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NAT. HISTORIC PRESERVATION SERVICE
NATIONAL HISTORIC PLACES

NPS Form 10-900

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

1. Name of Property

Historic Name: Yoakum Commercial Historic District
Other name/site number: NA
Name of related multiple property listing: NA

2. Location

Street & number: Roughly bounded by Nelson Street, South Street, Culpepper Street, and Forrest Street
City or town: Yoakum State: Texas County: Lavaca and DeWitt
Not for publication: Vicinity:

1. State/Federal Agency Certification

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

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

Applicable National Register Criteria: A B C D

Mark Wolfe State Historic Preservation Officer 9/27/19
Signature of certifying official / title Date
Texas Historical Commission
State or Federal agency / bureau or Tribal Government

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

Signature of commenting or other official Date

State or Federal agency / bureau or Tribal Government

4. National Park Service Certification

I hereby certify that the property is:

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

[Signature]
Signature of the Keeper

10/29/19
Date of Action

Yoakum Commercial Historic District, Yoakum, DeWitt and Lavaca Counties, 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: District

Number of Resources within Property (not including 1 previously-listed building)

Contributing	Noncontributing	
96	34	buildings
0	0	sites
2	0	structures
0	1	objects
98	35	total

Number of contributing resources previously listed in the National Register: **1** (Municipal Power Plant, 96001356)

6. Function or Use

Historic Functions: (see continuation sheet 8)

Current Functions: (see continuation sheet 8)

7. Description

Architectural Classification:

- Late 19th & early 20th Century Revivals: Neoclassical, Mission Revival, Gothic Revival
- Late 19th & early 20th Century American Movements: Prairie Style, Craftsman
- Modern Movement: Stripped Classicism, Art Deco, Moderne, International Style, New Formalism
- No Style

Principal Exterior Materials: Brick, stucco, wood, concrete block, terra cotta, cast iron, corrugated metal, pressed metal, granite, marble

Narrative Description (see continuation sheets 9-41)

Yoakum Commercial Historic District, Yoakum, DeWitt and Lavaca Counties, Texas

8. Statement of Significance

Applicable National Register Criteria: A, C

Criteria Considerations: NA

Areas of Significance: Commerce, Architecture

Period of Significance: 1887-1971

Significant Dates: 1887; 1930

Significant Person (only if criterion b is marked: NA

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

Architect/Builder:

- Architects: J. Henry Yentzen; Lou Harrington; Giesecke, Kuehne & Brooks; R. Rabb; Lynn Evans
- Builders: Ross & Shall; William E. Pound; F. O. Crawford; Blair, Algernon
- Contractors: C. A. Logeman; L. E. Bernhardt; H. B. Zachary; Bailey Mills & Co.

Narrative Statement of Significance (see continuation sheets pages 42-53)

9. Major Bibliographic References

Bibliography (see continuation sheets pages 54-60)

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 - City of Yoakum
- University
- Other -- Specify Repository:

Historic Resources Survey Number: N/A

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10. Geographical Data

Acreage of Property: 64.4 acres

Coordinates (Datum if other than WGS84: NA)

	Latitude	Longitude
1.	29.292181°	-97.150975°
2.	29.291591°	-97.148807°
3.	29.290490°	-97.147733°
4.	29.286885°	-97.148451°
5.	29.286660°	-97.148526°
6.	29.284399°	-97.150644°
7.	29.284413°	-97.151832°
8.	29.285179°	-97.153572°
9.	29.285841°	-97.154287°
10.	29.288294°	-97.153869°
11.	29.288488°	-97.153819°
12.	29.291844°	-97.151467°

Verbal Boundary Description: (see continuation sheet page 61)

Boundary Justification: (see continuation sheet page 61)

11. Form Prepared By

Name/title: Rebecca B. Borchers
Organization: RBB Consulting
Street & number: 804 B E. 47 Street
City or Town: Austin State: Texas Zip Code: 78751
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Date: November 2018

Additional Documentation

Maps (see continuation sheet, pages 62-69)

Figures (see continuation sheets, pages 70-78)

Photographs (see continuation sheets, pages 79-105)

Yoakum Commercial Historic District, Yoakum, DeWitt and Lavaca Counties, Texas

Photograph Log

Yoakum Commercial Historic District
Yoakum, DeWitt County and Lavaca County, Texas
Photographed by Rebecca Borchers June 2017-October 2018

Photo 1
Yoakum Underpass at Morris Street
Facing west

Photo 2
207 W. Grand Avenue
Facing north

Photo 3
201 W. Grand Avenue
Facing northwest

Photo 4
401 Irvine Street
Facing southeast

Photo 5
302 Lott Street
Facing southwest

Photo 6
612 Lott Street
Facing west

Photo 7
114 W. Grand Avenue
Facing south

Photo 8
102 E. Gonzales Street
Facing south

Photo 9
120 W. Grand Avenue
Facing south

Photo 10
211-213 W. Grand Avenue
Facing north

Photo 11
420 Front Street
Facing west

Photo 12
113 W. Grand Avenue
Facing north

Photo 13
203 Nelson Street
Facing north

Photo 14
301 W. Grand Avenue
Facing northwest

Photo 15
602 Irvine Street
Facing west

Photo 16
301 Nelson Street
Facing north

Photo 17
101 W. Grand Avenue
Facing north

Photo 18
801 Lott Street
Facing southeast

Photo 19
117 West Street
Facing east

Photo 20
302 Irvine Street
Facing west

Photo 21
709 Irvine Street
Facing east

Photo 22
409 Lott Street
Facing east

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Photo 23
702 Lott Street (north)
Facing west

Photo 24
215 Morris Street
Facing northwest

Photo 25
612 Forrest Street
Facing west

Photo 26
120 West Street (west)
Facing southwest

Photo 27
111 Nelson Street
Facing north

Photo 28
721 Front Street
Facing north

Photo 29
801 Front Street
Facing southeast

Photo 30
119 W. May Street
Facing northwest

Photo 31
206-208 W. Grand Avenue
Facing south

Photo 32
210 W. Grand Avenue
Facing south

Photo 33
719 Lott Street
Facing northeast

Photo 34
212 W. May Street
Facing north

Photo 35
617 Irvine Street
Facing northeast

Photo 36
107 Nelson Street
Facing north

Photo 37
722 Front Street
Facing southeast

Photo 38
221 W. Hochheim Street
Facing north

Photo 39
701 Lott Street
Facing east

Photo 40
Corner of Irvine Street and W. Grand Avenue; 200
block W. Grand Avenue
Facing northeast

Photo 41
200 block of W. Grand Avenue
Facing southeast

Photo 42
Corner of Irvine Street and W. Grand Avenue; 100
block of W. Grand Avenue
Facing northeast

Photo 43
100 block of W. Grand Avenue
Facing southeast

Photo 44
Yoakum Underpass, 600 block of Lott Street
Facing north

Photo 45
Corner of W. Grand Avenue and Lott Street
Facing north

Yoakum Commercial Historic District, Yoakum, DeWitt and Lavaca Counties, Texas

Photo 46

Corner of Lott and May streets, 400 block of Lott Street, 200 block of May Street
Facing southwest

Photo 47

600 block of Lott Street
Facing northwest

Photo 48

300 block of Front Street
Facing southwest

Photo 49

Corner of Lott and Nelson streets; 300 block of Lott Street
Facing southwest

Photo 50

Corner of Lott and West streets; 100 block of West Street
Facing northeast

Photo 51

Railroad track and H. Thiele Building; Corner N. South and E. Gonzales streets
Facing southeast

Photo 52

Railroad track
Facing north from S. South Street

Photo 53

Hitching ring in sidewalk on W. May Street

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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6. Function or Use

Historic Functions:

- Domestic - hotel, single dwelling
- Commerce/Trade - office building, professional, financial institution, specialty store, department store, restaurant, warehouse
- Social - meeting hall (masonic lodge, elks hall)
- Government - city hall, government office (state highway department), library, fire station, post office, public works (power plant)
- Education - college, library
- Religious - church
- Funerary - mortuary
- Recreation and Culture - theater, music facility (opera house)
- Agriculture/Subsistence - processing, storage, animal facility
- Industry/Processing/Extraction - manufacturing facility, energy facility (power plant) communications facility (telephone facility, printing plant), industrial storage (warehouse)
- Healthcare - pharmacy, medical business/office (pharmacy, doctor, dentist office), hospital
- Transportation - rail-related (railroad); road-related (underpass)

Current Functions:

- Domestic - single dwelling, multiple dwelling
- Commerce/Trade - office building, professional, financial institution, specialty store, restaurant, warehouse
- Social - meeting hall (masonic lodge)
- Government - correctional facility (police department), fire station, post office, government office (school district)
- Education - library
- Recreation and Culture - theater
- Agriculture/Subsistence - processing, storage
- Industry/Processing/Extraction - manufacturing facility, communications facility (telephone facility, printing plant), industrial storage (warehouse)
- Healthcare - medical business/office (pharmacy)
- Transportation - rail-related (railroad); road-related (underpass)
- Work in Progress
- Vacant/Not in Use
- Landscape – street furniture/object (street gateway)

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Narrative Description

The Yoakum Commercial Historic District is comprised of 64.4 acres in Yoakum, Texas, approximately 100 miles southeast of San Antonio and 130 miles southwest of Houston. The city was incorporated in 1887 and is divided by the Lavaca and DeWitt County line, which also divides the historic district at the north end, though nearly 90% of the district lies to the south, on the DeWitt County side of the line. The railroad runs north-south on the east side of the district. Lots are generally narrow and deep and have alleys in the rear. The dense commercial area between Nelson, Morris, Irvine and Front streets features extensive sidewalks. Historic resources in the district include commercial, government, and industrial buildings and structures, with a few residences at the periphery. Most resources in the district are brick, stucco, wood-frame and concrete block one- and two-part commercial buildings that are representative of commercial architecture of the period and region. Many of the buildings, while originally associated with commerce, have a history and direct relationship to the leather, tomato and meatpacking industries. The buildings display a variety of architectural styles and forms indicative of trends in architecture and retail store design during the period of significance, including Classical Revival, Mission Revival, Gothic Revival, Craftsman, Art Deco, Moderne, International, and New Formalism. Of the 134 resources, 99 (74%) contribute to the significance of the district.

General Overview of the Historic District

Established on a league of land granted to John May by the government of Coahuila and Texas in 1835, Yoakum was a gathering place for cattle drives up the Chisholm Trail. The city of Yoakum spans both western Lavaca County and eastern DeWitt County and consists of 4.6 square miles. Land in both counties was part of the land grants of both Stephen F. Austin and Green DeWitt. Lavaca and DeWitt counties are largely rural, both reporting populations of approximately 20,000 in 2017. The topography within the district is generally flat. The southeast part of Lavaca County and the northeastern corner of DeWitt County are in the Post Oak Savannah region with tall grasses, post and blackjack oaks. Traditionally an agricultural-based community, the large expanses of open range and fertile soil attracted cattlemen and farmers.

Incorporated in 1889 and named for Benjamin F. Yoakum, vice president and general manager of the San Antonio and Aransas Pass Railway (SA&AP), the development of Yoakum and its central business district was predominately influenced by the railroad, which grew immediately west of the north-south railroad line. The town began a rapid expansion with abundant employment that included three machinists' lodges and many flourishing saloons with upstairs gambling halls and cock fighting pits in the rear. The Yoakum Improvement Company was chartered on September 6, 1891, to provide water and electricity. The first buildings were along Front Street, W. Grand Avenue, and N. South Street, where the passenger depot was located. By 1896 the community boasted of a cotton mill, three cotton gins, several churches, two banks, an ice factory, specialty and general stores, saloons, hotels, two weekly and one daily newspaper, a school system with 700 students, and a population of 3,000. East of downtown, community leaders built spacious homes on Coke Street, known as "Silk Stocking Row."

The district is comprised of a blend of contributing resources consisting of late 19th, early 20th and mid-century one- and two-part commercial blocks, residential, civic, government, and industrial buildings, two structures (rail tracks and underpass) and one object (arch over street). Resources vary in design, scale, materials, and setting and are generally constructed of wood, brick, or concrete block. Some are clad in stucco, corrugated metal, or pressed metal. The majority of contributing resources are 19th and 20th century one - and two-part commercial blocks located on the north and sides of W. Grand Avenue; the west side of Lott Street from Morris to Nelson streets; and the north and south sides of May Street. These buildings are generally rectangular, constructed of brick or stucco, have a narrow street frontage and extend to a rear alley. The buildings on Front Street face the railroad track to the east, one of two structures in the district, which is located on an expanse of land historically known as "railroad park," that runs north south along the east side of the district. Some buildings are located on oddly shaped lots or have an irregular footprint,

Yoakum Commercial Historic District, Yoakum, DeWitt and Lavaca Counties, Texas

such as the H. Thiele Building on E. Gonzales Street and 117 West Street. The buildings are generally attached and have full-width canopies supported by chains or tie-rods that project over the sidewalk.

There are a variety of resources located on peripheral streets, including industrial buildings and warehouses on West Street, Morris Street and Front Street. These vary in design, scale, material, and setting and they are generally located on larger parcels than the district's one- and two-part commercial blocks. Automobile-oriented buildings are scattered throughout the district and include filling stations and buildings that were used for auto sales and service. There are a number of stand-alone buildings located on large lots, including the fire station (#06), the State Highway Department Building (#126), the US Post Office (#15) and 801 Lott Street (#121).

Street treatments vary throughout the district; however, all of the streets are wide. Irvine Street is the only street with lane markings. Some streets have high curbs with sidewalks, others have slightly elevated sidewalks. Most streets have curbs and there are curb cuts throughout the district. Intermittent sidewalks are located on the north and south sides of Morris Street and the east and west side of Irvine Street. There is a street light at the intersection of Irvine and Morris streets. The remaining intersections have stop signs. Hitching rings remain in the sidewalk on May Street.

Handicap ramps with modern pavers are located on the 200 block of W. Grand Avenue, along with a decorative element with pavers and a star at the intersection of W. Grand Avenue and Lott Street and a decorative arch (#71 - noncontributing object) at the intersection of W. Grand Avenue and Irvine Street. Large concrete planters are located on both sides of the street at the intersections of W. Grand Avenue and Irvine Street and W. Grand Avenue and Lott Street. All of these features were added in 2006 as part of the "Pershing Square Downtown Revitalization Project."

The Morris Street underpass (#88), a contributing structure and significant local landmark, is on the southeast side of the district, beginning at the intersection of Lott and Morris streets and extending east to Kenedy Street. The grade separation system built in 1936-1937 carries Morris Street under South Street, the railroad track, and Front Street.

Condition and Integrity

In general, buildings within the Yoakum Commercial Historic District retain a good degree of integrity from the identified period of significance of 1887 to 1971. The resources are generally in good condition with tidy storefronts and well-maintained materials, though there are a small number of unoccupied properties. While there are a number of vacant lots and some resources have been demolished or lost due to fire, there is very little infill and the district retains a strong sense of integrity. There are several contributing resources that have boarded windows and entrances, or have been neglected, but this does not necessarily diminish their significance or their ability to enhance the overall character of the district. Furthermore, while some contributing resources have been altered, they retain sufficient architectural integrity to convey their significance, including design, materials, workmanship, and setting. Modified storefronts during the period of significance reflect period architectural and retail trends, including the availability of modern materials such as Vitrolite, grveled concrete panels, and aluminum slipcovers.





Non-contributing resources are interspersed throughout the district and the descriptions include the rationale for their status, including alterations or a construction date outside of the period of significance. Significant alterations include resized or enclosed window and door openings, inappropriate additions, significant changes to character-defining features, removal of architectural features, or the addition of slipcovers that obscure the façade and historic fabric, which prevents determining their eligibility.

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Architectural Styles and Descriptions of Resources

The resources described below are organized by a unique ID number, which corresponds to the inventory, map, and photo log. Resources are generally numbered from north to south, beginning with E. Gonzales Street. Descriptions of each resource begin with the photo number, address, year built and status. Architectural descriptions include the architectural style or type, plan, number of stories, window, roof and entry/door type and defining architectural elements. Historical information, including the original owner, architect/builder/contractor, building use and relationship to the context is also provided, if known. If contributing resources have been altered, these modifications are described. For non-contributing resources, the reason for their status is described. In some cases, resources have a street number or an address that does not correspond to the street that the resource fronts. In other cases, resources have the same street number and are distinguished by direction, which is noted. These addresses conform with data from the central appraisal districts.




Property Inventory

	<p>#01 - 104 E. Gonzales Street c.1910 Contributing This wood-frame one-story commercial block has a false parapet and an upper façade clad in asbestos siding. The storefront has wood siding and a centered single wood door flanked by paired windows. A one-story addition that includes a set of four windows, wood siding, and asbestos siding above the canopy has been added to the east elevation. The building has an irregular plan and a shed roof canopy with a corrugated metal roof that extends the full-width of the storefront.</p>
	<p>#02 - 102 E. Gonzales Street 1910 Contributing (Photo 8 and Photo 51) Constructed by Ross & Shall for H. Thiele for his meat market, this brick two-story commercial block has a prominent location at the intersection of N. South and E. Gonzales streets. Irregularly shaped, it has a decorative brick cornice, belt courses between floors, and a shed-roofed metal-clad canopy. The brick façade has been painted, however, red brick is visible above the awning. The double metal doors are set in the chamfered corner entrance. The second story has double-hung wood sash windows with metal awnings. There is a single entry with a modern door on the west elevation. The building housed Lacina's Meat Market in the 1960s.</p>
	<p>#03 - Railroad Tracks 1887 Contributing Structure (Photo 51 and 52) Constructed in 1887 as part of the San Antonio and Aransas Pass Railway (SA&AP), the railroad tracks run north-south, between S. South Street, N. South Street and Front Street at the east side of district, from E. Gonzales Street to West Street. The tracks were later part of the Southern Pacific system.</p>
	<p>#04 - 301 Nelson Street 1957 Contributing (Photo 16) This one-part International Style commercial block has a flat roof, wood-framed ribbon windows set at the roofline, pink and white Roman bricks, and an inset entrance with a single entry metal door flanked by a sidelight. Stayton J. Steen purchased and demolished the two-story wood-frame Commercial Hotel to construct this building for his insurance company.</p>

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	<p>#05 - 219 Irvine Street c.1965 Non-contributing This one-story brick International Style commercial block has a flat roof, an inset porch supported by brick piers, and metal-framed ribbon windows on the east elevation. The roofline has been altered with a modern metal green mansard roof, but the building could contribute to the district if the non-historic roof was removed.</p>
	<p>#06 - 203 Nelson Street 1948 Contributing (Photo 13) Designed by Giesecke, Kuehne & Brooks, of Austin, Texas, this Prairie Style brick two-story building has International Style influences, a hipped roof, and an inset porch supported by brick piers with a single modern metal door entrance. The engineer was Howard R. Barr Associates.</p> <p>A second story balcony with a decorative brick banded wall is located over the entry porch, which is supported by two brick columns. The three original bays are framed with contrasting brick. An addition to the north has three additional garage bays. The north end of the south elevation has a single modern metal door with a canopy and five horizontal slot windows above. This elevation also has one garage bay with a modern metal rollup door and large almost square sash windows on the second floor.</p> <p>This building replaced the first Yoakum Fire Station, a frame building located on Front and Nelson streets. The Lane Hotel, a frame building, was demolished to make way for the new fire station. Constructed for \$67,900, it had three garage bays, a recreation room, a utility room, a chief's office and shower room, a kitchen and a ladies retiring room, in addition to housing on the second floor for the paid firemen and their families. At the time, the city had three full-time paid firemen and two drivers. The remaining firemen were volunteers.</p>
	<p>#07 - 113½ Nelson Street c.1945 Contributing This one-story residence has a front-gabled roof, a rectangular plan, and a centered partial-width entry porch supported by wood posts on masonry piers with exposed rafter tails. The flagstone veneer is painted. The altered window openings flanking the east and west side of the entrance have replacement windows.</p>
	<p>#08 - 111½ Nelson Street c.1940 Contributing This one-story brick residence has a gable roof with exposed rafter tails, a gabled stoop supported by wood posts, a single door entrance and wood-framed sash windows. Paired one-over-one double windows are located on the south elevation.</p>





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	<p>#09 - 113 Nelson Street c.1965 Non-contributing This one-story commercial building is non-contributing. It has a shed roof with a metal Mansard roof, a painted brick façade and horizontal fixed windows. There is a recessed entry with two single-entry modern metal doors.</p>
	<p>#10 - 111 Nelson Street c.1928 Contributing (Photo 27) This intact one-part commercial block has a symmetrical façade with polychromatic decorative brick, symmetrical, green glass single and multi-paned wood-framed transom windows, and an angled recessed entrance with a single modern metal door flanked by a sidelight. A modern partial-width metal canopy is suspended over the entrance. The storefronts have plate glass windows with green tile bulkheads. “Texas-Louisiana Power Co” is visible in the tiled entrance. The building housed Arkla Gas Co. in the 1960s and 1970s.</p>
	<p>#11 - 107 Nelson Street c.1930 Non-contributing (Photo 36) This one-story stand-alone filling station is located on a corner lot and has stucco walls and a gable roof extended canopy supported by steel posts. There are two service bays: one is boarded, the other has a wood multi-paneled rollup door. There is a single modern entry door with an adjacent boarded plate glass window with transom windows. The windows on the east elevation are enclosed.</p>
	<p>#12 - 302 Front Street c.1910 Non-contributing (Photo 48) This one-part commercial block located on the corner of Nelson and E. Gonzales streets is irregularly shaped. It is non-contributing because it is clad with masonry panels and has a modified storefront with a single metal door angled entry and modern metal windows. Recent removal of the canopy reveals a red brick façade. The building housed an auto repair shop in the 1920s and the Drive-In Cleaners, owned by Johnny Leopold, in the 1960s and 1970s.</p>
	<p>#13 - 106 Nelson Street c.1930 Non-contributing This stucco one-part commercial block is non-contributing because the storefront has been extensively altered. It has a shed roof and double metal door entry.</p>
	<p>#14 - 108 Nelson Street c.1930 Non-contributing This one-part commercial block is non-contributing because it is clad in gravel panels and has an extensively altered storefront with two single metal door entrances and one fixed glass window. The west elevation has a hollow-clay tile wall with blocked-in openings.</p>



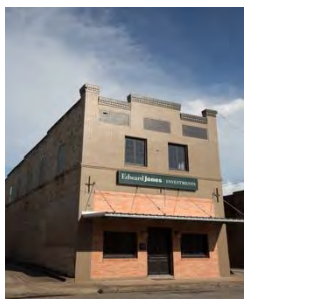

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	<p>#15 - 112 Nelson Street 1917 Contributing Constructed by Blair, Algernon as the United States post office, this one-story rectangular-plan Stripped Classical civic building has a symmetrical façade on a raised platform, round blind arches, a wide entablature, a centered entry with paired metal and glass doors, and a suspended metal canopy. Original windows and doors were replaced during a 1965 remodeling when the building was air-conditioned. The contractor for the remodeling was C. A. Logeman, of San Antonio.</p>
	<p>#16 - 208 Nelson Street c.1920 Contributing This stucco two-part commercial block has a wood frame lancet-arched door and windows on the first floor with blind lancet-arched windows on the second floor. An off-centered door on the second floor with a boarded transom opens onto a porch with a wrought iron railing. The window to the west on the second floor is covered. The window to the east on the second floor has a wood frame sash. Both windows have decorative wrought iron bracketed Juliet balconies that match the second story porch railing. The building was the chapel for the Beck Mortuary, the adjacent building to the east. It was the city library in the 1960s. Meeks O. (Mickey) Rice rented the building in 1973 for a warehouse and office space for his business, Rice Electric. The interior was later remodeled for a showroom and office space in the rear.</p>
	<p>#17 - 303 Irvine Street 1960 Non-contributing This one-story L-plan strip shopping center has a flat roof, brick veneer walls, fixed metal-framed windows, and a wide metal roof cap. The building has been completely remodeled.</p>
	<p>#18 - 302 Irvine Street c.1920 Contributing (Photo 20) Located on the corner of Irvine and Nelson streets, this brick one-part commercial block is rectangular and has a stepped decorative parapet and a single modern wood door with a transom flanked by plate glass windows. The transom windows are covered with asbestos siding. The north elevation has two service bays and a ghost sign that reads "Firestone." The canopy has been removed. The building housed the State Highway Department according to 1931 Sanborn maps.</p>
	<p>#19 - 314 Irvine Street c.1920 Non-contributing This rectangular masonry one-part commercial block has been altered extensively and is therefore non-contributing. The storefronts and original entrance on Irvine Street, and the east elevation, have been bricked in. A modern Mansard roof has been added. The building formerly housed Hub City Super Market and Hub City Stamp Center from 1949 to 1975. Prior to that, one third of the building was the Colley seed store.</p>




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	<p>#20 - 315 Irvine Street c.1945 Non-contributing This former gas station on the corner of May and Irvine streets has original porcelain enamel panels and two service bays. It is non-contributing because the sales office has been extensively modified, and it has a large metal-clad second story addition and a one-story addition on the south elevation with two metal rolling doors.</p>
	<p>#21 - 302 Lott Street 1911 Contributing (Photo 5 and Photo 49) J. Henry Yentzen constructed this red brick, rectangular, two-part commercial block for A. E. Beck as a mortuary. The parapet has geometric brick corbelling. A deep second-story balcony has a decorative metal railing which replaced an original wood railing. The reconfigured storefront has lancet-arched transoms, re-sized display windows and a glass-paneled entry door. The second story retains wood frame sash windows. Openings on the north elevation have been bricked in. A large wooden sliding door, which was the entrance for hearses, is located on the north elevation towards the rear of the building. A low-profile metal roof has been added.</p> <p>A.E. Beck moved to Yoakum in September 1910 from Rock Island, “closed a deal” on this corner lot in June 1911, awarded a contract for the building to Yentzen in July and opened his undertaking business in December of the same year. The Beck family resided on the second floor and operated the Beck Mortuary on the first floor. After Frank Beck’s sudden death in 1941, the mortuary was purchased by Jimmie Prasek from Frank’s wife, Fannie Mae, in 1945 and subsequently operated as Beck-Prasek Funeral Home. The building remained in the family until 1973 when it was purchased by Tilford Steinmann for Ann’s Flower Shop, which opened in September 1973. Ann’s has been in continuous operation at this location since that time.</p>
	<p>#22 - 304 Lott Street c.1915 Contributing (Photo 49) A.E. Beck, owner of the Beck Mortuary, located in the adjacent two-story building to the north, built this brick one-part commercial block sometime after 1912. A ghost sign on the parapet reads “undertaker.” The building has a triangular raised parapet with a “seeds” ghost sign. The storefront has been reconfigured with a large plate glass window and glass panel wood door under a modern metal canopy.</p>
	<p>#23 - 312 Lott Street c.1915 Contributing (Photo 49) Historic photos reveal that this rectangular, stucco one-part commercial block was originally brick. There are three bays; the smaller center bay has an arched transom over a single wood door with no canopy. The two flanking storefronts have central recessed entries and plate glass windows with modern metal suspended canopies below transom windows that are boarded. The south storefront has display windows with rounded glass corners and a single glass panel wood door. The north storefront has a recessed entry with paired glass panel doors. The south elevation has a set of three metal industrial windows. The building retains its metal c.1930 “Yoakum Herald-Times” signage.</p>

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	<p>#24 - 314 Lott Street c.1910 Contributing This stucco one-part commercial block has two sign panels and a full-width wood canopy suspended with tie rods. The canopy separates multi-paned transom hopper-style windows from the storefront, which has two single glazed wood doors and adjacent plate glass windows.</p>
	<p>#25 - 318-324 Lott Street 1910 Contributing This resource has a rectangular two-part commercial block on the corner of Lott and May streets and a one-story wing that faces Lott Street to the north. The two-story portion has a decorative parapet, an enclosed angled entrance and a granite column that has been painted. Cast iron and brick columns separate multiple bays on the south and east elevations. The second story has wood sash windows that are covered with wood vented panels. The canopy is missing. The façade on the east elevation has a simple flat parapet. The intact storefront has a glazed double wood door entrance flanked by boarded windows separated from multi-light transoms by a suspended wood canopy. Designed by R. Rabb, “The Woodmen Building”, or the Woodmen Hall and Opera House, was constructed by Ross & Shall for \$19,135. The brick contractor was W. M. Dittmann. A March 12, 1910, <i>Yoakum Weekly Herald</i> article stated that a pink granite cornerstone had been placed in position. Edward, Cox and Gilbert, a “department store” whose inventory included “groceries, hardware, buggies and stoves,” moved to this location in December 1910. The third floor, which later burned, housed an opera house. Sanborn maps of 1931 indicate that “Heine Goetz Auto Sales and Service” occupied the building at that time; Goetz occupied the building for more than 30 years. “Goetz” is incised in the concrete drive entering the service bay on the east elevation. In January 1960, V. J. Hermansen Motors advertised at this location. Circle Y/Cow Country Industries, a leather company, occupied the building in the 1980s. The building was the “cutting room” where leather was cut for saddles and riding equipment.</p>
	<p>#26 - 311 Lott Street c.1915 Contributing This brick two-part commercial block has a crenellated parapet, rectangular inset panels and a belt course between floors. A reconfigured and bricked-in storefront has oversized transom windows that are bricked-in above a modern canopy. The second-floor windows have been replaced.</p>
	<p>#27 - 313-315 Lott Street c.1920 Contributing A metal tie rod-supported canopy is shared with the adjacent building on this stucco one-part commercial block. There are two recessed sign panels. A pier separates the two storefronts. The storefront has been reconfigured with single entry doors topped by transoms and large display windows.</p>





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	<p>#28 - 317 Lott Street c.1940 Contributing This stucco one-part commercial block has a full-width tie rod-supported metal canopy that is shared with the adjacent building. A single metal door has a sidelight flanked by plate glass windows.</p>
	<p>#29 - 306 Front Street 1912 Contributing Constructed by William E. Pound for Floyd Mergenthal, this brick one-part commercial block has two storefronts separated by a brick pilaster and simple brick detailing on the upper façade. The canopy has been removed and the storefronts have likely been altered with wood-framed sash windows and single-entry doors with transom windows.</p>
	<p>#30 - 308 Front Street 1912 Contributing This brick one-part commercial block is rectangular and has two storefronts with gable cornices and simple brick-detailed panels. The storefront to the south has a modern canopy with a clay tile roof supported by wood posts and a single metal door flanked by plate glass windows. The storefront to the north has two wood sash windows with two glass-paneled doors behind modern metal-framed storm doors. William E. Pound constructed the building.</p>
	<p>#31 - 318 Front Street (north) 1912 Contributing This distinctive rectangular one-part commercial has three storefronts separated by brick pilasters with white terra cotta glazed brick caps and bases. The upper façade has decorative green and white terra cotta tile with rectangular bands and corbelling. The three storefronts have all been infilled with modern doors, windows and canopies. Built by William E. Pound for J. H. Tucker, this building was purchased by E. R. "Eddy" Mayrant in 1961 to establish Eddy Packing Co. The interior retains its tile walls and other evidence of a slaughterhouse. Cattle shoots remain in the rear of the building.</p>
	<p>#32 - 318 Front Street (south) c.1935 Contributing Constructed by William E. Pound for Floyd Mergenthal, this rectangular two-part commercial block has a stairstep parapet and polychromatic brick. The original storefront has been modified and metal windows have replaced windows on the second story. A modern full-width metal canopy supported by metal posts is shared with the adjacent building. The Salazar Candy Kitchen occupied the building from 1908 to 1920, followed by a grocery business operated by Joseph Sutton. It remained in the Mergenthal family until 1944, when it was purchased by G. D. Glass, who operated Glass Candy Factory here until 1976. Metal letters with "Mergenthal" are located on the parapet. A "Glass Wee Wash It Laundry" ghost sign is visible on the south elevation.</p>




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	<p>#33 - 320 Front Street 2014 Non-contributing This rectangular building is non-contributing because it was built outside of the period of significance. It has hardy board siding and a gable roof extended canopy. A single modern door is flanked by a modern window. This building replaced a brick rectangular plan filling station with a canopy supported by brick piers that was demolished between 2011 and 2013.</p>
	<p>#34 - 119 W. May Street 1957 Contributing (Photo 30) This brick rectangular one-part International Style commercial block has a flat roof. The south elevation has a partial-width offset entrance sheltered by a flat-roofed canopy supported by one masonry pier. A single metal door entry with a transom window and sidelights is accented with green marble kickplates and three metal sash windows with green marble above and below the windows. The east elevation has three metal windows with the same marble treatment. The building has housed offices for Southwestern Bell Telephone Co. since it was constructed.</p>
	<p>#35 - 121 W. May Street c.1905 Contributing William E. Pound constructed this rectangular brick one-part commercial block for J. S. Hall. The storefront is stucco and has been significantly modified. The building has an elaborate decorative brick stepped parapet. "Hall" is visible in the tiled entry floor. It was the first site of Elkins Racket Store.</p>
	<p>#36 - 123 W. May Street c.1895 Contributing This rectangular stucco two-part commercial block has a simple decorative parapet. Rectangular and round-arched windows on the second floor are boarded. The altered storefront has a glazed double door entry with sidelights. The secondary elevation on the west side has a second storefront with round-arched windows on the second floor, along with two single entry doors for second floor access. A modern metal wraparound tie rod-supported canopy extends the full-width of the storefront and partially on the west elevation.</p> <p>J. A. Lander constructed an ornate brick building on this site c.1895. The building housed the Yoakum State Bank until 1912, when it moved to the Green-Welhausen Building on the corner of Lott Street and W. Grand Avenue. The Queen Theatre opened in 1922 at this location. The telephone exchange operated upstairs in the 1940s. The building also housed the popular Mi Tierra's Mexican Restaurant for many years, beginning in the mid-1970s.</p>
	<p>#37 - 211 W. May Street (east) c.1920 Non-contributing Metal slipcovering obscures the entire storefront of this rectangular one-part commercial block, therefore, it is non-contributing. The building housed Dewitt Poth & Son, an office equipment and supply company, in the 1970s to around 2000.</p>





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	<p>#38 - 211 W. May Street (west) c.1920 Non-contributing Metal slipcovering obscures the upper façade of this rectangular one-part commercial block. It is non-contributing because the storefront has been altered and the parapet is obscured. The storefront has fixed metal frame windows and a single metal door entry. Brick columns anchor the corners. The building housed Dewitt Poth & Son, an office equipment and supply company, in the 1970s to around 2000.</p>
	<p>#39 - 213 W. May Street 1960 Non-contributing This flat-roofed, one-story, rectangular-plan commercial building is non-contributing. Set back from the street, it has an offset recessed entrance with metal frame glass double doors, brown brick veneer, and infilled and resized display windows.</p>
	<p>#40 - 216 W. May Street 1917 Contributing Brothers Jesse and William Mobley relocated their bakery from the 300 block of Front Street and built this building. The polychrome brick one-part commercial block has two storefronts and a stepped decorative brick parapet. The storefront to the east has been reconfigured and has a resized entrance with a single modern wood door flanked by plate glass windows. The storefront to the west has centered double doors with metal security bars and flanked by large plate glass windows. Multi-light transom windows are above the area where a full-width wood canopy was recently removed. The Mobley Bros. sold the building to Witte brothers in 1946. A bakery remained in operation through the 1960s. Jim Witte opened The Furniture Mart in the storefront to the east in the 1960s.</p>
	<p>#41 - 212 W. May Street 1922 Contributing (Photo 34) This two-story theater building has been modified with an angled recessed central entry with metal doors. It has a stucco upper façade with glass block windows and a full-width modern metal canopy supported by tie rods. Modern brick has been added beneath the original ticket window. The theater closed its doors in 1975, reopened a few years later and then closed again. It was remodeled and reopened in 2015. The projecting neon marquis was restored and reinstalled at that time. The single metal door to the east was the original “colored entrance” and led to the balcony.</p>





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	<p>#42 - 402 Irvine Street 1917 Contributing</p> <p>Designed by architect J. Henry Yentzen, Yoakum Masonic Lodge No. 662 AF&AM built this rectangular red brick two-story building as its meeting hall. The building has a decorative stepped parapet with dentils, a recessed corner entrance with a round pink granite column and a square base, reconfigured storefronts and a tie rod-supported wraparound canopy. The transom windows above the canopy are boarded. Masonic medallions on the parapets of the south and east elevations. The second story windows are boarded. A service bay with a wood-paneled rollup garage door is located on the east elevation. There are three entrances on the north elevation - one is boarded; the center entrance is recessed with glazed double wood doors and a tile floor with the masonic symbol; the third entrance has glazed double wood doors that are boarded. Each entrance has an arched stone cap with a keystone and multiple-pane transom windows. There are also two steel industrial windows on this elevation. The 1931 Sanborn map indicates that the first floor was used for auto sales. The second floor has been in continuous use by the masons.</p>
	<p>#43 - 301 W. Grand Avenue 1971 Contributing (Photo 14)</p> <p>This New Formalism bank was designed by Lynn Evans, of Corpus Christi, and constructed by L. E. Bernhardt, of Bernhardt Construction in Victoria, Texas. The irregular-shaped building has flat roofs of alternating heights, square column arcades with curved capitals, vertical masonry panels, full-height metal-framed tinted fixed windows, and multi-bay drive-through on west side. Yoakum National Bank relocated from its location on W. Grand Avenue to this building in 1971. An ornate brick two-part commercial block, the Kessler Block, which housed the Corner Café on the first floor, was demolished to make way for this building.</p>
	<p>#44 - 401 Irvine Street c.1915 Contributing (Photo 4)</p> <p>This imposing brick two-part commercial block was designed by J. Henry Yentzen. Located on the corner of Irvine and May streets, it has a stepped decorative brick parapet, a recessed corner entry supported by a brick and white marble pier, and a single metal door entry flanked by display windows. A wraparound wood canopy separates boarded transom windows from the storefronts. The north elevation has a secondary entrance with a single metal door flanked by display windows and glazed double wood doors on the second story with a transom that open to a porch with a decorative wrought iron balcony supported by decorative metal brackets. The west elevation has a recessed glazed double wood door entrance capped by a brick arch and keystone. "B P O E" (Benevolent and Protective Order of Elks) is incised above the entry. Glazed double wood doors on the second floor are flanked by wood windows with a transom that open to a porch that matches the north elevation porch. There are two additional single wood door entrances on this elevation and the storefront is boarded. Some of the second story wood sash windows are boarded.</p>




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	<p>#45 - 413 Irvine Street 1940 Contributing A marble cornerstone north of the entrance on this building reads "Erected 1940." The stucco one-part commercial block has a centered single-door entry and resized wood-framed display windows under a full-width modern metal canopy.</p>
	<p>#46 - 402 Lott Street c.1905 Contributing (Photo 46) This rectangular two-part commercial block is constructed of rusticated cast concrete blocks made on site. The building has a recessed corner entry supported by a masonry column, a single metal door entry flanked by plate glass windows, and a full-width canopy supported by tie rods with boarded transom windows. The resized replacement windows on the second floor are aluminum. There are two glazed single wood doors with transoms on the north elevation and replacement glass block windows. This building replaced a wood frame building constructed in 1899, which burned in 1900. Originally a three-story building, as shown in a 1912 Sanborn map, the third floor of this building burned prior to 1922. Rea Shropshire operated a pharmacy from this location and maintained an apartment upstairs. A dentist occupied an upstairs office. The Knights of Pythias also had their meeting hall upstairs. The building housed the Shropshire Drug Store for more than 50 years.</p>
	<p>#47 - 404 Lott Street c.1905 Contributing Constructed of rusticated cast concrete blocks that match the adjacent building to the north, this rectangular one-part commercial block has a recessed entry with a bead board ceiling and a glazed, single wood door entry with sidelights flanked by angled windows with wood kick plates. "Albrecht Jewelry Co." is visible in the tile entry floor. A full-width suspended wood canopy separates the storefront from transoms, which are boarded. The building was the second location of Elkins Racket Store, which was originally located on W. May Street diagonal to this building.</p>
	<p>#48 - 408-412 Lott Street c.1920 Contributing This rectangular one-part commercial block has three bays with altered storefronts under a tie rod-supported canopy. Constructed of concrete block, the north bay has boarded transom windows and a single door recessed entry. The two south bays are similar with double doors flanked by large plate glass windows. The south elevation has a large glass block opening. This building replaced a two-story brick building.</p>

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	<p>#49 - 201 W. Grand Avenue 1912 Contributing (Photo 3 and Photo 45) W. D. Green and Phillip Welhausen, entrepreneurs and business partners, built this distinctive building on the corner of Lott Street and W. Grand Avenue. The contractor was the Bailey Mills Co., of Victoria, Texas. The brick two-part commercial block retains most of its original exterior fabric, most notably the classically-inspired rounded corner entry and inlay panel below and above second story windows. The entrance is pedimented and flanked by classical columns; it has glazed double wood doors flanked by plate glass. The south elevation has a suspended wood canopy. The east elevation has four entrances. One is recessed with a decorative tile entry and glazed double wood doors with adjacent glazed single wood doors. Two entrances have single metal doors with sidelights flanked by plate glass windows. A portion of the east elevation is covered in Vitrolite glass. Yoakum architect J. Henry Yentzen designed the building and had an office upstairs. In 1914 Quality Prescription Pharmacy occupied the premises. Green and Welhausen owned the property until 1946 when the First State Bank of Yoakum purchased the building. It has had a variety of uses since that time, including a sporting goods store.</p>
	<p>#50 - 401 Lott Street (north) c.1900 Non-contributing This one-part commercial block is non-contributing because it has been extensively altered. Non-original materials include masonry panels and a metal slipcover above the canopy, modern windows and doors. The building housed McMasters Firestone in the 1940s through the 1960s.</p>
	<p>#51 - 401 Lott Street (south) c.1900 Non-contributing This one-part commercial block is clad in masonry panels and has a metal slipcover above the canopy. The storefronts have been altered with replacement windows and doors. This building was constructed as part of the Haller Block.</p>
	<p>#52 - 407 Lott Street 1910 Non-contributing Designed by J. Henry Yentzen and constructed by Ross & Shall, this stucco one-part commercial block was originally brick and constructed as part of a larger building to the north which is now slipcovered. It has a full-width canopy supported by tie rods that separates transom windows from the storefront, which has a recessed angled entrance with two single glazed wood doors flanked by plate glass windows. The side piers and bulkheads have been covered with graveled stucco panels.</p>


