

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



1. Name of Property

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

2. Location

Street & number: Roughly bound by East Yoakum Avenue, North 12th Street, East King Avenue, and the Union Pacific Railroad
City or town: Kingsville State: Texas County: Kleberg
Not for publication: Vicinity:

3. State/Federal Agency Certification

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

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

Applicable National Register Criteria: A B C D

Mark Wolfe State Historic Preservation Officer Date 8/30/18
Signature of certifying official / Title
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

10/15/2018
Date of Action

Kingsville Downtown Historic District, Kleberg County, Texas

5. Classification

Ownership of Property; Private; Public-Local; Public-Federal

Category of Property: District

Number of Resources within Property

Contributing	Noncontributing	
50	7	buildings
0	0	sites
1	0	structures
3	0	objects
54	7	total

Number of contributing resources previously listed in the National Register: 2 (Kleberg County Courthouse and John B. Ragland Mercantile Company Building). *Not counted in table.*

6. Function or Use

Historic Functions: COMMERCE: business, financial institution, specialty store, department store, warehouse
 GOVERNMENT: city hall, government office, post office, courthouse
 RECREATION AND CULTURE: theater, monument
 TRANSPORTATION: rail-related

Current Functions: COMMERCE: business, financial institution, specialty store, warehouse
 GOVERNMENT: city hall, government office, post office, courthouse
 RECREATION AND CULTURE: theater, monument
 TRANSPORTATION: rail-related

7. Description

Architectural Classification: LATE 19TH & 20TH CENTURY REVIVALS: Classical Revival, Eclectic, Mission Revival, Spanish Colonial Revival
 LATE 19TH & EARLY 20TH CENTURY AMERICAN MOVEMENTS: Prairie School
 MODERN MOVEMENT: Art Deco, International Style, Streamlined Moderne, Mid-century Modern, Modern, New Formalism
 NO STYLE

Principal Exterior Materials: BRICK, CONCRETE, STONE, STUCCO

Narrative Description (see continuation sheets Section 7, Pages 7–24)

Kingsville Downtown Historic District, Kleberg County, Texas

8. Statement of Significance

Applicable National Register Criteria: A, C

Criteria Considerations: NA

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

Period of Significance: 1904–1970

Significant Dates: 1904

Significant Person (only if Criterion B is marked): NA

Cultural Affiliation (only if Criterion D is marked): NA

Architect/Builder: Ayres, Atlee Bernard; Corgan, Jack; Leffland, Jules Carl; Shaw, James Nathaniel

Narrative Statement of Significance (see continuation sheets Section 8, Pages 25–47)

9. Major Bibliographic References

Bibliography (see continuation sheets Section 9, Pages 48–51)

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 Kingsville*
- University – *South Texas Archives, Texas A&M Kingsville*
- Other -- Specify Repository:

Historic Resources Survey Number (if assigned): NA

Kingsville Downtown Historic District, Kleberg County, Texas

10. Geographical Data

Acreege of Property: 25.57 Acres

Coordinates (see page 52)

Latitude/Longitude Coordinates

Datum if other than WGS84: NA

Verbal Boundary Description: (see pages 52-53)

Boundary Justification: (see pages 52-53)

11. Form Prepared By

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Additional Documentation

Figures (see continuation sheets 59–82)

Maps (see continuation sheets 54-58)

Photographs (see continuation sheets 83–107)

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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Kingsville Downtown Historic District, Kleberg County, Texas

PHOTO LOG

Kingsville Downtown Historic District
Kingsville, Kleberg County, Texas
Photographed by Erin Tyson, September 19–20, 2017

Photo 1

Contextual view of district from 300 block of Kleberg Avenue, view facing southeast.

Photo 2

Contextual view of district from 200 block of Kleberg Avenue, view facing southwest.

Photo 3

Contextual view of district from 200 block of Kleberg Avenue, view facing northeast.

Photo 4

Contextual view of district from 200 block of Kleberg Avenue, view facing northeast.

Photo 5

Contextual view of district from 200 block of Kleberg Avenue, view facing northwest.

Photo 6

Contextual view of district from 300 block of Kleberg Avenue, view facing northeast.

Photo 7

Contextual view of district from 300 block of Kleberg Avenue, view facing northeast.

Photo 8

Contextual view of district from 300 block of Kleberg Avenue, view facing northeast.

Photo 9

Resource Nos. 29 and 30, 112 North 7th Street and 302 East Kleberg Avenue, oblique view of Gulf Coast Machine & Supply Company and B.O. Sims/J.C. Penney Buildings.

Photo 10

Resource No. 48, 330 East King Avenue, oblique view of Bell Telephone Company Building, view facing northwest.

Photo 11

Resource No. 2, 100 West Kleberg Avenue, oblique view of St. Louis, Brownsville & Mexico Railroad Depot, view facing northwest.

Photo 12

Resource No. 21, 201 East Kleberg Avenue, oblique view of John B. Ragland Mercantile Company Building, view facing southeast.

Photo 13

Resource No. 22, 211 East Kleberg Avenue, oblique view of Kingsville Lumber Company/Flato Building and Opera House, view facing southeast.

Kingsville Downtown Historic District, Kleberg County, Texas

Photo 14

Resource No. 26, 219 East Kleberg Avenue, façade view of the Toner Building, view facing south.

Photo 15

Resource No. 7, 200 East Kleberg Avenue, oblique view of the Old R. J. Kleberg Bank Building, view facing northeast.

Photo 16

Resource No. 9, 208 East Kleberg Avenue, oblique view of the Harrel Drug Company Building, view facing northwest.

Photo 17

Resource No. 13, 218–220 1/2 East Kleberg Avenue, oblique view of C.P. House Building/City Meat Market/Oliver's Jewelry Building, view facing northwest.

Photo 18

Resource No. 47, 327 East Kleberg Avenue, oblique view of the Texas Theater, view facing southwest.

Photo 19

Resource No. 50, 410–428 East Kleberg Avenue, oblique view of the Gulf Coast Motor Company/K.A. Childs Motors – Ford Dealership, view facing northwest.

Photo 20

Resource No. 52, 504–506 East Kleberg Avenue, oblique view of the Kingsville First Savings and Loan Association Building, view facing northwest.

Photo 21

Resource No. 56, 529 East Kleberg Avenue, oblique view of the Kingsville Laundry and Cleaners Building, view facing southwest.

Photo 22

Resource No. 62, 700 East Kleberg Avenue, façade of Kleberg County Courthouse, view facing east.

Photo 23

Resource Nos. 58 and 59, 601 and 609 East Kleberg Avenue, respectively, oblique view of Cage-Piper Funeral Home/Piper Funeral Home and Don's Laundry and Cleaners Buildings, view facing southeast.

Photo 24

Resource No. 57, 604 East Kleberg Avenue, oblique view of the National Guard Armory Building, view facing northeast.

Photo 25

Resource No. 51, 502 East Kleberg Avenue, oblique view of the Kleberg County Abstract Company Building, view facing northeast.

Kingsville Downtown Historic District, Kleberg County, Texas

Description

The Kingsville Downtown Historic District is in central Kingsville, the county seat of Kleberg County, Texas (fig. 7-1). Situated in the north-central portion of the county, Kingsville is approximately 35 miles from the Gulf of Mexico. Lying on the coastal plain, the topography is flat with sparse vegetation within its immediate, urban vicinity and with mesquite, huisache, ebony, and thorny plants in the surrounding brush country. Historic resources within the district date from 1904 through 1970 and include predominantly commercial buildings, but the district also contains some governmental buildings, public services buildings, the railroad, and objects such as street markers and bollards. The roughly 26-acre district extends in a west–east orientation along Kleberg Avenue from the Union Pacific Railroad (formerly the St. Louis, Brownsville & Mexico Railway) at the western end to the Kleberg County Courthouse at the eastern extent. The mostly brick, one-part and two-part commercial block buildings face East Kleberg Avenue from the north and south sides of the thoroughfare, while two properties sit on either side of North 7th Street, one on the south side of East Yoakum Avenue, and one on the north side of East King Avenue. The earliest concentration of historic resources is located at the western end of the historic district and represents the period when the St. Louis, Brownsville & Mexico Railway arrived and the resultant founding of Kingsville. The commercial growth of Kingsville spread east from the railroad and eventually reached the courthouse square by 1914 (fig.7-2). The buildings between 9th and 11th Streets represent a later wave of development that occurred during the mid-twentieth century era and feature larger lots and greater setbacks from the street. The Prairie style constitutes the most prevalent architectural stylistic influence, yet Streamline Moderne, Art Deco, and Classical Revival buildings, among others, also populate the district. Some of the district’s building façades and storefronts were modernized during the period of significance, reflecting how commercial enterprises evolved according to trends in consumerism over time. Of the 63 resources in the historic district (59 buildings, 3 objects, and 1 structure), 56 are recommended contributing, and 7 are recommended noncontributing.

Geography and Topography

Located in South Texas, Kingsville sits on a flat coastal plain at about 60 feet above sea level. The roughly 14-square-mile city is surrounded by mostly ranch land characterized by mesquite, huisache, ebony, scrub brush, cacti, and grasses. Tranquitas Creek, the only waterway in Kingsville, extends through town from the northwest, about .60 miles north of the historic district, and empties into Baffin Bay, approximately 22 miles to the southeast (fig. 7-1).

Circulation Patterns

Kingsville’s streets form a regular grid pattern with most of the city blocks measuring around four acres. The 100 block of each avenue in the city serve as the exceptions, as the railroad bisects these blocks in a north–south orientation. Other anomalies to the regular grid also exist, such as the large H.E.B. grocery store encompassing two entire city blocks along the south side of Kleberg Avenue between 8th and 10th Streets. The east–west avenues function as the arterial thoroughfares through town, while the north–south numbered streets are the collector roads feeding traffic to the avenues. Accordingly, Sanborn Fire Insurance maps indicate the east–west avenues measure 80 feet across, while the north–south streets are 60 feet wide. King Avenue (State Highway 141), the road one-block south of Kleberg Avenue, and Santa Gertrudis Street (Spur 169), six blocks north of Kleberg Avenue, connect to King Ranch and beyond to the west. King Avenue (SH 141) also extends through the east side of Kingsville, intersecting with US Highway 77. Twenty-foot-wide alleyways run along the rear of the buildings facing Kleberg Avenue. The district has on-street parking and two-way traffic lanes along its thoroughfares. Sidewalks line most of Kleberg Avenue and the north–south collector roads, allowing for easy pedestrian mobility and providing space for seating under the occasional live oak tree.

Kingsville Downtown Historic District, Kleberg County, Texas

Relationship of Buildings to One Another

The primary concentration of contributing resources in the Kingsville Downtown Historic District contains one- and two-part commercial block buildings that face the street. In the 200 and 300 blocks of Kleberg Avenue, the majority of lots are narrow in width and long in depth, the most common dimensions being 18 feet wide and 140 feet deep. Buildings measuring 28–35 feet wide are also common within these two blocks. These buildings abut the lot lines, sharing common walls, and a 10-foot-wide sidewalk separates them from the roadway. The lots increase in size to the east of 8th Street. The north side of Kleberg Avenue's 400 block (the historic district does not include the south side of the block) contains a 75-foot-wide two-part commercial block building and a large automobile dealership—with a large barrel-vaulted showroom, a carport, and a repair facility with multiple service bays—occupying the remainder of the block. Between 9th and 11th Streets, the resources are larger, and the lots possess a configuration that have greater setbacks from the street and more distance between one another to provide space for parking in front of or adjacent to the buildings. At the eastern terminus of the historic district, the Kleberg County Courthouse occupies the center of the 700 block, while the Kleberg County War Memorial building is at the southwest corner, and the courthouse maintenance building is at the southeast corner of the block. The historic district's western terminus, the 100 block of Kleberg Avenue, also features bigger lots with large buildings and ample parking space surrounding the buildings.

Range and Distribution of Construction Dates

The buildings, objects, and structure that comprise the Kingsville Downtown Historic District date from roughly 1904 to 1996. Of the district's 63 resources, 58 (approximately 92 percent) date to the period of significance; between 1904 and 1970.¹ Construction in the district occurred steadily from the time of the town's founding in 1904 through the 1930s, and then declined gradually beginning in the 1940s (fig. 7-3). Geographically, development of the downtown district began at the western end near the railroad and depot and spread relatively quickly eastward on Kleberg Avenue across the 200 block through the 1910s (fig. 7-2). Development continued eastward on the 300 and 400 blocks between the 1910s and 1930s. The buildings within the 500 and 600 blocks were constructed in the 1940s through the 1960s. Although a general west-to-east pattern of development is apparent, anomalies to the pattern occurred. The mid-century buildings between 9th and 11th Streets (the 500 and 600 blocks) separate the Kleberg County Courthouse, built in 1914 on the 700 block of Kleberg Avenue, from the historic resources constructed during the same period of development, mostly west of 7th Street. Furthermore, 1930's-era resources (Resource Nos. 3 and 6, a street marker and the post office, respectively) and a 1970's-era resource (Resource No. 4, Kleberg First National Bank) sit on the same block as the oldest resources, at the western end of the district.

Property Types and Building Forms

Downtown Kingsville is predominantly a commercial district. Of the 58 resources constructed during the period of significance, 49 are commercial (84 percent), and 28 of these (48 percent) are one-part commercial block buildings. The 11 two-part commercial block buildings constructed during the period of significance (19 percent) represent the second-most common property type in the Kingsville Downtown Historic District. Other commercial property types include bank, commercial box, office, railroad depot, store, theater, and warehouse; as well as subtypes of the commercial box property type, such as automobile dealership and automobile repair shop. The classification of commercial property types within the district follows the typology set forth in Richard Longstreth's *The Buildings of Main Street*.² There are also governmental property types within the district, composing seven percent of the resources constructed during the period of significance. The public services buildings property type distinguishes two buildings (three percent) in the district. The vast majority of buildings in the district have rectangular forms with flat roofs, many with parapets.

¹ Note that this number includes both recommended contributing and noncontributing resources built by 1970.

² Richard Longstreth, *The Buildings of Main Street: A Guide to American Commercial Architecture* (Washington, D.C.: The Preservation Press, 1987), 54-67.

Kingsville Downtown Historic District, Kleberg County, Texas

Common Construction Materials

The widespread presence of brick as the most common construction material further unifies the Kingsville Downtown Historic District. Twenty-six (45 percent) of the buildings within the district’s period of significance feature brick as the only exterior construction material, while 15 (26 percent) are constructed of brick in combination with another building materials, such as stone, tile, concrete, or wood. There are also several buildings composed of concrete, most faced with stucco.

Architectural Styles

Architectural styles in Kingsville generally followed popular tastes of the day. Of the buildings dating to the district’s period of significance, many display the influence of a recognized architectural style. However, 23 buildings dating from the period of significance (40 percent) have no style; most of these do exhibit character-defining features, but they collectively do not fit into a single definable architectural style. Resource No. 16, a two-part commercial block building located at 226 East Kleberg Avenue, serves as a good example of this, in that the edifice features pilasters, belt coursing, and a decorative cornice; yet none of these elements come together in a way that characterizes a particular architectural style. The styles illustrated today within the Kingsville Downtown Historic District’s inventory of historic resources can be grouped into the following categories, from most prevalent to least:

Architectural Style	No. of Resources	% of Historic Resources
Prairie	8	14
Streamline Moderne	6	10
Classical Revival	5	9
Spanish Colonial Revival	4	7
Art Deco	3	5
Mission Revival	3	5
New Formalism	2	3
Eclectic	1	2
International Style	1	2
Mid-century Modern	1	2
Modern	1	2

Buildings within the district exemplify certain architectural styles; for example, Resource No. 14, typifying the Prairie style, is a one-part commercial block building that boasts horizontal elements such as a decorative string course, cornice and double-parapets; intricate brick corbelling, which highlights the building’s craftsmanship; and the appearance of solid construction. Representative of the Streamline Moderne style, Resource No. 47, a theater located at 327 East Kleberg Avenue, has a curved marquis, an angled partial wall protruding from the front façade, a prominent vertical sign extending skyward, and ribbon windows. Resource No. 21, the John B. Ragland Mercantile Company Building situated at 201 East Kleberg Avenue, functions as a good example of the Classical Revival style within the historic district. The two-part commercial block edifice features a wood canopy with dentils, a square corner tower with brackets, crenellation along the cornice, and cast stone detailing. Exemplary of the Spanish Colonial Revival style, Resource No. 15, a two-part commercial block building at 224 East Kleberg Avenue, exhibits a parapet flanked by side pylons, arched niches, and the use of stucco as a primary material. The Bell Telephone Company Building, Resource No. 48, sited at 330 East King Avenue, serves as a good example of the Art Deco style. The two-story brick building has an entry marked by brick quoining in the surround as well as dentiled brick work and cast stone framing elements.

The geographic distribution of the architectural styles throughout the Kingsville Downtown Historic District (fig. 7-5) reflects how the area developed over time. A concentration of styles that became popular during the early to mid-twentieth century (Prairie, Art Deco, Classical Revival, Mission Revival, and Eclectic) is located in the western portion of the historic district, in the 100, 200, and 300 blocks of Kleberg Avenue. The buildings exhibiting common

Kingsville Downtown Historic District, Kleberg County, Texas

architectural styles that emerged during the mid-century era are dispersed mostly throughout the eastern side of the district, within the 400, 500, and 600 blocks, as well as the eastern end of the 300 block.

Integrity

Since the conclusion of the period of significance in 1970, the historic district has retained its overall integrity of location, design, setting, materials, workmanship, feeling, and association to a high degree. Comparison of Sanborn Maps to the streetscape patterns of today show few changes. Very few resources have been demolished since the end of the period of significance, so new infill construction is scant within the district. Alterations to many of the resources have occurred, but the majority of them took place within the period of significance. As a result, out of the 63 extant resources, 56 are recommended contributing (89 percent) and 7 are recommended noncontributing (11 percent).

Contributing Resources

Properties in this category include historic buildings, objects, and structures that add to the district's overall historic character and sense of place. To be included in this category, a resource must date to the historic district's period of significance (1904–1970) and retain a sufficient amount of its original and/or historic character to be recognizable to that period of significance. The property must be within the boundaries of the district and should possess scale, materials, and siting similar to or compatible with other historic resources, thereby adding to the district's overall historic character. Contributing properties should retain their historic salient physical features and associative qualities. Properties need not be completely unaltered to qualify as contributing; indeed, most contributing buildings in the Kingsville Downtown Historic District have been altered to at least a small degree. While many resources were altered during the period of significance, some have also been modified after 1970. The greater the cumulative impact of the alterations, the less likely a historic property will be classified as a contributing element to the historic district. Among the most common modifications both within and beyond the period of significance in the Kingsville Downtown Historic District are modernized storefronts with aluminum-frame plate-glass windows and doors that replace original wood-frame windows and entryways. Many of the buildings that have sustained significant alterations to their storefronts exhibit unaltered second stories or zones outside the storefronts. Other alterations to buildings that exist within the district but do not detract from the resources' overall ability to convey their significance include the facing of façades with tile, wood, or stucco. In addition, the transom windows in multiple buildings have been covered or filled. Although these alterations somewhat detract from the original character of a building, the properties are still classified as contributing if their basic form remains intact and it adds, if only to a small degree, to the district's overall integrity.





Noncontributing Resources

Properties in this category are those that detract from the district's historic character and include two subtypes: severely altered historic properties (3 of the 7 noncontributing resources) and properties constructed after the district's period of significance, 1904–1970 (4 of the 7 noncontributing resources). The latter subtype includes buildings that typically exhibit none of the characteristics that distinguish the district and are, therefore, considered intrusive. The former grouping consists of buildings constructed during the district's period of significance yet have been so drastically altered from their original appearance that little, if any, of their historic fabric is recognizable. These changes have compromised the historic integrity of these buildings, and they no longer visually represent the district's period of significance. These buildings are classified as noncontributing, as they detract from the overall historic character of the district. These resources could potentially become contributing, however, if sensitive restoration efforts are completed.

Kingsville Downtown Historic District, Kleberg County, Texas

Inventory

Each of the resources within the Kingsville Downtown Historic District are listed in the table to follow. For every resource, the inventory provides the address, property type, architectural stylistic influence, date of construction, historic name, status as contributing or noncontributing to the historic character of the district, and a brief architectural description.³ For the location of each resource, refer to the sketch map (Map 2) included within the Additional Documentation continuation sheets.

	<p>Resource No.: 1 Address: NA Historic Name: St. Louis, Brownsville & Mexico Railway Property Type: Structure - Railway Date of Construction: 1904 Stylistic Influence: NA Contributing Status: Contributing</p>
	<p>Resource No.: 2 Address: NA Historic Name: St. Louis, Brownsville & Mexico Railway Depot Property Type: Building - Commercial - Railroad Depot Date of Construction: 1904 Stylistic Influence: Spanish Colonial Revival Contributing Status: Contributing</p>
	<p>Resource No.: 3 Address: Northwest corner of PCF Daniel Alarcon St. and W. Kleberg Ave. Historic Name: Street Marker Property Type: Object - Street Marker Date of Construction: 1934 Stylistic Influence: No Style Contributing Status: Contributing</p>
	<p>Resource No.: 4 Address: 100 N. 6th St. Historic Name: Kleberg First National Bank Property Type: Building - Commercial - Bank Date of Construction: 1970 Stylistic Influence: New Formalism Contributing Status: Contributing</p>

Architectural Description: NA

Architectural Description: One-story Spanish Colonial Revival style train depot with rectangular plan and flanking wings; hipped roof with deep eaves, large wood brackets, and barrel-shaped red roof tiles; hipped dormer vents on main rectangular block. The south wing is an open porch area while the north block appears to be the freight-loading area.

Architectural Description: Roughly three-foot tall concrete obelisk form with address carved on each facet in a vertical orientation.

Architectural Description: Three-story New Formalism style symmetrical commercial building with full-height arched entry portico supported by slender columns, rectangular plan, two-story segmental arched windows topped by one-story rectangular windows, third story slightly recessed on front and sides, simple belt coursing between second and third floors and at cornice line.

³ The architectural descriptions largely come from the historic resources survey report completed by the City of Kingsville in 2013.

Kingsville Downtown Historic District, Kleberg County, Texas



Resource No.: **5**
Address: **103 E. Kleberg Ave.**
Historic Name: **Caesar Park Bollards and Chains**
Property Type: **Object - Bollards and Chains**
Date of Construction: **1910**
Stylistic Influence: **No style**
Contributing Status: **Contributing**

Architectural Description: Series of roughly 18-inch-tall concrete obelisk forms, spaced approximately five feet apart, connected by metal chains along the edge of the former park site.



Resource No.: **6**
Address: **103 E. Kleberg Ave.**
Historic Name: **United States Post Office**
Property Type: **Building - Public Services - Post Office**
Date of Construction: **1934**
Stylistic Influence: **Art Deco**
Contributing Status: **Contributing**

Architectural Description: Symmetrical Art Deco US post office building with stepped parapet, replacement sash windows topped with square fleur-de-lis medallions, stucco walls, flat-roofed porch with square columns and three-sided concrete entrance steps, pair of metal-frame glass lanterns over round symbolic medallions, double replacement glass entry doors with transom.



Resource No.: **7**
Address: **200 E. Kleberg Ave.**
Historic Name: **Old R.J. Kleberg Bank**
Property Type: **Building - Commercial - Two-part commercial block**
Date of Construction: **1910**
Stylistic Influence: **Classical Revival with Prairie details**
Contributing Status: **Contributing**

Architectural Description: Two-story two-part commercial block tawny brick building in the Classical Revival style with a tiled infilled corner entrance, decorative cornice brackets, cast stone detailing, decorative brick detailing, replacement windows, bricked-in windows, and louvered windows, modern metal tie rod-supported wraparound canopy, corbeled brick coursing between floors.



Resource No.: **8**
Address: **204 E. Kleberg Ave.**
Historic Name: **Harrel Drug Company**
Property Type: **Building - Commercial - Two-part commercial block**
Date of Construction: **1927**
Stylistic Influence: **Prairie**
Contributing Status: **Contributing**

Architectural Description: Two-story one-part commercial block brick building with symmetrical angled recessed entry with double wood doors, display windows, tiled storefront, transom windows above tie rod-supported canopy, paired sash windows on second floor flanked by louvered windows, simple brickwork with brick coursing.

Kingsville Downtown Historic District, Kleberg County, Texas



Resource No.: **9**
Address: **208 E. Kleberg Ave.**
Historic Name: **Harrel Drug Company**
Property Type: **Building - Commercial - One-part commercial block**
Date of Construction: **1910**
Stylistic Influence: **Mission Revival**
Contributing Status: **Contributing**

Architectural Description: One-story one-part commercial block brick building with tie rod-supported canopy, six nine-light transom windows, replacement display windows, recessed double-door entrance, curved parapet with decorative brickwork.



Resource No.: **10**
Address: **210 E. Kleberg Ave.**
Historic Name: **Law's Mens Shop**
Property Type: **Building - Commercial - Two-part commercial block**
Date of Construction: **1911**
Stylistic Influence: **Mission Revival**
Contributing Status: **Contributing**

Architectural Description: Two-story two-part commercial block brick building with two storefronts, segmental arched windows on the second floor, curved central parapet with polychrome brickwork. The east storefront has been remodeled on the ground floor with a circa 1950s recessed entrance and large display windows, terrazzo flooring. The second story windows have been infilled. The west storefront retains historic-age nine-light transom windows over a tie rod-supported canopy and remodeled storefront below the canopy with vertical display windows. The second-floor windows have replacements windows. Between the two storefronts is a single door that leads to the second floor.



Resource No.: **11**
Address: **214 E. Kleberg Ave.**
Historic Name: **White Kitchen Café**
Property Type: **Building - Commercial - One-part commercial block**
Date of Construction: **1920**
Stylistic Influence: **Prairie**
Contributing Status: **Contributing**

Architectural Description: One-story one-part commercial block brick building with boarded-up transom windows, modern metal canopy with metal rods, simple decorative brick parapet, remodeled angled storefront with large display windows and stuccoed surround.



Resource No.: **12**
Address: **216 E. Kleberg Ave.**
Historic Name: **Moss Pharmacy, Model Pharmacy**
Property Type: **Building - Commercial - One-part commercial block**
Date of Construction: **1920**
Stylistic Influence: **No style**
Contributing Status: **Contributing**

Architectural Description: One-story one-part commercial block brick building with stuccoed upper facade and mosaic tiled storefront area with remodeled storefront, modern metal canopy suspended by metal rods.

Kingsville Downtown Historic District, Kleberg County, Texas



Resource No.: **13**
Address: **218-220 1/2 E. Kleberg Ave.**
Historic Name: **C.P. House Building, City Meat Market, Oliver's Jewelry**
Property Type: **Building - Commercial - One-part commercial block**
Date of Construction: **1910**
Stylistic Influence: **Prairie**
Contributing Status: **Contributing**

Architectural Description: One-story one-part commercial block brick building with three storefronts, polychrome brickwork, tie rod-supported canopy, closed-up transoms, and remodeled storefronts.



Resource No.: **14**
Address: **222 E. Kleberg Ave.**
Historic Name: **Two-Part Commercial Block Building**
Property Type: **Building - Commercial - Two-part commercial block**
Date of Construction: **1910**
Stylistic Influence: **Prairie**
Contributing Status: **Contributing**

Architectural Description: Two-part commercial block brick building with two storefronts, remodeled storefronts, modern metal canopy, boarded-up transom windows above canopy, decorative stepped corbeled brick cornice, and two rectangular nameplates over each storefront.



Resource No.: **15**
Address: **224 E. Kleberg Ave.**
Historic Name: **Rex Theater**
Property Type: **Building - Commercial - Two-part commercial block**
Date of Construction: **1910**
Stylistic Influence: **Spanish Colonial Revival**
Contributing Status: **Contributing**

Architectural Description: Two-story two-part commercial block stuccoed building with Spanish Colonial Revival influences, modern wood-shingled shed-roofed canopy, two arched niches on side pylons, remodeled storefront with deeply recessed central entrance.



Resource No.: **16**
Address: **226 E. Kleberg Ave.**
Historic Name: **Two-Part Commercial Block Building**
Property Type: **Building - Commercial - Two-part commercial block**
Date of Construction: **1925**
Stylistic Influence: **No style**
Contributing Status: **Contributing**

Architectural Description: Two-story two-part commercial block brick building with remodeled storefront, deep recessed central entrance, boarded-up display windows, four narrow boarded-up windows on second floor, simple decorative cornice, evidence of a canopy based on remaining escutcheons.



Resource No.: **17**
Address: **228 E. Kleberg Ave.**
Historic Name: **Ferguson Jewelers, Stroman's Barber**
Property Type: **Building - Commercial - One-part commercial block**
Date of Construction: **1913**
Stylistic Influence: **No style**
Contributing Status: **Contributing**

Architectural Description: One-story one-part commercial block brick building with two recessed entrances and large display windows, modern metal canopy supported by metal rods, tiled entry floor.

Kingsville Downtown Historic District, Kleberg County, Texas



Resource No.: **18**
Address: **230 E. Kleberg Ave.**
Historic Name: **Scanlon's Shoe Store, The Shoe Gallery**
Property Type: **Building - Commercial - One-part commercial block**
Date of Construction: **1920**
Stylistic Influence: **No style**
Contributing Status: **Contributing**

Architectural Description: One-story one-part commercial block building faced in stucco and tile, remodeled storefront with asymmetrical angled entry, display windows, and stepped parapet.



Resource No.: **19**
Address: **115 N. 7th St.**
Historic Name: **One-part Commercial Block Building**
Property Type: **Building - Commercial - One-part commercial block**
Date of Construction: **1940**
Stylistic Influence: **No style**
Contributing Status: **Contributing**

Architectural Description: One-story one-part commercial block stuccoed brick building, centered front entry covered by small hipped-roof asphalt-shingled canopy and flanked by fixed glass window with security bars.



Resource No.: **20**
Address: **119-123 N. 7th St.**
Historic Name: **One-part Commercial Block Building**
Property Type: **Building - Commercial - One-part commercial block**
Date of Construction: **1930**
Stylistic Influence: **Spanish Colonial Revival**
Contributing Status: **Contributing**

Architectural Description: One-story one-part commercial block brick building on corner lot with Spanish Colonial Revival influence seen in the decorative tilework and barrel clay roof tiles on pent roofs along cornice and over doorways. North 7th Street elevation has multiple entrances with modern infill doors, windows have been boarded up or infilled.



Resource No.: **21**
Address: **201 E. Kleberg Ave.**
Historic Name: **John B. Ragland Mercantile Company**
Property Type: **Building - Commercial - Two-part commercial block**
Date of Construction: **1909**
Stylistic Influence: **Classical Revival**
Contributing Status: **Contributing**

Architectural Description: Two-story two-part commercial block brick building with chain-supported dentiled wood canopy, square corner tower with brackets, cast stone detailing (sills, lintels, cornice, brackets), minor crenellation along cornice, one-over-one wood sash windows on second floor, main entrance is recessed at corner, transom windows, and wood paneled entry doors. The building was designed by architect Jules Carl Leffland. NR Property #92001820.

Kingsville Downtown Historic District, Kleberg County, Texas



Resource No.: **22**
Address: **211 E. Kleberg Ave.**
Historic Name: **Kingsville Lumber Company, Flato Building and Opera House**
Property Type: **Building - Commercial - Two-part commercial block**
Date of Construction: **1911**
Stylistic Influence: **Prairie**
Contributing Status: **Contributing**

Architectural Description: Two-story two-part commercial block brick building with chain-supported wood canopy, remodeled storefronts, boarded-up transom windows, one-over-one wood sash windows on second floor, heavy cast stone brackets, two curved parapets, and corbeled frieze.



Resource No.: **23**
Address: **213 E. Kleberg Ave.**
Historic Name: **First State Bank of Kingsville**
Property Type: **Building - Commercial - One-part commercial block**
Date of Construction: **1909**
Stylistic Influence: **Mission Revival**
Contributing Status: **Contributing**

Architectural Description: One-story one-part commercial block brick building with remodeled facade. It appears that the entire façade was redone based on brick color, style, and detailing.



Resource No.: **24**
Address: **215 E. Kleberg Ave.**
Historic Name: **One-part Commercial Block Building**
Property Type: **Building - Commercial - One-part commercial block**
Date of Construction: **1920**
Stylistic Influence: **No style**
Contributing Status: **Contributing**

Architectural Description: One-story one-part commercial block brick building with remodeled tiled storefront, infilled transom windows, recessed name plate over storefront.



Resource No.: **25**
Address: **217 E. Kleberg Ave.**
Historic Name: **Roy's Camera Nook**
Property Type: **Building - Commercial - One-part commercial block**
Date of Construction: **1960**
Stylistic Influence: **No style**
Contributing Status: **Contributing**

Architectural Description: One-story one-part commercial block building with large angled lighted sign marquee and remodeled storefront.



Resource No.: **26**
Address: **219 E. Kleberg Ave.**
Historic Name: **Toner Building**
Property Type: **Building - Commercial - Two-part commercial block**
Date of Construction: **1909**
Stylistic Influence: **Spanish Colonial Revival**
Contributing Status: **Contributing**

Architectural Description: Two-story two-part commercial block brick building with remodeled storefront, modern barrel clay canopy, replacement windows on second floor, and decorative brickwork on parapet.

Kingsville Downtown Historic District, Kleberg County, Texas



Resource No.: **27**
Address: **221 E. Kleberg Ave.**
Historic Name: **One-part Commercial Block Building**
Property Type: **Building - Commercial - One-part commercial block**
Date of Construction: **1996**
Stylistic Influence: **No style**
Contributing Status: **Noncontributing**

Architectural Description: Infill building to replace a burned building; modern façade of vertical plank siding with modern corrugated metal-roofed wood bracket-supported canopy, fixed glass windows, and deeply recessed entrance with double doors.



Resource No.: **28**
Address: **225 E. Kleberg Ave.**
Historic Name: **De Mauri Bakery, Kingsville Bakery, Piggly Wiggly, H.E.B., Winn's Five and Dime**
Property Type: **Building - Commercial - One-part commercial block**
Date of Construction: **1915**
Stylistic Influence: **No style**
Contributing Status: **Contributing**

Architectural Description: One-story one-part commercial block brick building with stucco covering the upper façade and transom windows, two storefronts, two recessed entrances, large metal-framed display windows, and shallow-depth self-supported canopy.



Resource No.: **29**
Address: **302 E. Kleberg Ave.**
Historic Name: **B.O. Sims Building, J.C. Penney**
Property Type: **Building - Commercial - Two-part commercial block**
Date of Construction: **1912**
Stylistic Influence: **Classical Revival**
Contributing Status: **Contributing**

Architectural Description: Two-story two-part commercial block corner building with tie rod-supported wraparound canopy with dentil molding and pressed metal ceiling, wood-framed display windows, transom windows above the canopy, paired sash windows with cast stone lintels and sills, and cast stone belt coursing and cornice.



Resource No.: **30**
Address: **112 N. 7th St.**
Historic Name: **Gulf Coast Machine & Supply Company**
Property Type: **Building - Commercial - One-part commercial block**
Date of Construction: **1916**
Stylistic Influence: **No style**
Contributing Status: **Contributing**

Architectural Description: One-part commercial block brick building with multiple service bays, two marked by enclosed garage door openings; one replaced garage door; belt coursing and cornice.



Resource No.: **31**
Address: **306 E. Kleberg Ave.**
Historic Name: **B.O. Sims Building Annex, J.C. Penney**
Property Type: **Building - Commercial - One-part commercial block**
Date of Construction: **1920**
Stylistic Influence: **Classical Revival**
Contributing Status: **Contributing**

Architectural Description: One-story 1-part commercial block with brick façade, cast stone banding, tie rod-supported canopy with dentil molding and pressed metal ceiling, wood-framed display windows and centered single-entry door.

Kingsville Downtown Historic District, Kleberg County, Texas



Resource No.: **32**
Address: **308-312 E. Kleberg Ave.**
Historic Name: **One-part Commercial Block Building**
Property Type: **Building - Commercial - One-part commercial block**
Date of Construction: **1925**
Stylistic Influence: **Prairie**
Contributing Status: **Contributing**

Architectural Description: One-story one-part commercial block building with brick façade, three storefronts, boarded-up transom windows above modern metal canopy, large display windows and single metal-framed entry doors.



Resource No.: **33**
Address: **314-316 E. Kleberg Ave.**
Historic Name: **One-part Commercial Block Building**
Property Type: **Building - Commercial - One-part commercial block**
Date of Construction: **1925**
Stylistic Influence: **Prairie**
Contributing Status: **Contributing**

Architectural Description: One-story one-part commercial block building with brick façade with herringbone sign name rectangle, stepped parapet, large display windows with central single-entry door, modern metal canopy.



Resource No.: **34**
Address: **318 E. Kleberg Ave.**
Historic Name: **One-Part Commercial Block Building**
Property Type: **Building - Commercial - One-part commercial block**
Date of Construction: **1925**
Stylistic Influence: **Prairie**
Contributing Status: **Contributing**

Architectural Description: One-story one-part commercial block building with brick façade, stepped parapet, modern metal canopy, modern stone tile on lower façade, replacement storefront windows, and double-door entry.



Resource No.: **35**
Address: **320 E. Kleberg Ave.**
Historic Name: **One-Part Commercial Block Building**
Property Type: **Building - Commercial - One-part commercial block**
Date of Construction: **1940**
Stylistic Influence: **No style**
Contributing Status: **Contributing**

Architectural Description: One-story one-part commercial block building with stuccoed upper façade, tiled lower façade, large display windows, recessed single entry door with transom window, and modern metal canopy.



Resource No.: **36**
Address: **322 E. Kleberg Ave.**
Historic Name: **Brookshire's Grocery, Gafford's and Brookshire's Grocery**
Property Type: **Building - Commercial - One-part commercial block**
Date of Construction: **1928**
Stylistic Influence: **No style**
Contributing Status: **Contributing**

Architectural Description: One-story one-part commercial block building with stuccoed upper façade, boarded-up windows, tiled kickplates under windows, modern metal canopy, metal-framed double doors with transom window, and historic-age sign. Non-historic cornice.

Kingsville Downtown Historic District, Kleberg County, Texas



Resource No.: **37**
Address: **326 E. Kleberg Ave.**
Historic Name: **Huddleson Oldsmobile, Sear's**
Property Type: **Building - Commercial - One-part commercial block**
Date of Construction: **1940**
Stylistic Influence: **No style**
Contributing Status: **Contributing**

Architectural Description: One-story one-part commercial block building with stuccoed walls, modern metal canopy, large display windows with transoms, and recessed double-door entrance.



Resource No.: **38**
Address: **328 E. Kleberg Ave.**
Historic Name: **One-part Commercial Block Building**
Property Type: **Building - Commercial - One-part commercial block**
Date of Construction: **1928**
Stylistic Influence: **No style**
Contributing Status: **Contributing**

Architectural Description: One-story one-part commercial block building with two storefronts, modern metal canopy, masonry piers, mosaic wall tiles on lower façade, stuccoed wall on upper façade, large display windows, and metal-framed glass entry doors.



Resource No.: **39**
Address: **Northwest corner of N. 8th St. and E. Kleberg Ave.**
Historic Name: **Street Marker**
Property Type: **Object - Street Marker**
Date of Construction: **1934**
Stylistic Influence: **No style**
Contributing Status: **Contributing**

Architectural Description: Roughly three-foot tall concrete obelisk form with address carved on each facet in a vertical orientation.



Resource No.: **40**
Address: **301 E. Kleberg Ave.**
Historic Name: **Walter Swindosky Photo Studio, Fuentes Building**
Property Type: **Building - Commercial - One-part commercial block**
Date of Construction: **1912**
Stylistic Influence: **No style**
Contributing Status: **Noncontributing**

Architectural Description: One-story one-part commercial block building encompassing three historic building footprints, stucco and metal walls, recessed paired double-door entry on Kleberg Avenue and double-door entry with sidelights and transom on angled corner. Interior of building burned in fire.



Resource No.: **41**
Address: **307 E. Kleberg Ave.**
Historic Name: **One-part Commercial Block Building**
Property Type: **Building - Commercial - One-part commercial block**
Date of Construction: **1935**
Stylistic Influence: **No style**
Contributing Status: **Contributing**

Architectural Description: One-story one-part commercial block building with stuccoed upper facade and piers, pink brick kickplates, large fixed glass display windows, recessed single entry door with sidelights and transom, and five three-over-three wood sash transom windows.

Kingsville Downtown Historic District, Kleberg County, Texas



Resource No.: **42**
Address: **309 E. Kleberg Ave.**
Historic Name: **One-part Commercial Block Building**
Property Type: **Building - Commercial - One-part commercial block**
Date of Construction: **1920**
Stylistic Influence: **Eclectic**
Contributing Status: **Contributing**

Architectural Description: One-story one-part commercial block rectangular-plan building with modern stone veneer and plywood slipcover, large display windows and single metal-framed glass door.



Resource No.: **43**
Address: **311-313 E. Kleberg Ave.**
Historic Name: **Trant's Children's Clothing and Dress Shop**
Property Type: **Building - Commercial - One-part commercial block**
Date of Construction: **1946**
Stylistic Influence: **No Style**
Contributing Status: **Noncontributing**

Architectural Description: One-story one-part commercial block rectangular-plan building with very shallow canopy ledge, large display windows, centered metal-framed glass entry doors. Five multi-pane transom windows and stucco on upper façade, brick side piers, black pigmented glass panels on display area, very shallow canopy ledge, tiled entry floor on left side. Modern diagonal wood siding on right side.



Resource No.: **44**
Address: **317 E. Kleberg Ave.**
Historic Name: **One-part Commercial Block Building**
Property Type: **Building - Commercial - One-part commercial block**
Date of Construction: **1935**
Stylistic Influence: **No style**
Contributing Status: **Contributing**

Architectural Description: One-story one-part commercial block building with three storefronts of large display windows, modern metal-clad tie rod-supported canopy, tiled lower façade, and wood siding on upper façade.



Resource No.: **45**
Address: **321 E. Kleberg Ave.**
Historic Name: **One-part Commercial Block Building**
Property Type: **Building - Commercial - One-part commercial block**
Date of Construction: **1935**
Stylistic Influence: **Streamline Moderne**
Contributing Status: **Contributing**

Architectural Description: One-story one-part commercial block Streamline Moderne building with two-tone green pigmented glass, large curved glass display windows, recessed entrance, and curved metal canopy.



Resource No.: **46**
Address: **323 E. Kleberg Ave.**
Historic Name: **C.R. Anthony Company**
Property Type: **Building - Commercial - One-part commercial block**
Date of Construction: **1950**
Stylistic Influence: **Streamline Moderne**
Contributing Status: **Contributing**

Architectural Description: One-story one-part commercial block brick building with modern tie rod-supported metal-clad canopy, large glass display windows with centered recessed entry, plain stacked brick façade, and two entry doors with central sidelight and transom windows.

Kingsville Downtown Historic District, Kleberg County, Texas



Resource No.: **47**
Address: **327 E. Kleberg Ave.**
Historic Name: **Texas Theater**
Property Type: **Building - Commercial - Theater**
Date of Construction: **1950**
Stylistic Influence: **Streamline Moderne**
Contributing Status: **Contributing**

Architectural Description: Rectangular-plan two-story theater building on a corner lot with curved stuccoed balcony supported by metal posts, vertical "Texas" sign, triple double-door entry topped by transom window, beige brick walls with little ornamentation punctured by ribbon windows on east side and five-over-three oversized window wall on north side, two small one-story commercial storefronts incorporated into theater on east side. The stuccoed balcony may once have been the marquee.



Resource No.: **48**
Address: **330 E. King Ave.**
Historic Name: **Bell Telephone Company Building**
Property Type: **Building - Public Services - Telephone Company Building**
Date of Construction: **1952**
Stylistic Influence: **Art Deco**
Contributing Status: **Contributing**

Architectural Description: Two-story rectangular-plan brick building with asymmetrical Art Deco influenced entry with brick quoining, panels, small canopy, single entry door with sidelights and transom, two-over-two wood sash windows set within cast stone frames.



Resource No.: **49**
Address: **400-404 E. Kleberg Ave.**
Historic Name: **Coleman Building**
Property Type: **Building - Commercial - One-part commercial block**
Date of Construction: **1910**
Stylistic Influence: **Mission Revival**
Contributing Status: **Contributing**

Architectural Description: Two-story one-part commercial block stuccoed building on corner lot with three storefronts, vertical plank siding on the corner, modern wood-shingled hip-roof wraparound canopy on corner, metal canopy of other two storefronts, large display windows, and double metal-framed glass doors.



Resource No.: **50**
Address: **410-428 E. Kleberg Ave.**
Historic Name: **Gulf Coast Motor Company, K.A. Childs Motors - Ford Dealership**
Property Type: **Building - Commercial - Commercial box - Auto dealership**
Date of Construction: **1935**
Stylistic Influence: **Art Deco**
Contributing Status: **Contributing**

Architectural Description: Former car dealership complex that takes up majority of block. The showroom block is a Quonset-shaped building with stepped brick parapet façade with floor-to-ceiling windows between concrete piers, multi-pane steel-framed windows, a second Quonset-shaped warehouse block, two large open warehouse blocks, and fenced parking lots.

Kingsville Downtown Historic District, Kleberg County, Texas



Resource No.: **51**
Address: **502 E Kleberg Ave.**
Historic Name: **Kleberg County Abstract Company**
Property Type: **Building - Commercial - Office**
Date of Construction: **1967**
Stylistic Influence: **Streamline Moderne**
Contributing Status: **Contributing**

Architectural Description: Flat-roofed rectangular-plan commercial building with Streamline Moderne influences, exterior concrete-frame construction, curved brick walls, fixed tinted glass windows, and double-door entry.



Resource No.: **52**
Address: **504-506 E. Kleberg Ave.**
Historic Name: **Kingsville First Savings and Loan Association**
Property Type: **Building - Commercial - Commercial box**
Date of Construction: **1965**
Stylistic Influence: **International Style**
Contributing Status: **Contributing**

Architectural Description: One-story one-part commercial block brick building with stuccoed upper facade and mosaic tiled storefront area with remodeled storefront, modern metal canopy suspended by metal rods.



Resource No.: **53**
Address: **512 E. Kleberg Ave.**
Historic Name: **Farmers Insurance Group**
Property Type: **Building - Commercial - Commercial box**
Date of Construction: **1945**
Stylistic Influence: **Streamline Moderne**
Contributing Status: **Contributing**

Architectural Description: One-story one-part commercial block building with angled recessed entry, brick veneer façade, concrete block side walls, one glass entry door, one fixed glass display window, and replacement narrow canopy.



Resource No.: **54**
Address: **516 E. Kleberg Ave.**
Historic Name: **NA**
Property Type: **Building - Commercial - Commercial box**
Date of Construction: **1983**
Stylistic Influence: **No style**
Contributing Status: **Noncontributing**

Architectural Description: One-story flat-roofed commercial building with stuccoed walls, fixed windows, recessed entrance with double doors, side drive-through, and vertical pattern panels along cornice line.



Resource No.: **55**
Address: **526 E. Kleberg Ave.**
Historic Name: **Campbell Motor Company Inc.**
Property Type: **Building - Commercial - Commercial box - Auto repair shop**
Date of Construction: **1945**
Stylistic Influence: **No style**
Contributing Status: **Noncontributing**

Architectural Description: One-story rectangular-plan commercial warehouse building with two side garage warehouse additions, curved roof behind stepped parapet wall, replacement windows, newly re-stuccoed front façade.

Kingsville Downtown Historic District, Kleberg County, Texas



Resource No.: **56**
Address: **529 E. Kleberg Ave.**
Historic Name: **Kingsville Laundry and Cleaners**
Property Type: **Building - Commercial - Warehouse and Store**
Date of Construction: **1955**
Stylistic Influence: **Streamline Moderne**
Contributing Status: **Contributing**

Architectural Description: One-story one-part commercial rectangular plan warehouse with painted brick walls, deep inset partial-width entry, replacement windows, canopy over front fixed windows, and low-pitched standing seam metal gabled roof behind parapet wall.



Resource No.: **57**
Address: **604 E. Kleberg Ave.**
Historic Name: **National Guard Armory**
Property Type: **Building - Governmental**
Date of Construction: **1966**
Stylistic Influence: **New Formalism**
Contributing Status: **Contributing**

Architectural Description: One- and two-story massed block administrative building for the Texas National Guard with two-story flat-roofed portico supported by brick piers, modern sash windows, light brown brick veneer, and detached gabled light-yellow brick warehouse building.



Resource No.: **58**
Address: **601 E. Kleberg Ave.**
Historic Name: **Cage-Piper Funeral Home, Piper Funeral Home**
Property Type: **Building - Commercial - Office**
Date of Construction: **1955**
Stylistic Influence: **Mid-century Modern**
Contributing Status: **Contributing**

Architectural Description: One-story blocked massed commercial building with minimal horizontal fixed glass windows, light yellow brick veneer, metal-framed single door entrances, pierced concrete block screen wall, and brick pilasters.



Resource No.: **59**
Address: **611 E. Kleberg Ave.**
Historic Name: **Don's Laundry and Cleaners**
Property Type: **Building - Commercial - Office**
Date of Construction: **1955**
Stylistic Influence: **Modern**
Contributing Status: **Contributing**

Architectural Description: One-story one-part commercial block rectangular-plan building with metal-framed single glass door and boarded-up display window.



Resource No.: **60**
Address: **617 E. Kleberg Ave.**
Historic Name: **NA**
Property Type: **Building - Commercial - One-part commercial block**
Date of Construction: **1990**
Stylistic Influence: **No style**
Contributing Status: **Noncontributing**

Architectural Description: One-story L-plan flat-roofed commercial office building with hip-roofed wraparound canopy supported by stuccoed piers, fixed windows, stuccoed walls, stair-stepped block additions on side, and gated parking lot on side.

Kingsville Downtown Historic District, Kleberg County, Texas



Resource No.: **61**
Address: **700 E. Kleberg Ave.**
Historic Name: **Kleberg County War Memorial Building**
Property Type: **Building - Governmental - Memorial Building**
Date of Construction: **1974**
Stylistic Influence: **No style**
Contributing Status: **Noncontributing**

Architectural Description: One-story brick building with hexagonal plan and hipped roof with double-door entry flanked by sidelights at the southwest side. Flat, cantilevered porch. Rounded brick sign with "Kleberg County War Memorial" embazoned across it sits in front of building.



Resource No.: **62**
Address: **700 E. Kleberg Ave.**
Historic Name: **Kleberg County Courthouse**
Property Type: **Building - Governmental - Courthouse**
Date of Construction: **1914**
Stylistic Influence: **Classical Revival**
Contributing Status: **Contributing**

Architectural Description: Designed by architect Atlee Bernard Ayres in 1914, the three-story cubic courthouse with elevated basement has Neoclassical styling blended with Sullivanesque and Prairie School-influenced ornamentation and has a reinforced concrete structural system sheathed in brown brick with decorative cast stone elements. The building has four identical projecting entrance porches featuring columns of unique design between sturdy brick piers topped by a parapet decorated with a Sullivanesque cartouche. The majority of the building remains intact with one major addition completed in 1966. The one-story addition, equal in footprint to the original courthouse, extends from the courthouse on the east side. The courthouse was listed in the National Register in 2010 (NR #10000250) and is an SAL.



Resource No.: **63**
Address: **700 E. Kleberg Ave.**
Historic Name: **Kleberg County Courthouse Maintenance Building**
Property Type: **Building - Governmental - Courthouse Maintenance Building**
Date of Construction: **1966**
Stylistic Influence: **New Formalism**
Contributing Status: **Contributing**

Architectural Description: One-story brick building with rectangular plan features wraparound flat-roof shallow porch, garage door on east façade, casement windows, decorative brick screen on the north and south façades, and coping.

Kingsville Downtown Historic District, Kleberg County, Texas

Statement of Significance

The Kingsville Downtown Historic District is a historic area that includes a cohesive collection of early-to-mid twentieth century commercial and institutional buildings. Roughly, the district runs along both sides of Kleberg Avenue from the Missouri Pacific Railroad line on the east and encompasses the grounds of the Kleberg County Courthouse on the west; at portions of some blocks, the district extends south to King Avenue or north to Yoakum Avenue. Buildings in this historic commercial corridor consist of a mix of styles and forms popular from the late nineteenth century to the post-World War II Era. Collectively, this grouping is representative of various historical events, patterns, and themes that impacted the physical and commercial growth of Kingsville since the city's founding as an important ranching, farming, commercial, and transportation hub in South Texas. The Kingsville Downtown Historic District is significant under Criterion A in the areas of Community Planning and Development and Commerce at the local level, and under Criterion C in the area of Architecture at the local level; 51 resources contribute to the historic district. The period of significance runs from 1904—the date of the oldest buildings in the district—to 1970 when the Kleberg First National Bank building was completed. The period of significance represents a discrete period with the majority of the properties being more than fifty years of age and does not have to meet Criteria Consideration G because the district exhibits a continuity of development and commercial use through 1970.⁴

Criterion A: Community Planning and Development

Located on the Cotton Road through South Texas in the Wild Horse Desert, Kingsville grew out of ranching, farming, and railroading.⁵ A native of New York, young steamboat pilot Richard King joined his friend and business mentor Mifflin Kenedy in Brownsville, Texas, in 1847 to transport US troops and supplies via boat down the Rio Grande during the Mexican War.⁶ Having first seen the area on a trip from Brownsville to Corpus Christi in 1852, King purchased the abandoned Santa Gertrudis grant from heirs of the original Spanish grantees thereby establishing the first holdings of what would become the extensive King Ranch on July 25, 1853.⁷ The Santa Gertrudis holdings became the headquarters of King Ranch. In 1854, King married fellow Brownsville resident Henrietta Chamberlain.⁸ Richard and Henrietta King came to Santa Gertrudis on their honeymoon; while the Kings maintained homes in Brownsville and Corpus Christi, the ranch headquarters became their primary residence. In the absence of railroads, cattle trails served as the means of getting cattle to market. Cattle drives to northern markets followed various routes to meet the two main trails: the Shawnee and Chisholm Trails.⁹ Both began in South Texas near Brownsville then headed northward to San Antonio (passing west of King Ranch) and Austin before diverging at Waco.¹⁰ Cattle drives along these trails were long, arduous, and faced with various challenges such as the possibility of drought and other inclement weather, increased fencing of the open range, straying and mixing of herds, as well as the possibility of cattle rustling and “Texas Fever.”¹¹ King and other South Texas ranchers sought to bring a rail line to the region as early as the 1870s but were unsuccessful due to the lack of a stable water supply.¹² Without a reliable source of fresh

⁴ National Park Service, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*, 43.

⁵ Pat Allison, *Kingsville* (Charleston: Arcadia Publishing, 2011), 9.

⁶ Bruce Cheeseman, "King, Richard," *Handbook of Texas Online*, accessed November 14, 2017, <http://www.tshaonline.org/handbook/online/articles/fki19>, uploaded on June 15, 2010, modified on May 23, 2017, published by the Texas State Historical Association (TSHA).

⁷ Don Graham, *The Kings of Texas: The 150-Year Saga of an American Ranching Empire* (Hoboken: John Wiley & Sons, Inc., 2003), 60; Kleberg County Historical Commission, *Kleberg County, Texas* (Kingsville: Kleberg County Historical Commission, 1979), 50; Delara – Almond Architects, Inc., *Architectural Survey and Assessment for Kingsville, Texas*, prepared for City of Kingsville, September 1981, 3.

⁸ Henrietta Chamberlain settled in Brownsville in 1849 when her father Reverend Chamberlain established the first Protestant church on the Mexican border. *Kleberg County, Texas*, 52, 54.

⁹ Graham, 164.

¹⁰ *Ibid.*

¹¹ Jane Clements Monday and Frances Brannen Vick, *Petra's Legacy: The South Texas Ranching Empire of Petra Vela and Mifflin Kenedy* (College Station: Texas A&M University Press, 2007), 276, 306.

¹² Kathryn Evans, *Come Aboard: Kingsville's 100th Birthday* (Kingsville: Kingsville County Historical Commission, 2004), 11.

Kingsville Downtown Historic District, Kleberg County, Texas

water, the creation of communities to sustain a railroad line was not possible. By the last quarter of the nineteenth century, South Texas ranchers recognized the need for a railroad through South Texas. King appointed his wife Henrietta his sole heir when he died in 1885. For the next two decades, Henrietta, with the assistance of her son-in-law Robert Justus Kleberg (Sr.), was responsible for the continued operation and expansion of the King Ranch and the establishment of Kingsville.

The St. Louis, Brownsville & Mexico Railway and Kingsville's Establishment

After carefully researching drilling methods, Robert Kleberg successfully discovered water on the King Ranch in the summer of 1899, and the development of agriculture, railroad construction, and small communities became a possibility.¹³ As such, Henrietta King and Robert Kleberg began to actively push for a railroad to connect the ranch to the outside world, bring in farmers and other settlers, and provide the means for shipping cattle and produce to market.¹⁴

Merchant banker Uriah Lott of New York City, who had come to Texas in 1868, chartered several railroads in South Texas in the last quarter of the nineteenth century, including the Corpus Christi, San Diego & Rio Grande (1875) and the San Antonio & Aransas Pass Railway (1885). By 1900, Lott began seeking an opportunity to run a line to the southern tip of Texas.¹⁵ In 1902, Kleberg contacted Benjamin F. Yoakum, head of the St. Louis & San Francisco Railroad (Frisco Railroad) and a former employee of Lott, about building a railroad.¹⁶ A few months later, Lott wrote Kleberg informing the latter of his plans to scout a route in South Texas and “to look over the entire line personally and make a full report.”¹⁷ Yoakum agreed to form a syndicate managed by the St. Louis Trust Company, of which he was a principal member, to organize and finance the railroad.¹⁸ Part of the terms included that South Texas ranchers provide land bonus subscriptions. In January 1903, Henrietta King donated one-half interest in and right-of-way on thousands of acres of the King Ranch throughout South Texas for railroad development (fig. 8-1).¹⁹ Off that acreage, Mrs. King set aside 853 acres for a townsite east of the Santa Gertrudis Ranch, in order to entice Lott and financial backers such as Yoakum to build the railroad through South Texas to Brownsville. A survey of the entire donation, completed in 1906, depicts the “Kingsville District” which consisted of a 226-block townsite surrounded by larger farm tracts as well as the land for the railroad company. Mrs. King and Kleberg formed the Kleberg Town and Improvement Company for Kleberg to sell and develop the “Townsite on Santa Gertrudis Ranch.”²⁰

The St. Louis, Brownsville & Mexico Railway Company was incorporated on January 12, 1903; Yoakum filed the charter on June 6.²¹ Mrs. King and Kleberg convinced Lott and Yoakum to establish the headquarters of the new railroad line at the “Townsite on Santa Gertrudis Ranch” set aside three miles east of King Ranch Headquarters along the roadway leading to the entrance of King Ranch’s Santa Gertrudis Division (present-day King Avenue/State

¹³ King Ranch, “Timeline,” accessed October 6, 2017, <https://king-ranch.com/about-us/history/timeline/>.

¹⁴ *Kleberg County, Texas*, 62.

¹⁵ *Ibid.*, 6.

¹⁶ *Ibid.*, 173.

¹⁷ *Ibid.*

¹⁸ Duane M. Leach, *Caesar Kleberg and the King Ranch* (College Station: Texas A&M University Press, 2017); *Kleberg County, Texas*, 165; George C. Werner, “St. Louis, Brownsville and Mexico Railway,” *Handbook of Texas Online*, accessed September 20, 2017, <http://www.tshaonline.org/handbook/online/articles/eqs30>. Uploaded on June 15, 2010. Published by TSHA.

¹⁹ Various sources present different amounts of acreage, and the amount is not included on Warren’s survey.

²⁰ Allison, 7.

²¹ Sources alternately list the original board as having 9 or 14 members and also confuse the date of the incorporation and charter filing. San Benito Historical Society, “Begin the Survey,” accessed October 11, 2017, http://www.sanbenitohistory.com/projects/RailRoad_8th/Begin_the_Survey.html; Norman Rozeff, “Rio Grande Valley Railroads, Part VI: St. Louis, Brownsville and Mexico Railway,” *Valley Morning Star*, March 1, 2015, accessed October 11, 2017, http://www.valleymorningstar.com/life/article_bd0c8aa2-bee6-11e4-b8f9-43f19c299406.html; Leach, n.p.; *Kleberg County, Texas*, 93, 173; Mary Jo O’Rear, *Storm Over the Bay: the People of Corpus Christi and Their Port* (College Station: Texas A&M University Press, 2009), 48; Werner.

Kingsville Downtown Historic District, Kleberg County, Texas

Highway 141).²² The main streets of the town were “laid out and ‘grubbed’” from 1903 to 1904, but the townsite was not officially platted until several months later.²³ The railroad tracks arrived in Kingsville in February 1903; the line from Corpus Christi to Brownsville was completed in 1904 with the arrival of the first passenger trains in Kingsville on July 4, 1904 (Resource No. 1).²⁴ Although the trains were greeted by a population of 400 living in a makeshift settlement consisting of tents, temporary cabins, and crude huts called *jacales*, the occasion signified Kingsville’s official founding date.²⁵ At the townsite, to be named Kingsville after Richard King, the railroad company constructed a depot based on a standard plan (Resource No. 2). The depot was completed in September 1904.²⁶

Fred Warren officially surveyed core of the townsite, which was already platted and staked when the first trains arrived, for the Kleberg Town and Improvement Company in October 1904 (fig. 8-2).²⁷ Warren’s plat depicts a layout of 90 numbered blocks in a 10-by-9 grid. Standard lot size in the numbered blocks of the city was 25 feet wide by 140 feet deep. The narrow lots offered flexibility for development whereby potential property owners could choose to purchase the number of lots desired at a cost of \$50 to \$500.²⁸ This would have allowed for an organic development of the town. Further, the narrow (commercial) lots in Warren’s plan were located only adjacent to the railroad tracks as in many other plats for railroad towns. The St. Louis, Brownsville & Mexico Railway figured prominently in the plan – 80 acres off the donated tract was reserved for railroad offices, side tracks, shops, and other facilities.²⁹ The north–south-running railroad tracks bisected the town, with the railroad depot located near the city center at the intersection of (West) Kleberg Avenue and the tracks.³⁰ The city blocks were otherwise separated by 60- or 80-foot-wide north–south numbered streets and east–west avenues named after the Santa Gertrudis Ranch, King family members, and railroad company board members.³¹ Typically, the city blocks were divided by narrow lots along east–west alleys.³² The eastern third of the full city blocks on 5th Street west of the railroad featured east-facing lots oriented toward the tracks. Fronting these lots were 30-by-100-foot half-blocks reserved for park space. Warren laid out the east side of the tracks with six 100-by-150-foot blocks of lots oriented westward toward and directly adjacent to the tracks along Park Avenue; they sandwiched four centrally located half-block parks. Many of the lots facing the railroad tracks, particularly those on 5th Street which lead south to the railyard, became home to Kingsville’s first businesses. The blocks closest to the depot on (East) Kleberg Avenue also housed early commercial enterprises. The series of parks on both sides of the tracks were named after members of the St. Louis, Brownsville & Mexico Railway Company as well as other King family friends and business associates.³³ One centrally located block on the east side of town between Yoakum and Kleberg Avenues was set aside as an unnamed private park. Three blocks on the west side were reserved for “Chamberlain Park” and flanked by town lots larger than the standard ones throughout the rest of the townsite’s plan.

Kingsville’s Early Commercial District

Kingsville’s first commercial area quickly developed outside of the present Kingsville Downtown Historic District; it was centered around the railroad depot and in the blocks immediately north and south of (West) Kleberg Avenue on

²² Cynthia Martin, *Historic Resources Survey Report, Kingsville, Kleberg County, Texas*, prepared for City of Kingsville, December 2013, 7; *Kleberg County, Texas*, 174.

²³ Stirling Wesley Bass, “The History of Kleberg County,” master’s thesis (Austin: The University of Texas at Austin, 1931), 124.

²⁴ *Kleberg County, Texas*, 6.

²⁵ Glen Harding, *Rails to the Rio* (Raymondville: Glenn Harding, 2003), 37; Allison, 14-15.

²⁶ Allison, 17.

²⁷ Martin, 7; *Kleberg County, Texas*, 62. Warren did not certify the plat until October 1, 1904.

²⁸ *Kleberg County, Texas*, 174; Leslie G. Hunter and Cecilia Aros Hunter, *The Future of Our Past: A Preservation Guidebook for Kingsville, Texas*, prepared for the Historic Development Board of the City of Kingsville, January 1997, 4.

²⁹ Martin, 7.

³⁰ The original plat did not as of yet distinguish between east, west, north, or south. Park Avenue was renamed PFC Daniel Alarcon Street in honor of a Kingsville native who was killed in action during the Korean War on August 15, 1950. Allison, 26.

³¹ Martin, 7.

³² Warren’s October 1904 plat does not include lot dimensions. Historical research also did not reveal that information.

³³ Martin, 8.

Kingsville Downtown Historic District, Kleberg County, Texas

North and South 5th Street. In 1905, Kingsville was still a small town, with a population of 1,000.³⁴ A dense group of wood-frame buildings adjacent to one another sprang up one block north and south of (West) Kleberg Avenue along the west side of 5th Street. The commercial area primarily served railroad workers and their families as well as those who lived on outlying farms and ranches. A view of Kingsville around 1905 shows the first commercial district relative to the railroad and depot (fig. 8-3). The historic photograph shows that all of the streets are unpaved, and no landscape features unite the area. The St. Louis, Brownsville & Mexico passenger depot is featured prominently at the center of the photograph. To the west at right-center is the hip-roofed building that housed the railroad general office located in the land originally slated for “Miller Park.” At the top right of the image is the city’s first business center along 5th Street north and south of (East) Kleberg Avenue. The dense grouping of one- and two-story wood-frame buildings built adjacent to one another faced the railroad company’s general office, the tracks, and the freight and passenger depots (fig. 8-4). A wood boardwalk unified the buildings; the one in front of J. J. William’s Store featured wooden benches for shoppers and for spectators to watch Sunday horse races from Kleberg Avenue to the roundhouse.³⁵ Southeast and east of the passenger depot, commercial enterprises included the Kingsville Lumber Company and the King’s Inn, respectively. None of the buildings in this original business are extant except for the passenger depot. The east side of town was not captured in the photograph.

Development of the East Kleberg Avenue Commercial District

After a fire that started in a pool room destroyed a majority of the city’s first “business block” on 5th Street on September 8, 1908, business initially redeveloped in that same area. A photograph taken from the same vantage point as the pre-fire image shows that new construction included masonry buildings to combat the threat of fire (fig. 8-5). This area was soon superseded by a new business district that sprang up rapidly along (East) Kleberg Avenue east of 6th Street; the railroad depot was the dividing line between the old and new business districts.³⁶ While the west side of the town saw the earliest commercial development in Kingsville, an early Kingsville denizen recalls, “There was a great rivalry between the east and west sides of town among the businessmen.”³⁷ As before, proximity within a few blocks of a railroad and depot played a large role in the development of (East) Kleberg Avenue. This eastern commercial district had its beginnings with Kingsville’s founding in 1904 but only consisted of a few wood-frame buildings. John B. Ragland was among those to relocate to the west side of town and rebuilt his mercantile in a one-story frame building at the southeast corner of Kleberg Avenue and 6th Street.³⁸ In 1908, the Kleberg Bank moved from makeshift offices in the Kingsville Lumber Company building to a brick building at the northeast corner of Kleberg Avenue and 6th Street.³⁹ With the opening of the bank, which housed the telephone company and post office, east-side businesses gained an “edge in competition” over those on the west side.⁴⁰ In addition to the Kleberg Bank, (East) Kleberg Avenue contained a scattered grouping of wood-frame buildings (figs. 8-6 and 8-7). Historic photographs show that the area was unpaved and did not have street markers but that boardwalks were present with building balconies extended over them to protect pedestrians from the elements.

By 1908, Kingsville’s population had reached 2,000.⁴¹ Proximity to the railroad was key for the development of the new commercial district since trains remained the primary source of goods and services. Kingsville not only served residents—still consisting largely of railroad workers scattered across the western part of the city—but became the trade center for established ranching families and the influx of St. Louis, Brownsville & Mexico Railway workers and farmers who settled in the area after arriving by the railroad.⁴² The trains also brought in many potential settlers and visitors. Since Kingsville’s founding, “Homeseeker trains” brought Northerners and Midwesterners; many of them

³⁴ Evans, 89.

³⁵ *Ibid.*, 96.

³⁶ “Fire Disaster at Kingsville,” *The Brownsville Herald*, September 8, 1908: 1; Martin, 8; *Kleberg County, Texas*, 178.

³⁷ *Kleberg County, Texas*, 186.

³⁸ *Ibid.*; Allison, 92.

³⁹ *Kleberg County, Texas*, 62, 410.

⁴⁰ Evans, 111.

⁴¹ *Ibid.*, 90.

⁴² Martin, 9.

Kingsville Downtown Historic District, Kleberg County, Texas

farmers to whom South Texas's warmer climate and irrigated farmland appealed.⁴³ To accommodate a larger clientele, the John B. Ragland Mercantile Company commissioned a new brick building to replace the wood-frame store; it was completed in 1909. At that time, the Kleberg Bank and Ragland Mercantile occupied the corners at (North) 6th Street and (East) Kleberg Avenue, serving as anchors to the new commercial district (fig. 8-8).⁴⁴ The two brick buildings stood in stark contrast to the other small-scale wood buildings on the street. The new business area suffered a loss at the end of 1909 when the Kleberg Bank was destroyed by fire on December 24th. After the fire, however, more one- and two-story masonry buildings were built based on the typical 25-foot lot widths, some spanning two or three lots, replacing the older wood-frame buildings.⁴⁵ A photograph from 1910 shows two of them; the new Kleberg Bank building (Resource No. 7, 200 East Kleberg Avenue) and a new two-story brick building constructed to house the *Gulf Coast Record* (Resource No. 26, 219 East Kleberg Avenue; fig. 8-9).⁴⁶ Not long after 1910, the First State Bank (Resource No. 23, 213 East Kleberg Avenue) joined the growing commercial corridor on (East) Kleberg Avenue.

The 1910s saw increased growth and development in Kingsville's new commercial district that was augmented when the Kingsville Power Company, formed in 1904 to provide power for the ice factory, wired the city for electric service in 1910.⁴⁷ Further, Kingsville's location as the headquarters of a major railroad company was sealed when St. Louis, Brownsville & Mexico Railway sold the line to the St. Louis & San Francisco Railroad Company. The latter built a new general office building on Richard Park in 1911 to solidify preference of Kingsville over Houston and to signify the change.⁴⁸ That same year, the East Kleberg Avenue commercial district grew with the Kingsville Lumber Company Building (Resource No. 22, 211 East Kleberg Avenue) and a furniture store at the southwest corner of (East) Kleberg Avenue and (North) 7th Street (not extant).

Kingsville's population had grown to 4,000 by 1912. Panoramic photographs of the city show that the commercial district on (East) Kleberg Avenue was rapidly overtaking the old business district on 5th Street (figs. 8-10 and 8-11). Unlike images of the city taken prior to this time, the views now include areas east of 6th Street. The area featured an increasing number of diverse commercial buildings in styles prevalent at the turn of the century. Miller Park (where the original St. Louis, Brownsville & Mexico Railway's general office had been located) and Caesar Park were prominent features.

Due to Kingsville's growth, as well as the growth of nearby communities Ricardo and Rivera, and the surrounding countryside, the Texas Legislature created Kleberg County out of the southern half of Nueces County on February 27, 1913.⁴⁹ The county—named after Robert Kleberg (I), father of Kingsville's founder Robert J. Kleberg, Sr.—with Kingsville as the county seat, became official on August 23, 1913. Also in 1913, the county held a bond election for the construction of a permanent courthouse that was completed in 1914 (Resource No. 61, 700 East Kleberg Avenue). Kingsville boomed with its new status. The city celebrated the first county fair. Many important buildings reflected the stability and maturation of the community, the diversification of the local economy, and the city's growing status in the South Texas region. Among these were the Casa Ricardo Hotel northwest of the railroad depot, two elementary schools, a county hospital, and a bandstand in Miller Park.⁵⁰ The new courthouse became the *de facto* eastern boundary of the commercial core (with the railroad tracks serving as the western boundary) and encouraged the district to expand eastward over the next two decades. The Benjamin O. Sims Building, constructed on three lots, was one of the first buildings constructed west of (North) 7th Street (Resource No. 29, 302 East Kleberg Avenue).

The downtown corridor also began to reflect increased use of automobiles in the city. Harry T. Collins opened a Ford Garage in the 300 block of (East) Kleberg Avenue to house cars for Kingsville residents as private residences did not

⁴³ Evans, 42-44.

⁴⁴ Martin, 31.

⁴⁵ Ibid.

⁴⁶ Allison, 49.

⁴⁷ *Kleberg County, Texas*, 201.

⁴⁸ Evans, 69-70.

⁴⁹ *Kleberg County, Texas*, 14.

⁵⁰ Information from exhibit text at the Kingsville Railroad Museum.

Kingsville Downtown Historic District, Kleberg County, Texas

have garages.⁵¹ Collins's auto garage was joined by various new businesses that reflected the growing consumer base that automobile traffic brought into downtown Kingsville. Kleberg County authorized the first segment of city road to be paved—6th Street between Kleberg and Yoakum Avenues—on June 16, 1915.⁵² The foundation consisted of gravel covered with Tarvia, a popular paving compound at the time. When that segment of road was paved, sidewalks were also installed. Kingsville citizens hoped that this experimental paving on 6th Street would lead to the paving of Kleberg Avenue.⁵³

The first Sanborn Fire Insurance Company maps of Kingsville delineated in 1915 provide a picture of Kingsville's growing commercial core (figs. 8-12 and 8-13). By this time, cardinal directions had been added to street names (i.e. North 6th Street, East Kleberg Avenue). The 200 block of East Kleberg Avenue was completely developed with one- and two-story masonry buildings interspersed with one-story wood-frame buildings. Businesses in that block included the new Strand Movie Theater (Resource No. 25, 217 East Kleberg Avenue) and a bakery (Resource No. 28, 225 East Kleberg Avenue) both of which had replaced older wood-frame structures in the 200 block of (East) Kleberg Avenue. The 300 block of East Kleberg Avenue was slower to develop; the focal point of that block was the Sims Building, but several wood-frame buildings, mostly on the south side, were also present. With the exception of Collins's garage, auto-related businesses were located just off East Kleberg Avenue. Kleberg Avenue had no commercial development east of North 8th Street. The Kleberg County Courthouse is outside the main coverage area of the 1915 Sanborn map but does appear in an inset, however.

The fabric of the commercial district was greatly altered on August 18, 1916, when a hurricane destroyed many of the wood-frame buildings on East Kleberg Avenue as well as those on King Avenue and in the old 5th Street business district.⁵⁴ Among the casualties were the Collins's garage (fig. 8-14) and the Strand Movie Theater. After Collins relocated to a new brick building at 7th Street and Yoakum Avenue, no auto-related businesses were found on East Kleberg Avenue for a time.⁵⁵ Otherwise, commercial enterprise on West Kleberg Avenue continued to thrive, as seen in a historic photographic from after the hurricane in 1916 looking westward on East Kleberg Avenue between North 7th and North 8th Streets (fig. 8-15). The image also shows that while boardwalks extended down the street, much of downtown Kingsville remained unpaved. Two wood-frame buildings—the Kingston Photography studio on the south (left) side of the street and a butcher store on the north (right) side of the street—survive.

The hurricane did not deter Kingsville residents and business owners from lobbying together to rally for the city's selection as site of a new normal school for educating teachers as proposed by the Texas Legislature between 1915 and 1917.⁵⁶ At the beginning of the twentieth century, only one normal school—the Houston Normal Institute (founded 1878)—served the entire State of Texas. In 1901, two additional schools were established in Denton and San Marcos. By the 1910s, however, the population of Texas had increased, and residents called for additional normal schools, especially in South Texas.⁵⁷ Various publications were printed to promote the City of Kingsville over other potential sites in Beeville, Goliad, Corpus Christi and Alice.⁵⁸ *Kingsville Merits Your Consideration*, published by Kingsville Publishing Company in 1917, noted that Kingsville was a major stop on the Gulf Coast Lines through South Texas, a region that had “developed more rapidly during the past ten years than any other state.”⁵⁹ That brochure, as well as The Kingsville Land and Investment Company's *The Kingsville Country*, featured a view of Kleberg Avenue looking east that showcased the “modern and up-to-date” city's amenities such as the “well graded streets” and “modern business

⁵¹ Site of present-day 307–309 E. Kleberg Avenue. Evans, 209; *Kleberg County, Texas*, 276, 198.

⁵² “Street Paving Actually Begun,” *Kingsville Record*, July 2, 1915, 1. The county history published by the Kleberg County Historical Commission gives the year as 1914, see *Kleberg County, Texas*, 184.

⁵³ “Street Paving Actually Begun;” “Tarvia Test to Be Important,” *Kingsville Record*, July 30, 1915, 1; “At Last,” *Kingsville Record*, August 20, 1915, 1.

⁵⁴ Allison, 45; *Kleberg County, Texas*, 198.

⁵⁵ Collins's new garage became the Gulf Coast Motor Co. Ford Agency. It moved again in 1924 to 6th and Yoakum.

⁵⁶ Cecilia Aros Hunter and Leslie Gene Hunter, *Texas A&M University Kingsville* (Charleston: Arcadia Publishing, 2000), 20-21.

⁵⁷ *Ibid.*, 11-13.

⁵⁸ *Ibid.*, 20-23.

⁵⁹ *Kingsville Merits Your Consideration* (Kingsville: Press of the Kingsville Publishing Company, 1917).

Kingsville Downtown Historic District, Kleberg County, Texas

block” (fig. 8-16). That image also featured the county courthouse prominently situated at the east end of Kleberg Avenue, and the concrete bollards with chains (Resource No. 5) present around Caesar Park. The park was a source of recreation in the otherwise commercial area. One Kingsville resident noted that “the lawn had lots of beautiful palm trees and an interesting fence with heavy chains going from one post to another. But best of all was the little pool with gold fish that was on the grounds.”⁶⁰ The promotional publications and other efforts by the Kingsville Commercial Club were successful. Kingsville secured the South Texas Teachers College in 1917; that institution developed into the present-day Texas A&M University Kingsville.

Creation of the Highway Network and Other Infrastructure Development

With the creation of the Texas Highway Department and the state highway system in 1917, State Highway (SH) 12 was proposed through Kingsville on 6th Street.⁶¹ SH 12 was overlaid on the Texas route of the King of Trails Highway, an early named highway that extended from Winnipeg, California, to Mexico. In 1919, the county proposed a \$350,000 bond issue to construct a hard-surfaced road from the Nueces County line to Riviera.⁶² This meant that 6th Street through Kingsville was paved (fig. 8-17). With the construction of the state highway, Kleberg County was among the first of many south of Bexar County to have hard-surfaced roads.⁶³ The rise of auto travel and trucking allowed for less reliance on the railroad and for the commercial district to move east away from the hub of 6th Street and East Kleberg Avenue.⁶⁴ While tourist and auto-related businesses were on the periphery of downtown Kingsville, none were located directly on North 6th Street in the downtown area or on East Kleberg Avenue. After a fire damaged several of the remaining wood-frame properties in the middle of the north side of the 200 block of East Kleberg Avenue in 1918 (fig. 8-18), they were replaced by several brick party-wall stores.⁶⁵ The south side of the same block still contained a mix of brick and wood commercial buildings (fig. 8-19).

In 1919, the Kleberg County Oil and Gas Company organized and laid a natural gas pipeline to Kingsville to provide fuel for homes and businesses the following year.⁶⁶ A photograph taken during the laying of the gas line at North 7th Street and East Kleberg Avenue on September 13, 1920, shows the Sims Building as well as a mix of commercial buildings on the south side of East Kleberg Avenue (fig. 8-20). The variety of building forms and business types is apparent on the 1922 Sanborn map (figs. 8-21–8-23). The trend of slow but steady eastward commercial development on East Kleberg Avenue continued. Only a fire-damaged residence lay on East Kleberg Avenue between 8th Street and the county courthouse. Auto-related businesses included a repair shop on North 7th Street behind the Sims Building, one in the 300 block of East Kleberg Avenue, and Collins’s auto dealership and a combined auto services building on North 6th Street at East Yoakum Avenue. With the vacancy left by the destruction of the Strand Theater, the Kings Inn now served as a cinema. The 1922 Sanborn map depicts a soft-drink stand facing East Kleberg Avenue in front of the cinema. The steady growth of Kingsville’s downtown core with dense commercial construction, as well as its accommodations for increased vehicular traffic, are illustrated in a historic photograph from the 1920s (fig. 8-24).

By 1925, Kingsville had a population of 6,000 and the downtown was “well lighted” with “good sidewalks.”⁶⁷ Kingsville historians Cecilia and Leslie Hunter note that the city “had few paved streets but a sense of its own prosperity.”⁶⁸ This prosperity was apparent in the bustling downtown area as depicted in a photograph from around 1925 (fig. 8-25). The view eastward down Kleberg Avenue shows street improvements, electric street lights, and an abundance of vehicular traffic. After a decade of discussion and acceptance of a paving contract bid in December 1925, on January 12, 1926, residents passed a \$125,000 bond election to pave city streets with concrete; the first

⁶⁰ Lucille Thomas Kruse, *Deep in the Brush Country* (iUniverse, 2010).

⁶¹ Originally proposed as State Highway 12.

⁶² *Kleberg County, Texas*, 15.

⁶³ *Ibid.*

⁶⁴ Allison, 108.

⁶⁵ *Ibid.*, 46.

⁶⁶ *Corpus Christi Caller*, July 15, 1919, 3; Martin, 11.

⁶⁷ Hunter and Hunter, *Texas A&M University Kingsville*, 30.

⁶⁸ *Ibid.*

Kingsville Downtown Historic District, Kleberg County, Texas

sections to be completed were located in the “main business sections” of the town, and included all of Kleberg Avenue from the high school at North Third Street to the county courthouse; the work was completed during the spring of 1926.⁶⁹ Visitors to downtown, including students at the recently opened South Texas State Teachers College, could watch a movie at the at the Rex Theater opened in 1926 (Resource No. 15, 224 East Kleberg Avenue) or at the Rialto Theater (formerly the King’s Inn Theatre) newly remodeled and reopened in 1929. Long-vacant lots on the north side of the 400 block of East Kleberg Avenue (set aside as a “private park” on the original townsite plat) were home to a miniature golf course. By this time, the 200–300 blocks of East Kleberg Avenue were occupied, so availability for new businesses to occupy more than one block closer to the railroad was restricted. Building footprints were limited to commercial spaces in party-wall structures built within the 25-foot lots. Allen’s Furniture, which had operated in several buildings on East Kleberg Avenue since 1908, moved off the main commercial corridor to a larger building at East King Avenue and South 6th Street in 1926.⁷⁰

The 1930 Sanborn map also shows growth in the downtown Kingsville commercial district with the continued trend of infill at formerly vacant lots or replacement of older wood-frame buildings with brick edifices (figs. 8-27, 8-28, and 8-29). New eastward growth is particularly evident in the 300 block of East Kleberg Avenue. New auto-related businesses served vehicular traffic. These were located on the east and west (Resource No. 19, 119–123 North 7th Street) sides off North 7th Street at East Yoakum Avenue, at the northwest corner of East Kleberg Avenue and North 8th Street (Resource No. 37), and on South 7th Street. The active state of downtown Kingsville is evident in historic photographs from 1930 (fig. 8-30). The vibrancy of the downtown business district is particularly notable with the large number of vehicles parked at the curbs in front of the businesses on both sides of the street. In order to guide and accommodate the traffic, East Kleberg Avenue is marked with traffic regulating signage. Street lights at each corner would have provided night time illumination.

