements:

Properties identified as railroad freight depot buildings are associated with the second historic context and date from approximately 1910 through the 1920s in construction and in historical significance through 1941. These buildings should retain their original form and most of their architectural features. Because of the simplicity of the buildings, inappropriate additions or alterations must be evaluated individually for their affect on the integrity of the building. Particular attention should be given to the retention of windows, doors, and original building materials.

XI. RUSTIC BUILDINGS

Description:

Rustic architecture may be used in a number of different types of buildings, e.g. residential, commercial, and institutional. It, however, is most common in utilitarian buildings found in parks and secluded areas that were developed in the 1930s. The "Rustic" genre of architecture arose from an appreciation for local materials, often stone or logs, that

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blended with the landscape. Although never formally seen as a major architectural style or influence, many properties were built with a philosophical understanding that architecture should blend with the natural environment and give a somewhat "rustic" or unsophisticated feeling.

Significance:

The buildings included in this type are eligible under Criterion C in the area of ARCHITECTURE for embodying the distinctive characteristics of a type and period of construction. This style became popular in the 1930s and was frequently used in the 1930s through the 1940s in federal projects related to the New Deal programs. Because of the relatively large number of federal projects involved in Brenham and Washington County in the 1930s, the frequency of this style in the local environment is understood and quite significant.

Registration Requirements:

Properties identified as Rustic are associated with the second historic context and date from the 1930 through 1941. These buildings should reflect the use of local materials and retain their integrity of location. Alterations or additions to the buildings should be in keeping with the local materials or those in use at the time. Windows, doors and siding materials should be original or near original in appearance in order to remain eligible.

XII. PERIOD REVIVAL AND MEDITERRANEAN BUILDINGS

Description:

Period Revival style buildings resemble earlier architectural styles popular in European countries or the colonial era in America. Tudor Revival, Renaissance Revival, and Mission Revival are some of the most common. (Colonial Revival and Gothic Revival may sometimes be included but are developed as separate property types for this nomination.)

Tudor Revival typically features steeply pitched roofs, asymmetrical entryways, and half-timbering in the gable ends. Renaissance Revival generally reflects low-pitched roofs, arched doors and windows, and columns and pilasters used for accents. Both are most commonly executed in masonry, usually brick veneer.

Mission Revival and Mediterranean style buildings generally are characterized by arches, either segmental or semicircular, and tile roofs. Distinctive curvilinear parapets often conceal low-pitched gable or hipped roofs. In addition, towers or turrets capped by domes or pyramidal roofs

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frequently highlight a facade. In some examples, balconies are found with or without coverings. This style was executed in brick and stucco and used on residential, commercial, and institutional types of buildings in the early to middle 20th Century. For residential buildings the style sometimes was mixed with other prevailing architectural styles such as Prairie School and Foursquare.

Perhaps the most significant embodiments of the Period Revival and Mediterranean styles are found in institutional properties, particularly educational. Academic villages of the west and southwest, such as Stanford University in California, often adopted Mission Revival or Mediterranean architecture for its indigenous association and adaptability to the landscape. Renaissance Revival, however, was popular for religious buildings. Tudor Revival remained primarily for use in residential architecture.

Significance:

The buildings included in this style are eligible under Criterion C in the area of ARCHITECTURE for embodying the distinctive characteristics of a type and period of construction, or Criterion A for being associated with the broad patterns of Brenham's or the State's history. Those significant for architecture represent a phase of design that reflected an understanding and appreciation for European architectural precedents, and the early missions and Spanish influenced architecture found in California and Texas. Tudor Revival and Renaissance Revival are common across the U.S. Although more prevalent in arid or coastal regions of these two states, the Mission Revival and Mediterranean styles were used in other areas somewhat out of their context. The use of all of these styles elsewhere reflects an awareness of the prevailing and popular cultural trends of the time that were not confined to a specific region.

These properties also may be listed under Criterion A in the area of EDUCATION. Brenham is noted for several early advancements in education that eventually influenced programs around the State. Because of the widespread affect of local educational activities, these properties may be determined significant for their representation of educational achievements.

Registration Requirements:

Properties identified as Period Revival or Mediterranean are associated with the second historic context and should date from 1905 through the 1930s in construction and be historically significant through 1941. All buildings under consideration should retain their form, distinctive stylistic characteristics, and reflect the intent of the style

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and period of construction. Additions to the rear or those not affecting the principal facade should not disqualify a property. Alterations, however, must be evaluated on an individual basis and should not include enclosed arched porches or porticos, or removal of parapets, half-timbering, or tiled roofs. The replacement of windows and doors must be evaluated on the basis of the overall impact on the architectural expression of the building.

XIII. AGRICULTURAL PROCESSING BUILDINGS

Description:

This property type also is best characterized as functional or utilitarian architecture that was arranged according to the processing use. Although simple stylistic features may be present on non-functional buildings, the overall focus is for serving its purpose in the most efficient way possible. The clustered buildings and machinery usually were located adjacent major transportation routes and used simply for processing delivered raw agricultural products. Loading docks and agricultural elevators were necessary features depending on the use. Other accompanying elements of the complex were constructed and designed based on the processing tasks. In addition to the functional areas, an office and administrative section were common. These were either one or two stories with flat, built-up roofs and large windows. The Blue Bell Creameries (Site No. 339) is one example of this building type.

Significance:

These buildings are eligible under Criterion A in the area of AGRICULTURE for their association with the broad patterns of Brenham's history. Their strict utilitarian purposes served an important economic function by removing a distant middle-man profiting from the local agricultural production. Therefore, the presence of these properties in Brenham yielded more employment for residents and stimulated the local economy. This was essential to the developing communities of the late 19th and early 20th Centuries.

Registration Requirements:

Properties identified as agricultural processing buildings are associated with the second historic context and would date from 1870 through 1941 in significance. If typical, these properties would reflect agricultural and technological changes that may cause alterations or additions to the original building and complex. For these reasons, a

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period of primary significance should be established and all alterations and additions must be evaluated in terms of that established period. Therefore, if alterations occurred before or after its period of primary significance they must be deleted from consideration or, depending on the extent of the integrity remaining, adjustments made in the property description.

G. Summary of Identification and Evaluation Methods

Discuss the methods used in developing the multiple property listing.

See text which begins with Continuation Sheet G-1.

☒ See continuation sheet

H. Major Bibliographical References

See text which begins with Continuation Sheet H-1.

☒ See continuation sheet

Primary location of additional documentation:

- ☒ State historic preservation office
☐ Other State agency
☐ Federal agency

- ☐ Local government
☐ University
☐ Other

Specify repository: Texas Historical Commission, Austin, Texas

I. Form Prepared By

name/title Dwayne Jones/Preservation Planner (with assistance from Sally Victor)
organization Texas Historical Commission date 1984; 1989
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G. Summary of Identification and Evaluation Methods

In March 1984, William Bean Restorations, Inc., of Anderson, Texas, was awarded a contract to conduct a comprehensive historic site survey and multiple resource nomination to the National Register for Brenham, Texas, in cooperation with the Texas Historical Commission and the City of Brenham. Victor and Victor Consultants, Inc., was subcontracted to prepare the National Register nomination.

The survey boundaries were restricted to the city limits of Brenham. A windshield survey was conducted by driving each street within the city and documenting all properties 50 years of age or older on Texas Historical Commission survey cards. The entire built environment of Brenham was reviewed and properties with architectural merit and integrity were noted for further research. These properties were supplemented with others that were either of noted historical significance or documented in local historical studies.

With preliminary addresses and architectural descriptions noted on survey cards, the survey team developed a comprehensive list of historic resources, photographed with 35 mm black and white film each property, and elaborated on the architectural and historical significance of each on the THC survey cards. These cards were then used to determine the current owner and legal block and lot numbers from the City of Brenham Tax Records. The location of each historic site subsequently was plotted on a large-scale city map.

The subcontractor used the survey information as the basis for further research and the National Register nomination. Oral interviews, archival research, and reviews of primary and secondary historical material in Brenham and Austin supplemented the field survey. In addition, Sanborn Fire Insurance Maps (1877, 1885, 1891, 1895, 1902, 1906, 1912, 1920, and 1931), an Augustus Koch bird's-eye view of Brenham in 1881, and a plat map showing lots and blocks, ownership, and structures prepared by W.C. Willits of Galveston (1892) also were used for documenting the development of Brenham and individual buildings. This phase began in February and continued through July 1984.

From this work, the subcontractor developed a draft multiple resource nomination that included three districts: Brenham Central Business District, Academy to Market Street District, and Blinn College District. An additional thematic designation for the numerous Victorian 1- to 2-story residences was proposed. The draft multiple resource nomination was prepared for presentation to the State Board of Review in February 1986. Strong property owner objections to the Brenham Central Business District were voiced to the Texas Historical Commission so consideration of the nomination was withdrawn.

In the fall of 1987, the National Register Programs office contracted with Sally Victor to review the proposed districts and make adjustments to

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the 1985 draft nomination for submission to the State Board of Review. Victor conducted several on-site visits to assess the earlier work and update it according to the revised standards of the National Register program. It was decided to proceed with the multiple property nomination form and restructure the earlier work accordingly.

Two historic contexts were developed to coordinate with the concurrent statewide planning activities that was to yield a list of potential contexts. Both contexts are centered around thematic periods of community development. Temporal boundaries were set by watershed years in local history and an approximate date when the residential properties changed in style and form. The relatively large sampling of surveyed residential properties allowed for this to be determined easily.

The typology of property types was developed first by style and form because of the wealth of survey data on properties of architectural significance. In the absence of stylistic characteristics, the typology is based on function because this was given secondary emphasis during the survey and adequate documentation exists.

Integrity requirements were based on National Register standards compared to the condition of the property at the time of the 1987 update. Additional requirements were set after evaluating the survey data for scarcity of property types and extent of alterations and deterioration.

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