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	<p>#53 - 409 Lott Street 1910 Contributing (Photo 22) Designed by J. Henry Yentzen as part of the Haller Block, this one-part commercial block has a wide deeply recessed entry area with a pressed metal ceiling and two glazed single wood doors divided by a bay of plate glass windows with marble kick plates to the north and south. There are stained glass transoms above the sidelights and at the back of the display windows. Graveled stucco panels cover the side piers. The simple parapet has three recessed sign panels; a full-width metal canopy supported by tie rods separates the storefront from boarded transom windows. The tiled entry floor reads "Bass Brothers Co." Original wood and metal shutters remain on the windows on the south elevation. The building was built by J. M. Haller and remodeled in 1913 by William W. Pound for the Bass Brothers department store. It has housed Morrow Hardware Store since the 1940s.</p>
	<p>#54 - 413 Lott Street 1911 Contributing This rectangular two-part commercial block was constructed by Ross & Shall for W. L. Lowrance. It has a stepped decorative brick cornice and a metal canopy that separates the storefront from slipcovered transoms. The reconfigured storefront has a recessed double-door entry with multiple plate glass windows with wood siding bulkheads and a glazed single wood door entrance on the north end for second floor access.</p>
	<p>#55 - 416 Front Street c.1935 Contributing This Art Deco one-part commercial block is stucco and has a flat roof, and an original full-width flat-roofed metal canopy with horizontal bands and a rounded corner that wraps around the north elevation. There are three horizontal bands on the upper façade. An off-centered single modern metal door has a wide sidelight, a narrow transom, and large plate glass windows with metal mullions. The building housed Jack Howe's liquor store in the 1960s and 1970s.</p>
	<p>#56 - 418 Front Street c.1935 Contributing (Photo 11) This stucco rectangular one-part commercial block is symmetrical and has centered double doors flanked by plate glass windows. A full-width metal canopy that wrapped around the porch was recently removed due to storm damage. The north elevation has metal casement windows.</p>
	<p>#57 - 420 Front Street c.1935 Contributing (Photo 11) Guido Kirchoff was the original owner of this rectangular one-part commercial block. It has an angled stepped parapet trimmed in green tile and distinctive green and orange tile on the façade. The stucco upper façade has tile accents. A centered double wood door entry is flanked by plate glass windows. Cast iron columns support a shed-roofed full-width modern metal canopy.</p>

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	<p>#58 - 101 W. Grand Avenue (east) c.1900 Contributing (Photo 17)</p> <p>This stucco, rectangular one-part commercial block has two entrances that face Front Street, an angled entrance on the corner of Front Street and W. Grand Avenue and two secondary entrances on the south elevation. The corner angled recessed entrance has a cast iron threshold and a corner column supporting a canopy. The resized entrance has a single modern metal door with a transom and boarded sidelights that are topped by transom windows. The east elevation has a centered entrance with paired wood doors flanked by boarded display windows topped by transom windows. The south elevation has two secondary entrances divided by pilasters. The entrance to the west has one single wood door that is boarded and an arched transom that is boarded. It is flanked by boarded display windows. The entrance to the east has wood modern double doors with a boarded transom. A portion of stucco on the south elevation has been removed to expose red brick. Ben Morris moved his business from the adjacent building on W. Grand Avenue and purchased it for Morris Tailors. In May 1963, L. J. Pish and Son Saddlery, established in 1957, relocated its leather goods manufacturing business from Montgomery Street to this location.</p>
	<p>#59 - 101 W. Grand Avenue (west) c.1920 Contributing</p> <p>This rectangular, brick one-part commercial block has a denticulated arched brick parapet with recessed panels and two bays of differing width separated by a brick pier. The west bay has an angled recessed entry with paired glass panel wood doors and boarded display windows with transom windows. The east bay has paired glass panel wood doors flanked by boarded display windows and transom windows.</p> <p>This building was owned jointly by Julian R. Kirchoff and W. H. Opet when it was constructed. Kirchoff was a prominent citizen and leading tailor in South Texas. Ben Morris, another prominent tailor, purchased the building in 1924 and it remained in the J. B. Morris family for more than 50 years.</p>
	<p>#60 - 113 W. Grand Avenue c.1910 Contributing (Photo 12)</p> <p>This red brick one-part commercial block is capped with a denticulated corbeled cornice and anchored on the corners with pilasters. Boarded windows with stucco kick plates flank a recessed angled double door entry. Transom windows and plate glass windows on either side of the entrance are slipcovered. Original metal shutters are located on the north elevation. A "Nesbitt's" sign is visible on the brick wall on the west elevation. A Sanborn map from 1922 indicates this building housed an undertaker. An interview with Robert Kaiser indicated that it was Buffington's funeral home in the 1940s.</p>
	<p>#61 - 109 W. Grand Avenue c.1970 Non-contributing</p> <p>This one-story metal structure has a gable roof and a large opening with no doors. It is non-contributing because it was constructed outside of the period of significance.</p>




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	<p>#62 - 119 W. Grand Avenue c.1920 Contributing</p> <p>This stucco one-part commercial block has an altered storefront divided into two bays. The west bay has a glazed single-entry wood door flanked by a plate glass window and two wood sash windows. The east bay has a modern metal door and an adjacent plate glass window. A full-width modern metal canopy separates boarded transom windows from the storefront. The building housed Mancill Liquor Store and the office of Covey Morrow in the 1940s.</p>
	<p>#63 - 123 W. Grand Avenue 1912 Contributing (Photo 42)</p> <p>This rectangular, brick two-part commercial block is distinguished by a parapet accented with cast stone detailing and a cornice line, and an angled recessed double-door entry supported by a grey granite column flanked by plate glass windows with rounded corners. A modern metal canopy separates boarded transom windows from plate glass windows with marble kick plates on both the south and west elevations. Modern metal sash windows on the second floor have replacement metal windows. A noteworthy recessed secondary entry for the second floor on the west elevation has ornate decorative ironwork spelling "Neumann," a cast stone round-arched opening with bracket keystone, and paired glass panel wood doors.</p> <p>The building housed the Rhodes Barber Shop in 1914 according to the city directory of that year and retained historic ties to Neumann until 1941 when S. A. Carnes purchased the building. Morrow's Barber Shop was in the rear of the building to the north, across the alley from Morrow Hardware. Handelman's Department Store was located in the building in the 1940s through the 1970s.</p>
	<p>#64 - 205 W. Grand Avenue 1903 Contributing</p> <p>This one-part commercial block has a rusticated stone and stucco façade with a stepped parapet. The façade is painted. A wood canopy with decorative twisted metal tie rods, separates boarded transoms from the storefront, which has a glazed paired wood double-door angled entry with a transom flanked by plate glass windows.</p> <p>First National Bank of Yoakum purchased this lot in January 1903 and built this building, along with an adjacent two-story building which had similar architectural detail. While it is not certain, bank records indicate that the building may have been designed by J. Riely Gordon. The bank sold the building to J. H. Weymouth in December 1903 for \$7,517, for his drug store - Weymouth Drug Co. By 1914, the drug store was called the Weymouth-Garner Drug Store. In 1921, the building was occupied by Cook-Ahrens Department Store. The building housed the Ritz movie theatre from 1930 to the early 1950s.</p>




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	<p>#65 - 207 W. Grand Avenue 1920 Contributing (Photo 2)</p> <p>This imposing two-part commercial block incorporates Neoclassical influences in its temple front form. The brick and cast stone façade has a stepped parapet, a cast stone cornice line and entablature, and four fluted Classical pilasters with Corinthian capitals that separate three bays of steel casement windows. The end bays have Classical pedimented single-door entries with steel casement windows on the second floor. “Yoakum National Bank” is incised on the upper façade. This served as the bank’s location from 1891 to 1971. Two brick and rusticated stone buildings were combined and remodeled into this building in 1920 by L. Harrington & Co., a San Antonio architectural firm. The interior retains original historic fabric, including marble floors, tellers’ cages, vaults and offices. An elevator was installed in 1969.</p>
	<p>#66 - 211-213 W. Grand Avenue c.1895 Contributing (Photo 10)</p> <p>This one-part commercial block has a decorative cream and red brick façade, a denticulated cornice, and two storefronts separated by a brick pier. The storefront to the west has been modified with a modern wood door with sidelights flanked by plate glass windows, and a wood canopy supported by tie rods below boarded transom windows. The storefront to the east retains its original recessed glazed paired wood door angled entrance flanked by plate glass windows. The doors retain their original hardware. A metal canopy is supported by tie rods below boarded transom windows. Decorative cast iron columns separate the entrance on the east from plate glass display windows. The building housed Will Toland’s Book Store c.1897-1917, and Vachule’s Drug Store, 1920-1977; it was renamed Grand Avenue Gift Shop in 1981.</p>
	<p>#67 - 215 W. Grand Avenue c.1930 Non-contributing</p> <p>This one-part commercial block is stucco and has a brick cornice cap. The storefront is slipcovered and has a recessed entry and plate glass windows. A full-width wood canopy separates the altered storefront from transom windows, which are boarded.</p>
	<p>#68 - 217 W. Grand Avenue c.1910 Contributing</p> <p>This rectangular, brick one-part commercial block has a decorative corbeled cornice and articulated panels on the upper façade. There is no entrance, as the adjacent building serves as the entrance to the business. Transom windows are partially boarded and are separated from three adjacent plate glass windows by a full-width wood canopy.</p>
	<p>#69 - 219 W. Grand Avenue c.1910 Contributing</p> <p>This brick one-part commercial block has Mission Revival influences. An elaborate brick and cast stone parapet, articulated panels, and denticulated belt course accent the façade. It has a centered recessed double-door entry with display windows and a full-width wood canopy supported by tie rods below transom windows. The building is associated with W. L. Lowrance and Alice Baby who owned the property at the time. In 1912, a hardware store operated from the premises, and by 1914 W. C. Coons and Sons managed a grocery business here. The building has housed Anders Auto Supply since 1940.</p>




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	<p>#70 - 223 W. Grand Avenue c.1895 Contributing</p> <p>The storefront of this one-part commercial block has an angled recessed asymmetrical entry with graveled panels, small display windows, and paired metal-framed doors. A full-width suspended wood canopy separates the storefront from transom windows, which have been enclosed. A decorative brick parapet is visible above a stucco façade.</p> <p>Most historic fabric was removed from this building during a 1962 remodeling. Purchased by Don Monk and Claud J. Jacobs in 1962 after Jacobs sold the Palace Drug Store, the building was remodeled as the City Drug Store. It housed D. B. Cain & Co. grocery originally, and later Jiral's Recreation Hall, and the A and P Grocery Store. The building has housed a drug store for more than 50 years, beginning in 1962 to the present.</p>
	<p>#71 - W. Grand Avenue/ Irvine Street - Pershing Square Overhead Entry Structure 2006 Non-contributing (Photo 40 and Photo 41)</p> <p>The “Pershing Square Overhead Entry Structure” is non-contributing because it was built outside of the period of significance. Constructed in 2006 as part of the “Pershing Square Downtown Revitalization Project,” it was funded in part by The Texas Department of Transportation, the City of Yoakum, and the Yoakum Economic Development Corporation. Steel posts set in concrete bases support the structure that extends over W. Grand Avenue, from north to south, at the intersection of W. Grand Avenue and Irvine Street. “Yoakum, Texas” is inscribed in metal in the arch. The structure was underwritten by Double D Ranch, Inc., First State Bank, Guadalupe Valley Electric Cooperative, A. G. Sr. & Ruby Hermann, Bobby & Dottie Hill, Claud B. Jacobs Family, Tandy Brands Accessories, Inc., and Yoakum National Bank. HC Equipment, Inc., of Edna, was the contractor; Maverick Engineering, Inc., of Victoria, was the engineer.</p>
	<p>#72 - 220-222 W. Grand Avenue c.1900 Contributing (Photo 41)</p> <p>This one-part commercial block is rectangular and has a remodeled storefront with a scored stucco façade and two recessed entrances with single metal doors with sidelights and transoms flanked by plate glass windows. A full-width metal canopy with horizontal banding wraps around the west elevation. The west elevation has a decorative brick cornice, a random series of glass block segmental-arched windows and a single-entry door. The building was owned by Jake Lyons in 1919 and was likely built by Lyons for the Lyons Department Store. In February 1920 Lyons sold the business to E. Hertz for E. Hertz Department Store. A “Lyons Store” ghost sign is located on the south elevation, or rear, of the building. The Perry Brothers purchased the building in 1946 for a “dime store,” which remained in operation at this location for more than 25 years. It retains a tile entrance with “P.B.” It subsequently housed J. B. White, a department store chain.</p>



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	<p>#73 - 218 W. Grand Avenue 1914 Contributing This one-part commercial block has a simple stepped parapet with a name and date plate ("19 Gebert 14") and original multi-paned transom windows with patterned amethyst-colored glass above a full-width metal canopy. A remodeled storefront has metal-framed full-height windows and metal-framed doors. The property is associated with J. F. McKnight and M. E. Gebert who owned the property. It was the third location for Elkins Racket Store.</p>
	<p>#74 - 214 W. Grand Avenue c.1895 Contributing This stucco one-part commercial block is rectangular and has two bays separated by a pier, a decorative cornice, and a full-width canopy below boarded transom windows. The remodeled storefront has full-height metal-framed windows and a metal door. E. C. and E. G. Raska purchased the building in 1945 and operated Raska's Boot Shop for more than 50 years. Raska's sold it in 1976; in the 1990s it housed Western Auto.</p>
	<p>#75 - 212 W. Grand Avenue c.1895 Contributing Thought to be built by J. R. Kirchoff, this stucco two-part commercial block housed the saloon of Shampaign & Moon. The building has a centered recessed double-door entry, small display windows with multi-light transom windows, segmental-arched wood sash windows with hoods, and a belt course on the second floor.</p>
	<p>#76 - 210 W. Grand Avenue c.1895 Non-contributing (Photo 32) This stucco two-part commercial block is rectangular. It is non-contributing because the storefront has been extensively altered with a single metal-frame glass door with transom window and metal-framed display windows under a modern full-width canopy. There are also four replacement metal frame sash windows on the second floor located under four recessed panels on the parapet. An 1898 Sanborn map indicates that this building was a drugstore. It housed Palace Drug Store from the 1960s to sometime in the 1980s.</p>
	<p>#77 - 206-208 W. Grand Avenue c.1910 Non-contributing (Photo 31) This one-part commercial block is non-contributing because it is slipcovered. It has two bays and a full-width modern metal canopy. The storefront to the west has a deeply recessed angled entry with a single metal door flanked by plate glass windows. The storefront to the east has a deeply recessed entry with paired wood doors flanked by raised glass windows above a tall bulkhead. The storefront to the west housed Elkins United 5-10-25 Store. In the 1970s and 1980s it housed Kenwin's clothing store. The storefront to the east housed Albrecht's Jewelry Store.</p>

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	<p>#78 - 202-204 W. Grand Avenue c.1895 Contributing This one-part commercial block is rectangular and has a modified storefront with a centered recessed entrance with two metal doors, and a wood wraparound canopy supported by tie rods and chains. The upper façade is stucco; the lower façade is slipcovered.</p> <p>This building may have been constructed by Dan Price, the attorney for Yoakum National Bank, and mayor of Yoakum. The building housed W. T. Browning and Co., a men and boys clothing store, from 1912 to 1954, and K. Wolen’s Department Store in the 1960s through the early 1980s.</p>
	<p>#79 - 120 W. Grand Avenue c.1920 Contributing (Photo 9 and Photo 43) This building was home to J. C. Penney Company, which opened its doors at this location in August 1922 and remained here for approximately 47 years. The one-part commercial block has a brick façade accented with distinctive brown and white glazed brick. A wide deeply recessed display entry has two glazed single wood doors separated by a display area and plate glass windows on either side. The ceiling is pressed metal. Multi-paned ransom windows are separated from the storefront by a full-length suspended modern metal canopy. The west elevation has two angled recessed entrances with glazed single wood doors flanked by plate glass windows with kick plates. An illegible ghost sign “Furniture” and “Stoves“ is visible on the south elevation.</p>
	<p>#80 - 118 W. Grand Avenue c.1900 Contributing (Photo 43) This ornate brick one-part commercial block has a decorative upper façade that resembles the adjacent two-story building. The upper façade has an elaborate blind round-arched arcade detailing with pyramidal pier finials topped by spheres. Red sandstone blocks are located at the base of each pier. The building has two bays separated by paired brick plasters. A wood full-width, shed roof canopy with a beaded board ceiling is supported by metal posts and separates transom windows from the storefront. The storefront has one single metal door entry with a sidelight flanked by plate glass windows with wood bulkheads to the west and three plate glass windows to the east with wood bulkheads. The building housed Yoakum Hardware Co. from the 1960s to sometime in the 1980s.</p>



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	<p>#81 - 114 W. Grand Avenue c.1900 Contributing (Photo 7 and Photo 43) Constructed by W. L. Orth, this ornate building was owned by the “Yoakum Elks Building Association” from 1920 to 1942. The façade of this rectangular, brick two-part commercial block resembles the adjacent one-story building. The two storefronts have been remodeled with metal-framed display windows with marble kickplates, single entry doors with transom windows, and a full-width modern metal canopy supported by tie rods below boarded transom windows. The second floor has seven round-arched boarded windows with decorative capitals and keystones. The upper façade features blind round-arched arcades topped by pyramidal pier finials with spheres, some of which are missing. The east side elevation has segmental-arched window openings with replacement resized sash windows.</p> <p>The building housed the Elks Hall upstairs from May 1910 to October 1913. J. Henry Yentzen, Yoakum architect, also had an office in the building. Rinn’s Furniture later occupied the building. Purchased by Arno Rudolph in 1967, the building has housed Rudolph’s for more than 50 years. A ghost sign on the second floor reads “Montgomery The Photographer.”</p>
	<p>#82 - 501 Front Street (west) 1913 Contributing Built by W. L. Burton, this rectangular, brick two-part commercial block faces W. Grand Avenue but uses the adjacent Farm Pac address on Front Street. The storefront is stucco and has two single door entries - one with an original wood door with a boarded transom and one that is boarded. The display windows are also boarded. Boarded transom windows are separated from the storefront by a modern metal canopy. The second story retains its original simple brick façade with a centered arched parapet. The windows are boarded.</p> <p>In 1917, Burton sold the building to W. S. Woolsey, however Burton continued to lease the first floor. Swift and Co. leased it in June 1917. The second floor housed a hospital. Clyde Neely purchased the building from the estate of W. L. Burton, who converted the first floor to a locker plant. In 1947, Edwin W. Pietsch and H. C. Boysen purchased the building from Neely for Yoakum Meat Co., which owned 12 Piggly Wiggly grocery stores. The building had a small slaughter room and sausage kitchen that produced meat for the stores. Ranchers rented meat storage lockers in the building and used them as their “ice box” for meat. Yoakum Meat Co. later became Yoakum Packing Co. The company is still in operation at this location. There is a ghost sign on the west elevation with “Bar...Hotel.”</p>






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	<p>#83 - 501 Front Street (east) c.1940 Non-contributing Located on the corner of Front Street and W. Grand Ave, this stucco one-story commercial block housed a filling station. It has been significantly altered and has several additions. The building has a flat roof, an angled entrance that has been enclosed, and Art Deco-influenced corner piers. A stucco addition to the south has two service bays which were used to unload cattle when the building was used as a “packing house” and cattle were butchered here. A third addition, which is also stucco, is located to the south. There are two more metal additions to the south. This site and the adjacent W. L. Burton building to the west, which faces W. Grand Avenue have housed Yoakum Packing Co., since the 1940s.</p>
	<p>#84 - 605 Front Street (north) c.1935 Contributing This one-story rectangular industrial warehouse structure has a front gable roof and is clad in corrugated metal. The entrance has wood steps and a wood door.</p>
	<p>#85 - 605 Front Street (south) c.1930 Contributing This one-story rectangular industrial warehouse has a side-gabled roof, corrugated metal siding and roofing, and multiple bays. There is a modern wood porch on the south elevation, which also has a service bay with a sliding metal door.</p>
	<p>#86 - 602 Front Street (north) c.1890 Contributing Located on the corner of Front and Hugo streets, this rectangular, brick one-part commercial block has a simple flat parapet, an elevated concrete sidewalk, and a modern wood-shingled shed roof canopy supported by bracketed cedar posts. The bays have double wood doors or boarded entrances with arched, divided light transom windows with decorative brick hoods. The building appears on Sanborn maps in 1894 and was originally the Roos Mercantile Store. Historic photos also show a canopy extending across this building and the adjacent building to the south with a Mason's Feed Store sign.</p>
	<p>#87 - 602 Front Street (south) c.1895 Contributing This brick one-part commercial block is rectangular and has a denticulated stepped parapet and recessed sign panel. It has a shed-roof wood-shingled canopy supported by bracketed cedar posts that is shared with the adjacent building. The bays have double wood doors or boarded entrances with arched, divided light transom windows. Sanborn maps indicate this building to the south was on the site in 1898. The hoods above the doorways of the two buildings vary in detail. Historic photos show a canopy awning extending across this building and the adjacent building with a Mason's Feed Store sign.</p>






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	<p>#88 - 100 W. Morris Street 1936 Contributing Structure (Photo 1 and Photo 44) Built by H. B. Zachary for the Texas Highway Department as part of the US. Works Program Grade Crossing Municipal Project, this grade separation system consists of the underpass on Morris Street and overpasses on Front Street, S. South Street. and over the railroad track. The structures are constructed with a single span, steel I-beam and concrete floor system superstructure on concrete abutments with five-foot wide sidewalks with decorative concrete railings. Vertical incised decorative detailing is visible on the top of the underpass, underneath the railings. A significant example of early 20th century transportation engineering and a significant part of the downtown cultural landscape, the underpass extends from Lott and Morris streets east to Kenedy Street. The structure has been painted.</p>
	<p>#89 - 121 W. Hugo Street c.1950 Contributing This concrete block one-story, front-gabled building has a corrugated metal roof and a full-width metal canopy supported by tie rods. The brick veneer storefront has two single glazed wood doors flanked by small plate glass windows. The building housed Steve's Shoe Shop in the 1960s. Rudolph's purchased the building from Jack Ehlers, a local beer distributor, in the 1980s.</p>
	<p>#90 - 515 Lott Street c.1940 Contributing This stucco one-part commercial block has a distinctive pattern and a full-width shed-roofed metal canopy supported by metal brackets. A recessed entry to the north has paired double wood doors flanked by plate glass windows. A flush entry to the south has a single glazed wood door flanked by plate glass windows.</p>
	<p>#91 - 524 Lott Street (north) 1911 Contributing This brick one-part commercial block has a decorative parapet and two bays separated by a pier. A modern metal canopy is shared with the adjacent building and separates the storefront from transom windows. The modified storefronts have two single metal doors with transom windows flanked by plate glass windows. The building housed a bank in the 1940s.</p>
	<p>#92 - 524 Lott Street (center) 1911 Contributing This brick one-part commercial block has a decorative parapet, two bays separated by a quoined brick pier and a modern metal canopy shared with the adjacent buildings that separates boarded transoms from the storefronts. The south storefront has two glazed wood doors flanked by plate glass windows with wood bulkheads. The north storefront has a single metal door flanked by plate glass windows. The end and central piers have brick quoining detail and each storefront has a suspended brick capital. A ghost sign - "National Drug Store" - is visible on the rear of the building. Ross & Shall was the contractor.</p>






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	<p>#93 - 524 Lott Street (south) 1911 Contributing This brick two-part commercial block has a stepped decorative parapet, three centered round-arched boarded windows with decorative brick surrounds and cast stone sills, and a cast stone belt course between floors. The darker brick creates decorative detailing of belt coursing and quoining. A suspended modern metal canopy is shared with the adjacent building and separates the storefront from slipcovered transom windows. The altered storefront has a single metal door entry and an original tiled recessed double wood door entry with screen doors that provide access to the second floor. A ghost sign with “Carnes Block” is visible on the parapet.</p> <p>J. Henry Yentzen was the architect. Bailey Mills Company of Victoria, was the contractor. J. A. Menke & Co., grocer, moved to this location in April 1911. Bradford Photography Studio (a sign remains on the interior staircase) had an office on the second floor. The second floor also the first location for Baldwin's Business College. The building also housed Rubenstein Mercantile Co., Neely’s Red and White Store, and City Meat Market.</p>
	<p>#94 - 207 W. Hugo Street c.1930 Contributing This stucco one-part commercial block has a symmetrical façade, a double wood door entry flanked by wood sash windows, and a full-width metal canopy. The north elevation has steel industrial windows on the south end. The building served as an office in the 1960s for the Hub City Motor Co. located across the street.</p>
	<p>#95 - 515 Irvine Street c.1950 Non-contributing This one-story commercial block has a false parapet clad in metal. The altered storefront has a shed roof awning supported by cedar posts.</p>
	<p>#96 - 206 W. Hugo Street c.1940 Contributing Originally stucco, this one-story polychrome brick building has a centered recessed entry, a single metal-framed glass door flanked by half-round pilasters and metal-framed sash windows. Built as the Yoakum City Hall, the building became the Yoakum Public Library in 1968 and continued to be used as such until 1990 when the library relocated to the renovated Municipal Power Plant on Front Street.</p>
	<p>#97 - 601 Lott Street c.1910 (heavily altered) Non-contributing This brick one-part commercial block has infill masonry panels and a metal Mansard roof with a deep overhang. Masonry piers flank the corners and separate bays. A four-lane drive-through under a canopy is located on the east side.</p>






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	<p>#98 - 602 Lott Street c.1930 Contributing</p> <p>This stucco one-part commercial block has three bays with a stepped and curved parapet and decorative tiles on the façade. A full-width wood canopy supported by plain wood posts separates the storefront from boarded transom windows. Double entry metal doors have adjacent plate glass windows. The north elevation has two service bays with metal industrial windows on either side. The building housed Hub City Motors for more than 40 years.</p>
	<p>#99 - 604 Lott Street 1929 Contributing</p> <p>Decorative glazed white and brown brick distinguish this one-part commercial block designed by J. Henry Yentzen. The original storefront was modified in August 2018: the full-width canopy was replaced; the storefront was clad in hardy board and has two new plate glass windows with modified openings; the original wood doors were retained and placed in their original location, and the transoms were boarded. Despite these unfortunate changes, the characteristic enframed façade configuration and parapet were retained, and the building overall still contributes to the district. The building housed a custom tailor for the adjacent St. Regis Hotel, and later, the parts store and office for Hub City Motor Co., located next door to the north.</p>
	<p>#100 - 612 Lott Street 1914 Contributing (Photo 6)</p> <p>Designed by J. Henry Yentzen and constructed by William E. Pound for S. A. Carnes, the three-story commercial block has glazed white brick on the façade, a reconfigured storefront with a new wood suspended canopy and amethyst-colored transom windows that were recently uncovered. The altered storefront has a single metal door entry and masonry panels. The building was constructed as the St. Regis Hotel and remained in use as a hotel through 1960. Circle Y/Cow Country Industries subsequently manufactured leather goods in this building for more than 30 years.</p>
	<p>#101 - 614-618 Lott Street 1913 Contributing (Photo 47)</p> <p>This polychrome brick two-part commercial block has five bays divided by brick piers. A full-width modern metal canopy separates boarded transom windows from infill storefronts with masonry panels. There are three entrances. The second story windows are boarded. The building housed Herman furniture company and a ghost sign, "G. Herman Furniture & Undertaking," is visible on the north elevation. This was one of a number of downtown buildings that housed Circle Y leather company.</p>
	<p>#102 - 201 W. Morris Street c.1915 Non-contributing (Photo 47)</p> <p>This one-part commercial block is slipcovered with graveled concrete panels and has a metal Mansard roof parapet. There is a single modern metal door on the elevation and single modern metal north on the south elevation, with two modern metal windows to the west of the door.</p>

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	<p>#103 - 215 W. Morris Street c.1915 Contributing (Photo 24) This one-story L-plan brick residence has a double-angle hipped roof with green composition shingles, and wood frame sash windows with heavy sills and lintels. There are two entry doors with screen doors. A shed roof canopy is supported by plain wood posts with brackets that extends over a concrete porch.</p>
	<p>#104 - 617 Irvine Street c.1960 Non-contributing (Photo 35) This former Texaco gas station is non-contributing because it has been significantly altered. Alterations include a Mansard roof over the one-story block building and canopy, which is supported by columns encased with modern brick; and flagstone veneer on the west and south elevations. The original sales office has resized windows and a modern door. The service bays have been filled in. A metal roof cap has also been added to canopy.</p>
	<p>#105 - 615 Irvine Street c.1955 Non-contributing This one-story rectangular-plan building is non-contributing because the storefront has been altered significantly. It has a centered double-door entry and large display windows, one of which is partially infilled, and a full-width modern metal canopy separating boarded transom windows from the storefronts. The south elevation has a service bay and metal industrial windows. The gable roof is probably a modification to an original flat roof. Jahn's, which sold and serviced appliances, was located in this building in the 1960s to sometime in the 1980s.</p>
	<p>#106 - 601 Irvine Street c.1940, c.1960 Non-contributing This one-story stucco rectangular building has multiple entrances and windows, and a modern canopy. The rear elevation is hollow clay tile construction. There are two additions on the south end (one hollow clay tile, shorter; and one brick).</p>
	<p>#107 - 614 Irvine Street c.1940 Non-contributing This one-story front-gabled commercial building is clad in corrugated sheet metal and has two additions. It is non-contributing because the east, north and south walls have been removed and are being reconstructed. Elo's Grocery Store was located in this building for many years. It later became a barbeque restaurant. It has been remodeled for a Mexican restaurant.</p>

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	<p>#108 - 620 Irvine Street c.1950 Contributing (Photo 15) Located on the corner of Irvine and Morris streets, this Moderne rectangular-plan gas station has a porcelain enamel façade accented with a triple set of bands that run under the extended canopy and rounded corners and cornice line. A single metal-framed glass door with a transom window is flanked by metal-framed windows on the south end. The two service bays to the north have been enclosed and have multi-paned modern windows with a red metal awning. The north elevation has metal industrial windows; the south elevation has a display window with a red metal awning. The canopy has porcelain enamel panels with curved corners and a cornice line supported by metal poles on the gas pump island.</p>
	<p>#109 - 317 W. Morris Street c.1920 Contributing This one-story industrial warehouse is set back from the street, has a corrugated metal gable roof, corrugated metal siding, and a one-story addition with a shed roof on the south elevation. The west elevation has an elevated loading dock with rolling metal door. The east elevation has double doors clad in corrugated metal and an illegible ghost sign above the doors. The structure was part of a cotton gin.</p>
	<p>#110 - 612 Forrest Street c.1920 Contributing (Photo 25) This one-story rectangular-plan wood frame church has a front-gabled roof with exposed rafter tails and a centered short bell tower/steeple. The building is clad in narrow wood siding and has two-over-two wood frame sash windows, a double-door entry under a stoop canopy supported by wood brackets, and two replacement resized wood sash windows on either side of entry doors. The church was an African American Pentecostal Church known in the African American community as a “Holiness” church.</p>
	<p>#111 - 701 Lott Street c. 2000 Non-contributing (Photo 39) This one-story rectangular building has a gabled roof and is clad in metal. There is a double door entry with a shed roof awning supported by posts with rock bases. The building was constructed outside of the period of significance and is non-contributing.</p>
	<p>#112 - 220 W. Morris Street c.1955 Non-contributing This one-story rectangular-plan, side-gabled building is non-contributing because it has been altered. It has a full-width inset porch supported by plain wood posts, a centered single door entry with metal frame sash windows, brick veneer, and a rear addition.</p>






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	<p>#113 - 709 Irvine Street c.1940 Contributing (Photo 21) This rectangular one-story masonry industrial warehouse was constructed by Hugo Koehler in the 1940s. It housed Merchants Moving and Storage. It has a stepped parapet and paired, paneled wood doors, with two metal casement windows on either side. The south elevation has three service bays with an extended roof canopy and elevated concrete loading dock. Service bays have one metal rolling garage door, one multi-paneled wood garage door, and one boarded entryway. The north elevation has large metal-framed industrial windows.</p>
	<p>#114 - 702 Lott Street (north) c.1915 Contributing (Photo 23) Located on a prominent corner on Morris and Lott streets, this rectangular-plan wood-frame building has Craftsman influences. A tall raised center aisle with a front gable metal roof is supported by knee braces with flanking steeply-pitched shed-roofed side aisles on the north and south elevations. The east elevation has a modern angled wood door entry on the north corner with a wood porch, and a service bay with a modern metal garage door and a larger original wood door. A second entrance on the east elevation has a single glazed wood door flanked by a wood fixed window and modern metal window. The entrance retains its shed roof canopy with knee braces and replacement red roof tiles. There is a one-story flat roof addition to the south. The west elevation has a service bay with a sliding corrugated metal door. The building housed Woodring-Meyer Lumber Co. It later became Burton Lumber Co.</p>
	<p>#115 - 702 Lott Street (south) c.1945 Contributing This one-story rectangular-plan building has a gable roof supported by wood knee brackets and walls covered with variety of wood and metal siding. This structure may be a series of structures that have been attached. The original building was originally part of the adjacent Woodring-Meyer Lumber Co.</p>
	<p>#116 - 706 Lott Street c.1920 Non-contributing This rectangular structure is one-story and has a gable roof. The east elevation has a sliding garage door and a board and batten double wood door entry. The south elevation has three modern metal windows. The entire building is clad in metal siding. It housed a blacksmith shop at one time.</p>
	<p>#117 - 221 W. Hochheim Street c.1950 Non-contributing (Photo 38) This one-story rectangular-plan front-gabled building is non-contributing because it has a brick veneer façade and modern windows. The gable end has vertical wood siding. The east elevation has metal siding and a set of metal sliding doors. The north elevation has a shed roof addition.</p>

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	<p>#118 - 721 Front Street c.1920 Contributing (Photo 28) This one-story industrial warehouse has a full-width elevated concrete porch and a gabled corrugated metal roof with exposed rafters. The building is enclosed on the northernmost and southernmost ends, which have single door entries. The southernmost side also retains a single sliding wood door and wood sash windows. The six center bays are open. According to a May 1922 Sanborn map the building was a grain warehouse.</p>
	<p>#119 - 722 Front Street c.1900 Non-contributing (Photo 37) This rectangular, one-part commercial block is non-contributing because the storefront has been significantly altered. It has a gable roof behind a false parapet. Non-original materials include new wood siding, a modern single-entry paneled wood door with sidelights flanked by two wood sash windows to the south and divided light metal sash windows to the north. A modern full-width shed-roofed canopy with a metal roof is supported by wood posts. The south elevation has wood siding and sash windows. An August 1898 Sanborn map indicates this was A. Gilmer's Lumber Yard; a 1931 Sanborn map indicates the building housed South Texas Lumber Company.</p>
	<p>#120 - 719 Lott Street 1911 Non-contributing (Photo 33) This two-part commercial block is non-contributing because it has been altered significantly. Built by William E. Pound, it originally housed the Yoakum Creamery and Bottling Works. In 1944 it housed the Guadalupe Creamery. The slipcovered rectangular building has a false parapet and one-story wing with a shed roof on the north elevation. A full-width modern metal awning is suspended with metal rods. Windows and doorways have been resized and replaced with modern windows and doors. The south elevation is stucco with a single metal door entry with windows that have been boarded.</p>
	<p>#121 - 801 Lott Street c.1925 Contributing (Photo 18) This frame one-part commercial block has a false parapet and a gable roof. A centered entry has glazed double wood doors with wood steps and a full-width wood canopy supported by wood knee braces. The north elevation has wood sash windows that are boarded. A 1931 Sanborn map indicates this was the Spencer-Sauer Lumber Co.</p>
	<p>#122 - 801 Irvine Street c.1960 Contributing This one-story metal-clad building has a gable roof and four service bays with rolling metal doors and one single modern door entry on the west elevation.</p>




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	<p>#123 - 811 Irvine Street c.1950 Non-contributing This one-story gable roof industrial building has a bricked-in storefront. The building housed Zaruba Chevrolet as early as the 1950s. There are two additions to the west.</p>
	<p>#124 - 802 Irvine Street (north) 1929 Contributing Built by M. C. Jamison as his residence and as Yoakum's "colored funeral home," this two-story stucco building is located on a corner lot. The façade has decorative red clay square tiles and a two-story gable roof addition in the rear. The arcaded entrance has two paired wood doors with a transom and sidelights, with Spanish tile shed roof canopy supported by four decorative iron posts. The southernmost side is gabled and has three double hung wood windows with a Spanish tile shed roof and an attached wing with shed roof. The building was remodeled in 2017-18 with the replacement of windows and infilling of a front door and sidelights with a small window. Despite these changes, the building retains sufficient integrity to still contribute to the significance of the district.</p> <p>The second floor was used as a residence for the Jamison family until 1970. The downstairs had a living room, sitting room and kitchen, with an adjoining business office, chapel and mortuary.</p>
	<p>#125 - 802 Irvine Street (south) c.1950 Contributing Located south of Jamison's Funeral home, this L-plan one-story stucco building has a flat roof and two wood doors with a shed-roofed Spanish tile stoop hood and adjacent window. The building was the "casket storage room."</p>
	<p>#126 - 900 Irvine Street (north) 1932 Contributing Located on a corner lot, this two-story building was constructed for \$10,635.24 as the State Highway Department district headquarters. It was extensively remodeled in 1955 for \$72,494. Constructed of buff brick and stucco, this building follows the more modern streamlined style, with a projecting second-story bay creating an awning over the primary entrance of double-doors with full glazing, sidelights, and transoms. A concrete ramp with metal handrails was added to provide access to the entrance. The City of Yoakum purchased the building and all improvements on December 20, 1966, for \$65,001.</p>
	<p>#127 - 900 Irvine Street (south) 1932 Contributing This one-story industrial structure was built by the State Highway Department as a "warehouse and shop" for \$8,613. The rectangular structure has asbestos siding and an asbestos gabled roof. There are three service bays on the north elevation with modern rolling metal doors. An addition on the west elevation was built in 1950 for \$10,863. The addition has one service bay on the north elevation with a modern rolling metal door. The structure has metal industrial windows.</p>

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	<p>#128 - 900 Irvine Street (west) 1935 Contributing This one-story rectangular-plan gable roof wood structure is clad in corrugated metal and has industrial windows and sheet metal sliding barn doors. It was built by the State Highway Department for “building equipment and storage.”</p>
	<p>#129 - 811 Lott Street c.1930 Contributing Located on the corner of Lott and Schleicher streets, this filling station has an extended wood canopy accented with dentils and supported by masonry piers. A single wood door entry is flanked by wood-framed sash windows. The two-bay service wing and shed-roofed rear addition were added after 1944 (Sanborn map). The service bays are clad in metal and have modern rollup doors and an attached carport on the north elevation.</p>
	<p>N/A - 810 Front Street 1932 Contributing This rectangular brick one-story industrial building has three bays and is distinguished by a stepped parapet, proportioned massing, steel industrial windows with brick caps and an incised “Municipal Power Plant” name block. There is a single-entry door on the northernmost side and a recessed entry with single door, sidelights and industrial windows. The building was constructed by F. O. Crawford. Engineers were Montgomery and Ward. Rehabilitated and opened in April 1991 as the Carl & Mary Welhausen Library, the building was listed in the National Register of Historic Places in 1996 and became a Recorded Texas Historic Landmark in 1993.</p>
	<p>#130 - 801 Front Street c.1900 Contributing (Photo 29) This rectangular one-story industrial structure is clad in corrugated metal and has a gable roof and exposed rafters. The structure has seven bays with metal below and wood slats that extend to the porch ceiling. A wood shed roof with braces extends across the southernmost end of the building. The south elevation has a service bay with a sliding metal door. A rectangular wing, also clad in corrugated metal, is located on the north end of the building.</p>
	<p>#131 - 117 West Street c.1940 Contributing (Photo 19 and Photo 50) Situated on a large lot between West, Front, Lott, and Schleicher streets, this one-story industrial building is clad in brick-patterned sheet metal and has a gabled corrugated metal roof with two hipped-roof rectangular cupolas with windows. The south elevation has a shed roof canopy with wood posts and new rock bases on the easternmost side and three entrances. Two entrances have non-original paired wood doors; the third has paired wood doors that appear to be original. Modern windows recently replaced wood windows throughout. The west elevation has a stepped parapet wall and plate glass windows. The north elevation has three service bays with paired wood panel doors. Founded by William Green, Philip Welhausen and E. F. Wolters, Shiner businessmen bought Guthrie Gin and formed Shiner Gin and Mill Co. It was renamed Yoakum Gin and Feed Company in 1940 and a concrete foundation was poured.</p>

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	<p>#132 - 120 West Street (west) 1908 Contributing (Photo 26) Built by Arthur Evans, this industrial one-story structure has an irregular shape. The east side has a front-gabled roof and is clad in pressed metal with a rusticated stone pattern on the upper façade. A service bay with paired sliding doors clad in corrugated metal is flanked by fixed rectangular windows. The east elevation has a service bay with shed roof awning and an addition clad in sheet metal with a rusticated stone pattern.</p> <p>There is a shed roof addition on the west elevation which is attached to another connecting structure with a front-gabled roof a façade clad in corrugated and pressed metal. A third structure is attached to the west that is also clad in corrugated metal.</p>
	<p>#133 - 120 West Street (east) 1935 Contributing Purchased by Arthur Evans and moved to this site in 1935, this rectangular train car has housed the office of Southern Memorial Monument Company for more than 80 years. A single wood-paneled door with a concrete porch and barrel-shaped corrugated metal roof is located on the north elevation, which is the entrance. There are a series of wood sash windows on both the east and west elevations.</p>
	<p>#134 - 106 West Street c.1900 Contributing This one-story industrial warehouse is clad in corrugated metal and has a front gable, a centered service bay with double doors and a single-entry metal door to the west. A shed roof shed has been attached on the west elevation.</p>

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Statement of Significance

Beginning with its establishment in 1887 along the San Antonio and Aransas Pass Railway, the city of Yoakum, Texas, grew to become a regionally-important commercial and civic center in an area based largely on an agricultural economy. The Yoakum Commercial Historic District includes an impressive assortment of significant commercial, civic, governmental, and industrial properties that reflect the development of the city through the post-World War II period. The central business district west of the railroad tracks features a variety of commercial architecture found throughout the state, especially in the central Texas region, reflecting vernacular tastes, and interpretations of popular and high-style design. The district also includes several significant architect-designed civic buildings from the early and mid-twentieth century. The overall feeling of the district is very much intact. Yoakum was one of many communities across the state whose development was driven by the railroad and the district is reflective of this. As a hub, Yoakum had an extensive network of rail lines, a round house, and a passenger and freight depot; development occurred in relation to the location of these buildings and the railroad track itself. While the railroad dictated community planning and development, the construction of the underpass in 1936/1937 and the relocation of the district highway department office from La Grange to Yoakum in 1937 affected development as well. Traditionally a farming and ranching community, Yoakum had a large amount of industry for a community of its size, including tomato processing and shipping from the mid 1920s through the 1950s, and meatpacking and leather goods manufacturing, both of which began around 1920 and expanded throughout the period of the significance.