Progress and growth in Kingsville was slow during the 1930s but not stagnant. In 1930, the city’s population was 8,000.⁷¹ With the Great Depression underway, the Missouri Pacific Railroad (which had assumed ownership of the St. Louis, Brownsville & Mexico Railway in 1925) went into receivership in 1932.⁷² As a result, the local workforce diminished, and many railroad employees were jobless. Kingsville residents recall assisting unemployed men who would ride the freight trains to Kingsville looking for work and assistance.⁷³ With the election of Richard Mifflin Kleberg (grandson of Richard and Henrietta King) as a Democrat to Congress in 1931, Kingsville benefitted from Depression-era legislation and funding.⁷⁴ Early in his political career, Richard Kleberg supported New Deal programs and used his influence to secure support from federal programs and Works Progress Administration recovery efforts that resulted in the construction of a new post office (Resource No. 6, 103 East Kleberg Avenue). Formerly located within several businesses throughout Kingsville, the new post office was erected in Caesar Park from 1933–1935 (fig. 8-31).⁷⁵ The 1910’s concrete bollards and chains that marked the park’s boundaries remained on the site. Other development in Kingsville’s business district in 1932 included a new building for the Southwestern Bell Telephone Company at the northwest corner of East King Avenue and South 8th Street (Resource No. 48, 330 East King Avenue).

⁶⁹ “Paving Contract Let to W. L. Pearson & Co.,” *Kingsville Record*, December 30, 1925, 1; “Kingsville Votes \$125,000 Paving Bonds,” *Kingsville Record*, January 13, 1926, 1; *Kingsville Record*, April 21, 1926, 1.

⁷⁰ Evans, 127.

⁷¹ Martin, 11.

⁷² Evans, 72, 85-86.

⁷³ *Ibid.*, 229-231.

⁷⁴ Thomas L. Miller, “Kleberg, Richard Mifflin,” *Handbook of Texas Online*, accessed October 17, 2017, <https://tshaonline.org/handbook/online/articles/fkl03>, uploaded on June 15, 2010, published by TSHA; Hardy-Heck-Moore, Inc. (HHM), *Integrated Cultural Resources Management Plan (ICRMP) for Naval Air Station Kingsville, Kleberg County, Texas*, prepared for Southern Division, Naval Facilities Engineering Command, Department of the Navy, North Charleston, South Carolina, October 1998, 15.

⁷⁵ *Kleberg County, Texas*, 236.

Kingsville Downtown Historic District, Kleberg County, Texas

Federal programs helped the City of Kingsville's economy, but the end of the decade, the city's population had decreased to 7,200.⁷⁶ With the re-designation of the state highway system in 1939, SH 12 was renamed SH 96 and routed from Sinton to Harlingen via Kingsville.⁷⁷ The path of SH 96 remained along 6th Street. Another state highway—SH 141—was created along King Avenue from Kingsville westward to the King Ranch and ultimately to US 281.⁷⁸ The General Highway map of Kleberg County revised to 1940 shows both SH 96 and SH 141.⁷⁹ A longstanding route, SH 141/King Avenue, provided a more direct westbound route for vehicular traffic since the city block on which the county courthouse was located intercepted East Kleberg Avenue. The highway rerouting and re-designation along SH 96 and SH 141 did not shift commercial development from East Kleberg Avenue, however. Since the turn-of-the-century, commercial development on East King Avenue did not extend farther than a few lots east of South 8th Street; the remainder of the thoroughfare consisted of early- to mid-twentieth-century residential development. On the other hand, new businesses continued to occupy East Kleberg Avenue in the early 1940s. For example, Coleman's furniture store opened at the northeast corner of East Kleberg Avenue and North 8th Street in 1940 (Resource No. 48, 400–404 East Kleberg Avenue) as did Huddleson Oldsmobile (Resource No. 36, 326 East Kleberg Avenue).

Creation of Naval Auxiliary Air Station and the World War II Era in Kingsville

At the outset of the Second World War in 1941, Kingsville's population was augmented with 300 families when Humble Oil and Refining set up two camps on nearby properties leased from the King Ranch to initiate drilling procedures.⁸⁰ With the opening of Naval Air Station (NAS) Corpus Christi in 1941, the Navy required six additional auxiliary air stations in South Texas to assist with training missions.⁸¹ Four of these were built next to the primary base at Flour Bluff while two self-contained stations were built in Kingsville and Beeville. Naval Auxiliary Air Station (NAAS) Kingsville opened on the southeast outskirts of Kingsville in 1942. During the war, the station supported four squadrons that trained fighter pilots and dive bomber pilots.⁸² With the arrival of military and civilian personnel to support the mission of the base, Kingsville's population grew from less than 10,000 to over 20,000 during the war.⁸³ The building consortium employed construction workers—newcomers and local residents—to build the base as well as railroad workers to build a spur to carry supplies from Kingsville to the installation.⁸⁴ Further, the prospect of civil service and defense-related jobs drew families who previously relied on agricultural subsistence from South Texas farms and ranches.⁸⁵ Kingsville residents strongly supported the Naval base and its personnel during the war which proved to be an economic and cultural boost. The city gained housing for military and civilian personnel. Although Kingsville residents were not allowed “on board” the station without a special pass, naval personnel quickly became a familiar sight in downtown Kingsville (fig. 8-32).⁸⁶ In 1944, Kingsville received another economic boost when the

⁷⁶ George O. Coalson, “Kingsville, TX,” *Handbook of Texas Online*, accessed September 6, 2017, <http://www.tshaonline.org/handbook/online/articles/hdk02>, uploaded on June 15, 2010, published by TSHA.

⁷⁷ Texas Department of Transportation, “State Highway No. 96,” accessed September 19, 2017, <http://www.dot.state.tx.us/tpp/hwy/sh/sh0096.htm>.

⁷⁸ Texas Department of Transportation, “State Highway No. 141,” accessed September 19, 2017, <http://www.dot.state.tx.us/tpp/hwy/sh/sh0141.htm>.

⁷⁹ Texas Highway Department, *General Highway Map, Kleberg County*, 1936, revised to February 1, 1940, Texas State Library and Archives, Austin, Texas.

⁸⁰ Evans, 86.

⁸¹ Hardy·Heck·Moore, Inc., *A Comprehensive History of the Navy Presence in Texas during the 20th Century*, prepared for Southeastern Archaeological Research, Inc., January 2012, 1-13.

⁸² *Ibid.*, 2-72.

⁸³ *Ibid.*, 2-73.

⁸⁴ HHM, *ICRMP*, 23.

⁸⁵ *Ibid.*, 21.

⁸⁶ *Ibid.*, 29.

Kingsville Downtown Historic District, Kleberg County, Texas

Celanese Corporation opened a large chemical plant (producing production of acetaldehyde, formaldehyde, methanol and acetone) five miles north of Kingsville at Bishop, Texas; most of the plant's employees lived in Kingsville.⁸⁷

Post-World War II Development in Downtown Kingsville

Following World War II, several industries aided in the revitalization of Kingsville. Improved transportation infrastructure brought Kingsville's swelled population into the downtown area. US 77 was created and routed along SH 96 (6th Street) in 1943, and in 1945 SH 96 was removed from the state highway system.⁸⁸ Commercial development occurred throughout the business district in the mid-1940s. Stores such as Tarrant Dress and Shoe Shop (Resource No. 42, 311–313 East Kleberg Avenue) and Campbell Motor Company (Resource No. 54, 526 East Kleberg Avenue) catered to the city's populous.

The federal government decommissioned NAAS Kingsville in 1946; the City of Kingsville, however, had become permanently linked with the Navy, the development of Naval aviation, and industries associated with the NAAS and continued to prosper.⁸⁹ The installation's economic influence was sustained further when NAAS Kingsville was re-commissioned on April 1, 1951, to support training squadrons during the Korean Conflict.⁹⁰ Downtown Kingsville also thrived in the late 1950s and early 1960s. New buildings were built in modern styles while some older buildings were modernized. Among these was Ragland's Mercantile, which was updated with a metal storefront sleeve with electric signage on the upper stories (figs. 8-33 and 8-34). The building's new canopy even incorporated the corner streetlight into its design. Prominently located on Business US 77, as indicated by the highway signage in the construction photographs, businesses like Ragland's sought to keep current with marketing strategies like new façades and signage to cater to shoppers coming into Kingsville from the highway. During the decade, long-time downtown business owners took advantage of vacancies in older buildings to expand or start their commercial enterprises. For example, the State Bank extended into the rear alley in 1957.⁹¹ Roy Elmore purchased Sedwick Shoe Repair (housed in the former Strand Theater building) to relocate the camera and electronics business he had operated downtown since 1949.⁹² Elmore demolished the existing building and erected another to house Roy's Camera Nook (Resource No. 25, 217 East Kleberg Avenue). He cited the prime downtown location as being necessary to keep customers coming to the store: "We would be in the best location one could imagine in Kingsville—one half block from the post office, two doors from the bank, one half block from three dime stores—people would have to pass in front our store both coming and going."⁹³ A view of East Kleberg Avenue in the 1950s shows the busy commercial district with a number of modernized businesses as well as electric traffic lights and parking meters to aid automobile consumer traffic (fig. 8-35).

By this time, a nationwide trend in highway construction was for the creation of routes that bypassed existing business cores in urban areas. These new highways, often called loops or bypasses, offered ease of travel along less congested, and often less convoluted, routes. In 1947, this trend reached Kingsville as the Texas Highway Department rerouted US 77 from 6th Street eastward to 14th Street. Sixth Street was re-designated as secondary State Highway Loop (SL) 227 (or the Kingsville Loop) from its junction with US 77 north of Kingsville, to another junction with US 77 south of Kingsville (fig. 8-36).⁹⁴ A Kingsville resident noted, "One of the most unbelievable changes we have seen is the highway department designation of Fourteenth Street as the downtown area instead of Kleberg Avenue."⁹⁵ With the

⁸⁷ Martin, 11; Allison, 122; Celanese Corporation, "The Birth of Celanese (1921-1950's), accessed October 17, 2017, <https://www.celanese.com/About-Us/History/1921-1950.aspx>.

⁸⁸ Texas Department of Transportation, "State Highway No. 96."

⁸⁹ Ibid.

⁹⁰ HHM, *A Comprehensive History*, 2-74.

⁹¹ *Kleberg County, Texas*, 400.

⁹² Ibid., 424.

⁹³ Ibid., 425.

⁹⁴ Texas Department of Transportation, "State Highway Loop No. 227," accessed September 19, 2017, <http://www.dot.state.tx.us/tpp/hwy/sl/sl0227.htm>.

⁹⁵ *Kleberg County, Texas*, 426.

Kingsville Downtown Historic District, Kleberg County, Texas

trend for more shopping space on the bypass, one downtown-area business owner moved his supermarket from the 300 block of East Kleberg Avenue to build the first major store on North 14th Street.⁹⁶ Other business owners soon followed, resulting in competing commercial areas, much like West 5th Street and East Kleberg Avenue had been at the turn of the century. The relocation of businesses from the Kingsville Downtown Historic District commenced a slow trend for decentralization. With the exception of the construction of the Cage-Piper Funeral Home (Resource No. 58) in 1955, the trends for the addition of new types of businesses and remodeling of older buildings diminished.

Another transportation-related change came with the official merger of the St. Louis, Brownsville & Mexico Railway into the Missouri Pacific (MoPac) Railroad Company when the MoPac came out of receivership and began reorganization.⁹⁷ The changes in the ownership of the railroad had little effect on the East Kleberg Avenue commercial core, however, and the rerouting of US 77 served to extend the East Kleberg Avenue business district eastward, so commercial development continued.

Modern Era

The Sanborn Fire Insurance Map of 1962 shows the well-developed commercial district on East Kleberg Avenue including the addition of more resources east of North 8th Street (figs. 8-37, 8-38, and 8-39). Among the resources that catered to automobile traffic that brought consumers to downtown Kingsville were several auto sales and auto storage businesses on East Kleberg Avenue as well as a drive-in bank facility completed behind State Bank on East King Avenue in 1961.⁹⁸ In addition to changes in the structure of the Missouri Pacific Railroad Company, the affordability of automobile travel and ascendance of commercial trucking over railroad shipping continued the decline of the railroad industry in Kingsville.⁹⁹ At the west end of the Kleberg Avenue commercial area, the 1910's Frisco general office building was demolished in 1964, leaving the passenger depot as the only building related to the railroad still extant in the Kingsville Downtown Historic District.¹⁰⁰ This event seemed to mark the beginning of the decline of downtown Kingsville. One year later, US 77 completely bypassed the downtown (fig. 8-40). The highway was constructed along a new route at the east end of the city limits. In 1966, 14th Street (Bishop-Kingsville Loop/SL 227) from US 77 north of Bishop—along the old location of US 77 via Bishop and Kingsville to US 77 south of Kingsville—was designated as SL 428.¹⁰¹ It was at time that the state loop designation along 6th Street was completely cancelled and removed from the state highway system. While no formal efforts were made to encourage traffic to pass through the old downtown core on 6th Street and on East Kleberg Avenue, several important buildings were still built in the late 1960s and early 1970s, including the National Guard Armory (1966; Resource No. 56) and Kleberg First National Bank (1970, Resource No. 4).

Like many other small cities across the United States and Texas, Kingsville's commercial district was greatly impacted by the continued rerouting of major roads from the town core and by the construction of an interstate highway which redirected all major traffic. Although many businesses moved out of the Kingsville Downtown Historic District, many others still exist on or have returned to historic building stock on East Kleberg Avenue.

Commerce

Early Business Development in Kingsville and on Kleberg Avenue

The construction of the St. Louis, Brownsville & Mexico Railway through South Texas and establishment of its regional headquarters at Kingsville marked the beginning of the city's commercial development. "There would have

⁹⁶ Ibid., 404.

⁹⁷ Evans, 72; Werner.

⁹⁸ *Kleberg County, Texas*, 400.

⁹⁹ Evans, 72.

¹⁰⁰ Ibid.; Allison, 123.

¹⁰¹ Texas Department of Transportation, "State Highway Loop No. 428," accessed September 19, 2017, <http://www.dot.state.tx.us/tp/hwy/sl/sl0428.htm>. In 1990, the mileage of SL 428 was transferred to Business US 77-V.

Kingsville Downtown Historic District, Kleberg County, Texas

been no reason to have a town here without the employment generated by the railroad headquarters.”¹⁰² The company brought a diverse population of workers, most of whom settled in Kingsville.¹⁰³ The railroad provided transportation for cattle, agricultural products, and supplies, contributing to the economic and physical growth of Kingsville and South Texas. Complete with the railroad depot (Resource No. 2) general offices, switching yards, and roundhouse, the town became an important regional railroad hub. Initially, ranching remained the foundation of the local economy, but the railroad also “opened up opportunities for truck farming in the year-round mild climate, since produce could reach urban markets more rapidly by rail.”¹⁰⁴ The initial truck-transported crops included onions and grapes, but cotton shortly became another staple after agricultural innovators introduced the crop to the area.¹⁰⁵

Henrietta King, Robert Kleberg, and The Kleberg Town and Improvement Company promoted business endeavors of various types to cater to Kingsville’s population, approximately one-third of which consisted of railroad workers. In 1904, the company immediately funded construction of the town’s waterworks, the Kingsville Ice and Milling Company, Kingsville Publishing Company, Kingsville Lumber Company, and Kingsville Power Company.¹⁰⁶ Building in Kingsville began in earnest after trains started bringing in lumber in early fall 1904.¹⁰⁷ The train brought in the lumber for more permanent building construction to replace tents and *jaca*les that had been built earlier. On (North) 5th Street, businesses included Marcus Phillips’s Drug Store (which housed the post office), J. J. Williams’s general store, the Louis Bartlett Dry Goods Store, the John B. Ragland General Merchandise Store, the Kingsville Town & Improvement Company real estate office, and the Kingsville Lumber Company Office.¹⁰⁸ Across Park Avenue from the passenger depot, the Kleberg Town and Improvement Company built the Kings Inn, described as “the most modern hotel in South Texas,” in Driscoll Park on the east side of the depot.¹⁰⁹

Robert Kleberg invited businessmen with whom he was acquainted to move to Kingsville from South Texas and beyond and serve crucial roles in the town’s development, including Charles Flato, Jr. and John B. Ragland.¹¹⁰ Flato was a native of Flatonia, Texas (Fayette County) who became involved in the lumber business.¹¹¹ At the recommendation of Kleberg and “one of the prominent lumbermen of Houston,” he arrived in Kingsville in March 1904 to select a site for a lumber company and yard and had his stock brought in by the railroad construction trains.¹¹² While the King and Kleberg Families donated the land for Kingsville’s development, it was Flato “who actually led the people in the construction of the institutions and buildings that made the community.”¹¹³ John B. Ragland, native of Victoria, Texas (and the younger brother of Sam Ragland), one of the ranch hands on the King Ranch operated general stores in Rockport and Alice in the late 1890s.¹¹⁴ Kleberg persuaded the younger Ragland brother to move from Alice and establish what would become Kingsville’s only general merchandise store established in 1904 in a 12-by-15-foot wooden building on (North) 5th Street.¹¹⁵ After a fire in the old business district in 1905, Ragland’s, as the store locally known, moved to the southeast corner of East Kleberg Avenue and North 6th Street.

¹⁰² Allison, 7.

¹⁰³ Martin, 7-8.

¹⁰⁴ HHM, *ICRMP*, 14.

¹⁰⁵ *Ibid.*, 14.

¹⁰⁶ *Kleberg County, Texas*, 62.

¹⁰⁷ Bass, 124.

¹⁰⁸ Allison, 21, 21; *Kleberg County, Texas*, 178; Martin, 8.

¹⁰⁹ Martin 7-8.

¹¹⁰ Allison, 7.

¹¹¹ Flato’s wife was a distant cousin of Robert J. Kleberg. Mildred Chiuminatto, *Kleberg First National Bank, Kingsville, Texas, 1905-1990* (Kingsville: Kleberg First National Bank, 1991), 13.

¹¹² The identity of the prominent lumberman is not known. “Charles H. Flato, Jr.,” accessed November 10, 2017, <http://www.usbiographies.org/texas/kleberg/flato.html>, from Frank W. Johnson, *A History of Texas and Texans*, volume three (Chicago: The American Historical Society, 1914), 1248-1249.

¹¹³ Hunter and Hunter, *Historic Kingsville*, 6.

¹¹⁴ Cheeseman, section 8, page 3; Hunter and Hunter, 17.

¹¹⁵ Bass, 124.

Kingsville Downtown Historic District, Kleberg County, Texas

Business interests operated by the Kleberg Town and Development Company and retailers such as Flato and Ragland played a role in the growth of the new business district centered at (North) 6th Street and (East) Kleberg Avenue. At the city's founding, local merchants had to keep their funds in Charles Flato's safe at the Kingsville Lumber Company; otherwise, the nearest bank was in Corpus Christi.¹¹⁶ In 1905, Kleberg and P. M. Johnson founded a private bank, the Kleberg Bank. With few farmers and businesses and mostly railroad workers to serve, Kleberg sought "to help those who showed the spirit of cooperation in community building" and to encourage viable growth in the city.¹¹⁷ The first business funded by the Kleberg Town and Improvement Company east of the railroad depot was a permanent home for the renamed bank, Robert J. Kleberg and Company, at the northeast corner of East Kleberg Avenue and North 6th Street (Resource No. 7) in 1908. Next door, brothers Clyde and Frank Allen of Marble Falls, Texas, set up the Allen Furniture Company after arranging for the location of the store and stock with Charles Flato.¹¹⁸

Before his death in 1908, John Ragland sold his East Kleberg Avenue property and business to the John B. Ragland Mercantile Company incorporated by Sam Ragland, Robert Kleberg, Caesar Kleberg, Charles Flato, Jr., and others.¹¹⁹ The new leadership commissioned a new brick building designed by Jules Carl Leffland, a prominent Danish-born and -trained architect who had emigrated to Victoria, Texas. After the new Ragland Mercantile was completed in 1909, it became Kingsville's leading mercantile establishment and hosted various civic groups in an upstairs meeting room. Among them were Kingsville's Commercial Club, which was founded by Robert Kleberg and Charles Flato, Jr., to build and sustain Kingsville's business community and to increase the city's population.¹²⁰

The Kleberg Bank and Ragland's building became the cornerstones of Kingsville's new business district. By 1909, other businesses on Kleberg Avenue included the O. G. Parker Tin Shop and the Gulf Coast Record Building (see fig. 8-6).¹²¹ James I. Toner had served as the newspaper editor since 1907; in 1909, he built a new home for the publication on the previous site of the Gulf Coast Record store (Resource No. 26, 219 East Kleberg Avenue).¹²² The Toner Building became the first home of the Kingsville Public Library shortly after its completion.¹²³

First Commercial Boom Period

Through the first decade of the twentieth century, Kingsville's position as headquarters of the St. Louis, Brownsville & Mexico Railway was precarious due to competition from Houston which had a larger rail line and was a bigger commercial center. In 1910, the St. Louis, Brownsville & Mexico sold the line was to the St. Louis & San Francisco Railroad Company; it became part of their Gulf Coast Line. The "Frisco Lines," as the railroad company was nicknamed, constructed a new headquarters building at Kingsville in 1911 to signify the change in ownership and solidify the city's status as an important railroad and commercial hub.

From about 1910 to 1920, Kingsville saw its first boom period of "exceptional development."¹²⁴ The east side of the city grew accordingly. After a fire destroyed the original building, a new home for the Robert J. Kleberg and Company bank building was completed in 1910 (see figs. 8-7 and 8-8). The new bank also housed Dr. Hendery Allison's Drug Store in a corner room, the telephone office on the second floor, and the Kingsville Post Office at the rear facing 6th

¹¹⁶ Evans, 104.

¹¹⁷ Chiuminatto, 13; *Kleberg County, Texas*, 410.

¹¹⁸ *Kleberg County, Texas*, 389.

¹¹⁹ Hunter and Hunter, *Historic Kingsville*, 17.

¹²⁰ Christopher Maher, "Chamber of Commerce celebrates its 'Historic Past, Promising Future,'" *Kingsville Record*, March 24, 2013; Kingsville Railroad Museum exhibit text.

¹²¹ Allison, 49.

¹²² Ibid.

¹²³ The Robert J. Kleberg Public Library, "The Woman's Club of Kingsville – Founders of The First Public Library in Kingsville," accessed October 2, 2017, <http://www1.youseemore.com/rjkleberg/contentpages.asp?loc=198>; The Robert J. Kleberg Public Library, "28 Books, One Dictionary and \$55.00 in Cash," accessed October 2, 2017, <http://www1.youseemore.com/rjkleberg/contentpages.asp?loc=8>.

¹²⁴ Hunter and Hunter, *The Future of Our Past*, 30.

Kingsville Downtown Historic District, Kleberg County, Texas

Street.¹²⁵ In 1910, another bank—First State Bank of Kingsville (Resource No. 23) founded in 1909—joined the growing business district.¹²⁶ The bank first operated out of a tin building near the corner of Kleberg Avenue and 7th Street, but was relocated to 213 East Kleberg Avenue.¹²⁷ Also in 1910, Asa and Isaac Foster moved from Kentucky to Kingsville to open the Gulf Coast Machine and Supply Company in the 300 block of the south side of Kleberg Avenue. The mechanics' shop provided services to the railroad shops and featured heavy equipment that could thread the pipe being used in the artesian wells in the area.¹²⁸ These wells, first established by Robert Kleberg in 1899, were key to tapping the region's farming potential which influenced the influx of Midwesterners to the area.

The south side of Kleberg Avenue saw the construction of a new building by Charles Flato, Jr., in 1911 to house the Kingsville Lumber Company (Resource No. 22), which had been destroyed by fire.¹²⁹ Ever a "civic minded and active city father," Flato included an opera house and apartments rented by "railroad men" on the second floor of the Flato Building.¹³⁰ Through the 1910s, Kingsville businessmen sought to further diversify the area's economy and provide support for area farmers. In 1912, several Kingsville businessmen incorporated the Dairy Products Company to provide not only a steady source of income for farmers who were plagued by weather and fluctuating market prices as well but also a reliable source of dairy products for the community.¹³¹ The company picked up cream and milk from dairy farmers throughout the area to process and distribute Velvet Jersey Products at a plant located at 309 East Kleberg Avenue.¹³² Kleberg also sold King Ranch registered Jersey bulls at a discounted cost.¹³³ Parades of the Jersey cattle were often seen along Kleberg Avenue in the downtown area.¹³⁴

This collaboration between businessmen and farmers and ranchers, as well as the city's new status as the seat of the newly established Kleberg County, encouraged growth in Kingsville. In 1913, Benjamin O. Sims, real estate developer and agent responsible for promoting and selling Kingsville Town and Improvement Company lots, constructed a building to house his real estate company at the northeast corner of East Kleberg Avenue and North 7th Street (Resource No. 29). The building also housed a dry goods and hardware store on the first floor, and offices on the second floor, including that of the Bell Telephone Exchange system from August 1916 to April 1953.¹³⁵ The Sims Building also served as a meeting place for the county government until the Kleberg County Courthouse was completed.¹³⁶

In the 1910s, commercial development of Kingsville's downtown core was also influenced by the growing automobile industry. In 1910, Isaac Foster convinced his nephew, Henry T. Collins, to study mechanics and move to Kingsville to invest in the Gulf Coast Machine and Supply Company, resulting in Foster opening the first Ford dealership in Kleberg and Brooks Counties in 1914.¹³⁷

In addition to the larger business interests such as Robert J. Kleberg and Company and Ragland's as well as those housed in the Flato and Sims Buildings, the East Kleberg commercial node contained a variety of businesses, including banks, drug stores, groceries, variety stores, confectionaries, restaurants, tailors, a cobbler, a jeweler, barber shops, and

¹²⁵ *Kleberg County, Texas*, 187.

¹²⁶ *Ibid.*, 396.

¹²⁷ *Ibid.*

¹²⁸ *Kleberg County, Texas*, 276.

¹²⁹ Hunter and Hunter, *Historic Kingsville*, 19. During this period, Flato also served as vice president of the R. J. Kleberg and Company Bank (1912-1921) and was second vice president and manager of the John B. Ragland Mercantile Company.

¹³⁰ *Ibid.*, 20.

¹³¹ "Jersey Products Company to Hold Open House at New Plant Sunday," *Kingsville Record*, September 17, 1952: 1B; Evans, 115; Chiuminatto, 25.

¹³² The plant later relocated to East Lee Street in 1915. The site was occupied by Huppertz-Miller Flower Shop in 1913. "Jersey Products Open House," *Kingsville Record*, September 17, 1952: 11; *Corpus Christi Caller-Times*, April 27, 1952: 87.

¹³³ Allison, 98.

¹³⁴ *Kleberg County, Texas*, 62.

¹³⁵ *Ibid.*; Kingsville Railroad Museum exhibit text.

¹³⁶ Hunter and Hunter, *Historic Kingsville*, 34.

¹³⁷ Evans, 209; *Kleberg County, Texas*, 276.

Kingsville Downtown Historic District, Kleberg County, Texas

furniture stores, as evident on the 1915 Sanborn maps. The area also catered to the recreational needs of Kingsville residents, shoppers, and visitors with the Flato Opera house as well as a movie theater and bowling alley.

The hurricane of 1916 damaged many of the old building stock on East Kleberg Avenue but offered the opportunity for continued collaboration between businessmen to rebuild and to expand the commercial area. For example, when the Collins auto garage was destroyed, B. O. Sims built a new brick garage for him behind the Sims Building (Resource No. 30). The annex to the Sims Building was likely built at the same time (Resource No. 31). Kingsville's up-to-date business area and civic improvements were among the city's features that the Commercial Club highlighted in their bid to attract the South Texas State Normal School. From 1900–1922, the population of Texas increased by 53 percent; many new inhabitants included Spanish-speaking families who had fled from the Mexican Revolution to South Texas. The state was confronted with the lack of teachers to education Texans, particularly the large number of Mexican children, and the state's only normal school was located in Huntsville, about 300 miles northeast of Kingsville.¹³⁸ Although four normal schools were available by 1911, none were located in South Texas, and the Texas legislature introduced various bills to establish new normal schools in Texas. Those failed until 1917 when Representative W. E. Pope introduced House Bill No. 72 to establish a normal school in Corpus Christi. Leaders and citizens of other South Texas towns objected and began their own bids for the school.¹³⁹ Kingsville Publishing Company produced a brochure to promote Kingsville for the normal school's location in 1917. It featured a two-page list of the city's businesses and services—many of them located in the business corridor east of the railroad depot, and boasted, "Kingsville...indeed offers the conveniences, attractions, and benefits of a city of a much larger population."¹⁴⁰ The efforts of Kingsville leaders proved fruitful, and, in July 1917, the House Bill No. 72 locating board announced Kingsville's selection.¹⁴¹ In 1918, another disaster struck when a fire destroyed several businesses on the middle of the north side of the 200 block of Kleberg Avenue. They were rebuilt and replaced with a new restaurant, drug store, and meat market (Resource Nos. 11 and 12) and the C. P. House Building (Resource No. 13) which contained a variety of businesses over the years.

Kingsville's Second Boom Period and the Great Depression

The 1920s saw the positive impact of the oil industry on Kingsville's economy after several wells in the vicinity were brought in.¹⁴² In the fall of 1920, Kingsville businessmen formed the Kleberg County Commercial Club, a "million dollar building and loan association" to foster continued commercial development.¹⁴³ Although Kingsville's East Kleberg Avenue business corridor had not expanded physically by the early 1920s, the 1922 Sanborn map shows additions such as Collins's garage and auto shop as well as new types of enterprises such as Kington's photo studio at the southeast corner of East Kleberg Avenue and South 7th Street; new commercial buildings had also replaced older ones. Continued growth was little affected when, on January 1, 1925, the St. Louis, Brownsville & Mexico Railway became part of the Missouri Pacific Lines but continued to operate as an independent company.¹⁴⁴ With the opening of South Texas State Teachers College in June 1925, Kingsville continued to prosper as evidenced by the increased commercial development in the business district and construction of new brick buildings (Resource Nos. 18, 24, 31). The Commercial Club remained a strong promoter of Kingsville's business interests, so much so that the town depended on its guidance regarding street paving. A 1925 article from the *Kingsville Record* notes, "There has been little or no talk of street paving the past few days, a majority of people being content to leave preliminaries up to the Commercial Club at a meeting to be held the early part of next week."¹⁴⁵ The late 1920s saw new enterprises such as

¹³⁸ Hunter and Hunter, *Texas A&M University Kingsville*, 11-12.

¹³⁹ *Ibid.*, 21.

¹⁴⁰ *Kingsville Merits your Consideration*, n.p.

¹⁴¹ Hunter and Hunter, *Texas A&M University Kingsville*, 22.

¹⁴² Allison, 121; *Texas Trade Review and Industrial Record*, volume 25, various issues.

¹⁴³ The board of directors included Charles Flato, Jr., E. W. House, Benjamin O. Sims, Jr., Gus L. Kowalski, Marcus Phillips, H. C. Dennet, L. W. Edrington, and J. L. Lavalley. "New Organization," *Texas Trade Review and Industrial Record*, volume 25 (October 1, 1920): 4.

¹⁴⁴ Werner.

¹⁴⁵ *Kingsville Record*, July 1, 1925, 1.

Kingsville Downtown Historic District, Kleberg County, Texas

Harrell's Pharmacy (Resource No. 8) and those housed in the buildings built by brothers B. C. and Tom Brookshire and others in the 300 block of East Kleberg Avenue (Resource Nos. 33 and 36). The First National Bank of Kingsville opened in the Sims Buildings in 1926.¹⁴⁶ By the end of the decade, every lot on both sides of the 300 block of Kleberg Avenue was occupied by a variety of stores and a new movie theater. The East Kleberg business corridor even extended into the 400 block with a furniture store and auto sales company. Two months after the stock market crashed, on December 19, 1929, the J. C. Penney first came to Kingsville in a portion of the Sims Building.¹⁴⁷

In the early 1930s, Kingsville's economy was slowed with the onset of the Great Depression. In large part through the efforts of Richard Kleberg, an heir to the King Ranch, who represented Kingsville in Congress during the Great Depression, Kingsville received New Deal funding to erect a new post office (Resource No. 6) and beautification features such as street markers (Resource Nos. 3 and 39). The city was able to rebound, however, and several new buildings were constructed in the 300 block of East Kleberg Avenue (Resource Nos. 41, 44, and 45). Adding significantly to the business district and highlighting the downtown area's growing dependence on auto traffic was the new Gulf Coast Motor Company building in the 400 block of East Kleberg Avenue (Resource No. 50).

Kingsville's Third Boom Period

By the 1940s, the dominance of farming and ranching waned as the local economy became more diversified.¹⁴⁸ Other entities such as NAAS Kingsville and the Celanese Plant a few miles north of the city, helped to sustain Kingsville's economic growth by providing new business from their operations and their employees.¹⁴⁹ The downtown corridor remained prosperous, but few new buildings were constructed in the mid-1940s (including Resource Nos. 53, 55, and 43). In 1947, Robert J. Kleberg and Company sold out its banking interests to First National Bank of Kingsville. The institution moved into the old Kleberg Bank at the corner of Kleberg Avenue and 6th Street; J. C. Penney expanded into the space in the Sims Building vacated by First National Bank.¹⁵⁰

Commercial Stasis and Decline

At the beginning of the 1950s, the downtown business district expanded westward with new enterprises such as the C. R. Anthony Clothing Store (Resource No. 46) and Texas Theater (Resource No. 47). Mid-decade, two dry cleaners and a funeral home joined the downtown area (Resource Nos. 56, 58, and 59). Although lots were available on the western end of East Kleberg Avenue, Southwestern Bell Telephone Company built a new building on East King Avenue (Resource No. 48). Kingsville's commercial core enjoyed a period of commercial stasis where old and new businesses prospered in existing buildings with little new construction activity. Instead, many business owners expanded their buildings within their lots or underwent exterior or interior renovations, like Ragland's. Roy Elmore took advantage of the historic building stock located on East Kleberg Avenue. Having moved from a residential area into a downtown studio in July 1949, Elmore opened a second location of his business, Roy's Camera Nook, at 312 East Kleberg Avenue in 1953. He noted, "We had to be on the main street to attract customers..."¹⁵¹ Then, in 1955, Elmore combined the two businesses by relocating into the former Bill Simons Bowling Alley at 321 East Kleberg Avenue. The company moved again in 1959 when Elmore tore down the Sedwick Shoe Shop (old Strand Theater) and built a modern building at 217 East Kleberg Avenue (Resource No. 25).¹⁵²

By the 1960s, however, Kingsville was beginning to feel the effects of changes in overland shipping and transportation industries. The railroad trade was brought down by changes in the Missouri Pacific company and rapidly growing commercial trucking businesses that siphoned significant amounts of business from railroads. In addition, the

¹⁴⁶ Hunter and Hunter, *Historic Kingsville*, 34; *Kleberg County, Texas*, 411.

¹⁴⁷ Hunter and Hunter, *Historic Kingsville*, 35; *Kleberg County, Texas*, 199.

¹⁴⁸ HHM, *ICRMP*, 14.

¹⁴⁹ Chiuminatto, 39.

¹⁵⁰ Hunter and Hunter, *Historic Kingsville*, 35; Kleberg County Historical Commission, 411.

¹⁵¹ *Kleberg County, Texas*, 424.

¹⁵² *Ibid.*, 424-425.

Kingsville Downtown Historic District, Kleberg County, Texas

conversion to diesel fuel and the advent of diesel-electric fueled locomotives shut down Kingsville's railroad shops where steam-powered coaches, dining cars, and baggage cars had been built.¹⁵³ The staff of the Kingsville Division of Missouri Pacific Lines had been gradually moved to other offices starting in the late 1950s.¹⁵⁴ By 1964, the general headquarters building was vacant and demolished that year. After this time, few new businesses were built downtown. Most new construction on East Kleberg Avenue occurred east of 9th Street and included a bank and abstract company (Resource Nos. 51 and 52) or government-related buildings such as the National Guard Armory and courthouse maintenance building (Resource Nos. 57 and 63). On the other hand, some new enterprises replaced older businesses and buildings. The Kings Inn and Rialto Theater were demolished to make way for a modern home for Kingsville First National Bank, completed in 1970 (Resource No. 4).

Starting in the late 1960s and early 1970s, Kingsville's downtown core on East Kleberg Avenue suffered from economic decline caused by new malls and franchises operating elsewhere in the city.¹⁵⁵ With US 77 bypassing the city, the downtown core had less congregations of people doing business and fewer tourists. In 1995, a large H-E-B grocery store in the 400 block of East Kleberg Avenue (south side) displaced many historic businesses and buildings.¹⁵⁶ Although the King Ranch Saddle Shop (located in the former Ragland's Mercantile, Resource No. 21) and Harrell's Pharmacy (Resource Nos. 8, 9, and 10) remain as anchors in the historic downtown district, East Kleberg Avenue is otherwise characterized by vacant lots and buildings and a multitude of businesses that do not imbue the district with the vibrancy it once had. In 1982, one year after the establishment of Texas Historical Commission's Texas Main Street program, Kingsville became a "Main Street Community" in order to combat this declining trend.¹⁵⁷ The Main Street program seeks to promote economic development and social and cultural revitalization under the auspices of the City of Kingsville. Potential development includes the renovation and restoration of historic buildings and redesigning infrastructure to provide opportunities for increased tourism.¹⁵⁸ Recent work includes a 2016 feasibility study for the Texas Theater (Resource No. 47) prepared under the auspices of the Texas Historical Commission's Texas Square Initiative, an affiliate of the Main Street Program.¹⁵⁹

Criterion C: Architecture

The Kingsville Downtown Historic District conveys a sense of cohesiveness that makes it significant and distinct from its surroundings. Shared physical characteristics of the business core's architecture include brick and masonry buildings adjacent to the sidewalk with expansive storefront entries and windows, prominent signage, and canopies. The area of East Kleberg Avenue between 6th and 11th Streets retains its historic density unlike other major east-west thoroughfares in the downtown area, including King Avenue. Other areas within the original townsite where smaller groupings of commercial buildings did exist are now characterized by non-historic infill, vacant lots, and other types of development. The relative lack of new construction or retention of historic architectural features in the Kingsville Downtown Historic District conveys a sense of place when compared to other parts of the city. No other area of Kingsville contains such a rich and diverse grouping of historic commercial architecture.

The historic district features a grouping of historic buildings that reflect architectural trends and styles significant from around 1900 to the early 1970s. The western third of the district is characterized mostly by one- and two-part commercial blocks while the remainder of the district features free-standing commercial buildings and a wide variety of other institutional, governmental, and commercial forms. At the city's founding, Kingsville's location in relatively

¹⁵³ Evans, 72; Allison, 80-81.

¹⁵⁴ Allison, 116, 123-124.

¹⁵⁵ "John B. Ragland Mercantile Building," *Doorway Into the Past*, May 31, 2017, accessed September 25, 2017, <http://doorwayintothepast.blogspot.com/2017/05/john-b-ragland-mercantile-building.html>.

¹⁵⁶ Per Kleberg County Appraisal District.

¹⁵⁷ "A Texas 'Main Street' Community," accessed November 20, 2017, <http://kingsvilletexas.com/historic-downtown-district/>.

¹⁵⁸ Claudia Perez Rivas, "A new vision for downtown Kingsville," *Rio Grande Guardian*, March 3, 2017, accessed September 15, 2017, <http://riograndeguardian.com/a-new-vision-for-downtown-kingsville/>.

¹⁵⁹ Texas Historical Commission, "Featured Projects," accessed November 20, 2017, <http://www.thc.texas.gov/preserve/projects-and-programs/town-square-initiative/featured-projects>.

Kingsville Downtown Historic District, Kleberg County, Texas

remote and open rangelands meant that all building materials had to be imported on the new railroad.¹⁶⁰ Commercial buildings in the original business district west of the depot as well as a few located on East Kleberg Avenue were one- and two-story wood-frame buildings. The early years of the twentieth century, however, saw a shift from wood-frame to masonry party-wall buildings, especially after several devastating fires. As the city grew and the business district expanded on East Kleberg Avenue, brick and stone buildings became the norm. The density and variety of these types of construction and forms set East Kleberg Avenue east of the railroad tracks apart from the larger downtown area, as well as smaller business districts established in the Kingsville's Mexican American and African American neighborhoods, and the surrounding residential sections of the city. The physical characteristics of the buildings in the Kingsville Downtown Historic District follow statewide trends in commercial and governmental architecture. Some of the early brick buildings combined Classical, Mission and even Italianate architectural elements. Most of the buildings in the downtown core, however, are "simpler commercial vernacular with simple details, cornices and parapets, some light and some dark brick and some masonry covered with stucco."¹⁶¹ Later buildings reflect a variety of modern styles that were introduced in the 1920s and beyond.

Late-Nineteenth- and Early-Twentieth-Century Revivals

Mission Revival

A popular architectural expression during the early twentieth century was the Mission Revival style, which became popular in the American Southwest and reflected the region's Spanish heritage. Kingsville has several two-part commercial block buildings that exemplify this style. The former First State Bank of Kingsville (Resource No. 23) and the 1910 and 1911 stores later occupied by Harrel's Pharmacy at 208 East Kleberg Avenue (Resource Nos. 9 and 10) all feature a curved gable parapet. As typical in urban Texas settings, the Mission Revival façades on these buildings were brick, not stucco. Resource Nos. 10 and 23 also have arched openings (some of which are infilled) commonly seen in this style of building. At the First State Bank Building, the original stone façade with the gabled parapet, denticulated cornice, and Meso-American inspired rustication do not survive, but the overall design intent of the building is still apparent. These buildings are all exemplary of the Mission Revival style in an early-twentieth-century urban Texas environment.

Spanish Colonial Revival

The Spanish Colonial Revival was the most significant mode of regional eclectic architectural design in Texas in the first decades of the twentieth century.¹⁶² In Kingsville, several buildings include varying characteristics of the style. Built using the St. Louis, Brownsville & Mexico Railway Company's standard plan for passenger depots, the Kingsville Depot (Resource No. 2) is an eclectic interpretation of Spanish Colonial Revival seen throughout Texas.¹⁶³ The depot was built of local adobe brick by the Hubbard and Shaw Construction Company of which James Nathaniel Shaw was co-owner.¹⁶⁴ As the Brownsville depot and others on the original St. Louis, Brownsville & Mexico Railway in South Texas are not extant, the Kingsville Depot remains an excellent example of railroad architecture incorporating decorative details borrowed from Spanish architecture such as S-shaped Spanish tiles.¹⁶⁵ The building is also distinguished by a wide, overhanging roof supported by brackets and prominent entry porch. This building, a listed Recorded Texas Historic Landmark (RTHL), is an excellent example of Spanish Colonial Revival architecture.

Kingsville's commercial buildings with Spanish Colonial stylistic influences are less eclectic than the depot and are good examples of the use of Spanish Colonial influence after World War I in a small Texas town. The Toner Building (Resource No. 26) features a straightforward canopy clad with C-shaped terracotta tiles. The former Rex Theater

¹⁶⁰ Martin, 5.

¹⁶¹ Ibid., 31.

¹⁶² Ibid., 168.

¹⁶³ Martin, 20.

¹⁶⁴ Evans, 22, 27.

¹⁶⁵ The St. Louis, Brownsville, and Mexico Depot in Bay City is extant and has been restored.

Kingsville Downtown Historic District, Kleberg County, Texas

(Resource No. 15) on the other hand, features its Spanish Colonial character-defining features at the second story and parapet with the modified Spanish twin-towered façade seen on Spanish churches.¹⁶⁶ Kingsville's Rex Theater is a good example of a modest adaptation of a Spanish Colonial church in Texas.¹⁶⁷ The one-part commercial block building at 119–123 North 7th Street (Resource No. 20) also features simplified elements of this design style in the terracotta roof tiles and ceramic tile inset above the doorways and window lintels.

Classical Revival

In contrast to the Victorian-era modes of architectural design or architectural styles based in Texas' Spanish Colonial past, and influenced by the resurgence of classicism in the Eastern United States following the World's Columbian Exposition of 1893, Texas cities also saw an increase of architectural forms based in Classicism.¹⁶⁸ In Kingsville, various commercial enterprises and government buildings used this form.

The Kleberg Bank building at the northeast corner of East Kleberg Avenue and North 6th Street was the first brick building built on East Kleberg Avenue. When that building burned in 1909, its replacement (later the Robert J. Kleberg Company bank building) in the Classical Revival style was the first high-style commercial design in the downtown historic district (Resource No. 7). The building's classically influenced features include the large brackets at the roof line and denticulated brick course at the sills of the second-floor windows. The building also has some Prairie style-influenced details such as stone elements inserted into the otherwise brick façade. The original primary corner entry is now infilled.

The Benjamin O. Sims Building (Resource No. 29) and Sims Building annex (Resource No. 31) are simple commercial iterations of neoclassical design with symmetrical brick façades featuring prominent store windows and doorways at ground level and paired windows at the second level. The stone belt course unifying the façades of the buildings, roof cornice, and window lintels and sills provide a picturesque contrast in materials but retain the conservative detailing of academic eclecticism.

The Kleberg County Courthouse (Resource No. 62, NRHP-listed), in its overall form, is more typical of academic classicism used in public buildings.¹⁶⁹ Work in this style was characteristic of the courthouse's architect, Atlee Bernard Ayres (1873–1969). The building is an exemplary example of Ayres's output and of a progressive interpretation of Classical Revival architectural design.

Late-Nineteenth- and Early-Twentieth-Century American Movements

Prairie School

Brought to Texas by followers of Frank Lloyd Wright as well as through the knowledge and study of Wright's and Louis Sullivan's work, the Prairie style enjoyed popularity throughout Texas before World War I.¹⁷⁰ In retail and office building form, the style was also dubbed "Plains Commercial" and featured flat façades with a minimal amount of projecting ornament. Ornamentation could be achieved, however, through the layout of brick (and other materials) in various geometric patterns, by inserting cast stone into the brick, or by incorporating "decorated bricks laid to distinguish string courses, window corners, and cornices."¹⁷¹ The Kingsville Downtown Historic District has more Prairie School-influenced buildings than any other style. The Flato Building (Resource No. 22) is the oldest example of Prairie School-influenced architecture in the district. Other one- and two-part commercial block buildings feature:

- contrasting materials and colors (Resource No. 13),
- stepped roof parapets (Resource Nos. 14, 33 and 34),

¹⁶⁶ Henry, 187.

¹⁶⁷ Ibid.

¹⁶⁸ Ibid., 74.

¹⁶⁹ Ibid., 113.

¹⁷⁰ Henry, 7.

¹⁷¹ Hunter and Hunter, *The Future of Our Past*, 18.

Kingsville Downtown Historic District, Kleberg County, Texas

- stepped or denticulated brick patterning at the roof line (Resource Nos. 11 and 13),
- inset panels centered in the façade or at the roofline (Resource No. 32, 33, and 34), or
- varied geometric brick patterning (Resource Nos. 8, 33, and 34)

Historically these buildings housed a variety of retail establishments. Typical features of the buildings include large storefront windows and glazed entries, transom windows, and canopies. The fenestration on some of the buildings has been replaced or infilled, and the exterior materials have been altered at the ground level. Overall, however, the buildings retain their integrity and are excellent commercial examples of Prairie style architecture.

Modern Movement

After World War I, architects and builders designed and erected buildings with a variety of modernistic and modern architectural stylistic influences in the Kingsville Downtown Historic District. These buildings were part of a nationwide trend to make Modernism more palatable to American consumers and to enhance the stature of downtown districts.

Art Deco

Although the Art Deco style was typically used for commercial buildings in more urban American cities, Kingsville's businessmen and buildings showed off their prosperity by using elements of that style in buildings in the business district.¹⁷²

Kingsville also has exemplary Art Deco public architecture. One example characteristic of the work produced by the Public Works Administration is evident at the US Post Office built with New Deal funds in 1935 (Resource No. 6). The building features a combination of geometric, classical, and symbolic elements including a stepped parapet, concentric entrance steps, and *fleur-de-lis* medallions above the windows. The Bell Telephone Company building on East King Avenue (Resource No. 48) is another Art Deco example in the historic district. The door surround retains Art Deco design elements, but, overall the building prefigures a simplification of architectural features seen in Streamline Moderne design, such as the band coursing around the windows and rounded portico roof.

The Gulf Coast Motor Company (Resource No. 50) is an example of Art Deco design that architectural historian Jay C. Henry refers to as a Zig-Zag Modernistic mode of design. In the 1930s, automobile dealerships, prominently located on commercial strips and accessible to private vehicles, began to adopt the modernistic and streamlined idioms associated with vehicular design and travel.¹⁷³ An excellent example of such design, the façade of the Gulf Coast Motor Company building features a large stepped parapet and flat banding. The overall massing of the building with separate sections for the sales and showroom, repair shops, and offices was well-suited to this design aesthetic.¹⁷⁴

Streamline Moderne

In addition to auto-related businesses, enterprises that offered modern amenities or services and sold modern or industrial goods were among those to integrate Streamline Moderne stylistic features into their architectural design. Although the Streamline Moderne style gained prominence in commercial architecture in the late 1930s, Kingsville has several of these building types that were included downtown at mid-century. They signified a modern commercial district to continue to attract clientele. Kingsville's early examples were one-part commercial blocks with modern industrial exterior materials (Resource No. 45) or otherwise unadorned façades (Resource No. 46, 53).

The Texas Theater, built in 1950, is typical of the modern appearance that theaters promoted from the 1930s through the 1950s (Resource No. 47). The building exhibits various features of the Streamline Moderne style including

¹⁷² Hunter and Hunter, *The Future of Our Past*, 19.

¹⁷³ *Ibid.*, 237.

¹⁷⁴ *Ibid.*

Kingsville Downtown Historic District, Kleberg County, Texas

asymmetrical massing, a corner entrance highlighted by a streamlined marquee, and large windows recessed into the brick façade. The large vertical neon sign with stylized lettering served as a way marker and advertisement.

Dry cleaners were also among the types of businesses that “exploited the Streamlined look.”¹⁷⁵ Kingsville Laundry and Cleaners at the corner of East Kleberg and South 10th Street (Resource No. 56) also boasts a corner entrance protected by a streamlined canopy as well as a stepped parapet. More modest office buildings also adapted the design. The building that currently houses the Kleberg Appraisal District (Resource No. 51) features a simplified façade with rounded corners. The slender columns at the perimeter of the cantilevered roofline and deep plinth bases prefigure modern stylistic movements realized in Kingsville in the late 1960s and beyond.

Mid-Century Modern

The Kingsville Downtown Historic District contains a unique example of Modern architecture in the historic Cage-Piper Funeral home building at 601 East Kleberg Avenue (Resource No. 58). Buildings specifically built to serve as funeral homes emerged as a new building type after World War II. American funeral directors shifted from funeral parlors housed in domestic buildings in residential neighborhoods to purpose-built edifices increasingly located in commercial areas.¹⁷⁶ New funeral homes became more innovative and minimalist, often adapting modern styles.¹⁷⁷ In Kingsville, the Cage-Piper Funeral Home reflects this trend; the design is a unique Modern building with asymmetrical massing and projecting pilasters at the front façade. The recessed entry was masked by a pierced concrete block wall and a decorative concrete block screen included in the landscaping at the front facade. The building is significant as an example of Modern architecture in the historic district.

International Style and New Formalism

In the late 1960s, architecture in Kingsville’s business district reflected the dominant trends in modern architecture throughout the state and nation. The Kingsville First Savings and Loan Association building (Resource No. 52) is a simplified version of International-style modernism with its horizontal massing, long banks of windows (many which have been infilled), and projecting flat roof supported by thin metal columns. On the other hand, the district also features elements of New Formalism architecture, which sought to move away from International style-modernism and its conformity. New Formalism, popularized in Texas by architect Edward Durrell Stone, was characterized by classical architectural features, smooth wall surfaces, and patterned grills. The style was commonly used for cultural, institutional, and civic buildings. In Kingsville, the National Guard Armory (Resource No. 57) and Kleberg County Maintenance Building (Resource No. 63) possess some New Formalism characteristics, although both buildings are relatively similar to the majority of buildings in the historic district in form and use of brick as the primary material. The armory building features a portico of slender squared columns that were hallmarks of the style. The maintenance building has a wall of pierced concrete blocks (or *brise soleil*) at the south façade on an otherwise plain commercial box form.

New Formalism was used to instill commercial buildings with expressivism and symbolism in an attempt to rebrand corporate America. As such, the style was appropriate for the Kleberg First National Bank (Resource No. 4, 100 North 6th Street, contributing) to reimagine itself after the company was reorganized. Characteristic of New Formalism design, the bank building is raised on a plinth to achieve a monumental presence. In New Formalism’s aim to modernize classicism, the bank has a series of arches and columns extending almost to the roof around its perimeter. The Kleberg First National Bank is the most high-style example of New Formalism design in the historic district; however, the building is not of historic age (built 1970) and falls outside of the period of significance.

¹⁷⁵ Henry, 239.

¹⁷⁶ Lydia Maurice Brandt, *First in the Homes of His Countrymen: George Washington’s Mount Vernon in the American Imagination* (Charlottesville: University of Virginia Press, 2016).

¹⁷⁷ Dean George Lampros, *Like a real home: the residential funeral home and America’s changing vernacular landscape, 1910-1960*, Ph.D. dissertation (Boston: Boston University, 2013), 448.

Kingsville Downtown Historic District, Kleberg County, Texas

Noted Architects and Builders

Architects and builders significant to the Kingsville Downtown Historic District are listed below in alphabetical order.

Atlee Bernard Ayres (1873–1969)

Atlee B. Ayres was well-established by the time he designed the Kleberg County Courthouse in the 1910s. The Ohio native's family moved to Texas during his childhood.¹⁷⁸ After studying at the Metropolitan School of Architecture as a student of Beaux Arts-trained architect Williams Robert Ware, Ayres returned to San Antonio and worked for several architects. He then practiced architecture in Mexico until 1900. From 1900 to 1905, he partnered with architect Charles A. Coughlin in San Antonio. For the next two decades, Ayres practiced independently throughout Texas.¹⁷⁹

During this time, Ayres designed the courthouses in five counties in South Texas – Hidalgo, Wells, Cameron, Kleberg, and Refugio. After drafting three designs for Kleberg County Courthouse, Ayres ultimately blended Neoclassical forms with ornament influenced by the Prairie School and Louis Sullivan.¹⁸⁰ On the one hand, the porch with *in antis* columns and a cast-terracotta central cartouche distinguish it from other Ayres courthouses in South Texas such as those at Alice and Brownsville.¹⁸¹ On the other hand, however, the use of terracotta was a small nod to the Prairie style, since terracotta was the preferred medium of Prairie style architect Louis Sullivan.¹⁸² The Kleberg County Courthouse is representative of a point in Ayres's career when he was influenced by a more progressive architectural design stemming from the Chicago School of Architecture.¹⁸³

Jack Corgan (1911–2000)

Jack M. Corgan was born in Hugo, Oklahoma, on October 15, 1911. After graduating from Oklahoma State University in 1935, he moved to Dallas, Texas.¹⁸⁴ Corgan was one of the first 10 architects to pass Texas's newly initiated licensing test.¹⁸⁵ In 1938, he and William J. Moore founded Corgan & Moore.¹⁸⁶ The architectural firm had success designing hotels along Route 66 as well as movie and drive-in theaters throughout Texas, Oklahoma, and the Southwest.¹⁸⁷ Corgan & Moore closed during World War II during which time Corgan served as a flight instructor for the Army Air Corps.

