

United States Department of the Interior

National Park Service

National Register of Historic Places Registration Form



56 (70)

1. Name of Property

Historic Name: Farmersville Commercial Historic District

Other name/site number: NA

Name of related multiple property listing: NA

2. Location

Street & number: Commercial district located along Main Street and McKinney Street

City or town: Farmersville

State: Texas

County: Collin

Not for publication: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

Signature of certifying official / Title: Mark Wolfe, State Historic Preservation Officer
Date: 1/2/17
Texas Historical Commission
State or Federal agency / bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.
Signature of commenting or other official
Date
State or Federal agency / bureau or Tribal Government

4. National Park Service Certification

I hereby certify that the property is:

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

Signature of the Keeper: Lee Edson Beall
Date of Action: 2-21-17

Farmersville Commercial Historic District, Farmersville, Collin County, Texas

5. Classification

Ownership of Property

<input checked="" type="checkbox"/>	Private
<input checked="" type="checkbox"/>	Public - Local
<input type="checkbox"/>	Public - State
<input checked="" type="checkbox"/>	Public - Federal

Category of Property

<input type="checkbox"/>	building(s)
<input checked="" type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

Number of Resources within Property

Contributing	Noncontributing	
47	10	buildings
2	0	sites
2	1	structures
0	0	objects
51	11	total

Number of contributing resources previously listed in the National Register: 1

6. Function or Use

Historic Functions: (see continuation sheet 8)

Current Functions: (see continuation sheet 8)

7. Description

Architectural Classification: Late Victorian: Italianate, Romanesque; Queen Anne
 Modern Movement: Modern Classical
 Late 19th and 20th Century Revivals: Spanish Colonial Revival
 OTHER: 1-part commercial block; 2-part commercial block
 No Style

Principal Exterior Materials: Brick; Stone; Metal; Stucco

Narrative Description (see continuation sheets 9 through 23)

Farmersville Commercial Historic District, Farmersville, Collin County, Texas

8. Statement of Significance

Applicable National Register Criteria

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

Criteria Considerations: NA

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

Period of Significance: 1888-1945

Significant Dates: 1945

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

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

Architect/Builder: Unknown

Narrative Statement of Significance (see continuation sheets 24 through 32)

9. Major Bibliographic References

Bibliography (see continuation sheet 33-34)

Previous documentation on file (NPS):

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

Primary location of additional data:

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

Historic Resources Survey Number (if assigned): NA

Farmersville Commercial Historic District, Farmersville, Collin County, Texas

10. Geographical Data

Acreage of Property: Approximately 19.5 acres

Latitude/Longitude Coordinates: (see continuation sheet 35)

Verbal Boundary Description: (see continuation sheet 35)

Boundary Justification: The nomination boundary is drawn to include the highest concentration of historic commercial and civic properties with a good degree of integrity, centered on the public plaza and following the historically commercial Main and McKinney streets. Generally, properties immediately beyond the district boundary did not historically serve public or commercial functions, lack integrity, are not present in a high enough concentration to provide visual continuity, and/or are less than 50 years old.

11. Form Prepared By

Name/title: Mary Tate (with National Register Coordinator Gregory Smith)
Organization: City of Farmersville
Street & number: 205 S. Main Street
City or Town: Farmersville State: Texas Zip Code: 75442
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Date: June 16, 2016

Additional Documentation

Maps (see continuation sheets 35 and 38-39)

Additional items (see continuation sheets 40-43)

Photographs (see continuation sheets 44-55)

Farmersville Commercial Historic District, Farmersville, Collin County, Texas

Photograph Log

Farmersville Commercial Historic District
Farmerville, Collin County, Texas
Photographed by Mary Tate, March 2015

Photo 1
Post Office, 213 McKinney
Camera facing south

Photo 2
North side of 200 block McKinney
Camera facing northeast

Photo 3
204 McKinney
Camera facing north

Photo 4
200 McKinney
Camera facing northwest

Photo 5
South Side 100 block McKinney
Camera facing southeast

Photo 6
132 McKinney
Camera facing north

Photo 7
124 McKinney (noncontributing due to alterations)
Camera facing north

Photo 8
North Side 100 block McKinney
Camera facing northwest

Photo 9
East side South Main, looking south
Camera facing southeast

Photo 10
East Side of South Main
Camera facing southeast

Farmersville Commercial Historic District, Farmersville, Collin County, Texas

Photo 11
135 S. Main, Onion Shed
Camera facing east

Photo 12
West Side of South Main
Camera facing northwest

Photo 13
135 S. Main
Camera facing east

Photo 14
129 S. Main
Camera facing east

Photo 15
119-121 South Main
Camera facing east

Photo 16
101 South Main
Camera facing southeast

Photo 17
North Side McKinney, plaza to the left
Camera facing northwest

Photo 18
105 McKinney
Camera facing south

Photo 19
111 McKinney (noncontributing due to alterations)
Camera facing south

Photo 20
129 McKinney
Camera facing south

Photo 21
124 S. Washington, First Baptist Church, Southeast oblique
Camera facing northwest

Photo 22
207 South Main (City Hall)
Camera facing east

Farmersville Commercial Historic District, Farmersville, Collin County, Texas

Photo 23

Bridge and Confederate Memorial, City Park
Camera facing east

Photo 24

210 South Main
Camera facing southwest

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

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

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Section 6: Function or Use

Historic Functions:

Domestic: hotel; multiple dwelling
Commerce/Trade: financial; business; professional; specialty store
Social: meeting hall
Government: city hall; post office
Religion: religious facility
Recreation and Culture: monument/marker; theater; music facility
Agriculture: storage
Transportation: rail-related
Industry: manufacturing
Landscape: park; plaza

Current Functions:

Work in Progress
Vacant/Not in Use
Domestic: single dwelling
Government: city hall; post office
Religion: religious facility; church school
Recreation and Culture: monument/marker; outdoor recreation
Landscape: park; plaza
Commerce/Trade: financial; business; professional; specialty store; restaurant

Farmersville Commercial Historic District, Farmersville, Collin County, Texas

Description

The Farmersville Commercial Historic District in Farmersville, Collin County, Texas, contains a high concentration of properties that reflect the commercial and architectural development of the North Texas community. The centerpiece of the historic business district is the brick-paved public plaza with tree-lined median along McKinney Street between Windom and Main streets. The plaza is approximately 100 feet wide, or roughly three times wider than McKinney Street as it leads into the plaza from the west. The adjacent streets are lined with commercial and civic buildings representing the late 19th and early 20th century economic development of the city, with many buildings dating to the late 1880s and 1890s. A variety of architectural styles are found in the district. The majority of the properties are one-part or two-part commercial buildings constructed of brick or stone, with commercial storefronts composed of cast iron, wood, glass, and brick. Modern (postwar) development has encroached into the area minimally; as the majority of the properties serve a commercial function, many have received storefront alterations over the years to reflect the changing nature of retail businesses, while largely retaining the overall character from the time of construction. The district is composed of 63 properties, of which 52 (82.5%) are contributing.

The Farmersville Commercial Historic District encompasses a large number of properties within approximately 9 blocks that reflect the economic, commercial, and architectural development of the city's downtown business district. Farmersville is located in Collin County in northeast Texas. The center of Farmersville is northeast of the present-day intersection of US Highway 380 and State Highway 78, marking it as the midway point between the county seat of McKinney and the city of Greenville. The district is oriented around McKinney Street, running east-west, and Main Street, running north-south with the intersection of Main Street by McKinney Street defining the public square. The one-part and two-part commercial block buildings have housed retail businesses since the establishment of Farmersville in 1854. A sense of visual continuity results from predominantly brick and locally quarried limestone construction with enframed window walls, and occasionally, an original inset entryway. Other property types include service stations and civic buildings, historic markers and signs, a public park and agricultural properties.

Because the majority of the buildings are commercial in function, alterations to storefronts are common. Despite this, the district's resources retain their integrity of location, design, materials and workmanship, which as a whole, promote the downtown's largely unaltered sense of setting, feeling and association as a late 19th and early 20th century commercial area. The buildings along the square, combined with those associated with agricultural production and shipment, form a district which validates Farmersville as an early trading center. The district is composed of 63 properties: 48 contributing buildings, 10 noncontributing buildings, 2 contributing structures, 1 noncontributing structure, and 2 contributing sites). The Farmersville Commercial Historic District retains sufficient integrity for listing under Criterion A in the areas of Commerce and Community Planning and Criterion C in the area of Architecture, all at the local level of significance.

Many of the original late-1800s structures in the commercial district were of wood-frame construction. However, over time, brick replaced the original wood-frame buildings. Two notable exceptions are the most elaborate examples of late 19th century commercial block architecture in Farmersville. The Aston Building and the Masonic Lodge are sister buildings which are constructed from locally-quarried limestone and incorporate Romanesque stylistic elements. W.S. Aston's High Victorian commercial building at 121 South Main Street is unusually sophisticated in design and remains an important link with the town's early period of prosperity. In addition, the Onion Shed and the Farmers Co-op Gin of Farmersville are two surviving examples of buildings associated with agricultural production of original wood construction clad with metal exteriors.

Building types are largely one-part and two-part attached commercial block structures, with retail stores or offices on the ground floor and living spaces, meeting rooms or professional offices on upper levels, when present. The commercial block is a flexible building type, taking on various types of ornament to convey a wide range of styles.

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Usually sharing a party wall with neighboring buildings the front elevation is dominant and usually consists of storefronts on the first floor with a more heavily ornamented second floor. Most storefronts have been altered and now have fully enframed window walls. A few buildings retain their original inset entryways and wooden wall framing. Original cast-iron columns can be found on several storefronts. Awnings of varying materials (wood, metal, or fabric) shelter the first-floor retail space of nearly every structure.

Most transom windows are extant, although some remain covered with plywood or other material on the interior or exterior. The frames of these transom windows seem to be intact where they are visible. Above the transom, brickwork on both one- and two-story buildings tends to be decorative. Corbelled parapets, dentils, belt courses, arched window openings, and inset panels are most frequently noted.

Several buildings within the district directly relate to agriculture production, including the Farmers Co-op Gin of Farmersville, the Onion Sheds, the Neismith Lumberyard and Farmersville Grain and Hardware. Construction of these particular buildings is wood framed with either lap siding or sheathed and roofed with corrugated sheet metal.

The district can be divided into two sections: the buildings on either McKinney or North and South Main Streets, which either border or lie adjacent to the square, and the Farmers Co-op Gin of Farmersville located at 201 S. Hamilton Street, southwest of the public square. Both the Aston and Masonic Lodge buildings, which exhibit locally-quarried limestone construction, are the earliest structures in the district and date to the late 1880s. Many of the brick buildings were built from 1895 to 1910. Another spurt of building activity was noted in the 1920s. Resources constructed during the 1930s include the Neoclassical U.S. Post Office and the WPA-era City Park Bridge.

Farmersville Commercial Historic District, Farmersville, Collin County, Texas

Inventory Table by Street Address

Address		C/NC	Type	Date
101	Candy	C	1-part	1895
108	College	C	Queen Anne	1865; 1902
100	Farmersville Parkway	C	Agricultural Storage	c.1920
100	McKinney	C	1-part	c.1920
101	McKinney	C	2-part	c.1890
102	McKinney	NC	1-part	c.1920
103	McKinney	C	1-part	c.1890
104	McKinney	C	1-part	c.1920
105	McKinney	C	2-part	1890
106	McKinney	C	1-part	1892
108	McKinney	C	1-part	c.1895
110	McKinney	NC	1-part	c.1895
111	McKinney	NC	2-part	c.1890
112	McKinney	C	2-part	c.1895
113-115	McKinney	C	1-part	c.1890
116	McKinney	C	2-part	1895
117	McKinney	C	1-part	1890
119	McKinney	C	1-part	c.1890
122	McKinney	NC	1-part	c.1897
123	McKinney	C	2-part	c.1897
124	McKinney	NC	1-part	c.1897
129	McKinney	C	2-part	c.1897
132	McKinney	C	2-part	c.1897
133 (131)	McKinney	C	2-part	1897
200	McKinney	C	2-part	c.1899
201	McKinney	C	1-part	c.1920
206 (204)	McKinney	C	2-part	c.1895
208	McKinney	C	1-part	c.1910
210	McKinney	C	1-part	c.1930
213	McKinney	C	Modern Classical	1939
220	McKinney	C	1-part	c.1925
NA	McKinney	C	Public Plaza (site)	
NA	McKinney and Main Streets	C	Brick Streets (structure)	c.1923
110	North Main	C	1-part	c.1920
118	North Main	NC	1-part	c.1950
103	South Main	NC	1-part	c.1905

Farmersville Commercial Historic District, Farmersville, Collin County, Texas

Address		C/NC	Type	Date
107	South Main	C	1-part	c.1905
109	South Main	C	1-part	c.1905
111	South Main	NC	1-part	c.1905
115	South Main	NC	1-part	c.1905
101	South Main	C	Romanesque Revival / Italianate	1888
117	South Main	C	Romanesque Revival	c.1905
119	South Main	C	2-part	c.1895
121	South Main	C	Romanesque Revival	1888
123	South Main	NC	1-part	c.1890
125	South Main	C	1-part	c.1895
129	South Main	C	2-part	c.1925
135	South Main	C	1-part	c.1925
136	South Main	C	2-part	c.1900
138	South Main	C	2-part	c.1890
148	South Main	C	1-part	c.1925
151	South Main	C	Agricultural storage	c.1920
153	South Main	C	Park	1930-1931
154	South Main	C	1-part	c.1925
201	South Main	C	1-part	c.1930
205	South Main	C	2-part	c.1925
205a	South Main	C	No Style	c.1930
208	South Main	C	1-part	c.1925
209	South Main	C	1-part	c.1925
210	South Main	C	1-part	c.1925
211	South Main	C	1-part	c.1925
124	South Washington	C	Church	1900

Farmersville Commercial Historic District, Farmersville, Collin County, Texas

Property Inventory

All properties are buildings except as noted

Address	Street	C/NC	Style/Type	Date	Description, History
101	Candy	C	1-part Commercial Block	1895	Brick, 1-part commercial block comprised of three attached buildings and topped with a corbelled parapet. McCraw's Candy opened in 1908. Currently undergoing rehabilitation for a new commercial use.
108	College	C	Queen Anne	1865; 1902	Wood, 2-story residence that was owned and lived in by five generations of the Bain-Honaker family. They were prominent in the economic development and cultural life of Farmersville. Currently owned by Farmersville Historic Society and restored to its 1902 appearance. Recorded Texas Historic Landmark-1996
110	North Main	C	1-part Commercial Block	c.1920	Brick, 1-part commercial building with stepped parapet is situated on northeast corner of North Main and College. Building still retains original door, window and garage openings. Historically home to Ford Motor Company, Mills Motor Company, the American Metal Manufacturing Company, and currently, Cellowrap, a packaging company.
118	North Main	NC	1-part Commercial Block	c.1950	1-part masonry building that appears as a commercial space but is actually a residential property on the same lot as the Cellowrap business.
101	South Main	C – Listed in 2005	Romanesque Revival / Italianate	1888	Two-part commercial block with a rectangular floor plan. The primary facade is constructed of massive blocks of locally quarried rough-faced, coursed ashlar limestone with a gray and tan matrix. The original pressed tin cornice is supported by four sets of double brackets with modillion brackets on either side of a legibly stamped Masonic emblem centered between the letters "A.F. and A.M.". The date "1888" appears above the Masonic emblem and between two decorative shell motifs on the parapet. Listed on the 2005 National Register as "Farmersville Masonic Lodge No. 214, A.F. and A.M." The building was also designated a Texas Historic Landmark in 2007. The Farmersville Times, which printed its first issue on March 23, 1885, has continually operated in the building since 1956.
103	South Main	NC	1-part Commercial Block	c.1905	One-part commercial; the six bay building is constructed of buff brick with a band of decorative brick work in the cornice and a wood, tie-rod canopy; underwent a facade restoration in 2009 with the assistance of the Texas Main Street Program. For decades, numerous grocers and markets occupied the space, which has been home to Main Street Antiques since 2002.

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107	South Main	C	1-part Commercial Block	c.1905	This one-part brick building is currently vacant, but was home to Porter Auto Store beginning in 1939. The one and a half story false front has a straight brick parapet across the top. The modern storefront is characterized by a central bay window that has two recessed single wood door entries to either side.
109	South Main	C	1-part Commercial Block	c.1905	One-part brick commercial building features a half-story false front with a single brick string course running near the top. A home decorating store, currently occupies the space. Historic uses include a drug store (1892-1927) as well as a jewelry store (1908). An addition is connected to the rear of 109 South Main. It is recorded in the March 1954 City Directory as housing Cole's Grocery & Food Locker.
111	South Main	NC	1-part Commercial Block	c.1905	One-part commercial masonry building that has undergone significant facade modifications that detract from its ability to be considered as contributing at this time. The space served as a dry goods/clothiers store in the early 1900s. Rehabilitation may be possible if sufficient historic fabric exists beneath the skin.
115	South Main	NC	1-part Commercial Block	c.1905	The masonry of this one-part commercial building has been plastered, yet the original storefront configuration remains intact. Should the plaster be removed and reveal the historic fabric, the building would represent its historic image.
117	South Main	C	Romanesque Revival	c.1905	This two-part commercial building is visually and historically significant. The site of financial institutions since 1885, the first building was destroyed by fire in 1905. The current building was built to be fireproof following that disaster. Extensive research and the utilization of historic photos were used to develop a new facade in the early 2000s to bring the building to its current historically representative state. The facade is characterized by two large, arched openings with central keystones that contain custom windows, doors and transoms.
119	South Main	C	2-part Commercial Block	c.1895	This is a two-part commercial brick building that once served as the Telephone Exchange. The storefront is essentially intact following an ABAC pattern. There is a tie rod canopy with vertical transom windows just above the canopy. The second floor has paired, semi-circular arches with one-over-one wood arched window. The pressed tin cornice is original to the building and has egg and dart detailing. The brick was cleaned in 2004 with design assistance from Main Street Program.

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121	South Main	C	Romanesque Revival / Italianate	1888	Restored in 2007, the Aston Building is a two-part High Victorian commercial row building with both Italianate and Romanesque stylistic elements. It was built in 1888 by W.S. Flynn of Honey Grove. The three-bay, heavily-rusticated, limestone storefront is finely detailed in both its masonry stonework and in the crowning of the original tin cornice. The Aston Building combines the elaborate entablature so characteristic of the Italianate style with the massive, rough-cut stonework that typified Romanesque Revival designs of the 1880s, resulting in a striking street facade. The Aston Building is listed on the 1983 National Register of Historic Places.
123	South Main	NC	1-part Commercial Block	c.1890	Despite facade alterations, this one-part, three bay, commercial brick building is representative of its historic image. The original wood windows and door exist, although the door has been moved from its 1912 central placement to its current location in the left bay. The original iron threshold is intact. The transom windows and brick cornice have been plastered. Tie-rod canopy hooks are still in place. The building is classified as non-contributing; this could be reversed.
125	South Main	C	1-part Commercial Block	c.1895	This one-part, three bay, brick commercial building is occupied by State Farm Insurance. Much care has been given to its restoration with the removal of the stucco over the brick and the replacement of the wood frame transom windows, as well as structural repairs. Should the tie-rod canopy be reintroduced, the building would replicate its historic image.
129	South Main	C	2-part Commercial Block	c.1925	This two-part theater is a two tone bluish green color and is currently vacant. The building retains its identity with its classic central outside ticket booth and wood double door entrances on either side. The first floor has three bands of black ceramic tile that provide a sense of horizontality. The primary elevation is comprised of slightly recessed and projecting wall surfaces that help to visually divide the building into a wide central bay and two narrow bays to either side. The second story is characterized by five original large casement windows.
135	South Main	C	1-part Commercial Block	c.1925	This two-bay commercial brick building retains all of its original wood storefront as well as its original configuration. Once an auto sales and service business, the building is currently the home of two separate establishments. The building has slightly projecting piers at each end and one in the middle of the facade that extend above the corbelled and stepped cornice.

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136	South Main	C	2-part Commercial Block	c.1900	Two-part commercial building that has undergone several facade alterations that no longer represent the historic fabric of the building. It is not clear whether the original storefronts, which are now covered by vertical wood coverings, exist underneath or if they have been removed. It can be inferred from the placement of the windows and doors that at one time, there were two storefronts in the space; each with a central double door entry flanked by a large display window on each side. If the wood coverings were removed and the original storefronts exposed, the integrity of the building may be restored. In 1953, The National Sportswear Company occupied this space. The company manufactured men's work pants and employed sixty-two people at the time. They were the first of this industry to exist in Farmersville.
138	South Main	C	2-part Commercial Block	c.1890	This is a commercial brick building with two bays divided by three engaged partially raised brick columns. Despite alterations, the building retains a high level of integrity. This building is noted as the Exchange Hotel on the 1892 and 1897 Sanborn Maps. In 1902, the name changed to the St. George Hotel. It remained a hotel on subsequent maps until 1956 and even included a bowling alley at one point. Clay Potter's Auction House currently utilizes the entire building .
148	South Main	C	1-part Commercial Block	c.1925	The ground level openings of this two-bay commercial brick building have been modified with the replacement of the original storefront with a modern storefront and the covering of the transom windows with siding. However, the brick bulkheads and cornice are intact. A three-bay extension contains an intact brick cornice that is ornamented with square, cast stone masonry blocks. Facade renderings and design options have been prepared by the Texas Main Street Program based on historical photographs.
151	South Main	C	Agricultural storage	c.1920	The Onion Shed is a 169' long by 29' wide wood frame shed covered with galvanized, corrugated sheet metal that was originally used as a loading dock for the onion industry. The building was rehabilitated using a Collin County Open Space Grant through the auspices of the Farmersville Main Street Program. The shed is used for community functions such as the Farmers and Fleas Market, the community Easter Egg Hunt and running and cycling races, as it sits at the trailhead for the Chaparral Trail. The shed remains almost entirely intact.
153	South Main	C Site	Park	1930-1931	Farmersville City Park consists of a small playground and picnic area, a Works Progress Administration Bridge, a Confederate monument and marker, and an original electric generator from the Farmersville Municipal Light Company.
100	Farmersville Parkway	C	Agricultural storage	c.1920	The Onion Shed II is comprised of the same materials as the previously described onion shed. Work is currently in progress to convert the building into an enclosed heritage museum.

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154	South Main	C	1-part Commercial Block	c.1925	The Best Community Meeting Center building is a rectangular plan brick building with hipped roof. Previously a railroad building, the building has been rehabilitated using aluminum sash windows and door.
201	South Main	C	1-part Commercial Block	c.1930	Once a Texaco Filling Station and the Farmersville Police Department, the red brick Chamber of Commerce and Visitors Center sits to the north of City Hall on South Main Street.
205a	South Main	C	No Style	c.1930	This rectangular planned wood frame industrial building is located behind the Visitors Center and City Hall. The building is currently used as office and storage space for the city.
205	South Main	C	No Style	c.1925	The current City Hall building initially served as the Farmersville Municipal Light Company as well as the town's fire station and first jail. The two-part brick building has a very distinctive finish and the mortar joint has a deep rake.
208	South Main	C	1-part Commercial Block	c.1925	Used as leased storage space for Farmersville Grain and Hardware, the Mounger Barn is located next to the primary Grain and Hardware building . It is a large wood frame building with a gable roof.
210	South Main	C	1-part Commercial Block	c.1925	Farmersville Grain and Hardware's facade has recently (2012) been restored. The wood frame building is rectangular in plan with sage green lap siding on the primary facade and weathered corrugated aluminum on the remaining elevations. The site contains a grain mill and four grain silos.
209	South Main	C	1-part Commercial Block	c.1925	These buildings are part of the Farmersville Grain & Hardware complex and are located on the opposite side of South Main from the primary grain and seed store. The contributing wood frame building s are covered in a combination of painted wood and corrugated sheet metal.
211	South Main	C	1-part Commercial Block	c.1925	(see 209 S. Main, above)

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100	McKinney	C	1-part Commercial Block	c.1920	This one-part commercial brick has recently undergone a facade restoration that included the removal of aluminum coverings to expose the transom windows, engaged brick piers and original cast iron columns. A building has occupied the site since 1892, but it is difficult to state whether or not the building dates to this period or if the facade and exterior were constructed in the 1920s. Previous tenants include D.G. Clothier from 1892-1921 and Goldfinger's Dry Goods in 1945, according to the Sanborn maps.
101	McKinney	C	2-part Commercial Block	c.1890	This two-part commercial brick building has an excellent ghost sign located on the Main Street side of the building. The ghost sign reads "Rike and Holloway Drug". Originally a one-story flat roofed building, the front of the building has been modified to include engaged piers that create a two-bay front with another bay sitting at an angle to the front and an additional bay on the east elevation. According to Sanborn maps, a saloon occupied the space from the time of construction until 1902 when a drugstore took over the building and remained until 1956. Rike and Holloway Drug was located here as indicated on the 1945 and 1956 maps.
102	McKinney	NC	1-part Commercial Block	c.1920	Major alterations have been done on 102 McKinney Street that detract from the building's historic image. Despite the building's historic appearance, it is not representative of the buildings on McKinney Street around the turn of the 19th century and early 20th century.
103	McKinney	C	1-part Commercial Block	c.1890	This one-part commercial masonry building is placed between two two-story buildings. Should a tie-rod canopy be replaced as well as a period appropriate door and bulkhead, the building would be more historically intact. Sanborn maps indicate that the following businesses occupied the building: a grocery (1892), a restaurant (1897), a confectionary (1908), and F.S. Kirby Grocery Store (1945).
104	McKinney	C	1-part Commercial Block	c.1920	104 McKinney is a one-part commercial brick masonry building. The location has had a drug store occupying the site since 1892. The Greenwood Brother Drugstore was in existence until 1995. Ground-level alterations to the facade include aluminum double doors and large display windows supported by narrow brick bulkheads.
105	McKinney	C	2-part Commercial Block	1890	The building was restored in 2005 to its historical appearance with the removal of its 1950s/60s aluminum coverings and aluminum replacement windows. Once a combination of brick and stone, the building is now covered in plaster due to extensive previous damage. However, the building retains its original form and character. This two-part mixed-use building is now commercial property on the first floor and a residence on the second floor, and rises above its single-story neighbors.

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106	McKinney	C	1-part Commercial Block	1892	This one-part commercial masonry building is contributing to the district despite alterations that include the removal of a decorative brick cornice and the covering of transom windows.
108	McKinney	C	1-part Commercial Block	c.1895	108 McKinney originally served as one of the many grocery stores located on the north side of the square. The building has recently undergone facade restoration with the assistance of the Texas Main Street program. Original features include the windows, central display case, soffit, tile floor, transoms, and cast iron columns. The Sanborn maps denote the following as previous occupants: saloon (1892), grocery (1897, 1902, 1908), W.T. Cook & Son Dry Goods (1945).
110	McKinney	NC	1-part Commercial Block	c.1895	This one-part building is an intrusive building with a metal slipcover that extends down to the bottom of the transom windows. The storefront has also been replaced with a modern metal storefront. By using historic photographs, the building could be restored. Should this be done, the building could then be reclassified as a contributing building.
111	McKinney	NC	2-part Commercial Block	c.1890	This is a two-part commercial brick building that has been plastered. Ground level changes have replaced the storefront with aluminum sash windows and an aluminum single entry door. Sanborn maps show that drugstores and meat markets occupied the building in the late 1800s and early 1900s. In 1945, the Palace Theater was located on the second floor. In 1956, a cinema moved into the space.
112	McKinney	C	2-part Commercial Block	c.1895	This is a two-part commercial building that has recently been rehabilitated with a dry cleaner on the first floor and apartment on the second floor. Historic photographs were used as a guide in the rehabilitation. Historically known as the Honaker Building, the Opera House, a saloon, Milton's Grocery Store and Ideal Cleaners once occupied the space.
113-115	McKinney	C	1-part Commercial Block	c.1890	Rehabilitated in 2009, 113 McKinney is a one-part brick commercial building. The original Italianate pressed tin cornice has been painted in the blue and white accent colors of the window details. Historically, this building was best known as the M.D. McCraw Candy Kitchen.
116	McKinney	C	2-part Commercial Block	1895	This is a two-part red brick commercial building that has been restored both on the interior and exterior. The cast iron columns are original to the building and are unique with their wavy form and floral, scroll and rope detailing. The cream brick corbelling at the top of the facade was also restored based on historic photographs. The building first appeared on the 1897 Sanborn map. A grocery, a dry goods and hardware store all occupied the space as well as Henslee's Barber Shop in 1945.

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117	McKinney	C	1-part Commercial Block	1890	Similar to 113 McKinney, 117 is a one-part painted brick commercial building containing Jalapeños Mexican Grill. Ground level alterations detract from its likeness to the two buildings on either side of it. The original Italianate, pressed tin cornice is, however, in excellent condition. Should the alterations be reversed, this building would be a similar representation of 113 and 119 McKinney. Various businesses occupied the building including a grocery (1892), a saloon (1897), a restaurant and candy factory (1908), a variety store (1921 and 1927), and a dry cleaners (1956).
119	McKinney	C	1-part Commercial Block	c.1890	119 McKinney is a one-part brick commercial building with three bays. The storefront is in its original configuration with a central double door entryway flanked by the original cast iron columns and threshold. Two string courses and the original Italianate, pressed tin cornice are continued on the facade, just as they are on 113 and 117 McKinney. The 1892, 1897 and 1902 Sanborn Maps note that a grocery occupied the space. Later in 1908 and 1921, offices were located here and in 1956 a printing company used the building.
122	McKinney	NC	1-part Commercial Block	c.1897	This is a compatible one-part commercial masonry building. The facade has more of a 20th century feel than it does a late 19th century feel. This is supported by the Sanborn maps which show the building from 1892 until 1902, but it is not represented in 1908. It is likely that the building was destroyed by a fire and rebuilt after 1908. Significant alterations to the facade have diminished the integrity of this building.
123	McKinney	C	2-part Commercial Block	c.1897	This is a two-part building that originally had a brick facade, but which has been covered with stucco. The storefront consists of the original cast iron threshold and columns yet the entry area has been modified. A raised string course sits below the well-preserved original pressed tin cornice. Businesses that have occupied the space are furniture stores (1892 and 1897), a grocery (1902), a pool hall on the second floor and printing shop on the first floor (1908), and a cinema (1921).
124	McKinney	NC	1-part Commercial Block	c.1897	The Feagin Building originally housed dry goods and grocery stores. In 1908, tenants included a variety store and Richard Hudson Harness and Saddle Shop. 1956 occupants changed to the A&P Grocery and later changed names to Feagin's Grocery which occupied the space until 1972. The one-part commercial building is compatible but alterations have compromised the historical integrity of the building.

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129	McKinney	C	2-part Commercial Block	c.1897	This two-part building has recently undergone a major restoration. 129 McKinney had fallen into a state of neglect when the current owner purchased the building with the intent of returning it back to its original design based on historic images and the assistance of the Texas Main Street architects. The front and rear walls were completely and precisely re-bricked using bricks from Cooper, TX. The building is represented on the 1892 Sanborn map, but not in its entirety, however, it is fully there in 1897 as an agricultural imports business. Other businesses include a cotton office (1908), a confectionery (1921), and Western Auto (1945).
132	McKinney	C	2-part Commercial Block	c.1897	The two-part commercial building sits at the northeast corner of McKinney and Washington Streets. Originally constructed of brick, the front and west elevations have been altered with a stucco covering. The removal of the stucco could reveal historic fabric. In addition, the replacement of the modern storefront with a historically appropriate storefront would allow this building to regain its historic integrity. Previous occupants included the St. George Hotel, a bank, and the Carver Cotton Office.
133 (131)	McKinney	C	2-part Commercial Block	1897	The two-part rehabilitated brick building is the retail space for Dyer Drug. The original iron threshold runs the length of the facade. This large building has housed numerous businesses and offices, including a Buggie and Ironclad business, a hardware store, agricultural and insurance offices, as well as offices for Community Public Services.
200	McKinney	C	3-part	c.1899	This is the only three-story building in the downtown Farmersville commercial district. The brick building is currently used as retail space on the ground level and residential space on the upper two stories. The building has had several ground level alterations. The International Order of Odd Fellows built the building and utilized the third floor for their meeting space. Historic photographs indicate a pressed tin sign with the IOOF logo and dates. The first floor was leased to various businesses throughout the years. Tenants included H.G. Shelby Hardware, Noltie Pickens Hardware and Furniture, Talbot's Funeral Home, and the Hunt's Dry Goods Department Store. The current owners have made extensive renovations to the interior of the building.
201	McKinney	C	1-part Commercial Block	c.1920	The one-part commercial building is more commonly known as the Old Texaco Station and at one time housed both Sinclair and Texaco stations. The historic building of the gas station is relatively intact. Facade improvements are being considered by the current owner with the assistance of the Texas Main Street Program. These improvements would better incorporate the historic fabric of the original building.

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206 (204)	McKinney	C	2-part Commercial Block	c.1895	206 McKinney is a two-part commercial brick building with three bays. The brick has been painted white. The first floor has been rehabilitated with an appropriate storefront comprised of the original threshold as well as three sets of double wood doors. Sanborn maps denote that the building had a dry good store (1902), a furniture store (1921), and a beauty shop (1945). Currently, Shop Wag Jack occupies the space.
208	McKinney	C	1-part Commercial Block	c.1910	This one-part brick commercial building has undergone facade alterations that detract from its historic significance. If the transom windows were restored along with a compatible storefront, the building could be considered for reclassification to contributing. Previous occupants include a carpenter (1892, 1897), a bicycle shop (1902), and a general store (1921).
210	McKinney	C	1-part Commercial Block	c.1930	This one-part, three-bay brick commercial building is located on the north side of the square at the west end of McKinney St. Known as Burt Baker's Garage, Mr. Baker managed the garage and auto repair shop until 1947 when he sold it to Wesley McIver who put a farm implement dealership in the building.
213	McKinney	C	Modern Classical	1939	This Modern Classical brick building with five bays is stripped down to the barest ornamentation. Stripped classicism was popular among government buildings during the interwar period which is clearly illustrated in this post office. Above the door is a decorative masonry transom, and above the transom there is an elaborate piece of iron grillwork with a bald eagle with outstretched wings. The eagle is painted blue with a white head and the grillwork matches the color of the light brick of the building. The cornice has "UNITED STATES OF AMERICA, FARMERSVILLE TEXAS" engraved in the stone. Dallas artist, Jerry Bywaters, was commissioned in 1941 as part of the federal Public Works of Art Project to paint the mural in the Farmersville Post Office lobby entitled Soil Conservation in Collin County. The mural is intact and is used as a point of interest for information relating to other murals within the state of Texas.
220	McKinney	C	1-part Commercial Block	c.1925	A circa 1925, one-part commercial brick building, James' Auto was originally an early 20th century gas station. Rectangular in plan with a drive-through service bay, the small building is constructed of brick. A gas station has occupied the site since 1927 according to Sanborn Maps.

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124	South Washington	C	Church	1900	The First Baptist Church is a Registered Texas Historic Landmark that first appeared on the May 1892 Sanborn Map. The present church building was constructed in 1900. A combination of several architectural styles, though predominantly Victorian, the red brick edifice is topped by a roof of pressed metal in a fish-scale pattern. The bell from the 1877 church was transferred to the north belfry. Educational buildings were added in 1938 and other alterations occurred in 1955-56. This congregation provides many community-oriented services, including a church-sponsored library. Several well-known Baptist leaders served as pastor here.
NA	McKinney	C Site with 1 NC structure	Public Plaza with gazebo, monument, bandstand	1973	Audie Murphy Plaza was dedicated on May 31, 1973 in honor of Farmersville native, Audie Murphy. On June 15, 1945, First Lieutenant, Audie Murphy, returned to Farmersville as the most decorated soldier in America's history. The Plaza is a focal point for the annual Audie Murphy Day celebration. The gazebo is a noncontributing structure.
NA	McKinney and Main Streets	C Structure	Brick Streets	c.1923	Original brick pavers remain intact on McKinney and Main Streets. The square configuration is rather unusual in that it is not square but rather "T" shaped, originally without a median. The bricks are unmarked and devoid of any identifying markings.

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Statement of Significance

The Farmersville Commercial Historic District in Farmersville, Collin County, Texas, has been the center of the community's commercial and social life since the mid-19th century. Established in 1849 by farmers and incorporated as a city in 1873, Farmersville began as a regional agricultural trading center, and became a shipping point for cotton, cattle, and onions along the Missouri, Kansas and Texas (MKT, or "Katy") Railroad after 1881. The historic district includes historic commercial and civic buildings that retain architectural integrity reflecting the historic character of the community and its commercial development from the 1880s through the 1930s. The Farmersville Commercial Historic District is nominated at the local level of significance under Criterion A in the areas of Commerce, and Community Planning and Development for its association with the development of the small rural settlement that grew into a commercial center along the railroad line between McKinney and Greenville. The district is also nominated at the local level under Criterion C in the area of Architecture for its collection of one- and two-part late 19th and early 20th-century commercial buildings, finished with decorative detailing typical throughout Texas, and much of the United States. Postwar development encroached into the area minimally, and the period of significance spans from 1888 (the date of the earliest building) to 1945, marking the year when the city's most famous son, Audie Murphy, was publicly honored upon his homecoming as the most decorated American soldier of World War II. The business district

The Farmersville Commercial Historic District is a highly intact example of a small-town business district in the agriculturally-rich Blackland Prairie region of northeastern Texas. The district reflects Farmersville's commercial development as an early cotton and onion-producing center in east Collin County dependent upon its proximity to local railroad lines for its prosperity. The downtown area has traditionally served as the city's commercial and civic focal point, as well as a commercial center for neighboring rural communities. The district's building stock represents three major periods of construction, the late 1890s to 1910, the 1920s, and the 1930s, and is composed primarily of one-part and two-part commercial blocks, the great majority of which are constructed in brick or locally-quarried limestone. Several of the two-part block buildings are built with the symmetry and repetition typical of Victorian-era commercial architecture during the late 19th and early 20th centuries. A myriad of styles were combined as popular design choices progressed during the period of development. These include Italianate, Romanesque Revival and Modern Classical. Farmersville Masonic Lodge No. 214, constructed in 1888 on the north side of the town square, is an excellent example of Romanesque architecture and a late 19th century two-part commercial style building consisting of a second floor fraternal hall above first floor mercantile space. One of the earliest surviving buildings in Farmersville and constructed of locally quarried limestone, the lodge was built to withstand the fires which routinely destroyed parts of the downtown commercial district.

Collectively, the district provides an early, cohesive visual representation of the salient periods in Farmersville's history and thereby provides a tangible link to specific trends of the city's late 19th and early 20th century growth. The majority of the district's resources retain their defining physical features with sufficient integrity to convey the district's historical and architectural significance, resulting in the distinct historic character of the district. The Farmersville Commercial Historic District is nominated to the National Register under Criterion A in the areas of Commerce and Community Planning and Development, and under Criterion C in the area of Architecture, all at the local level of significance.

Early Settlement

Farmersville is located in east Collin County within the Blackland Prairie region of northeastern Texas, at the present-day intersection of U.S. Highway 380 and State Highway 78. In 1845, Captain John Yeary, accompanied by his brother, Jim Yeary and an ox cart caravan, came from Murray County, Tennessee to the location of the original settlement near the Republic of Texas National Road. This group of people settled about two and one half miles

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northeast of the present site of Farmersville, establishing a community known as “Yeary’s Place”.¹ Walter Yeary (b. January 2, 1820, Maury County, Tennessee), and his father-in-law, the Reverend Moses Malcolm Jones (b. October 10, 1813, Ashton, Macoupin County, Illinois) were among the founding party of seven families.² Yeary ran a frontier store that stocked items such as coffee, sugar, flour, lead, whiskey and other staples. On a trip to secure supplies, sugar came in before the other items and for days, all Yeary had in stock was sugar. As a result, “Yeary’s Place” became “Sugar Hill.”³

The village continued to thrive and grow until the year 1854 when a brawl took place in a Sugar Hill Saloon, killing three men, including Capt. John Yeary. His death and the other killings led to an exodus of settlers to an area two miles southwest of Sugar Hill known as White Hall, which had several stores and had been there since 1850.⁴ Settlers later renamed their community Farmersville, after their principal occupation.⁵

On March 4, 1859, William Gotcher (b.1806, Tennessee), deeded the square from Washington Street to McKinney Street and North Main to South Main Streets “to the use and benefit” of the town of Farmersville. Gotcher’s gifted land was part of the William W. Williams survey of 3,605 acres, the original patent dated November 16, 1845, from Dr. Anson Jones, president of the Republic of Texas.⁶ The deeded lot ran 307 feet west to a post, 100 feet north to a post, east 307 feet to a post, then 100 feet south to the starting point. Also deeded was 300 feet on North and South Main Streets and on North and South Washington Streets.⁷

T.R. Fehrenbach notes that the culture of the white farming population at this time in Farmersville and in Texas in general, was centered around biblical influences. The church meetings were just as much social events as religious gatherings, where Baptist and Methodist persuasions were by far the largest in the state and brotherhoods underlay control rather than hierarchical churches.⁸ The Methodist Episcopal Church of Farmersville was organized in 1856 by the Rev. J. W. Chalk with less than ten charter members. In 1875, with a growing interest in Methodism, an acre of land was secured and a new frame structure was completed at the cost of \$4,000⁹. Though the structure has changed, this remains the site of the First United Methodist Church of Farmersville. Similarly, First Baptist Church of Farmersville was fully developed by the 1860s as well. Organized on May 14, 1865, First Baptist Church was formed at a brush arbor meeting at the site of the present church located just off the square on Washington Street.¹⁰

In the late 1880s, during a time of great commercial prosperity in Farmersville, both the Masonic Lodge Building and the Aston Building were constructed on North Main Street. Their presence made significant architectural contributions to the commercial district for the sophistication of their high-style designs. The use of locally quarried, heavily rusticated limestone for the street façade in both buildings results in a textural elevation not possible with brick. The Aston Building combined the elaborate entablature so characteristic of the Italianate style with the massive, rough-cut stonework that typified Romanesque Revival designs of the 1880s. Both styles, which resulted in a striking facade, were widely used in Texas at the time.

¹ Farmersville 1948 Business Directory

² Pitts, Alice Ellison, and Champ, Minnie Pitts. *Collin County, Texas, Families*. (Curtis Media, Inc. Hurst, TX c. 1994).

³ Stuart, Ed. Addressing Farmersville Rotary Club on History of Farmersville, Sept. 30, 2014.

⁴ *Around Farmersville*

⁵ Hall, Roy and Helen Gibbard. *Collin County: Pioneering in North Texas*. (Quanah, Texas: Nortex, 1975), pp. 118-119.

⁶ Rike, Charles. *A History of Farmersville, Texas: 1845-1973*. (Tyler, TX: Tyler Print Shop, 902 Bellaire Drive, c. NC). p. 3.

⁷ *Collin County, Texas, Deed Records*, Vol. N, p. 118, dated March 4, 1859,

⁸ Fehrenbach, T.R. *Lone Star: A History of Texas and Texans*. (Macmillan Publishing Co., Inc., 1968), p. 323.

⁹ (<http://farmersvilleunitedmethodist.com/about-us/history/> 9/30/14).

¹⁰ *Around Farmersville*

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During the later decades of the nineteenth century and into the early decades of the twentieth century, Farmersville established itself as a booming economic center supported by agriculture, trade, higher education, and a thriving cultural district complete with an opera house, two theaters and a brass band, which local historian, Charles Rike, noted “was considered up to date for a town of this size”.¹¹ Progress seemed to be the keynote, as a steady progression of activity, growth and development laid the foundation for the success Farmersville maintains today.

Growth of the Commercial District

On June 2, 1873, Farmersville voted to incorporate and John S. Rike became the first mayor. Small in size, the 1880 census indicated that the population was 230 people.¹² The town already had a physician, Dr. Harvey Markhan, the first in Collin County, who had moved to the area in 1856.¹³ Steady growth soon commenced and the population reached 1,200 by 1890.¹⁴ The regional economy was based largely on agriculture with cotton as the cash crop. Introduced to Farmersville in 1870 by Howard Crawford, a transplant from Alabama, cotton production was experimented with and found to be a successful endeavor. By increasing acreage annually, Farmersville became the center for cotton production. In the year 1900, 12,000 bales of cotton were shipped along with 286 cars of grain, 118 cars of livestock, 165 cars of flour, 267 cars of oil mill products, 150 cars of bois d’arc posts on two railroad lines.¹⁵ Although the first railroad track was laid in Texas in 1852, it was not until 1881 that the Missouri, Kansas, and Texas Railroad was built from Greenville to McKinney through Farmersville. The Gulf, Colorado and Santa Fe followed ten years later. The establishment of the railroads near South Main Street helped to cement the town as a shipping point for cotton, cattle and later, onions. With the means to export farm goods, the town prospered. By 1885, Farmersville supported over 100 businesses in the area including five cotton gins, a flour mill, four churches, a school and a chair factory.¹⁶

The commercial center of the early 1890s was focused on the east end of the public square where McKinney and North Main Streets intersect. The 1892 Sanborn Map indicates that most buildings were of brick and stone construction. Of the thirty buildings along the commercial corridor, seven were two-story structures. Businesses included a bank, grocers, drugstores, furniture and hardware stores.¹⁷ Residential development interspersed with commercial properties extended from the commercial center in all directions. Businesses located just outside the main commercial district that assisted in creating a commercial center were the Moore & Murchison Lumber Yard, the Livery and the Exchange Hotel. This development pattern continued into the early 1900s with the rapid infill heading west along McKinney Street and south on Main Street. By 1902, all plots within the block along both the north and south sides of McKinney Street were built upon. With the addition of the Missouri, Kansas and Texas Passenger and Freight Depot sometime between 1902 and 1908, South Main Street saw the aggressive addition of buildings which included the first post office. Around this time, the St. George Hotel left its location at the corner of McKinney and Washington Streets and overtook the building that housed the Exchange Hotel on South Main Street. These hotels encouraged and accommodated overnight rail guests. On the evening of October 5, 1905, a fire destroyed several of the buildings on Main Street. Among these were the First National Bank, DeShields Dry Goods, Neathery Hardware, Bob Russell Jewelry and Jim Glendenning’s Cafe.¹⁸ A common occurrence during this time period, fire did not halt the optimistic attitude and perseverance of Farmersville as a thriving community.

¹¹ A History of Farmersville, Texas, 1845-1973, p.10

¹² 1880 U.S. Census.

¹³ Hundley, Pansy. “Library Notes...A history of Farmersville”. The Farmersville Times. 10/6/11.

¹⁴ Hundley, Pansy. “Library Notes...A history of Farmersville”. The Farmersville Times. 10/5/06.

¹⁵ A History of Farmersville p. 69.

¹⁶ Times 10/10/1924.

¹⁷ 1892 Sanborn Map.

¹⁸ Around Farmersville, p 105.

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Farmersville supported a culturally and educationally diverse population in the early 1900s. The 1908 Sanborn Map indicates the presence of a piano store, opera house, moving pictures and book store.¹⁹ In addition, the education of the area's residents was a priority almost immediately following the town's inception. There were private schools in Farmersville as early as the 1860s, but the first public school was built on what is now Rike Field in the 1890s. Prior to the construction of the school, classes were conducted in "White Hall", or Masonic Hall and Rev. W.A. Edwards was the teacher.²⁰

Early commercial enterprises that continue to contribute to Farmersville's economy today include the Farmersville Times and a division of the First National Bank of Farmersville. Located on Main Street, The Farmersville Times building commands attention due to its distinct architecture. The Times, a weekly newspaper, printed its first issue on March 23, 1885, and is credited to be the oldest active newspaper in Collin County. Like the Times, First National Bank of Farmersville also has the honor of being one of the oldest operating businesses in Farmersville. W.S. Aston, Jim Aston, Sam Hamilton, K.M. Moore and E. H. Pendleton established The Exchange Bank in 1885. The bank went through a number of name changes and reorganization and merged with First National Bank of Farmersville.²¹ Founded in 1885, the First National Bank remains in operation under the name Independent Bank. It is the oldest independent bank remaining in Collin County and one of the oldest in the state. Primarily a farm bank serving a farming community, the First National Bank was hard hit in the 1920s and 1930s due to the Great Depression. Despite having to reorganize twice, First National Bank never closed its doors, unlike many banks of this era. Rike Drug Store was also established in 1885. Though the business does not currently remain under the name Rike Drug, due to it being sold and renamed, the entity is distinguished as one of the oldest business institutions of its kind in the state.²²

The rapid development of the commercial corridor can be credited in great part to Anna Bain. Collin County deed records dated September 7, 1893, indicate a payment in full of a promissory note to Farmersville Lodge No. 214 A.F. & A.M. by Anna M. Bain, owner and holder of the notes.²³ Anna Melissa Hicks Bain, widow of John Alexander Bain, purchased six and three quarters acres of prime Farmersville real estate in 1865, which included the east side of the square and adjacent property on the south side of College for a homestead. The Bain-Honaker house, which falls within the district, is significant because it is still extant. The house was built, owned, and lived in by five generations of a family that was prominent in the economic development and cultural life of the town. The oldest social club for women in Farmersville, the Culture Club, was formed in the dining room of the house in 1912. The club's mission was to give assistance to and support worthy causes, such as the State Hospital in Terrell and the Helping Hand Nursing Home in Farmersville.²⁴

In 1888, Anna Bain sold the lot at the corner of North Main and College Streets to the Masonic Lodge. Other associations began to emerge in Farmersville as well. The organization of the IOOF Pride Lodge Number 238 commenced in 1875. A number of other social institutions were organized including two women's clubs, the Ingleside Club (1894) and the aforementioned Culture Club. A Civic League flourished for a number of years. Their work culminated in the establishment of a small park which is situated at the intersection of the two railroads. The Farmersville chapter of the Daughters of the Confederacy placed a monument in the center of this park. A WPA bridge was later constructed in the park. These clubs and organizations were leaders in civil and social services for the

¹⁹ 1908 Sanborn map.

²⁰ Hartman, Jr., Lewis Ray. "History of Farmersville (Collin County) Texas." Research paper for East Texas State University, 1950.

²¹ Clark, Frank. "First National Bank of Farmersville, TX." www.coinweek.com/paper-money-us/first-national-bank-of-farmersville-texas/

²² Bland, Jeanette and Rita Roose. Farmersville Businesses October, 1924. Farmersville Historical Calendars, 1999.

²³ Records of Deeds of Collin County, Texas. June 6, 1888, vol. 37, pp. 8-9.

²⁴ Annual Year Book, The Culture Club, 1915

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community. Over the next forty years, Anna Bain sold some of the undeveloped land as residential lots and reserved other lots to build commercial buildings.

The cultural significance of the Masonic Temple exemplified the role of such organizations in the expansion of the downtown. Lodge members voted to spend \$4,375 to build the temple in 1888. On October 25, 1888, the cornerstone laying ceremony was held, and a uniformed local brass band of 25 members played in honor of the occasion. Sam Hamilton served as Worshipful Master when the Farmersville Masonic Lodge No. 214 A.F. and A.M. was built, and he achieved the rank of Grand Master of the Grand Lodge of Texas in December 1898. The statewide significance of the temple exemplified the stature of the town and the community's commitment to excellence, as well as their respect for community leaders. By 1921, the Farmersville chapter had one hundred members. In 1954, Jack Ball became the second Mason affiliated with Farmersville Lodge No. 214 to achieve this statewide honor, indicating the exceptional reverence associated with the Masons in Farmersville.

By the year 1910, the square was completely infilled with buildings of one and two stories, as well as one three story structure, that provided Farmersville residents with all of the goods necessary for a comfortable life. Due to a thriving population and a booming economy, business owners were able to increase production as well as expand their enterprises. W.P. Hogan added on to his bottling works building to keep up with an increase in orders. D. McCraw added a new fount to his ice cream factory on the south side of the square. Alvin Warner formally opened his new bakery in the old McCraw stand, and T.C. Pedigo opened a "first class blacksmith and wood work shop" in the new brick building just north of the Farmers & Merchants National Bank.²⁵ The March 1909 Southwestern Telegraph and Telephone Company Directory, Farmersville implies that all goods needed to sustain a quality life and support a thriving economy could be found in Farmersville. Such businesses include: Carpenter & Son, Groceries; Carver Bros, Cotton Office; Farmers & Merchants National Bank; Honaker & Herron, Grocers and Hardware; I.C. Hudson Bakery; Lokey & Coffey, Livery Stable; Moore & Murchison Lumber; Pendleton & Aston, Real Estate; P.C. Williams Book Store; J.B. Stanford, Photographer.²⁶

With the downtown businesses flourishing, W.S. Aston initiated a civic improvement with the addition of a concrete sidewalk from the post office to the Katy Depot extending in front of his property. The sidewalk enhanced the appearance of the east side of South Main Street. The Katy Depot was located on the east side of South Main Street, north of the city park, approximately where the large restored Onion Shed now stands. With the presence of the railroads, Farmersville catered to moving large quantities of passengers and produce. Every train was met by horses and carriages to take travelers home or to one of several boarding houses or hotels for an overnight stay. By 1916, six passenger trains ran daily on the Santa Fe Railroad while the Katy had one train each way to Greenville and McKinney.²⁷

An editorial in *The Farmersville Times*, dated August 2, 1918, described the flourish of commercial activity within the town. "Beginning at J. Purvin & Son's Store, walking around the square back to Rike & Holloway's Drug Store, there were easily one hundred and six cars that were standing empty with lights out, meaning that people who were riding in those cars were somewhere in town either for business or pleasure," a *Times* reporter accounted about a Saturday night. The article advocated for "an up-building in civic progress" to include a good water system and sewer system. Basic water service had been initiated in 1903, but sewers were built the early 1920s.²⁸ Many of the automobiles in town were purchased and maintained at the Allison Motor Company, established September 1, 1915, under the firm name of Allison & Holsonbake, an authorized Ford agency with a garage and

²⁵ Roose, Rita. "Farmersville Square, 1915, as remembered by Jimmie Morrow". 1999 Farmersville Historical Society Calendar.

²⁶ March 1909 Southwestern Telegraph and Telephone Company Directory

²⁷ Rike, Charles. "A History of Farmersville, Texas 1845-1973. p. 32

²⁸ Ben White, City Manager, via email 12/17/14

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service department, located on the northeast side of the square at College and North Main Streets. The Times advertised that a Ford Model T could be bought for \$295.00 which was possibly the cheapest car of all time.²⁹ Another civic improvement included the paving and the laying of bricks in the square during the years 1922-23. Jimmie Morrow, a farmer and rancher, born in Farmersville in 1902, remembered observing the square while it was being paved. "Concrete was poured and then sand applied on top of it, and the bricks were placed on top of that," Jimmy recalled.³⁰ The original brick streets are still intact and remain a unique focal point for the square.

During the early years of the roaring twenties, Farmersville boasted three banks. The Greenwoods Pharmacy was started by Sam and Martin Greenwood in 1921. The pharmacy was sold to Bill Harrison in 1965. The Harrisons also purchased Rike Drug Store when Charlie Rike became too ill to manage the day-to-day operations. Additionally, The Cotton Oil Company, whose structures remain extant east of the district, built its first lake just east of town in the early 1920s. It was given the name Park Lake because private citizens built the country club on the shore with a nine-hole golf course around it.³¹

With an established presence as an agricultural center, the East Collin County Livestock Association held their annual fairs in Farmersville. In addition, Farmersville was becoming well-known for its onion production. Given the name the "Onion Capital of North Texas", Farmersville exported over 1,000 cars of onions per year by rail.³² There were six original onion sheds that served as a packing and shipping area for farmers. Two of the six sheds remain intact and are owned by the city; one completely restored and used as a community facility; the other awaiting renovation to be rehabilitated into a heritage museum. These iconic sheds serve as a reminder to the community of the hard work and values with which Farmersville was built upon. The first Onion Festival was held in Farmersville in 1935. The inaugural festival on June 3 and 4, was attended by Texas Governor James V. Allred and Supreme Court Justice Richard Critz at the invitation of the Junior Chamber of Commerce. Governor Allred was the scheduled speaker during an afternoon program staged on a platform on the square. Business owners were encouraged to leave their store fronts illuminated both festival evenings. Activities included a special aerial stuntmen performance by The Whirlwind Fliers, the coronation of Mary Ruggle of Anna as Queen "Noino" ("onion" spelled backwards), an inspection of the loading platforms and onion fields, and a parade with floats and bands. There was much reason to celebrate: the cost of No. 1 Yellows was \$1.40 to \$1.65 per pound. The annual Onion Festival held for many years, but was suspended during World War II.

Farmersville promoted itself as a place to "Live, Work and Play." A May 31, 1935 Farmersville Times article supports this declaration with the following excerpt:

Many local industries add to the advantages the town offers. The McCraw Candy Factory, doing a mammoth business over four states, manufactures over a hundred varieties of candy; over 50 families are supported by the work provided by the factory. Other important industries: modern oil mill operated by Farmers Cotton Oil Co., a large ice factory, owned and operated by the Community Public Service Co., three large chick hatcheries, two mattress factories, four large gins, three machine shops, a nursery and a florist.³³

On the home front during World War II, Texans sacrificed whatever was necessary to support "our boys overseas," and Farmersville was no exception. N.O. Wright, Superintendent of Farmersville Schools, commended his community

²⁹ Rike, Charles. "A History of Farmersville, Texas 1845-1973," p. 34

³⁰ Roose, Rita. "Farmersville Square, 1915, as remembered by Jimmie Morrow". 1999 Farmersville Historical Society Calendar.

³¹ Rike, "A History of Farmersville, Texas 1845 – 1973," p. 34.

³² Hundley, Pansy. "Library Notes...A history of Farmersville". *Farmersville Times*, 10/05/2006.

³³ Hundley, Pansy. "Just a little bit more of Farmersville's history". *The Farmersville Times*. 11/03/06

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for going “over the top in every bond drive, every contribution for the Red Cross War Chest drive and in collection of scrap metal and waste paper.” Members of local churches sponsored and published the *Farmersville Furlough*, a monthly news sheet sent free to “our boys and girls all over the world as a newsy letter from home including a reporting on businesses “Around the Square.”³⁴

It seemed especially fitting to declare Friday, June 15, 1945, as “Audie Murphy Day” in Farmersville, Texas. As soon as word was received earlier in the month that Audie might be coming home, plans for a homecoming celebration were quickly made. Mayor Beaver set a respectful tone for the event. A joint meeting of the Chamber of Commerce and Rotary Club was held at City Hall on June 12 to make final plans for the homecoming.

The welcome celebration for Lieutenant Audie Murphy was the largest such event in the history of the city of Farmersville. Estimates ranged from 2,500 to 5,000 for the crowd that gathered in the town square. People were observed hanging out of second story windows and on nearby rooftops. Many of those present were Blackland Prairie farmers who had driven in from the nearby communities where Audie grew up and with whom he had worked. Businesses shut down for two hours in observance of the occasion. In an unprecedented move, local Postmaster M.B. Smith, closed down the U.S. Post Office for the entire day, declaring the event to be a “local national holiday.” Mayor Beaver successfully wove together a number of official duties to pull off the event. Determined that 20-year-old Audie get the biggest reception any Farmersville boy ever got, “whether he likes it or not,” the mayor led the Farmersville delegation to McKinney to meet the returning Audie.

Life magazine, on hand to visit Audie Murphy, featured an engaging photograph of the Most Decorated Soldier on the cover and four pages of coverage of his homecoming to “the little town of Farmersville, Texas” in its July 16, 1945, issue. Audie is shown being photographed while getting a haircut in the downtown Greer Barbershop (113 McKinney Street) by Mrs. J.C. Greer, who cut his hair before he went off to war and who gave Audie his first haircut after returning from Europe.

First Lieut. Audie Murphy came home last month covered with ribbons. He fought through the campaigns of Africa, Sicily, Italy and France. He got the DSC (Distinguished Service Cross) for capturing an entire German garrison and the Congressional Medal of Honor for stopping a German advance singlehanded. Altogether he had 14 medals, which made him the most decorated combat infantryman in the Army. It also made him the greatest thing that ever happened to Farmersville, Texas, his hometown. When he arrived all the stores closed for a local holiday and crowds stood in the 98-degree heat to cheer while he made a bashful speech.³⁵

“Yesterday very few people had ever heard of Farmersville, but today it is on the map,” remarked the principal speaker of the day, William H. Jouett, cashier of the First National Bank.³⁶

In addition to working, Farmersville provided a source of recreation for men with the formation of the semi-pro baseball team called the Ramblers in the early 1950s. Headquartered out of J.W. Clark’s Texaco Station on McKinney Street, many of the members went on to join the North Texas Semi-Pro League.³⁷

³⁴ Men and Women in the Armed Forces from Collin County, McKinney, Texas. n/d.

³⁵ “LIFE Visits Audie Murphy : Most decorated soldier comes home to the little town of Farmersville, Texas,” *Life Magazine*, July 16, 1945.

³⁶ *The Dallas Morning News*, “Little Town Shows Big Stuff for 20-Year Old Quiet Hero,” by Lois Sager, Saturday, June 16, 1945.

³⁷ Hundley, Pansy. “Ramblers a part of history.” *The Farmersville Times*. 10/24/2013

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The downturn of the commercial district in Farmersville during the 1960s, 70s and 80s was a combination of factors that were plaguing small towns all over Texas and the nation. Farmersville was affected by the bypass highways and strip malls that redirected people around the downtown. In addition, passenger trains ceased to run through Farmersville, taking with them a slew of people that heavily contributed to the vitality of downtown businesses. Furthermore, the streamlining of cotton and onion production relocated the growing to other regions within the state. Despite these setbacks, traffic and business remained in existence and continued to support strong and viable commercial activity.

In the year 1970, a citywide cleanup began, with most of the work being done by Vietnam vets who were devoted to keeping Farmersville alive and well. This local committee soon became the Centennial Committee, a committee created for the centennial celebration of Farmersville in 1973. In the interest of preserving the historical significance of the onion sheds, the committee purchased, restored and later donated the Shed to the City to be used for civic events that would benefit the community. The Centennial Celebration was such a success that it was turned into an annual event, Old Time Saturday. The event is used as a means for fundraising as well as a time for fellowship.

Within the last year, Farmersville has regained control of its own electric under the name of Farmersville Electric. This would not have been possible without the expertise of city employees and residents to envision the long-term benefits of providing better service, better storm management and financial gains that directly benefit the residents of Farmersville.

Farmersville continues to maintain a strong sense of community, and although there has been turnover of the businesses in the commercial area, there has never been a complete abandonment of what exists in the district. This is the result of a highly active political and religious community, as well as an active African American community. The churches in Farmersville have helped to keep a nucleus of a sense of place. In addition, Farmersville has a core of well-educated individuals and a strong tradition of volunteerism. Education has played a significant role historically, in that education was viewed as a necessity not a privilege. Today, these men and women are the driving force behind community and government boards, and they contribute to the daily and long-term success of the town.

Architectural Significance

The Farmersville Commercial Historic District is eligible for listing in the National Register under Criterion C in the area of Architecture. The district contains a locally significant assemblage of commercial and governmental buildings, reflecting typical architectural forms and styles of the late nineteenth and early twentieth centuries. The district includes a high proportion of intact buildings that contribute to and convey the district's architectural significance. The district is concentrated along the main thoroughfares of McKinney and Main Streets, which create a "T" shape. This configuration is rather unusual and allowed a wide linear public square to be created and defined by the buildings on the north and south sides of McKinney Street.

Many of the original late-19th century buildings in the commercial district were of wood-frame construction. Over time, brick replaced the wood-frame buildings. Two notable exceptions are the most elaborate examples of late 19th century commercial block architecture in Farmersville: the Aston Building and the Masonic Lodge are sister buildings, constructed from locally-quarried limestone and incorporate Romanesque stylistic elements. These two buildings are the earliest structures in the district and date to the late 1880s. W.S. Aston's High Victorian commercial building at 121 South Main Street is unusually sophisticated in design and remains an important link with the town's early period of prosperity. Many of the brick structures were built from 1895 to 1910, with another spurt of building activity in the 1920s. Resources constructed during the 1930s include the Neo-classically designed Post Office and the WPA-era City Park Bridge.

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Most commercial buildings in the district can be characterized as 1-part or 2-part commercial blocks, terminology devised by Richard Longstreth in *The Buildings of Main Street* (1987). As commercial buildings often do not always exhibit the characteristics of high styles, Longstreth's typology is based on facade organization. Architectural detailing may be either prominent or totally lacking. Many commercial blocks in Farmersville are simple brick single-story buildings with cast iron facades in various states of repair.

Most historic-age buildings in the district are examples of the One-part Commercial Block and Two-part Commercial Block types. This typology takes on various types of ornamentation to convey a wide range of styles, focusing primarily on facade organization rather than ornamentation. Usually sharing a party wall with neighboring buildings, the facade is dominant and tends to consist of storefronts on the first floor with more detailed ornamentation on the second floor. Most storefronts have been altered and now have fully enframed window walls. A few structures retain their original recessed central entryways, characteristic of the commercial block typology. Original cast-iron columns, each of a unique design, can be found on several storefronts. Awnings of varying materials (wood, metal, or fabric) shelter the first-floor retail space of nearly every structure.

One-part commercial blocks can be free-standing or part of a row. The one-part commercial block usually consists of one or two windows and a central doorway. False parapet fronts or brick coping often enhance the upper wall. This building type accounts for 57% of the buildings. The best examples in the district include the buildings at 133-199 McKinney, an uninterrupted row of historic brick buildings dating to the 1890s with corbelled brick parapets as their most prominent characteristic, along with cast iron storefronts on the first and last buildings in the row. Several 1-story buildings in the district feature various combinations of large transom windows, street-level display windows, and inset double doorways, all of which are evident in the buildings at 123-125 S. Main. This vernacular storefront type – common throughout the U.S. between 1870 and 1930 – typically features a large, plate glass display window on either side of a deeply recessed entryway. Transoms above the display windows provide additional light into the interior.

Two-part commercial blocks can also be free-standing or part of a row. This type is distinguished by its division of the facade into two distinct sections. The ground floor is similar to the one-part commercial block while the upper portion is commonly punctuated with smaller window openings at regular intervals. The upper floors of these buildings were commonly used for offices, meeting halls, hotel rooms, and apartments. This building type accounts for 25% of the buildings in the district. Excellent examples include the buildings at 119 and 125 S. Main Street, with unpainted brick and stones exterior, respectively.

Most transom windows in the district are extant, although some remain covered with plywood or other material on the interior or exterior. The frames of these transom windows appear to be visibly intact. Above the transom, brickwork on both one- and two- story buildings tends to be decorative. Corbelled parapets, dentils, belt courses, arched window openings, and inset panels are most frequently noted.

A few structures within the district directly reflect Farmersville's agricultural history. The Onion Sheds and Farmersville Grain and Hardware are comprised of wood framed construction with either lap siding or sheathed and roofed with corrugated sheet material. This building type was common across Texas during the early twentieth century construction of agricultural buildings.

Modernism appears to have had no impact on commercial architecture in Farmersville, with few examples of mid-century attempts at modernization that are commonly found throughout commercial districts in Texas. The most visible non-historic covering is limited to stucco applied to brick and stone surfaces. Due to the lack of any historic buildings built after 1945 and the lack of significant mid-century modifications to any buildings in the district, the period of significance ends at 1945, which also coincides with the year of Audie Murphy's return home to great acclaim after World War II, which was celebrated with a large event in the district.

Farmersville Commercial Historic District, Farmersville, Collin County, Texas

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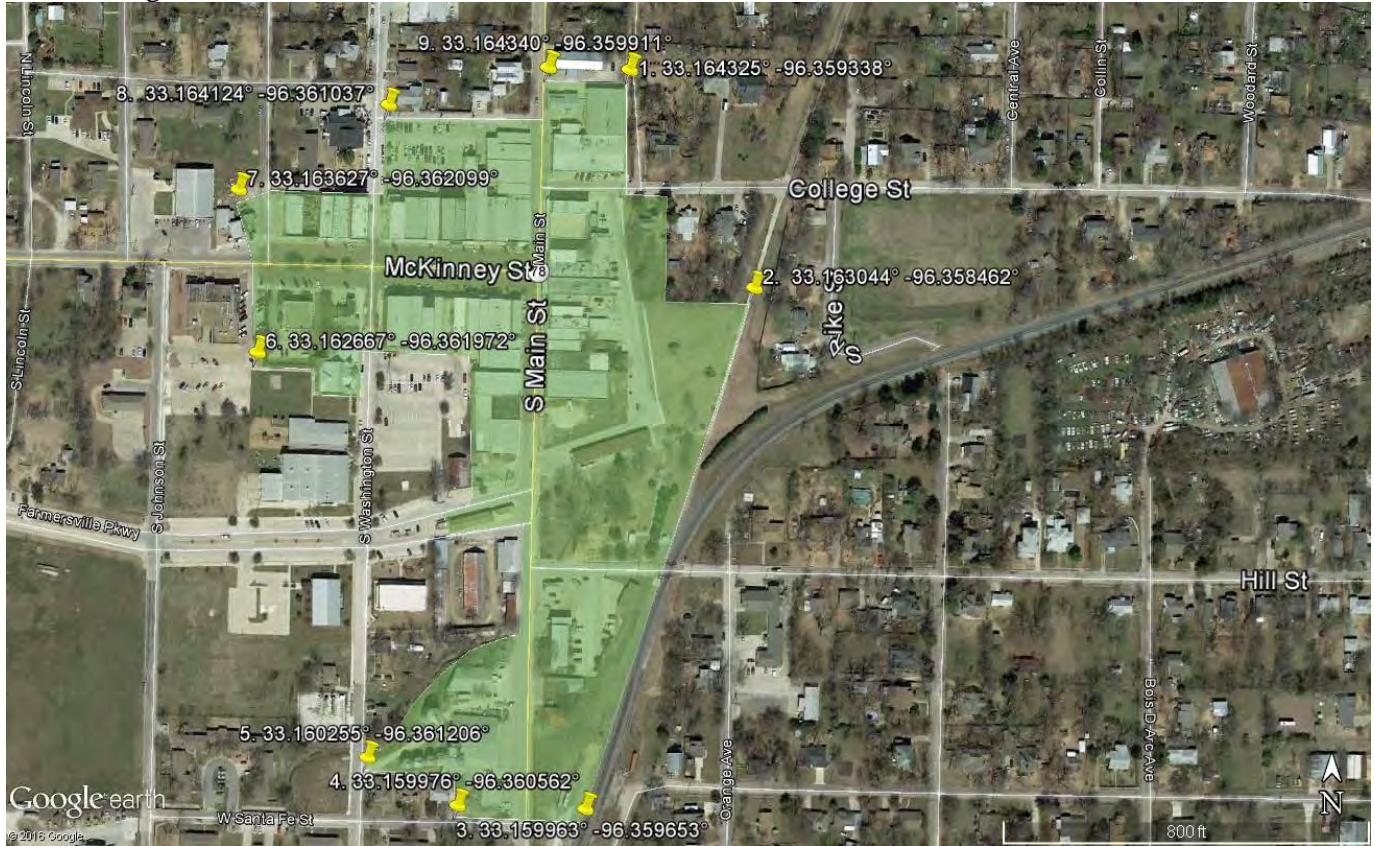
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Farmersville Commercial Historic District, Farmersville, Collin County, Texas

Source: Google Earth, accessed June 15, 2016.



	Latitude	Longitude
1.	33.164325°	-96.359338°
2.	33.163044°	-96.358462°
3.	33.159963°	-96.359653°
4.	33.159976°	-96.360562°
5.	33.160255°	-96.361206°
6.	33.162667°	-96.361972°
7.	33.163627°	-96.362099°
8.	33.164124°	-96.361037°
9.	33.164340°	-96.359911°

Collin County, Texas



Farmersville Commercial Historic District, Farmersville, Collin County, Texas

Metes and Bounds Description

Beginning at the intersection of the centerline of Candy Street and the centerline of North Main Street;

Thence, north along the centerline of North Main Street approximately 67.9 feet to a point for a corner;

Thence, south 89 degrees 36 minutes 43 seconds east along a line approximately 192.9 feet to the centerline of an alley for a corner;

Thence, south 0 degrees 16 minutes 41 seconds west along the centerline of an alley approximately 209.4 feet to the centerline of College Street for a corner;

Thence, south 89 degrees 39 minutes 58 seconds east along the centerline of College Street approximately 86.2 feet to a point for a corner;

Thence, south 0 degrees 0 minutes 8 seconds east along a line approximately 242.6 feet to a point for a corner;

Thence, south 89 degrees 59 minutes 34 seconds east along a line approximately 135.3 feet to a point for a corner;

Thence, south 15 degrees 23 minutes 22 seconds west along a line approximately 1065.3 feet to a point for a corner;

Thence, north 89 degrees 58 minutes 43 seconds west along a line approximately 496.6 feet to the centerline of South Washington Street for a corner;

Thence, north 0 degrees 40 minutes 11 seconds east along the centerline of South Washington Street approximately 50.8 feet to a point for a corner;

Thence, south 89 degrees 19 minutes 49 seconds east along a line approximately 24.1 feet to a point for a corner;

Thence, north 84 degrees 23 minutes 38 seconds east along a line approximately 34.8 feet to a point for a corner;

Thence, north 30 degrees 36 minutes 42 seconds east along a line approximately 175.5 feet to a point for a corner;

Thence, north 0 degrees 40 minutes 11 seconds east along a line approximately 84.0 feet to a point for a corner;

Thence, east along a line approximately 202.6 feet to the centerline of South Main Street for a corner;

Thence, north 0 degrees 20 minutes 45 seconds west along the centerline of South Main Street approximately 232.1 feet to a point for a corner;

Thence, south 88 degrees 31 minutes 45 seconds west along a line approximately 198.8 feet to a point for a corner;

Thence, north along a line approximately 47.2 feet to the centerline of Farmersville Parkway for a corner;

Thence, north 73 degrees 7 minutes 10 seconds east along the centerline of Farmersville Parkway approximately 84.9 feet to a point for a corner;

Farmersville Commercial Historic District, Farmersville, Collin County, Texas

Thence, north 0 degrees 5 minutes 29 seconds east along a line approximately 230.5 feet to a point for a corner;

Thence, west along a line approximately 16.6 feet to a point for a corner;

Thence, north along a line approximately 98.4 feet to a point for a corner;

Thence, west along a line approximately 211.7 feet to the centerline of South Washington Street for a corner;

Thence, south along the centerline of South Washington Street approximately 103.6 feet to a point for a corner;

Thence, south 89 degrees 55 minutes 32 seconds west along a line approximately 122.9 feet to a point for a corner;

Thence, north 0 degrees 35 minutes 24 seconds west along a line approximately 61.2 feet to a point for a corner;

Thence, south 89 degrees 21 minutes 22 seconds west along a line approximately 122.1 feet to a point for a corner;

Thence, north 0 degrees 7 minutes 4 seconds west along a line approximately 259.7 feet to the north right-of-way line of McKinney Street for a corner;

Thence, north 89 degrees 54 minutes 42 seconds west along the north right-of-way line of McKinney Street approximately 102.3 feet to a point for a corner;

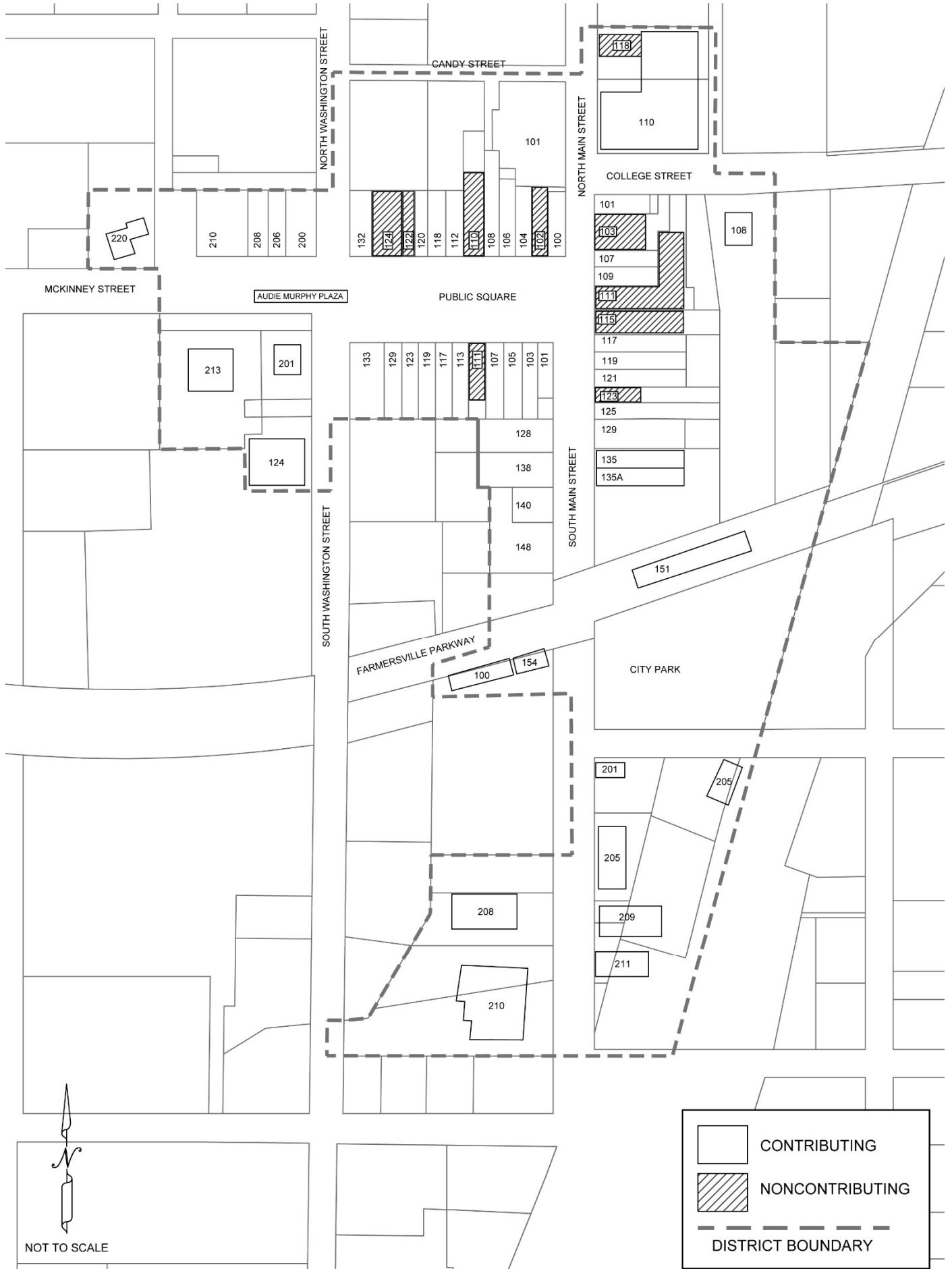
Thence, north 0 degrees 11 minutes 28 seconds east along a line approximately 113.4 feet to a point for a corner;

Thence, south 89 degrees 52 minutes 23 seconds east along a line approximately 351.3 feet to the centerline of North Washington Street for a corner;

Thence, north along the centerline of North Washington Street approximately 169.5 feet to its intersection with the centerline of Candy Street for a corner;

Thence, south 89 degrees 37 minutes 37 seconds east along the centerline of Candy Street approximately 357.2 feet back to the point of beginning.

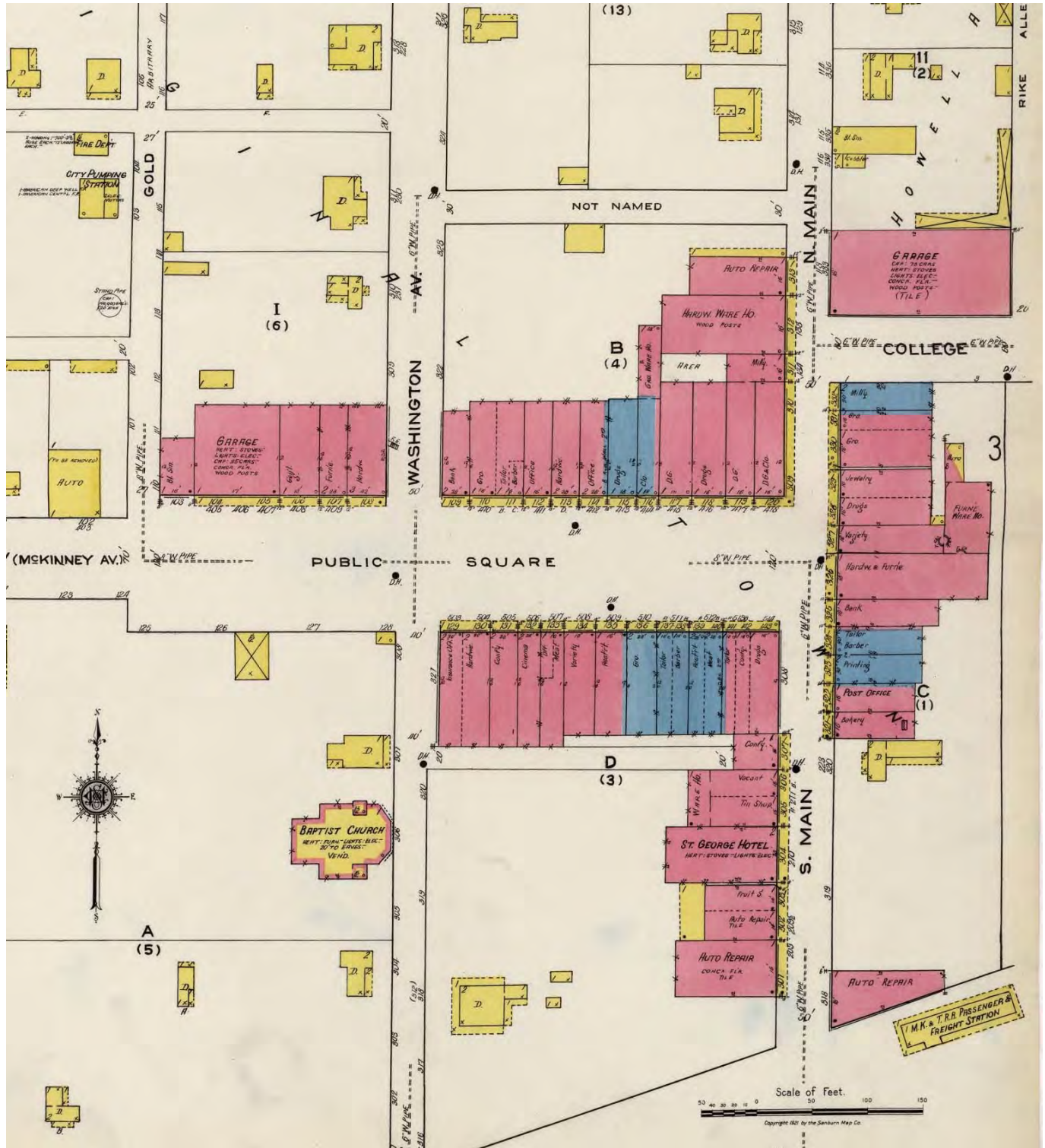
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Farmersville Commercial Historic District, Farmersville, Collin County, Texas

Sanborn Fire Insurance Map, 1921 (detail).

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Farmersville Commercial Historic District, Farmersville, Collin County, Texas

Figures: Historic Photographs



Farmersville, Texas, East Side of the Square 1912

Photo from the collection of Ken Walters, McKinney, TX

Farmersville Commercial Historic District, Farmersville, Collin County, Texas

Facing East on McKinney Street, no date.



Farmersville Commercial Historic District, Farmersville, Collin County, Texas

North side of McKinney Street, no date.



Farmersville Commercial Historic District, Farmersville, Collin County, Texas

North side of McKinney Street, no date.



Farmersville Commercial Historic District, Farmersville, Collin County, Texas

Photo 1: Post Office, 213 McKinney



Photo 2: North side of 200 block McKinney



Farmersville Commercial Historic District, Farmersville, Collin County, Texas

Photo 3: 204 McKinney



Photo 4: 200 McKinney



Farmersville Commercial Historic District, Farmersville, Collin County, Texas

Photo 5: South Side 100 block McKinney



Photo 6: 132 McKinney



Farmersville Commercial Historic District, Farmersville, Collin County, Texas

Photo 7: 124 McKinney (noncontributing due to alterations)



Photo 8: North Side 100 block McKinney



Farmersville Commercial Historic District, Farmersville, Collin County, Texas

Photo 9: East side South Main, looking southeast



Photo 10: East Side of South Main, looking southeast



Farmersville Commercial Historic District, Farmersville, Collin County, Texas

Photo 11: 135 S. Main, Onion Shed



Photo 12: West Side of South Main



Farmersville Commercial Historic District, Farmersville, Collin County, Texas

Photo 13: 135 S. Main



Photo 14: 129 S. Main



Farmersville Commercial Historic District, Farmersville, Collin County, Texas

Photo 15: 119-121 South Main



Photo 16: 101 South Main



Farmersville Commercial Historic District, Farmersville, Collin County, Texas

Photo 17: North Side McKinney, plaza to the left



Photo 18: 105 McKinney



Farmersville Commercial Historic District, Farmersville, Collin County, Texas

Photo 19: 111 McKinney (noncontributing due to alterations)



Photo 20: 129 McKinney



Farmersville Commercial Historic District, Farmersville, Collin County, Texas

Photo 21: 124 S. Washington, First Baptist Church, Southeast Oblique



Photo 22: 207 South Main (City Hall), looking east



Farmersville Commercial Historic District, Farmersville, Collin County, Texas

Photo 23: Bridge and Confederate Memorial, City Park



Photo 24: 210 South Main, looking west




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UNITED STATES POST OFFICE
75442





PEL SINGING
EVERY 3RD SAT.
7 TO 9. 

ST CHURCH
FUNDAMENTAL



PAIN

YARNS, GIFTS & ANTIQUES
Coffee, Tea, Gourmet Foods





UPPER ROOM

UPPER ROOM

DATE WITH ANTHREE

W-1012



DYER DRUG

N. 4th St



FARMERSVILLE AUTO SUPPLY

AMERICAN
AUTO
PARTS

Farmersville
Auto Supply

Farmersville
Auto Supply
OPEN



E AUTO SUPPLY





THOMAS KIRKADE
Blooms Gallery

Green Street

Festival
MBER

Hill
Kitchens

BANK

Edward Jones INVESTMENTS

TO NORTH
78







FARMERSVILLE

NO
PARKING AND
DISSEMINATION
OF
WEEDS
HERE

4225



SPEED
LIMIT
20



MAIN STREET
MUSIC HALL







1887
A. J. ...

SUNSHINE

NO PARKING

1887
A. J. ...

For American Home
The American Home





WE MAY

1918 1918



St. Joseph's Family Practice
1875 Hwy 7222
Austin, Missouri





Headquarters For

HAIR DESIGN

HEADQUARTERS
FOR
HAIR DESIGN

♦ HAIRSTYLING
♦ TANNING
♦ NAIL SERVICE
♦ PICURES

HAIR DESIGN



FIRST BAPTIST CHURCH



CITY OF
FARMERSVILLE

100 N. 1st St.
Farmersville, MO 65631

PH: 660-333-1111





Farmersville Grain & Hardware
Established 1908

FERTILIZERS

PET SUPPLIES

GRAIN PROCESS

AMERICA'S SOYBEAN
GLASS BOX

ACHA America's Healthier
Soybean Oil

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: Date of Pending List: Date of 16th Day: Date of 45th Day: Date of Weekly List:

Reference number:

Nominator:

Reason For Review:

Accept Return Reject Date

Abstract/Summary Comments:

Recommendation/ Criteria

Reviewer Edson Beall Discipline Historian

Telephone _____ Date _____

DOCUMENTATION: see attached comments : No see attached SLR : No

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: Edson Beall
National Register of Historic Places
National Park Service
1201 Eye Street, NW (2280)
Washington, DC 20005

From: Mark Wolfe, SHPO
Texas Historical Commission

RE: Farmersville Commercial Historic District, Farmersville, Collin County, Texas

DATE: December 27, 2016

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 of the Farmersville Commercial Historic District, Farmersville, Collin County, Texas
	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
X	Correspondence: Copy of letter to USPS FPO regarding the inclusion of a federal post office as a contributing property in the district.

COMMENTS:

- SHPO requests substantive review (cover letter from SHPO attached)
- The enclosed owner objections (do___) (do not___) constitute a majority of property owners
- Other:



TEXAS HISTORICAL COMMISSION

real places telling real stories

December 27, 2016

Mr. Daniel B. Delahaye
Federal Preservation Officer
475 L'Enfant Plaza, SW
Room 6670
Washington, DC 20260-1862

RE: Farmersville Commercial Historic District, National Register Nomination, Collin Co., Texas

Dear Mr. Delahaye:

We are submitting the Farmersville Commercial Historic District National Register nomination to the National Park Service and are soliciting your review and comment.

The district is comprised of 52 contributing and 11 noncontributing properties in downtown Farmersville, Texas. The district is nominated under Criterion A in the areas of Commerce and Community Planning and Development, and under Criterion C in the area of Architecture as an intact sampling of late 19th and 20th century commercial buildings that are reflective of local and national architectural trends during the period of significance (1888-1955).

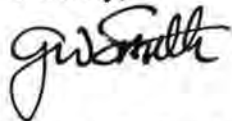
Contributing to the district is the 1939 Post Office at 213 McKinney Street. I have enclosed all references to this property within the nomination for your review.

If you wish to comment, please send correspondence within 30 days to the Texas Historical Commission at the above referenced address, as well as a copy to Edson Beall of the National Register program at the National Park Service, at:

National Park Service
National Register of Historic Places
1849 C Street, NW (2280)
Washington, DC 20240

If you have any questions, please contact me at (512) 463-6013 or greg.smith@thc.texas.gov. Thank you for your cooperation in this review process.

Sincerely,



Gregory W. Smith
National Register Coordinator

for Mark Wolfe, SHPO

enclosures