The district is nominated to the National Register at the local level under Criterion A in the area of Commerce and Criterion C in the area of Architecture. The period of significance begins in 1887 and ends in 1971, representing several booms, declines and periods of stagnation in Yoakum's commercial and industrial growth, as well as various architectural styles and retail trends. Of the 134 resources included in the district, 99 (74%) are contributing. While the majority of the buildings were built before 1920, there are a number of buildings constructed between 1920 and 1940, and 1945 to 1971. During the 1960s and 1970s the growth of the leather industry not only provided a significant source of employment, it aided in the success of the insurance, banking and retail businesses downtown, and impacted the use and modifications of downtown buildings, including alterations and/or demolition. With the exception of one building, the Yoakum National Bank constructed in 1971, all of the buildings are at least 50 years old. The period of significance represents a discrete period with the majority of the properties being more than 50 years of age and does not have to meet Criteria Consideration G because the district exhibits a continuity of commercial use through 1971.¹

The earliest documentation of the region was led by the Frenchman René Robert Cavelier, Sieur de La Salle (LaSalle), who in 1685 landed on the coast and named the Lavaca River "Les Veches" ("the cattle") after the number of buffalo that he saw. The name was retained by the Spanish, who translated it to La Baca. The area was renamed Lavaca County in 1846 after Texas' admission to the Union. Numerous artifacts from the Paleo-Indian (10,000-6,000 B.C.) and Archaic (6,000-200 B.C.) periods have been found in the area. The region was inhabited by various Coahuiltecan tribes and visited frequently by Karankawas and Tonkawas. In the eighteenth and early nineteenth centuries, the Lipan Apaches and Comanches were also present. Most of these peoples succumbed to disease brought by European explorers, were killed by other Indian tribes, intermarried, or migrated elsewhere, and by 1850 indigenous peoples no longer resided in the area.²

In April 1825, the Mexican government authorized empresario Green DeWitt to settle 400 families between the Guadalupe and Lavaca rivers. Similar to Lavaca County, grazing stock was the primary business; however, corn, cotton, sweet potatoes and tobacco were also produced. Lured by abundant land, the population grew rapidly during

¹ National Park Service, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*, 43.

² Christopher Long, Lavaca County, Handbook of Texas Online, <https://tshaonline.org/handbook/online/articles/hcl05> (accessed September 14, 2017).

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the late 1840s, and by 1850 numbered 1,571 inhabitants, the majority of whom were from southern states. While ranching remained the dominant occupation in the region, by the late 1850s a plantation economy based on cotton began to develop, with nearly 6,000 bales produced per year between 1855 and 1860. By 1860, the county had 5,945 residents. By 1860, 5,280 bales of cotton were produced, and sweet potato production had grown from 1,050 bushels to 11,306 bushels, primarily because German farmers preferred sweet potatoes to Irish potatoes. By 1860, DeWitt County ranked twelfth in the state for tobacco production, with 1,400 pounds produced. At the same time, the county's cattle industry grew exponentially, with the Chisholm Trail originating near the present-day Cuero about 16 miles southwest of Yoakum.³

After 1870, increasing numbers of Central European immigrants began to settle in the county. Working without hired labor after the Civil War made cotton and farming production more profitable. By 1890, the number of farms totaled more than 3,000; cotton production increased steadily from 3,528 bales in 1870 to 38,349 bales in 1900. Production of other crops, including corn, sweet potatoes, Irish potatoes, honey, sugarcane and molasses, also increased. The number of farms in the county steadily increased. In 1900, there were 2,137 farms; the number of milk cows, hogs and swine rose dramatically, and chicken and turkey husbandry became the county's second most important livestock-raising enterprise. Tobacco production, however, declined following the end of the Civil War.⁴

Yoakum Prior to Incorporation, 1835-1887

Established on a league of land granted to John May by the government of Coahuila and Texas in 1835, the Yoakum area was a gathering place for cattle drives up the Chisholm Trail. May's sons granted land for a town site and 200 acres to Uriah Lott, businessman and railroad promoter, who left his home state of New York and arrived in Brownsville in 1866. After many setbacks, he managed to obtain a charter in 1875 to build the Corpus Christi, San Diego and Rio Grande Narrow Gauge Railroad (later known as the Tex-Mex) in South Texas. Determined to build a railroad from the coast to San Antonio, Lott secured a charter on August 28, 1884, and a mile of track was built in San Antonio called the San Antonio and Aransas Pass Railway (SA&AP). Desperate for capital to expand the line, Lott traveled to Corpus Christi to garner support from Mifflin Kenedy, who helped finance the Tex-Mex line. With \$7 million from Kenedy, Lott's dream became a reality and 600 miles of railroad were built, with the main line running from San Antonio to Houston. By January 1886, 60 miles of track from San Antonio to Floresville had been completed, and the first round-trip was made to Floresville. The railroad reached Corpus Christi in November 1886. The first engine arrived in Yoakum on March 20, 1887, and the first train reached Yoakum on July 28, 1887. The track to Houston via Yoakum was completed in 1888 and two additional lines from Yoakum to Corpus Christi (1887) and Yoakum to Waco (1891) were built.

Yoakum 1887-1937

A map for the Original Townsite in Yoakum was filed in DeWitt County on July 13, 1887. Named for Benjamin F. Yoakum, vice president and general manager of the San Antonio and Aransas Pass Railway (SA&AP), Yoakum was incorporated on May 13, 1889, and a Yoakum Town Site Corporation was established with John G. Kenedy as president. Lott named Lott Street after himself; Nelson Street after J. P. Nelson, chief of the construction department; Kenedy Street after Mifflin Kenedy; and Hopkins Street after his bridge builders. In 1887, J. P. Jamieson built a store and a post office was established. The town began a rapid expansion with abundant employment that included three machinists' lodges and many flourishing saloons with upstairs gambling halls and cock fighting pits in the rear. The Yoakum Improvement Company was chartered on September 6, 1891, to provide water and electricity.

³ Ibid.

⁴ Ibid.

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The development of the downtown was predominately influenced by the railroad, with the intersection of Front Street and Grand Avenue being the focal point. East of downtown, community leaders built spacious homes on Coke Street, known as "Silk Stocking Row." By 1896, the community boasted of a cotton mill, three cotton gins, several churches, two banks, an ice factory, specialty and general stores, saloons, hotels, two weekly and one daily newspaper, a school system with 700 students, and a population of 3,000.

As the central location for the SA&AP network of lines, Yoakum became a transportation center known as "Hub City." Three machinist's lodges representing more than 800 employees were located in Yoakum, including the International Association of Machinists Lodge, Lodge 408 and Local 177. The round house and an extensive network of rails ran north-south adjacent to North South Street and west of the intersection of North South and Dallas streets. A railroad park ran north-south beginning at Nelson Street between the railroad tracks and Front Street, named so because it "fronted" the railroad tracks. The first passenger depot, a frame structure, was located on N. South Street, north of E. Gonzales Street.⁵

In 1898, a two-story brick passenger depot and office building were completed at the intersection of North South and Dallas streets for \$11,500. The building occupied "a prominent position at the east end of the city."⁶ A new machine shop, carpenter shop, and blacksmith shop were constructed the same year. At the time, the area was surrounded by a number of wood-frame residential and commercial buildings and structures, none of which are extant. The "railroad stock pens" were located northwest and adjacent to the machine shops. The Aransas Pass Hotel was located on North South Street, a block south of the depot; the Union Hotel was located on the corner of N. South and Porter streets; and an "overhead foot bridge for yard men", ran east-west over the many rail lines, just north of the depot. The Yoakum Improvement Co. was located on Waco Street, between North South and Davis streets, three blocks from the depot. Sanborn maps indicate that a freight depot was located at the intersection of W. Grand Avenue and Front Street as early as 1904. This building was demolished in the late 1980s or early 1990s.

In 1909, Ed Shampaign constructed a two-story building across the street from the passenger depot, on the southwest corner of North South and Dallas streets. Sanborn maps of 1912 indicate that a restaurant, saloon, and barber shop were located in the building. The City Hotel, a wood-frame building, was located next door, to the south. The H. Thiele Building, an extant brick building, was built in 1910 at the corner of N. South and East Gonzales streets, four blocks south of the Shampaign Building. In 1922, the Shampaign building was a restaurant and grocery store. The Hotel Monte was located on the northwest corner of N. South and Dallas streets and at least eight wood-frame "rooming" and "boarding" houses, none of which are extant, were located within four blocks of the depot. A broom factory was located on the corner of N. South and Waco streets.

A disastrous accident over the Lavaca River bridge on January 2, 1890, prompted many lawsuits, and the already financially strained SA&AP went into receivership on July 14, 1890. Southern Pacific soon purchased the line. However, Texas forbade the ownership and control of parallel and competing lines and a lawsuit filed by the Texas Railroad Commission forced Southern Pacific Co. to segregate the SA&AP under separate management.

On May 1, 1925, Southern Pacific Co. was allowed to legally purchase and control the SA&AP and employees were assigned positions at Southern Pacific. By 1927, most of the smaller companies owned by Southern Pacific, including the SA&AP, had been leased or merged with other lines and operations were consolidated. The Local 177 machinist's lodge, the last remaining lodge in Yoakum, disbanded. The round house and machine shops in Yoakum closed June

⁵Yoakum Sesquicentennial Committee/Centennial Book Committee, *Yoakum Community The First Hundred Years 1887-1997*, (Dallas: Curtis Media Corporation, 1988), 17.

⁶*The Railway Age and Northwestern Railroader*, March 25, 1898.

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10, 1930.⁷ They were demolished in the 1940s.⁸ While the railroad continued to operate, this ended a significant period in Yoakum's history.

State Highway Department District Offices

Organized in 1917, the Texas Highway Department had three divisions. In 1924, the department was split into 16 divisions, and in 1929, community leaders were instrumental in having the district office moved from La Grange to Yoakum. Chaired by W. T. Browning, the highway committee of the Yoakum Chamber of Commerce offered the highway department a site at the corner of Irvine and West streets for a new headquarters. The official move occurred in the fall of 1929, and a district office building and equipment shops were completed in 1932. (#126 and #127) While the office building was extensively remodeled in 1955, the warehouse is extant and appears as it did in 1932.

In 1950, the highway department purchased land on the corner of Irvine and Migl streets from the Jakubik estate for a new headquarters, and an office and laboratory were constructed. In 1958, an additional 17 acres were purchased. A new district headquarters was built in the early 1960s and the old office and shops on West and Irvine streets were sold to the City of Yoakum. The building housed Yoakum City Hall for a number of years and is currently the Yoakum Police Department headquarters. The District 13 office, which oversees 11 Texas counties, is located in Yoakum and is a major employer for the area.

Constructed in 1936/1937 by H. B. Zachary for the Texas Highway Department, a grade separation system (#88), more commonly known locally as "the underpass", was built in Yoakum as part of the U.S. Work Program Grade Crossing Municipal Project. The structure consists of an underpass that extends from Morris Street east to Kenedy Street and three overpasses including one over S. South Street, one over the railroad track and one over Front Street.

Significance in Commerce

By 1910, Yoakum had a thriving economy. In 1911, the population was 4,657; by 1914 it had grown to 7,500.⁹ A building boom during this period prompted construction of more than 15 brick commercial buildings. A new post office was completed on Nelson Street in 1917. While almost all of the storefronts were occupied by merchants, upper floors were generally used for offices, commercial enterprises, and entertainment or civic organizations, including opera houses and fraternal organizations, rather than residences. To match the increasing demand, investors started three newspapers during the 1890s. *The Yoakum Weekly Times* was established in 1892 by W. Johnston; *The Daily Times* was established in 1896 and the *Yoakum Herald* in 1897 (#23). In 1943, the papers merged under the guidance of H. D. Meister.

Early businesses included D. B. Cain & Co., (#70), Orth Milling Company, Wynn Guthrie's Gin, Texas Hide & Leather Company, Southern Marble and Stone Company (#132 and #133), Yoakum Ice Company, Yoakum Creamery and Bottling Co. (#120), the Slazer Candy Company (#32), Beck Mortuary (#21 and #22), a mattress factory, and numerous tailors including Ben Morris (#59), J. P. Pedley, Guido Kirchoff (#57), Eck May and S. H. Hopkins. Dry goods and clothing companies included Haller Bros. Dry Goods Co. (#53), W. T. Browning and Co. (#78), The J. A. Graves Co., and Rubinstein Mercantile Co.

⁷ *Yoakum Herald-Times*, March 1, 1963, 1.

⁸ Otto Borchers and Robert Kaiser interviews, interview by Rebecca Borchers, February 2018.

⁹ Mary M. Orozco-Vallejo, Handbook of Texas online, <https://tshaonline.org/handbook/online/articles/hfy01> accessed September 15, 2017.

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As a result of the building boom, there were many construction- and building-related industries. Lumber yards were prevalent and included the Woodring-Meyer Lumber Company on Morris and Lott streets (#114 and #115); Ross & Shall Lumber Yard at Hopkins and Front streets; the W. A. Fink Lumber Yard at Morris and Lott streets; and A. Gilmer's Lumber Yard at Front and Hochheim streets (#119) (1904 Sanborn maps indicate that the name changed to South Texas Lumber Co.). The Yoakum Improvement Company was succeeded in 1913 by the Texas-Louisiana Power Company (#10). Natural gas provided by Southwest Gas Company of Oklahoma became available in 1927. In 1929, Mack Carter Jamison built a stucco building at 802 Irvine Street (#124) to house Yoakum's "colored funeral home." Jamison Funeral Home remained in the family and continued to operate until 2013. Yoakum's oldest African American-owned business was also one of South Texas' oldest African American-owned businesses.¹⁰

While the railroad acted as the catalyst for much of the city's growth in the late nineteenth and early twentieth centuries, the period after 1900 saw a marked growth in the dairy industry, swine raising, and poultry production. After 1910, farmers raised cucumbers, Irish potatoes, onions, garlic, beans, and sweet potatoes, but tomatoes, which thrived in the warm, humid climate, proved to be the most successful crop. The business district continued to expand so that by 1920 brick buildings lined the streets. In 1932, the city built its own municipal power plant on Front Street on land purchased from the Spencer-Sauer Lumber Company.

Local Industry

Beginning in 1904, several new industries began to emerge in Yoakum that had a significant impact on employment, commerce, and the construction and use of buildings in downtown Yoakum. The leather, tomato, meatpacking, poultry and processing industries continued to be important to the Yoakum economy through the 1970s.

Leather Goods

The leather industry has played a significant role in the local economy for more than 90 years. This industry provided significant employment for Yoakum and the region, and significantly affected the use of, and in some cases, the demise or alteration of, many of the district's buildings. As the leather industry emerged and new companies were formed beginning in the late 1950s and continuing through the 1980s, many of these businesses were located downtown. Some occupied large buildings on multiple floors where assembly lines of employees could be found hand-cutting and hand-tooling belts, saddles and other leather items. As manufacturing of leather goods transferred overseas many of the downtown buildings that housed these companies became vacant.

Organized in 1919 by Phillip Welhausen and William Green of Shiner, Texas, the Texas Hide & Leather Company, a small tannery, began operating from a two-story wood-frame building on Hickey Street. In 1921, a tannery engineer was hired, and the company constructed an addition. The business grew, and two new departments were added to manufacture leather products, including harnesses and whips.

By 1922, the business outgrew its original building and plans were underway for a large hollow-tile and concrete factory. The original building, which has since burned, was dedicated exclusively to the tannery division. In 1923, C. C. Welhausen, nephew of the founder, became general manager. Under Welhausen's leadership, new lines were added, and the sales force expanded. Additional capital was invested in 1928 and the name changed to Texas Leather & Manufacturing Company. The business again outgrew its headquarters and a third building was added as a stockroom and shipping department. In 1929, after the failure of the First State Bank—where some of the company's stockholders were heavily invested—the company was reorganized as Texas Tanning & Manufacturing Company.

¹⁰ "100-year-old Yoakum funeral home closes," (video), *Victoria Advocate*, August 1, 1913, 1, accessed December 6, 2017.

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In 1931, the company purchased Straus-Frank Co., a horse collar and saddle manufacturing company in San Antonio, and all the equipment for making horse collars was moved to Yoakum. The following year, “a large brick building” near the plant was purchased, remodeled and enlarged for the expanding horse collar department. With the addition of the horse collar department, the company’s saddlery line was complete, with the exception of saddles and riding equipment. In 1932, the company’s line of saddlery equipment was expanded and saddle makers from the Straus-Frank Company came to Yoakum to work in the new department manufacturing “Hereford”-brand saddles. A second story was added to the stockroom building. With the saddlery line complete, the company began to investigate other lines of leather goods. In 1933, the company purchased the machinery, trademarks, and designs of Lion Leather Goods, manufacturers of billfolds, ladies’ handbags, and novelty goods, and moved manufacturing to Yoakum. A second story was added to the hollow-tile and concrete building to provide space for the new division. By the spring of 1936, the company had again outgrown its facility, and a new two-story wing was added. According to the *Yoakum Weekly Herald*, September 3, 1936, “[t]oday Texas Tanning & Manufacturing company’s plant consists of three two-story buildings, two one-story buildings, a large warehouse building and an office building. If all the floor space were under one roof it would make a modern skyscraper 16 stories high.” A special edition of the *Yoakum Herald-Times* reported a payroll of 250.

Later known as The Tex Tan Welhausen Company, the company was sold to Tandy Corporation, of Fort Worth, Texas, in 1957. In July 1961, the company was split into two operating companies: Tex Tan Leather Company, selling saddles and riding equipment under the Hereford brand and Tex Tan Welhausen Company, which manufactured belts, billfolds, gloves, and other merchandise. Sales extended across the United States, Canada, and Mexico. The company headquarters were located in the Swift and Co. building on W. Gonzales Street. In its wake, numerous leather companies, many of which occupied buildings in downtown Yoakum, including Texas Tanning Company, Texas Leather Company, L. J. Pish and Son Saddlery (#58), Cow Country Industries (#25), TO’REL Manufacturing Co., Circle Y (#100, #101, #102), Dun Dee Leather Company Inc. (#59) and Double J Saddlery began producing and distributing similar products, with Yoakum eventually becoming known as the “Leather Capital of the Southwest.”

Meatpacking, Poultry and Processing

Meatpacking, poultry and processing also played a significant role in Yoakum’s economy and these industries were housed in downtown buildings. S. A. Carnes (#93), D. B. Cain (#70), Swift and Co. (#82), Edwin Pietsch (#82 and #83), Eddy Mayrant (#31) and the Kaiser family (#92 and #93), among others, either built and/or occupied buildings used for processing or wholesaling eggs, poultry, beef and pork. Visible signs of these industries, which continue to be a significant part of the economy, remain in the district, including cattle shoots, loading docks, and smokehouses.

Swift and Company

Gustavus Franklin Swift founded Swift and Co. in Chicago in the 1880s. Swift invented the refrigerated railcar, enabling him to deliver fresh meat from meatpacking centers in the Midwest to urban markets in the northeast. In March 1904, Swift opened a plant in Fort Worth so that meatpacking operations were closer to the cattle hubs. By 1915, Swift offered a variety of products, including hams, eggs, poultry, lard, and shortening. Swift and Company leased the W. L. Burton Building (#82) on W. Grand Avenue in Yoakum in June 1917.

By the early 1930s, Lavaca County ranked among the top Texas counties in poultry and egg production. In 1930, Swift built a three-story building at W. Gonzales and Front streets adjacent to the railroad and the cattle yards. In addition to processing chickens and turkeys, the company maintained a chicken and turkey hatchery and an ice cream wholesale supply center. The company remained in operation through the 1960s. The Swift Hatchery, which has been demolished, was located across the street from the main building, on the corner of Nelson and Lott streets.

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Yoakum Packing Co.

C. P. Evans opened his first Piggly Wiggly store at 407 Lott Street between Bass Bros. and Grifno Bakery. A second store was later opened on the corner of Lott and W. Morris streets, along with stores in Cuero and Hallettsville. Beal Pietsch and H. C. Boysen purchased the building on August 28, 1931, but a fire in 1935 prompted the “No. 1 store” to move to a leased building on Lott and May streets. Evans then sold the lot where the original building had burned to Pietsch and Boysen, who built a warehouse and office. By 1940, the company had outgrown this building and moved to West Street. In 1941, a “Super Market Piggly Wiggly” was opened on W. Grand Avenue and Irvine Street. In 1947, Edwin W. Pietsch and H. C. Boysen purchased the W. L. Burton Building (#82) on W. Grand Avenue from Clyde Neely, who had purchased the building in 1944, and converted the first floor into a locker plant with a killing floor, a small sausage kitchen, a wrapping room, and a large freezer. In the 1940s, farmers and ranchers rented lock boxes in this building, which served as their “deep freeze.” Yoakum Meat Co. was established to supply meat to Pietsch and Boysen’s 12 Piggly Wiggly grocery stores, but after Yoakum Packing Co. began a wholesale business, the storage lockers were discontinued. Between 1953 and 1960, additions were made to the two-story building and the company purchased an adjacent building. (#83) Today, Yoakum Packing Co. continues to operate in this building.

City Meat Market

Owned and operated by the Kaiser family from 1928 to 1985, City Meat Market was originally established in 1921 at 520 Lott Street (#92) in a building constructed by S. A. Carnes in 1910. It previously housed the National Drug Store. The business cured ham and bacon and made beef and pork sausage. In 1928, the meat market began to cook barbeque and sold it at the back of the building. The retail meat business moved to 518 Lott Street in 1962 (#92) and a barbeque restaurant was added; in 1971, the corner building was purchased (#93), and the meat market expanded to include groceries. City Meat Market continued to operate at this location through the 1980s.¹¹

Eddy Packing Company

Founded in October 1953 by E.R. “Eddy” Mayrant, Eddy Packing Company was located on Front Street in the Tucker Building (#31). Mayrant had been plant superintendent at Yoakum Packing Co. With a slaughter house, a smokehouse, and six production employees, the company developed the Eddy Imperial Brand, which included bologna, salami, skinless franks, and pork sausage. The company currently operates a 300,000 square-foot processing plant in Yoakum on Airport Road that produces beef, pork, and poultry products under a variety of retail brands.

Tomatoes

The tomato industry in Yoakum was a growing industry in the early 20th century. In 1905, directors of First National Bank of Yoakum discussed loans for stored, cased and canned tomatoes, signaling the bank’s interest in this burgeoning industry. By 1925, railroad traffic began to slow, the price of cotton had declined, and Texas suffered a severe drought. Commonly known as the “green-wrap tomato deal,” the Yoakum Chamber of Commerce employed an instructor to train farmers to cultivate tomatoes. M. W. Carlton, vocational agriculture teacher at Yoakum High School, O. C. Wagner, freight agent for Southern Pacific, and W. T. Browning, local businessman, promoted this new industry. The Yoakum Tomato Growers Association was also organized by the chamber of commerce. The Farmer’s Co-Op tomato shed was the first shed built in Yoakum to handle the tomato crop and was built with the aid of the chamber of commerce and a number of interested farmers. In 1930, the *Yoakum Daily Herald* called it the “largest and most completely equipped of sheds in this section.”¹² Yoakum’s “tomato row” was located on Front Street near the freight

¹¹ Leslie C. Kaiser, “City Meat Market”, *Yoakum Community The First Hundred Years*, 112.

¹² *Yoakum Daily Herald*, March 14, 1930.

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depot. The “Hub City Brand” became well known and a community cannery was opened for families to can tomatoes. By 1929, 2,000 acres were planted in tomatoes and 117 cars were shipped, producing about \$50,000 for the growers. To celebrate Yoakum as a tomato growing and shipping center, the community held the first Tom-Tom Festival in 1928. Eleven packing sheds were in operation according to a May 25, 1930, *Yoakum Herald-Times* article. These included the Yoakum Packing Company, E. W. Anderson, Webb and McLendon and Farmers Union Co-operative. (#109) By the 1940s, 15 packing sheds in Yoakum shipped green-wrap tomatoes to northern markets. In 1960, in response to competition from greenhouse growers in the Rio Grande Valley, the Texas A&M Agriculture Experiment Station in Yoakum experimented with greenhouse tomato growing at the Plant Disease Laboratory.¹³ In a June 21, 1960, *Yoakum Herald-Times* article, A. B. McBroom, owner of McBroom Produce, the principal terminal for tomatoes, described the area’s tomato crop quality “the best he had seen in 15 or 20 years,” but by 1980, produce farming was largely drawn away from the Yoakum area to the Rio Grande Valley with its mild winters and available irrigation from the Rio Grande River.¹⁴ The Yoakum Canning Co. closed in the early 1970s, and the building is now owned by the City of Yoakum.

Postwar Boom

Following the automobile boom after the end of World War II, downtown Yoakum saw a dramatic increase in filling stations, car dealerships and auto-related businesses. Filling stations were located at the corners of Front and Nelson streets (#11), Front and May streets, Irvine and May streets (#20), Irvine and Morris streets (#104, #108), Lott and Nelson streets, Lott and Morris streets, and Lott and Schleicher streets (#129). Five of these buildings survive; however, some have been significantly altered. Car dealerships included Hub City Motor Company (#98), Goetz Motor Company (#25) and Anders Auto Supply (#69). Anders Auto Supply, housed in the same building on W. Grand Avenue since 1940, continues to operate in the same location today.

While the tomato industry declined, the leather industry and meatpacking industries, which were concentrated in the downtown commercial district, grew exponentially. E. W. Pietsch and H. C. Boysen purchased the two-story W. L. Burton Building (#82) in 1947 and began the slaughter of cattle at this location for their 12 Piggly Wiggly Stores. Between 1950 and 1963 they acquired adjoining land and expanded the two-story building. Eddy Mayrant purchased a building on Front Street (#31) in 1961 and established Eddy Packing Co. While the business is no longer located downtown, it remains in business with more than 550 employees. In 1948, Leslie C. Kaiser and R. M. Hagan purchased City Meat Market on Lott Street (#92). After installing a walk-in freezer in 1952, they began processing beef, pork and lamb for home freezers. They leased the adjacent building in 1962, moved their retail business to this location, and opened a Bar-B-Q restaurant. City Meat Market acquired the adjacent two-story building at the corner of Lott and Hugo streets (#93) in 1971. The business continued operating in this location through the mid-1980s. Swift and Company, which built a three-story building on E. Gonzales Street in 1930, processed and hatched chickens and turkeys, and operated an ice cream wholesale supply center through the early 1960s.

By the 1960s more than 1,000 people in Yoakum were employed in the leather industry. Most of these companies were located in buildings in the commercial district, including L. J. Pish and Son Saddlery (#58), Cow Country Industries (#25), Circle Y (#100, #101, #102), Dun Dee Leather Company Inc. (#59), and Tex Tan Western’s manufacturing facilities. Tex Tex Welhausen Company, an operating unit of the Tandy Corporation, based in Fort Worth, and a major employer, purchased the three-story Swift Building, one block outside the district boundary, on E. Gonzales Street, in the early 1960s. This building served as its headquarters through the mid-2000s.

¹³ *Yoakum Herald-Times*, February 19, 1960, 5.

¹⁴ David M. Vigness and Mark Odintz, Rio Grande Valley, Handbook of Texas Online, <https://tshaonline.org/handbook/online/articles/ryr01> accessed February 1, 2018.

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A number of modern buildings were built between 1948 and 1971, including 203 Nelson Street (#6), 301 Nelson Street (#4), 219 Irvine Street (#5), 113 Nelson Street (#9), 303 Irvine Street (#17), 119 W. May Street (#34) and 301 W. Grand Avenue (#43). These buildings housed service industries, including insurance companies, banks and utility companies. A new fire station was built in 1948 on the corner of Lott and Nelson streets on the site of the Lane Hotel. The two-story brick structure cost \$67,000. In 1957, Stayton Steen purchased the Commercial Hotel, one block west of the new fire station on the corner of Nelson and Irvine streets, and demolished it to make room for a new office building. The agency expanded between 1952 and 1973, acquiring Knippa Agency, Poth and Ehlers Agency and George Nagel Agency. Yoakum National Bank acquired the building on the corner of W. Grand Avenue and Irvine Street in the late 1960s, demolished it, and constructed a new building, which opened in 1971. Of these, the fire station (#6), the Steen Insurance Building (#4), Southwestern Bell Telephone Co. (#34), and Yoakum National Bank (#43) are contributing buildings to the district.

Architectural Significance

The majority of the resources in the Yoakum Commercial Historic District are locally significant late 19th and early 20th century brick one- and two-part commercial blocks, which are building types based on the compositional arrangement of the façade.¹⁵ The district also includes a number of civic, government and residential buildings. One-part commercial buildings were generally small and occupied by retail businesses. Pre-war one-part commercial block buildings include 205 W. Grand Avenue (#64), the Texas-Louisiana Power Co. Building at 111 Nelson Street (#10), 314 Lott Street (#24), and the Mobley Bakery 216 W. May Street (#40). Post-war one-part commercial block buildings include the Steen Insurance Building at 301 Nelson Street (#4), Southwestern Bell Telephone Company Building at 119 W. May Street (#34), and Yoakum National Bank (#43).

Two-part commercial block buildings have an additional story with zones separated by horizontal brick or stone banding. The lower zone was used for retail space; the upper zone was used for offices, meeting space for fraternal organizations, or hotel rooms. Prewar two-part commercial block buildings include the Yoakum National Bank at 207 W. Grand Avenue (#65), the Green Welhausen Building at 201 W. Grand Avenue (#49), and the St. Regis Hotel at 612 Lott Street (#100), the only three-story building in the district. The only post-war two-part commercial block building is the fire station, 203 Nelson Street (#06).

Prior to 1910, most of the resources in the district were stand-alone wood frame buildings and structures. While some were lost to fire, others were demolished and replaced by more substantial brick buildings that were part of, or later became part of, a commercial row or block. However, a significant number of these wood frame buildings and structures are extant. They include the Woodring-Meyer Lumber Co. at 702 Lott Street (north) (#114); the Spencer-Sauer Lumber Co., 801 Lott Street (#121); 801 Front Street (#130); 117 West Street (#131); Southern Memorial Monument Co. at 120 West Street (west) (#132); and 104 E. Gonzales Street (#1). Wood frame buildings are clad in wood siding, corrugated metal, or metal with decorative patterns, including brick and stone.

Most of the buildings are rectangular and have decorative parapets with sign blocks; one or two flush or recessed storefronts flanked by plate glass windows; suspended awnings; and transom windows which allowed for light and air circulation. Transom windows either have single square glass panes, or multiples panes. Full-width wood canopies are suspended by chains or metal rods. They also feature decorative iron work, cast iron columns, elaborately patterned brickwork, glazed brick, and marble and granite columns. The Weymouth Drug Co. at 205 W. Grand Avenue (#64) has twisted metal tie rods. The St. Regis Hotel at 612 Lott Street (#100) and the Gebert Building at 218 W. Grand Avenue (#73) have decorative amethyst-colored glass panes. Facades are accented with geometric brick patterns.

¹⁵ Richard Longstreth, *The Buildings of Main Street: A Guide to American Commercial Architecture* (Lanham, MD: AltaMira Press, 2000), 24-75.

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Glazed brick was a common building material in Yoakum and used on the façade of the St. Regis Hotel at 612 Lott Street (#100), the J. H. Tucker Building at 318 Front Street (north) (#31), the Guido Kirchoff Building at 420 Front Street (#57), and 120 W. Grand Avenue (#79). The Neumann Building at 123 W. Grand Avenue (#63), and the Elks Hall at 401 Irvine Street (#44) have decorative ironwork.

While buildings in the district may not be considered high style, some of the buildings have stylistic architectural influences, including Neoclassical, Classical Revival, Mission Revival, Gothic Revival, Moderne, Craftsman, and New Formalism. Yoakum National Bank at 207 W. Grand Avenue (#65) has Neoclassical influences; 219 W. Grand Avenue (#69) has Mission Revival influences; the W. L. Orth Building at 118 W. Grand Avenue (#81) has Victorian influences; and the Beck Mortuary Chapel at 208 Nelson Street (#16) has Gothic Revival influences. The filling station at 620 Irvine Street (#108) is Moderne; the Yoakum Fire Station at 203 Nelson Street (#6) is influenced by the Prairie and the International Styles; the Steen Insurance Building at 301 Nelson Street (#4) and the Southwestern Bell Telephone Co. are International Style (#34). Yoakum National Bank at 301 W. Grand Avenue (#43) is New Formalism. Modern buildings include 219 Irvine Street (#5), 113 Nelson Street (#9), and 303 Irvine Street (#17).

Alterations to the buildings in the district are a reflection of changing architectural and retail trends, and availability of new building materials. While the exact dates are unknown, stucco was applied to many of the brick buildings in the 1930s and 1940s. A number of buildings were also modernized with new storefronts in the 1960s and 1970s. This includes replacing recessed entries with flush storefronts constructed of metal and glass and covering facades with grveled concrete panels or aluminum. Later modifications include replacement of wood windows with metal windows.

In contrast to many communities of this size in the region and in rural Texas, many of the buildings in the district are architect-designed. J. Henry Yentzen, a local architect, designed the Elks Hall at 401 Irvine Street (#44); Yoakum Masonic Lodge at 402 Irvine Street (#42); the St. Regis Hotel at 612 Lott Street (#100); the Green Welhausen Building at 201 W. Grand Avenue (#49); the Woodmen Hall and Opera House at 318-324 Lott Street (#25); Beck Mortuary at 302 Lott Street (#21); the J. M. Haller Block at 401-409 Lott Street (#50-#53); the St. Regis Hotel at 612 Lott Street (#100); the S. A. Carnes Buildings at 524 Lott Street (south) (#91- #93); and the H. Thiele Building at 102 E. Gonzales Street (#2).

Other architect-designed buildings include Yoakum National Bank at 207 W. Grand Avenue (#65), designed by L. Harrington & Co., of San Antonio; and the Yoakum Fire Station at 203 Nelson Street (#6) designed by Giesecke, Kuehne & Brooks. The Yoakum National Bank at 301 W. Grand Avenue (#43) completed in 1971, the newest building constructed during the period of significance, was designed by Lynn Evans, of Corpus Christi. Evans also designed the 1956 Aransas County Courthouse.

A number of buildings are also attributed to local builders or contractors. Local contractors, Ross & Shall, which had a lumber yard on E. Gonzales Street, built the W. L. Lowrance Building at 413 Lott Street (#54), the H. Thiele Building at 102 E. Gonzales Street (#2), the Woodmen Hall and Opera House at 318-324 Lott Street (#25), and the J. M. Haller Block at 401-409 Lott Street (#50-#53). William E. Pound constructed the Mergenthal buildings at 306, 308, 318 Front Street (#29, #30, #32); the Yoakum Creamery and Bottling Co. at 719 Lott Street (#120); the J. S. Hall Building at 121 W. May Street (#35); the J. H. Tucker Building at 318 Front Street (north) (#31); and the St. Regis Hotel at 612 Lott Street (#100). Pound also remodeled the Haller Block. Bailey Mills Company of Victoria was the contractor for the S. A. Carnes Buildings at 524 Lott Street (#91-#93) and the Green Welhausen Building at 201 W. Grand Avenue (#49). The underpass (#88) was constructed by H. B. Zachary Company.

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Architects and Contractors

During the height of the building boom, particularly between 1910 and 1917, several individuals and firms played a significant role in the design and construction of downtown buildings. These included architect J. Henry Yentzen, and contractors Ross & Shall and William E. Pound.

Joseph Henry Yentzen

Joseph “J. Henry” Yentzen arrived in Yoakum in early 1910. His first office was in the Ross & Shall office on Grand Avenue, but he soon moved down the street to the second floor of the Orth Building. A May 1910 newspaper indicates that Yentzen had been “as busy as a cranberry merchant during his three months stay in the city and finds that he must have more room and a private office to do his work.” An ad in the October 9, 1913, *Yoakum Weekly Times*, lists his office in rooms 14 and 15 in the Green-Welhausen Building. (#49) A review of trade journals and newspapers reveals that Yentzen designed 11 commercial buildings in Yoakum, the Orth Milling Co., the First Baptist Church in Yoakum, and several homes, schools, and churches in Yoakum, Shiner, and Nordheim. While J. Henry Yentzen, a local architect, did not attend college, nor did he have formal training as an architect, he was a licensed architect in the state of Texas. After leaving Yoakum around 1920 he owned Yentzen Construction in Houston, a pre-cast concrete company.¹⁶ He later lived in Beaumont where he designed homes and buildings.

Yentzen was born in Donaldsonville, Louisiana, on July 16, 1876. He had one son, Henry John Yentzen, with this first wife. Around 1925, he later married Cleo Marie Hargreaves, a native of Yoakum, and they had two sons, Don and Glenn.¹⁷ Yentzen died on July 6, 1956 at age 79.¹⁸ His death certificate indicates that he had lived in Beaumont for 30 years (from approximately 1926 to 1956). Yentzen is buried in Beaumont at Forest Lawn Memorial Park Cemetery.

L. Harrington & Co.

Lou Harrington worked for Sanguinet and Staats, noted Fort Worth architects known as the “skyscraper architects”, and is credited with designing several noted San Antonio buildings, including the 1908 Gibbs Building on Alamo Plaza and the 1913 Rand Building on Houston Street. However, the 1922 Maverick Building, with its simple lines, steel-reinforced concrete and masonry facade, is the only San Antonio building attributed to Harrington’s own firm, L. Harrington Co., Architects. L. Harrington Company, of San Antonio, remodeled the Yoakum National Bank at 207 W. Grand Avenue in 1920. (#65)

William E. Pound

Born in Chicago in 1867, William E. Pound was the son of a building contractor who helped rebuild Chicago after the 1871 fire. Pound learned the contracting business under his father’s tutelage and first built a packing house for Swift & Co. in Omaha. After refining his skills in Illinois, he arrived in Texas in 1906. Pound was awarded the building contract for the creamery in Yoakum, which was completed in 1912.(#120) He went on to construct the Mergenthal buildings and the J. H. Tucker Building on Front Street (#29-#32), the Mergenthal House, the First Baptist Church, the J. S. Hall Building (#35), and the J. B. Harris Building. He also remodeled the Haller Block on Lott Street for the Bass Bros. (#53).

¹⁶ Dorothy Yentzen, wife of Don Yentzen, J. Henry Yentzen’s son, phone interview by Rebecca Borchers, October 11, 2018.

¹⁷ Gary Yentzen, son of Glenn Yentzen, J. Henry Yentzen’s son, phone interview by Rebecca Borchers, October 10, 2018.

¹⁸ Texas Department of Health Bureau of Vital Statistics, J. Henry Yentzen death certificate, July 6, 1956.

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Andrew J. Ross and D. J. Shall

Andrew J. Ross, a skilled carpenter, and D. J. Shall, owners of Ross & Shall Lumber Co., developed the Park Heights Addition and owned one of the leading fire insurance companies in the state. Shall was the first president of the Yoakum Chamber of Commerce and a charter member of the Rotary Club established in Yoakum in 1923. The Ross & Shall Lumber Yard was located at the corner of Hopkins and Front streets, according to June 1912 Sanborn maps. (site of Swift and Co. - 1930)

H. B. Zachary Company

After a brief career with the Texas Department of Transportation, Henry Bartell "Pat" Zachary founded H. B. Zachary Company in 1924. Zachary earned a degree in civil engineering from Texas A&M University in 1922. His first contract was a series of four concrete reinforced bridges in Laredo, Texas.

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June 23, 1906, p.4.

July 4, 1910.

May 23, 1913, p. 3.

July 4, 1913.

July 23, 1904.

October 22, 1904.

February 11, 1905.

November 20, 1909, p. 5.

December 10, 1910, pgs. 1 and 6.

December 24, 1910, pgs. 3,7,8.

June 17, 1911, p. 1.

United States Department of Agriculture, US Tomato Statistics, Table 59 – Texas fresh tomatoes: Acreage, yield, production, and value, 1960-2009.

US Post Office, Yoakum, Texas. Historic photos located in lobby.

Yoakum Commercial Historic District, Yoakum, DeWitt and Lavaca Counties, Texas

Vintage postcards, Yoakum, Texas. Yoakum Heritage Museum, Yoakum City Hall, various online sources.

Western Contractor, vol. 26. p. 31.

Western Contractor, vol. 27. p. 21. June 13, 1915.

Winchester, R. G. scrapbook collection. Carl and Mary Welhausen Library, Yoakum, Texas.

Yentzen, J. Henry. Original blueprints, St. Regis Hotel, 1913.

Yoakum, Benjamin F. *Railroad Age Gazette*. December 10, 1909.

Yoakum Sesquicentennial/Centennial Book Committee. *Yoakum Community The First Hundred Years 1887-1987*.
Dallas: Curtis Media Corporation, 1988.

Yoakum Daily Herald

May 1, 1925.

May 29, 1925.

September 24, 1925.

October 23, 1929.

March 14, 1930.

May 25, 1930.

Yoakum Heritage Museum. Various historic photographs and newspapers.

Yoakum Herald-Times

March 14, 1930, p. 1.

May 25, 1930, p. 1.

January 26, 1960, p. 1.

February 19, 1960, p. 5.

June 21, 1960, p. 1.

February 23, 1960.

November 29, 1960.

November 14, 1961.

August 16, 1963.

October 15, 1963, p. 1.

November 1970. Emma A. Neumann Wade obituary.

February 5, 1981.

April 29, 2015. Gaeton Anthony Messina obituary.

Yoakum Weekly Herald

June 18, 1908, p. 4.

September 11, 1909, p. 1.

February 24, 1910, p. 6.

March 2, 1911.

March 9 and 16, 1911.

May 12, 1910, p. 5.

June 15, 1911, p. 4.

July 8, 1911.

July 15, 1911.

Yoakum Commercial Historic District, Yoakum, DeWitt and Lavaca Counties, Texas

April 8, 1911.

September 2, 1936.

September 3, 1936.

October 9, 1913, p. 1 and p. 9.

December 15, 1911, p. 3.

December 14, 1911, p. 3.

Yoakum Commercial Historic District, Yoakum, DeWitt and Lavaca Counties, Texas

Section 10: Boundary Continuation Sheet

Verbal Boundary Description:

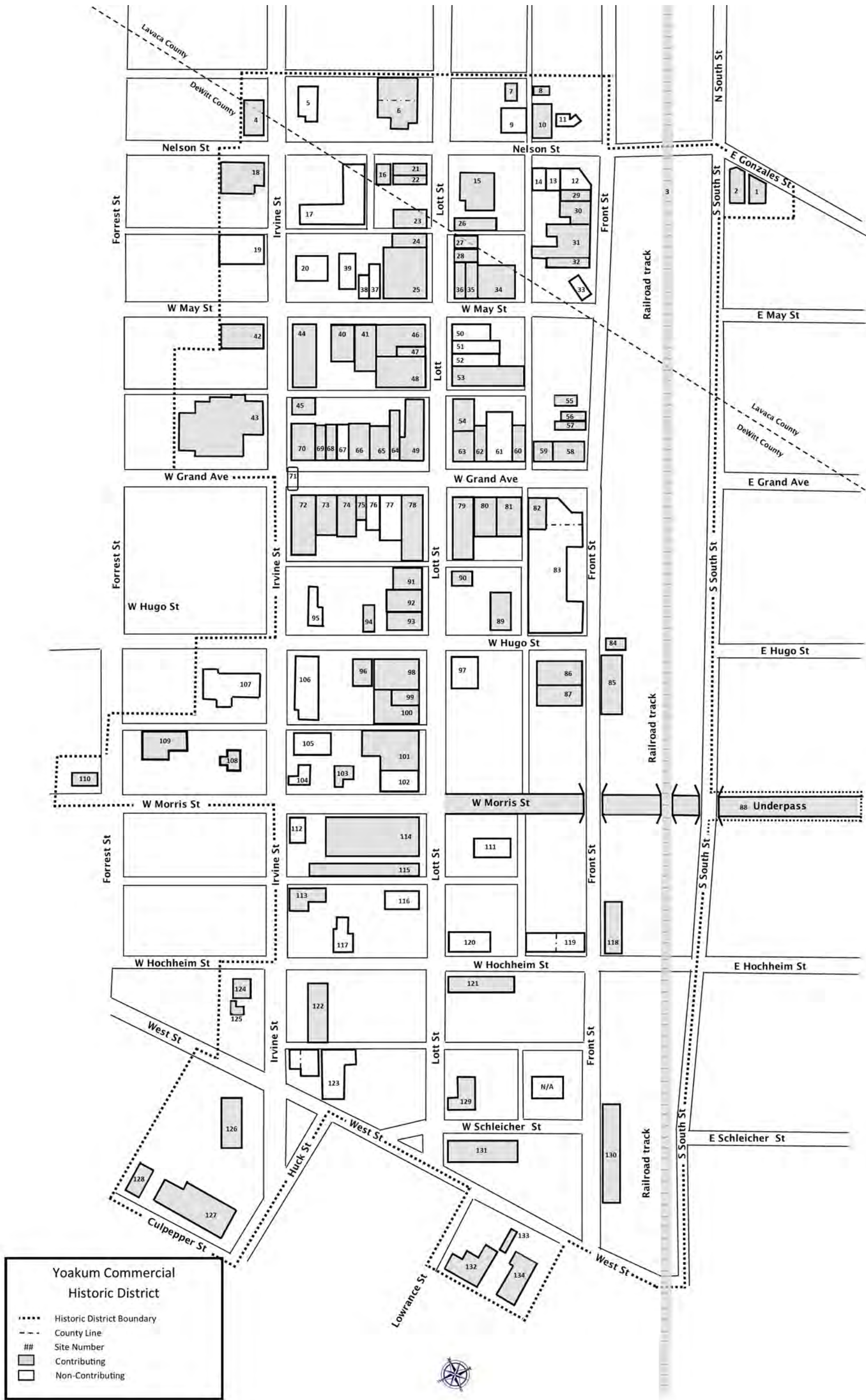
The boundary of the district is irregular. Beginning at the intersection of Kenedy and E. Gonzales streets proceed:

- west to include the north side of Lots 5 and 6, Block 38, in the Original Townsite crossing the railroad track, to the corner of Nelson and Front streets;
- north along the railroad track and west to Irvine Street along the northern boundary of Lots 1 & 2, Block 7; west ½ of Lot 12 and part of the east ½ of Lot 12, Block 7; Lots 1, 2 & 3, Block 8;
- to include Lot 1 and ½ of Lot 2, Block 21, on the corner of Irvine and Nelson streets;
- south on Irvine Street to include Lots 11 & 12, and Lots 1 & 2, Block 20; the east part of Lots 11 & 12, Block 19; and Lots 1, 2, 3, 4 and part of lot 5, Block 19 on the corner of Irvine Street and Grand Ave;
- south on Irvine Street to the intersection of Irvine Street and Hugo Street, to include part of Lots 3-5 , Block 17; south ½ of Lots 1, 2, & 3, Block 1028 on the corner of Forrest and W. Morris streets; and part of Lots 1, 2 & 3, Block 1017 on the corner of Irvine and W. Morris streets;
- east on Morris Street to Irvine Street;
- south on Irvine Street to Hochheim Street to include Lot 1, Block 1015; and the east part of Block 82 (this block is not subdivided into lots);
- east on West Street to Lowrance Street to include north part of Lots 10, 11 & 12, all of Lot 13, Block 1, of the Jakubik Addition;
- east on West Street crossing the railroad track;
- North on S. South Street to the intersection of Front and Morris streets, to include the railroad track and the overpass;
- east on Morris Street to Kenedy Street to include the underpass;
- north on S. South Street to the intersection of N. South Street and E. Gonzales Street

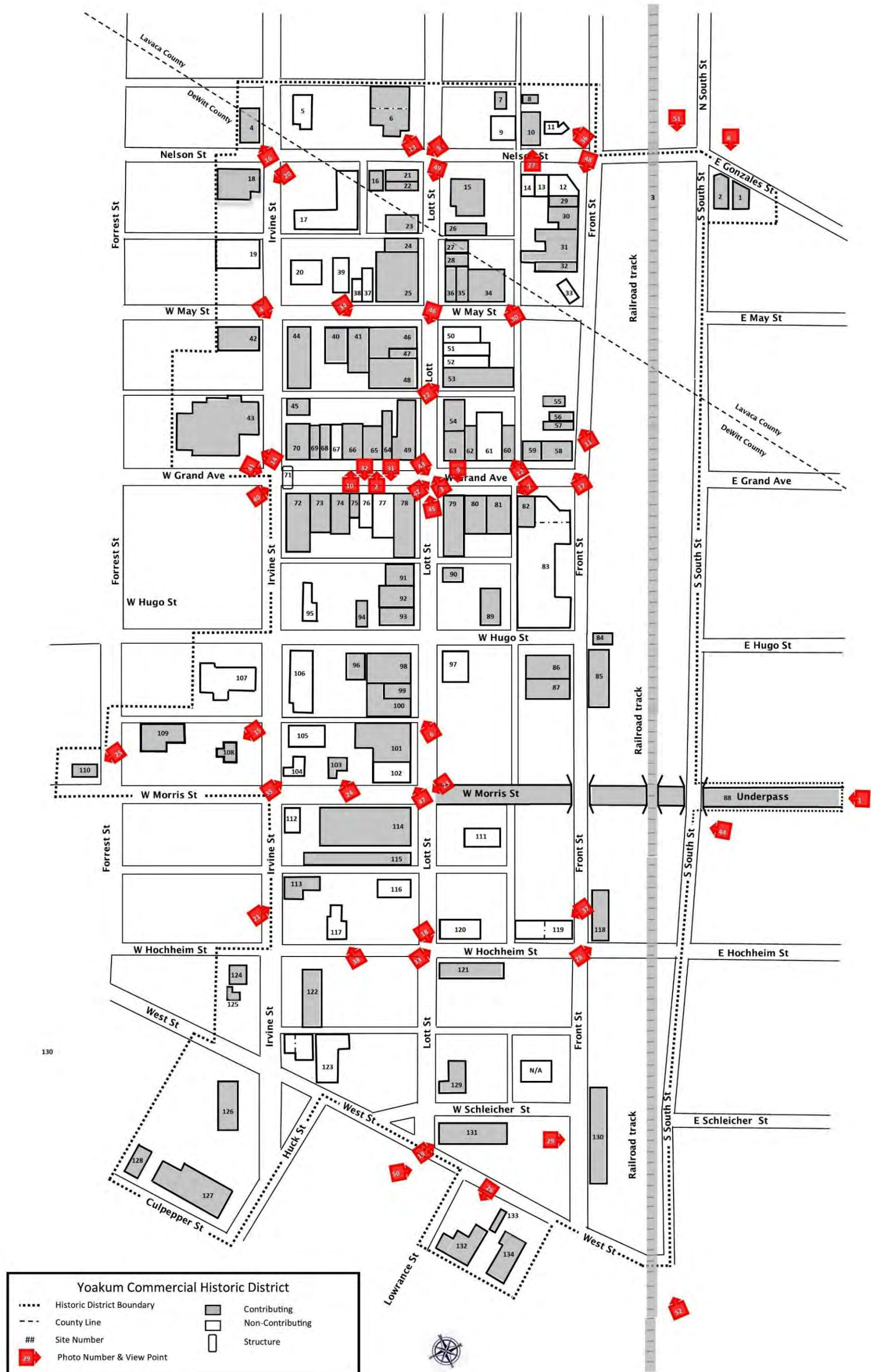
Boundary Justification:

The boundary of the Yoakum Commercial Historic District was determined based on the boundaries of the Original Town Site, commercial development after the railroad was constructed in 1887, and the highest density of historic resources. There are a number of vacant lots and historic commercial, residential and industrial resources adjacent to the district and constructed during the period of significance, but outside the boundary because they are either too far from the immediate downtown or they stand isolated from the core of the district.

Yoakum Commercial Historic District, Yoakum, DeWitt and Lavaca Counties, Texas



Yoakum Commercial Historic District, Yoakum, DeWitt and Lavaca Counties, Texas



Yoakum Commercial Historic District, Yoakum, DeWitt and Lavaca Counties, Texas

Google Earth Map (accessed November 16, 2018)



Yoakum Commercial Historic District, Yoakum, DeWitt and Lavaca Counties, Texas

Original Townsite, 1887. (Source: City of Yoakum archives - Plats).

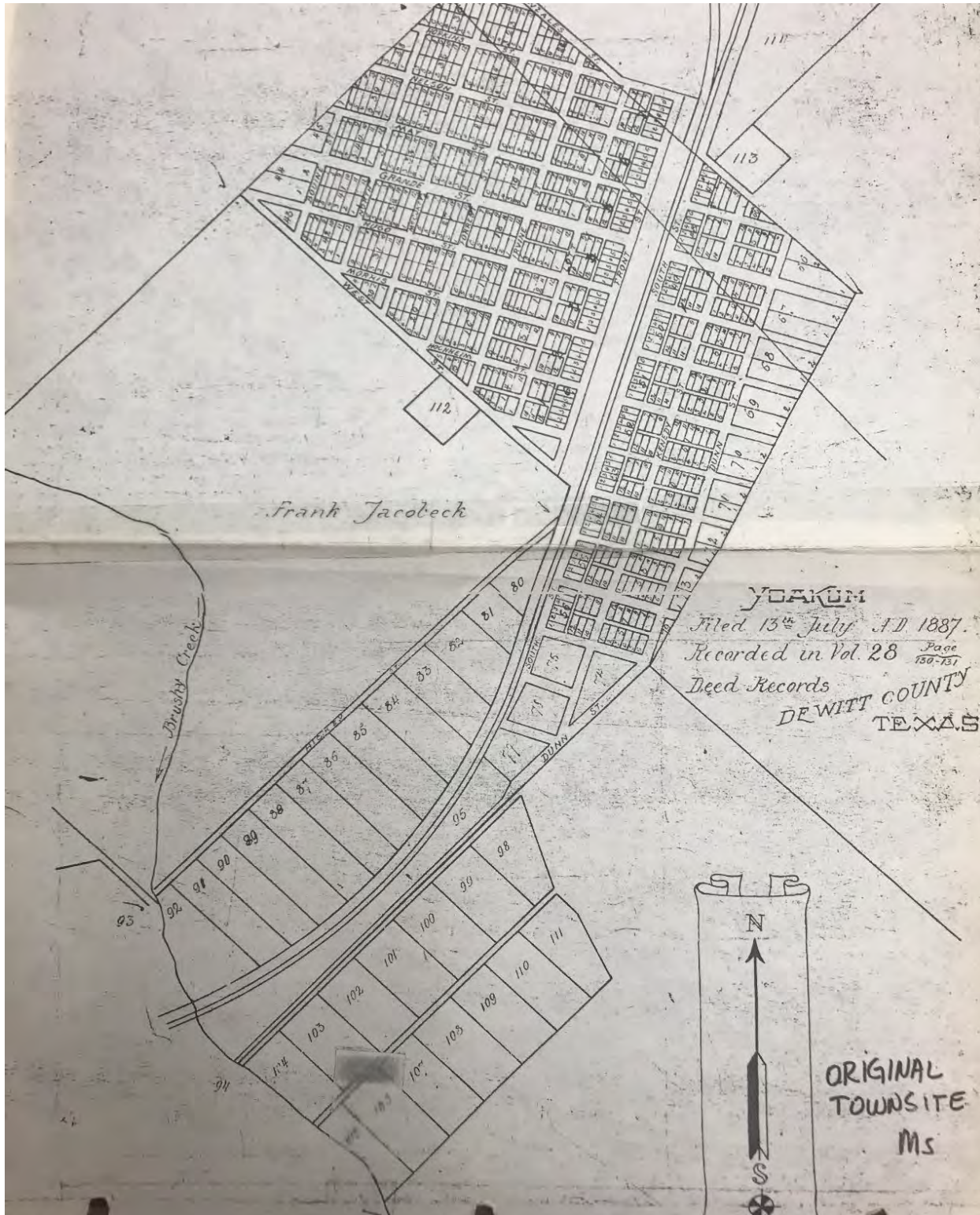


Figure - Page 65

Yoakum Commercial Historic District, Yoakum, DeWitt and Lavaca Counties, Texas

June 1912 Sanborn Map, showing commercial development along W. Grand Avenue and Lott Street. (Source: Dolph Briscoe Center for American History)

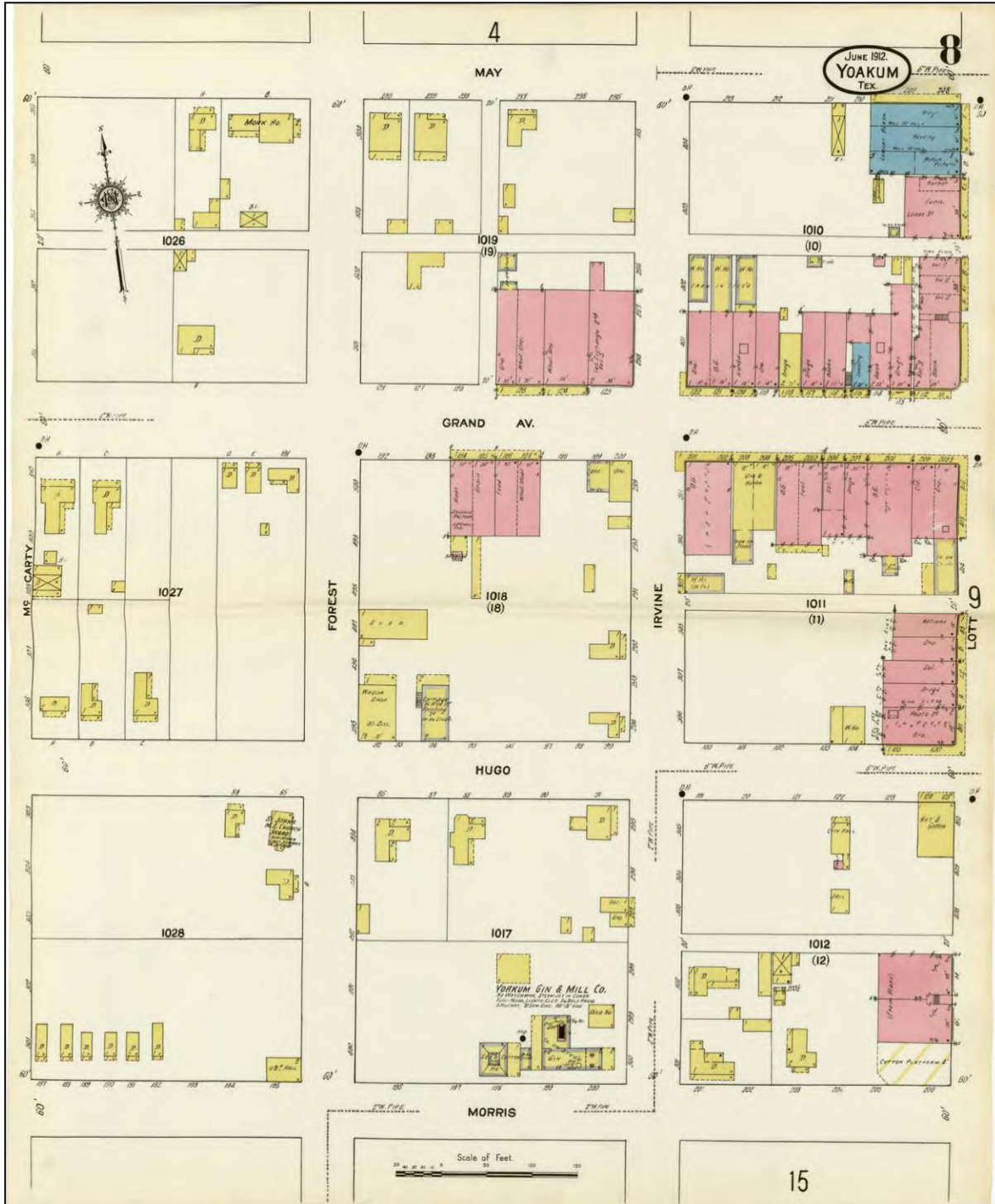


Figure - Page 66

Yoakum Commercial Historic District, Yoakum, DeWitt and Lavaca Counties, Texas

May 1922 Sanborn Map, showing commercial development along W. May Street, Lott Street, Irvine Street and W. Grand Avenue. (Source: Dolph Briscoe Center for American History)

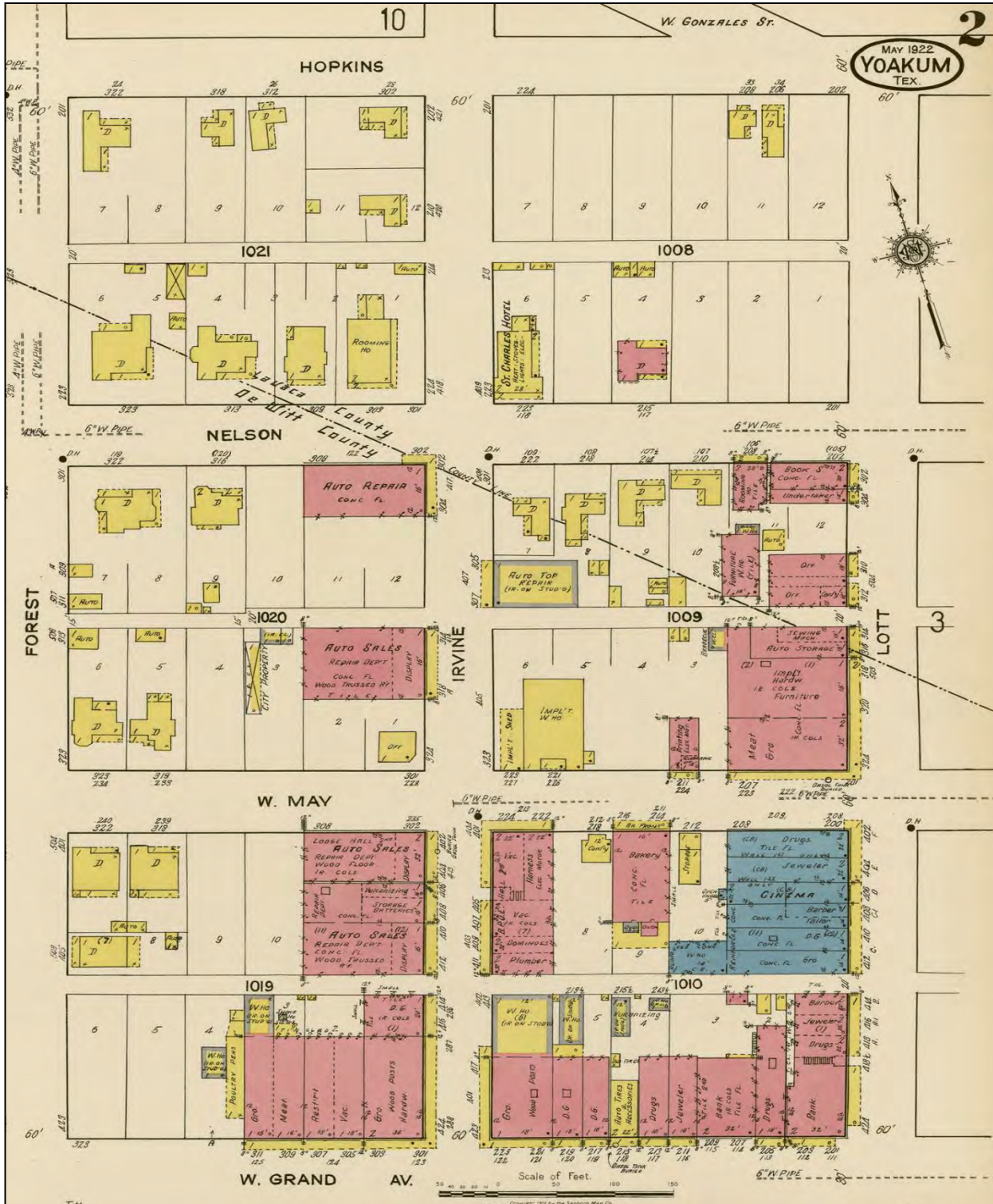


Figure - Page 67

Yoakum Commercial Historic District, Yoakum, DeWitt and Lavaca Counties, Texas

1922 Sanborn map showing railyard, round house, depot, and Ed Shampaign Building at 411 N. South Street. (Source: Dolph Briscoe Center for American History)

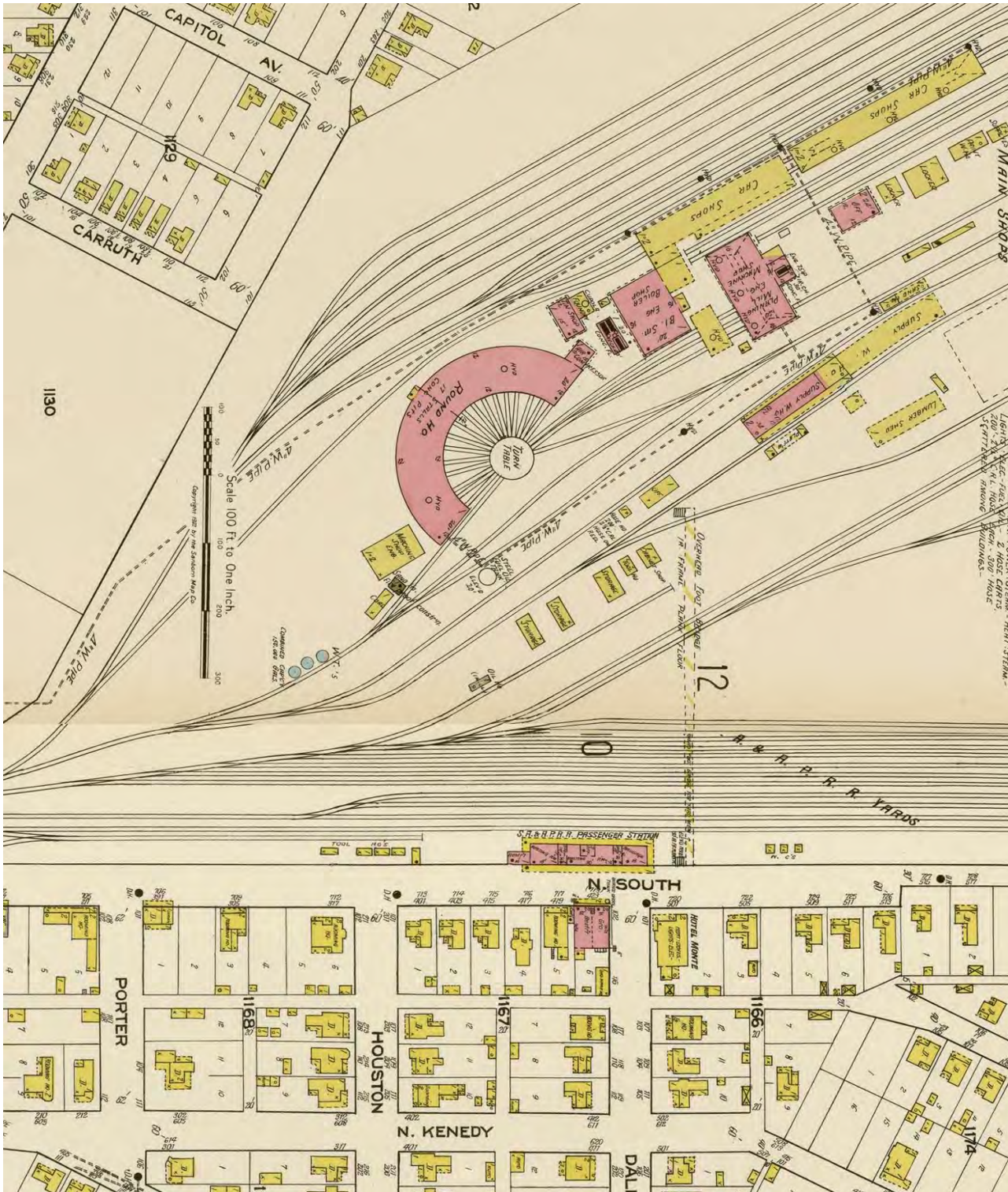


Figure - Page 68

Yoakum Commercial Historic District, Yoakum, DeWitt and Lavaca Counties, Texas

1944 Sanborn Map - Front Street from Grand Avenue to Hochheim Street, (#118) (Source: Austin Public Library)

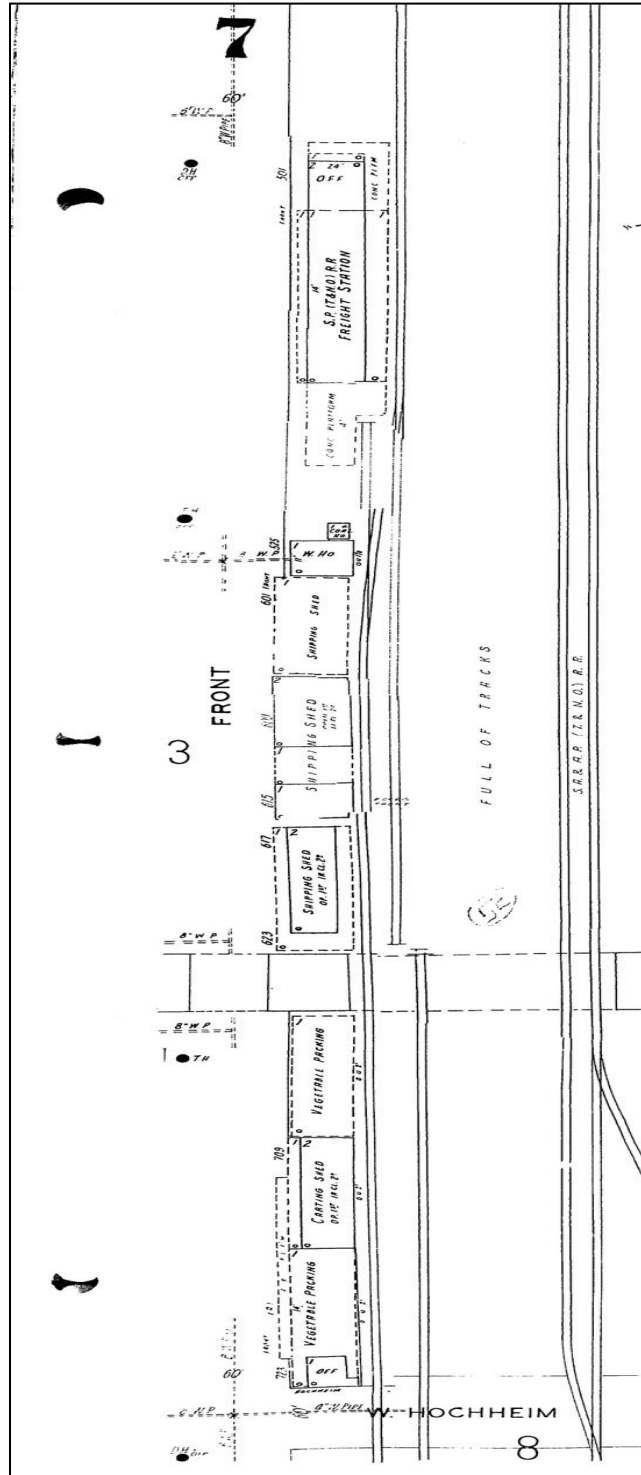


Figure - Page 69

Yoakum Commercial Historic District, Yoakum, DeWitt and Lavaca Counties, Texas

Figures

SA&AP Depot, N. South Street, 1898. (Source: vintage postcard, allacrosstexas.com)



Haller Block, 407-409 Lott Street, facing northeast, (#51,#52,#53). (Source: Mark Pekar private collection)



Yoakum Commercial Historic District, Yoakum, DeWitt and Lavaca Counties, Texas

201-233 W. Grand Ave, facing northwest, c 1915, (#49, #64-#70). (Source: vintage postcard)



Ross & Shall Lumber Company promotional brochure. (Source: Mark Pekar private collection)



Yoakum Commercial Historic District, Yoakum, DeWitt and Lavaca Counties, Texas

205-215 W. Grand Avenue, facing northwest from Lott Street, (#64-#67). (Source: Yoakum Community The First Hundred Years)



602-620 Lott Street, corner of Morris and Lott Street, facing north, (#102, #101, #100). (Source: Mark Pekar private collection)



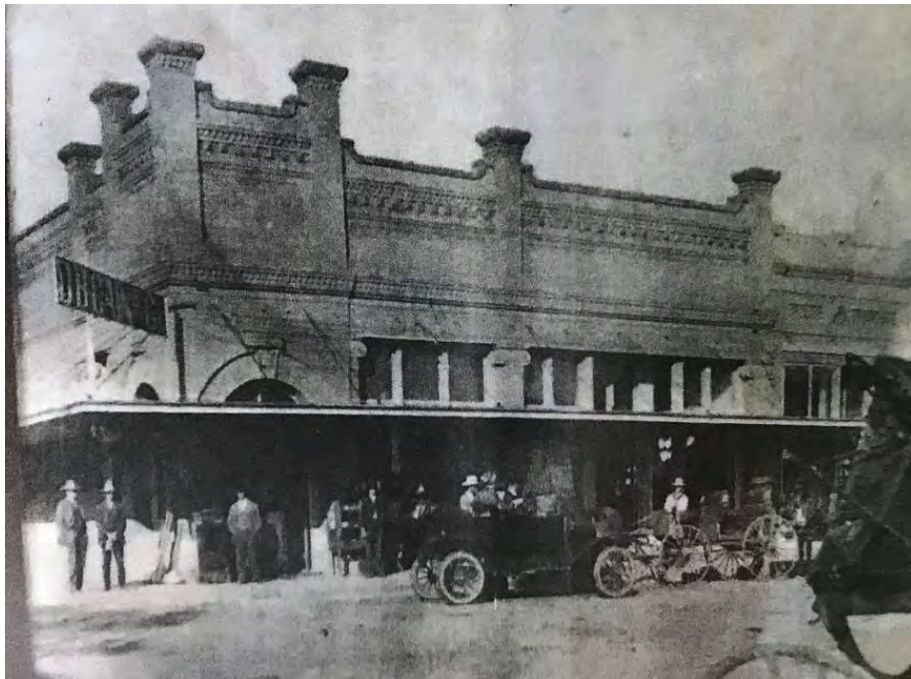
LOTT STREET LOOKING NORTH, YOAKUM, TEXAS

Yoakum Commercial Historic District, Yoakum, DeWitt and Lavaca Counties, Texas

114, 118, 113 W. Grand Avenue, facing west, (#80, #81, #60). (Source: Mark Pekar, private collection)



D. B. Cain and Co., 223 W. Grand Avenue, corner of W. Grand Avenue and Irvine Street, facing north, (#70). (Source: *Yoakum Herald-Times*, July 25, 1978)



Yoakum Commercial Historic District, Yoakum, DeWitt and Lavaca Counties, Texas

Beck Mortuary, 302 and 304 Lott Street, corner of Lott and Nelson streets, c 1911, (#21, #22). (Source: Ann Clark)



"Tomato Row", Front Street, c 1937. (Source: Yoakum Community The First Hundred Years)



Yoakum Commercial Historic District, Yoakum, DeWitt and Lavaca Counties, Texas

Mason's Feed Store, 602 Front Street, corner of Front and Hugo streets, (#86, #87). (Source:1967 SA & AP Round Up)



Woodring-Meyer Lumber Co., 702 Lott Street, corner of Lott and Morris streets, (#114).
(Source: *Yoakum Herald-Times*, June 11, 1947)



Yoakum Commercial Historic District, Yoakum, DeWitt and Lavaca Counties, Texas

Handelman's Department Store, 123 W. Grand Avenue; corner of Lott Street and W. Grand Avenue, (#63).
 123-109 W. Grand Avenue, facing east. (Source: *Yoakum Herald-Times*, June 11, 1947)



Prominent in the above picture is Handelman's Clothing Store, operated by Meyer Handelman. Adjoining it on the right is the Mancill Liquor Store and the office of Covey Morrow. Further right is seen Jones' Garage, Coley's Seed Store, Hub City Food Market, Annie Lou's Beauty Shop, and Ben Morris, the old Reliable Cleaner. John Neil's Real Estate office adjoins Handelman's Store on the left. Also in this block are the offices of Drs. Brown and McKnight, the Prescription House, and the Warnken and Strout Real Estate office.

Woodmen Hall and Opera House/Heine Goetz Motor Co., 318-324 Lott Street, corner Lott and May streets, facing northwest, (#25). (Source: *Yoakum Herald-Times*, June 11, 1947)



The Heine Goetz Motor Co. is situated on the North corner of Lott and May, and covers half the block each way. To the extreme left may be seen Johnson's Radio Shop. To the right is Ma-cha's Cafe and the Herald-Times office.

Yoakum Commercial Historic District, Yoakum, DeWitt and Lavaca Counties, Texas

401-409 Lott Street, corner of May and Lott streets, facing southwest, (#50-#53).
(Source: *Yoakum Herald-Times*, June 11, 1947)



Yoakum City Hall, 206 W. Hugo Street, c 1940. (#96). (Source: City of Yoakum archives)



Yoakum Commercial Historic District, Yoakum, DeWitt and Lavaca Counties, Texas

Bond burning celebration for Yoakum Fire Station, corner of Lott and Nelson streets, facing southeast, (#6).
U. S. Post Office in background, c 1950, (#15). (Source: City of Yoakum archives)



Yoakum Commercial Historic District, Yoakum, DeWitt and Lavaca Counties, Texas

Photo 1
Yoakum Underpass
Morris Street



Photo 2
207 W. Grand Avenue



Yoakum Commercial Historic District, Yoakum, DeWitt and Lavaca Counties, Texas

Photo 3
201 W. Grand Avenue



Photo 4
401 Irvine Street



Yoakum Commercial Historic District, Yoakum, DeWitt and Lavaca Counties, Texas

Photo 5
302 Lott Street



Photo 6
612 Lott Street



Yoakum Commercial Historic District, Yoakum, DeWitt and Lavaca Counties, Texas

Photo 7
114 W. Grand Avenue



Photo 8
102 E. Gonzales Street



Yoakum Commercial Historic District, Yoakum, DeWitt and Lavaca Counties, Texas

Photo 9
120 W. Grand Avenue



Photo 10
211-213 W. Grand Avenue



Yoakum Commercial Historic District, Yoakum, DeWitt and Lavaca Counties, Texas

Photo 11
420 Front Street



Photo 12
113 W. Grand Avenue



Photo 13

Yoakum Commercial Historic District, Yoakum, DeWitt and Lavaca Counties, Texas

203 Nelson Street



Photo 14
301 W. Grand Avenue



Yoakum Commercial Historic District, Yoakum, DeWitt and Lavaca Counties, Texas

Photo 15
620 Irvine Street



Photo 16
301 Nelson Street



Yoakum Commercial Historic District, Yoakum, DeWitt and Lavaca Counties, Texas

Photo 17
101 W. Grand Avenue



Photo 18
801 Lott Street



Yoakum Commercial Historic District, Yoakum, DeWitt and Lavaca Counties, Texas

Photo 19
117 West Street



Photo 20
302 Irvine Street



Yoakum Commercial Historic District, Yoakum, DeWitt and Lavaca Counties, Texas

Photo 21
709 Irvine Street



Photo 22
409 Lott Street



Yoakum Commercial Historic District, Yoakum, DeWitt and Lavaca Counties, Texas

Photo 23
702 Lott Street (north)



Photo 24
215 Morris Street



Yoakum Commercial Historic District, Yoakum, DeWitt and Lavaca Counties, Texas

Photo 25
612 Forrest Street



Photo 26
120 West Street (west)



Yoakum Commercial Historic District, Yoakum, DeWitt and Lavaca Counties, Texas

Photo 27
111 Nelson Street



Photo 28
721 Front Street



Yoakum Commercial Historic District, Yoakum, DeWitt and Lavaca Counties, Texas

Photo 29
801 Front Street



Photo 30
119 W. May Street



Yoakum Commercial Historic District, Yoakum, DeWitt and Lavaca Counties, Texas

Photo 31
206-208 W. Grand Avenue



Photo 32
210 W. Grand Avenue



Yoakum Commercial Historic District, Yoakum, DeWitt and Lavaca Counties, Texas

Photo 33
719 Lott Street



Photo 34
212 W. May Street



Yoakum Commercial Historic District, Yoakum, DeWitt and Lavaca Counties, Texas

Photo 35
617 Irvine Street



Photo 36
107 Nelson Street



Yoakum Commercial Historic District, Yoakum, DeWitt and Lavaca Counties, Texas

Photo 37
722 Front Street



Photo 38
221 W. Hochheim Street



Yoakum Commercial Historic District, Yoakum, DeWitt and Lavaca Counties, Texas

Photo 39
701 Lott Street



Photo 40
Corner of Irvine Street and W. Grand Avenue; 200 block W. Grand Avenue (arch is a noncontributing object)
Facing northeast



Yoakum Commercial Historic District, Yoakum, DeWitt and Lavaca Counties, Texas

Photo 41
200 block of Grand Avenue
Facing southeast



Photo 42
Corner of Irvine Street and W. Grand Avenue; 100 block of W. Grand Avenue
Facing northeast



Yoakum Commercial Historic District, Yoakum, DeWitt and Lavaca Counties, Texas

Photo 43
100 block of W. Grand Avenue
Facing southeast



Photo 44
Yoakum Underpass, 600 block of Lott Street
Facing north



Yoakum Commercial Historic District, Yoakum, DeWitt and Lavaca Counties, Texas

Photo 45
Corner of W. Grand Avenue and Lott Street
Facing north



Photo 46
Corner of Lott and May streets, 400 block of Lott Street, 200 block of May Street
Facing southwest



Yoakum Commercial Historic District, Yoakum, DeWitt and Lavaca Counties, Texas

Photo 47
600 block of Lott Street
Facing northwest



Photo 48
300 block of Front Street
Facing southwest



Yoakum Commercial Historic District, Yoakum, DeWitt and Lavaca Counties, Texas

Photo 49
Corner of Lott and Nelson streets; 300 block of Lott Street
Facing southwest



Photo 50
Corner of Lott and West streets; 100 block of West Street
Facing northeast



Yoakum Commercial Historic District, Yoakum, DeWitt and Lavaca Counties, Texas

Photo 51
Railroad track and H. Thiele Building; Corner N. South and E. Gonzales streets
Facing southeast



Photo 52
Railroad track
Facing north from S. South Street



Yoakum Commercial Historic District, Yoakum, DeWitt and Lavaca Counties, Texas

Photo 53

Hitching ring in sidewalk on W. May Street



- end -

DO NOT
ENTER

14 ft 1 in



YOAKUM NATIONAL BANK





GREEN & WELHAUSEN
19 BUILDING 12

LOTT ST
N GRAND AVE
ONE WAY

Welcome
to
Yoakum





ANN'S FLOWERS
293-3611

ANN'S FLOWERS
293-3611



OPEN





PAST & PRESENT

ARTISTS



RUDOLPHS

FX4



CALI'S



TEXAS
HNR-0278

Trakum



JV BURGER

213

CATFISH 699

L.T. HARRISON JEWELRY
WATCH REPAIR
WATCH BATTERIES

OPEN

TOP NAILS
361-293-6047

TX TEXAS
60J-1789



**FAULKNER'S
CLEANERS**

OPEN

OPEN

OPEN



CLIFFS
RADIATOR
SHOP

side DOOR

NO
PARKING
FIRE
LANE



NO SMOKING
No Smoking in the
Fire Station

1927



Good Luck!
BULLDOGS

Good Luck!
BULLDOGS

Good Luck!
BULLDOGS



KROGER
Kroger Hardware
865.285.8211

KROGER

\$ PRESTAMOS \$

808

Reliable
Finance
Loans

M-F

3-6
293-2305

LOANS
Up To \$1,340





Yonkum





Yaakum
GENERAL
STORE

EST. 2016

Top Quality
USED CAR



WISDOM
IRVINE



WISDOM



MORROW

HARDWARE

COMPANY

MORROW
HARDWARE









SOUTHERN MEMORIAL MONUMENT CO. 120 WEST ST.
361 293 3501





PHOTOGRAPHY

PHOTOGRAPHY

PHOTOGRAPHY

NO PARKING

NO PARKING





S.M





Wendel's Jewelry



FOR RENT
Residential / Commercial
361-798-6848

FOR RENT
Residential / Commercial
361-798-6848

H & H
est. 1976
Cafe + Bakery

H & H Cafe Bakery

Y

AMERICAN
BREAD



GRAND

FREE SUMMER
MOVIE EVERY
WEDNESDAY

THE
EMOJI
MOVIE
381-427-4903





 *Town & Country*
CLEANERS 

Town & Country
CLEANERS

107

Town & Country
CLEANERS



**CROSSROADS
COMMUNITY CHURCH**









YOAKUM TEXAS

NORTH
BUSINESS
ALTERNATE
WEST
111
TEXAS
77

ANDERS
AUTO SUPPLY

YOAKUM TEXAS





Yoakum



Yoakum
Yoakum
Yoakum

LOT 1 ST
W GRAND AVE
ONE WAY



DO NOT
ENTER

STOP

GREEN & WELHAUSEN
BUILDING
1913

LOTT ST
W GRAND AVE
ONE WAY





W. LOTT



of Yoakum

Circle Y of Yoakum





MERCANTILE

DRIVE IN CLEANERS & LAUNDRY

FOR RENT



ANN'S FLOWERS

ANN'S FLOWERS
293-3611

ANN'S FLOWERS storefront with a white door and two arched windows. The left window features a red smiley face logo. A black metal handrail is visible on the concrete steps leading to the entrance.



General
GENERAL
STORE
1873







National Register of Historic Places
Memo to File

Correspondence

The Correspondence consists of communications from (and possibly to) the nominating authority, notes from the staff of the National Register of Historic Places, and/or other material the National Register of Historic Places received associated with the property.

Correspondence may also include information from other sources, drafts of the nomination, letters of support or objection, memorandums, and ephemera which document the efforts to recognize the property.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action: Resubmission

Property Name: Yoakum Commercial Historic District

Multiple Name:

State & County: TEXAS, Lavaca

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

Reference number: RS100004095

Nominator: SHPO

Reason For Review:

Accept Return Reject 10/29/2019 Date

Abstract/Summary Comments: The Yoakum Commercial Historic District is locally significant under National Register Criteria A and C in the areas of Commerce and Architecture.

Recommendation/ Criteria: Accept NR Criteria A and C

Reviewer Paul Lusignan Discipline Historian

Telephone (202)354-2229 Date 10/29/2019

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

From: Mark Wolfe, SHPO
Texas Historical Commission

RE: Yoakum Commercial Historic District, Yoakum, DeWitt and Lavaca counties, Texas

DATE: May 7, 2019

The following materials are submitted:

Table with 2 columns: checkbox and description. Rows include: Original National Register of Historic Places form on disk; The enclosed disk contains the true and correct copy of the National Register of Historic Places nomination for Yoakum Commercial Historic District, Yoakum, DeWitt and Lavaca counties, Texas; Resubmitted nomination; 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; CD with TIFF photograph files, KMZ files, and nomination PDF; Correspondence.

COMMENTS:

- ___ SHPO requests substantive review (cover letter from SHPO attached)
___ The enclosed owner objections (do___) (do not___) constitute a majority of property owners
X Other: U.S. Postal Service FPO notified of nomination of federal property within district



United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

4095



1. Name of Property

Historic Name: Yoakum Commercial Historic District
Other name/site number: NA
Name of related multiple property listing: NA

2. Location

Street & number: Roughly bounded by Nelson Street, South Street, Culpepper Street, and Forrest Street
City or town: Yoakum State: Texas County: Lavaca and DeWitt
Not for publication: Vicinity:

1. 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 D

Returned

Mark Wolfe State Historic Preservation Officer 5/8/19
Signature of certifying official / Title Date
Texas Historical Commission
State or Federal agency / bureau or Tribal Government

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

Signature of commenting or other official Date

State or Federal agency / bureau or Tribal Government

4. National Park Service Certification

I hereby certify that the property is:

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

Signature of the Keeper

Date of Action

Yoakum Commercial Historic District, Yoakum, DeWitt and Lavaca Counties, 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: District

Number of Resources within Property

Contributing	Noncontributing	
73	44	buildings
0	0	sites
14	3	structures
0	0	objects
87	47	total

Number of contributing resources previously listed in the National Register: 1 (Municipal Power Plant, 96001356)

6. Function or Use

Historic Functions: (see continuation sheet 8)

Current Functions: (see continuation sheet 8)

7. Description

Architectural Classification:

- Late 19th & early 20th Century Revivals: Neoclassical, Mission Revival, Gothic Revival
- Late 19th & early 20th Century American Movements: Prairie Style, Craftsman
- Modern Movement: Stripped Classicism, Art Deco, Moderne, International Style, New Formalism
- No Style

Principal Exterior Materials: Brick, stucco, wood, concrete block, terra cotta, cast iron, corrugated metal, pressed metal, granite, marble

Narrative Description (see continuation sheets 9-41)

Yoakum Commercial Historic District, Yoakum, DeWitt and Lavaca Counties, Texas

8. Statement of Significance

Applicable National Register Criteria: A, C

Criteria Considerations: NA

Areas of Significance: Commerce, Architecture

Period of Significance: 1887-1971

Significant Dates: 1887; 1930

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

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

Architect/Builder:

- Architects: J. Henry Yentzen; Lou Harrington; Giesecke, Kuehne & Brooks; R. Rabb; Lynn Evans
- Builders: Ross & Shall; William E. Pound; F. O. Crawford; Blair, Algernon
- Contractors: C. A. Logeman; L. E. Bernhardt; H. B. Zachary; Bailey Mills & Co.

Narrative Statement of Significance (see continuation sheets pages 42-53)

9. Major Bibliographic References

Bibliography (see continuation sheets pages 54-60)

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 - City of Yoakum
- _ University
- _ Other -- Specify Repository:

Historic Resources Survey Number: N/A

Yoakum Commercial Historic District, Yoakum, DeWitt and Lavaca Counties, Texas

10. Geographical Data

Acreage of Property: 64.4 acres

Coordinates (Datum if other than WGS84: NA)

	Latitude	Longitude
1.	29.292181°	-97.150975°
2.	29.291591°	-97.148807°
3.	29.290490°	-97.147733°
4.	29.286885°	-97.148451°
5.	29.286660°	-97.148526°
6.	29.284399°	-97.150644°
7.	29.284413°	-97.151832°
8.	29.285179°	-97.153572°
9.	29.285841°	-97.154287°
10.	29.288294°	-97.154869°
11.	29.288488°	-97.153819°
12.	29.291844°	-97.151467°

Returned

Verbal Boundary Description: (see continuation sheet page 61)

Boundary Justification: (see continuation sheet page 61)

11. Form Prepared By

Name/title: Rebecca B. Borchers
Organization: RBB Consulting
Street & number: 804 B E 47 Street
City or Town: Austin State: Texas Zip Code: 78751
Email: bbchicago@sbcglobal.net
Telephone: 773-318-3363
Date: November 2018

Additional Documentation

Maps (see continuation sheet, pages 62-68)

Figures (see continuation sheets, pages 69-77)

Photographs (see continuation sheets, pages 78-104)

Yoakum Commercial Historic District, Yoakum, DeWitt and Lavaca Counties, Texas

Photograph Log

Yoakum Commercial Historic District
Yoakum, DeWitt County and Lavaca County, Texas
Photographed by Rebecca Borchers June 2017-October 2018

Photo 1
Yoakum Underpass at Morris St.
Facing west

Photo 2
207 W. Grand Ave.
Facing north

Photo 3
201 W. Grand Ave.
Facing northwest

Photo 4
401 Irvine St.
Facing southeast

Photo 5
302 Lott St.
Facing southwest

Photo 6
612 Lott St.
Facing west

Photo 7
114 W. Grand Ave.
Facing south

Photo 8
102 E Gonzales St.
Facing south

Photo 9
120 W. Grand Ave.
Facing south

Photo 10
211-213 W. Grand Ave.
Facing north

Photo 11
420 Front St.
Facing west

Photo 12
113A Grand Ave.
Facing north

Photo 13
203 Nelson
Facing north

Photo 14
301 W. Grand Ave.
Facing northwest

Photo 15
602 Irvine St.
Facing west

Photo 16
301 Nelson St.
Facing north

Photo 17
101 W. Grand Ave.
Facing north

Photo 18
801 Lott St.
Facing southeast

Photo 19
117 W. St.
Facing east

Photo 20
302 Irvine St.
Facing west

Photo 21
709 Irvine St.
Facing east

Photo 22
409 Lott St.
Facing east

Returned

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Photo 23
702 Lott St. (north)
Facing west

Photo 24
215 Morris St.
Facing northwest

Photo 25
612 Forrest St.
Facing west

Photo 26
120A West St.
Facing southwest

Photo 27
111 Nelson St.
Facing north

Photo 28
721 Front St.
Facing north

Photo 29
801 Front St.
Facing southeast

Photo 30
119 W. May
Facing northwest

Photo 31
206-208 W. Grand Ave.
Facing south

Photo 32
210 W. Grand Ave.
Facing south

Photo 33
719 Lott St.
Facing northeast

Photo 34
212 W. May Ave.
Facing north

Photo 35
617 Irvine St.
Facing northeast

Photo 36
107 Nelson St.
Facing north

Photo 37
722 Front St.
Facing southeast

Photo 38
221 W. Hochheim
Facing north

Photo 39
704 Irvine St.
Facing northwest

Photo 40
Corner of Irvine St. and Grand Av; 200 block Grand Ave.
Facing northeast

Photo 41
200 block of Grand Ave.
Facing southeast

Photo 42
Corner of Irvine Street and Grand Avenue; 100 block of Grand Ave.
Facing northeast

Photo 43
100 block of Grand Ave.
Facing southeast

Photo 44
Yoakum Underpass, 600 block of Lott St.
Facing north

Photo 45
Corner of Grande Ave. and Lott St.
Facing north

Returned

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Photo 46

Corner of Lott and May streets, 400 block of Lott Street, 200 block of May St.
Facing southwest

Photo 47

600 block of Lott St.
Facing northwest

Photo 48

300 block of Front St.
Facing southwest

Photo 49

Corner of Lott and Nelson streets; 300 block of Lott St.
Facing southwest

Photo 50

Corner of Lott and West streets; 100 block of West St.
Facing northeast

Photo 51

Railroad track and H. Thiele Building; Corner N South and E Gonzales streets
Facing southeast

Photo 52

Railroad track
Facing north from S South St.

Photo 53

Hitching ring in sidewalk on W. May St.

Returned

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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6. Function or Use

Historic Functions:

- Domestic - hotel, single dwelling
- Commerce/Trade - office building, professional, financial institution, specialty store, department store, restaurant, warehouse
- Social - meeting hall (masonic lodge, elks hall)
- Government - city hall, government office (state highway department), library, fire station, post office, public works (power plant)
- Education - college, library
- Religious - church
- Funerary - mortuary
- Recreation and Culture - theater, music facility (opera house)
- Agriculture/Subsistence - processing, storage, animal facility
- Industry/Processing/Extraction - manufacturing facility, energy facility (power plant) communications facility (telephone facility, printing plant), industrial storage (warehouse)
- Healthcare - pharmacy, medical business/office (pharmacy, doctor, dentist office), hospital
- Transportation - rail-related (railroad); road-related (underpass)

Current Functions:

- Domestic - single dwelling, multiple dwelling
- Commerce/Trade - office building, professional, financial institution, specialty store, restaurant, warehouse
- Social - meeting hall (masonic lodge)
- Government - correctional facility (police department), fire station, post office, government office (school district)
- Education - library
- Recreation and Culture - theater
- Agriculture/Subsistence - processing, storage
- Industry/Processing/Extraction - manufacturing facility, communications facility (telephone facility, printing plant), industrial storage (warehouse)
- Healthcare - medical business/office (pharmacy)
- Transportation - rail-related (railroad); road-related (underpass)
- Work in Progress
- Vacant/Not in Use
- Landscape – street furniture/object

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Narrative Description

The Yoakum Commercial Historic District is comprised of 64.4 acres in Yoakum, Texas, approximately 100 miles southeast of San Antonio and 130 miles southwest of Houston. The city was incorporated in 1887 and is divided by the Lavaca and DeWitt County line, which also divides the historic district at the north end, though nearly 90% of the district lies to the south, on the DeWitt County side of the line. The railroad runs north-south on the east side of the district. Lots are generally narrow and deep and have alleys in the rear. The dense commercial area between Nelson, Morris, Irvine and Front streets features extensive sidewalks. Historic resources in the district include commercial, government, and industrial buildings and structures, with a few residences at the periphery. Most resources in the district are brick, stucco, wood-frame and concrete block one- and two-part commercial buildings that are representative of commercial architecture of the period and region. Many of the buildings, while originally associated with commerce, have a history and direct relationship to the leather, tomato and meatpacking industries. The buildings display a variety of architectural styles and forms indicative of trends in architecture and retail store design during the period of significance, including Classical Revival, Mission Revival, Gothic Revival, Craftsman, Art Deco, Moderne, International, and New Formalism. Of the 134 resources, 87 (65%) contribute to the significance of the district.

General Overview of the Historic District

Established on a league of land granted to John May by the government of Coahuila and Texas in 1835, Yoakum was a gathering place for cattle drives up the Chisholm Trail. The city of Yoakum spans both western Lavaca County and eastern DeWitt County and consists of 4.6 square miles. Land in both counties was part of the land grants of both Stephen F. Austin and Green DeWitt. Lavaca and DeWitt counties are largely rural, both reporting populations of approximately 20,000 in 2017. The topography within the district is generally flat. The southeast part of Lavaca County and the northeastern corner of DeWitt County are in the Post Oak Savannah region with tall grasses, post and blackjack oaks. Traditionally an agricultural-based community, the large expanses of open range and fertile soil attracted cattlemen and farmers.

Incorporated in 1889 and named for Benjamin F. Yoakum, vice president and general manager of the San Antonio and Aransas Pass Railway (SA&AP), the development of Yoakum and its central business district was predominately influenced by the railroad, which grew immediately west of the north-south railroad line. The town began a rapid expansion with abundant employment that included three machinists' lodges and many flourishing saloons with upstairs gambling halls and cock fighting pits in the rear. The Yoakum Improvement Company was chartered on September 6, 1891, to provide water and electricity. The first buildings were along Front St, Grand Ave, and N South St, where the passenger depot was located. By 1896 the community boasted of a cotton mill, three cotton gins, several churches, two banks, an ice factory, specialty and general stores, saloons, hotels, two weekly and one daily newspaper, a school system with 700 students, and a population of 3,000. East of downtown, community leaders built spacious homes on Coke Street, known as "Silk Stocking Row."

The district is comprised of a blend of contributing resources consisting of late 19th, early 20th and mid-century one- and two-part commercial blocks, residential, civic, government, and industrial buildings and structures. Resources vary in design, scale, materials, and setting and are generally constructed of wood, brick, or concrete block. Some are clad in stucco, corrugated metal, or pressed metal. The majority of contributing resources are 19th and 20th century one - and two-part commercial blocks located on the north and sides of Grand Ave; the west side of Lott St from Morris to Nelson streets; and the north and south sides of May St. These buildings are generally rectangular, constructed of brick or stucco, have a narrow street frontage and extend to a rear alley. The buildings on Front St face the railroad track to the east, which is located on a spanse of land historically known as "railroad park", that runs north south along the east side of the district. Some buildings are located on oddly shaped lots or have an irregular footprint, such as the H.

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Thiele Building on E Gonzales St and 117 W West St. The buildings are generally attached and have full-width canopies supported by chains or tie-rods that project over the sidewalk.

There are a variety of resources located on peripheral streets, including industrial buildings and warehouses on West St, Morris Ave and Front St. These vary in design, scale, material, and setting and they are generally located on larger parcels than the district's one- and two-part commercial blocks. Automobile-oriented buildings are scattered throughout the district and include filling stations and buildings that were used for auto sales and service. There are a number of stand-alone buildings located on large lots, including the fire station (#06), the State Highway Department Building (#126), the US Post Office (#15) and 801 Lott St (#121).

Street treatments vary throughout the district, however, all of the streets are wide. Irvine St is the only street with lane markings. Some streets have high curbs with sidewalks, others have slightly elevated sidewalks. Most streets have curbs and there are curb cuts throughout the district. Intermittent sidewalks are located on the north and south sides of Morris St and the east and west side of Irvine St. There is a street light at the intersection of Irvine and Morris streets. The remaining intersections have stop signs. Hitching rings remain in the sidewalk on May St.

Handicap ramps with modern pavers are located on the 200 block of Grand Ave, along with a decorative element with pavers and a star at the intersection of Grand Ave and Lott St, and a decorative arch at the intersection of Grand Ave and Irvine St. Large concrete planters are located on both sides of the street at the intersections of Grand Ave and Irvine St and Grand Ave and Lott St. All of these features were added in 2006 as part of the "Pershing Square Downtown Revitalization Project."

The Morris Street underpass, a contributing structure and significant local landmark, is on the southeast side of the district, beginning at the intersection of Lott and Morris streets and extending east to Kenedy St. The grade separation system built in 1936-1937 carries Morris Street under South St, the railroad track, and Front St.

Condition and Integrity

In general, buildings within the Yoakum Commercial Historic District retain a good degree of integrity from the identified period of significance of 1887 to 1971. The resources are generally in good condition with tidy storefronts and well-maintained materials, though there are a small number of unoccupied properties. While there are a number of vacant lots and some resources have been demolished or lost due to fire, there is very little infill and the district retains a strong sense of integrity. There are several contributing resources that have boarded windows and entrances, or have been neglected, but this does not necessarily diminish their significance or their ability to enhance the overall character of the district. Furthermore, while some contributing resources have been altered, they retain sufficient architectural integrity to convey their significance, including design, materials, workmanship, and setting. Modified storefronts during the period of significance reflect period architectural and retail trends, including the availability of modern materials such as Vitrolite, grveled concrete panels, and aluminum slipcovers.




Non-contributing resources are interspersed throughout the district and the descriptions include the rationale for their status, including alterations or a construction date outside of the period of significance. Significant alterations include resized or enclosed window and door openings, inappropriate additions, significant changes to character-defining features, removal of architectural features, or the addition of slipcovers that obscure the façade and historic fabric, which prevents determining their eligibility.

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Architectural Styles and Descriptions of Resources

The resources described below are organized by a unique ID number, which corresponds to the inventory, map, and photo log. Resources are generally numbered from north to south, beginning with E Gonzales St. Descriptions of each resource begin with the photo number, address, year built and status. Architectural descriptions include the architectural style or type, plan, number of stories, window, roof and entry/door type and defining architectural elements. Historical information, including the original owner, architect/builder/contractor, building use and relationship to the context is also provided, if known. If contributing resources have been altered, these modifications are described. For non-contributing resources, the reason for their status is described. In some cases, resources have a street number or an address that does not correspond to the street that the resource fronts. In other cases, resources have the same street number and are distinguished by direction, which is noted. These addresses conform with data from the central appraisal districts.







Property Inventory

	<p>#01 - 104 E. Gonzales St. c.1910 Contributing This wood-frame one-story commercial block has a false parapet and an upper façade clad in asbestos siding. The storefront has wood siding and a centered single wood door flanked by paired windows. A one-story addition that includes a set of four windows, wood siding, and asbestos siding above the canopy has been added to the east elevation. The building has an irregular plan and a shed roof canopy with a corrugated metal roof that extends the full-width of the storefront.</p>
	<p>#02 - 102 E. Gonzales St. 1910 Contributing (Photo 8) Constructed by Ross & Shall for F. Thiele for his meat market, this brick two-story commercial block has a prominent location at the intersection of N South and E Gonzales streets. Irregularly shaped, it has a decorative brick cornice, belt courses between floors, and a shed-roofed metal-clad canopy. The brick façade has been painted, however, red brick is visible above the awning. The double metal doors are set in the chamfered corner entrance. The second story has double-hung wood sash windows with metal awnings. There is a single entry with a modern door on the west elevation. The building housed Lacina's Meat Market in the 1960s.</p>
	<p>#03 - Railroad Tracks 1887 Contributing Constructed in 1887 as part of the San Antonio and Aransas Pass Railway (SA&AP), the railroad tracks run north-south, between S South Street, N South St. and Front St. at the east side of district, from E Gonzales St. to West St. The tracks were later part of the Southern Pacific system.</p>


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	<p>#04 - 301 Nelson St. 1957 Contributing (Photo 16)</p> <p>This one-part International Style commercial block has a flat roof, wood-framed ribbon windows set at the roofline, pink and white Roman bricks, and an inset entrance with a single entry metal door flanked by a sidelight. Stayton J. Steen purchased and demolished the two-story wood-frame Commercial Hotel to construct this building for his insurance company.</p>
	<p>#05 - 219 Irvine St. c.1965 Non-contributing</p> <p>This one-story brick International Style commercial block has a flat roof, an inset porch supported by brick piers, and metal-framed ribbon windows on the east elevation. The roofline has been altered with a modern metal green mansard roof, but the building could contribute to the district if the non-historic roof was removed.</p>
	<p>#06 - 203 Nelson St. 1948 Contributing (Photo 13)</p> <p>Designed by Giesecke, Kuehne & Brooks, of Austin, Texas, this Prairie Style brick two-story building has International Style influences, a hipped roof, and an inset porch supported by brick piers with a single modern metal door entrance. The engineer was Howard E. Barr Associates.</p> <p>A second story balcony with a decorative brick banded wall is located over the entry porch, which is supported by two brick columns. The three original bays are framed with contrasting brick. An addition to the north has three additional garage bays. The north end of the south elevation has a single modern metal door with a canopy and five horizontal slot windows above. This elevation also has one garage bay with a modern metal rollup door and large almost square sash windows on the second floor.</p> <p>This building replaced the first Yoakum Fire Station, a frame building located on Front and Nelson streets. The Lane Hotel, a frame building, was demolished to make way for the new fire station. Constructed for \$67,900, it had three garage bays, a recreation room, a utility room, a chief's office and shower room, a kitchen and a ladies retiring room, in addition to housing on the second floor for the paid firemen and their families. At the time, the city had three full-time paid firemen and two drivers. The remaining firemen were volunteers.</p>
	<p>#07 - 113½ Nelson St. c.1945 Contributing</p> <p>This one-story residence has a front-gabled roof, a rectangular plan, and a centered partial-width entry porch supported by wood posts on masonry piers with exposed rafter tails. The flagstone veneer is painted. The altered window openings flanking the east and west side of the entrance have replacement windows.</p>




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	<p>#08 - 111½ Nelson St. c.1940 Contributing This one-story brick residence has a gable roof with exposed rafter tails, a gabled stoop supported by wood posts, a single door entrance and wood-framed sash windows. Paired one-over-one double windows are located on the south elevation.</p>
	<p>#09 - 113 Nelson St. c.1965 Non-contributing This one-story commercial building is non-contributing. It has a shed roof with a metal Mansard roof, a painted brick façade and horizontal fixed windows. There is a recessed entry with two single-entry modern metal doors.</p>
	<p>#10 - 111 Nelson St. c.1928 Contributing This intact one-part commercial block has a symmetrical façade with polychromatic decorative brick, symmetrical, green glass single and multi-paned wood-framed transom windows, and an angled recessed entrance with a single modern metal door flanked by a sidelight. A modern partial-width metal canopy is suspended over the entrance. The storefronts have plate glass windows with green tile bulkheads. "Texas-Louisiana Power Co" is visible in the tiled entrance. The building housed Arkla Gas Co. in the 1960s and 1970s.</p>
	<p>#11 - 107 Nelson St. c.1930 Non-contributing (Photo 36) This one-story stand-alone filling station is located on a corner lot and has stucco walls and a gable roof extended canopy supported by steel posts. There are two service bays: one is boarded, the other has a wood multi-paneled rollup door. There is a single modern entry door with an adjacent boarded plate glass window with transom windows. The windows on the east elevation are enclosed.</p>
	<p>#12 - 302 Front St. c.1910 Non-contributing (Photo 48) This one-part commercial block located on the corner of Nelson and E Gonzales streets is irregularly shaped. It is non-contributing because it is clad with masonry panels and has a modified storefront with a single metal door angled entry and modern metal windows. Recent removal of the canopy reveals a red brick façade. The building housed an auto repair shop in the 1920s and the Drive-In Cleaners, owned by Johnny Leopold, in the 1960s and 1970s.</p>
	<p>#13 - 106 Nelson St. c.1930 Non-contributing This stucco one-part commercial block is non-contributing because the storefront has been extensively altered. It has a shed roof and double metal door entry.</p>




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	<p>#14 - 108 Nelson St. c.1930 Non-contributing This one-part commercial block is non-contributing because it is clad in gravel panels and has an extensively altered storefront with two single metal door entrances and one fixed glass window. The west elevation has a hollow-clay tile wall with blocked-in openings.</p>
	<p>#15 - 112 Nelson St. 1917 Contributing Constructed by Blair, Algernon as the United States post office, this one-story rectangular-plan Stripped Classical civic building has a symmetrical façade on a raised platform, round blind arches, a wide entablature, a centered entry with paired metal and glass doors, and a suspended metal canopy. Original windows and doors were replaced during a 1965 remodeling when the building was air-conditioned. The contractor for the remodeling was C. A. Logeman, of San Antonio.</p>
	<p>#16 - 208 Nelson St. c.1920 Contributing This stucco two-part commercial block has a wood frame lancet-arched door and windows on the first floor with blind lancet-arched windows on the second floor. An off-centered door on the second floor with a boarded transom opens onto a porch with a wrought iron railing. The window to the west on the second floor is covered. The window to the east on the second floor has a wood frame sash. Both windows have decorative wrought iron bracketed Juliet balconies that match the second story porch railing. The building was the chapel for the Beck Mortuary, the adjacent building to the east. It was the city library in the 1960s. Meeks O. (Mickey) Rice rented the building in 1973 for a warehouse and office space for his business, Rice Electric. The interior was later remodeled for a showroom and office space in the rear.</p>
	<p>#17 - 303 Irvine St. 1960 Non-contributing This one-story L-plan strip shopping center has a flat roof, brick veneer walls, fixed metal-framed windows, and a wide metal roof cap. The building has been completely remodeled.</p>
	<p>#18 - 302 Irvine St. c.1920 Contributing Located on the corner of Irvine and Nelson streets, this brick one-part commercial block is rectangular and has a stepped decorative parapet and a single modern wood door with a transom flanked by plate glass windows. The transom windows are covered with asbestos siding. The north elevation has two service bays and a ghost sign that reads "Firestone." The canopy has been removed. The building housed the State Highway Department according to 1931 Sanborn maps.</p>

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	<p>#19 - 314 Irvine St. c.1920 Non-contributing This rectangular masonry one-part commercial block has been altered extensively and is therefore non-contributing. The storefronts and original entrance on Irvine St, and the east elevation, have been bricked in. A modern Mansard roof has been added. The building formerly housed Hub City Super Market and Hub City Stamp Center from 1949 to 1975. Prior to that, one third of the building was the Colley seed store.</p>
	<p>#20 - 315 Irvine St. c.1945 Non-contributing This former gas station on the corner of May and Irvine streets has original porcelain enamel panels and two service bays. It is non-contributing because the sales office has been extensively modified, and it has a large metal-clad second story addition and a one-story addition on the south elevation with two metal rolling doors.</p>
	<p>#21 - 302 Lott St. 1911 Contributing J. Henry Yentzen constructed this red brick, rectangular, two-part commercial block for A. E. Beck as a mortuary. The parapet has geometric brick corbelling. A deep second-story balcony has a decorative metal railing which replaced an original wood railing. The reconfigured storefront has lancet-arched transoms, re-sized display windows and a glass-paneled entry door. The second story retains wood frame sash windows. Openings on the north elevation have been bricked in. A large wooden sliding door, which was the entrance for hearses, is located on the north elevation towards the rear of the building. A low-profile metal roof has been added.</p> <p>A.E. Beck moved to Yoakum in September 1910 from Rock Island, “closed a deal” on this corner lot in June 1911, awarded a contract for the building to Yentzen in July and opened his undertaking business in December of the same year. The Beck family resided on the second floor and operated the Beck Mortuary on the first floor. After Frank Beck’s sudden death in 1941, the mortuary was purchased by Jimmie Prasek from Frank’s wife, Fannie Mae, in 1945 and subsequently operated as Beck-Prasek Funeral Home. The building remained in the family until 1973 when it was purchased by Tilford Steinmann for Ann’s Flower Shop, which opened in September 1973. Ann’s has been in continuous operation at this location since that time.</p>
	<p>#22 - 304 Lott St. c.1915 Contributing (Photo 49) A.E. Beck, owner of the Beck Mortuary, located in the adjacent two-story building to the north, built this brick one-part commercial block sometime after 1912. A ghost sign on the parapet reads “undertaker.” The building has a triangular raised parapet with a “seeds” ghost sign. The storefront has been reconfigured with a large plate glass window and glass panel wood door under a modern metal canopy.</p>

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	<p>#23 - 312 Lott St. c.1915 Contributing</p> <p>Historic photos reveal that this rectangular, stucco one-part commercial block was originally brick. There are three bays; the smaller center bay has an arched transom over a single wood door with no canopy. The two flanking storefronts have central recessed entries and plate glass windows with modern metal suspended canopies below transom windows that are boarded. The south storefront has display windows with rounded glass corners and a single glass panel wood door. The north storefront has a recessed entry with paired glass panel doors. The south elevation has a set of three metal industrial windows. The building retains its metal c.1930 “Yoakum Herald-Times” signage.</p>
	<p>#24 - 314 Lott St. c.1910 Contributing</p> <p>This stucco one-part commercial block has two sign panels and a full-width wood canopy suspended with tie rods. The canopy separates multi-paned transom hopper-style windows from the storefront, which has two single glazed wood doors and adjacent plate glass windows.</p>
	<p>#25 - 318-324 Lott St. 1910 Contributing</p> <p>This resource has a rectangular two-part commercial block on the corner of Lott and May streets and a one-story wing that faces Lott St to the north. The two-story portion has a decorative parapet, an enclosed angled entrance and a granite column that has been painted. Cast iron and brick columns separate multiple bays on the south and east elevations. The second story has wood sash windows that are covered with wood vented panels. The canopy is missing. The façade on the east elevation has a simple flat parapet. The intact storefront has a glazed double wood door entrance flanked by boarded windows separated from multi-light transoms by a suspended wood canopy. Designed by R. Rabb, “The Woodmen Building”, or the Woodmen Hall and Opera House, was constructed by Ross & Shall for \$19,135. The brick contractor was W. M. Dittmann. A March 12, 1910, <i>Yoakum Weekly Herald</i> article stated that a pink granite cornerstone had been placed in position. Edward, Cox and Gilbert, a “department store” whose inventory included “groceries, hardware, buggies and stoves,” moved to this location in December 1910. The third floor, which later burned, housed an opera house. Sanborn maps of 1931 indicate that “Heine Goetz Auto Sales and Service” occupied the building at that time; Goetz occupied the building for more than 30 years. “Goetz” is incised in the concrete drive entering the service bay on the east elevation. In January 1960, V. J. Hermansen Motors advertised at this location. Circle Y/Cow Country Industries, a leather company, occupied the building in the 1980s. The building was the “cutting room” where leather was cut for saddles and riding equipment.</p>



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	<p>#26 - 311 Lott St. c.1915 Contributing This brick two-part commercial block has a crenellated parapet, rectangular inset panels and a belt course between floors. A reconfigured and bricked-in storefront has oversized transom windows that are bricked-in above a modern canopy. The second-floor windows have been replaced.</p>
	<p>#27 - 313-315 Lott St. c.1920 Contributing A metal tie rod-supported canopy is shared with the adjacent building on this stucco one-part commercial block. There are two recessed sign panels. A pier separates the two storefronts. The storefront has been reconfigured with single entry doors topped by transoms and large display windows.</p>
	<p>#28 - 317 Lott St. c.1940 Contributing This stucco one-part commercial block has a full-width tie rod-supported metal canopy that is shared with the adjacent building. A single metal door has a sidelight flanked by plate glass windows.</p>
	<p>#29 - 306 Front St. 1912 Contributing Constructed by William E. Pound for Floyd Mergenthal, this brick one-part commercial block has two storefronts separated by a brick pilaster and simple brick detailing on the upper façade. The canopy has been removed and the storefronts have likely been altered with wood-framed sash windows and single-entry doors with transom windows.</p>
	<p>#30 - 308 Front St. 1912 Contributing This brick one-part commercial block is rectangular and has two storefronts with gable cornices and simple brick-detailed panels. The storefront to the south has a modern canopy with a clay tile roof supported by wood posts and a single metal door flanked by plate glass windows. The storefront to the north has two wood sash windows with two glass-paneled doors behind modern metal-framed storm doors. William E. Pound constructed the building.</p>

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	<p>#31 - 318 Front St. (north) 1912 Contributing This distinctive rectangular one-part commercial has three storefronts separated by brick pilasters with white terra cotta glazed brick caps and bases. The upper façade has decorative green and white terra cotta tile with rectangular bands and corbelling. The three storefronts have all been infilled with modern doors, windows and canopies. Built by William E. Pound for J. H. Tucker, this building was purchased by E. R. "Eddy" Mayrant in 1961 to establish Eddy Packing Co. The interior retains its tile walls and other evidence of a slaughterhouse. Cattle shoots remain in the rear of the building.</p>
	<p>#32 - 318 Front St. (south) c.1935 Contributing Constructed by William E. Pound for Floyd Mergenthal, this rectangular two-part commercial block has a stairstep parapet and polychromatic brick. The original storefront has been modified and metal windows have replaced windows on the second story. A modern full-width metal canopy supported by metal posts is shared with the adjacent building. The Salazar Candy Kitchen occupied the building from 1908 to 1920, followed by a grocery business operated by Joseph Sutton. It remained in the Mergenthal family until 1944, when it was purchased by G. D. Glass, who operated Glass Candy Factory here until 1976. Metal letters with "Mergenthal" are located on the parapet. A "Glass Wee Wash It Laundry" ghost sign is visible on the south elevation.</p>
	<p>#33 - 320 Front St. 2014 Non-contributing This rectangular building is non-contributing because it was built outside of the period of significance. It has hardy board siding and a gable roof extended canopy. A single modern door is flanked by a modern window. This building replaced a brick rectangular plan filling station with a canopy supported by brick piers that was demolished between 2011 and 2013.</p>
	<p>#34 - 119 W. May St. 1957 Contributing (Photo 30) This brick rectangular one-part International Style commercial block has a flat roof. The south elevation has a partial-width offset entrance sheltered by a flat-roofed canopy supported by one masonry pier. A single metal door entry with a transom window and sidelights is accented with green marble kickplates and three metal sash windows with green marble above and below the windows. The east elevation has three metal windows with the same marble treatment. The building has housed offices for Southwestern Bell Telephone Co. since it was constructed.</p>
	<p>#35 - 121 W. May St. c.1905 Contributing William E. Pound constructed this rectangular brick one-part commercial block for J. S. Hall. The storefront is stucco and has been significantly modified. The building has an elaborate decorative brick stepped parapet. "Hall" is visible in the tiled entry floor. It was the first site of Elkins Racket Store.</p>





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	<p>#36 - 123 W. May St. c.1895 Contributing</p> <p>This rectangular stucco two-part commercial block has a simple decorative parapet. Rectangular and round-arched windows on the second floor are boarded. The altered storefront has a glazed double door entry with sidelights. The secondary elevation on the west side has a second storefront with round-arched windows on the second floor, along with two single entry doors for second floor access. A modern metal wraparound tie rod-supported canopy extends the full-width of the storefront and partially on the west elevation.</p> <p>J. A. Lander constructed an ornate brick building on this site c.1895. The building housed the Yoakum State Bank until 1912, when it moved to the Green-Welhausen Building on the corner of Lott St. and Grand Ave. The Queen Theatre opened in 1922 at this location. The telephone exchange operated upstairs in the 1940s. The building also housed the popular Mi Tierra's Mexican Restaurant for many years, beginning in the mid-1970s.</p>
	<p>#37 - 211 W. May St. (east) c.1920 Non-contributing</p> <p>Metal slipcovering obscures the entire storefront of this rectangular one-part commercial block, therefore, it is non-contributing. The building housed Dewitt Poth & Son, an office equipment and supply company, in the 1970s to around 2000.</p>
	<p>#38 - 211 W. May St. (west) c.1920 Non-contributing</p> <p>Metal slipcovering obscures the upper façade of this rectangular one-part commercial block. It is non-contributing because the storefront has been altered and the parapet is obscured. The storefront has fixed metal frame windows and a single metal door entry. Brick columns anchor the corners. The building housed Dewitt Poth & Son, an office equipment and supply company, in the 1970s to around 2000.</p>
	<p>#39 - 213 W. May St. 1960 Non-contributing</p> <p>This flat-roofed, one-story, rectangular-plan commercial building is non-contributing. Set back from the street, it has an offset recessed entrance with metal frame glass double doors, brown brick veneer, and infilled and resized display windows.</p>

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	<p>#40 - 216 W. May St. 1917 Contributing Brothers Jesse and William Mobley relocated their bakery from the 300 block of Front St. and built this building. The polychrome brick one-part commercial block has two storefronts and a stepped decorative brick parapet. The storefront to the east has been reconfigured and has a resized entrance with a single modern wood door flanked by plate glass windows. The storefront to the west has centered double doors with metal security bars and flanked by large plate glass windows. Multi-light transom windows are above the area where a full-width wood canopy was recently removed. The Mobley Bros. sold the building to Witte brothers in 1946. A bakery remained in operation through the 1960s. Jim Witte opened The Furniture Mart in the storefront to the east in the 1960s.</p>
	<p>#41 - 212 W. May St. 1922 Contributing (Photo 34) This two-story theater building has been modified with an angled recessed central entry with metal doors. It has a stucco upper façade with glass block windows and a full-width modern metal canopy supported by tie rods. Modern brick has been added beneath the original ticket window. The theater closed its doors in 1975, reopened a few years later and then closed again. It was remodeled and reopened in 2015. The projecting neon marquee was restored and reinstalled at that time. The single metal door to the east was the original “colored entrance” and led to the balcony.</p>
	<p>#42 - 402 Irvine St. 1910 Contributing Designed by architect J. Henry Yentzen, Yoakum Masonic Lodge No. 662 AF&AM built this rectangular red brick two-story building as its meeting hall. The building has a decorative stepped parapet with dentils, a recessed corner entrance with a round pink granite column and a square base, reconfigured storefronts and a tie rod-supported wraparound canopy. The transom windows above the canopy are boarded. Masonic medallions on the parapets of the south and east elevations. The second story windows are boarded. A service bay with a wood-paneled rollup garage door is located on the east elevation. There are three entrances on the north elevation - one is boarded; the center entrance is recessed with glazed double wood doors and a tile floor with the masonic symbol; the third entrance has glazed double wood doors that are boarded. Each entrance has an arched stone cap with a keystone and multiple-pane transom windows. There are also two steel industrial windows on this elevation. The 1931 Sanborn map indicates that the first floor was used for auto sales. The second floor has been in continuous use by the masons.</p>
	<p>#43 - 301 W. Grand Ave 1971 Contributing This New Formalism bank was designed by Lynn Evans, of Corpus Christi, and constructed by L. E. Bernhardt, of Bernhardt Construction in Victoria, Texas. The irregular-shaped building has flat roofs of alternating heights, square column arcades with curved capitals, vertical masonry panels, full-height metal-framed tinted fixed windows, and multi-bay drive-through on west side. Yoakum National Bank relocated from its location on W. Grand Ave to this building in 1971. An ornate brick two-part commercial block, the Kessler Block, which housed the Corner Café on the first floor, was demolished to make way for this building.</p>

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	<p>#44 - 401 Irvine St. c.1915 Contributing</p> <p>This imposing brick two-part commercial block was designed by J. Henry Yentzen. Located on the corner of Irvine and May streets, it has a stepped decorative brick parapet, a recessed corner entry supported by a brick and white marble pier, and a single metal door entry flanked by display windows. A wraparound wood canopy separates boarded transom windows from the storefronts. The north elevation has a secondary entrance with a single metal door flanked by display windows and glazed double wood doors on the second story with a transom that open to a porch with a decorative wrought iron balcony supported by decorative metal brackets. The west elevation has a recessed glazed double wood door entrance capped by a brick arch and keystone. "B P O E" (Benevolent and Protective Order of Elks) is incised above the entry. Glazed double wood doors on the second floor are flanked by wood windows with a transom that open to a porch that matches the north elevation porch. There are two additional single wood door entrances on this elevation and the storefront is boarded. Some of the second story wood sash windows are boarded.</p>
	<p>#45 - 413 Irvine St. 1940 Contributing</p> <p>A marble cornerstone north of the entrance on this building reads "Erected 1940." The stucco one-part commercial block has a centered single-door entry and resized wood-framed display windows under a full-width modern metal canopy.</p>
	<p>#46 - 402 Lott St. c.1905 Contributing (Photo 46)</p> <p>This rectangular two-part commercial block is constructed of rusticated cast concrete blocks made on site. The building has a recessed corner entry supported by a masonry column, a single metal door entry flanked by plate glass windows, and a full-width canopy supported by tie rods with boarded transom windows. The resized replacement windows on the second floor are aluminum. There are two glazed single wood doors with transoms on the north elevation and replacement glass block windows. This building replaced a wood frame building constructed in 1899, which burned in 1900. Originally a three-story building, as shown in a 1912 Sanborn map, the third floor of this building burned. Rea Shropshire operated a pharmacy from this location and maintained an apartment upstairs. A dentist occupied an upstairs office. The Knights of Pythias also had their meeting hall upstairs. The building housed the Shropshire Drug Store for more than 50 years.</p>
	<p>#47 - 404 Lott St. c.1905 Contributing</p> <p>Constructed of rusticated cast concrete blocks that match the adjacent building to the north, this rectangular one-part commercial block has a recessed entry with a bead board ceiling and a glazed, single wood door entry with sidelights flanked by angled windows with wood kick plates. "Albrecht Jewelry Co." is visible in the tile entry floor. A full-width suspended wood canopy separates the storefront from transoms, which are boarded. The building was the second location of Elkins Racket Store, which was originally located on W. May Street catty corner to this building.</p>




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	<p>#48 - 408-412 Lott St. c.1920 Contributing This rectangular one-part commercial block has three bays with altered storefronts under a tie rod-supported canopy. Constructed of concrete block, the north bay has boarded transom windows and a single door recessed entry. The two south bays are similar with double doors flanked by large plate glass windows. The south elevation has a large glass block opening. This building replaced a two-story brick building.</p>
	<p>#49 - 201 W. Grand Ave 1912 Contributing (Photo 45) W. D. Green and Phillip Welhausen, entrepreneurs and business partners, built this distinctive building on the corner of Lott St. and Grand Ave. The contractor was the Bailey Mills Co., of Victoria, Texas. The brick two-part commercial block retains most of its original exterior fabric, most notably the classically-inspired rounded corner entry and inlay panel below and above second story windows. The entrance is pedimented and flanked by classical columns; it has glazed double wood doors flanked by plate glass. The south elevation has a suspended wood canopy. The east elevation has four entrances. One is recessed with a decorative tile entry and glazed double wood doors with adjacent glazed single wood doors. Two entrances have single metal doors with sidelights flanked by plate glass windows. A portion of the east elevation is covered in Vitrolite glass. Yoakum architect J. Henry Yentzen designed the building and had an office upstairs. In 1914 Quality Prescription Pharmacy occupied the premises. Green and Welhausen owned the property until 1946 when the First State Bank of Yoakum purchased the building. It has had a variety of uses since that time, including a sporting goods store.</p>
	<p>#50 - 401 Lott St. (north) c.1900 Non-contributing This one-part commercial block is non-contributing because it has been extensively altered. Non-original materials include masonry panels and a metal slipcover above the canopy, modern windows and doors. The building housed McMasters Firestone in the 1940s through the 1960s.</p>
	<p>#51 - 401 Lott St. (south) c.1900 Non-contributing This one-part commercial block is clad in masonry panels and has a metal slipcover above the canopy. The storefronts have been altered with replacement windows and doors. This building was constructed as part of the Haller Block.</p>
	<p>#52 - 407 Lott St. 1910 Non-contributing Designed by J. Henry Yentzen and constructed by Ross & Shall, this stucco one-part commercial block was originally brick and constructed as part of a larger building to the north which is now slipcovered. It has a full-width canopy supported by tie rods that separates transom windows from the storefront, which has a recessed angled entrance with two single glazed wood doors flanked by plate glass windows. The side piers and bulkheads have been covered with graveled stucco panels.</p>


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	<p>#53 - 409 Lott St. 1910 Contributing Designed by J. Henry Yentzen as part of the Haller Block, this one-part commercial block has a wide deeply recessed entry area with a pressed metal ceiling and two glazed single wood doors divided by a bay of plate glass windows with marble kick plates to the north and south. There are stained glass transoms above the sidelights and at the back of the display windows. Graveled stucco panels cover the side piers. The simple parapet has three recessed sign panels; a full-width metal canopy supported by tie rods separates the storefront from boarded transom windows. The tiled entry floor reads "Bass Brothers Co." Original wood and metal shutters remain on the windows on the south elevation. The building was built by J. M. Haller and remodeled in 1913 by William W. Pound for the Bass Brothers department store. It has housed Morrow Hardware Store since the 1940s.</p>
	<p>#54 - 413 Lott St. 1911 Contributing This rectangular two-part commercial block was constructed by Ross & Shall for W. L. Lowrance. It has a stepped decorative brick cornice and a metal canopy that separates the storefront from slipcovered transoms. The reconfigured storefront has a recessed double-door entry with multiple plate glass windows with wood siding bulkheads and a glazed single wood door entrance on the north end for second floor access.</p>
	<p>#55 - 416 Front St. c.1935 Contributing This Art Deco one-part commercial block is stucco and has a flat roof, and an original full-width flat-roofed metal canopy with horizontal bands and a rounded corner that wraps around the north elevation. There are three horizontal bands on the upper façade. An off-centered single modern metal door has a wide sidelight, a narrow transom, and large plate glass windows with metal mullions. The building housed Jack Howe's liquor store in the 1960s and 1970s.</p>
	<p>#56 - 418 Front St. c.1935 Contributing (Photo 11) This stucco rectangular one-part commercial block is symmetrical and has centered double doors flanked by plate glass windows. A full-width metal canopy that wrapped around the porch was recently removed due to storm damage. The north elevation has metal casement windows.</p>
	<p>#57 - 420 Front St. c.1935 Contributing (Photo 11) Guido Kirchoff was the original owner of this rectangular one-part commercial block. It has an angled stepped parapet trimmed in green tile and distinctive green and orange tile on the façade. The stucco upper façade has tile accents. A centered double wood door entry is flanked by plate glass windows. Cast iron columns support a shed-roofed full-width modern metal canopy.</p>

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	<p>#58 - 101 W. Grand Ave (east) c.1900 Contributing (Photo 17)</p> <p>This stucco, rectangular one-part commercial block has two entrances that face Front St. an angled entrance on the corner of Front St. and W. Grand Ave and two secondary entrances on the south elevation. The corner angled recessed entrance has a cast iron threshold and a corner column supporting a canopy. The resized entrance has a single modern metal door with a transom and boarded sidelights that are topped by transom windows. The east elevation has a centered entrance with paired wood doors flanked by boarded display windows topped by transom windows. The south elevation has two secondary entrances divided by pilasters. The entrance to the west has one single wood door that is boarded and an arched transom that is boarded. It is flanked by boarded display windows. The entrance to the east has wood modern double doors with a boarded transom. A portion of stucco on the south elevation has been removed to expose red brick. Ben Morris moved his business from the adjacent building on W. Grand Av and purchased it for Morris Tailors. In May 1963, L. J. Pish and Son Saddlery, established in 1957, relocated its leather goods manufacturing business from Montgomery Street to this location.</p>
	<p>#59 - 101 W. Grand Ave (west) c.1920 Contributing</p> <p>This rectangular, brick one-part commercial block has a denticulated arched brick parapet with recessed panels and two bays of differing width separated by a brick pier. The west bay has an angled recessed entry with paired glass panel wood doors and boarded display windows with transom windows. The east bay has paired glass panel wood doors flanked by boarded display windows and transom windows.</p> <p>This building was owned jointly by Julian R. Kirchoff and W. H. Opet when it was constructed. Kirchoff was a prominent citizen and leading tailor in South Texas. Ben Morris, another prominent tailor, purchased the building in 1924 and it remained in the J. B. Morris family for more than 50 years.</p>
	<p>#60 - 113 W. Grand Ave c.1910 Contributing (Photo 12)</p> <p>This red brick one-part commercial block is capped with a denticulated corbeled cornice and anchored on the corners with pilasters. Boarded windows with stucco kick plates flank a recessed angled double door entry. Transom windows and plate glass windows on either side of the entrance are slipcovered. Original metal shutters are located on the north elevation. A "Nesbitt's" sign is visible on the brick wall on the west elevation. A Sanborn map from 1922 indicates this building housed an undertaker. An interview with Robert Kaiser indicated that it was Buffington's funeral home in the 1940s.</p>
	<p>#61 - 109 Grand Ave c.1970 Non-contributing</p> <p>This one-story metal building has a gable roof and a large opening with no doors. It is non-contributing because it was constructed outside of the period of significance.</p>


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	<p>#62 - 119 W. Grand Ave c.1920 Contributing</p> <p>This stucco one-part commercial block has an altered storefront divided into two bays. The west bay has a glazed single-entry wood door flanked by a plate glass window and two wood sash windows. The east bay has a modern metal door and an adjacent plate glass window. A full-width modern metal canopy separates boarded transom windows from the storefront. The building housed Mancill Liquor Store and the office of Covey Morrow in the 1940s.</p>
	<p>#63 - 123 W. Grand Ave 1912 Contributing</p> <p>This rectangular, brick two-part commercial block is distinguished by a parapet accented with cast stone detailing and a cornice line, and an angled recessed double-door entry supported by a grey granite column flanked by plate glass windows with rounded corners. A modern metal canopy separates boarded transom windows from plate glass windows with marble kick plates on both the south and west elevations. Modern metal sash windows on the second floor have replacement metal windows. A noteworthy recessed secondary entry for the second floor on the west elevation has ornate decorative ironwork spelling "Neumann," a cast stone round-arched opening with bracket keystone, and paired glass panel wood doors.</p> <p>The building housed the Rhodes Barber Shop in 1914 according to the city directory of that year and retained historic ties to Neumann until 1941 when S. A. Carnes purchased the building. Morrow's Barber Shop was in the rear of the building to the north, across the alley from Morrow Hardware. Handelman's Department Store was located in the building in the 1940s through the 1970s.</p>
	<p>#64 - 205 W. Grand Ave 1903 Contributing</p> <p>This one-part commercial block has a rusticated stone and stucco façade with a stepped parapet. The façade is painted. A wood canopy with decorative twisted metal tie rods, separates boarded transoms from the storefront, which has a glazed paired wood double-door angled entry with a transom flanked by plate glass windows.</p> <p>First National Bank of Yoakum purchased this lot in January 1903 and built this building, along with an adjacent two-story building which had similar architectural detail. While it is not certain, bank records indicate that the building may have been designed by J. Riely Gordon. The bank sold the building to J. H. Weymouth in December 1903 for \$7,517, for his drug store - Weymouth Drug Co. By 1914, the drug store was called the Weymouth-Garner Drug Store. In 1921, the building was occupied by Cook-Ahrens Department Store. The building housed the Ritz movie theatre from 1930 to the early 1950s.</p>






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	<p>#65 - 207 W. Grand Ave 1920 Contributing (Photo 2) This imposing two-part commercial block incorporates Neoclassical influences in its temple front form. The brick and cast stone façade has a stepped parapet, a cast stone cornice line and entablature, and four fluted Classical pilasters with Corinthian capitals that separate three bays of steel casement windows. The end bays have Classical pedimented single-door entries with steel casement windows on the second floor. “Yoakum National Bank” is incised on the upper façade. This served as the bank’s location from 1891 to 1971. Two brick and rusticated stone buildings were combined and remodeled into this building in 1920 by L. Harrington & Co., a San Antonio architectural firm. The interior retains original historic fabric, including marble floors, tellers’ cages, vaults and offices. An elevator was installed in 1969.</p>
	<p>#66 - 211-213 W. Grand Ave c.1895 Contributing (Photo 10) This one-part commercial block has a decorative cream and red brick façade, a denticulated cornice, and two storefronts separated by a brick pier. The storefront to the west has been modified with a modern wood door with sidelights flanked by plate glass windows, and a wood canopy supported by tie rods below boarded transom windows. The storefront to the east retains its original recessed glazed paired wood door angled entrance flanked by plate glass windows. The doors retain their original hardware. A metal canopy is supported by tie rods below boarded transom windows. Decorative cast iron columns separate the entrance on the east from plate glass display windows. The building housed Will Toland’s Book Store c.1897-1917, and Vachule’s Drug Store, 1920-1977; it was renamed Grand Avenue Gift Shop in 1981.</p>
	<p>#67 - 215 W. Grand Ave c.1930 Non-contributing This one-part commercial block is stucco and has a brick cornice cap. The storefront is slipcovered and has a recessed entry and plate glass windows. A full-width wood canopy separates the altered storefront from transom windows, which are boarded.</p>
	<p>#68 - 217 W. Grand Ave c.1910 Contributing This rectangular, brick one-part commercial block has a decorative corbeled cornice and articulated panels on the upper façade. There is no entrance, as the adjacent building serves as the entrance to the business. Transom windows are partially boarded and are separated from three adjacent plate glass windows by a full-width wood canopy.</p>
	<p>#69 - 219 W. Grand Ave c.1910 Contributing This brick one-part commercial block has Mission Revival influences. An elaborate brick and cast stone parapet, articulated panels, and denticulated belt course accent the façade. It has a centered recessed double-door entry with display windows and a full-width wood canopy supported by tie rods below transom windows. The building is associated with W. L. Lowrance and Alice Baby who owned the property at the time. In 1912, a hardware store operated from the premises, and by 1914 W. C. Coons and Sons managed a grocery business here. The building has housed Anders Auto Supply since 1940.</p>



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	<p>#70 - 223 W. Grand Ave c.1895 Contributing</p> <p>The storefront of this one-part commercial block has an angled recessed asymmetrical entry with graveled panels, small display windows, and paired metal-framed doors. A full-width suspended wood canopy separates the storefront from transom windows, which have been enclosed. A decorative brick parapet is visible above a stucco façade.</p> <p>Most historic fabric was removed from this building during a 1962 remodeling. Purchased by Don Monk and Claud J. Jacobs in 1962 after Jacobs sold the Palace Drug Store, the building was remodeled as the City Drug Store. It housed D. B. Cain & Co. grocery originally, and later Jiral's Recreation Hall, and the A and P Grocery Store. The building has housed a drug store for more than 50 years, beginning in 1962 to the present.</p>
	<p>#71 - W. Grand Ave/ Irvine St. - Pershing Square Overhead Entry Structure 2006 Non-contributing (Photos 40 and 41)</p> <p>The "Pershing Square Overhead Entry Structure" is non-contributing because it was built outside of the period of significance. Constructed in 2006 as part of the "Pershing Square Downtown Revitalization Project," it was funded in part by The Texas Department of Transportation, the City of Yoakum, and the Yoakum Economic Development Corporation. Steel posts set in concrete bases support the structure that extends over Grand Ave. from north to south, at the intersection of Grand Ave and Irvine St. "Yoakum, Texas" is inscribed in metal in the arch. The structure was underwritten by Double D Ranch, Inc., First State Bank, Guadalupe Valley Electric Cooperative, A. G. Sr. & Ruby Hermann, Bobby & Dottie Hill, Claud B. Jacobs Family, Tandy Brands Accessories, Inc., and Yoakum National Bank. HC Equipment, Inc., of Edna, was the contractor; Maverick Engineering, Inc., of Victoria, was the engineer.</p>
	<p>#72 - 220-222 W. Grand Ave c.1900 Contributing</p> <p>This one-part commercial block is rectangular and has a remodeled storefront with a scored stucco façade and two recessed entrances with single metal doors with sidelights and transoms flanked by plate glass windows. A full-width metal canopy with horizontal banding wraps around the west elevation. The west elevation has a decorative brick cornice, a random series of glass block segmental-arched windows and a single-entry door. The building was owned by Jake Lyons in 1919 and was likely built by Lyons for the Lyons Department Store. In February 1920 Lyons sold the business to E. Hertz for E. Hertz Department Store. A "Lyons Store" ghost sign is located on the south elevation, or rear, of the building. The Perry Brothers purchased the building in 1946 for a "dime store," which remained in operation at this location for more than 25 years. It retains a tile entrance with "P.B." It subsequently housed J. B. White, a department store chain.</p>

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	<p>#73 - 218 W. Grand Ave 1914 Contributing This one-part commercial block has a simple stepped parapet with a name and date plate ("19 Gebert 14") and original multi-paned transom windows with patterned amethyst-colored glass above a full-width metal canopy. A remodeled storefront has metal-framed full-height windows and metal-framed doors. The property is associated with J. F. McKnight and M. E. Gebert who owned the property. It was the third location for Elkins Racket Store.</p>
	<p>#74 - 214 W. Grand Ave c.1895 Contributing This stucco one-part commercial block is rectangular and has two bays separated by a pier, a decorative cornice, and a full-width canopy below boarded transom windows. The remodeled storefront has full-height metal-framed windows and a metal door. E. C. and E. G. Raska purchased the building in 1945 and operated Raska's Boot Shop for more than 50 years. Raska's sold it in 1976; in the 1990s it housed Western Auto.</p>
	<p>#75 - 212 W. Grand Ave c.1895 Contributing Thought to be built by J. R. Kirchoff, this stucco two-part commercial block housed the saloon of Shampaign & Moon. The building has a centered recessed double-door entry, small display windows with multi-light transom windows, segmental-arched wood sash windows with hoods, and a belt course on the second floor.</p>
	<p>#76 - 210 W. Grand Ave c.1895 Non-contributing (Photo 32) This stucco two-part commercial block is rectangular. It is non-contributing because the storefront has been extensively altered with a single metal-frame glass door with transom window and metal-framed display windows under a modern full-width canopy. There are also four replacement metal frame sash windows on the second floor located under four recessed panels on the parapet. An 1898 Sanborn map indicates that this building was a drugstore. It housed Palace Drug Store from the 1960s to sometime in the 1980s.</p>
	<p>#77 - 206-208 W. Grand Ave c.1910 Non-contributing (Photo 31) This one-part commercial block is non-contributing because it is slipcovered. It has two bays and a full-width modern metal canopy. The storefront to the west has a deeply recessed angled entry with a single metal door flanked by plate glass windows. The storefront to the east has a deeply recessed entry with paired wood doors flanked by raised glass windows above a tall bulkhead. The storefront to the west housed Elkins United 5-10-25 Store. In the 1970s and 1980s it housed Kenwin's clothing store. The storefront to the east housed Albrecht's Jewelry Store.</p>

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	<p>#78 - 202-204 W. Grand Ave c.1895 Contributing This one-part commercial block is rectangular and has a modified storefront with a centered recessed entrance with two metal doors, and a wood wraparound canopy supported by tie rods and chains. The upper façade is stucco; the lower façade is slipcovered.</p> <p>This building may have been constructed by Dan Price, the attorney for Yoakum National Bank, and mayor of Yoakum. The building housed W. T. Browning and Co., a men and boys clothing store, from 1912 to 1954, and K. Wolen’s Department Store in the 1960s through the early 1980s.</p>
	<p>#79 - 120 W. Grand Ave c.1920 Contributing (Photo 9) This building was home to J. C. Penney Company, which opened its doors at this location in August 1922 and remained here for approximately 47 years. The one-part commercial block has a brick façade accented with distinctive brown and white glazed brick. A wide deeply recessed display entry has two glazed single wood doors separated by a display area and plate glass windows on either side. The ceiling is pressed metal. Multi-paned ransom windows are separated from the storefront by a full-length suspended modern metal canopy. The west elevation has two angled recessed entrances with glazed single wood doors flanked by plate glass windows with kick plates. An illegible ghost sign “Furniture” and “Stoves“ is visible on the south elevation.</p>
	<p>#80 - 114 W. Grand Ave c.1900 Contributing This ornate brick one-part commercial block has a decorative upper façade that resembles the adjacent two-story building. The upper façade has an elaborate blind round-arched arcade detailing with pyramidal pier finials topped by spheres. Red sandstone blocks are located at the base of each pier. The building has two bays separated by paired brick plasters. A wood full-width, shed roof canopy with a beaded board ceiling is supported by metal posts and separates transom windows from the storefront. The storefront has one single metal door entry with a sidelight flanked by plate glass windows with wood bulkheads to the west and three plate glass windows to the east with wood bulkheads. The building housed Yoakum Hardware Co. from the 1960s to sometime in the 1980s.</p>

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	<p>#81 - 118 W. Grand Ave c.1900 Contributing (Photo 7) Constructed by W. L. Orth, this ornate building was owned by the “Yoakum Elks Building Association” from 1920 to 1942. The façade of this rectangular, brick two-part commercial block resembles the adjacent one-story building. The two storefronts have been remodeled with metal-framed display windows with marble kickplates, single entry doors with transom windows, and a full-width modern metal canopy supported by tie rods below boarded transom windows. The second floor has seven round-arched boarded windows with decorative capitals and keystones. The upper façade features blind round-arched arcades topped by pyramidal pier finials with spheres, some of which are missing. The east side elevation has segmental-arched window openings with replacement resized sash windows.</p> <p>The building housed the Elks Hall upstairs from May 1910 to October 1913. J. Henry Yentzen, Yoakum architect, also had an office in the building. Rinn’s Furniture later occupied the building. Purchased by Arno Rudolph in 1967, the building has housed Rudolph’s for more than 50 years. A ghost sign on the second floor reads “Montgomery The Photographer.”</p>
	<p>#82 - 501 B Front St 1913 Contributing Built by W. L. Burton, this rectangular, brick two-part commercial block faces Grand Ave but uses the adjacent Farm Pac address on Front St. The storefront is stucco and has two single door entries, one with an original wood door with a boarded transom and one that is boarded. The display windows are also boarded. Boarded transom windows are separated from the storefront by a modern metal canopy. The second story retains its original simple brick façade with a centered arched parapet. The windows are boarded.</p> <p>In 1917, Burton sold the building to W. S. Woolsey, however Burton continued to lease the first floor. Swift and Co. leased it in June 1917. The second floor housed a hospital. Clyde Neely purchased the building from the estate of W. L. Burton, who converted the first floor to a locker plant. In 1947, Edwin W. Pietsch and H. C. Boysen purchased the building from Neely for Yoakum Meat Co., which owned 12 Piggly Wiggly grocery stores. The building had a small slaughter room and sausage kitchen that produced meat for the stores. Ranchers rented meat storage lockers in the building and used them as their “ice box” for meat. Yoakum Meat Co. later became Yoakum Packing Co. The company is still in operation at this location. There is a ghost sign on the west elevation with “Bar...Hotel.”</p>

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	<p>#83 - 501 A Front St. c.1940 Non-contributing Located on the corner of Front St. and Grand Ave, this stucco one-story commercial block housed a filling station. It has been significantly altered and has several additions. The building has a flat roof, an angled entrance that has been enclosed, and Art Deco-influenced corner piers. A stucco addition to the south has two service bays which were used to unload cattle when the building was used as a “packing house” and cattle were butchered here. A third addition, which is also stucco, is located to the south. There are two more metal additions to the south. This site and the adjacent W. L. Burton building to the west, which faces W. Grand Ave, have housed Yoakum Packing Co., since the 1940s.</p>
	<p>#84 - 605 Front St. (north) c.1935 Contributing This one-story rectangular industrial warehouse structure has a front gable roof and is clad in corrugated metal. The entrance has wood steps and a wood door.</p>
	<p>#85 - 605 Front St. (south) c.1930 Contributing This one-story rectangular industrial warehouse has a side-gabled roof, corrugated metal siding and roofing, and multiple bays. There is a modern wood porch on the south elevation, which also has a service bay with a sliding metal door.</p>
	<p>#86 - 602 Front St. (north) c.1890 Contributing Located on the corner of Front and Hugo streets, this rectangular, brick one-part commercial block has a simple flat parapet, an elevated concrete sidewalk, and a modern wood-shingled shed roof canopy supported by bracketed cedar posts. The bays have double wood doors or boarded entrances with arched, divided light transom windows with decorative brick hoods. The building appears on Sanborn maps in 1894 and was originally the Roos Mercantile Store. Historic photos also show a canopy extending across this building and the adjacent building to the south with a Mason's Feed Store sign.</p>
	<p>#87 - 602 Front St. (south) c.1895 Contributing This brick one-part commercial block is rectangular and has a denticulated stepped parapet and recessed sign panel. It has a shed-roof wood-shingled canopy supported by bracketed cedar posts that is shared with the adjacent building. The bays have double wood doors or boarded entrances with arched, divided light transom windows. Sanborn maps indicate this building to the south was on the site in 1898. The hoods above the doorways of the two buildings vary in detail. Historic photos show a canopy awning extending across this building and the adjacent building with a Mason's Feed Store sign.</p>




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	<p>#88 - 100 W. Morris St. 1936 Contributing (Photo 1) Built by H. B. Zachary for the Texas Highway Department as part of the US. Works Program Grade Crossing Municipal Project, this grade separation system consists of the underpass on Morris St. and overpasses on Front St, S. South St. and over the railroad track. The structures are constructed with a single span, steel I-beam and concrete floor system superstructure on concrete abutments with five-foot wide sidewalks with decorative concrete railings. Vertical incised decorative detailing is visible on the top of the underpass, underneath the railings. A significant example of early 20th century transportation engineering and a significant part of the downtown cultural landscape, the underpass extends from Lott and Morris streets east to Kenedy St. The structure has been painted.</p>
	<p>#89 - 121 W. Hugo St. c.1950 Contributing This concrete block one-story, front-gabled building has a corrugated metal roof and a full-width metal canopy supported by tie rods. The brick veneer storefront has two single glazed wood doors flanked by small plate glass windows. The building housed Steve's Shoe Shop in the 1960s. Rudolph's purchased the building from Jack Ehlers, a local beer distributor, in the 1980s.</p>
	<p>#90 - 515 Lott St. c.1940 Contributing This stucco one-part commercial block has a distinctive pattern and a full-width shed-roofed metal canopy supported by metal brackets. A recessed entry to the north has paired double wood doors flanked by plate glass windows. A flush entry to the south has a single glazed wood door flanked by plate glass windows.</p>
	<p>#91 - 524 Lott St. (north) 1911 Contributing This brick one-part commercial block has a decorative parapet and two bays separated by a pier. A modern metal canopy is shared with the adjacent building and separates the storefront from transom windows. The modified storefronts have two single metal doors with transom windows flanked by plate glass windows. The building housed a bank in the 1940s.</p>
	<p>#92 - 524 Lott St. (center) 1911 Contributing This brick one-part commercial block has a decorative parapet, two bays separated by a quoin pier and a modern metal canopy shared with the adjacent buildings that separates boarded transoms from the storefronts. The south storefront has two glazed wood doors flanked by plate glass windows with wood bulkheads. The north storefront has a single metal door flanked by plate glass windows. The end and central piers have brick quoining detail and each storefront has a suspended brick capital. A ghost sign - "National Drug Store" - is visible on the rear of the building. Ross & Shall was the contractor.</p>

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	<p>#93 - 524 Lott St. (south) 1911 Contributing</p> <p>This brick two-part commercial block has a stepped decorative parapet, three centered round-arched boarded windows with decorative brick surrounds and cast stone sills, and a cast stone belt course between floors. The darker brick creates decorative detailing of belt coursing and quoining. A suspended modern metal canopy is shared with the adjacent building and separates the storefront from slipcovered transom windows. The altered storefront has a single metal door entry and an original tiled recessed double wood door entry with screen doors that provide access to the second floor. A ghost sign with “Carnes Block” is visible on the parapet.</p> <p>J. Henry Yentzen was the architect. Bailey Mills Company of Victoria, was the contractor. J. A. Menke & Co., grocer, moved to this location in April 1911. Bradford Photography Studio (a sign remains on the interior staircase) had an office on the second floor. The second floor also the first location for Baldwin's Business College. The building also housed Rubenstein Mercantile Co., Neely’s Red and White Store, and City Meat Market.</p>
	<p>#94 - 207 W. Hugo St. c.1930 Contributing</p> <p>This stucco one-part commercial block has a symmetrical façade, a double wood door entry flanked by wood sash windows, and a full-width metal canopy. The north elevation has steel industrial windows on the south end. The building served as an office in the 1960s for the Hub City Motor Co. located across the street.</p>
	<p>#95 - 515 Irvine St. c.1950 Non-contributing</p> <p>This one-story commercial block has a false parapet clad in metal. The altered storefront has a shed roof awning supported by cedar posts.</p>
	<p>#96 - 206 W. Hugo St. c.1940 Contributing</p> <p>Originally stucco, this one-story polychrome brick building has a centered recessed entry, a single metal-framed glass door flanked by half-round pilasters and metal-framed sash windows. Built as the Yoakum City Hall, the building became the Yoakum Public Library in 1968 and continued to be used as such until 1990 when the library relocated to the renovated Municipal Power Plant on Front St.</p>
	<p>#97 - 601 Lott St. c.1910 (heavily altered) Non-contributing</p> <p>This brick one-part commercial block has infill masonry panels and a metal Mansard roof with a deep overhang. Masonry piers flank the corners and separate bays. A four-lane drive-through under a canopy is located on the east side.</p>

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	<p>#98 - 602 Lott St. c.1930 Contributing This stucco one-part commercial block has three bays with a stepped and curved parapet and decorative tiles on the façade. A full-width wood canopy supported by plain wood posts separates the storefront from boarded transom windows. Double entry metal doors have adjacent plate glass windows. The north elevation has two service bays with metal industrial windows on either side. The building housed Hub City Motors for more than 40 years.</p>
	<p>#99 - 604 Lott St. 1929 Contributing Designed by J. Henry Yentzen, decorative glazed white and brown brick distinguish this one-part commercial block. An intact storefront was significantly modified in August 2018, making this building non-contributing. The entire storefront, which consisted of a full-width wood canopy supported by tie rods separating divided light wood-frame multi-paned transom windows from angled entries with paired glazed wood doors was demolished. The new storefront is clad in hardy board and has two new plate glass windows with modified openings. The original wood doors were retained. The transoms are boarded. The building housed a custom tailor for the adjacent St. Regis Hotel, and later, the parts store and office for Hub City Motor Co., located next door to the north.</p>
	<p>#100 - 612 Lott St. 1914 Contributing (Photo 6) Designed by J. Henry Yentzen and constructed by William E. Pound for S. A. Carnes, the three-story commercial block has glazed white brick on the façade, a reconfigured storefront with a new wood suspended canopy and amethyst-colored transom windows that were recently uncovered. The altered storefront has a single metal door entry and masonry panels. The building was constructed as the St. Regis Hotel and remained in use as a hotel through 1960. Circle Y/Cow Country Industries subsequently manufactured leather goods in this building for more than 30 years.</p>
	<p>#101 - 614-618 Lott St. 1913 Contributing This polychrome brick two-part commercial block has five bays divided by brick piers. A full-width modern metal canopy separates boarded transom windows from infill storefronts with masonry panels. There are three entrances. The second story windows are boarded. The building housed Herman furniture company and a ghost sign, "G. Herman Furniture & Undertaking," is visible on the north elevation. This was one of a number of downtown buildings that housed Circle Y leather company.</p>
	<p>#102 - 201 W. Morris St. c.1915 Non-contributing (Photo 47) This one-part commercial block is slipcovered with graveled concrete panels and has a metal Mansard roof parapet. There is a single modern metal door on the elevation and single modern metal north on the south elevation, with two modern metal windows to the west of the door.</p>

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	<p>#103 - 215 W. Morris St. c.1915 Contributing (Photo 24) This one-story L-plan brick residence has a double-angle hipped roof with green composition shingles, and wood frame sash windows with heavy sills and lintels. There are two entry doors with screen doors. A shed roof canopy is supported by plain wood posts with brackets that extends over a concrete porch.</p>
	<p>#104 - 617 Irvine St. c.1960 Non-contributing (Photo 35) This former Texaco gas station is non-contributing because it has been significantly altered. Alterations include a Mansard roof over the one-story block building and canopy, which is supported by columns encased with modern brick; and flagstone veneer on the west and south elevations. The original sales office has resized windows and a modern door. The service bays have been filled in. A metal roof cap has also been added to canopy.</p>
	<p>#105 - 615 Irvine St. c.1955 Non-contributing This one-story rectangular-plan building is non-contributing because the storefront has been altered significantly. It has a centered double-door entry and large display windows, one of which is partially infilled, and a full-width modern metal canopy separating boarded transom windows from the storefronts. The south elevation has a service bay and metal industrial windows. The gable roof is probably a modification to an original flat roof. Jahn's, which sold and serviced appliances, was located in this building in the 1960s to sometime in the 1980s.</p>
	<p>#106 - 601 Irvine St. c.1940, c.1960 Non-contributing This one-story stucco rectangular building has multiple entrances and windows, and a modern canopy. The rear elevation is hollow clay tile construction. There are two additions on the south end (one hollow clay tile, shorter; and one brick).</p>
	<p>#107 - 614 Irvine St. c.1940 Non-contributing This one-story front-gabled commercial building is clad in corrugated sheet metal and has two additions. It is non-contributing because the east, north and south walls have been removed and are being reconstructed. Elo's Grocery Store was located in this building for many years. It later became a barbeque restaurant. It has been remodeled for a Mexican restaurant.</p>

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	<p>#108 - 620 Irvine St. c.1950 Contributing (Photo 15) Located on the corner of Irvine and Morris streets, this Moderne rectangular-plan gas station has a porcelain enamel façade accented with a triple set of bands that run under the extended canopy and rounded corners and cornice line. A single metal-framed glass door with a transom window is flanked by metal-framed windows on the south end. The two service bays to the north have been enclosed and have multi-paned modern windows with a red metal awning. The north elevation has metal industrial windows; the south elevation has a display window with a red metal awning. The canopy has porcelain enamel panels with curved corners and a cornice line supported by metal poles on the gas pump island.</p>
	<p>#109 - 317 W. Morris St. c.1920 Contributing This one-story industrial warehouse is set back from the street, has a corrugated metal gable roof, corrugated metal siding, and a one-story addition with a shed roof on the south elevation. The west elevation has an elevated loading dock with rolling metal door. The east elevation has double doors clad in corrugated metal and an illegible ghost sign above the doors. The structure was part of a cotton gin.</p>
	<p>#110 - 612 Forrest St. c.1920 Contributing (Photo 25) This one-story rectangular-plan wood frame church has a front-gabled roof with exposed rafter tails and a centered short bell tower/steeple. The building is clad in narrow wood siding and has two-over-two wood frame sash windows, a double-door entry under a stoop canopy supported by wood brackets, and two replacement resized wood sash windows on either side of entry doors. The church was an African American Pentecostal Church known in the African American community as a “Holiness” church.</p>
	<p>#111 - 704 Irvine St. 1950 Non-contributing (Photo 39) This one-story irregular-plan front-gabled residence has multiple additions and modifications and is therefore non-contributing. The façade has faux fieldstone skirting, horizontal siding, and picture windows with casements and transom windows.</p>
	<p>#112 - 220 W. Morris St. c.1955 Non-contributing This one-story rectangular-plan, side-gabled building is non-contributing because it has been altered. It has a full-width inset porch supported by plain wood posts, a centered single door entry with metal frame sash windows, brick veneer, and a rear addition.</p>






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	<p>#113 - 709 Irvine St. c.1940 Contributing (Photo 21) This rectangular one-story masonry industrial warehouse was constructed by Hugo Koehler in the 1940s. It housed Merchants Moving and Storage. It has a stepped parapet and paired, paneled wood doors, with two metal casement windows on either side. The south elevation has three service bays with an extended roof canopy and elevated concrete loading dock. Service bays have one metal rolling garage door, one multi-paneled wood garage door, and one boarded entryway. The north elevation has large metal-framed industrial windows.</p>
	<p>#114 - 702 Lott St. (north) c.1915 Contributing (Photo 23) Located on a prominent corner on Morris and Lott streets, this rectangular-plan wood-frame building has Craftsman influences. A tall raised center aisle with a front gable metal roof is supported by knee braces with flanking steeply-pitched shed-roofed side aisles on the north and south elevations. The east elevation has a modern angled wood door entry on the north corner with a wood porch, and a service bay with a modern metal garage door and a larger original wood door. A second entrance on the east elevation has a single glazed wood door flanked by a wood fixed window and modern metal window. The entrance retains its shed roof canopy with knee braces and replacement red roof tiles. There is a one-story flat roof addition to the south. The west elevation has a service bay with a sliding corrugated metal door. The building housed Woodring-Meyer Lumber Co. It later became Burton Lumber Co.</p>
	<p>#115 - 702 Lott St. (south) c.1915 Contributing This one-story rectangular-plan building has a gable roof supported by wood knee brackets and walls covered with variety of wood and metal siding. This structure may be a series of structures that have been attached. The original building was originally part of the adjacent Woodring-Meyer Lumber Co.</p>
	<p>#116 - 706 Lott St. c.1920 Non-contributing This rectangular structure is one-story and has a gable roof. The east elevation has a sliding garage door and a board and batten double wood door entry. The south elevation has three modern metal windows. The entire building is clad in metal siding. It housed a blacksmith shop at one time.</p>
	<p>#117 - 221 W. Hochheim St. c.1950 Non-contributing (Photo 38) This one-story rectangular-plan front-gabled building is non-contributing because it has a brick veneer façade and modern windows. The gable end has vertical wood siding. The east elevation has metal siding and a set of metal sliding doors. The north elevation has a shed roof addition.</p>

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	<p>#118 - 721 Front St. c.1920 Contributing This one-story industrial warehouse has a full-width elevated concrete porch and a gabled corrugated metal roof with exposed rafters. The building is enclosed on the northernmost and southernmost ends, which have single door entries. The southernmost side also retains a single sliding wood door and wood sash windows. The six center bays are open. According to a May 1922 Sanborn map the building was a grain warehouse.</p>
	<p>#119 - 722 Front St. c.1900 Non-contributing (Photo 37) This rectangular, one-part commercial block is non-contributing because the storefront has been significantly altered. It has a gable roof behind a false parapet. Non-original materials include new wood siding, a modern single-entry paneled wood door with sidelights flanked by two wood sash windows to the south and divided light metal sash windows to the north. A modern full-width shed-roofed canopy with a metal roof is supported by wood posts. The south elevation has wood siding and sash windows. An August 1898 Sanborn map indicates this was A. Gilmer's Lumber Yard; a 1931 Sanborn map indicates the building housed South Texas Lumber Company.</p>
	<p>#120 - 719 Lott St. c.1911 Non-contributing (Photo 33) This two-part commercial block is non-contributing because it has been altered significantly. Built by William E. Pound, it originally housed the Yoakum Creamery and Bottling Works. In 1944 it housed the Guadalupe Creamery. The slipcovered rectangular building has a false parapet and one-story wing with a shed roof on the north elevation. A full-width modern metal awning is suspended with metal rods. Windows and doorways have been resized and replaced with modern windows and doors. The south elevation is stucco with a single metal door entry with windows that have been boarded.</p>
	<p>#121 - 801 Lott St. c.1925 Contributing This frame one-part commercial block has a false parapet and a gable roof. A centered entry has glazed double wood doors with wood steps and a full-width wood canopy supported by wood knee braces. The north elevation has wood sash windows that are boarded. A 1931 Sanborn map indicates this was the Spencer-Sauer Lumber Co.</p>
	<p>#122 - 801 Irvine St. c.1960 Contributing This one-story metal-clad building has a gable roof and four service bays with rolling metal doors and one single modern door entry on the west elevation.</p>




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	<p>#123 - 811 Irvine St. c.1950 Non-contributing This one-story gable roof industrial building has a bricked-in storefront. The building housed Zaruba Chevrolet as early as the 1950s. There are two additions to the west.</p>
	<p>#124 - 802 Irvine St. (north) 1929 Contributing Built by M. C. Jamison as his residence and as Yoakum's "colored funeral home," this two-story stucco building is located on a corner lot. Drastically altered in 2018, the façade has decorative red clay square tiles and a two-story gable roof addition in the rear. The arcaded entrance has two paired wood doors with a transom and sidelights, with Spanish tile shed roof canopy supported by four decorative iron posts. The southernmost side is gabled and has three double hung wood windows with a Spanish tile shed roof and an attached wing with shed roof. The building was remodeled and altered extensively in 2017/2018.</p> <p>The second floor was used as a residence for the Jamison family until 1970. The downstairs had a living room, sitting room and kitchen, with an adjoining business office, chapel and mortuary.</p>
	<p>#125 - 802 Irvine St. (south) c.1950 Contributing Located south of Jamison's Funeral home, this L-plan one-story stucco building has a flat roof and two wood doors with a shed-roofed Spanish tile stoop hood and adjacent window. The building was the "casket storage room."</p>
	<p>#126 - 900 A Irvine St. 1932 Contributing Located on a corner lot, this two-story building was constructed for \$10,635.24 as the State Highway Department district headquarters. It was extensively remodeled in 1955 for \$72,494. Constructed of buff brick and stucco, this building follows the more modern streamlined style, with a projecting second-story bay creating an awning over the primary entrance of double-doors with full glazing, sidelights, and transoms. A concrete ramp with metal handrails was added to provide access to the entrance. The City of Yoakum purchased the building and all improvements on December 20, 1966, for \$65,001.</p>
	<p>#127 - 900 B Irvine St. 1932 Contributing This one-story industrial structure was built by the State Highway Department as a "warehouse and shop" for \$8,613. The rectangular structure has asbestos siding and an asbestos gabled roof. There are three service bays on the north elevation with modern rolling metal doors. An addition on the west elevation was built in 1950 for \$10,863. The addition has one service bay on the north elevation with a modern rolling metal door. The structure has metal industrial windows.</p>

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	<p>#128 - 900 C Irvine St. 1935 Contributing This one-story rectangular-plan gable roof wood structure is clad in corrugated metal and has industrial windows and sheet metal sliding barn doors. It was built by the State Highway Department for “building equipment and storage.”</p>
	<p>#129 - 811 Lott St. c.1930 Contributing Located on the corner of Lott and Schleicher streets, this filling station has an extended wood canopy accented with dentils and supported by masonry piers. A single wood door entry is flanked by wood-framed sash windows. The two-bay service wing and shed-roofed rear addition were added after 1944 (Sanborn map). The service bays are clad in metal and have modern rollup doors and an attached carport on the north elevation.</p>
	<p>N/A - 810 Front St. 1932 Contributing This rectangular brick one-story industrial building has three bays and is distinguished by a stepped parapet, proportioned massing, steel industrial windows with brick caps and an incised “Municipal Power Plant” name block. There is a single-entry door on the northernmost side and a recessed entry with single door, sidelights and industrial windows. The building was constructed by F. O. Crawford. Engineers were Montgomery and Ward. Rehabilitated and opened in April 1991 as the Carl & Mary Welhausen Library, the building was listed in the National Register of Historic Places in 1996 and became a Recorded Texas Historic Landmark in 1993.</p>
	<p>#130 - 801 Front St. c.1900 Contributing This rectangular one-story industrial structure is clad in corrugated metal and has a gable roof and exposed rafters. The structure has seven bays with metal below and wood slats that extend to the porch ceiling. A wood shed roof with braces extends across the southernmost end of the building. The south elevation has a service bay with a sliding metal door. A rectangular wing, also clad in corrugated metal, is located on the north end of the building.</p>
	<p>#131 - 117 West St. c.1940 Contributing Situated on a large lot between West, Front, Lott, and Schleicher streets, this one-story industrial building is clad in brick-patterned sheet metal and has a gabled corrugated metal roof with two hipped-roof rectangular cupolas with windows. The south elevation has a shed roof canopy with wood posts and new rock bases on the easternmost side and three entrances. Two entrances have non-original paired wood doors; the third has paired wood doors that appear to be original. Modern windows recently replaced wood windows throughout. The west elevation has a stepped parapet wall and plate glass windows. The north elevation has three service bays with paired wood panel doors. Founded by William Green, Philip Welhausen and E. F. Wolters, Shiner businessmen bought Guthrie Gin and formed Shiner Gin and Mill Co. It was renamed Yoakum Gin and Feed Company in 1940 and a concrete foundation was poured.</p>

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	<p>#132 - 120 West St. (west) 1908 Contributing (Photo 26)</p> <p>Built by Arthur Evans, this industrial one-story structure has an irregular shape. The east side has a front-gabled roof and is clad in pressed metal with a rusticated stone pattern on the upper façade. A service bay with paired sliding doors clad in corrugated metal is flanked by fixed rectangular windows. The east elevation has a service bay with shed roof awning and an addition clad in sheet metal with a rusticated stone pattern.</p> <p>There is a shed roof addition on the west elevation which is attached to another connecting structure with a front-gabled roof a façade clad in corrugated and pressed metal. A third structure is attached to the west that is also clad in corrugated metal.</p>
	<p>#133 - 120 West St. (east) 1935 Contributing</p> <p>Purchased by Arthur Evans and moved to this site in 1935, this rectangular train car has housed the office of Southern Memorial Monument Company for more than 80 years. A single wood-paneled door with a concrete porch and barrel-shaped corrugated metal roof is located on the north elevation, which is the entrance. There are a series of wood sash windows on both the east and west elevations.</p>
	<p>#134 - 106 West St. c. 1900 Contributing</p> <p>This one-story industrial warehouse is clad in corrugated metal and has a front gable, a centered service bay with double doors and a single-entry metal door to the west. A shed roof shed has been attached on the west elevation.</p>

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Statement of Significance

Beginning with its establishment in 1887 along the San Antonio and Aransas Pass Railway, the city of Yoakum, Texas, grew to become a regionally-important commercial and civic center in an area based largely on an agricultural economy. The Yoakum Commercial Historic District includes an impressive assortment of significant commercial, civic, governmental, and industrial properties that reflect the development of the city through the post-World War II period. The central business district west of the railroad tracks features a variety of commercial architecture found throughout the state, especially in the central Texas region, reflecting vernacular tastes, and interpretations of popular and high-style design. The district also includes several significant architect-designed civic buildings from the early and mid-twentieth century. The overall feeling of the district is very much intact. Yoakum was one of many communities across the state whose development was driven by the railroad and its growth is a reflection of this. As a hub, Yoakum had an extensive network of rail lines, a round house, and a passenger and freight depot; development occurred in relation to the location of these buildings and the railroad track itself. While the railroad dictated community planning and development, the construction of the underpass in 1936/1937 and the relocation of the district highway department office from La Grange to Yoakum in 1937 affected development as well. Traditionally a farming and ranching community, Yoakum had an unusual amount of industry for a community of its size. These industries were not only significant sources of employment, they impacted the use of the downtown buildings, and in turn drove decisions about alterations and/or demolition. The district is nominated to the National Register at the local level under Criterion A in the area of Commerce and Criterion C in the area of Architecture. The period of significance begins in 1887 and ends in 1971, representing several booms, declines and periods of stagnation in Yoakum's commercial and industrial growth, as well as various architectural styles and retail trends. Of the 134 resources included in the district, 87, or 65% are contributing. With the exception of one building, the Yoakum National Bank constructed in 1971, all of the buildings are at least 50 years old. The period of significance represents a discrete period with the majority of the properties being more than 50 years of age and does not have to meet Criteria Consideration G because the district exhibits a continuity of development and commercial use through 1971.¹

The earliest documentation of the region was led by the Frenchman René Robert Cavellier, Sieur de La Salle (LaSalle), who in 1685 landed on the coast and named the Lavaca River "Les Veches" ("the cattle") after the number of buffalo that he saw. The name was retained by the Spanish, who translated it to La Baca. The area was renamed Lavaca County in 1846 after Texas' admission to the Union. Numerous artifacts from the Paleo-Indian (10,000-6,000 B.C.) and Archaic (6,000-200 B.C.) periods have been found in the area. The region was inhabited by various Coahuiltecan tribes and visited frequently by Karankawas and Tonkawas. In the eighteenth and early nineteenth centuries, the Lipan Apaches and Comanches were also present. Most of these peoples succumbed to disease brought by European explorers, were killed by other Indian tribes, intermarried, or migrated elsewhere, and by 1850 indigenous peoples no longer resided in the area.²

In April 1825, the Mexican government authorized empresario Green DeWitt to settle 400 families between the Guadalupe and Lavaca rivers. Similar to Lavaca County, grazing stock was the primary business; however, corn, cotton, sweet potatoes and tobacco were also produced.³ Lured by abundant land, the population grew rapidly during the late 1840s, and by 1850 numbered 1,571 inhabitants, the majority of whom were from southern states. While ranching remained the dominant occupation in the region, by the late 1850s a plantation economy based on cotton began to develop, with nearly 6,000 bales produced per year between 1855 and 1860.⁴ By 1860, the county had 5,945

¹ National Park Service, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*, 43.

² Christopher Long, Lavaca County, Handbook of Texas Online, <https://tshaonline.org/handbook/online/articles/hcl05> (accessed September 14, 2017).

³ Ibid.

⁴ Ibid.

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residents. By 1860, 5,280 bales of cotton were produced, and sweet potato production had grown from 1,050 bushels to 11,306 bushels, primarily because German farmers preferred sweet potatoes to Irish potatoes. By 1860, DeWitt County ranked twelfth in the state for tobacco production, with 1,400 pounds produced. At the same time, the county's cattle industry grew exponentially, with the Chisholm Trail originating near the present-day Cuero about 16 miles southwest of Yoakum

After 1870, increasing numbers of Central European immigrants began to settle in the county. Working without hired labor after the Civil War made cotton and farming production more profitable. By 1890, the number of farms totaled more than 3,000; cotton production increased steadily from 3,528 bales in 1870 to 38,349 bales in 1900. Production of other crops, including corn, sweet potatoes, Irish potatoes, honey, sugarcane and molasses, also increased.⁵ The number of farms in the county steadily increased. In 1900, there were 2,137 farms; the number of milk cows, hogs and swine rose dramatically, and chicken and turkey husbandry became the county's second most important livestock-raising enterprise. Tobacco production, however, declined following the end of the Civil War.

Yoakum Prior to Incorporation, 1835-1887

Established on a league of land granted to John May by the government of Coahuila and Texas in 1835, the Yoakum area was a gathering place for cattle drives up the Chisholm Trail. May's sons granted land for a town site and 200 acres to Uriah Lott, businessman and railroad promoter, who left his home state of New York and arrived in Brownsville in 1866. After many setbacks, he managed to obtain a charter in 1875 to build the Corpus Christi, San Diego and Rio Grande Narrow Gauge Railroad (later known as the Tex-Mex) in South Texas. Determined to build a railroad from the coast to San Antonio, Lott secured a charter on August 28, 1884, and a mile of track was built in San Antonio called the San Antonio and Aransas Pass Railway (SA&AP). Desperate for capital to expand the line, Lott traveled to Corpus Christi to garner support from Mifflin Kenedy, who helped finance the Tex-Mex line. With \$7 million from Kenedy, Lott's dream became a reality and 600 miles of railroad were built, with the main line running from San Antonio to Houston. By January 1886, 60 miles of track from San Antonio to Floresville had been completed, and the first round-trip was made to Floresville. The railroad reached Corpus Christi in November 1886. The first engine arrived in Yoakum on March 20, 1887, and the first train reached Yoakum on July 28, 1887. The track to Houston via Yoakum was completed in 1888 and two additional lines from Yoakum to Waco (1891) and Yoakum to Corpus Christi were built.

Yoakum 1887-1937

A map for the Original Townsite in Yoakum was filed in DeWitt County on July 13, 1887. Named for Benjamin F. Yoakum, vice president and general manager of the San Antonio and Aransas Pass Railway (SA&AP), Yoakum was incorporated on May 13, 1889, and a Yoakum Town Site Corporation was established with John G. Kenedy as president. Lott named Lott Street after himself; Nelson Street after J. P. Nelson, chief of the construction department; Kenedy Street after Mifflin Kenedy; and Hopkins Street after his bridge builders. In 1887, J. P. Jamieson built a store and a post office was established. The town began a rapid expansion with abundant employment that included three machinists' lodges and many flourishing saloons with upstairs gambling halls and cock fighting pits in the rear. The Yoakum Improvement Company was chartered on September 6, 1891, to provide water and electricity.

The development of the downtown was predominately influenced by the railroad, with the intersection of Front Street and Grand Avenue being the focal point. East of downtown, community leaders built spacious homes on Coke Street, known as "Silk Stocking Row." By 1896, the community boasted of a cotton mill, three cotton gins, several churches,

⁵ Ibid.

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two banks, an ice factory, specialty and general stores, saloons, hotels, two weekly and one daily newspaper, a school system with 700 students, and a population of 3,000.

As the central location for the SA&AP network of lines, Yoakum became a transportation center known as “Hub City.” Three machinist’s lodges representing more than 800 employees were located in Yoakum, including the International Association of Machinists Lodge, Lodge 408 and Local 177. The round house and an extensive network of rails ran north-south adjacent to North South Street and west of the intersection of North South and Dallas streets. A railroad park ran north-south beginning at Nelson Street between the railroad tracks and Front Street, named so because it “fronted” the railroad tracks. The first passenger depot, a frame structure, was located on North South Street, north of East Gonzales Street.⁶

In 1898, a two-story brick passenger depot and office building were completed at the intersection of North South and Dallas streets for \$11,500. The building occupied “a prominent position at the east end of the city.”⁷ A new machine shop, carpenter shop, and blacksmith shop were constructed the same year. At the time, the area was surrounded by a number of wood-frame residential and commercial buildings and structures, none of which are extant. The “railroad stock pens” were located northwest and adjacent to the machine shops. The Aransas Pass Hotel was located on North South Street, a block south of the depot; the Union Hotel was located on the corner of North South and Porter streets; and an “overhead foot bridge for yard men”, ran east-west over the many rail lines, just north of the depot. The Yoakum Improvement Co. was located on Waco Street, between North South and Davis streets, three blocks from the depot. Sanborn maps indicate that a freight depot was located at the intersection of Grand Avenue and Front Street as early as 1904. This building was demolished in the late 1980s or early 1990s.

In 1909, Ed Shampaign constructed a two-story building across the street from the passenger depot, on the southwest corner of North South and Dallas streets. Sanborn maps of 1910 indicate that a restaurant, saloon, and barber shop were located in the building. The City Hotel, a wood-frame building, was located next door, to the south. The H. Thiele Building, an extant brick building, was built in 1910 at the corner of North South and East Gonzales streets, four blocks south of the Shampaign Building. In 1922, the Shampaign building was a restaurant and grocery store. The Hotel Monte was located on the northwest corner of North South and Dallas streets and at least eight wood-frame “rooming” and “boarding” houses, none of which are extant, were located within four blocks of the depot. A broom factory was located on the corner of North South and Waco streets.

A disastrous accident over the Lavaca River bridge on January 2, 1890, prompted many lawsuits, and the already financially strained SA&AP went into receivership on July 14, 1890. Southern Pacific soon purchased the line. However, Texas forbade the ownership and control of parallel and competing lines and a lawsuit filed by the Texas Railroad Commission forced Southern Pacific Co. to segregate the SA&AP under separate management.

On May 1, 1925, Southern Pacific Co. was allowed to legally purchase and control the SA&AP and employees were assigned positions at Southern Pacific. By 1927, most of the smaller companies owned by Southern Pacific, including the SA&AP, had been leased or merged with other lines and operations were consolidated. The Local 177 machinist’s lodge, the last remaining lodge in Yoakum, disbanded. The round house and machine shops in Yoakum closed June 10, 1930.⁸ They were demolished in the 1940s.⁹ While the railroad continued to operate, this ended a significant period in Yoakum’s history.

⁶Yoakum Sesquicentennial Committee/Centennial Book Committee, *Yoakum Community The First Hundred Years 1887-1997*, (Dallas: Curtis Media Corporation, 1988), 17.

⁷*The Railway Age and Northwestern Railroader*, March 25, 1898.

⁸ *Yoakum Herald-Times*, March 1, 1963, 1.

⁹ Otto Borchers and Robert Kaiser interviews, interview by Rebecca Borchers, February 2018.

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State Highway Department District Offices

Organized in 1917, the Texas Highway Department had three divisions. In 1924, the department was split into 16 divisions, and in 1929, community leaders were instrumental in having the district office moved from La Grange to Yoakum. Chaired by W. T. Browning, the highway committee of the Yoakum Chamber of Commerce offered the highway department a site at the corner of Irvine and West streets for a new headquarters. The official move occurred in the fall of 1929, and a district office building and equipment shops were completed in 1932. While the office building was extensively remodeled in 1955, the warehouse is extant and appears as it did in 1932.

In 1950, the highway department purchased land on the corner of Irvine and Migl streets from the Jakubik estate for a new headquarters, and an office and laboratory were constructed. In 1958, an additional 17 acres were purchased. A new district headquarters was built in the early 1960s and the old office and shops on West and Irvine streets were sold to the City of Yoakum. The building housed Yoakum City Hall for a number of years and is currently the Yoakum Police Department headquarters. The District 13 office, which oversees 11 Texas counties, is located in Yoakum and is a major employer for the area.

Constructed in 1936/1937 by H. B. Zachary for the Texas Highway Department, a grade separation system, more commonly known locally as “the underpass”, was built in Yoakum as part of the U.S. Work Program Grade Crossing Municipal Project. The structure consists of an underpass that extends from Morris Street east to Kenedy Street and three overpasses including one over South South Street, one over the railroad track and one over Front Street.

Significance in Commerce

By 1910, Yoakum had a thriving economy. In 1911, the population was 4,657; by 1914 it had grown to 7,500.¹⁰ A building boom during this period prompted construction of more than 15 brick commercial buildings. A new post office was completed on Nelson Street in 1917. While almost all of the storefronts were occupied by merchants, upper floors were generally used for offices, commercial enterprises, and entertainment or civic organizations, including opera houses and fraternal organizations, rather than residences. To match the increasing demand, investors started three newspapers during the 1890s. *The Yoakum Weekly Times* was established in 1892 by W. Johnston; *The Daily Times* was established in 1896 and the *Yoakum Herald* in 1897. In 1943, the papers merged under the guidance of H. D. Meister.

Early businesses included D. B. Cain & Co., Orth Milling Company, Wynn Guthrie’s Gin, Texas Hide & Leather Company, Southern Marble and Stone Company, Yoakum Ice Company, Yoakum Creamery and Bottling Co., the Slazer Candy Company, Beck Mortuary, a mattress factory, and numerous tailors including Ben Morris, J. P. Pedley, Guido Kirchhoff, Eck May and S. H. Hopkins. Dry goods and clothing companies included Haller Bros. Dry Goods Co., W. T. Browning and Co., The J. A. Graves Co., and Rubinstein Mercantile Co.

As a result of the building boom, there were many construction- and building-related industries. Lumber yards were prevalent and included the Woodring-Meyer Lumber Company on Morris and Lott streets; Ross & Shall Lumber Yard at Hopkins and Front streets; the W. A. Fink Lumber Yard at Morris and Lott streets; A. Gilmer’s Lumber Yard at Front and Schleicher streets; and W. O. Woodley Lumber Yard at Front and Hochheim streets (1904 Sanborn maps indicate that the name changed to South Texas Lumber Co.) The Yoakum Improvement Company was succeeded in 1913 by the Texas-Louisiana Power Company. Natural gas provided by Southwest Gas Company of Oklahoma became available in 1927.

¹⁰ Mary M. Orozco-Vallejo, Handbook of Texas online, <https://tshaonline.org/handbook/online/articles/hfy01> accessed September 15, 2017.

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In 1929, Mack Carter Jamison built a stucco building at 802 Irvine Street to house Yoakum's "colored funeral home." Jamison Funeral Home remained in the family and continued to operate until 2013. Yoakum's oldest African American-owned business was also one of South Texas' oldest African American-owned businesses.¹¹ This building retained its historic integrity until 2018 when it was altered significantly.

While the railroad acted as the catalyst for much of the city's growth in the late nineteenth and early twentieth centuries, the period after 1900 saw a marked growth in the dairy industry, swine raising, and poultry production. After 1910, farmers raised cucumbers, Irish potatoes, onions, garlic, beans, and sweet potatoes, but tomatoes, which thrived in the warm, humid climate, proved to be the most successful crop. The business district continued to expand so that by 1920 brick buildings lined the streets. In 1932, the city built its own municipal power plant on Front Street on land purchased from the Spencer-Sauer Lumber Company.

Local Industry

Beginning in 1904, several new industries began to emerge in Yoakum that had a significant impact on employment, commerce, and the construction and use of buildings in downtown Yoakum. The leather, tomato, meatpacking, poultry and processing industries continued to be important to the Yoakum economy through the 1970s.

Tomatoes

The tomato industry in Yoakum was a growing industry as early as 1904. The Yoakum Canning Co., a wood-frame building that is not extant, was located at Hugo and Forrest streets. A *Yoakum Weekly Times* article revealed that "the factory" was processing 400 bushels of tomatoes and 4,000 cans a day. In 1905, directors of First National Bank of Yoakum discussing loans for stored, cased and canned tomatoes, signaling the bank's interest in this burgeoning industry. By 1925, railroad traffic began to slow, the price of cotton had declined, and Texas had suffered a severe drought. Commonly known as the "green-wrap tomato deal," the Yoakum Chamber of Commerce employed an instructor to train farmers to cultivate tomatoes. M. W. Carlton, vocational agriculture teacher at Yoakum High School, O. C. Wagner, freight agent for Southern Pacific, and W. T. Browning, local businessman, promoted this new industry. The Yoakum Tomato Growers Association was also organized by the chamber of commerce. Backed by Phillip Welhausen, 13 train cars of tomatoes, picked green, carefully culled for size and shape and wrapped individually, were shipped to northern markets in May 1926. The Farmer's Co-op tomato shed was the first shed built in Yoakum to handle the tomato crop and was built with the aid of the chamber of commerce and a number of interested farmers. According to a March 14, 1930, *Yoakum Daily Herald*, article "It was the largest and most completely equipped of sheds in this section."

By 1927, a new industry in Yoakum was in full swing, with about 380 acres planted and 50 rail cars of tomatoes shipped in refrigerated cars. Yoakum's "tomato row" was located on Front Street near the freight depot. The "Hub City Brand" became well known and a community cannery was opened for families to can tomatoes. By 1929, 2,000 acres were planted in tomatoes and 117 cars were shipped, producing about \$50,000 for the growers. To celebrate Yoakum as a tomato growing and shipping center, the community held the first Tom-Tom Festival in 1928. Dorothy May, a descendent of the original John May family, was selected the first queen. In the festival's early days, the tomato grower with the prize lug of tomatoes was designated "King of the Tom-Tom."

¹¹ "100-year-old Yoakum funeral home closes," (video), *Victoria Advocate*, August 1, 1913, 1, accessed December 6, 2017.

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In March 1930, Boon-Caswell & Tindell, tomato buyers based in Tyler, announced that they were building a large tomato packing shed in Yoakum. The shed was to be located just south of the Farmer's Co-operative shed and was to be 80 feet by 26 feet.¹² Eleven packing sheds were in operation according to a May 25, 1930, *Yoakum Herald-Times* article. These included the Yoakum Packing Company, E. W. Anderson, Webb and McLendon and Farmers Union Co-operative.

On June 14, 1949, the *Yoakum Herald-Times* reported that 1931 marked peak tomato production, with 312 train cars of tomatoes shipped. By 1936, 3,500 acres were planted in tomatoes, and by the 1940s, there were 15 packing sheds in Yoakum that shipped green-wrap tomatoes to northern markets. In 1950, the Taormina Company of Donna, Texas, built a canning company on Dunn Street to process tomatoes and purple hull peas.¹³ Operating only in June and July, the plant was closed the remainder of the year. In 1955, the plant began canning tomatoes, purple hull peas, and fruit juices for Minute Maid under the Hi-C label. There were ongoing efforts through the mid-1940s through the 1960s to ensure that the region's tomato growers received the best price for their crop. Unwilling to accept low prices for tomatoes after World War II, veterans returned to Yoakum after the war and organized the Yoakum Vegetable Growers Association, which had 106 members.¹⁴ In 1960, in response to competition from greenhouse growers in the Rio Grande Valley, the Texas A&M Agriculture Experiment Station in Yoakum experimented with greenhouse tomato growing at the Plant Disease Laboratory.¹⁵ Greenhouse tomatoes commanded a premium price, had a longer production period and required less water. In 1960, Texas growers harvested 28,500 acres of tomatoes.¹⁶ By 1960, sweet potatoes had also become a significant cash crop and farmers were being urged to plant the Rio Grande variety of tomatoes for canning purposes.

In a June 21, 1960, *Yoakum Herald-Times* article tomato growers lamented that they "missed the boat" and failed to plant adequate crops to meet market demand. A. B. McBroom, owner of McBroom Produce, the principal terminal for tomatoes, described the area's tomato crop quality "the best he had seen in 15 or 20 years." He attributed this to the application of cold storage and ripening tomatoes outside of cold storage, from green to pink to red ripe stages. Tomato growers also agreed that they lost the quality of produce "through careless application of high analysis fertilizer" and that the recipe for success was the simple procedure of growing tomatoes like they were grown "15 or 20 years ago." However, the convergence of advances in technology and science as well as economic and political factors after World War II, meant the growth of large commercial agricultural farms in Texas. Mechanization, including tractors, allowed farmers to handle more acreage with less labor and the application of chemicals in the 1940s meant higher yields and mass production. The advent and growth of federal government programs that restrained production further impacted farming.

By 1970, 13,300 acres were planted in tomatoes and 10,800 acres were harvested in Texas; by 1980 those numbers had declined by more than 50%.¹⁷ Promoted as an ideal location for growing crops, investors were drawn to the Rio Grande Valley with its mild winters and available irrigation from the Rio Grande River. The Rio Grande Valley became one of the state's most prolific farming regions and a truck garden center for tomatoes and other crops.¹⁸ The Yoakum Canning Co. closed in the early 1970s. The building is now owned by the City of Yoakum.

¹² *Yoakum Daily Herald*, March 14, 1930, 1.

¹³ *Yoakum Herald-Times*, August 16, 1963, 1.

¹⁴ *News for Farmer Cooperatives*, 1947.

¹⁵ *Yoakum Herald-Times*, February 19, 1960, 5.

¹⁶ "Texas tomato growers slicing into vegetable market with fresh fruit all fall", Texas A&M AgriLife Research, August 17, 2016, (accessed February 3, 2018).

¹⁷ U. S. Department of Agriculture, *US Tomato Statistics*, Table 59 – Texas fresh tomatoes: Acreage, yield, production, and value, 1960-2009 (accessed February 1, 2018).

¹⁸ David M. Vigness and Mark Odintz, Rio Grande Valley, Handbook of Texas Online, <https://tshaonline.org/handbook/online/articles/ryr01> accessed February 1, 2018.

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Leather Goods

The leather industry has played a significant role in the local economy for more than 90 years. This industry provided significant employment for Yoakum and the region, and significantly affected the use of, and in some cases, the demise or alteration of, many of the district's buildings. As the leather industry emerged and new companies were formed beginning in the late 1950s, many of these businesses were located downtown. Some occupied large buildings on multiple floors where assembly lines of employees could be found hand-cutting and hand-tooling belts, saddles and other leather items. As manufacturing of leather goods transferred overseas many of the downtown buildings that housed these companies became vacant.

Organized in 1919 by Phillip Welhausen and William Green of Shiner, Texas, the Texas Hide & Leather Company, a small tannery, began operating from a two-story wood-frame building on Hickey Street. In 1921, a tannery engineer was hired, and the company constructed an addition. The business grew, and two new departments were added to manufacture leather products, including harnesses and whips.

By 1922, the business outgrew its original building and plans were underway for a large hollow-tile and concrete factory. The original building, which has since burned, was dedicated exclusively to the tannery division. In 1923, C. C. Welhausen, nephew of the founder, became general manager. Under Welhausen's leadership, new lines were added, and the sales force expanded. Additional capital was invested in 1928 and the name changed to Texas Leather & Manufacturing Company. The business again outgrew its headquarters and a third building was added as a stockroom and shipping department. In 1929, after the failure of the First State Bank—where some of the company's stockholders were heavily invested—the company was reorganized as Texas Tanning & Manufacturing Company.

In 1931, the company purchased Straus-Frank Co., a horse collar and saddle manufacturing company in San Antonio, and all the equipment for making horse collars was moved to Yoakum. The following year, "a large brick building" near the plant was purchased, remodeled and enlarged for the expanding horse collar department. With the addition of the horse collar department, the company's saddlery line was complete, with the exception of saddles and riding equipment. In 1932, the company's line of saddlery equipment was expanded and saddle makers from the Straus-Frank Company came to Yoakum to work in the new department manufacturing "Hereford"-brand saddles. A second story was added to the stockroom building. With the saddlery line complete, the company began to investigate other lines of leather goods. In 1933, the company purchased the machinery, trademarks, and designs of Lion Leather Goods, manufacturers of billfolds, ladies' handbags, and novelty goods, and moved manufacturing to Yoakum. A second story was added to the hollow-tile and concrete building to provide space for the new division. By the spring of 1936, the company had again outgrown its facility, and a new two-story wing was added. According to the *Yoakum Weekly Herald*, September 3, 1936, "[t]oday Texas Tanning & Manufacturing company's plant consists of three two-story buildings, two one-story buildings, a large warehouse building and an office building. If all the floor space were under one roof it would make a modern skyscraper 16 stories high." A special edition of the *Yoakum Herald-Times* reported a payroll of 250.

Later known as The Tex Tan Welhausen Company, the company was sold to Tandy Corporation, of Fort Worth, Texas, in 1957. In July 1961, the company was split into two operating companies: Tex Tan Leather Company, selling saddles and riding equipment under the Hereford brand and Tex Tan Welhausen Company, which manufactured belts, billfolds, gloves, and other merchandise. Sales extended across the United States, Canada, and Mexico. The company headquarters were located in the Swift and Co. building on West Gonzales Street. In its wake, numerous leather companies including Texas Tanning Company, Texas Leather Company, L. J. Pish and Son Saddlery, TO'REL Manufacturing Co., Circle Y, and Double J Saddlery began producing and distributing similar products, with Yoakum eventually becoming known as the "Leather Capital of the Southwest." Many of these companies occupied buildings in downtown Yoakum.

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Meatpacking, Poultry and Processing

Meatpacking, poultry and processing also played a significant role in Yoakum's economy and these industries were housed in downtown buildings. S. A. Carnes, D. B. Cain, Swift and Co., Edwin Pietsch, Eddy Mayrant and the Kaiser family, among others, either built and/or occupied buildings used for processing or wholesaling eggs, poultry, beef and pork. Visible signs of these industries, which continue to be a significant part of the economy, remain in the district, including cattle shoots, loading docks, and smokehouses.

Swift and Company

Gustavus Franklin Swift founded Swift and Co. in Chicago in the 1880s. Swift invented the refrigerated railcar, enabling him to deliver fresh meat from meatpacking centers in the Midwest to urban markets in the northeast. In March 1904, Swift opened a plant in Fort Worth so that meatpacking operations were closer to the cattle hubs. By 1915, Swift offered a variety of products, including hams, eggs, poultry, lard, and shortening. Swift and Company leased the W. L. Burton Building on Grand Avenue in Yoakum in June 1917.

By the early 1930s, Lavaca County ranked among the top Texas counties in poultry and egg production. In 1930, Swift built a three-story building at West Gonzales and Front streets adjacent to the railroad and the cattle yards. In addition to processing chickens and turkeys, the company maintained a chicken and turkey hatchery and an ice cream wholesale supply center. The company remained in operation through the 1960s. The Swift Hatchery, which has been demolished, was located across the street from the main building, on the corner of Nelson and Lott streets.

Yoakum Packing Co.

C. P. Evans opened his first Piggly Wiggly store at 407 Lott Street between Bass Bros. and Grifno Bakery. A second store was later opened on the corner of Lott and West Morris streets, along with stores in Cuero and Hallettsville. Beal Pietsch and H. C. Boysen purchased the building on August 28, 1931, but a fire in 1935 prompted the "No. 1 store" to move to a leased building on Lott and May streets. Evans then sold the lot where the original building had burned to Pietsch and Boysen, who built a warehouse and office. By 1940, the company had outgrown this building and moved to West Street. In 1941, a "Super Market Piggly Wiggly" was opened on Grand Avenue and Irvine Street. In 1947, Edwin W. Pietsch and H. C. Boysen purchased the W. L. Burton Building on Grand Avenue from Clyde Neely, who had purchased the building in 1944, and converted the first floor into a locker plant with a killing floor, a small sausage kitchen, a wrapping room, and a large freezer. In the 1940s, farmers and ranchers rented lock boxes in this building, which served as their "deep freeze." Yoakum Meat Co. was established to supply meat to Pietsch and Boysen's 12 Piggly Wiggly grocery stores, but after Yoakum Packing Co. began a wholesale business, the storage lockers were discontinued. Between 1953 and 1960, additions were made to the two-story building and the company purchased adjacent land. Today, Yoakum Packing Co. continues to operate in this building.

City Meat Market

Owned and operated by the Kaiser family from 1928 to 1985, City Meat Market was originally established in 1921 at 520 Lott Street in a building constructed by S. A. Carnes in 1910. It previously housed the National Drug Store. The business cured ham and bacon and made beef and pork sausage. In 1928, the meat market began to cook barbeque and sold it at the back of the building. The retail meat business moved to 518 Lott in 1962 and a barbeque restaurant was added; in 1971, the corner building was purchased, and the meat market expanded to include groceries. City Meat Market continued to operate at this location through the 1980s.¹⁹

¹⁹ Leslie C. Kaiser, "City Meat Market", *Yoakum Community The First Hundred Years*, 112.

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Eddy Packing Company

Founded in October 1953 by E.R. "Eddy" Mayrant, Eddy Packing Company was located on Front Street in the Tucker Building. Mayrant had been plant superintendent at Yoakum Packing Co. With a slaughter house, a smokehouse, and six production employees, the company developed the Eddy Imperial Brand, which included bologna, salami, skinless franks, and pork sausage. The company currently operates a 300,000 square-foot processing plant in Yoakum on Airport Road that produces beef, pork, and poultry products under a variety of retail brands.

Postwar Boom

Following the automobile boom after the end of World War II, the downtown saw a dramatic increase in filling stations and car dealerships. Filling stations were located at the corners of Front and Nelson, Front and May, Irvine and May, Irvine and Morris, Lott and Nelson, Lott and Morris, and Lott and Schleicher streets. Five of these buildings survive; however, some have been significantly altered. Several modern buildings were built, including the fire station, the Steen Insurance Building, and the Southwestern Bell Telephone Co. A new fire station was built in 1948 on the corner of Lott and Nelson streets on the site of the Lane Hotel. The two-story brick structure cost \$67,000. In 1957, Stayton Steen purchased the Commercial Hotel, one block west of the new fire station on the corner of Nelson and Irvine streets, and demolished it to make room for a new office building. All of these buildings are extant.

Architectural Significance

The majority of the resources in the Yoakum Commercial Historic District are locally significant late 19th and early 20th century brick one- and two-part commercial blocks, which are building types based on the compositional arrangement of the façade.²⁰ The district also includes a number of civic, government and residential buildings. One-part commercial buildings were generally small and occupied by local businesses. Pre-war one-part commercial block buildings include 205 Grand Ave (#64), the Texas-Louisiana Power Co. Building at 111 Nelson St (#10), 314 Lott St (#24), and the Mobley Bakery 216 W May St (#40). Post-war one-part commercial block buildings include the Steen Insurance Building at 301 Nelson (#4) and the Southwestern Bell Telephone Company at 119 W May St (#34). Two-part commercial block buildings have an additional story with zones separated by horizontal brick or stone banding. The lower zone was used for retail space; the upper zone was used for offices, meeting space for fraternal organizations, or hotel rooms. Pre-war two-part commercial block buildings include the Yoakum National Bank at 207 W Grand Ave (#65); and the Green Welhausen Building at 201 W Grand Ave (#49), the St Regis Hotel at 612 Lott Street (#100) is the only three-story building in the district.

Prior to 1910, most of the resources in the district were stand-alone wood frame buildings and structures. While some were lost to fire, others were demolished and replaced by more substantial brick buildings that were part of, or later became part of, a commercial row or block. However, a significant number of these wood frame buildings and structures are extant. They include the Woodring-Meyer Lumber Co. at 702 Lott St (north) (#114); the Spencer-Sauer Lumber Co., 801 Lott St (#121); 801 Front Street (#130); 117 West St (#131); Southern Memorial Monument Co. at 120 West St (west) (#132); and 104 E Gonzales (#1). Wood frame buildings are clad in wood siding, corrugated metal, or metal with decorative patterns, including brick and stone.

Most of the buildings are rectangular and have decorative parapets with sign blocks; one or two flush or recessed storefronts flanked by plate glass windows; suspended awnings; and transom windows which allowed for light and air circulation. Transom windows either have single square glass panes, or multiples panes. Full-width wood canopies are

²⁰ Richard Longstreth, *The Buildings of Main Street: A Guide to American Commercial Architecture* (Lanham, MD: AltaMira Press, 2000), 24-75.

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suspended by chains or metal rods. They also feature decorative iron work, cast iron columns, elaborately patterned brickwork, glazed brick, and marble and granite columns. The Weymouth Drug Co. at 205 W Grand Ave (#64) has twisted metal tie rods. The St. Regis Hotel at 612 Lott St (#100) and the Gebert Building at 218 W Grand Ave (#73) have decorative amethyst-colored glass panes. Facades are accented with geometric brick patterns. Glazed brick was a common building material in Yoakum and used on the façade of the St. Regis Hotel at 612 Lott Street (#100), the J. H. Tucker Building at 318 Front St (north) (#31), the Guido Kirchoff Building at 420 Front St (#57), and 120 W Grand Ave (#79). The Neumann Building at 123 W Grand Ave (#63), and the Elks Hall at 401 Irvine St (#44) have decorative ironwork.

While buildings in the district may not be considered high style, some of the buildings have stylistic architectural influences, including Neoclassical, Classical Revival, Mission Revival, Gothic Revival, Moderne, Craftsman, and New Formalism. Yoakum National Bank at 207 W Grand (#65) has Neoclassical influences; 219 W Grand Ave (#69) has Mission Revival influences; the W. L. Orth Building at 118 W Grand (#81) has Victorian influences; and the Beck Mortuary Chapel at 208 Nelson St (#16) has Gothic Revival influences. The filling station at 620 Irvine St (#108) is Moderne; the Yoakum Fire Station at 203 Nelson St (#6) is influenced by the Prairie and the International Styles; the Steen Insurance Building at 301 Nelson St is International Style (#4). Yoakum National Bank at 301 W Grand Ave (#43) is New Formalism.

Alterations to the buildings in the district are a reflection of changing architectural and retail trends, and availability of new building materials. While the exact dates are unknown, stucco was applied to many of the brick buildings in the 1930s and 1940s. A number of buildings were also modernized with new storefronts in the 1960s and 1970s. This includes replacing recessed entries with flush storefronts constructed of metal and glass, and covering facades with grveled concrete panels or aluminum. Later modifications include replacement of wood windows with metal windows.

In contrast to many communities of this size in the region and in rural Texas, many of the buildings in the district are architect-designed. J. Henry Yentzen, a local architect, designed the Elks Hall at 401 Irvine St (#44); Yoakum Masonic Lodge at 402 Irvine St (#42); the St. Regis Hotel at 612 Lott St (#100); the Green Welhausen Building at 201 W Grand Ave (#49); the Woodmen Hall and Opera House at 318-324 Lott St (#25); Beck Mortuary at 302 Lott St (#21); the J. M. Haller Block at 401-409 Lott St (#50-#53); the St. Regis Hotel at 612 Lott St (#100); the S. A. Carnes Buildings at 524 Lott St (south) (#91-#93); and the H. Thiele Building at 102 E. Gonzales (#2).

Other architect-designed buildings include Yoakum National Bank at 207 W. Grand Ave (#65), designed by L. Harrington & Co., of San Antonio; and the Yoakum Fire Station at 203 Nelson St (#6) designed by Giesecke, Kuehne & Brooks. The Yoakum National Bank at 301 W Grand Ave (#43) completed in 1971, the newest building constructed during the period of significance, was designed by Lynn Evans, of Corpus Christi. Evans also designed the 1956 Aransas County Courthouse.

A number of buildings are also attributed to local builders or contractors. Local contractors, Ross & Shall, which had a lumber yard on E Gonzales St, built the W. L. Lowrance Building at 413 Lott St (#54), the H. Thiele Building at 102 E Gonzales St (#2), the Woodmen Hall and Opera House at 318-324 Lott St (#25), and the J. M. Haller Block at 401-409 Lott St (#50-#53). William E. Pound constructed the Mergenthal buildings at 306, 308, 318 Front St (#29, #30, #32); the Yoakum Creamery and Bottling Co. at 719 Lott Street (#120); the J. S. Hall Building at 121 W May St (#35); the J. H. Tucker Building at 318 Front St (north) (#31); and the St Regis Hotel at 612 Lott St (#100). Pound also remodeled the Haller Block. Bailey Mills Company of Victoria was the contractor for the S. A. Carnes Buildings at 524 Lott (#91-#93) and the Green Welhausen Building at 201 W Grand Ave (#49). The underpass (#88) was constructed by H. B. Zachary.

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Architects and Contractors

During the height of the building boom, particularly between 1910 and 1917, several individuals and firms played a significant role in the design and construction of downtown buildings. These included architect J. Henry Yentzen, and contractors Ross & Shall and William E. Pound.

Joseph Henry Yentzen

Joseph “J. Henry” Yentzen arrived in Yoakum in early 1910. His first office was in the Ross & Shall office on Grand Avenue, but he soon moved down the street to the second floor of the Orth Building. A May 1910 newspaper indicates that Yentzen had been “as busy as a cranberry merchant during his three months stay in the city and finds that he must have more room and a private office to do his work.” An ad in the October 9, 1913, *Yoakum Weekly Times*, lists his office in rooms 14 and 15 in the Green-Welhausen Building. A review of trade journals and newspapers reveals that Yentzen designed 11 commercial buildings in Yoakum, the Orth Milling Co., the First Baptist Church in Yoakum, and several homes, schools, and churches in Yoakum, Shiner, and Nordheim. While J. Henry Yentzen, a local architect, did not attend college, nor did he have formal training as an architect, he was a licensed architect in the state of Texas. After leaving Yoakum around 1920 he owned Yentzen Construction in Houston, a pre-cast concrete company.²¹ He later lived in Beaumont where he designed homes and buildings.

Yentzen was born in Donaldsonville, Louisiana, on July 16, 1876. He had one son, Henry John Yentzen, with this first wife. Around 1925, he later married Cleo Marie Greaves, a native of Yoakum, and they had two sons, Don and Glenn.²² Yentzen died on July 6, 1956 at age 79.²³ His death certificate indicates that he had lived in Beaumont for 30 years (from approximately 1926 to 1956). Yentzen is buried in Beaumont at Forest Lawn Memorial Park Cemetery.

L. Harrington & Co.

Lou Harrington worked for Sanguinet and Staats, noted Fort Worth architects known as the “skyscraper architects”, and is credited with designing several noted San Antonio buildings, including the 1908 Gibbs Building on Alamo Plaza and the 1913 Rand Building on Houston Street. However, the 1922 Maverick Building, with its simple lines, steel-reinforced concrete and masonry facade, is the only San Antonio building attributed to Harrington’s own firm, L. Harrington Co., Architects. L. Harrington Company, of San Antonio, remodeled the Yoakum National Bank on Grand Avenue in 1920.

William E. Pound

Born in Chicago in 1867, William E. Pound was the son of a building contractor who helped rebuild Chicago after the 1871 fire. Pound learned the contracting business under his father’s tutelage and first built a packing house for Swift & Co. in Omaha. After refining his skills in Illinois, he arrived in Texas in 1906. Pound was awarded the building contract for the creamery in Yoakum, which was completed in 1912. He went on to construct the Mergenthal buildings on Front Street, the Mergenthal House, the First Baptist Church, the J. S. Hall Building, the J. H. Tucker Building, and the J. B. Harris Building. He also remodeled the Haller Building on Lott Street for the Bass Bros.

²¹ Dorothy Yentzen, wife of Don Yentzen, J. Henry Yentzen’s son, phone interview by Rebecca Borchers, October 11, 2018.

²² Gary Yentzen, son of Glenn Yentzen, J. Henry Yentzen’s son, phone interview by Rebecca Borchers, October 10, 2018.

²³ Texas Department of Health Bureau of Vital Statistics, J. Henry Yentzen death certificate, July 6, 1956.

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Andrew J. Ross and D. J. Shall

Andrew J. Ross, a skilled carpenter, and D. J. Shall, owners of Ross & Shall Lumber Co., developed the Park Heights Addition and owned one of the leading fire insurance companies in the state. Shall was the first president of the Yoakum Chamber of Commerce and a charter member of the Rotary Club established in Yoakum in 1923. Ross & Shall Lumber Yard was located at the corner of Hopkins and Front streets, according to June 1912 Sanborn maps. (site of Swift and Co. - 1930)

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March 2, 1911.

March 9 and 16, 1911.

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July 8, 1911.

July 15, 1911.

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April 8, 1911.
September 2, 1936.
September 3, 1936.
October 9, 1913, p. 1 and p. 9.
December 15, 1911, p. 3.
December 14, 1911, p. 3.

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Section 10: Boundary Continuation Sheet

Verbal Boundary Description:

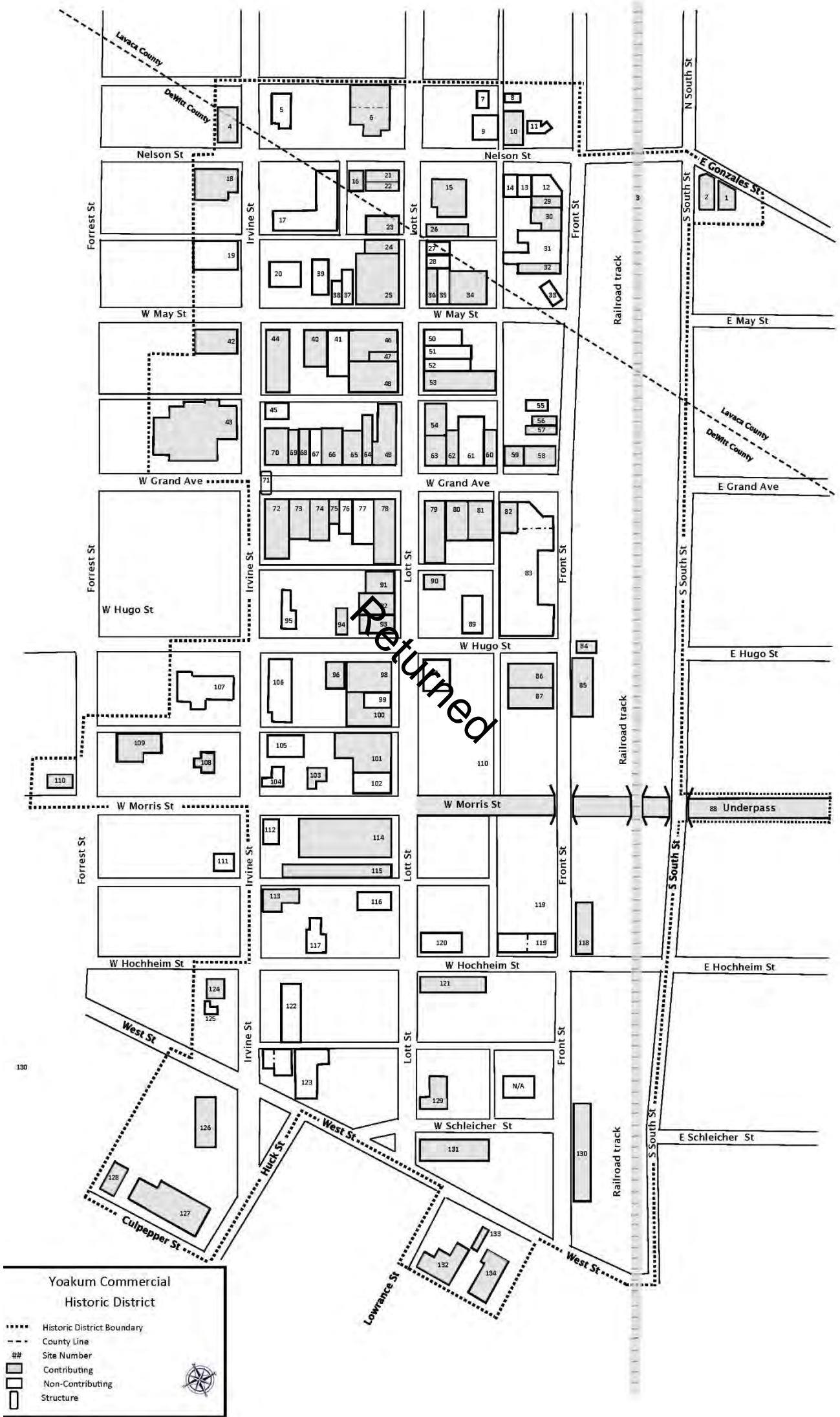
The boundary of the district is irregular. Beginning at the intersection of Kenedy and E Gonzales streets proceed:

- west to include the north side of Lots 5 and 6, Block 38, in the Original Townsite crossing the railroad track, to the corner of Nelson and Front streets;
- north along the railroad track and west to Irvine Street along the northern boundary of Lots 1 & 2, Block 7; west ½ of Lot 12 and part of the east ½ of Lot 12, Block 7; Lots 1, 2 & 3, Block 8;
- to include Lot 1 and ½ of Lot 2, Block 21, on the corner of Irvine and Nelson streets;
- south on Irvine St to include Lots 11 & 12, and Lots 1 & 2, Block 20; the east part of Lots 11 & 12, Block 19; and Lots 1, 2, 3, 4 and part of lot 5, Block 19 on the corner of Irvine St and Grand Ave;
- south on Irvine St to the intersection of Irvine St and Hugo St, to include part of Lots 3-5 , Block 17; south ½ of Lots 1, 2, & 3, Block 1028 on the corner of Forrest and W Morris streets; and part of Lots 1, 2 & 3, Block 1017 on the corner of Irvine and W Morris streets;
- east on Morris St to Irvine St;
- south on Irvine St to Hochheim St to include Lot 1, Block 1015; and the east part of Block 82 (this block is not subdivided into lots);
- east on West St to Lowrance St to include north part of Lots 10, 11 & 12, all of Lot 13, Block 1, of the Jakubik Addition;
- east on West St crossing the railroad track;
- North on S South St to the intersection of Front and Morris streets, to include the railroad track and the overpass;
- east on Morris St to Kenedy St to include the underpass;
- north on S South St to the intersection of N South St and E Gonzales St

Boundary Justification:

The boundary of the Yoakum Commercial Historic District was determined based on the boundaries of the Original Town Site, commercial development after the railroad was constructed in 1887, and the highest density of historic resources. There are a number of vacant lots and historic commercial, residential and industrial resources adjacent to the district and constructed during the period of significance, but outside the boundary because they are either too far from the immediate downtown or they stand isolated from the core of the district.

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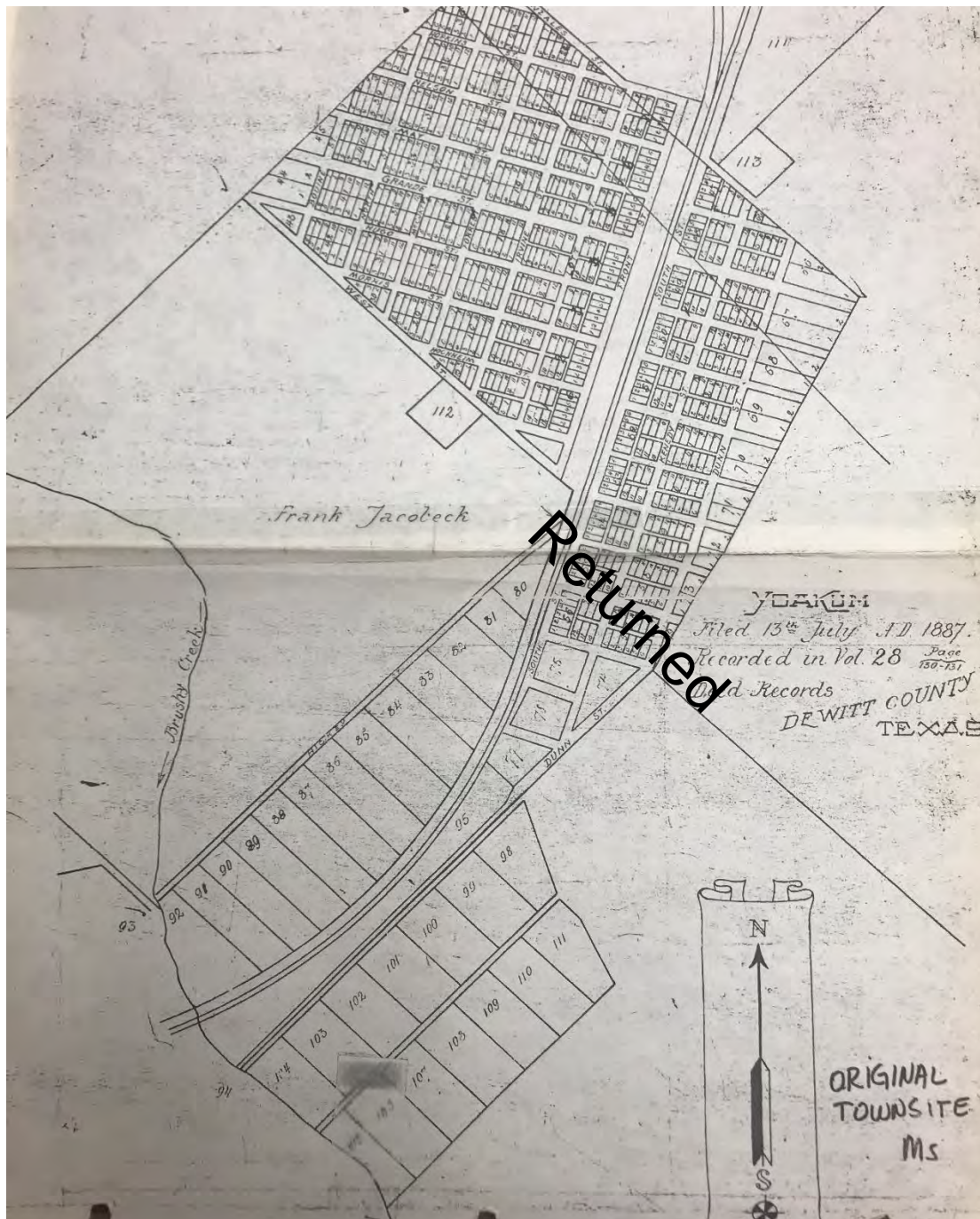
Yoakum Commercial Historic District, Yoakum, DeWitt and Lavaca Counties, Texas

Google Earth Map (accessed November 16, 2018)



Yoakum Commercial Historic District, Yoakum, DeWitt and Lavaca Counties, Texas

Original Townsite, 1887. (Source: City of Yoakum archives - Plats).



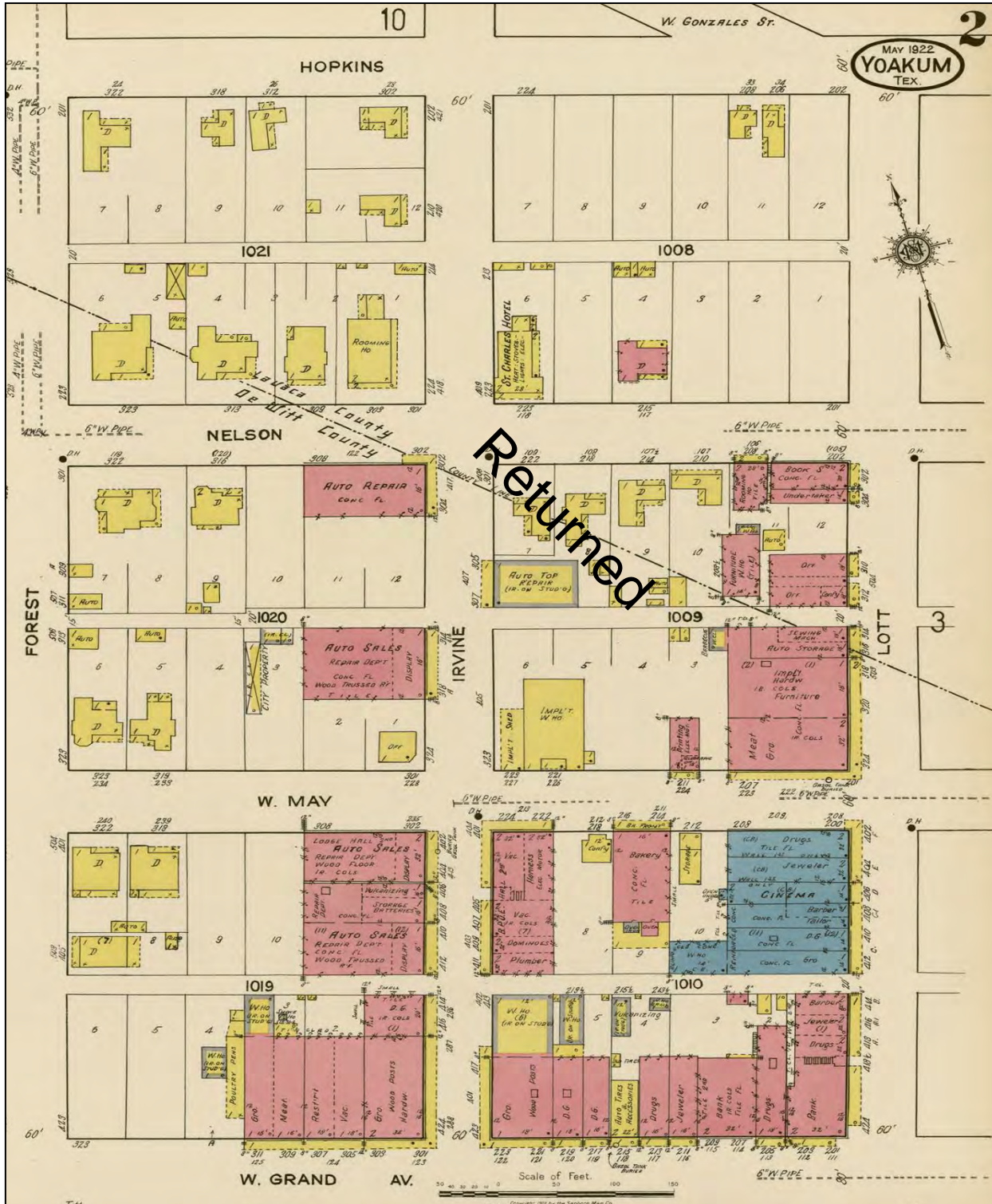
Yoakum Commercial Historic District, Yoakum, DeWitt and Lavaca Counties, Texas

June 1912 Sanborn Map, showing commercial development along Grand Ave and Lott St. (Source: Dolph Briscoe Center for American History)



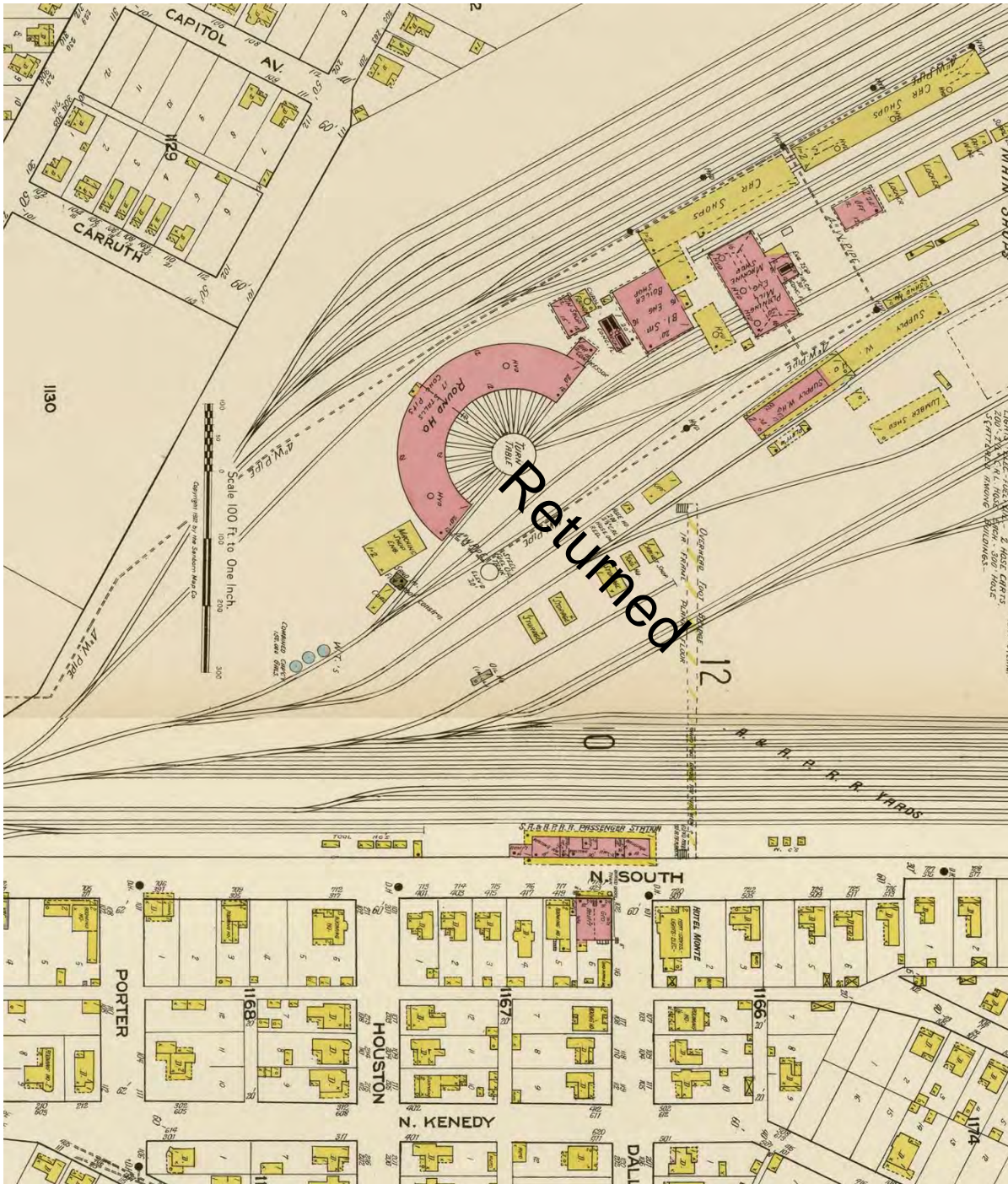
Yoakum Commercial Historic District, Yoakum, DeWitt and Lavaca Counties, Texas

May 1922 Sanborn Map, showing commercial development along W May, Lott St, Irvine St and W Grand Ave.
(Source: Dolph Briscoe Center for American History)



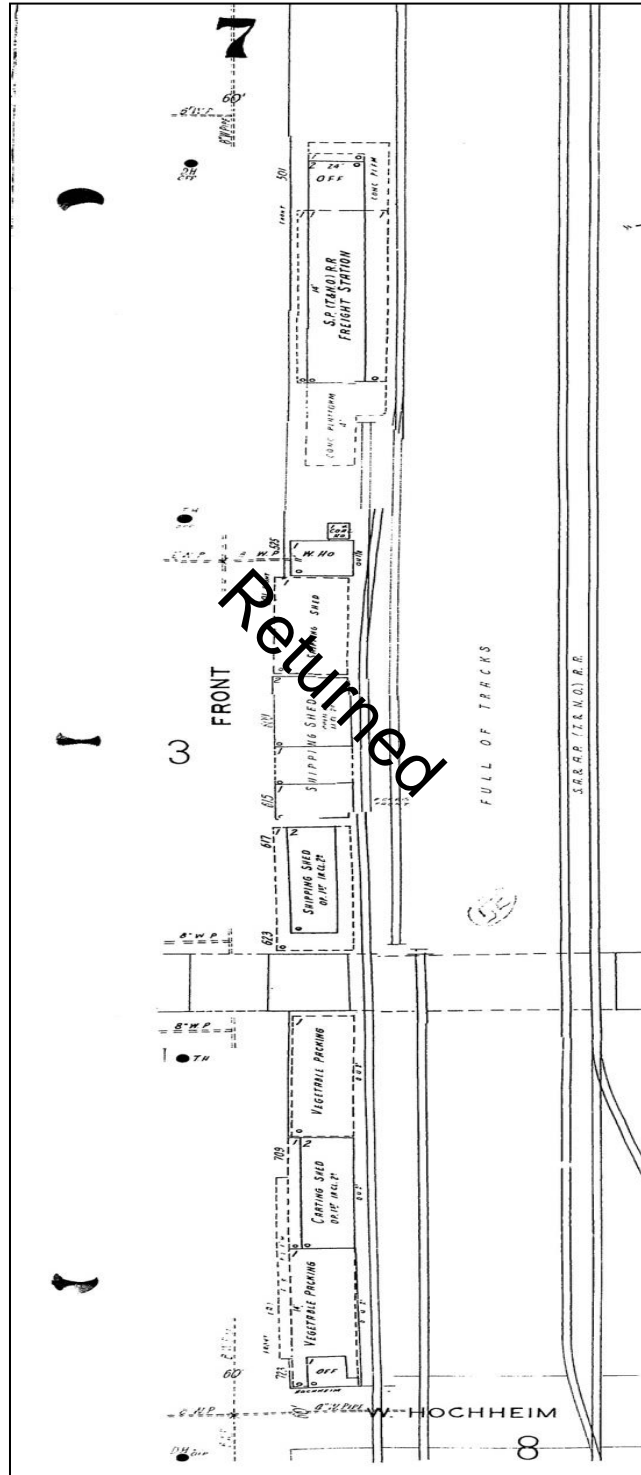
Yoakum Commercial Historic District, Yoakum, DeWitt and Lavaca Counties, Texas

1922 Sanborn map showing railyard, round house, depot, and Ed Shampaign Building at 411 N South St. (Source: Dolph Briscoe Center for American History)



Yoakum Commercial Historic District, Yoakum, DeWitt and Lavaca Counties, Texas

1944 Sanborn Map - Front St from Grand Ave to Hochheim St, (#118) (Source: Austin Public Library)



Yoakum Commercial Historic District, Yoakum, DeWitt and Lavaca Counties, Texas

Figure 1: SA&AP Depot, N South St, 1898. (Source: vintage postcard, allacrosstexas.com)



Haller Block, 407-409 Lott St, facing northeast, (#51, #52, #53). (Source: Mark Pekar private collection)



Yoakum Commercial Historic District, Yoakum, DeWitt and Lavaca Counties, Texas

201-233 W Grand Ave, facing northwest, c 1915, (#49, #64-#70). (Source: vintage postcard)



Ross & Shall Lumber Company promotional brochure. (Source: Mark Pekar private collection)



Yoakum Commercial Historic District, Yoakum, DeWitt and Lavaca Counties, Texas

205-215 W Grand Ave, facing northwest from Lott St, (#64-#67). (Source: Yoakum Community The First Hundred Years)



602-620 Lott St, corner of Morris and Lott St, facing north, (#109, #101, #100). (Source: Mark Pekar private collection)

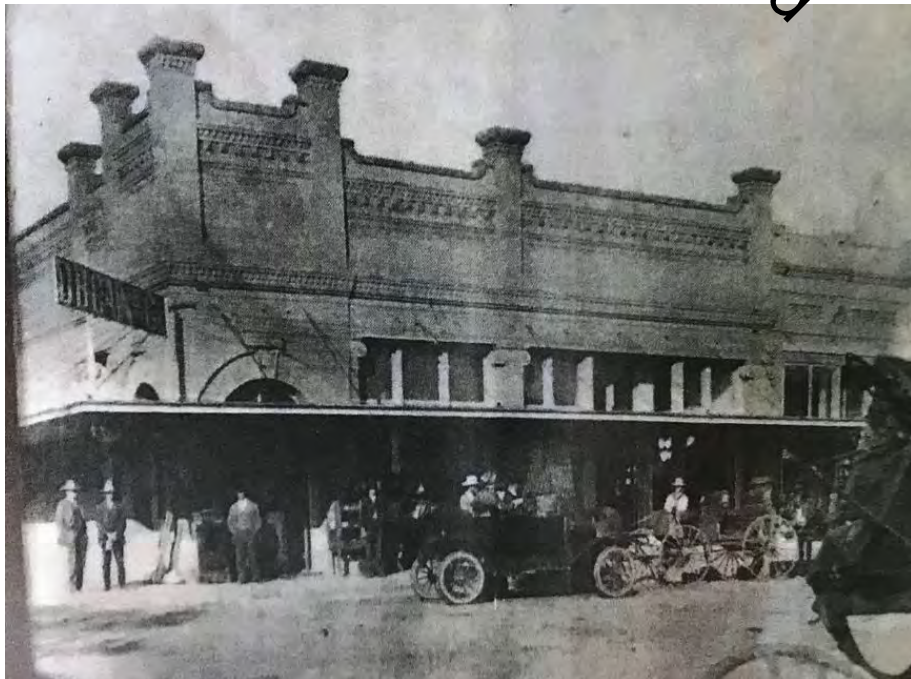


Yoakum Commercial Historic District, Yoakum, DeWitt and Lavaca Counties, Texas

114, 118, 113 W Grand Ave, facing west, (#80, #81, #60). (Source: Mark Pekar, private collection)



D. B. Cain and Co., 223 W Grand Ave, corner of W Grand Ave and Irvine St, facing north, (#70). (Source: *Yoakum Herald-Times*, July 25, 1978)



Yoakum Commercial Historic District, Yoakum, DeWitt and Lavaca Counties, Texas

Beck Mortuary, 302 and 304 Lott St, corner of Lott and Nelson streets, c 1911, (#21, #22). (Source: Ann Clark)



"Tomato Row", Front Street, c 1937. (Source: Yoakum Community The First Hundred Years)



Tomato Row — 1937 (Front Street)

Yoakum Commercial Historic District, Yoakum, DeWitt and Lavaca Counties, Texas

Mason's Feed Store, 602 Front St, corner of Front and Hugo streets, (#86, #87). (Source: 1967 SA & AP Round Up)



Woodring-Meyer Lumber Co., 702 Lott St, corner of Lott and Morris streets, (#114).
(Source: *Yoakum Herald-Times*, June 11, 1947)



Yoakum Commercial Historic District, Yoakum, DeWitt and Lavaca Counties, Texas

Handelman's Department Store, 123 W. Grand Ave; corner of Lott St and Grand Ave, (#63).
 123-109 W Grand Ave, facing east. (Source: *Yoakum Herald-Times*, June 11, 1947)



Prominent in the above picture is Handelman's Clothing Store, operated by Meyer Handelman. Adjoining it on the right is the Mancill Liquor Store and the office of Covey Morrow. Further right is seen Jones' Garage, Coley's Seed Store, Hub City Food Market, Annie Lou's Beauty Shop, and Ben Morris, the Reliable Cleaner. John Neil's Real Estate office adjoins Handelman's Store on the left. Also in this block are the offices of Drs. Brown and McLaughlin, the Prescription House, and the Warnken and Strout Estate office.

Returned

Woodmen Hall and Opera House/Heine Goetz Motor Co., 318-324 Lott St, corner Lott and May streets, facing northwest, (#25). (Source: *Yoakum Herald-Times*, June 11, 1947)



The Heine Goetz Motor Co. is situated on the North corner of Lott and May, and covers half the block each way. To the extreme left may be seen Johnson's Radio Shop. To the right is Ma-cha's Cafe and the Herald-Times office.

Yoakum Commercial Historic District, Yoakum, DeWitt and Lavaca Counties, Texas

401-409 Lott St, corner of May and Lott streets, facing southwest, (#50-#53).
(Source: *Yoakum Herald-Times*, June 11, 1947)



Yoakum City Hall, 206 W. Hugo, c 1940. (#96). (Source: City of Yoakum archives)



Yoakum Commercial Historic District, Yoakum, DeWitt and Lavaca Counties, Texas

Bond burning celebration for Yoakum Fire Station, corner of Lott and Nelson streets, facing southeast, (#6).
U. S. Post Office in background, c 1950, (#15). (Source: City of Yoakum archives)



Yoakum Commercial Historic District, Yoakum, DeWitt and Lavaca Counties, Texas

Photo 1
Yoakum Underpass
Morris St



Returned

Photo 2
207 W Grand Ave



Yoakum Commercial Historic District, Yoakum, DeWitt and Lavaca Counties, Texas

Photo 3
201 W Grand Ave



Photo 4
401 Irvine St



Yoakum Commercial Historic District, Yoakum, DeWitt and Lavaca Counties, Texas

Photo 5
302 Lott St



Photo 6
612 Lott St



Yoakum Commercial Historic District, Yoakum, DeWitt and Lavaca Counties, Texas

Photo 7
114 W Grand Ave



Photo 8
102 E Gonzales St



Yoakum Commercial Historic District, Yoakum, DeWitt and Lavaca Counties, Texas

Photo 9
120 W Grand Ave



Photo 10
211-213 W Grand Ave



Yoakum Commercial Historic District, Yoakum, DeWitt and Lavaca Counties, Texas

Photo 11
420 Front St



Photo 12
113A Grand Ave



Yoakum Commercial Historic District, Yoakum, DeWitt and Lavaca Counties, Texas

Photo 13
203 Nelson



Photo 14
301 W Grand Ave



Yoakum Commercial Historic District, Yoakum, DeWitt and Lavaca Counties, Texas

Photo 15
602 Irvine St



Photo 16
301 Nelson St



Yoakum Commercial Historic District, Yoakum, DeWitt and Lavaca Counties, Texas

Photo 17
101 W Grand Ave



Returned

Photo 18
801 Lott St



Yoakum Commercial Historic District, Yoakum, DeWitt and Lavaca Counties, Texas

Photo 19
117 W St



Photo 20
302 W Irvine St



Yoakum Commercial Historic District, Yoakum, DeWitt and Lavaca Counties, Texas

Photo 21
709 Irvine St



Photo 22
409 Lott St



Yoakum Commercial Historic District, Yoakum, DeWitt and Lavaca Counties, Texas

Photo 23
702 Lott St (north)



Photo 24
215 Morris St



Yoakum Commercial Historic District, Yoakum, DeWitt and Lavaca Counties, Texas

Photo 25
612 Forrest St.



Photo 26
120A West St



Yoakum Commercial Historic District, Yoakum, DeWitt and Lavaca Counties, Texas

Photo 27
111 Nelson St



Returned

Photo 28
721 Front St



Yoakum Commercial Historic District, Yoakum, DeWitt and Lavaca Counties, Texas

Photo 29
801 Front Street



Photo 30
119 W. May



Yoakum Commercial Historic District, Yoakum, DeWitt and Lavaca Counties, Texas

Photo 31
206-208 W Grand Ave



Photo 32
210 W Grand Ave



Yoakum Commercial Historic District, Yoakum, DeWitt and Lavaca Counties, Texas

Photo 33
719 Lott St



Photo 34
212 W May



Yoakum Commercial Historic District, Yoakum, DeWitt and Lavaca Counties, Texas

Photo 35
617 Irvine St



Photo 36
107 Nelson St



Yoakum Commercial Historic District, Yoakum, DeWitt and Lavaca Counties, Texas

Photo 37
722 Front St



Photo 38
221 W Hochheim



Yoakum Commercial Historic District, Yoakum, DeWitt and Lavaca Counties, Texas

Photo 39
704 Irvine St



Photo 40
Corner of Irvine St and Grand Av; 200 block Grand Ave
Facing northeast



Yoakum Commercial Historic District, Yoakum, DeWitt and Lavaca Counties, Texas

Photo 41
200 block of Grand Ave
Facing southeast



Photo 42
Corner of Irvine Street and Grand Avenue; 100 block of Grand Ave
Facing northeast



Yoakum Commercial Historic District, Yoakum, DeWitt and Lavaca Counties, Texas

Photo 43
100 block of Grand Ave
Facing southeast



Photo 44
Yoakum Underpass, 600 block of Lott St
Facing north



Yoakum Commercial Historic District, Yoakum, DeWitt and Lavaca Counties, Texas

Photo 45
Corner of Grande Ave and Lott St
Facing north



Photo 46
Corner of Lott and May streets, 400 block of Lott Street, 200 block of May St
Facing southwest



Yoakum Commercial Historic District, Yoakum, DeWitt and Lavaca Counties, Texas

Photo 47
600 block of Lott St
Facing northwest



Photo 48
300 block of Front St
Facing southwest



Yoakum Commercial Historic District, Yoakum, DeWitt and Lavaca Counties, Texas

Photo 49
Corner of Lott and Nelson streets; 300 block of Lott St
Facing southwest



Photo 50
Corner of Lott and West streets; 100 block of West St
Facing northeast



Yoakum Commercial Historic District, Yoakum, DeWitt and Lavaca Counties, Texas

Photo 51
Railroad track and H. Thiele Building; Corner N South and E Gonzales streets
Facing southeast



Photo 52
Railroad track
Facing north from S South St



Yoakum Commercial Historic District, Yoakum, DeWitt and Lavaca Counties, Texas

Photo 53

Hitching ring in sidewalk on W. May St



- end -

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action: Nomination

Property Name: Yoakum Commercial Historic District, Yoakum, DeWitt and Lavaca Counties, Texas

Multiple Name:

State & County: TEXAS, Lavaca

Date Received: 5/10/2019 Date of Pending List: 5/28/2019 Date of 16th Day: 6/12/2019 Date of 45th Day: 6/24/2019 Date of Weekly List:

Reference number: SG100004095

Nominator: SHPO


Reason For Review:

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

Accept Return Reject 6/19/2019 Date

Abstract/Summary Comments: **The nomination is being returned for substantive and technical revisions. Reconsideration may be provided upon correction of the outlined issues.**

Recommendation/ Criteria: RETURN

Reviewer: Paul Lusignan  Discipline: Historian

Telephone: (202)354-2229 Date: 6/19/2019

DOCUMENTATION: see attached comments : **YES** 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.

YOAKUM COMMERCIAL HISTORIC DISTRICT Lavaca & DeWitt County, TEXAS

NR Return Comments

FPO certification

The nomination package should provide either the Post Office Federal Preservation Officer's signature or a copy of the state's notification letter to the FPO.

Resource Count

(See below)

Description/Inventory/Map

There are a high number of discrepancies between the inventory list citations and the district map. The following properties are listed as contributing in the inventory, but are marked as non-contributing on the map. This may represent revisions to the assessments, but the number of issues begs the question of how such evaluations were made and whether they were consistent. Please review the specific cases and reassess the proper categorization of the resources. These categorizations may also require a revision of the official Resource Count in Section 5 and the narrative statements.

Resources contributing in text; noncontributing on map.

#7, 8, 27, 28, 31, 35, 41, 45, 55, 89, 122, 125

Building # 99 was marked as contributing on the inventory, but the narrative description considered the property non-contributing and the map marked it as such.

Building #124 was marked as contributing on the inventory, but the narrative describes severe renovations in 2018. Should the building be re-categorized as non-contributing as per the description?

Building #46. Is there any information on when the third floor of the building was burned and removed? Was it within the period of significance, in which case the building could still be contributing, or was it a recent event and would represent a significant loss of integrity?

Building # 111 was included in the inventory, but appears from the district maps to be outside (correctly) the bounds of the nominated district. Please clarify and adjust inventory and resource count, or map as appropriate

Building #111 and 112 are both non-contributing and at the edge of the district boundary. Why were they included in the nomination? If #111 is actually outside the bounds, should #112 also be excluded? Please clarify and adjust as appropriate.

The Resource Count lists 14 contributing structures. Other than the railroad track and the underpass it is not clear from the description what these resources are, if they are reflected in the inventory, or how they are characterized. Likewise, there are 3 non-contributing structures. Other than the sign, what are the other resources?

There are a number of photographic images included in the nomination that are not referenced in the inventory (#10 should be picture #27, #121 should be pic #17; #18=pic# 20; #131=pic # 19; #44 = pic # 4). While not mandatory, there should be consistent use of the reference system if applied, particularly when photos are available. There may be other cases not cited above. There should also be a photo map noting the location of the image viewpoints.

Significance

The narrative discussion under Criterion A is very poorly tied to the extant resources in the district. There are whole sections of context and background that have no connections to nominated buildings, or those connections are left unclear. For example there is a whole section on the establishment of the railroad and depot with surrounding buildings, yet there appears to be little direct connection between this area

and buildings in the district. Page 45 lists a number of businesses and industrial operations, but it is unclear if any relate to the district resources. There is a two page discussion of the local tomato industry, yet the connection to the district, local warehouses or offices is not at all clear. With the leather industry context at least there is a nominal discussion that, "many of these companies occupied buildings in downtown Yoakum," but which specific resources is left unstated. Look to the Criterion C discussion for a more direct narrative linking specific styles/themes/context to specific buildings, thus strengthening the nomination.

In general the post-war period is given much less detail in establishing the context for Criteria A and C. In particular, there is little real sense to why the period should be extended up to 1971. The case for picking up a lone 1971 building is limited by the fact that we have so little understanding of the 1950-1971 period. The last real building discussed in context is from 1957. The nomination cannot assume that the period of significance automatically runs up to the 50 year mark and in this case for a few years beyond that to catch a single building. There needs to be a stronger justification for the period of significance in general.

Map

There needs to be an additional district map showing the photographic locations.

See notes above regarding corrections or clarifications regarding contributing versus non-contributing resources

If there are any additional questions, please contact me directly at 202-254-2229 or paul_lusignan@nps.gov

Paul Lusignan
Historian
National Park Service

TEXAS HISTORICAL COMMISSION
real places telling real stories

May 7, 2019

Mr. Daniel B. Delahaye
Federal Preservation Officer
United States Postal Service
PO Box 23317
Washington, DC 20026-3317

RE: Yoakum Commercial Historic District, NRHP Nomination, DeWitt and Lavaca Counties, Texas

Dear Mr. Delahaye:

We are submitting a National Register nomination for the Yoakum Commercial Historic District to the National Park Service.

The boundary includes 87 contributing and 47 noncontributing properties in downtown Yoakum, Texas. The district is nominated under Criterion A in the areas of Commerce, and Criterion C in the area of Architecture as an intact collection of late 19th and 20th century commercial buildings that are reflective of regional and national architectural trends during the period of significance (1887-1971). Contributing to the district is the 1917 Post Office at 112 Nelson Street. A link to the full nomination can be found at:

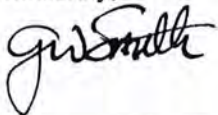
https://www.thc.texas.gov/public/upload/preserve/national_register/final/Yoakum_HD_NR.pdf

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 Paul Lusignan of the National Register program at the National Park Service, at:

National Park Service
National Register of Historic Places
Mail Stop 7228
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 participation in this review process.

Sincerely,



Gregory W. Smith
National Register Coordinator

for Mark Wolfe, SHPO



TEXAS HISTORICAL COMMISSION
real places telling real stories



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

From: Mark Wolfe, SHPO
 Texas Historical Commission

RE: Yoakum Commercial Historic District, DeWitt and Lavaca counties, Texas

DATE: September 27, 2019

The following materials are submitted:

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

COMMENTS:

- SHPO requests substantive review (cover letter from SHPO attached)
- The enclosed owner objections (do) (do not) constitute a majority of property owners
- Other: U.S. Postal Service FPO notified of nomination of federal property within district





Revisions, per return comments, include:

- Discrepancies of resources noted as contributing in text, but noncontributing on map, resolved.
- Changes to Building #124 discussed; determined to still contribute despite loss of historic storefront.
- Date of third-floor removal of Building #46 verified to have taken place in the early 20th century.
- Former Building # 111 removed from the inventory, replaced with different Building #111 not in original survey.
- Building 112 is noncontributing but we deemed that altering the boundary to exclude this small building was not warranted.
- The resource count now accurately reflects two contributing structures (railroad tracks and the highway/railroad underpass).
- All photos are now referenced in the inventory table.
- The narrative discussion has been revised to clearly tie Criterion A significance to specific resources in the district.
- Written context on the railroad have been retained, as the railroad was a primary vehicle for growth and development of the city and district.
- The discussion of the tomato industry has been edited down, and now includes a reference to a related building added.
- District buildings associated with the leather industry are identified in text.
- The postwar section has been strengthened and is on par with recent nominations for similar districts, including a rationale for extending the period to 1971.
- A second district map includes photographic locations.