In 1945, Corgan established Jack Corgan & Associates and continued to design movie theaters in his identifiable Modern style across the state.¹⁸⁸ Among these was Kingsville's Texas Theater (Resource No. 47), a rendering of which was published in the July 2, 1949 issue of *Boxoffice* magazine.¹⁸⁹ In the 1950s and 1960s, the Texas Theater was "the place to be in Kingsville."¹⁹⁰ According to the *Cinema Treasures* website, Corgan designed 68 theaters in Texas, 23 of

¹⁷⁸ *Handbook of Texas Online*, "Ayres, Atlee Bernard," accessed November 7, 2017,

<http://www.tshaonline.org/handbook/online/articles/fay03>, uploaded on June 9, 2010, published by TSHA.

¹⁷⁹ "Ayres, Atlee Bernard"; Killis P. Almond, "Kleberg County Courthouse," National Register of Historic Places Nomination Form, September 2009, 8-19.

¹⁸⁰ Almond, 8-9.

¹⁸¹ Henry, 63.

¹⁸² *Ibid.*, 62-63.

¹⁸³ Almond, 8-9.

¹⁸⁴ OkieModSquad, "Corgan, Jack," accessed February 14, 2018, <http://okcmo.com/firms/corgan-jack/>.

¹⁸⁵ Corgan, "Foundation," accessed February 14, 2018, <http://www.corgan.com/about-corgan/history/>.

¹⁸⁶ *Ibid.*

¹⁸⁷ Steve Brown, "Dallas' Corgan builds business with diverse practice and long-term relationships," *Dallas News*, May 2014, accessed February 14, 2018, <https://www.dallasnews.com/business/real-estate/2014/05/08/dallas-corgan-builds-business-with-diverse-practice-and-long-term-relationships>; Christine Perez, "Corgan Turns 75," *D Magazine*, April 2013, accessed February 14, 2018, <https://www.dmagazine.com/publications/d-ceo/2013/april/corgan-75th-anniversary/>; OkieModSquad, "Corgan, Jack."

¹⁸⁸ Texas Historical Commission, *Texas Theater Feasibility Study*, August 2016, 9.

¹⁸⁹ Cinema Treasures, "Texas Theater," accessed February 14, 2018, <http://cinematreasures.org/theaters/14680>.

¹⁹⁰ Cynthia Martin, "Texas Theater, Kingsville," *Main Street Matters* (November 2014): 2.

Kingsville Downtown Historic District, Kleberg County, Texas

which have been demolished.¹⁹¹ After the completion of the Texas Theater, Corgan went on to design numerous buildings including the terminal and the Braniff Operations & Maintenance building at Dallas Love Field Terminal in 1958.¹⁹² The terminal features the first commercial use of the moving walkway in an airport.¹⁹³ Corgan & Associates was renamed Corgan in the 1970s. Jack M. Corgan died in 2000. His legacy firm remains in business in Dallas.

Jules Carl Leffland (1854–1924)

After John B. Ragland's death, the men who assumed control over his mercantile company hired architect Jules Carl Leffland of Victoria, Texas, to design a new two-story brick building at the southeast corner of East Kleberg Avenue and North 6th Street (Resource No. 21). Leffland was born in Usserod, Denmark, in 1854. After training at the Institute of Technology in Copenhagen, he worked for a Copenhagen architect before starting his own firm in the early 1880s. Leffland emigrated to the United States in 1886, coming to settle in Victoria via New York.¹⁹⁴ At the height of his career in the 1880s and 1890s, Leffland ran a well-known regional practice, designing commercial, residential, and institutional buildings throughout Texas. He worked in a variety of styles that were popular at the turn of the century, with the Neoclassical Revival style being his most successful and personal favorite.

At the Ragland building in Kingsville, Leffland's design exhibited various architectural styles popular at the turn of the century, but also featured prominent Italianate detailing such as the brackets and denticulated cornice at the crenellated roofline.¹⁹⁵ The building combined Victorian decorative details like the contrasting colors and materials and corner roof cupola with features of modern retail design such as large store windows with transoms.¹⁹⁶ At its completion, Ragland's became one of at least 80 structures designed by Leffland in South Texas that were a testament to the region's growth and prosperity.¹⁹⁷

James Nathaniel Shaw (1840–1933)

James Nathaniel Shaw was a native of Mississippi and a Confederate veteran who settled in Missouri after the Civil War, where he worked as a builder and contractor.¹⁹⁸ In 1900, he undertook a contract to build railroad depots, wooden water tanks, and section houses throughout Texas and Oklahoma.¹⁹⁹ At an unknown date, after Shaw moved to Texas, where railroad construction was booming, he became the co-owner/co-founder of Hubbard and Shaw Construction Company. Railroad builders the Johnston Brothers contracted a company named McCabe and Steen to lay the steel and various structures for the St. Louis, Brownsville & Mexico Railway. McCabe and Steen, in turn, subcontracted Hubbard and Shaw Construction Company to build the depots, freight houses, tanks and other buildings on the St. Louis, Brownsville & Mexico route from Houston to Brownsville.²⁰⁰

¹⁹¹ Cinema Treasures, "Movie Theaters Designed by Jack Corgan," accessed February 14, 2018, <http://cinematreasures.org/architects/562?status=all&sort=screens&order=asc>.

¹⁹² Corgan, "Foundation;" Steve Brown, "Dallas' Corgan."

¹⁹³ Corgan, "Foundation."

¹⁹⁴ Hardy·Heck·Moore, Inc., "The Historic Resources of Victoria, Texas," Multiple Property Nomination Form, prepared for Victoria Preservation, Inc., June 1985, 7-16, 8-14.

¹⁹⁵ "John B. Ragland Mercantile Building. "

¹⁹⁶ Martin, 34.

¹⁹⁷ Ibid., 24; Anne Alcorn, "Leffland, Jules Carl," *Handbook of Texas Online*, accessed November 13, 2017, <http://www.tshaonline.org/handbook/online/articles/le55>, uploaded on June 15, 2010, published by TSHA.

¹⁹⁸ Evans, 21.

¹⁹⁹ Ibid., 22.

²⁰⁰ Harding, 37; Evans, 22.

Kingsville Downtown Historic District, Kleberg County, Texas

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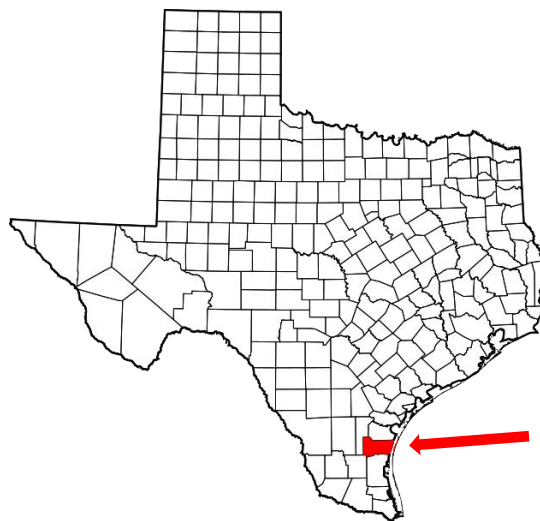
Kingsville Downtown Historic District, Kleberg County, Texas

10. Geographical Data

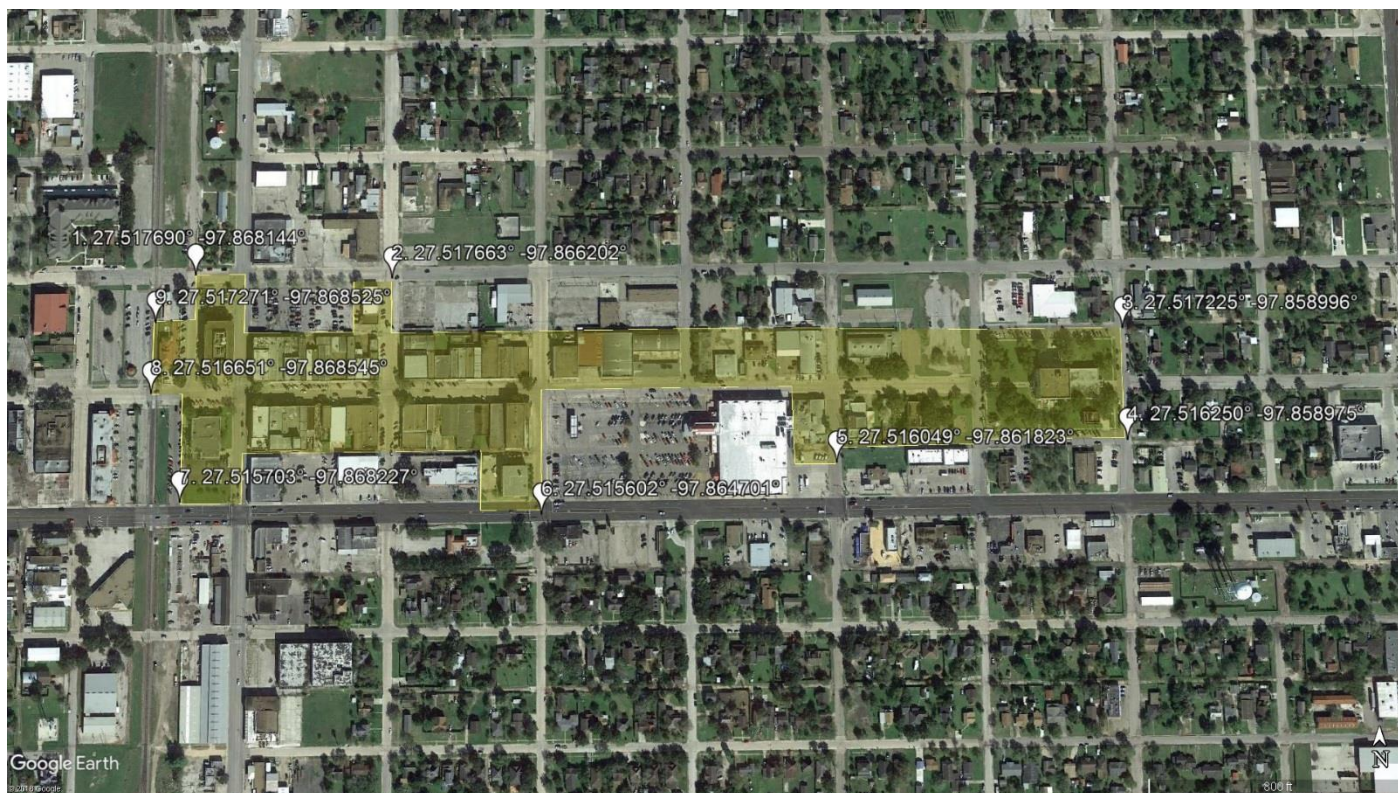
Latitude/Longitude Coordinates

Datum if other than WGS84: NA

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2. 27.517663° -97.866202°
3. 27.517225° -97.858996°
4. 27.516250° -97.858975°
5. 27.516049° -97.861823°
6. 27.515602° -97.864701°
7. 27.515703° -97.868227°
8. 27.516651° -97.868545°
9. 27.517271° -97.868525°



Source: Google Earth, accessed March 12, 2018

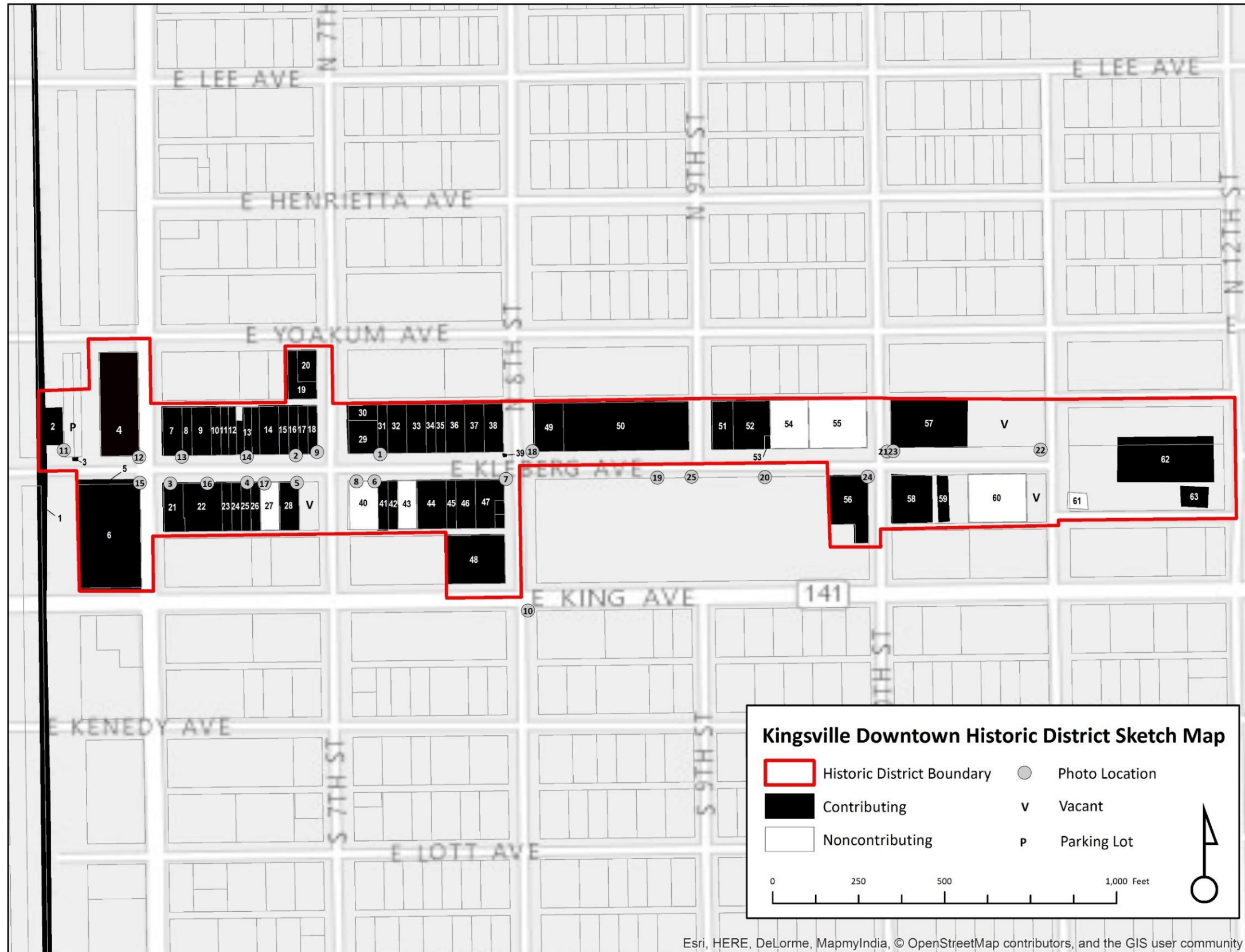


Kingsville Downtown Historic District, Kleberg County, Texas

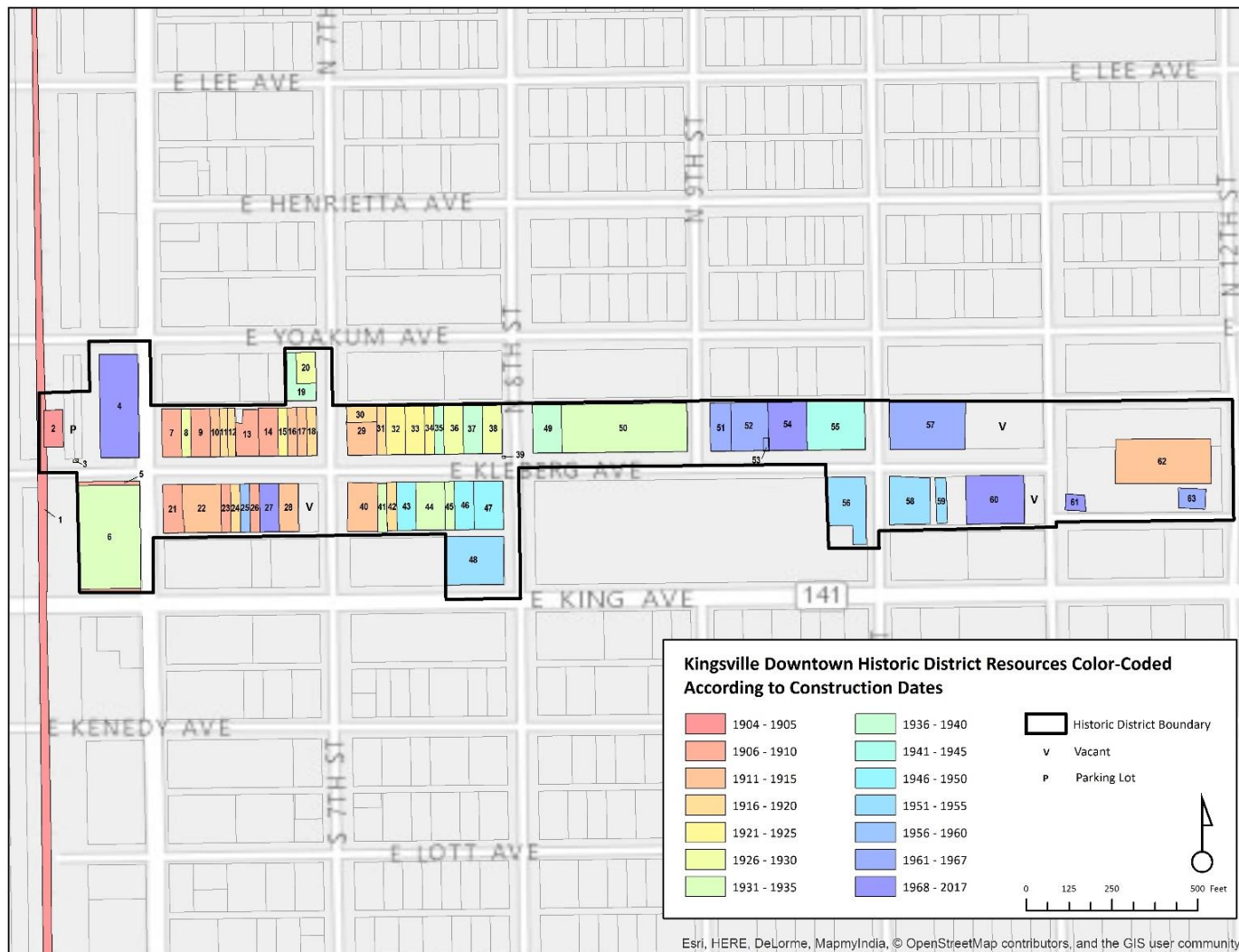
Verbal Boundary Description: Starting at the intersection of East Yoakum Avenue and Private First Class Daniel Alarcon Street, the northern boundary extends for one block along East Yoakum Avenue to North 6th Street and then turns southward to the rear property line of the resources fronting the south side of BLOCK 43. From this point, the northern boundary runs eastward to the rear property line of ORIG TOWN, BLOCK 43, LOT 14, S50' 15, 16 and then northward to East Yoakum Avenue to include the property ORIG TOWN, BLOCK 43, LOT 17. The northern boundary then stretches to the south to the rear property line of the buildings on the south side of BLOCK 42. The northern boundary proceeds from this point to the east until it reaches the intersection of Private Pedro T. Soto Street and North 12th Street. From here, the eastern boundary follows North 12th Street southward to Veteran Memorial Street. The southern boundary then runs west along Veteran Memorial Street and continues westward along the rear property lines of the resources on the north side of BLOCK 17 and the property at ORIG TOWN, BLOCK 53, LOT 13-16, N 35' 17, N35' E10' 18. The southern boundary runs north back to East Kleberg Avenue and then west to South 8th Street, at which point it turns to the south until it reaches East King Avenue. The southern boundary then extends to the west along East King Avenue and then north along the west property line ORIG TOWN, BLOCK 51, LOT 17-22 until it reaches the alleyway. The southern boundary follows the rear property line of the resources on the south side of East Kleberg Avenue through BLOCKS 51 and 50. At South 6th Street, the southern boundary stretches south to East King Avenue and then west along East King Avenue to the driveway on the west side of PARK, BLOCK CAESAR PARK, LOT ALL, (US POST OFFICE). The boundary then runs north along the driveway back to East Kleberg Avenue and then to the west until it reaches the west side of the Union Pacific Railroad. The western boundary follows the western side of the railroad tracks until it meets the point of origin.

Boundary Justification: The boundaries of the Kingsville Downtown Historic District contain the largest intact concentration of historic resources that represent the founding, growth, and development of Kingsville. Significant resources include the Union Pacific (formerly the St. Louis, Brownsville & Mexico) railroad tracks, significant historic buildings along East Kleberg Avenue, the Kleberg County Courthouse, and a few early- and mid-twentieth-century commercial buildings on North 7th Street and East King Avenue. Resources adjacent to, but not within, the boundaries of the district are largely residential buildings and differ in their significance from the commercial resources comprising the district. The nearby historic commercial buildings excluded from the district have undergone extensive alterations and no longer possess sufficient integrity to convey their significance.

Kingsville Downtown Historic District, Kleberg County, Texas

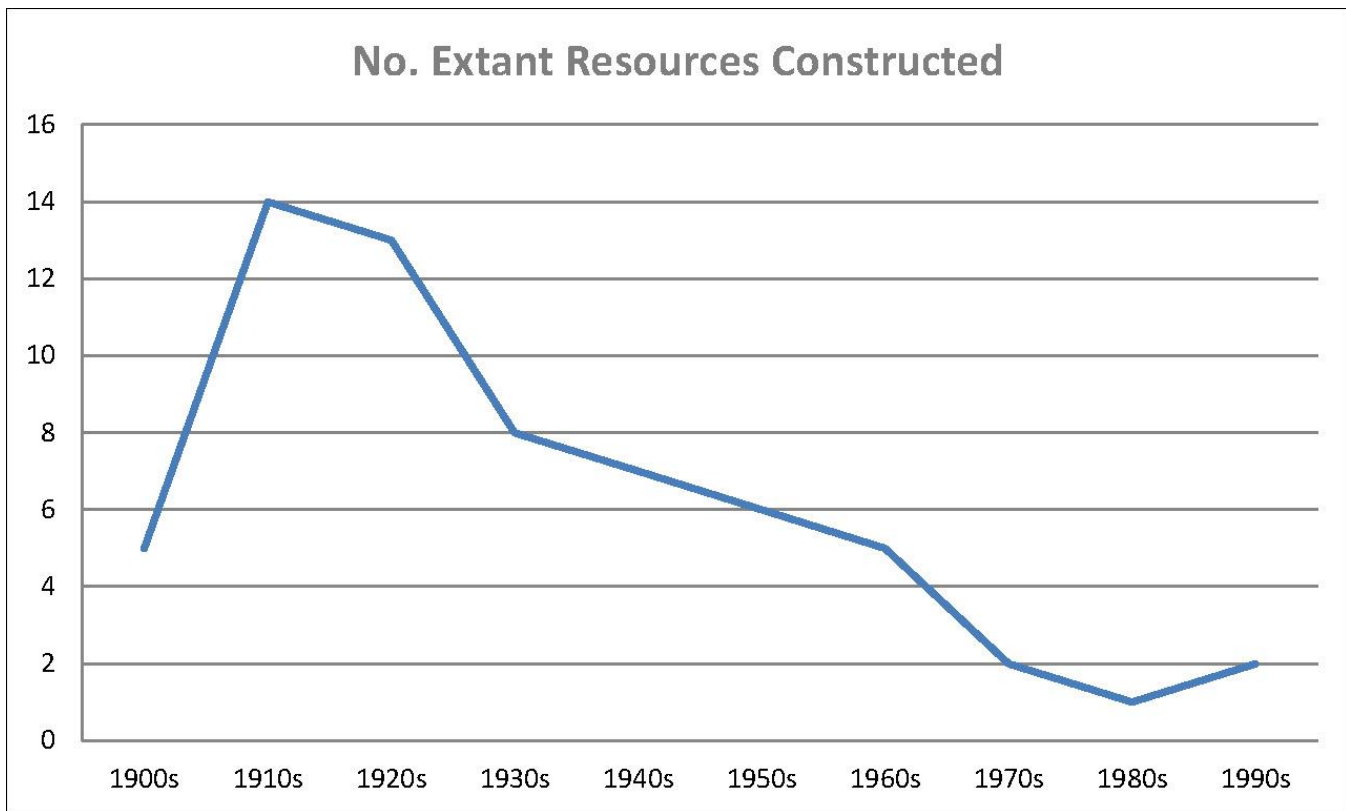


Kingsville Downtown Historic District, Kleberg County, Texas



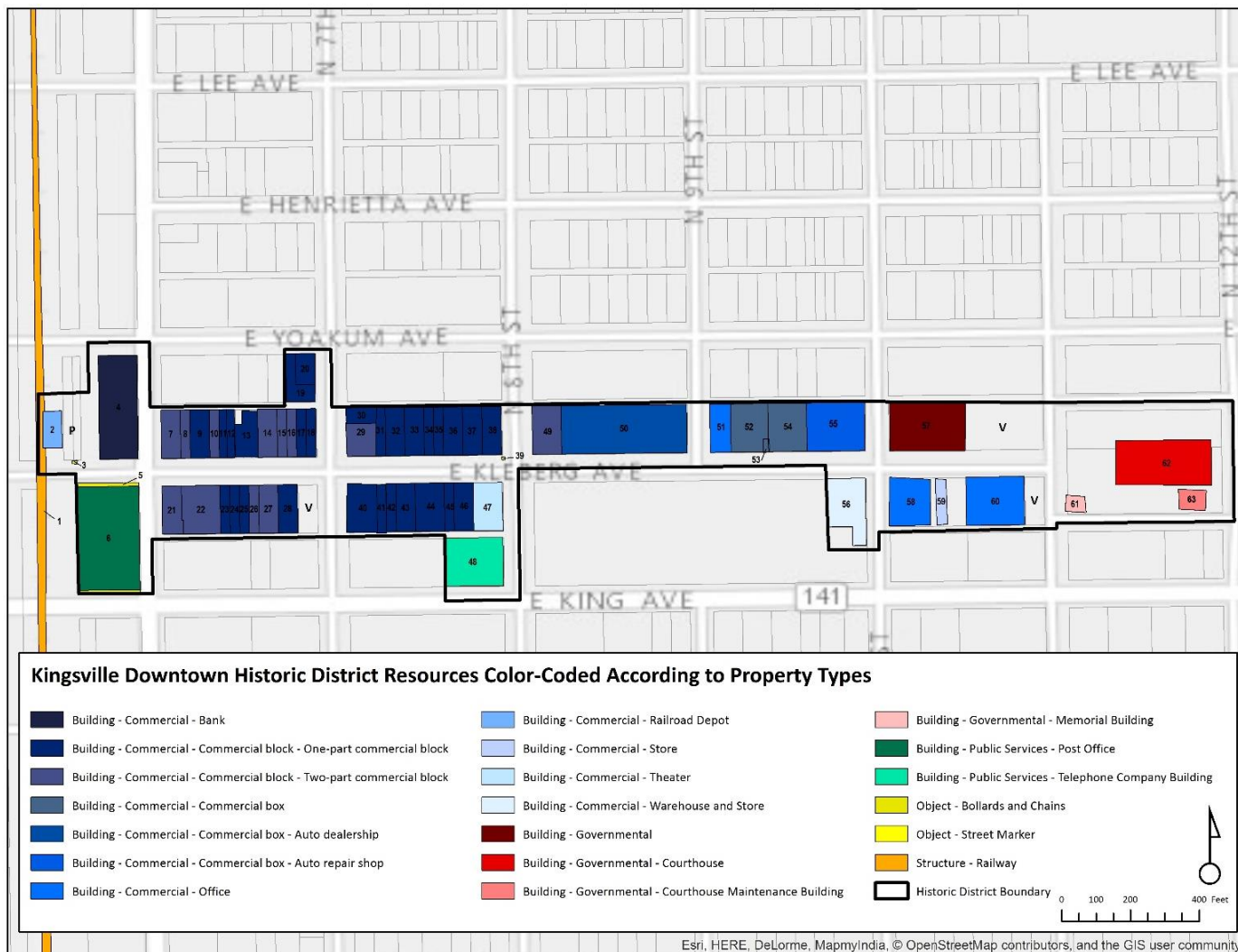
Map showing extant resources within the Kingsville Downtown Historic District, color-coded by date of construction. Source: HHM.

Kingsville Downtown Historic District, Kleberg County, Texas



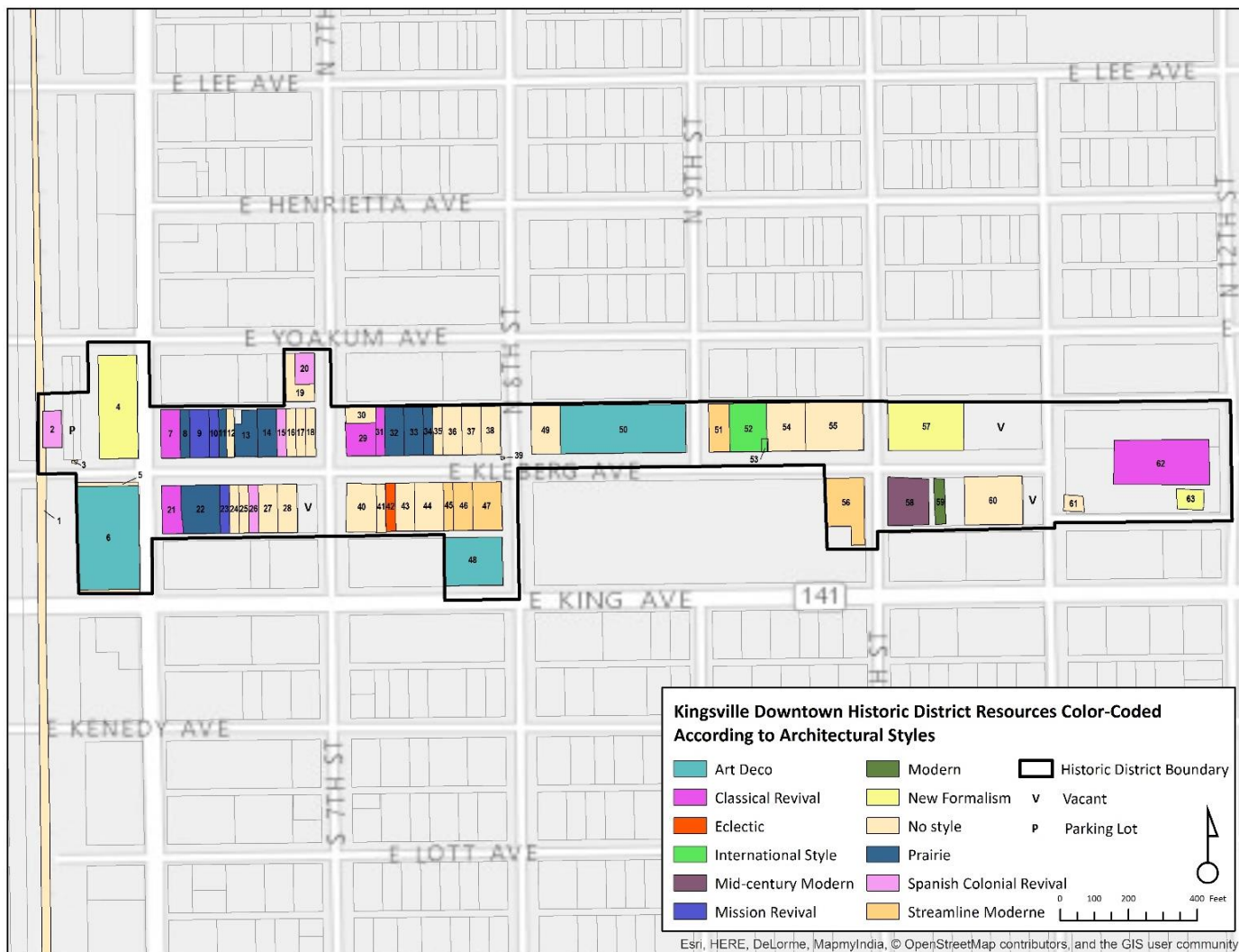
Graph showing the pace of construction of extant resources in the Kingsville Downtown Historic District. Source: HHM.

Kingsville Downtown Historic District, Kleberg County, Texas



Map showing extant resources within the Kingsville Downtown Historic District, color-coded by property type.
 Source: HHM.

Kingsville Downtown Historic District, Kleberg County, Texas

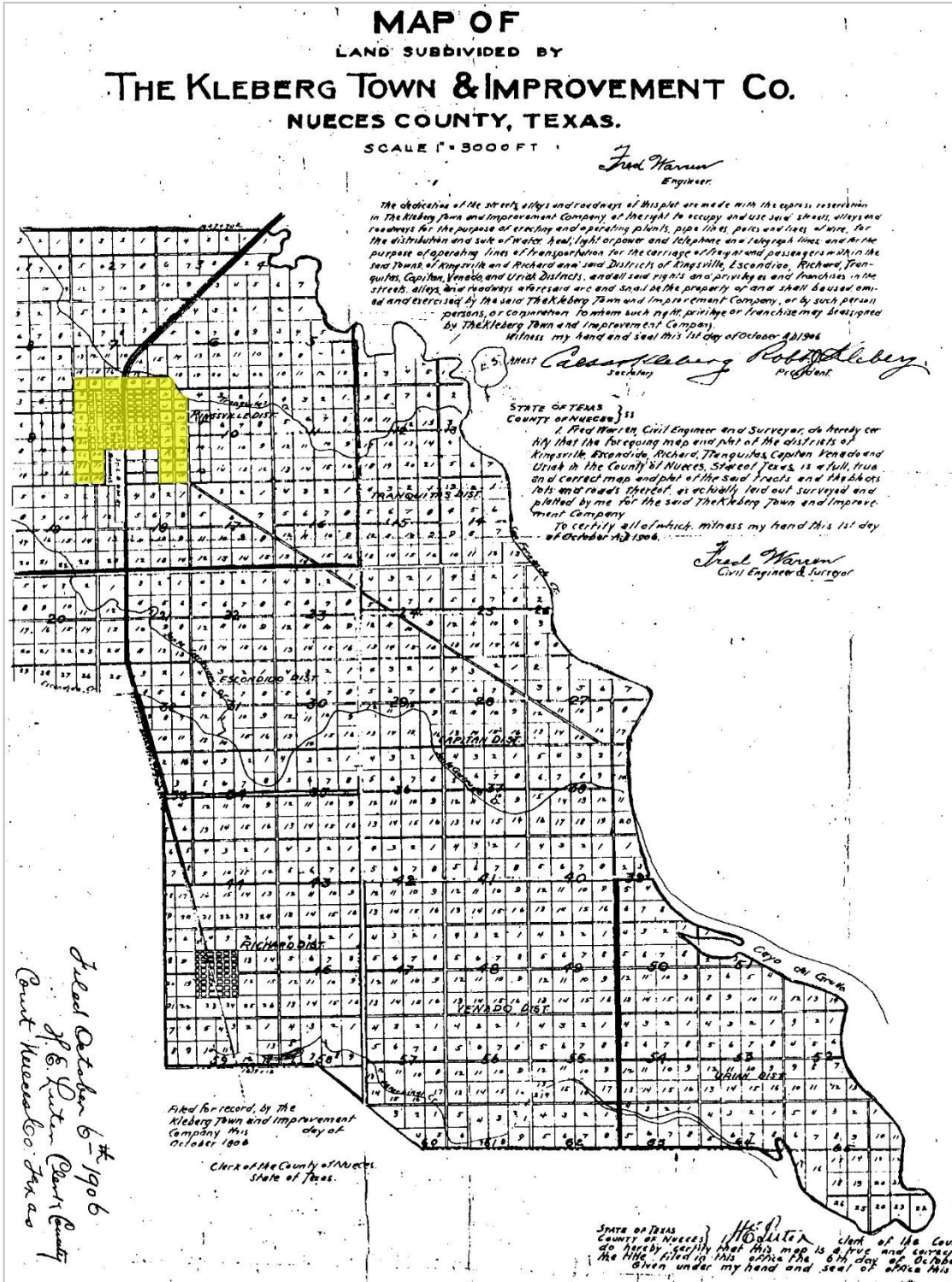


Map showing extant resources within the Kingsville Downtown Historic District, color-coded by architectural style. Source: HHM.

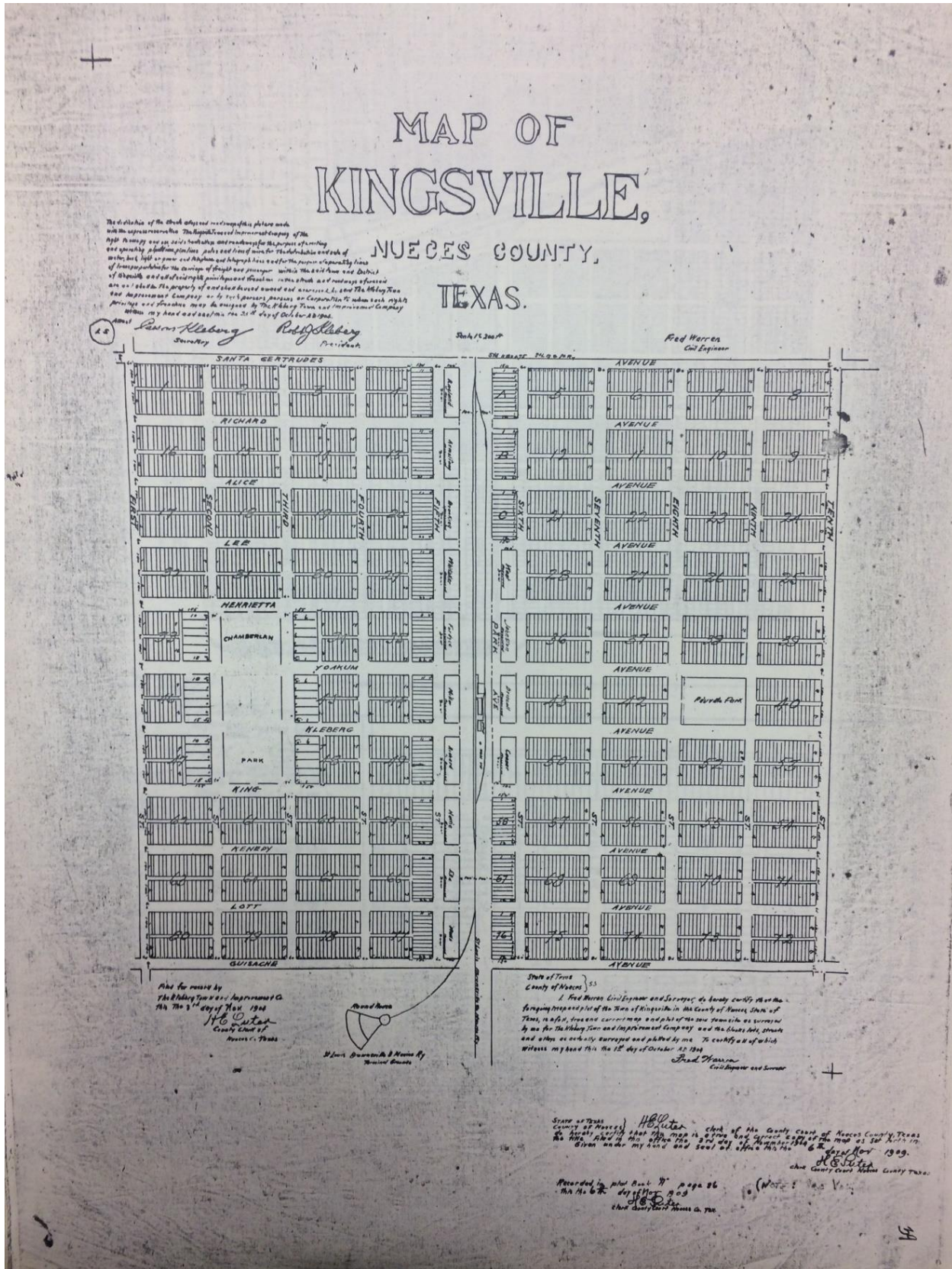
Kingsville Downtown Historic District, Kleberg County, Texas

Section 8 Figures

Map of Land Subdivided by The Kleberg Town & Improvement Co., Nueces County, Texas, 1906. The highlighted area shows the acreage platted for the original Kingsville townsite. Source: Kleberg County Clerk.



Kingsville Downtown Historic District, Kleberg County, Texas



John Warren's plat of the Kingsville townsite. 1904. Source: Kleberg County Clerk.

Kingsville Downtown Historic District, Kleberg County, Texas



Aerial view of Kingsville's early business district around 1905. Source: Kingsville, crediting South Texas Archives, Texas A&M University-Kingsville.

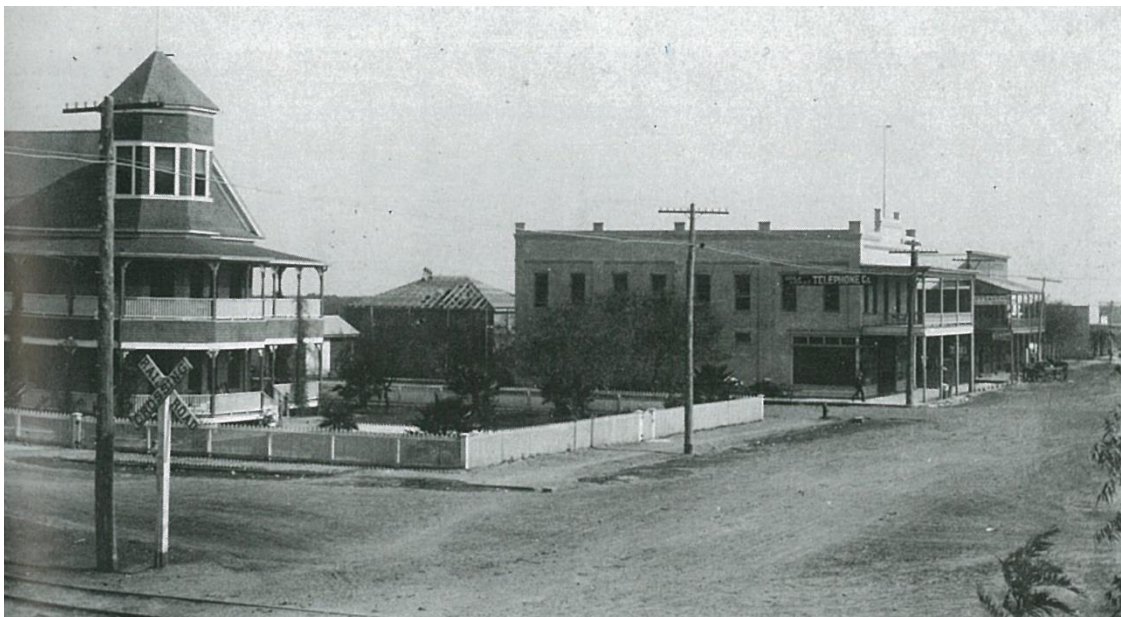


View of Kingsville's old business district after the 1908 fire. Note the new two-story brick J. J. Williams Department Store dominating the 200 block of South 5th Street. Source: Kingsville Railroad Museum.

Kingsville Downtown Historic District, Kleberg County, Texas



This historic photograph of "Main Street, Kingsville, Texas," Kingsville's early business district in 1908, shows the west side of 5th Street between Kleberg and King Avenues. The J. J. Williams store, as well as most of the buildings in this block, were destroyed by fire in September 1908. Source: Digital Collections, DeGolyer Library, Southern Methodist University.



A view of the north side of the 200 block of East Kleberg Avenue around 1908 shows the Kings Inn, Kleberg Bank, and the F. D. Yeary General Merchandise Store. Source: Kingsville, crediting South Texas Archives, Texas A&M University-Kingsville.

Kingsville Downtown Historic District, Kleberg County, Texas



A view of the south side of 200 East Kleberg Avenue during a funeral procession in 1909. Source: Kingsville, crediting South Texas Archives, Texas A&M University-Kingsville.



View of East Kleberg Avenue looking east in 1909. The Kleberg Bank and recently completed Ragland's store serve as anchors to the city's new business district. Source: www.historictexas.net.

Kingsville Downtown Historic District, Kleberg County, Texas



View of East Kleberg Avenue looking east taken around 1910 after the new Kleberg Bank and Toner Building were completed. Source: Digital Collections, DeGolyer Library, Southern Methodist University.



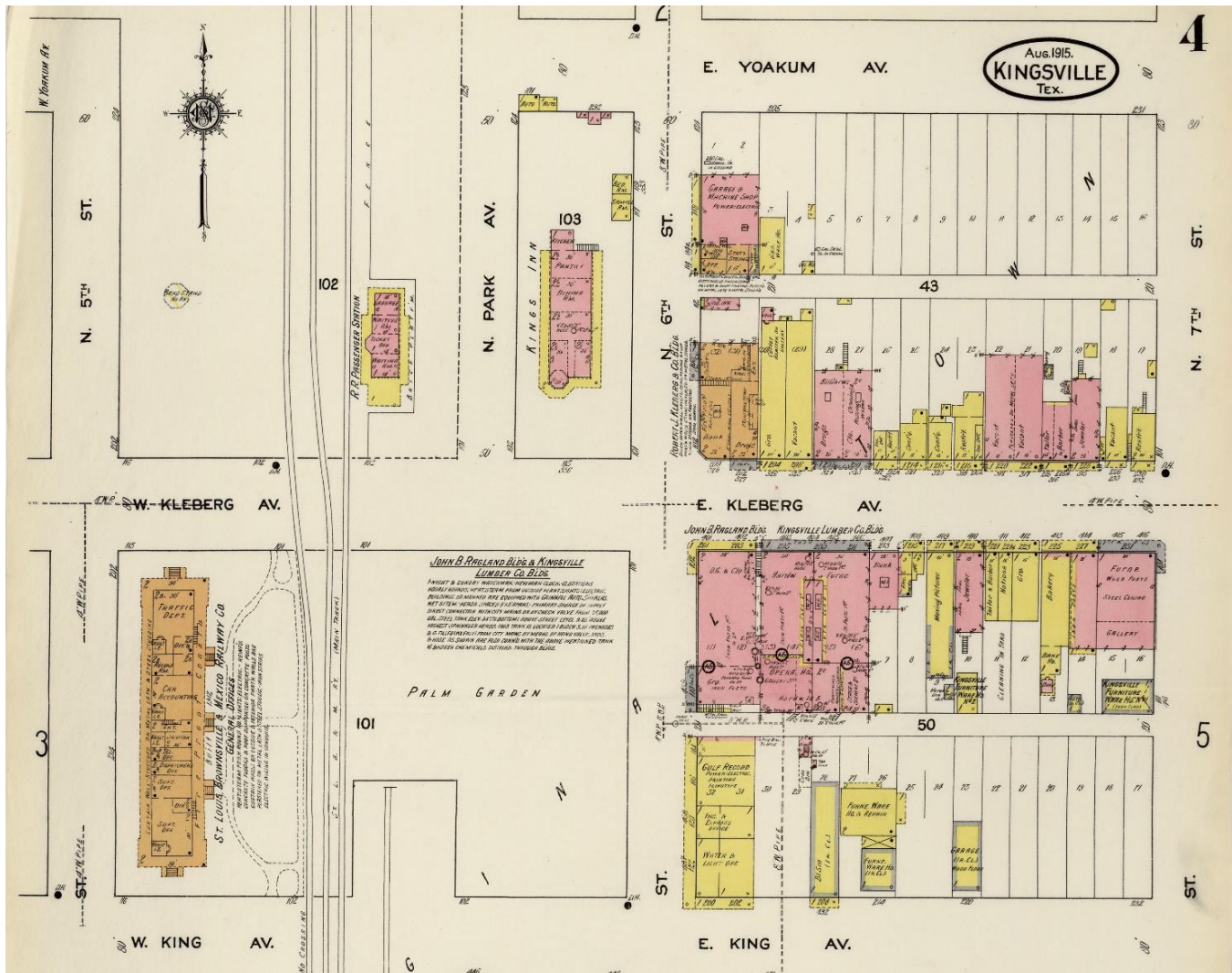
This panoramic view of Kingsville looking toward the southeast "from chimney of Casa Gertrudis Hotel" was taken around 1912 shows the diverse masonry buildings that were beginning to overtake the district are visible at the center right. Source: Kingsville, crediting South Texas Archives, Texas A&M University-Kingsville.

Kingsville Downtown Historic District, Kleberg County, Texas



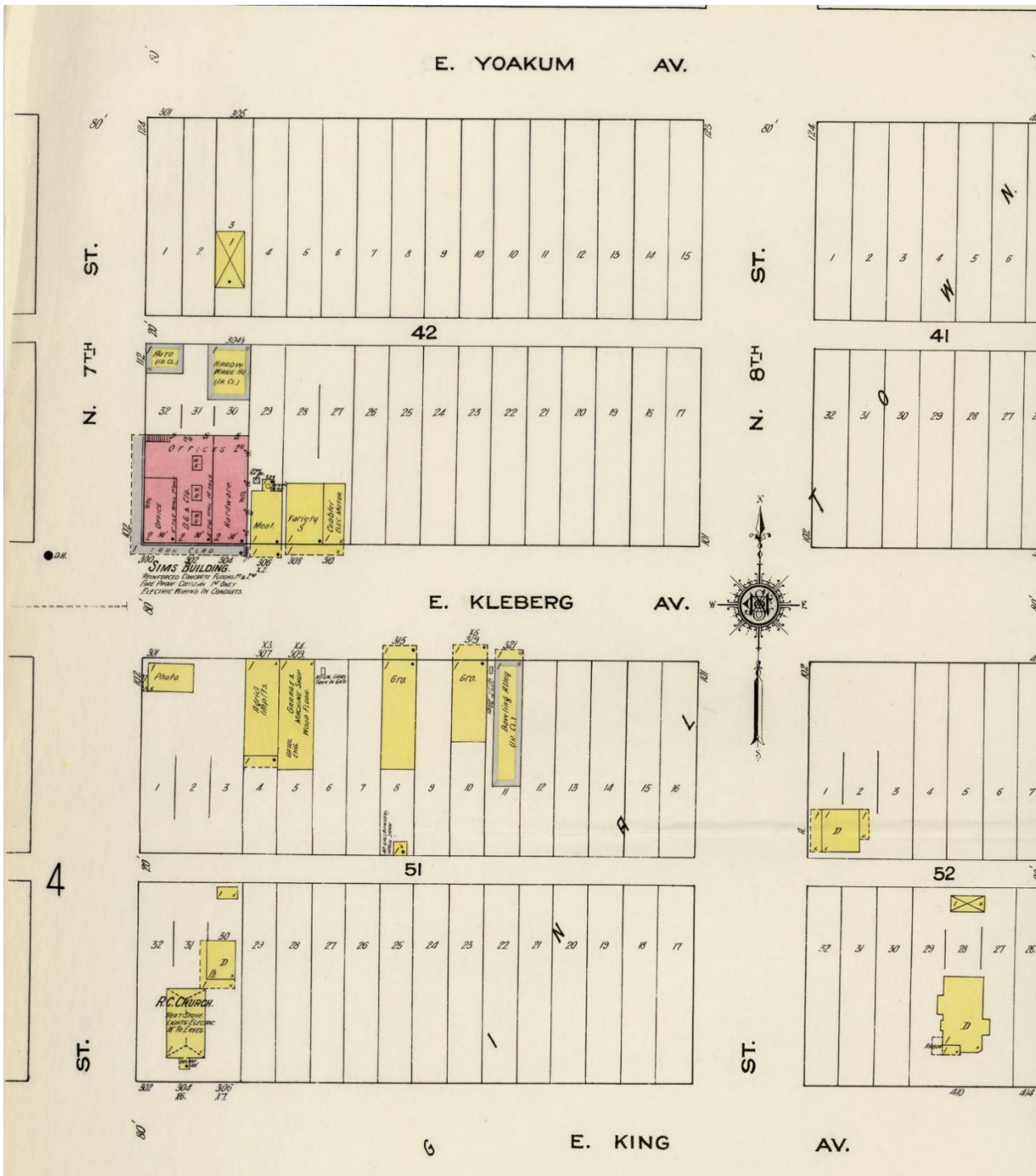
This panoramic photograph of Kingsville looking north was taken in 1912 features close-up view of the rear of these buildings at the left. Source: Kingsville, crediting King Ranch Inc., Kingsville, Texas.

Kingsville Downtown Historic District, Kleberg County, Texas



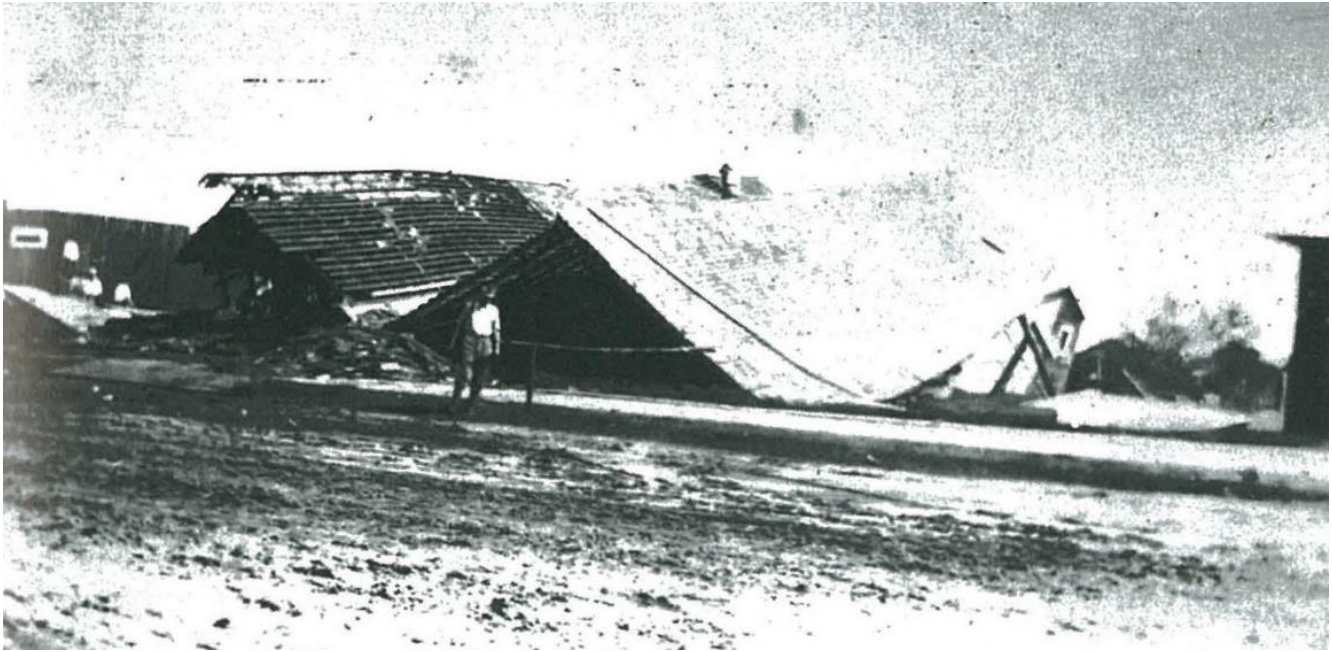
Detail of Sanborn Fire Insurance Map of Kingsville, Texas, sheet 4, 1915, depicts the growing Downtown Kingsville Historic District on East Kleberg Avenue between the St. Louis, Brownsville & Mexico Railway tracks and 7th Street. Source: Perry-Castaneda Library Map Collection, The University of Texas at Austin.

Kingsville Downtown Historic District, Kleberg County, Texas



Detail of Sanborn Fire Insurance Map of Kingsville, Texas, sheet 5, 1915, depicts the growing Downtown Kingsville Historic District on East Kleberg Avenue between 7th and 8th Streets. Source: Perry-Castaneda Library Map Collection, The University of Texas at Austin.

Kingsville Downtown Historic District, Kleberg County, Texas



Henry T. Collins stands in front of his auto garage recently destroyed by the August 1916 hurricane. Source: Kingsville, crediting South Texas Archives, Texas A&M University-Kingsville.



View of East Kleberg Avenue looking west between 7th and 8th Streets after 1916 hurricane. Source: Kleberg County, Texas, crediting R. M. Bayliss.

Kingsville Downtown Historic District, Kleberg County, Texas



1916 view of East Kleberg Avenue from the railroad tracks. Caesar Park, recently landscaped with concrete bollards, is visible in the right foreground. The Kleberg County Courthouse is visible in the distance. Source: Kingsville Country.

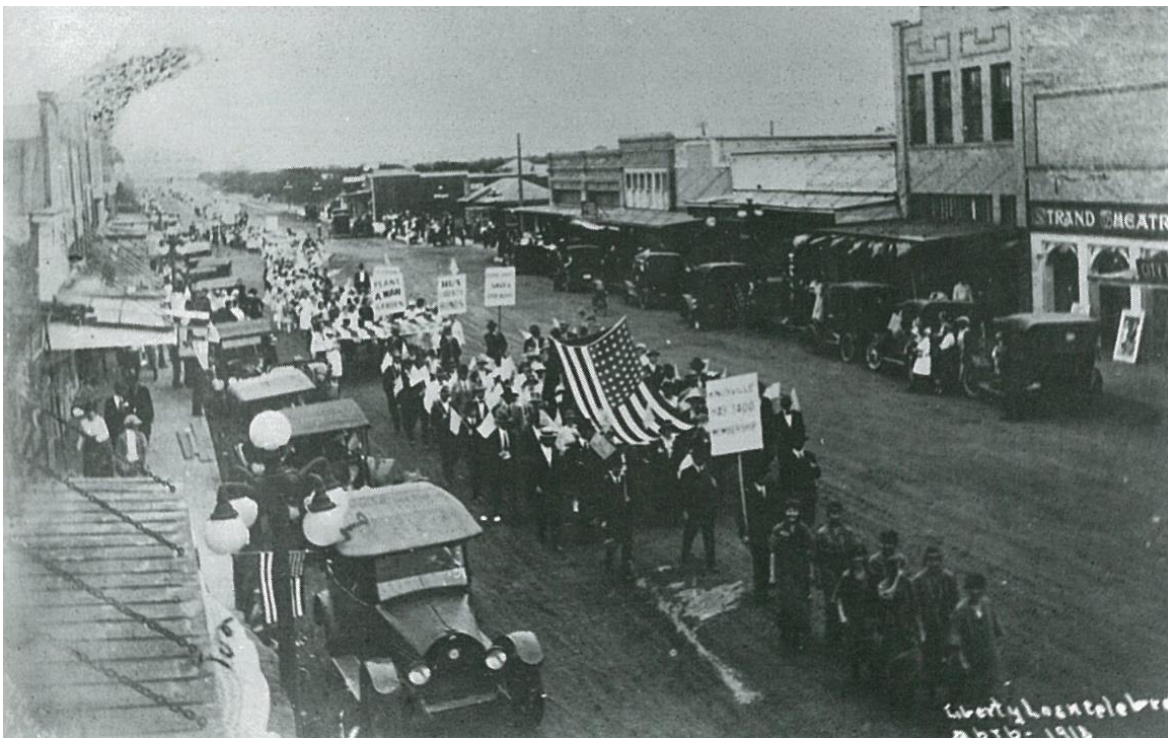


View of North 6th Street (north of East Kleberg Avenue) during paving in 1919. Depicted from left to right are an auto garage (demolished before 1962), Robert J. Kleberg and Company bank buildings, and Ragland's Mercantile. Source: Kingsville, crediting South Texas Archives, Texas A&M University-Kingsville.

Kingsville Downtown Historic District, Kleberg County, Texas

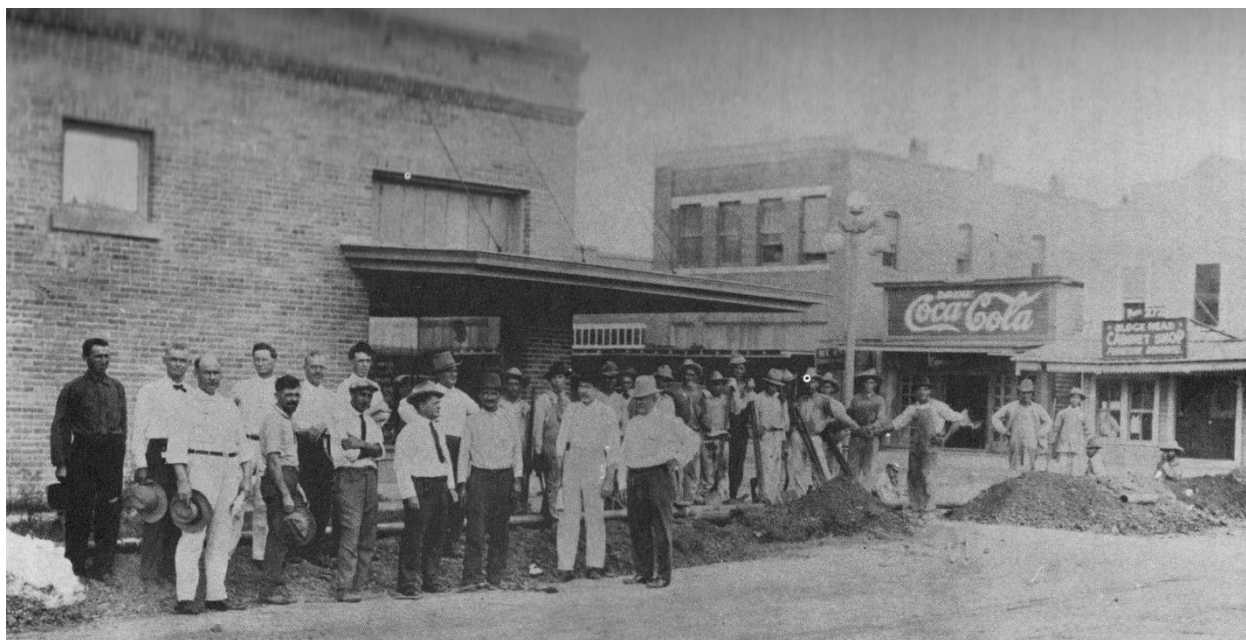


View looking behind the buildings in the 200 block (north side) of East Kleberg Avenue that were destroyed in the 1918 fire. Source: Kingsville, crediting South Texas Archives, Texas A&M University-Kingsville

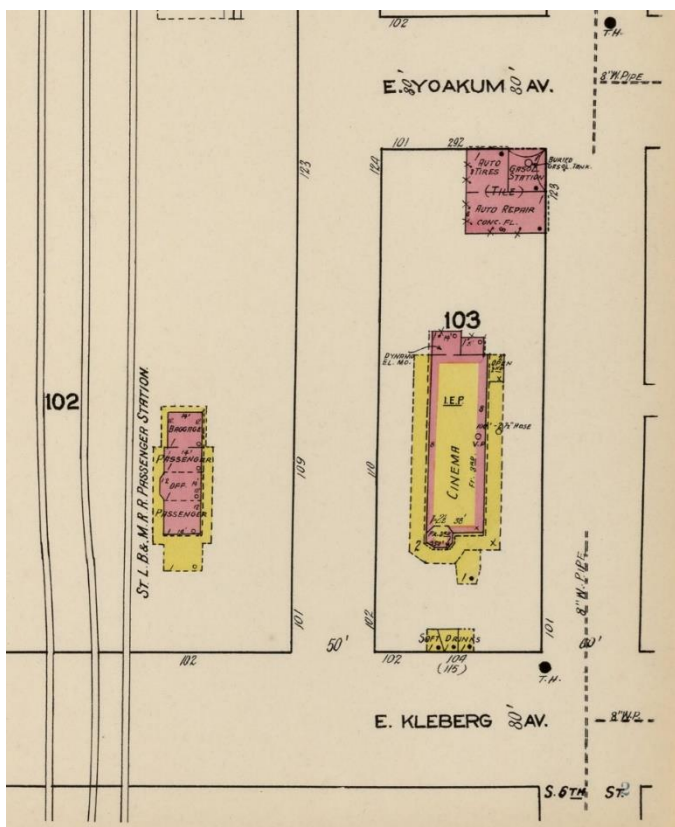


View of East Kleberg Avenue in 1918. Source: Kingsville, crediting South Texas Archives, Texas A&M University-Kingsville

Kingsville Downtown Historic District, Kleberg County, Texas

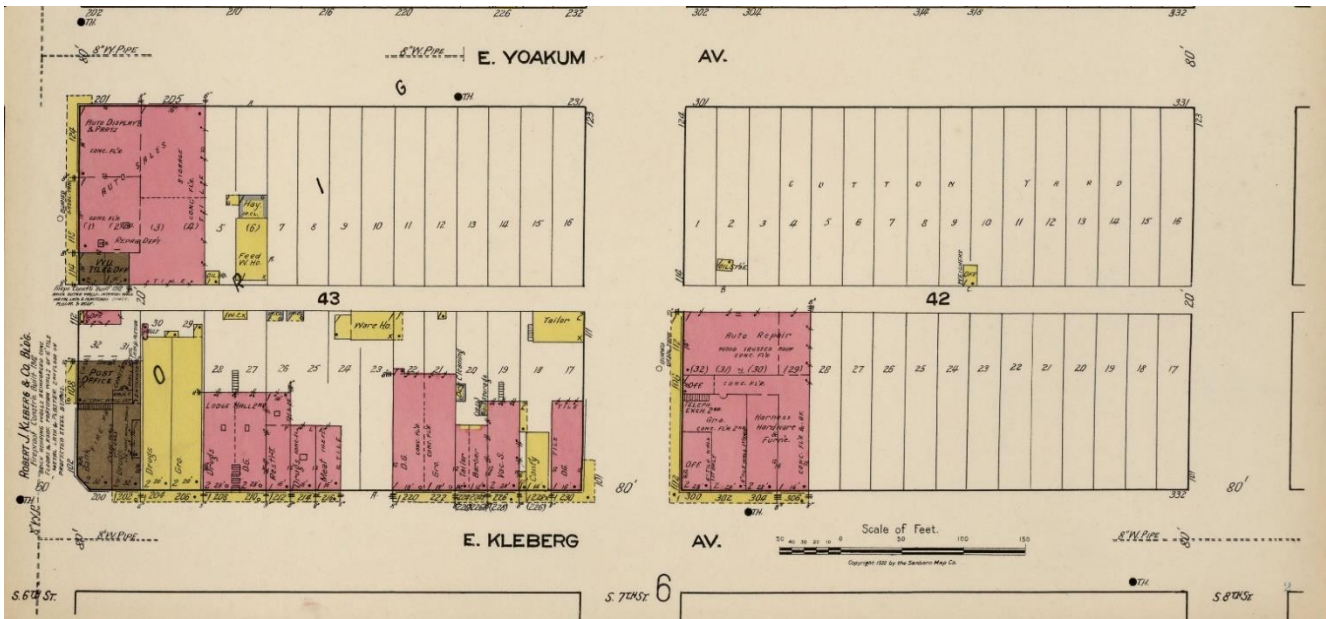


(Above) A group of men pose at the corner of South 7th Street and East Kleberg Avenue during the laying of the natural gas pipe line in September 1920. Source: Kleberg County, Texas, crediting Charles S. Flato III.

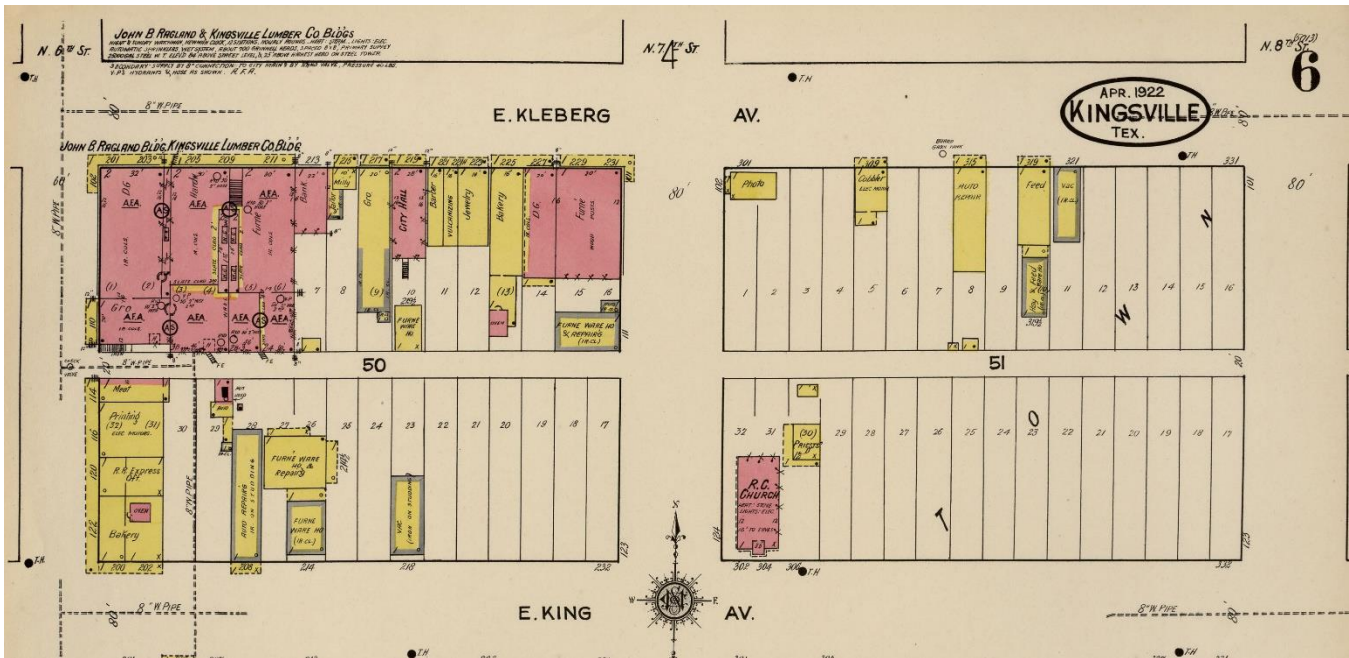


(Left) Sanborn Fire Insurance Map of Kingsville, Texas, sheet 3, 1922, detail depicting the vicinity around the St. Louis, Brownsville & Mexico Railway passenger depot. Source: Perry-Castaneda Library Map Collection, The University of Texas at Austin.

Kingsville Downtown Historic District, Kleberg County, Texas



Sanborn Fire Insurance Map of Kingsville, Texas, sheet 4, 1922, detail depicting the north side of East Kleberg Avenue between North 7th and North 8th Streets. Source: Perry-Castaneda Library Map Collection, The University of Texas at Austin.



Sanborn Fire Insurance Map of Kingsville, Texas, sheet 6, 1922, detail depicting the south side of East Kleberg Avenue between South 7th and South 8th Streets. Source: Perry-Castaneda Library Map Collection, The University of Texas at Austin.

Kingsville Downtown Historic District, Kleberg County, Texas

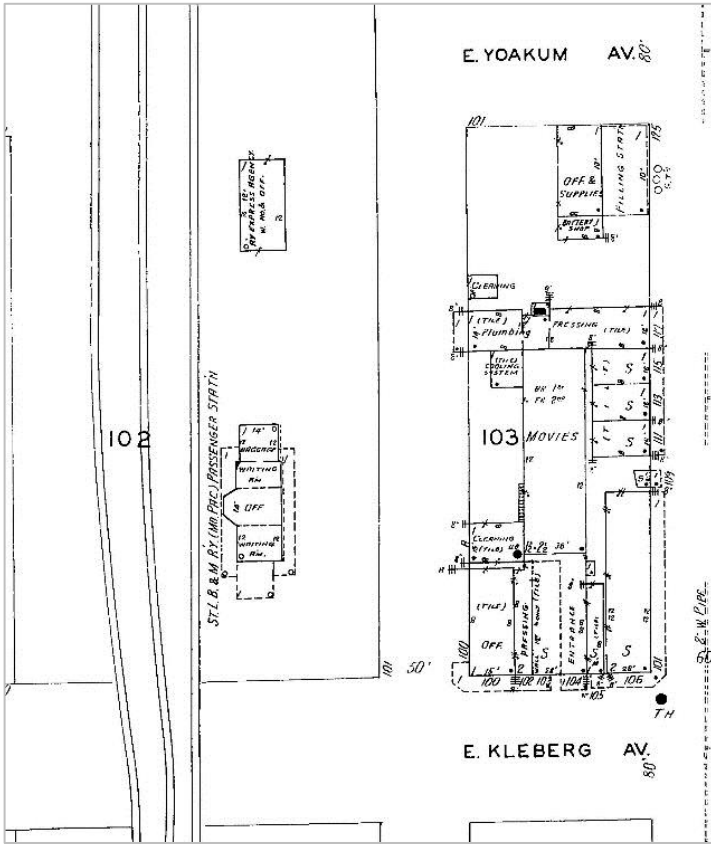


View of the south side of East Kleberg Avenue around 1925 shows new development east of Ragland's and the Flato Building. Source: Kingsville, crediting South Texas Archives, Texas A&M University-Kingsville.

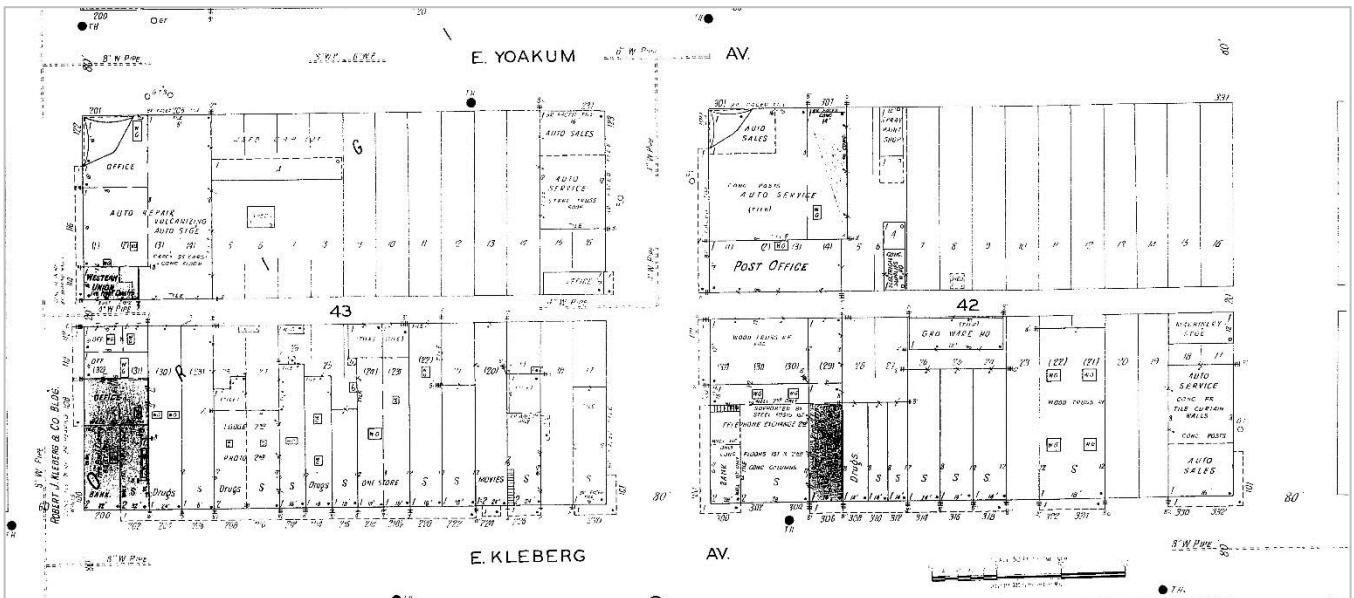


View of Downtown Kingsville looking east on Kleberg Avenue in 1925. Source: Texas A&M University Kingsville.

Kingsville Downtown Historic District, Kleberg County, Texas

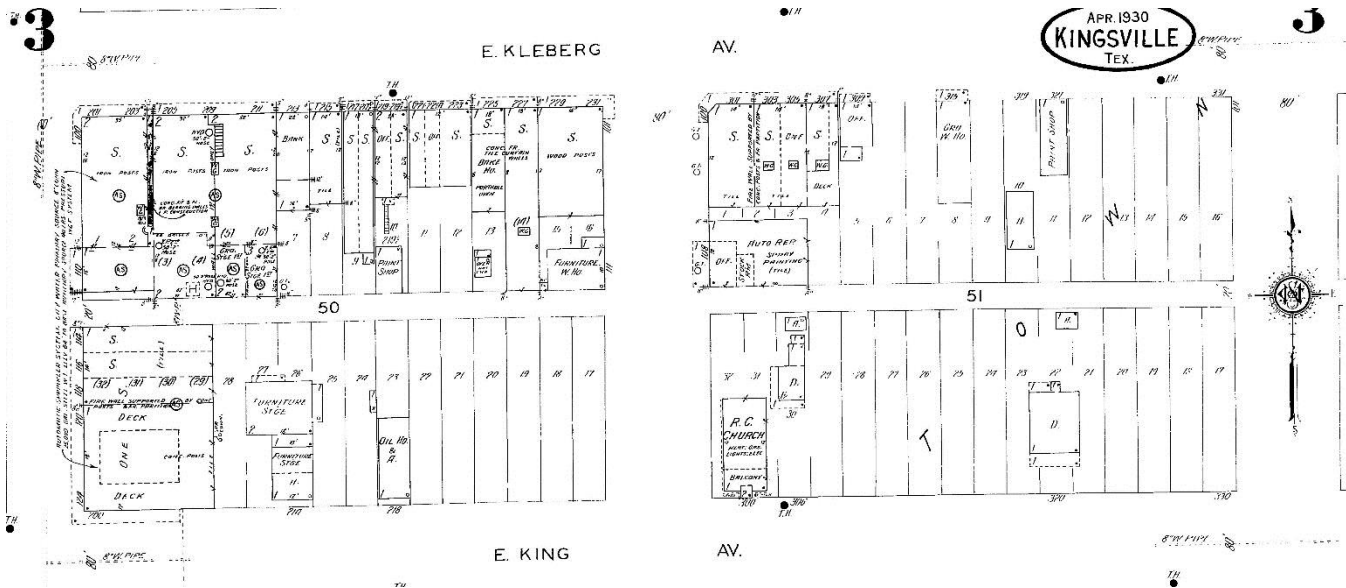


(Left) Detail of Sanborn Fire Insurance Map of Kingsville, Texas, sheet 5, 1930, depicting the St. Louis, Brownsville & Mexico Railway Depot and the Kings Inn. Source: Perry-Castaneda Library Map Collection, The University of Texas at Austin.

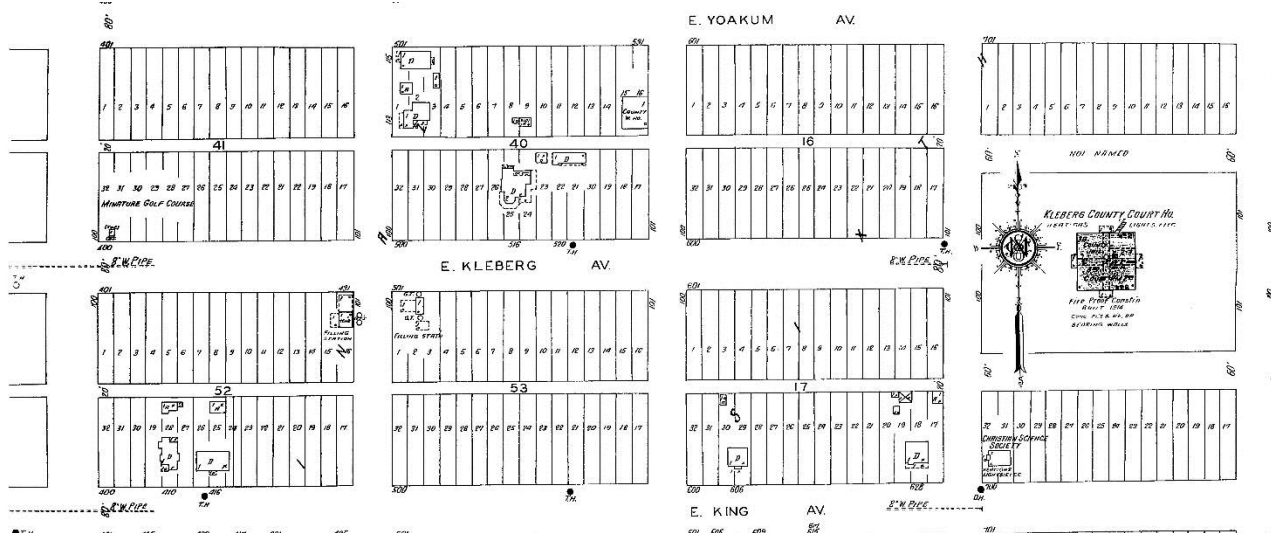


Detail of Sanborn Fire Insurance Map of Kingsville, Texas, sheet 2, 1930, depicting the north side of East Kleberg Avenue between North 6th and North 8th Streets. Source: Perry-Castaneda Library Map Collection, The University of Texas at Austin.

Kingsville Downtown Historic District, Kleberg County, Texas

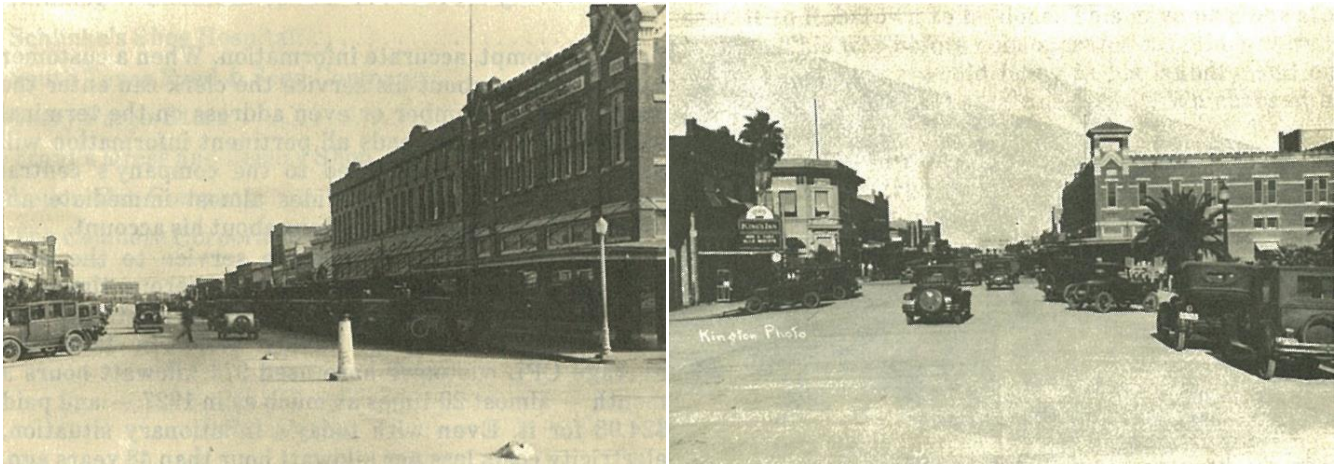


Detail of Sanborn Fire Insurance Map of Kingsville, Texas, sheet 3, 1930, depicting the south side of East Kleberg Avenue between North 6th and North 8th Streets. