

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Name of Property
County and State
Name of multiple listing (if applicable)

Section number _____ Page 1

Supplementary Listing Record

NRIS Reference Number: SG100003140

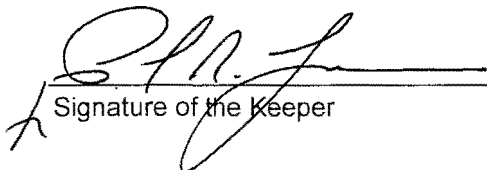
Date Listed: 11/21/2018

Property Name: Mount Vernon Downtown Historic District

County: Franklin

State: TX

This Property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation


Signature of the Keeper

11/21/18
Date of Action

Amended Items in Nomination:

Description:

The last paragraph incorrectly notes the period of significance as 1849-1968, rather than the correct 1880-1968.

Verbal Boundary Description:

References to "Majors Street" should read "Scott Street," as seen on the maps in the south-eastern corner of the district.

Map:

112 East Main Street is incorrectly marked as contributing on the district sketch map. The resource is correctly noted as noncontributing in the narrative.

The TEXAS SHPO was notified of this amendment.

DISTRIBUTION:

- National Register property file
- Nominating Authority (without nomination attachment)

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



1. Name of Property

Historic Name: Mount Vernon Downtown Historic District
Other name/site number NA
Name of related multiple property listing: NA

2. Location

Street & number: Mount Vernon downtown square and surrounding blocks, roughly bounded by Jackson Street, Taylor Street, Holbrook Street, and the railroad tracks.
City or town: Mount Vernon State: Texas County: Franklin
Not for publication: Vicinity:

3. State/Federal Agency Certification

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

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

Applicable National Register Criteria: A B C D

Mark Wolfe State Historic Preservation Officer 10/9/18
Signature of certifying official / Title Date
Texas Historical Commission
State or Federal agency / bureau or Tribal Government

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

Signature of commenting or other official Date

State or Federal agency / bureau or Tribal Government

4. National Park Service Certification

I hereby certify that the property is:

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

[Signature]
Signature of the Keeper

11/21/2018
Date of Action

Mount Vernon Downtown Historic District, Mount Vernon, Franklin County, Texas

5. Classification

Ownership of Property: Private; Public-local

Category of Property: District

Number of Resources within Property

Contributing	Noncontributing	
30	12	Buildings
1	0	Sites
1	1	Structures
0	0	Objects
32	13	Total

Number of contributing resources previously listed in the National Register: 3 (Franklin County Courthouse and Jail, NR 2006; M.L. Edwards Building, NR 2018)

6. Function or Use

Historic Functions: (See page 7)

Current Functions: (See page 7)

7. Description

Architectural Classification:

Late Victorian: Renaissance Revival

Late 19th and 20th Century Revivals: Classical Revival

Late 19th and Early 20th Century American Movements: Prairie School, Commercial Style

Modern Movement: Moderne

Other: Folk Victorian

Mixed

No Style

Principal Exterior Materials: Brick, Stucco, Stone, Glass

Narrative Description (see continuation sheets 8-23)

Mount Vernon Downtown Historic District, Mount Vernon, Franklin County, Texas

8. Statement of Significance

Applicable National Register Criteria: A, C

Criteria Considerations: NA

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

Period of Significance: 1880-1968

Significant Dates: 1887, 1912, 1919, 1930, 1936, 1940

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

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

Architect/Builder: J.W. Harrison & Son; Harry Smith; L. L. Thurmon; Charles B. Witchell

Narrative Statement of Significance (see continuation sheets 24-30)

9. Major Bibliographic References

Bibliography (see continuation sheet 31)

Previous documentation on file (NPS):

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

Primary location of additional data:

- State historic preservation office (*Texas Historical Commission, Austin*)
- Other state agency
- Federal agency
- Local government
- University: Dolph Briscoe Center for American History at the University of Texas at Austin (Austin, TX)
- Other -- Specify Repository: Franklin County Genealogical Society (Mount Vernon, TX)

Historic Resources Survey Number (if assigned): NA

Mount Vernon Downtown Historic District, Mount Vernon, Franklin County, Texas

10. Geographical Data

Acreage of Property: 25.5 acres

Latitude/Longitude Coordinates

	Latitude	Longitude
1.	33.190028°	-95.221508°
2.	33.190154°	-95.220761°
3.	33.190149°	-95.219606°
4.	33.189253°	-95.219410°
5.	33.188019°	-95.219459°
6.	33.186859°	-95.220751°
7.	33.187735°	-95.223567°
8.	33.188772°	-95.223555°
9.	33.189428°	-95.222390°

Verbal Boundary Description: (see continuation sheet 32)

Boundary Justification: (see continuation sheet 32)

11. Form Prepared By

Name/title: Haley Wilcox, Partner
Organization: Ogee LLC
Street & number: 2506 Little John Ln
City or Town: Austin State: TX Zip Code: 78704
Email: haley@ogee preservation.com
Telephone: 469.751.7424
Date: 9/27/2017

Additional Documentation

Maps (see continuation sheets 33-35)

Photographs (see continuation sheets 50-74)

Additional Items (see continuation sheets 36-49)

Mount Vernon Downtown Historic District, Mount Vernon, Franklin County, Texas

Photo Log

Photo	View	Address		Current Property Name
1	NE	103	E. Dallas Street	Stansell's Cleaners & Laundry
2	NE	105	E. Dallas Street	Ramsay Thomas D Real Estate
3	NE	107-111	E. Dallas Street	Samaritan Shop/Recycled Renaissance
4	N	107-111	E. Dallas Street	Samaritan Shop/Recycled Renaissance
5	NE	201	E. Dallas Street	Glove Factory
6	S	100	E. Main Street	Franklin County Library
7	S	102	E. Main Street	The Chophouse on Bankhead
8	S	104	E. Main Street	Our Place
9	S	106	E. Main Street	Vacant
10	S	108	E. Main Street	Vacant
11	S	110	E. Main Street	Franklin County Genealogical Society
12	S	112	E. Main Street	Edward Jones Investments
13	S	114	E. Main Street	Steve-O's Pizza and Pub
14	SE	204	E. Main Street	Mount Vernon Gym
15	N	207	E. Main Street	Della-Back Oil Co.
16	N	209	E. Main Street	Cake Lady
17	NE	303	E. Main Street	Teague Chevrolet
18	S		E. Scott Street	Water Tower
19	S	107	E. Scott Street	Franklin County Museum
20	E	201	Holbrook St	Bolin Gulf
21	W	100	Blk. Kaufman St	Courthouse Square
22	E	101	N. Houston Street	A Pinch of Pink
23	E	102	N. Houston Street	Rocking C Leather
24	E	104	N. Houston Street	The Bountiful House
25	E	106	N. Houston Street	Ken Sal's Cuckoo Nest
26	E	108	N. Houston Street	County Seat
27	E	110	N. Houston Street	Vacant
28	E	112	N. Houston Street	Franklin County Water District
29	SE	114	N. Houston Street	Vacant
30	W	101	N. Kaufman Street	First National Bank
31	W	103	N. Kaufman Street	M.L. Edwards & Co.
32	NW	105	N. Kaufman Street	Hester & Co. CPAs
33	SW	109	N. Kaufman Street	City Hall
34	N	200	N. Kaufman Street	Franklin County Courthouse
35	E	100	S. Houston Street	Watermelon Mills Coffee Shop
36	E	109	S. Kaufman Street	Mount Vernon Chamber of Commerce
37	W	110	S. Kaufman Street	Mount Vernon Optic-Herald
38	W	112	S. Kaufman Street	First National Bank Century Room
39	W	114	S. Kaufman Street	Milano's Pizza

Mount Vernon Downtown Historic District, Mount Vernon, Franklin County, Texas

Photo	View	Address		Current Property Name
40	W	200	S. Kaufman Street	Cotton Belt Depot Museum
41	SE	207	S. Kaufman Street	U.S. Post Office
42	S	101	W. Main Street	First National Bank
43	SW	201	W. Main Street	Della-Back Oil Co.
44	S	305	W. Main Street	Texas County Farm Supply
45	SW	West block facing the Main Square		
46	NE	View E on Main Street facing towards the W corner of Main Square		
47	SW	South block facing the Main Square		
48	NE	East block facing the Main Square		
49	NW	North block facing the Main Square		

Mount Vernon Downtown Historic District, Mount Vernon, Franklin County, Texas

6. Function or Use

Historic Functions:

Commerce/Trade: specialty store, department store, warehouse, restaurant, financial institution

Transportation: rail-related, road-related

Government: post office, city hall, courthouse, public works (water tower)

Industry/Processing/Extraction: manufacturing facility

Social: meeting hall

Current Functions:

Commerce/Trade: specialty store, professional, business, warehouse, restaurant

Transportation: rail-related

Government: city hall, post office

Recreation and Culture: museum

Landscape: park

Work in Progress

Vacant /Not in Use

Mount Vernon Downtown Historic District, Mount Vernon, Franklin County, Texas

Description

The area identified as the Mount Vernon Downtown Historic District retains the form of the original 1849 plat and subsequent 19th-century development, and effectively communicates the town's history and development during the 20th century, which has been largely retained over time. The intact Courthouse Square and its surrounding commercial blocks, most of which are of late 19th or early 20th century masonry construction, establish the district's architectural character. East and west of the Square are resources that communicate Mount Vernon's development in the auto era, after the establishment of the Bankhead Highway, which provided an economic boost and spurred auto-related development. Mid-century development was sparse but did result in a few significant resources within the district, such as the Wells-Lamont Glove Factory, City Hall, and the First National Bank Building. Together, the commercial, civic, and industrial buildings within the district successfully reflect Mount Vernon's patterns of development from the late-19th century to mid-20th century. There are 35 contributing properties in the district (including 3 previously-listed buildings), and 13 noncontributing properties. Of the contributing properties, 33 are buildings, one is a site (former courthouse square), and one is a structure (water tower). The Mount Vernon Downtown Historic District retains a very good degree of integrity.

General Characteristics

After Mount Vernon was approved for a post office in 1848, the establishment of the town began. Stephen and Rebecca Keith gave twenty-four acres to Joshua F. Johnson, Givons Myers, William Wilson, Samuel Greg, and William S. Keith as Trustees of the Town of Mount Vernon for the purposes of platting the acreage and selling town lots. The original plan included the central "public square" surrounded by eight blocks subdivided into eight parcels. Surrounding those eight blocks on the north, west, and south were eleven blocks, each subdivided into four parcels. North-south streets, from west to east were: Taylor, Rusk, Kaufman, and Houston. West-east, from north to south were: Jackson, Dallas, Main, and Scott. The Public Square, the site of which was selected due to its elevation—it was the highest point out of the twenty-four acres—would remain open space until the Franklin County Courthouse was built in 1877. Prior to the construction of the courthouse, the square functioned as a public meeting place for Mount Vernon and as a grazing spot for animals. Most of the first buildings around the Courthouse Square in Mount Vernon were of wood construction, as was typical in the mid-19th century. In 1860, most of those buildings burned, and the area was rebuilt with masonry, much of which is extant.

In addition to commercial buildings surrounding the square, several cotton gins were located throughout the town center, serving the surrounding county's booming cotton trade. The first gin in Mount Vernon was constructed in 1869 on the west side of South Kaufman Street, near the present-day railroad tracks. The Tillman and Mahaffey Cotton Gin was located just west of the present-day courthouse and stood until it burned in 1955. The gin occupied the entire block bounded by Dallas on the south, Jackson on the north, Rusk to the east, and Taylor to the west. One block to the north was Joyce Cotton Gin. Another gin was located southeast of the square along the railroad tracks. The gins resulted in accessory development around them, such as cotton warehouses and wagon yards, adding a more industrial element to Mount Vernon.

As is the case with most towns across the United States, the arrival of the railroad had a significant effect on Mount Vernon. Cutting through the town just south of the Courthouse Square, the Cotton Belt Railroad, and its affiliated depot, created a hub of activity in the area, in addition to spurring economic growth in Mount Vernon. Prior to the railroad's arrival, the area south of the Square contained mostly residential development. After the railroad was constructed, related development emerged around the tracks, such as freight storage warehouses and a lumber yard. Additionally, a few residences south of the railroad tracks were converted to hotel use, due to the railroad's resulting increase in tourism.

Mount Vernon Downtown Historic District, Mount Vernon, Franklin County, Texas

Today, the Mount Vernon Downtown Historic District exhibits characteristics related to its foundation as a community planned around a courthouse square, the arrival of the railroad and resulting development, and the establishment of the Bankhead Highway, resulting in auto-related development.

The town square, originally housing the courthouse, is significantly intact, lined with primarily one- and two-part commercial blocks dating from the late 19th- to early 20th century. The buildings lining the square comprise the highest concentration of contributing buildings in the district. These resources are of masonry construction (some of which have been stuccoed), and many of which contain some decorative masonry elements, original storefront systems, full-width awnings or canopies and wide sidewalks. Many retain original windows. The south side of the town square is the most intact, and several buildings on this block are the earliest of resources in the district. The town square itself, which was originally an open space before the construction of the original courthouse, has functioned as open space since 1912, after the construction of the new courthouse to the north. Landscaping and the addition of sidewalks, a gazebo, and monuments have minimally altered the defining characteristics of the large, open square in the middle of the largest concentration of contributing buildings in the district.

South Kaufman Street also contains several contributing one- and two-part commercial blocks from the early 20th century, reflecting the town's growth southward after the railroad's arrival. While the train station has been moved from its original location along the railroad tracks, the area south of the square still retains characteristics of Mount Vernon during the railroad era. The large parking lot and open spaces on the east side of Kaufman Street were originally open and functioned as the wagon yard for those shipping produce via the railroad. The train station itself is remarkably intact, both on the exterior and interior, successfully communicating the resource's historic function despite its relocation.

Lastly, resources associated with the town's growth during the automobile era and the establishment of the Bankhead Highway lie East and West Main Street. These resources date primarily from the 1920s-1940s and, as a result, differ in style and form from those lining the square. Contributing resources include three fueling stations, two car dealerships, and one roadside café.

Several mid-20th century resources are unique within the district: Franklin County Museum (#16049), City Hall (#19973), First National Bank (#2671) and the Glove Factory (#2800). Franklin County Museum is the only WPA-designed building in the district; City Hall is the district's only mid-century Modern style building; First National Bank is the only Colonial Revival commercial building; and the Glove Factory is the only contributing industrial building.

The contributing properties in the Mount Vernon Downtown Historic District have all significantly retained their integrity and have been largely unaltered over time. Their appearance and condition can recall the time and era during which Mount Vernon experienced its most growth and prosperity, and thus its significance. To be considered contributing, these buildings must all reflect at least 4 of the following 7 aspects of integrity: location, design, setting, material, workmanship, feeling, and association. Generally, Mount Vernon has many buildings that satisfy these requirements. Of the 46 resources that fall within the boundaries of the historic district, 74% are contributing.

Commercial Buildings the area's most prominent building type – making up 25 of the 43 buildings within the district. Mainly, these buildings are along the four roads that make up the square-shaped downtown core - Kaufman St., Dallas St., Main St., and Houston St. Generally, these buildings are one-story, commercial style buildings with flat roofs. Most of the buildings are one-part or two-part commercial blocks. The north and east sides of the Courthouse Square are one-part commercial block buildings, while the west and south sides of the Courthouse Square are a mix of one and two-part commercial blocks.

Most of the commercial buildings in town are one-story. The buildings in the southwest corner of the square - the library (formerly a bank), First National Bank, M.L. Edwards & Co, and two businesses - are the only two-story buildings apart from the Courthouse on the square.

Mount Vernon Downtown Historic District, Mount Vernon, Franklin County, Texas

Five commercial buildings show stylistic qualities beyond those found in simple commercial structures. Mainly, it is the bank buildings that are more highly stylized. Both of the First National Banks are located on N. Kaufman Street - one on N. Kaufman directly adjacent to the Courthouse Square, and one a block south on N. Kaufman Street. The N. Kaufman bank is a 1910 Renaissance Revival brick and terra cotta building, while the S. Kaufman building is a brick Greek Revival structure from around 1910. Additionally, there are two commercial Art Moderne buildings that can be found on W. Main street - a filling station and Texas Country Farm Supply. The fifth semi-stylized building is Milano's Pizza, located on S. Kaufman Street., which is a two-story commercial style building with Renaissance Revival features.

Besides commercial storefronts, there are three filling stations in the district. This is an important note, since these centrally located features - one on S Kaufman, and the two others on east and west Main St. (historically also known as Bankhead Highway) - encouraged traffic and circulation through the town for tourists and travelers.

Within the district, the **Civic Buildings** have the most stylistic variety and are located around the city's square-shaped central park, along Kaufman, Main, Houston, and Dallas Streets. The Courthouse, which is the only property within the district area currently listed on the National Register of Historic Places, was built circa 1912, and is in Classical Revival Style. The library, which was originally a bank, was built in the same year, and is a brick Greek Revival style building. City Hall, which was built later, in 1967, is a Post-War Modern style building. The Chamber of Commerce and Franklin County Water District are both brick commercial style buildings - but the Water District is not a contributing structure.

Just south of the Courthouse Square, on E. Scott Street., is the only stone construction building in the district - a building now used as a museum, but originally built at the City Hall and Fire Station. It is also one of the notable two-story buildings in town and is built in a rustic style. Additionally, the Courthouse Square, and water tower on Scott Street, make up the remaining civic resources in the resource in the district.

On S. Kaufman Street., just south of the Courthouse Square, is the Cotton Belt Depot Museum - once the historic train station of town. This building was built in 1892 and moved to its present location around 1970; it was originally located to the south, directly along the railroad line. However, it otherwise retains much of its integrity and was restored in 1999. This property was built in a vernacular Folk Victorian style, and is a wood, board-and-batten building. The second cultural property in the district is the Franklin County Genealogical Society. This property, located on Main St. and facing the Square was built around 1880, and was historically used as a dry goods store. This is a commercial style, brick and stone building and has a flat roof.

There are only three **Industrial Buildings**, including the now-vacant glove factory and its c.1990 ancillary building, located within the district. While the glove-factory, located at the corner of Rusk St. and Scott Street, is a rare example of mid-century architecture in town, the second building is a recent warehouse that has a flat metal roof.

Condition and Integrity

The resources within the Mount Vernon Downtown Historic District are highly representative of the identified period of significance - 1849-1968. Generally, the resources within the district are in good condition and appear to the public as they would have during the period of significance. While the businesses occupying the contributing and non-contributing properties have changed, the overall integrity and feel of the district remains. The resources sufficiently retain their integrity of design, materials, and workmanship. While some contributing storefronts have been altered over time, both during and some after the period of significance, these changes and alterations have developed their own significance. The changes that have occurred throughout Mount Vernon's history only serve to illustrate the continued commerce and growth of Mount Vernon.




Mount Vernon Downtown Historic District, Mount Vernon, Franklin County, Texas

Around the main square, most of the buildings date to the period of significance. The properties that were identified as non-contributing either were built after the period of significance or were altered to the extent that they no longer can be considered to retain their integrity. The six buildings on the main square that are considered non-contributing have been altered in a manner that no longer exemplifies their original design, but that does not take away from the overall setting or feel of the square. Alterations that caused a building to not be considered contributing include: the removal of character defining features, enclosure of windows or doors, removal or replacement of cladding or decorative elements, and the addition of new architectural elements that significantly changed the building's exterior. There are no contemporary buildings within the district.

Mount Vernon Downtown Historic District, Mount Vernon, Franklin County, Texas

Inventory of Resources

The resources are organized by street name and number. For the resources that do not have an address listed, cross streets are provided for location reference. Buildings that have undergone alterations are notated, and the alterations are listed. There were no building permits available; the alterations that are listed were observed through field and historic photograph observations. A previously compiled survey provided much of the information for this inventory.

	<p>103 E. Dallas Street (NC) c.1930, Commercial Style</p> <p>1-story rectangular plan brick and concrete building with stucco and Hardiplank walls; single door entrance and fixed metal sash windows; canopy with metal shed flat roof and metal post supports. Heavily Altered. Historic Name/Use: Abstract Office Current Name/Use: Stansell's Cleaners & Laundry</p>
	<p>105 E. Dallas Street (C) 1935 Commercial Style</p> <p>1-story rectangular plan brick building with a single door entrance and fixed windows; brick and wood canopy with shed roof supported by brick box column supports. Altered storefront. Historic Name/Use: Beauty Shop Current Name/Use: Current Name/Use: Ramsay Thomas D Real Estate</p>
	<p>109-111 E. Dallas Street (C) c.1910, Commercial Style</p> <p>1-story rectangular plan 2-bay brick building. West bay features a recessed, angled double door entrance and a flat roof with a parapet; brick, metal and wood canopy with wood posts and brick box column supports. Modern canopy. East bay features double-door entrance and two fixed windows with transom windows above entrance; flat roof with parapet and flat roof metal canopy with wood post and suspension cable supports. Retains original decorative brickwork and storefront systems. Historic Name/Use: The Fair Dry Goods Store/ car dealership Current Name/Use: Samaritan Shop/Recycled Reniassance (sic)</p>

Mount Vernon Downtown Historic District, Mount Vernon, Franklin County, Texas

	<p>201 E. Dallas Street (C), with metal shed (NC) 1951, Industrial</p> <p>1-story, concrete-block, rectangular-plan industrial building with a sawtooth roof. Industrial, steel-frame, multi-light windows fill the clerestories in the roof. Industrial, multi-light, steel-frame windows fill most window openings on the building, with the exception of openings on the south elevation, replaced by metal Commercial Style-style windows in the 1950s. Loading docks about the west, north, and east sides of the building with overhead doors. A metal shed building is located to the southeast of the building. Currently vacant. Rare example of mid-century architecture in Mount Vernon. Historic Name/Use: Wells Lamont Glove Factory</p>
	<p>201 Holbrook Street (C) 1927, Prairie Style</p> <p>1-story, brick, rectangular-plan filling station with a flat roof and flat canopy supported by brick piers. Contrasting patterned brick work adorns the exterior. The building retains original wood-framed sash windows and a partially-glazed, paneled wood door. It retains high integrity, and its location communicates Mount Vernon's growth during the expansion of the Bankhead Highway. Historic Name/Use: Bolin Gulf</p>
	<p>101 N. Houston Street (C) 1882, Commercial Style</p> <p>1-story, brick, rectangular-plan building with a flat roof and parapet. Roman brick surrounds a non-historic storefront system with display windows flanking a non-historic partially-glazed door. Stucco clads the upper half of the primary (west) elevation as well as parts of the side (south) elevation. In 1955, the second-floor was removed, and the storefront has been altered; both changes occurred within the period of significance. Historic Name/Use: Rutherford Drugstore Current Name/Use: A Pinch of Pink</p>
	<p>102 N. Houston Street (C) c.1880, Commercial Style</p> <p>1-story, brick, rectangular-plan building with a flat roof. Roman brick surrounds non-historic storefront system with display windows and an off-center entrance. Stucco clads part of the primary elevation, above the flat, metal awning. A recessed panel of brick adorns the parapet. The storefront was altered, but the alteration occurred within the period of significance. It remains highly significant due to its early construction and location on the square. Historic Name/Use: Lady's Shop Current Name/Use: Rocking C Leather</p>

Mount Vernon Downtown Historic District, Mount Vernon, Franklin County, Texas



104 N. Houston Street (NC)
 1973, Commercial Style

1-story, brick, rectangular plan building with a flat roof. Stucco clads the exterior with a non-historic storefront assembling centered on the primary (west) elevation. A non-historic metal canopy is centered above the door. Original building was the Joy Theater that burned in 1973, and now the building has a modern façade.

Historic Name/Use: Joy Theater
 Current Name/Use: The Bountiful House



106 N. Houston Street (C)
 c.1910, Commercial Style

1-story, brick, rectangular-plan building with a flat roof and rowlock parapet. The entrance is centered on the primary (west) elevation and retains its original, highly-ornate, partially-glazed wood door. Fixed display windows frame the primary entrance with wood frames and rowlock sills. A canvas awning spans the primary elevation. While the storefront has been altered, the building still retains its integrity.

Historic Name/Use: Floyd Brown Grocery Store
 Current Name/Use: Ken Sal's Cuckoo Nest



108 N. Houston Street (C)
 c.1880

1-story, brick, rectangular-plan building with a flat roof and rowlock parapet. The entrance is centered on the primary (west) elevation. Fixed display windows frame the primary entrance with wood frames and rowlock sills. A canvas awning spans the primary elevation. The building has a modern storefront but retains its integrity.

Historic Name/Use: Mount Vernon Bank
 Current Name/Use: County Seat



110 N. Houston Street (NC)
 c.1910, Commercial Style

1-story, brick, rectangular-plan building with a flat roof. Stucco clads the primary (west) elevation. The storefront system consists of a centered single door, two large display windows, and transoms above a flat, metal awning. This building has been heavily altered.

Historic Name/Use: Grocery
 Current Name/Use: Vacant

Mount Vernon Downtown Historic District, Mount Vernon, Franklin County, Texas



112 N. Houston Street (NC)
c.1910, Commercial Style

1-story, brick, rectangular-plan building with a flat roof. Stucco clads the upper half of the primary (west) elevation with non-historic brick in the lower half. Two windows flank the centered entrance with a partially-glazed, paneled wood door. A curved metal awning spans the elevation. This building has been heavily altered.

Historic Name/Use: Dry Goods
Current Name/Use: Franklin Co. Water District



114 N. Houston Street (NC)
c.1910, Commercial Style

1-story, brick, rectangular-plan building with a flat roof. Stucco clads the primary (west) elevation while brick on other elevations remains exposed. Non-historic storefront pierces the primary elevation with wood frames. This building has been heavily altered.

Historic Name/Use: Hardware, Furniture, and Undertaking (Original location of M.L. Edwards)

Current Name/Use: Vacant



100 S. Houston Street (C)
c.1880
Commercial Style

1-story, brick, rectangular-plan building. The primary entrance is located in the angled northwest corner, framed by cast iron posts. Cast iron posts divide display windows. Display windows and the entrance are compatible replacements with transoms. A metal awning wraps around the north and west elevations with wooden posts. Stucco clads the north, west, and south elevations while brick on the east remains exposed. While a new, but compatible, storefront has been added, the angled entrance has been retained.

Historic Name/Use: City Cafe
Current Name/Use: Watermelon Mills Coffee Shop



101 N. Kaufman Street (C)
1910, Commercial Style with Renaissance Revival influence

2-story rectangular plan brick and terra cotta building; recessed corner single-door entrance with transom; brick arched entry porch with masonry pier supports; fixed sash windows. The building retains its canted entrance with tile threshold and its decorative terra cotta. It has a high degree of integrity.

Historic Name/Use: Merchants & Planters National Bank
Current Name/Use: First National Bank

Mount Vernon Downtown Historic District, Mount Vernon, Franklin County, Texas



103 N. Kaufman Street (NR 2018); 103a (NC)
1916, Commercial Style

The M.L. Edwards & Co. building is L-shaped, with the main entrance located on the east elevation. The main entrance is off-center and recessed in a modern aluminum storefront system. A metal awning spans with width of the building above the storefront. The brick frieze contains a painted sign advertising the store. The second story contains four bays of paired one-over-one wood windows separated by brick pilasters. The building still has its original windows, storefront system, and decorative masonry.
Historic Name/Use: M.L. Edwards & Co.

A separate noncontributing building to the west (103a) was built in the 1970s by the owners of the Edwards Building, but it was not internally-connected and was not part of the individual listing.



105 N. Kaufman Street (C)
c.1930, Commercial Style

1-story rectangular plan brick building with flat roof and sash windows; fabric canopy with bracket supports. The building retains its integrity.

Historic Name/Use: Edwards Law Office
Current Name/Use: Hester & Co. CPAs



109 N. Kaufman Street (C)
Current Name/Use: City Hall
1961, Post-War Modern

1-story rectangular plan brick, cast stone, and stone building with front gabled roof; fixed aluminum frame windows with hopper windows on side elevations; double-door primary entrance with transom and sidelights and second entrance on east corner; flat roof wood porch with metal post supports. The roof has been altered.

Historic Name/Use: City Hall



200 N. Kaufman Street (NR 2006)
Franklin County Courthouse
1912

Three-story sandstone building with full height columned and pedimented porticoes on two elevations. An octagonal, domed clock tower tops the cross-hipped roof. The interior is arranged around a cross axial corridor with a double stair leading from the south entry hall to the second story courtroom, balcony, and basement. Designed by Architect L.L. Thurmon, the Franklin County Courthouse resembles other courthouses designed by Thurmon, in particular the Jeff Davis County Courthouse. The courthouse is located on a corner and faces the open public square across the street.

Mount Vernon Downtown Historic District, Mount Vernon, Franklin County, Texas



210 N. Kaufmann Street (NR 2006)

Franklin County Jail
 1912

North of the courthouse is the two-story sandstone county jail, also built in 1912 and designed by Thurmon. The jail is a utilitarian design and features a modified hip roof and a grid of bars on most of the windows.



109 S. Kaufman Street (C)

c.1890, Commercial Style

1-story rectangular-plan brick and iron post building with wood siding; flat roof with parapet and double door off-center primary entrance and small cloth canopy awning. The building retains many of its historic storefront elements, such as iron posts, decorative brickwork, and its shaped parapet.

Historic Name/Use: Beauty Shop & Barber

Current Name/Use: Mount Vernon Chamber of Commerce



110 S. Kaufman Street (C)

Current Name/Use: Mount Vernon Optic-Herald
 1906, Commercial Style

2-story rectangular plan flat-roof brick and iron post building with wood siding; single door entrance; metal and wood canopy with shed roof and bracket supports. The storefront has been heavily altered, which occurred in the 1960s after the *Optic* moved into the building and again in the 1970s.

Historic Name/Use: Groceries; Drug store; auto store; Mount Vernon Optic-Herald

Current Name/Use: Mount Vernon Optic-Herald



112 S. Kaufman Street (C)




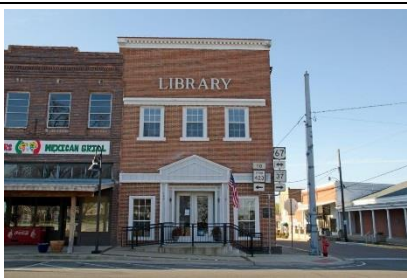
c.1910, Commercial Style with Colonial Revival Remodeling

1-story rectangular plan brick building with flat roof; single door recessed entry with sidelights; fixed vinyl windows with wood trim. The storefront was remodeled c.1965.





Historic Name/Use: Hill Grocery

Current Name/Use: First National Bank Century Room

Mount Vernon Downtown Historic District, Mount Vernon, Franklin County, Texas

	<p>114 S. Kaufman Street (C) 1911, Commercial Style with Renaissance Revival influence</p> <p>2-story rectangular plan brick building; double door storefront entrance with fixed windows; small shed-roof awning with bracket supports. The interior of the building retains a high degree of integrity, with wood floors and beadboard ceiling. Historic Name/Use: Franklin County Post Office/Masonic Lodge Current Name/Use: Milano's Pizza</p>
	<p>200 S. Kaufman Street (C) c.1892, Folk Victorian</p> <p>1-story rectangular-plan vernacular wood-frame building with wood board-and-batten siding and a raised basement; the roof is gabled with composition shingles; the primary entrance is a single door with a transom. There are two shed ancillary buildings, both of which are contributing. The building was originally located approximately 100 feet southwest on the same block, and turned 90 degrees to face Kaufman Street, but it remains close to the tracks, and retains all other aspects of integrity. Historic Name/Use: Train Station Current Name/Use: Cotton Belt Depot Museum</p>
	<p>207 S. Kaufman Street (NC) 1994, Colonial Revival</p> <p>1-story rectangular plan building with brick cladding; side-gabled roof with asphalt shingles; single door entry with storefront windows and fixed-sash paned windows with false shutters. The building does not contribute due to its age. Current Name/Use: U.S. Post Office (leased facility; not federally-owned)</p>
	<p>100 E. Main Street (C) 1912, Commercial Style</p> <p>2-story rectangular plan 2-part Commercial Block brick building with flat roof with parapet; recessed double door primary entrance and vinyl sashed windows; decorative brick belt courses. Prominently located on the square – translating Mount Vernon's early plan. Originally, the property was a bank. The bank moved across the street to the current First National Bank Building in 1966, after which the subject building became the library. The façade has been dramatically altered, but within the period of significance (c.1966). Historic Name/Use: First National Bank Current Name/Use: Franklin County Library</p>





Mount Vernon Downtown Historic District, Mount Vernon, Franklin County, Texas

	<p>102 E. Main Street (C) c.1910, Commercial Style</p> <p>2-story rectangular plan brick building with double door split entry with storefront windows; front porch with metal shed roof and wood post supports; flat roof with parapet. The windows and storefront have been replaced, and a modern canopy was added. Historic Name/Use: Guy P. Hill Building Current Name/Use: The Chophouse on Bankhead</p>
	<p>104 E. Main Street (C) 1897, Commercial Style</p> <p>1-story rectangular plan brick building with flat roof; single door primary entrance with transom; wood and metal canopy with full transom with flat roof and suspension rod supports. The storefront has been altered, but the building retains its original transoms and decorative brickwork. Threshold contains a bronze plate inscribed "F.M. Pirtle" who was the builder in 1897. Historic Name/Use: Long & Mahaffrey Grocery Current Name/Use: Our Place</p>
	<p>106 E. Main Street (C) 1897, Commercial Style</p> <p>1-story rectangular plan brick and scored stucco building with fixed historic storefront windows and flat roof; single door recessed entry with sidelights and transom; flat roof wood and metal canopy with full transom and suspension rod supports. Original storefront is intact. Threshold contains an iron plate inscribed "F.M. Pirtle" who was the builder in 1897. Historic Name/Use: Bolger & Cranford Current Name/Use: Vacant</p>
	<p>108 E. Main Street (NC) c.1903, Commercial Style</p> <p>1-story rectangular plan building with wood siding and fixed windows; single door entry with transom; shed roof wood canopy with wood post supports. Currently vacant, and heavily altered. Historic Name/Use: Crescent Drug Current Name/Use: Vacant</p>

Mount Vernon Downtown Historic District, Mount Vernon, Franklin County, Texas

	<p>110 E. Main Street (C) 1880, Commercial Style</p> <p>1-story rectangular plan brick and stone veneer building with fixed storefront windows and flat roof with parapet; recessed double door entry with transom; flat roof metal and wood canopy with suspension rod supports. The building has retained its original storefront; The stone veneer is not original but was added during the period of significance. Additionally, this building's location on the main square translates Mount Vernon's original plan.</p> <p>Historic Name/Use: Parchman Dry Goods Current Name/Use: Franklin County Genealogical Society</p>
	<p>112 E. Main Street (NC) 1887, Commercial Style</p> <p>Brick 1-story, rectangular-plan, one-part commercial block building with a flat parapet. Entrance is centered on the primary facade flanked by contemporary storefront windows. A canvas awning spans the façade. The building has been heavily altered.</p> <p>Historic Name/Use: Nichols Dress Shop Current Name/Use: Edward Jones Investments</p>
	<p>114 E. Main Street (C) 1887, Commercial Style</p> <p>Stucco-clad brick, 1-story, rectangular-plan building. Entrance is centered on the primary facade with a transom and sidelight. Contemporary storefront system is historically appropriate for the building, comprised of display windows, transoms, and original cast iron columns. The building has retained its original storefront cast iron posts.</p> <p>Historic Name/Use: Fleming Building/City Café Current Name/Use: Steve-O's Pizza & Pub</p>
	<p>204 E. Main Street (NC) c.1950; 1973, Commercial Style</p> <p>1-story, brick, rectangular-plan building with a flat roof and L-shaped canopy. The building has been heavily altered.</p> <p>Historic Name/Use: Charlie Johnson Ford Current Name/Use: Mount Vernon Gym</p>

Mount Vernon Downtown Historic District, Mount Vernon, Franklin County, Texas

	<p>207 E. Main Street (C) c.1960</p> <p>Concrete-block, 1-story, irregular-plan gas station. A slanted roof tops the building with a slanted canopy overhanging the original gas pump location. Storefront windows and doors pierce the primary elevation underneath the canopy. Overhead doors access the garage in the west half of the building.</p> <p>Historic Name/Use: Teague's Service Center Current Name/Use: Della-Back Oil Co.</p>
	<p>209 E. Main Street (C) 1960</p> <p>Concrete-block, 1-story, rectangular-plan building. Display windows frame a fully-glazed door on the primary elevation. A historic neon sign, shaped like mountains, reads "Alp Cafe" near the road, adjacent to the driveway of the business.</p> <p>Historic Name/Use: Alp Café Current Name/Use: Cake Lady</p>
	<p>303 E. Main Street (C) 1949</p> <p>Moderne-style buff-brick, 1-story, rectangular plan former car dealership with a barrel-vaulted truss roof, curved corners, and a shaped parapet at the primary elevation. Storefront display windows line the primary elevation and front halves of the side elevations with industrial-style multi-light windows at the rear. The building retains all of its original exterior features, including wood-trim plate glass windows. It was the premier auto-dealership in Mount Vernon and is prominently located on the Bankhead Highway.</p> <p>Historic Name/Use: Teague Chevrolet</p>
	<p>101 W. Main Street (C) – Drive-in canopy at rear (NC Structure) 1965, Colonial Revival</p> <p>Brick, 1-story irregular-plan building with two primary elevations facing north and east. A cross-gable roof tops the building with a portico facing north with Doric columns supporting an oversized pediment with a small portal window. Paired, modern, fully-glazed aluminum doors form the primary entrance in the north elevation with a stone surround and broken pediment with volutes and urn. Modern multi-light windows frame the primary entrance. A loggia lines the east elevation and the west side of the north elevation with a centered entrance matching that on the north elevation portico.</p> <p>A noncontributing drive-through canopy is behind the building. Historic and Current Name/Use: First National Bank</p>

Mount Vernon Downtown Historic District, Mount Vernon, Franklin County, Texas



201 W. Main Street (C), with warehouse (NC)
 1948, Modern

Concrete block, 1-story, rectangular-plan gas station. A slanted roof tops the building with a flat canopy and metal posts. Original storefront windows wrap around the north and east elevations of the building with overhead doors accessing the garage on the west side of the north elevation. The building retains its original windows and has a high degree of integrity. Its roof form has been refigured, and the canopy has been replaced. The warehouse to the south (201a) is less than 50 years old is classified as a noncontributing building.

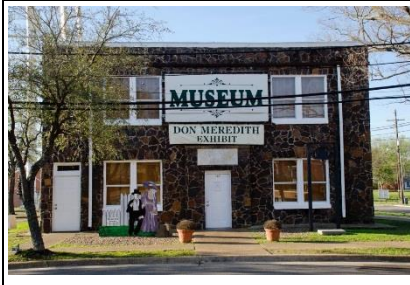
Historic Name/Use: Magnolia Mobil
 Current Name/Use: Della-Back Oil Co.



305 W. Main Street (C)
 c.1940, Moderne

Brick, 1-story, rectangular-plan car dealership with storefront windows that span the primary elevation. A modern metal, gabled roof tops the building. At the rear of the building is a utilitarian, 1-story, rectangular-plan metal shed building with a gable roof. Large loading bay openings pierce the north elevation. The rear elevation backs to the railroad tracks. The roof has been altered, but it retains the original storefront. It still translates its Moderne style.

Historic Use: Chrysler/Plymouth Dealership
 Current Name/Use: Texas County Farm Supply



107 E. Scott Street (C)
 1940, Rustic Style

2-story, rubble masonry, rectangular-plan government building. Two entrances pierce the primary (north) elevation, filled with non-historic paneled doors. Fenestration is regular, comprised of paired non-historic hung windows. A stone above the central entrance reads "CITY HALL 1940." This is a rare WPA-building within Mount Vernon that provided essential civic utilities. It is very intact, aside from replacement windows and doors that are in original openings.

Historic Name/Use: Mount Vernon City Hall and Fire Department
 Current Name/Use: Franklin County Museum

Mount Vernon Downtown Historic District, Mount Vernon, Franklin County, Texas



Water Tower on E. Scott Street (C structure)
c.1950

Elevated spherical metal tower with water tank at top; It is a double ellipsoidal water tank. The tank has a balcony with handrail surrounding it, and four tank support columns connected with support struts and tie rods. The tank and support columns are painted white with the Mount Vernon logo painted on it.



Town Square (C site)

Roughly 200x200 raised landscaped square in the center of downtown Mount Vernon. Site features include sidewalks, benches, three veteran monuments, street lamps, planted beds, mature trees, and a modern gazebo. The square is slightly raised above street level by a concrete wall. Iron railings top the wall and enclose the square. While the gazebo is modern, the square overall retains its original scale.

Mount Vernon Downtown Historic District, Mount Vernon, Franklin County, Texas

Statement of Significance

The Mount Vernon Downtown Historic District in Mount Vernon, Franklin County, Texas, is nominated to the National Register of Historic Places under Criterion A in the areas of Commerce and Community Planning and Development, and Criterion C in the area of Architecture, at the local level. The Mount Vernon Downtown Historic District contains a high proportion of contributing resources and retains sufficient integrity to convey its significance despite alterations to individual buildings and limited infill construction. The district illustrates the monumental effect of the arrival of the railroad in East Texas, which first arrived in the town in 1887, changing it from a small agricultural community to a booming rail town. In the early 20th Century, Mount Vernon's location on the coast-to-coast Bankhead Highway provided another catalyst for its growth. Location on the highway also resulted in mid-century growth and a diversified economy. Because the Mount Vernon Downtown Historic District developed over a long span of time, the resources reflect a variety of building methods, types, and architectural trends. The period of significance spans from 1880, the date of the district's oldest extant building, to 1968, in accordance with National Register guidelines.

Early Development of Mount Vernon

Franklin County was originally part of Red River County, one of the original sixteen counties in the Republic of Texas. Starting in 1840, Texas Congress began subdividing Red River County to create smaller counties, starting with Lamar and Bowie. In 1846, the remainder of Red River County was divided into three parts: Hopkins County, Titus County, and Cass County. In 1848, a post office was awarded to Keith in Titus County, which is present-day Mount Vernon. Subsequently, land was platted out in blocks after twenty-four acres were given for the town site in 1849. The land was donated by the Keith family out of the northeast corner of the Joseph Sloan Survey¹. The central Courthouse Square was created at the top of the highest hill at the time. All the buildings constructed at the time were log cabins.

In 1850 the post office name was changed from Keith to Lone Star, which would remain until 1875. Although the name of the post office would not change until 1875, the town was known as Mount Vernon earlier than that, according to historical newspapers.² In July of 1860, as part of the Texas slave panic known as the "Texas Troubles," Mount Vernon, and several other towns in east Texas, suffered major fires.³ Fires were attributed to an abolitionist plot to destroy the area, which was largely populated by slaves due to the booming cotton economy. Less than one year later, Texas would secede from the Union and join the Confederacy. Titus County (Franklin County) and Mount Vernon suffered greatly during the Civil War, due in part to the Union's blocking of the naval ports of Houston and Galveston, essentially freezing Mount Vernon's cotton economy. Most cotton crops were rendered useless.

When Titus County was originally formed, the county seat was centrally located in Mt. Pleasant. In 1875, the Legislature divided Titus County into three parts, creating Franklin County, Morris County, and Titus County, with Mount Vernon, Daingerfield, and Mt. Pleasant their respective county seats.⁴ The establishment of Mount Vernon as the Franklin County seat was a result of an election held in April of 1875. Three places were contenders for the county seat: Mount Vernon, and two small outposts along trade routes. 900 voters participated in the election, with Mount Vernon winning by a large majority.⁵ The name of the post office was changed to Mount Vernon, Franklin County, in September of 1875.⁶ The new courthouse was completed in 1878 and was located on the central square. The St. Louis, Arkansas and Texas Railway arrived in 1887 and Franklin County grew to over 5,000 residents. The railroad was critical in the county's agricultural economy because it allowed farmers to market their products to a larger region.

¹ "Charlie Brown, Ed. "History of Franklin County, Texas, 1874-1964." Mount Vernon Key Club, 1963. 6.

² An article in the *Carrollton Sun* out of New Orleans, LA, referred to a fire in the "flourishing little town of Mount Vernon, Titus County." *The Carrollton Sun* (New Orleans, Louisiana), Wed, Aug 29, 1860. Page 2.

³ B.F. Hicks. *A Walk Through Mount Vernon*. 33.

⁴ "Charlie Brown, Ed. "History of Franklin County, Texas, 1874-1964." Mount Vernon Key Club, 1963. 4.

⁵ *Ibid.* 5.

⁶ *Ibid.* 6.

Mount Vernon Downtown Historic District, Mount Vernon, Franklin County, Texas

Prior to the arrival of the railroad, cotton went by ox cart or wagon to Jefferson, Texas or Shreveport, Louisiana, then by boat to New Orleans. Passenger rail also provided transportation between Texarkana and Dallas through Mount Vernon.

Development of the City of Mount Vernon

The City of Mount Vernon was incorporated in 1910. The original courthouse was located on the Town Square was demolished in 1912 to make way for the current courthouse, constructed in 1912. After the new courthouse was constructed, the original location of the courthouse was left as open space, as it is today.⁷

Mount Vernon's first courthouse was built in 1878, and its accompanying jail was completed slightly earlier in 1875. Prior to the construction of the first courthouse, a nearby storehouse was used to accommodate court proceedings. The 1870s jail and courthouse were built on the block north of the square, which is where the current courthouse sits. After the construction of the new courthouse, the original town square site returned to the public for daily use. The square also housed water wells and served as a grazing spot for pigs and other farm animals and as a general gathering place for the community. Bordering the square were several stores, municipal and county offices, and banks, making the square the center of public gathering and commerce for the town and the surrounding rural populace. By 1912, when the new courthouse was completed, businesses in the square included several grocery stores; Mills' Barber Shop; a veterinary surgeon; dentist office; a drug store; doctor's offices; an attorney office; First National Bank; two jewelers; a tailor; and Poe Brothers, who sold hogs. Beyond the blocks directly bordering the square (with the exception those containing the railroad and depot), the lots beyond remained agricultural, containing cow pastures and cotton gins, until well into the 1920s.⁸

Agriculture, specifically cotton, remained the primary economy in Mount Vernon through the twentieth century. Several gins in Mount Vernon drew farmers from across the county. In 1925, over 11,000 bales of cotton were ginned in the surrounding county. Other crops included corn, peaches, and cattle. The U.S. Department of Agriculture bulletins for Franklin County reported in 1900 that over half a million peach trees were planted; that 50 carloads of cantaloupe were shipped; and that there were 19,632 acres of cotton and 18,039 acres of corn planted.

The railroad was thriving and Mount Vernon becoming a prosperous railroad town, upon the designation of the Bankhead Highway, which further spurred economic growth in Mount Vernon and resulted in the construction of many auto-related businesses. Mount Vernon was part of an original section of the highway that ran east of Dallas. The eastern route ran from Texarkana to Naples, through Mount Pleasant and Mount Vernon, and on to Sulphur Springs⁹. The Bankhead National Highway Association promoted the all-Texas route to a growing number of automobile tourists, dubbing it "The Broadway of America."¹⁰ Sanborn maps from 1944 reveal several automobile-related businesses that did not exist on the 1923 Sanborn maps, including the filling station at 201 W. Main, the "Hasty Tourist Camp" (not extant) that took the place of a former lumber yard, and several automobile repair shops and garages.¹¹ There is a significant number of extant auto-related resources in the Mount Vernon Downtown Historic District, including Teague Chevrolet, several filling stations, and a dealership now used as a feed store. Besides automobile-related businesses, Mount Vernon saw a rise in retail, restaurants, and other industries that grew as a result of Bankhead traffic, most of which were concentrated along Main Street.

The designation of the Bankhead Highway (SH-1) in 1917, the first all-weather transcontinental highway in the United States, along with the advent of the automobile, brought auto-related development and auto-tourism to Mount Vernon.

⁷ Hicks, 77.

⁸ Sanborn Fire Insurance Company Maps, Mount Vernon, 1923.

⁹ "The Development of Highways in Texas: A Historic Context of the Bankhead Highway and Other Historic Named Highways," Texas Historic Commission.

¹⁰ Ibid.

¹¹ Sanborn Fire Insurance Company Maps, Mount Vernon, 1944.

Mount Vernon Downtown Historic District, Mount Vernon, Franklin County, Texas

East of Dallas, the highway ran through Sulphur Springs, Mount Vernon, Mount Pleasant, Naples, and Texarkana. West of Fort Worth, the route ran through Minerals Wells, Palo Pinto, Strawn, Ranger, Eastland, Baird, and Abilene. Once complete, the highway saw nearly 1,000 cars each day.¹² The intended use for the highway was for farmers, the military, and the postal service, but, in the 1920s, most travelers along the highway were tourists. In Mount Vernon, a number of auto-related businesses emerged along the highway, such as dealerships, auto-repair shops, a tourist camp, and filling stations. As the popularity of the personal automobile grew, a number of automobile-related businesses opened in Mount Vernon. Sanborn maps from 1944 reveal several automobile-related businesses that did not exist on the 1923 Sanborn maps, including the filling station at 201 W. Main, the “Hasty Tourist Camp” (not extant) that took the place of a former lumber yard on W. Main, and several automobile repair shops and garages.¹³

Like the rest of the country, Mount Vernon and surrounding Franklin County were hit hard by the Great Depression. Agriculture, the county’s main economic driver, began to steadily decrease in value. The average farm in Franklin County in 1930 was worth \$2,085, compared to \$4,172 in 1920. Due to the reduction in value, the number of farms in the county also declined, dropping from 1,844 in 1920 to 1,678 in 1930¹⁴. Starting in the 1930s, programs of the New Deal helped alleviate some of the effects of the Depression and resulted in multiple Works Progress Administration projects in Mount Vernon. A sewing plant was constructed east of the square in the mid-1930s but was later demolished. The City Hall and Fire Station was built in 1940 with an appropriation of \$4,711 from the WPA. The building contained offices on the first floor and a garage for fire trucks, with the second floor containing an auditorium¹⁵. Additionally, the WPA funded the construction of stone ditches throughout town, and a roadside picnic area just east of downtown Mount Vernon on the Bankhead Highway. The roadside park was constructed from 1939-1940 using labor from the National Youth Administration, which was a program operated by the Works Relief Program.¹⁶

Developments located off the square represent Mount Vernon’s growth in the 20th century upon the arrival of the automobile and Bankhead Highway. Main Street to the west and east of the square is dominated by auto-related buildings, such as the old Mobil gas station at 201 W. Main, constructed in 1940, 305 W. Main, which was originally constructed as Lee Motors Chrysler/Plymouth dealer and filling station circa 1935, and other commercial buildings that housed various auto-related functions as early as 1910. East Main Street, which once housed the town sanitarium and an early hotel, saw many changes with the arrival of the automobile era. Bolin Gulf station, located just off Main Street on Holbrook, is the earliest surviving filling station, constructed in 1927. Teague Chevrolet Building (now vacant), constructed in 1949, forms the eastern boundary of the Mount Vernon Downtown Historic District and is the town’s only Art Moderne building.

The discovery of oil in 1936 in the northern section of Franklin County helped to further diversify the Mount Vernon economy. Farming activity declined after the 1950s, and the last cotton gin closed in 1963. New industries began to emerge in the mid-20th century, such as the Wells-Lamont Glove Factory, constructed in the 1950s. In 1960, the population of Mount Vernon was reported as 1,338. The town remained a supply center for most of the county’s dwindling rural population, but in the 1960s, efforts were made to bring industry to the town and an industrial park was established by the Franklin County Industrial Foundation. By 1970, Mount Vernon reported five industries employing from 200 to 350 workers. As of 2010, the population was 2,662.

Aside from the construction of the Wells-Lamont Glove Factory to the northeast of the Square, the Mount Vernon Downtown Historic District has remained largely the same since midcentury. Exceptions would be the loss of

¹² “The Development of Highways in Texas: A Historic Context of the Bankhead Highway and Other Historic Named Highways,” Texas Historical Commission, 2014.

¹³ Sanborn Fire Insurance Company Maps, Mount Vernon, 1944.

¹⁴ “Franklin County,” Handbook of Texas Online. Texas state Historical Association. <https://tshaonline.org/handbook/online/articles/hcf08>.

¹⁵ “City Hall Project for Mount Vernon Approved.” *The Paris News*. April 21, 1940. 3.

¹⁶ “Roadside Park/Turnout, US 67, Mount Vernon.” Texas Historical Commission <http://www.thc.texas.gov/preserve/projects-and-programs/historic-texas-highways/places-of-interest/roadside-parkturnout-us-6-2>.

Mount Vernon Downtown Historic District, Mount Vernon, Franklin County, Texas

commercial buildings south of Main Street on N. Houston Street, historically known as Smokey Row, where a parking lot and 1970s-era commercial building now stand. The area retains its original platted plan including the Square surrounded by commercial buildings. Some buildings have undergone alterations, such as the replacement of historic windows and doors, modifications to storefront configurations, and/or painting or covering of brick.

Area of Significance: Commerce

Founded as a trading post, Mount Vernon's history has always had commerce at the forefront of its development. In 1848, prior to the platting of 25 acres in 1849, a trading post and Post Office under the name Keith was established near Fannin Springs (currently, the intersection of Holbrook and Rutherford Streets, about half a mile from the present-day Square).¹⁷ After the donation of twenty-four acres by the Keith family in 1849, the town moved a short distance north to its present location, abandoning the small Fannin Spring settlement. The first business house was built on the east side of the square, followed by another at the southwest corner, both of which were of log construction. By the 1860s, the town consisted of six businesses and one hotel on the square. A courthouse was built in the center of the square in 1877. Additional wood frame store buildings were constructed on the east and west side of the square until circa 1880, after which the present-day brick commercial buildings began to be constructed, reflecting Mount Vernon's growing prosperity after the arrival of the railroad.¹⁸ Despite this shift in construction, development was still oriented around the square, maintaining the 1849 plat of Mount Vernon intact. Development was concentrated around the Square and south, toward the railroad tracks, on Kaufman and Houston Streets. Buildings from the railroad era and the turn of the century still line and square and extend south along Kaufman Street. Those on S. Houston, aside from 100 S. Houston, which dates to c. 1880, were demolished in the 1970s.

As with countless towns across Texas, the arrival of the railroad transformed Mount Vernon from a small agricultural trade center to a thriving railroad town. Arriving in 1887 after six years of buying up land for right-of-way, the St. Louis Southwestern Railway Co brought new opportunity for agricultural trade and travel to Mount Vernon and was the only railroad to pass through Franklin County. Mount Vernon became the County's most efficient location for shipping its vast supply of cotton and produce west to Greenville and Dallas and east to Texarkana. The population of Mount Vernon grew to 5,000 after the arrival of the railroad, and the town's prosperity is visible in the many masonry buildings built around the town in the late 19th century, replacing timber-frame buildings from the town's period as an agricultural trade center accessed only by wagons.

The railroad depot, which now sits parallel to South Kaufman Street on the west side, one block south of the Square (where it has sat since it was moved from its original location in 1970), was originally located on the north side of the tracks, parallel to W. Main Street. It was constructed in 1892. The railroad necessitated shelters for storing cotton, livestock, produce, and other items to be shipped. The area south of present-day town square, through the turn of the century, was dotted with cotton warehouses, a seed warehouse, a large livestock pen, and livery stables (to accommodate those traveling from far reaches of the county by wagon to ship goods by train). One cotton warehouse is still extant, located behind the Feed Store on W. Main Street.

Enterprising residents south of the tracks turned their homes into hotels briefly during the railroad's heyday. Additionally, there was a hotel on east main, constructed sometime before 1910, and a lodging house (no longer extant) at the southwest corner of the square on the site of the present-day Franklin County Public Library. The north, east, south, and west sides of the square all contain buildings dating to the 1880s, when the town shifted away from frame construction in favor of masonry, reflecting its railroad-era prosperity. This prosperity would further be reflected with the completion of the new, ornate courthouse in 1912, which replaced a smaller version that stood at the center of the square. After the completion of the new courthouse, the square returned to public use, as it stands today. On the north side, 107 and 111 East Dallas, which were originally combined as a single building, housed a furniture and

¹⁷ Don Easterling, "The Way It Was: In and Around Mount Vernon," Franklin County Genealogical Society. 13.

¹⁸ B.F. Hicks. *A Walk Through Mount Vernon*. Franklin County Historical Association and Northeast Texas Publishing, 2000. 10.

Mount Vernon Downtown Historic District, Mount Vernon, Franklin County, Texas

casket store owned by Henry Weaver in the 1880s. In 1901, it was the original location of the M.L. Edwards store until the new store opened on the west side of the square in 1916. Reflecting the arrival of the automobile and the Bankhead Highway, the building housed automobile-related businesses (first a repair shop, followed by a dealership, and then an auto parts store) from the 1920s to 1940.¹⁹

On the east side of the square, 101 N. Houston was constructed in 1869 and housed the oldest business in Mount Vernon. Historically known as the Rutherford Drug Store Building and constructed of locally-made brick,²⁰ the building was opened by Griffith Lock Rutherford who operated a pharmacy, mercantile, and a post office. Rutherford was postmaster of the town from 1874-1882. His son carried on the family business until after 1914. Originally a two-story building, the top story was removed in 1955. 102 N. Houston was built circa 1880, but its first known business was a barber shop, according a 1910 map. The narrow building served as a millinery shop in the 1920s before becoming The Lady's Shop, a women's clothing store, in 1940. It remained The Lady's Shop until 1974.²¹ 106 N. Houston, built by 1910, housed an early grocery store and also functioned as the post office in the 1920s. 108 N. Houston, built circa 1880, housed one of Mount Vernon's earliest banks, Merchants & Planters, until it consolidated with First National in 1932. 100 S. Houston stands as the only surviving building on what was known as "Smokey Row." The name derived from the amount of smoke and haze that would hang in the air due to the area's slightly lower elevation than Square. Stores on Smokey Row reflected Mount Vernon's agricultural economy: produce stores and stands, a meat market, and several groceries. West of Smokey Row was the wagon yard, where farmers from around Franklin County would gather to await the arrival of the train to ship goods. The extant building at 100 S. Houston served as a dry goods store, then was combined with neighboring buildings to house Lowry's furniture store, an old Mount Vernon business. It later functioned as a barber shop for several decades and now functions as a coffee shop.

The south side of the square also contains several buildings from the late 19th century and early 20th. 100 E. Main, which now houses the Franklin County Library, was built in 1912 as the original First National Bank Building. The building also housed a dentist and attorney office on the upper floor. The bank moved out of the building in 1966 after the completion of their new building across the street. The buildings to the east of the library all housed dry goods stores, groceries, and drug stores from 1910 to the 1930s. The earliest building on this block is the Parchman-Meredith Building, which was home to several stores, including Turner and Parchman Mercantile, Parchman's Dry Goods, Parchman and Meredith store, and Meredith's Dry Goods before becoming home to the Franklin County Genealogical Society. Other buildings on this block still reflect their commercial past and remain in operation as clothing stores and restaurants. The Fleming Building, for example, at 114 E. Main, built in 1887, and named for James M. Fleming, a physician and surgeon, who held an office inside the building that functioned as Mercer's Drug Store.²² It now houses a pizza shop.

The west side of the square never developed as heavily in the 19th century, mostly due to the presence of the cotton gin northwest of present-day M.L. Edwards & Co. Thus, the M.L. Edwards building and the Merchants & Planters Bank, both landmark businesses in Mount Vernon, were the only buildings on the block until the 1930s. The bank was constructed in 1910 to replace a previous building that burned. It operated until 1932 when it merged with First National Bank. The building was then used as a post office from 1932 to 1952, followed by a grocery store. Prior to the construction of the M.L. Hardware Store Building, an opera house was located on the site, which burned in 1910. The M.L. Edwards Hardware Store Building was completed in 1916 to house M.L. Edwards & Co., a business that was founded in 1900 in a different building on the square which burned. For many decades M. L. Edwards was the largest building on the town square in Mount Vernon, aside from the Franklin County Courthouse.

¹⁹ Ibid. 105.

²⁰ Ibid. 115.

²¹ Ibid. 125.

²² Hicks, 216.

Mount Vernon Downtown Historic District, Mount Vernon, Franklin County, Texas

South Kaufman illustrates Mount Vernon's changing commercial landscape throughout history, with a large portion of the block housing the new First National Bank Building, constructed in 1965. Prior to its construction, the site contained a dry goods store, a clothing store, and two grocery stores. At the south end of the block, 114. S. Kaufman was built in 1890 to house a Masonic lodge and a post office. It later functioned as a grocery store, then a feed store, followed by several cafes.²³

The railroad and Mount Vernon's automobile economy were symbiotic through the 1940s. The railroad shipped cars to dealerships as late as 1949. The last passenger train ran in 1956, after which auto-related business took over until the arrival of the interstate highway system in the 1970s, which diverted traffic out of town.

Criterion C: Architecture

The Mount Vernon Downtown Historic District contains a collection of late 19th and early 20th century one-part and two-part commercial block buildings and several roadside resources, reflecting the town's growth after the arrival of the railroad, and later, the arrival of the automobile. As the county seat and only railroad town in the county, this collection of buildings is unique within surrounding Franklin County.

One-part commercial block buildings are single-story, simple box-form buildings with decorated facades. Largely developed during the mid-19th century, the building form quickly became a common building type in developing towns. Inexpensive to construct, these buildings utilized their decorated facades to attract business. Most 19th century one-part blocks functioned as retail stores and contained plate glass windows and an entry surmounted by a cornice or parapet.²⁴ Mount Vernon Downtown Historic District contains a substantial amount of 19th century one-part blocks that retain integrity. 107 and 111 E. Dallas Street, constructed in brick c.1880s feature plate glass windows with wood surrounds, wood-framed transom windows, and tall parapets with decorative brickwork at the cornice and pillars. 111 E. Dallas contains a historic awning. On the east side of the square, 100 S. Houston is a unique one-part commercial block within the context of Mount Vernon in that it contains a canted corner entrance. The building also features plate glass windows with wood frames and wood-framed transoms, an awning, and simple decorative parapet. Much of the south side of the square dates to the late 19th century, but 114 E. Main stands out due to the cast iron pillars at the entrance to an otherwise modest building. 104 E. Main, like 107 and 111 E. Dallas, contains plate glass windows and transoms, an awning, and decorative brickwork at the cornice. As is typical for one-part commercial blocks, these buildings are simple in form aside from the main elevation which features plate glass windows and decorative cornices. Another example of a one-part commercial block is 109 S. Kaufman, constructed c.1910. A slight departure from its 19th century predecessors, the building features cast iron posts and a shaped parapet with more intricately decorative brickwork.

The two-part commercial block is also present in the Mount Vernon Downtown Historic District, all of which were built in the early 20th century. Like one-part commercial blocks, two-part commercial blocks are simple in form with decorative elements concentrated on the main façade. The buildings are divided into two distinct horizontal zones, the lower of which usually housed a commercial enterprise, with the upper floor housing more private spaces, such as offices, storage, or living quarters. The Guy P. Hill Building (102 E. Main) on the south side of the square is an excellent example of a typical two-part commercial block. The first floor shares features with one-part commercial blocks due to its commercial function: plate glass windows, transoms, and an awning, while the upper floor, punctuated by four bays of standard windows, appears more private. The two-story building is topped by a shaped parapet with decorative brickwork. On the west side of the square, the First National Bank Building and M.L. Edwards & Co. comprise a full block of two-part commercial block buildings. First National Bank, built in 1910, features a recessed, canted corner entrance at the first floor. The recessed entrance is accessed by brick arched openings accented

²³ Hicks, 238.

²⁴ Richard Longstreth, *The Buildings of Main Street: A Guide to American Commercial Architecture* (Lanham, MD: AltaMira Press, 2000), 50.

Mount Vernon Downtown Historic District, Mount Vernon, Franklin County, Texas

by pilasters. The east façade (facing the square) also contains a modern storefront window occupying the original window opening. Now infilled, windows also lined the south façade facing Main Street. The first floor is separated from the second by a molded stringcourse, with double-hung windows occupying the second floor that originally housed offices. The entire building is topped with a dentilated cornice and parapet with pilaster capitals. Next door, the M.L. Edwards & Co. building features a large storefront system at the first floor with a recessed entrance, transoms, and an awning. The upper floor, which originally housed an undertaker, has double-hung windows. The building has quoined brick pilasters at the first floor which continue as plain pilasters at the upper floor. Lastly, 114 S. Kaufman, which originally housed a post office on the first floor and a Masonic Lodge meeting space on the upper floor, contains typical elements of a two-part commercial block: plate glass and wood frames at the first floor (with an infilled transom), and smaller windows on the upper floor, one of which is topped with a decorative masonry arch and lintel.

In general, the buildings in the Mount Vernon Downtown Historic District are of brick or stone construction, with the exception of the train depot, which is wood. Prior to the railroad's arrival, most commercial buildings were of wood construction, but were gradually replaced with brick structures as the town's prosperity grew. Most of the buildings around and flanking the square are modest in design, but, for the most part, translate their one- or two-part commercial block form in that they contain storefront systems, some transoms, awnings, and modest decorative elements. This is indicative of the fact that most of the buildings were designed by a local builder rather than an architect. Most buildings in the district were built for a pragmatic purpose and retain that purpose today.

The Mount Vernon Downtown Historic District contains six roadside resources, speaking to its changing economy upon the designation of the Bankhead Highway. Four of these resources functioned as filling stations, all of which are located on or very near Main Street. Bolin Gulf (address), built in 1927, is a brick filling station with Prairie Style elements, such as contrasting brickwork and a large, flat canopy supported by brick piers. Magnolia Mobil (201 W. Main), built c.1940, is a simple filling station with Modern elements such as a slanted canopy and multi-light steel windows. Built in 1935, 305 W. Main (present-day Texas County Farm Supply) originally housed Lee Motors Chrysler/Plymouth and a filling station in the front. Though slightly obscured by the modern metal roof addition, the Moderne style showroom is still visible, featuring a wide bank of plate glass windows and a curved façade. Teague Chevrolet (303 E. Main), built in 1949, is a remarkably intact Moderne-style showroom with a curved brick façade, shaped parapet, and large storefront windows facing Main Street. The remaining roadside resources (209 and 303 E. Main) are more vernacular in appearance but still translate their relationship to Mount Vernon's automobile economy.

Three mid-century buildings in the Mount Vernon Downtown Historic District are all distinct: Franklin County Museum (107 E. Scott, built in 1940), the Glove Factory (201 E. Dallas, built in 1950), City Hall (109 N. Kaufman, built in 1961) and First National Bank (101 W. Main, built in 1965). Built in 1940 using WPA funds, the Franklin County Museum originally housed city hall and Mount Vernon's first fire department. The vernacular style building is Mount Vernon's only structure built of rubble stone. The Glove Factory is the Mount Vernon Downtown Historic District's only industrial building. City Hall, which was originally located in the 1940 building now housing the Franklin County Museum, is a Modern style building designed by architect Charles B. Witchell of Dallas and is Mount Vernon's only Modern style building. First National Bank illustrates the rise in popularity of the Colonial Revival form and was built to replace the original bank building at 100 E. Main (now the Franklin County Library).

In general, the buildings in Mount Vernon has seen alterations typical of buildings of their type, namely storefront modifications and window infill. Overall, despite the alterations, the buildings are successful in conveying Mount Vernon's prosperity upon the arrival of the railroad, and its endurance through the auto-era.

Mount Vernon Downtown Historic District, Mount Vernon, Franklin County, Texas

Bibliography

Brown, Charles. "The History of Franklin County, 1874-1964," Key Club District, T.F.W.C., 1964.

"City Hall Project For Mount Vernon Approved." *The Paris News*. April 21, 1940. 3.

Handbook of Texas Online, Cecil Harper, Jr., "Franklin County," accessed May 26, 2017, <http://www.tshaonline.org/handbook/online/articles/hcf08>.

Hardy, Heck, Moore, Inc., "The Development of Highways in Texas: A Historic Context of the Bankhead Highway and Other Historic Named Highways." Austin, TX: Texas Historical Commission, 2014.

Hicks, B.F., *A Walk Through Mount Vernon: A History of Mount Vernon, Texas*. Mount Vernon, TX: Franklin County Historical Commission, 2000.

Longstreth, Richard. *The Buildings of Main Street: A Guide to American Commercial Architecture*. Lanham, MD: AltaMira Press, 2000).

Mount Vernon Optic Herald, various articles and advertisements:

"Fire Destroys Tittle Block," March 19, 1915.

"Teague and Son Chevrolet," May 8, 1958.

"Roadside Park/Turnout, US 67, Mount Vernon." Texas Historical Commission
<http://www.thc.texas.gov/preserve/projects-and-programs/historic-texas-highways/place-of-interest/roadside-parkturnout-us-6-2>

Sanborn Fire Insurance Company Maps, Mount Vernon. 1923, 1944.

Mount Vernon Downtown Historic District, Mount Vernon, Franklin County, Texas

Section 10

Verbal Boundary Description

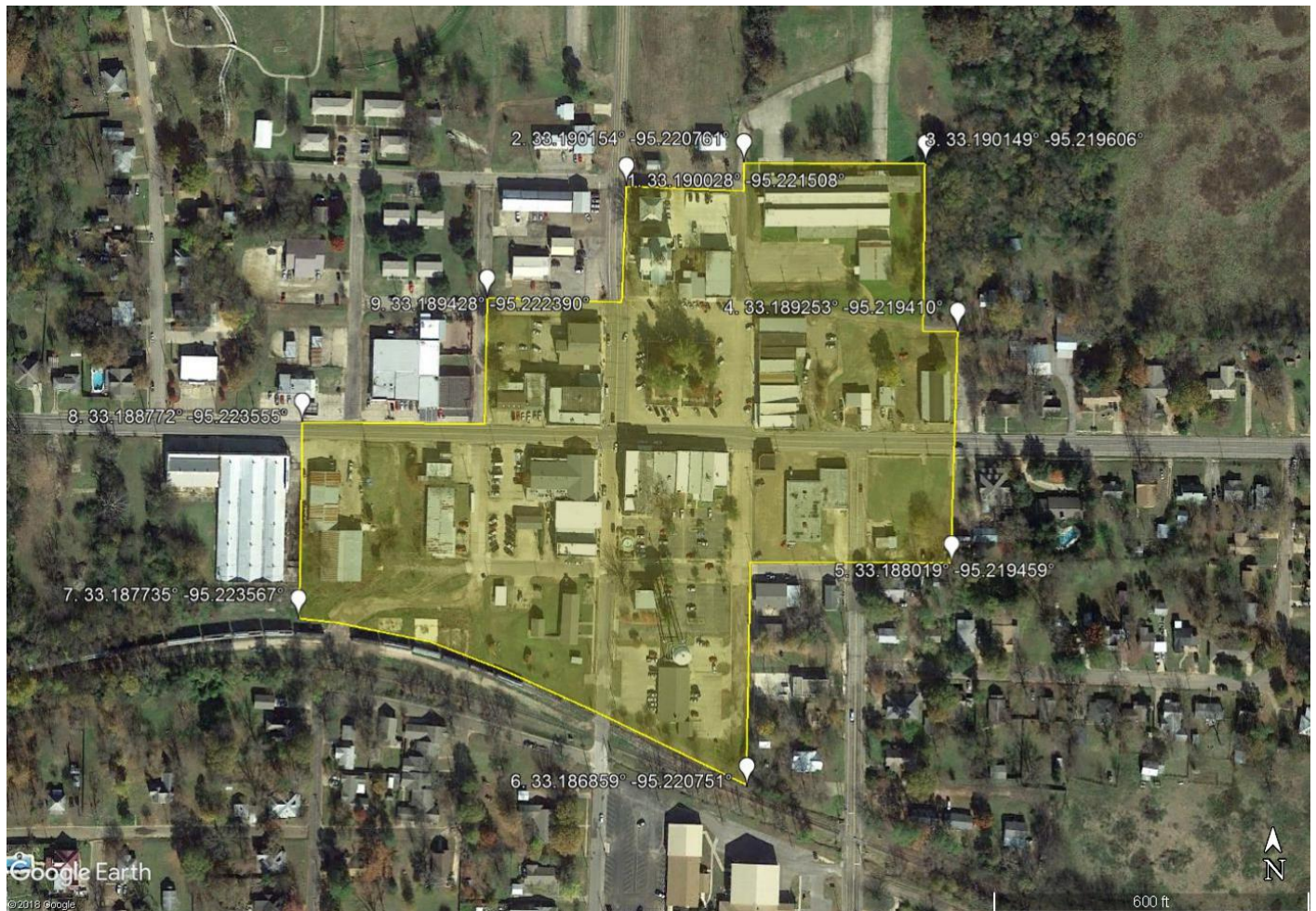
The district boundary follows an irregular pattern, centered around the Square. The northernmost boundary is marked the intersection of N. Kaufman and Jackson Streets, extending easterly, in line with Jackson, along the northern border of Lot 2800 of Block 5, the former glove factory. The boundary extends to the east, following the eastern property line of the former glove factory, south to the northern property line of properties on East Main St. The boundary extends south along the eastern property line of the former Teague Chevrolet, crossing E. Main Street, following the rear (east) property line of the former Bolin Gulf Filling Station on Holbrook (lot 754). The boundary extends south along Holbrook to Majors St. Majors St comprises the southernmost boundary of the survey area. The district boundary continues to the north from Majors along Kaufmann until it reaches the railroad, at which point, the district boundary follows the railroad ROW to the northwest until it turns north in line with English St. The boundary then jogs to the east along W Main and extends to the north, following the west property line of lot 2563 up to Dallas St. The boundary then follows Dallas St to the east to Kaufmann St, then extending north to Jackson.

Boundary Justification

The district boundary includes all lots within the following blocks: 1-13, 19-20, and 66 as well as lot 754 in block 67 and lot 2180 in block 78. The proposed boundary incorporates areas which contribute to the development patterns centered around the Square of Mount Vernon. These boundaries have been selected to include the largest number of contributing properties and properties with a high degree of integrity.

Mount Vernon Downtown Historic District, Mount Vernon, Franklin County, Texas

Google Earth Map, accessed March 11, 2018.



	Latitude	Longitude
1.	33.190028°	-95.221508°
2.	33.190154°	-95.220761°
3.	33.190149°	-95.219606°
4.	33.189253°	-95.219410°
5.	33.188019°	-95.219459°
6.	33.186859°	-95.220751°
7.	33.187735°	-95.223567°
8.	33.188772°	-95.223555°
9.	33.189428°	-95.222390°

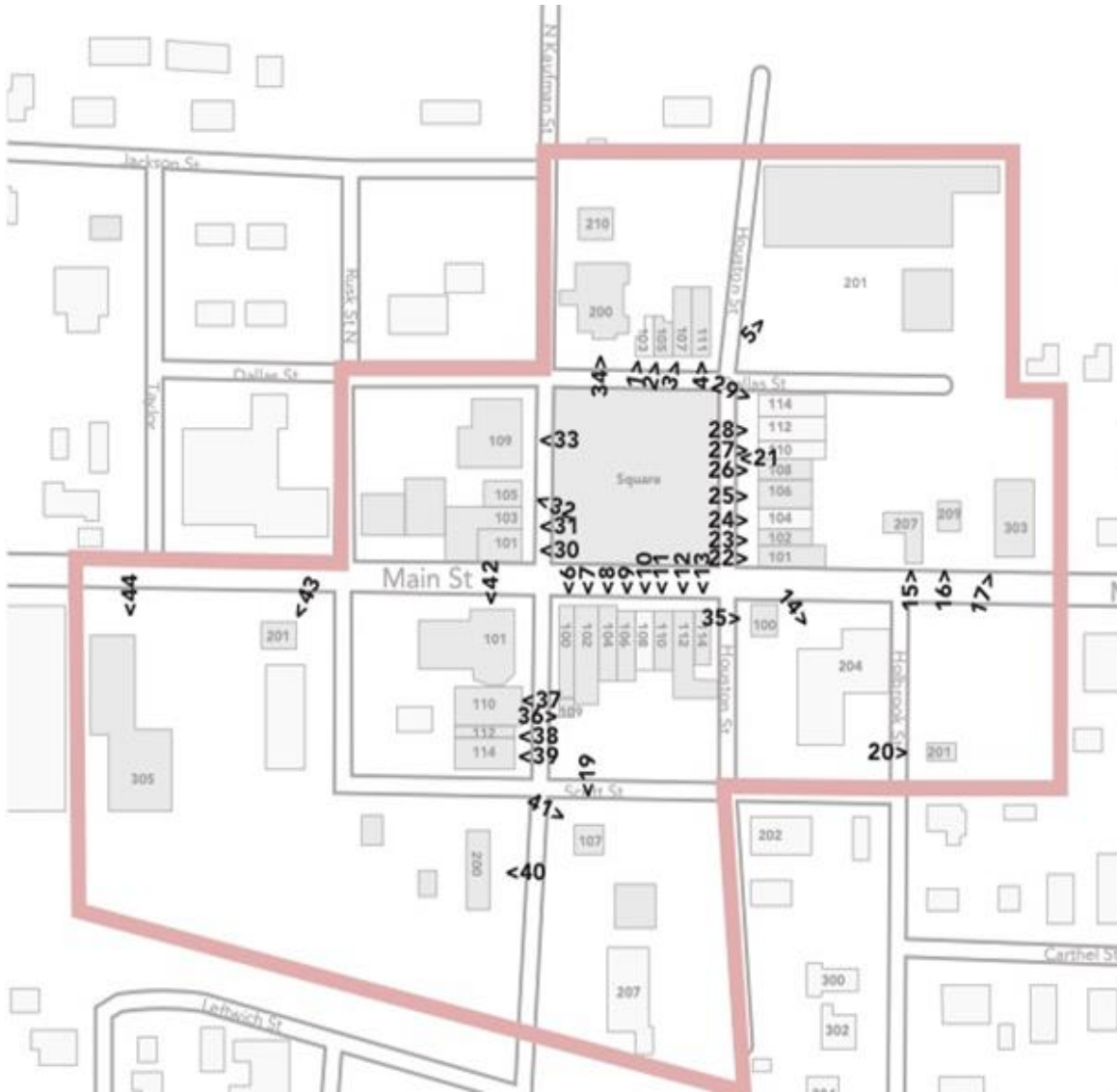
Mount Vernon Downtown Historic District, Mount Vernon, Franklin County, Texas

District Map



Mount Vernon Downtown Historic District, Mount Vernon, Franklin County, Texas

Photo Map



Mount Vernon Downtown Historic District, Mount Vernon, Franklin County, Texas

Figures

Figure 1: 1849 Map of the Original Town of Mount Vernon
 Map courtesy of "A Walk Through Mount Vernon" by B.F. Hicks

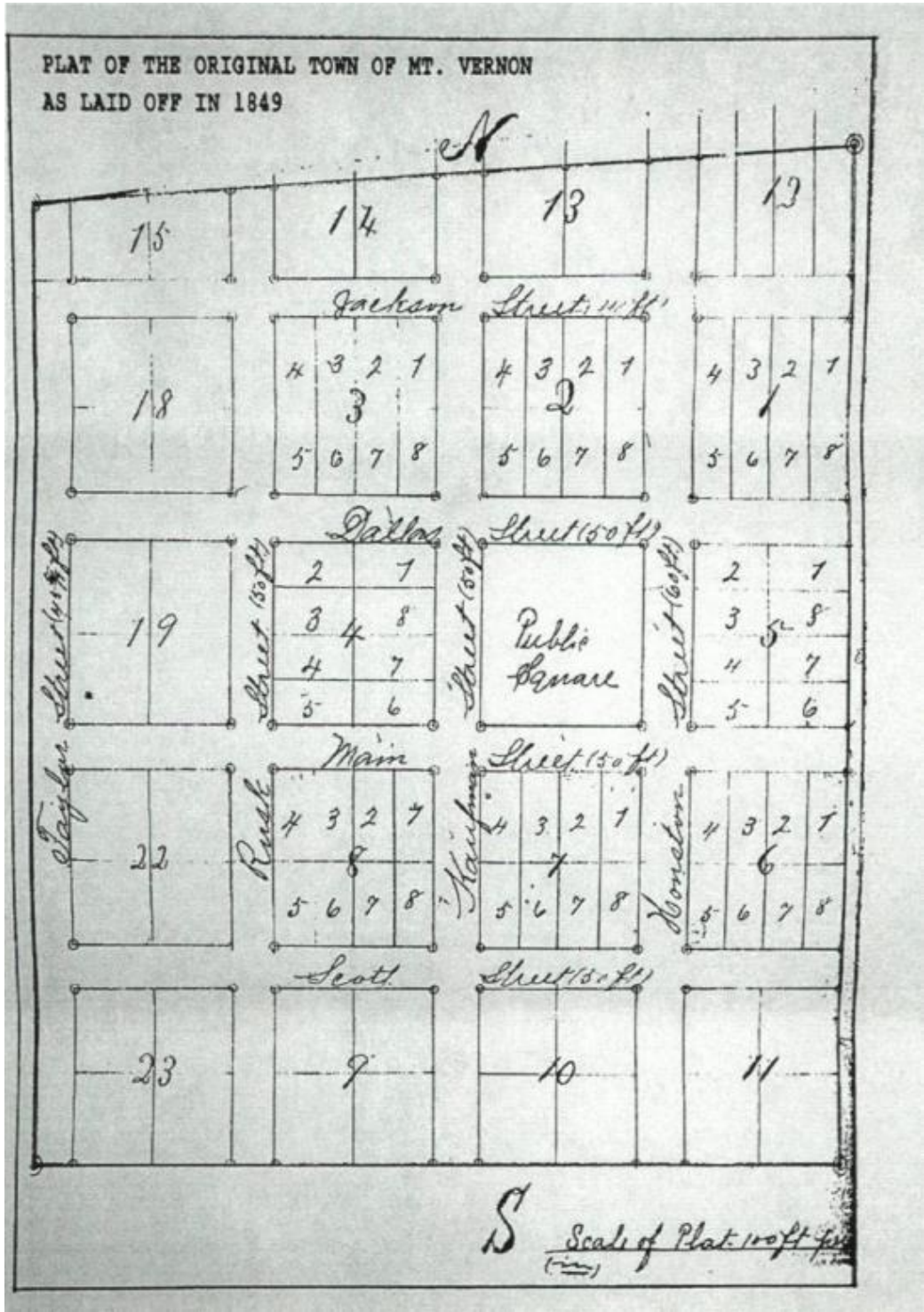
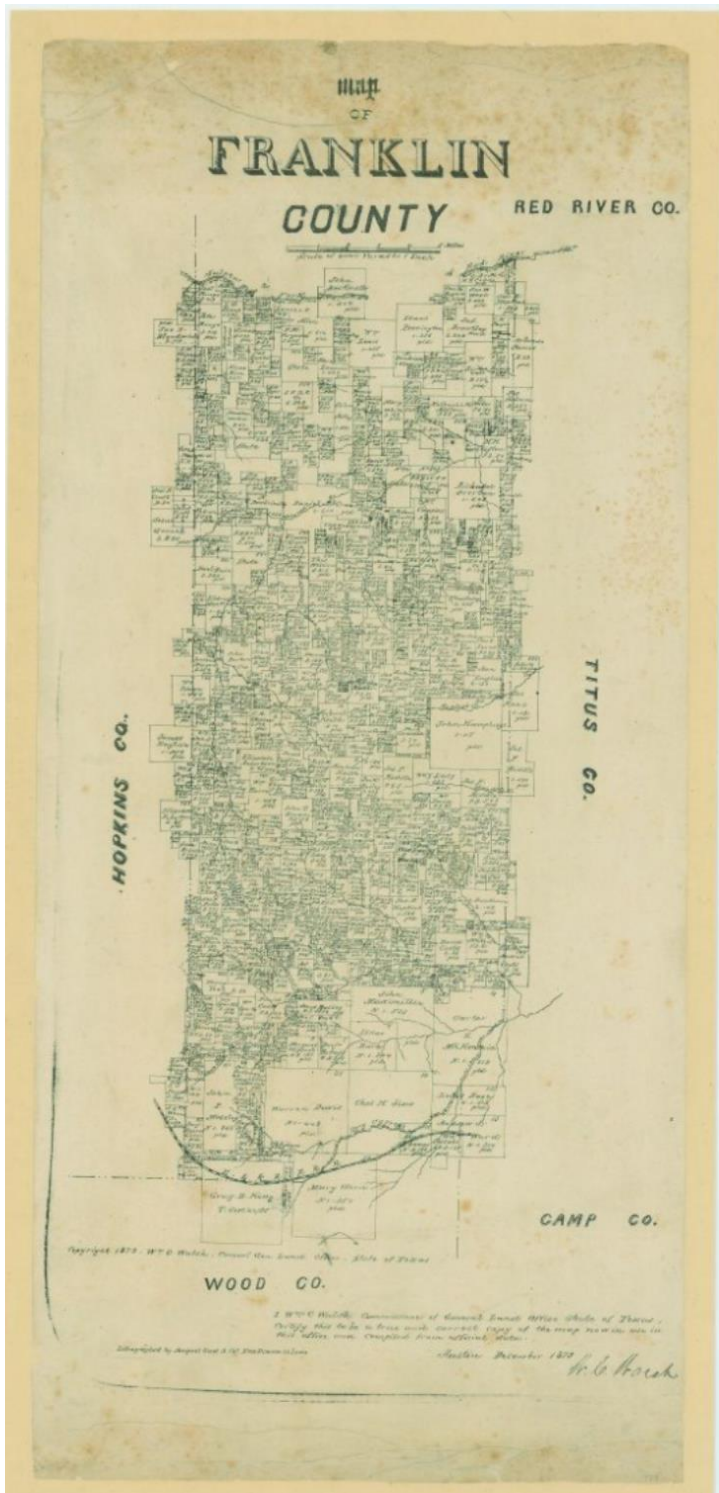


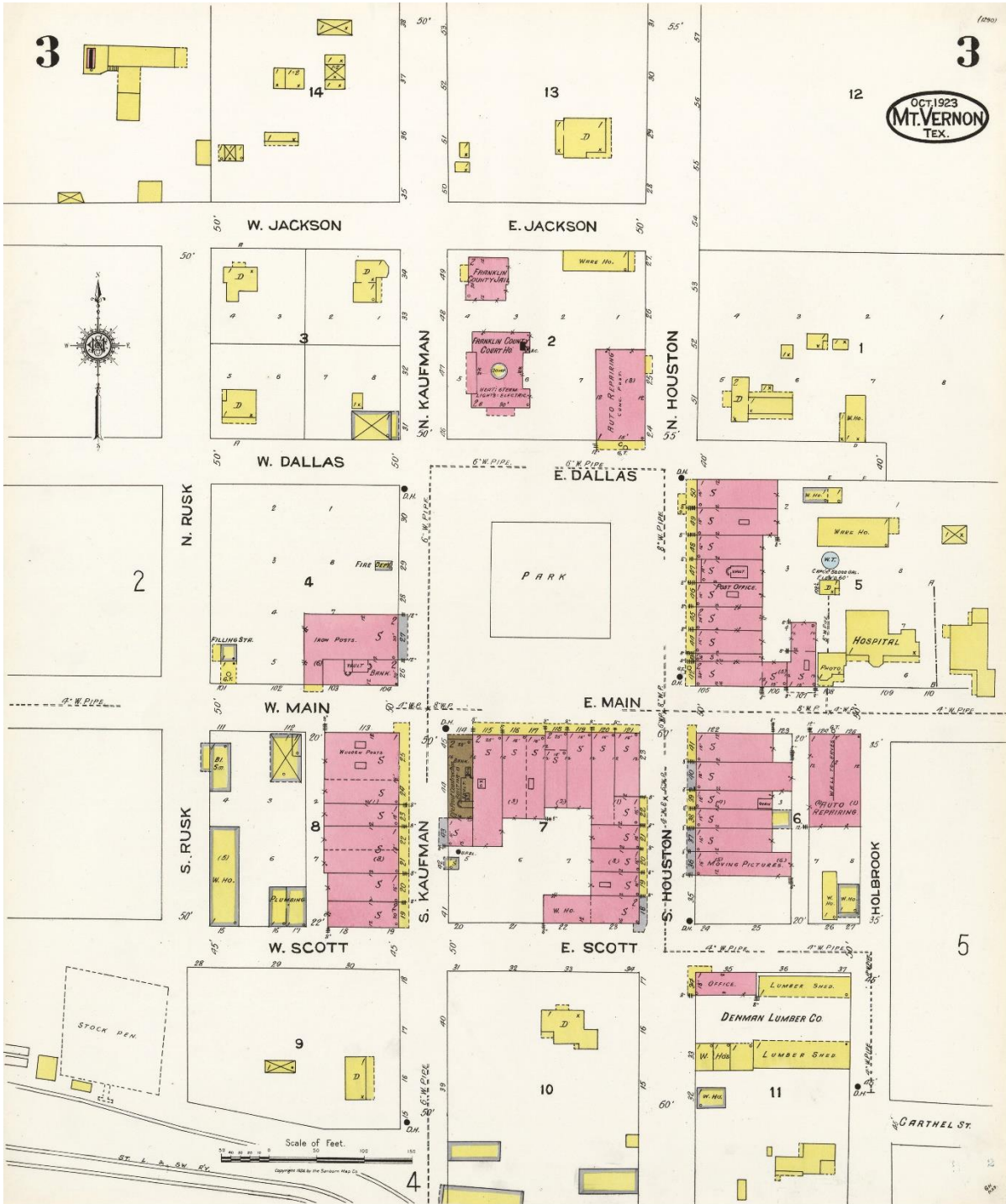
Figure 2: 1879 Map of Franklin County, courtesy of the Texas General Land Office (Mt. Vernon circled in red)

Mount Vernon Downtown Historic District, Mount Vernon, Franklin County, Texas



Mount Vernon Downtown Historic District, Mount Vernon, Franklin County, Texas

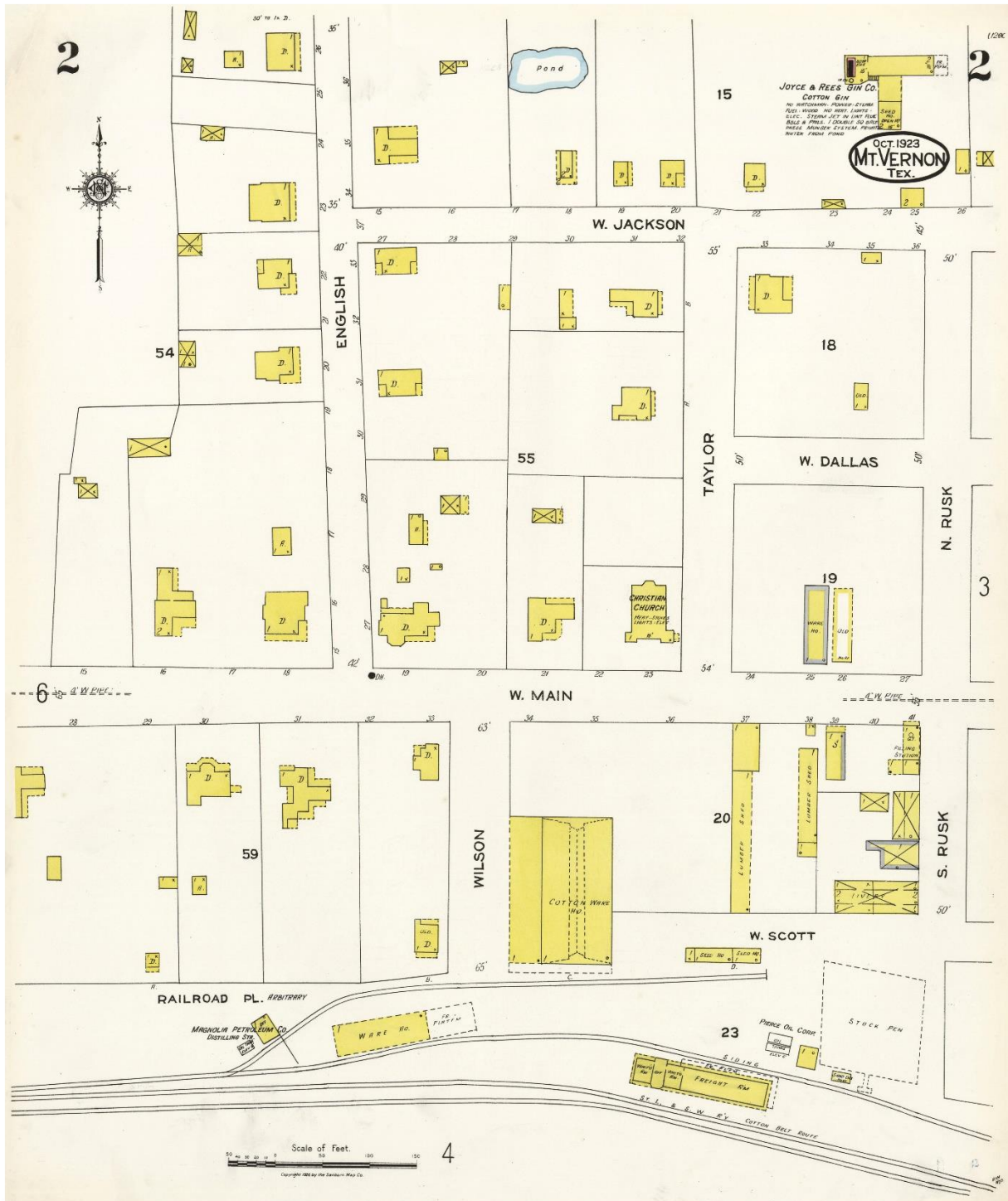
Figure 3: Sanborn Fire Insurance Map of Mount Vernon square, 1923



Original located at the Dolph Briscoe Center for American History, University of Texas at Austin

Mount Vernon Downtown Historic District, Mount Vernon, Franklin County, Texas

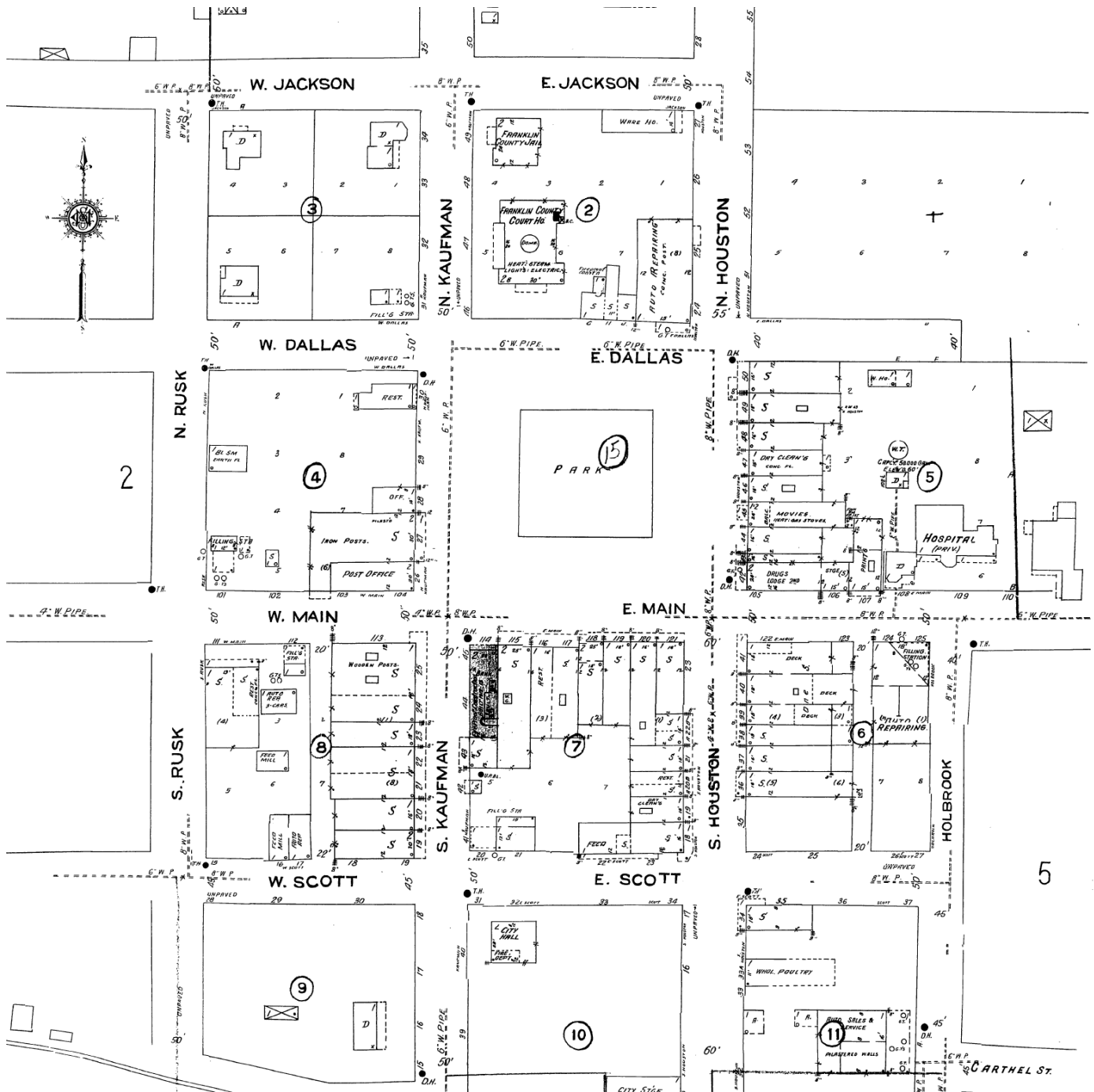
Figure 4: Sanborn Fire Insurance Company Map of Mount Vernon west of town square, 1923



Original located at the Dolph Briscoe Center for American History, University of Texas at Austin

Mount Vernon Downtown Historic District, Mount Vernon, Franklin County, Texas

Figure 5: Sanborn Fire Insurance Company Map of Mount Vernon town square, 1944. Courtesy of Austin Public Library



Mount Vernon Downtown Historic District, Mount Vernon, Franklin County, Texas

Figure 6: Late 1950s aerial photo. Photo published in *A Walk Through Mount Vernon* by B.F. Hicks.



Mount Vernon Downtown Historic District, Mount Vernon, Franklin County, Texas

Figure 7: Early 1950s aerial photo of the eastern side of Mount Vernon., facing north.
Photo published in *A Walk Through Mount Vernon*.



Mount Vernon Downtown Historic District, Mount Vernon, Franklin County, Texas

Figure 8: Undated historic panoramic view of Mount Vernon. Photo published in *A Walk Through Mount Vernon*.



PANORAMIC VIEW OF MT. VERNON, TEXAS.

This turn of the century postcard reads "PANORAMIC VIEW OF MT. VERNON, TEXAS." The new courthouse of 1912 stands proudly at far left. Keep in mind this is a panoramic view. Right past the continuous row of businesses to the right of the courthouse is the two-story Brooks' house at the northeast corner of the square. Ivey Hicks Smith always said that the man seen standing in the center of the photo was her father (B.F. Hicks' grandfather), John M. Hicks. As you follow around, toward the right which would be looking south from the plaza, the cone-shaped top of the original well house is very visible. The old courthouse was on the plaza which is at this time bare except for trees and the well.

Mount Vernon Downtown Historic District, Mount Vernon, Franklin County, Texas

Figure 9: Public square, facing south, approximately 1937. Photo published in *A Walk Through Mount Vernon*.



Figure 10: East side of the square, c. 1970. Photo published in *A Walk Through Mount Vernon*.



Mount Vernon Downtown Historic District, Mount Vernon, Franklin County, Texas

Figure 11: Undated historic aerial photo of Mount Vernon, image courtesy of Franklin County Genealogical Society (FCGS).



Figure 12: Undated historic photo of Mount Vernon citizens with automobile in the square. Photo courtesy FCGS.



Mount Vernon Downtown Historic District, Mount Vernon, Franklin County, Texas

Figure 13: Undated historic photo of M.L. Edwards. Photo courtesy of FCGS.

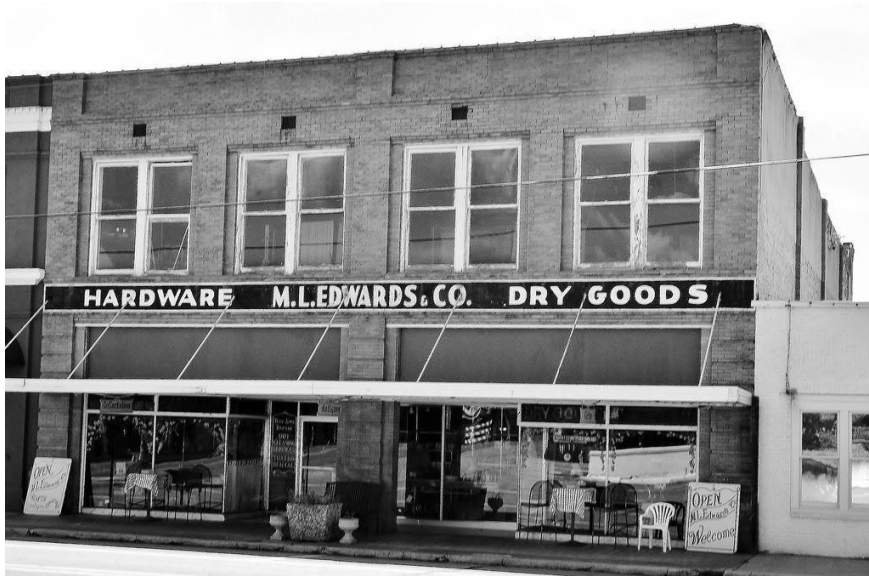
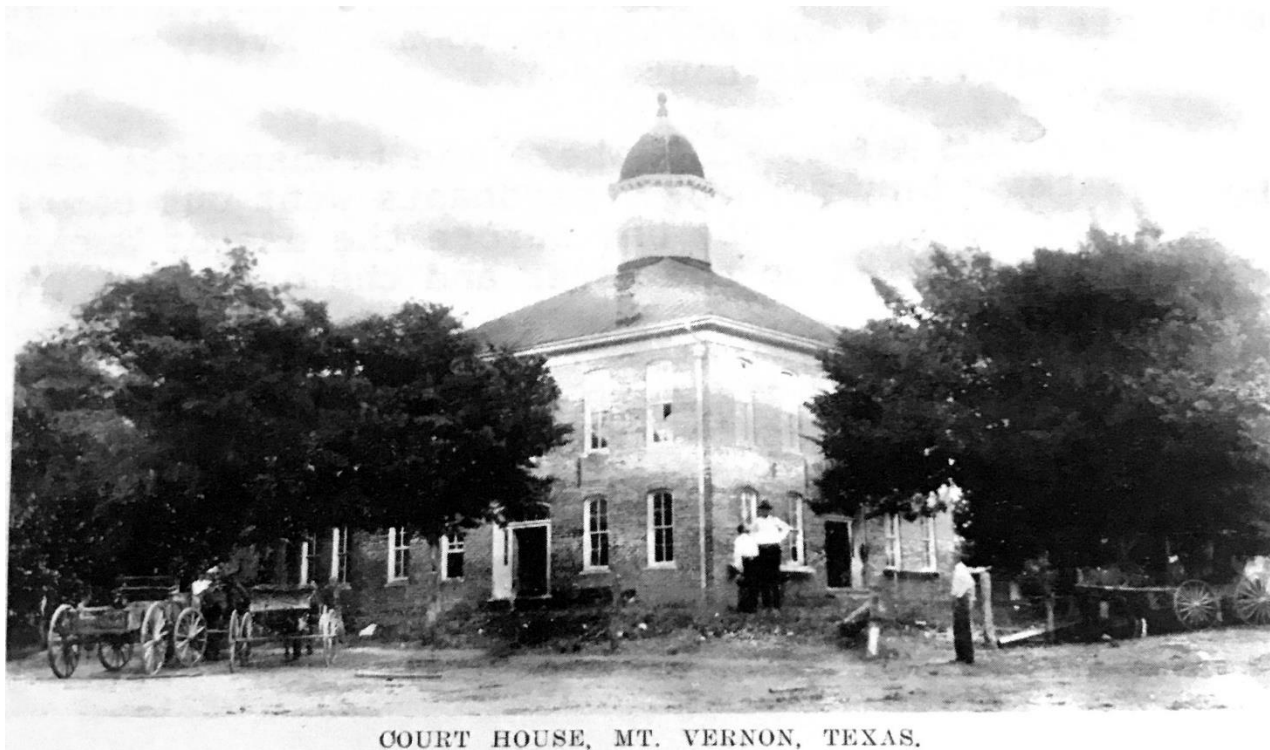


Figure 14: Original Mount Vernon Courthouse, undated. Photo published in *A Walk Through Mount Vernon*.



Mount Vernon Downtown Historic District, Mount Vernon, Franklin County, Texas

Figure 15: 1914 photo of present-day Chophouse on Bankhead (left) and Franklin County Library (right) prior to façade changes. Photo published in *A Walk Through Mt. Vernon*.



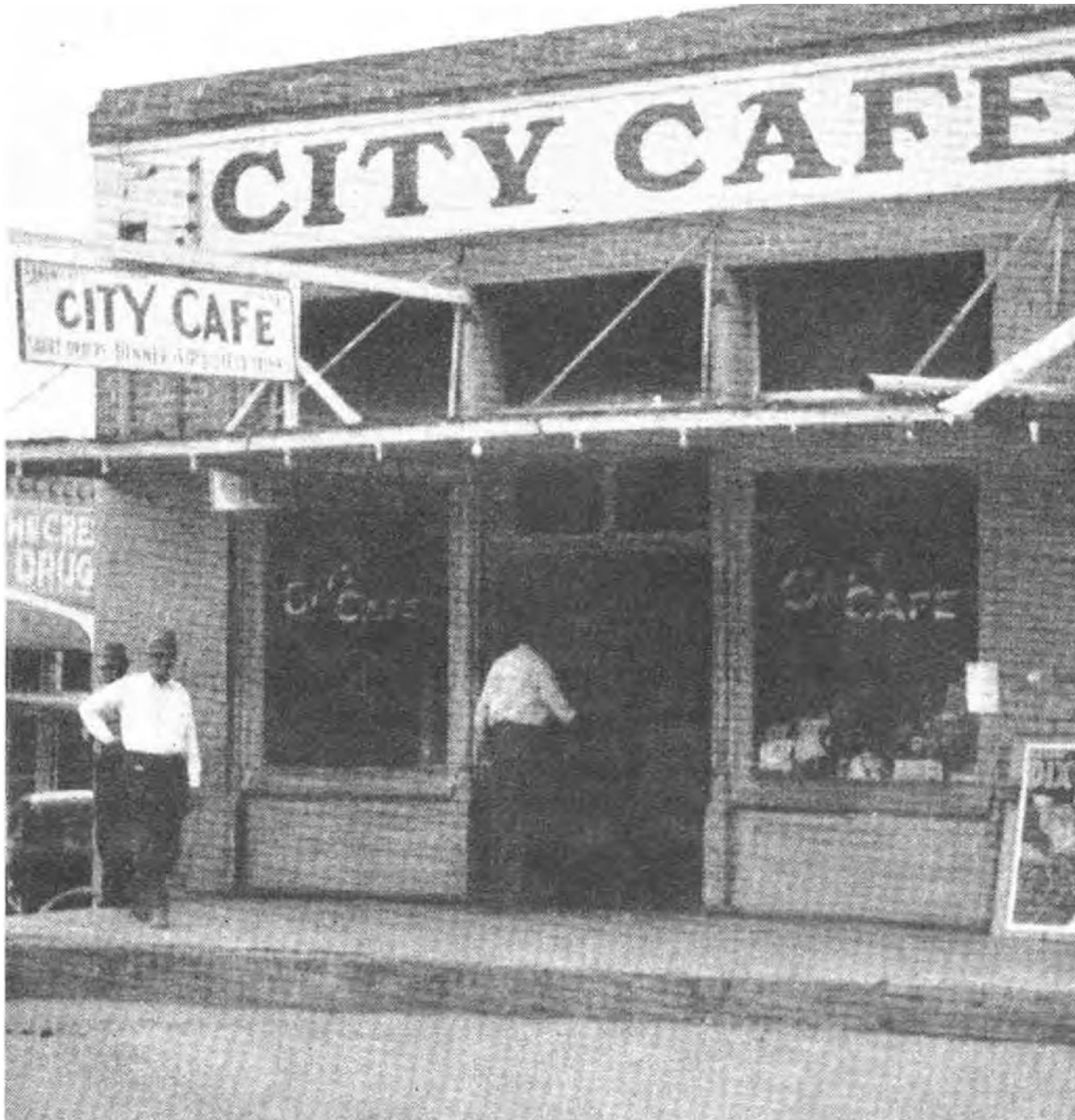
Mount Vernon Downtown Historic District, Mount Vernon, Franklin County, Texas

Figure 16: Undated (c.1940s) photo of Magnolia Mobil. Photo published in *A Walk Through Mt. Vernon*.



Mount Vernon Downtown Historic District, Mount Vernon, Franklin County, Texas

Figure 17: Fleming Building (114 E. Main Street), c.1930. Photo published in *A Walk Through Mt. Vernon*.



Mount Vernon Downtown Historic District, Mount Vernon, Franklin County, Texas

Current Photos

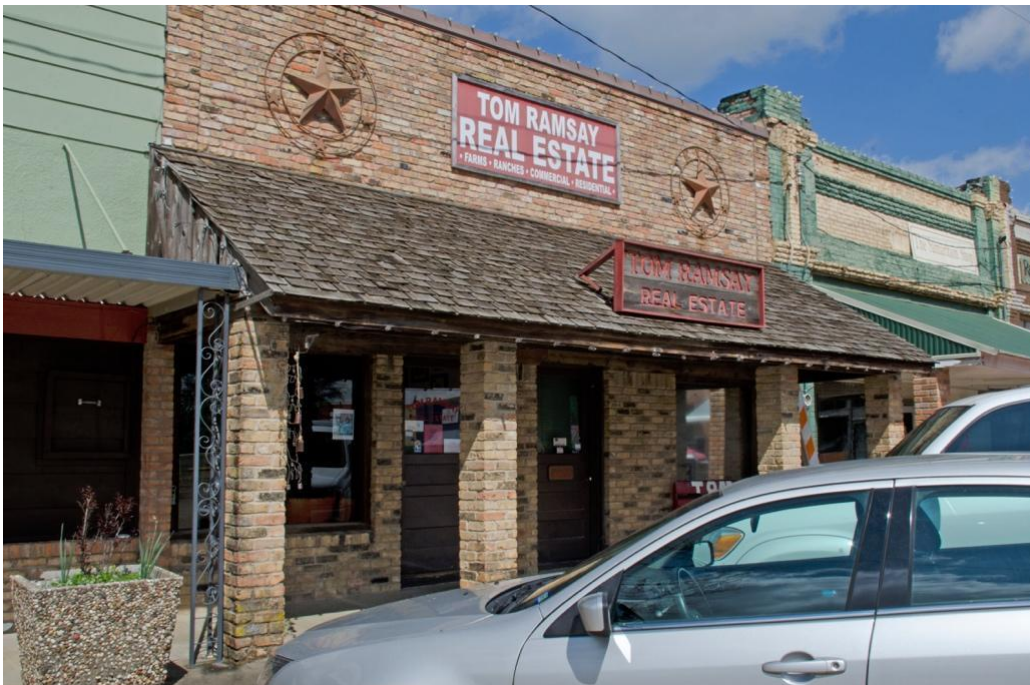
Photo 1

Camera facing NE
103 E. Dallas Street



Photo 2

Camera facing NE
105 E. Dallas Street



Mount Vernon Downtown Historic District, Mount Vernon, Franklin County, Texas

Photo 3

Camera facing NE
107-111 E. Dallas Street



Photo 4

Camera facing N
107-111 E. Dallas Street



Mount Vernon Downtown Historic District, Mount Vernon, Franklin County, Texas

Photo 5

Camera facing NE
201 E. Dallas Street
Glove Factory



Photo 6

Camera facing S
100 E. Main Street
Franklin County Library



Mount Vernon Downtown Historic District, Mount Vernon, Franklin County, Texas

Photo 7

Camera facing S
102 E. Main Street



Photo 8

Camera facing S
104 E. Main Street



Mount Vernon Downtown Historic District, Mount Vernon, Franklin County, Texas

Photo 9

Camera facing S
106 E. Main Street



Photo 10

Camera facing S
108 E. Main Street



Mount Vernon Downtown Historic District, Mount Vernon, Franklin County, Texas

Photo 11

Camera facing S
110 E. Main Street



Photo 12

Camera facing S
112 E. Main Street



Mount Vernon Downtown Historic District, Mount Vernon, Franklin County, Texas

Photo 13

Camera facing S
114 E. Main Street



Photo 14

Camera facing SE
204 E. Main Street



Mount Vernon Downtown Historic District, Mount Vernon, Franklin County, Texas

Photo 15

Camera facing N
207 E. Main Street



Photo 16

Camera facing N
209 E. Main Street



Mount Vernon Downtown Historic District, Mount Vernon, Franklin County, Texas

Photo 17

Camera facing NE
303 E. Main Street (Teague Chevrolet)



Photo 18

Camera facing S
E. Scott Street
Water Tower



Mount Vernon Downtown Historic District, Mount Vernon, Franklin County, Texas

Photo 19

Camera facing S
107 E. Scott Street



Photo 20

Camera facing E
201 Holbrook St



Mount Vernon Downtown Historic District, Mount Vernon, Franklin County, Texas

Photo 21

Camera facing W
100 Blk. Kaufman St
Courthouse Square

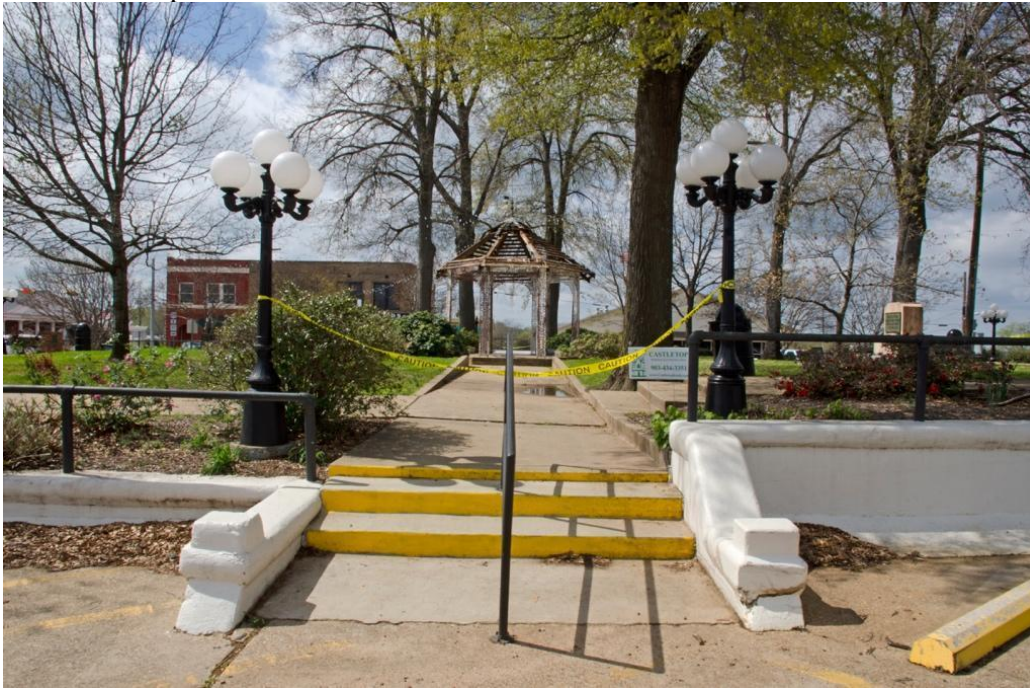


Photo 22

Camera facing E
101 N. Houston Street



Mount Vernon Downtown Historic District, Mount Vernon, Franklin County, Texas

Photo 23

Camera facing E
102 N. Houston Street



Photo 24

Camera facing E
104 N. Houston Street



Mount Vernon Downtown Historic District, Mount Vernon, Franklin County, Texas

Photo 25

Camera facing E
106 N. Houston Street



Photo 26

Camera facing E
108 N. Houston Street



Mount Vernon Downtown Historic District, Mount Vernon, Franklin County, Texas

Photo 27

Camera facing E
110 N. Houston Street



Photo 28

Camera facing E
112 N. Houston Street



Mount Vernon Downtown Historic District, Mount Vernon, Franklin County, Texas

Photo 29

Camera facing SE
114 N. Houston Street



Photo 30

Camera facing W
101 N. Kaufman Street



Mount Vernon Downtown Historic District, Mount Vernon, Franklin County, Texas

Photo 31

Camera facing W
103 N. Kaufman Street
M.L. Edwards & Co.



Photo 32

Camera facing NW
105 N. Kaufman Street



Mount Vernon Downtown Historic District, Mount Vernon, Franklin County, Texas

Photo 33

Camera facing SW
109 N. Kaufman Street



Photo 34

Camera facing N
200 N. Kaufman Street
Franklin County Courthouse



Mount Vernon Downtown Historic District, Mount Vernon, Franklin County, Texas

Photo 35

Camera facing E
100 S Houston St



Photo 36

Camera facing E
109 S. Kaufman Street



Mount Vernon Downtown Historic District, Mount Vernon, Franklin County, Texas

Photo 37

Camera facing W
110 S. Kaufman Street



Photo 38

Camera facing W
112 S. Kaufman Street



Mount Vernon Downtown Historic District, Mount Vernon, Franklin County, Texas

Photo 39

Camera facing W
114 S. Kaufman Street



Photo 40

Camera facing W
200 S. Kaufman Street



Mount Vernon Downtown Historic District, Mount Vernon, Franklin County, Texas

Photo 41

Camera facing SE
207 S. Kaufman Street
U.S. Post Office



Photo 42

Camera facing S
First National Bank



Mount Vernon Downtown Historic District, Mount Vernon, Franklin County, Texas

Photo 43

Camera facing SW
201 W Main St



Photo 44

Camera facing S
305 W Main St



Mount Vernon Downtown Historic District, Mount Vernon, Franklin County, Texas

Photo 45

Camera facing SW

West block facing the Main Square



Photo 46

Camera facing NE

View E on Main Street facing towards the W corner of Main Square



Mount Vernon Downtown Historic District, Mount Vernon, Franklin County, Texas

Photo 47

Camera facing SW

South block facing the Main Square



Photo 48

Camera facing NE

East block facing the Main Square



Mount Vernon Downtown Historic District, Mount Vernon, Franklin County, Texas

Photo 49

Camera facing NW

North block facing the Main Square



- end -



Stansell's
City
CLEANERS & LAUNDRY INC.
EST. 1988

DRY CLEANING
LAUNDRY
ALTERATIONS



TO
RE
• PARKS •



**TOM RAMSAY
REAL ESTATE**
• FARMS • RANCHES • COMMERCIAL • RESIDENTIAL •

**TOM RAMSAY
REAL ESTATE**



Samaritan Shop

Recycled Renaissance

TWO
HOUR
PARKING

OPEN





LIBRARY

RS  MEXICAN GRILL

TO
SPUR
423

67



37



106

Coca-Cola

Place
Food, Family, & Fun

3-BROTHERS  MEXICAN GRILL

LIBR



1000

niez
Floral

Our Place
Food, Family, & Fun

3-BRO

106

TUXEDO RENTAL
BY JIMMY HORN

Our Place

104



Glammiez
Boutique & Floral



Ladies Apparel



TUXEDO RENTAL

BY JIM'S FORMAL WEAR



Our



ological Society

FRANKLIN COUNTY
GENEALOGICAL SOCIETY

108

KEEP OUT



108 HAIRSPRING SALON 903 537-2000

DO ALL THINGS WITH LOVE

Ladies Apparel

Franklin County Genealogical Society



110 EAST MAIN

FRANKLIN COUNTY
GENEALOGICAL SOCIETY

HOURS
Monday thru Friday
10:00 A.M. - 4:00 P.M.
Saturdays
10:00 A.M. - 1:00 P.M.

108

PUB

Edward Jones | INVESTMENTS

Frankl



Steve-O's PIZZA & PUB

Steve-O's
PIZZA & PUB
11 HOURS
MON-FRI
6:00am - 11:00pm
SAT-SUN
10:00am - 11:00pm
603-970-2818









THE CAKE LADY

Home Cooking

Farm to Table Fresh

BLEBS!

The Cake Lady
Bakery Cafe





MUSEUM

**DON MEREDITH
EXHIBIT**

107





THE BOLLIN GOLF
STATION
Mc & Mrs. McDonald
1927



KING
HER

A Pinch of Pink
Parties & More

285-7590



ROCKING
C
LEATHER



The
Bountiful
HOUSE



Ken Sal's Cuckoo Nest
Asian Fusion Cuisine

108



108 THE COUNTY SEAT 108
N. HOUSTON ST. W. BAYLOR ST.



Y





FRANKLIN COUNTY
WATER DISTRICT





FRANKLIN COUNTY
WATER DISTRICT



67 FIRST NATIONAL BANK

HARDWARE

67
↑
37
→

THE VERDOR
FINE FURNITURE
LIVING ROOM
DINING ROOM
KITCHEN

HARDWARE M.L. EDWARDS & CO. DRY GOODS

STOP

Hes



Hester & Company CPAs















FIRST NATIONAL BANK OF MOUNT VERNON
CENTURY ROOM

CENTURY ROOM

WINGS

CALL YOUR OWN
PHONE &
SERVICES NUMBER



MILANO'S PIZZA
FREE DELIVERY
PIZZA - PASTA - SANDWICHES

MILANO'S PIZZA

FIRST NATIONAL BANK OF
CENTURY ROOM

CENTURY ROOM

PIZZA

"ALL YOU CAN GET"
PIZZA &
SANDWICHES • PASTA • SALAD BAR







Main St

MUSEUM





TEXAS COUNTRY
FARM SUPPLY

OPEN

OPEN

PRO PAC





M.L. EDWARDS & CO.
DRY GOODS
HARDWARE
GIFTS







UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action: Nomination

Property Name: Mount Vernon Downtown Historic District

Multiple Name: _____

State & County: TEXAS, Franklin

Date Received: 10/11/2018 Date of Pending List: 10/25/2018 Date of 16th Day: 11/9/2018 Date of 45th Day: 11/26/2018 Date of Weekly List: _____

Reference number: SG100003140

Nominator: State

Reason For Review:

- | | | |
|---------------------------------------|--|---|
| <input type="checkbox"/> Appeal | <input checked="" type="checkbox"/> PDIL | <input type="checkbox"/> Text/Data Issue |
| <input type="checkbox"/> SHPO Request | <input type="checkbox"/> Landscape | <input type="checkbox"/> Photo |
| <input type="checkbox"/> Waiver | <input type="checkbox"/> National | <input type="checkbox"/> Map/Boundary |
| <input type="checkbox"/> Resubmission | <input type="checkbox"/> Mobile Resource | <input type="checkbox"/> Period |
| <input type="checkbox"/> Other | <input type="checkbox"/> TCP | <input type="checkbox"/> Less than 50 years |
| | <input type="checkbox"/> CLG | |

Accept Return Reject 11/21/2018 Date

Abstract/Summary Comments: The Mount Vernon Downtown Historic District is locally significant under National Register Criteria A and C in the areas of Commerce, Community Planning & Development, and Architecture. The cohesive commercial district features a collection of largely modest, late nineteenth and early twentieth century vernacular buildings set around the major courthouse square. The buildings reflect the community's late nineteenth century transformation from a small agricultural trade center into a thriving railroad town (1887) and government center for Franklin County, and later into an early twentieth century automobile transportation node along the booming Bankhead Highway (1920-1940).

Recommendation/ Criteria: Accept National Register Criteria A and C.

Reviewer Paul Lusignan Discipline Historian

Telephone (202)354-2229 Date 11/21/2018

DOCUMENTATION: see attached comments : No see attached SLR : **Yes**

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.

TEXAS HISTORICAL COMMISSION
real places telling real stories



TO: Paul Lusignan
 National Park Service
 National Register of Historic Places
 1849 C Street, NW, Mail Stop 7228
 Washington, DC 20240

From: Mark Wolfe, SHPO
 Texas Historical Commission

RE: Mount Vernon Downtown Historic District, Mount Vernon, Franklin County, Texas

DATE: October 10, 2018

The following materials are submitted:

X	Original National Register of Historic Places form on disk. The enclosed disk contains the true and correct copy of the National Register of Historic Places nomination for the <i>Mount Vernon Downtown Historic District, Mount Vernon, Franklin County, Texas</i>
	Resubmitted nomination
X	Original NRHP signature page signed by the Texas SHPO
	Multiple Property Documentation form on disk
	Resubmitted form
	Original MPDF signature page signed by the Texas SHPO
X	CD with TIFF photograph files, KMZ files, and nomination PDF
	Correspondence

COMMENTS:

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

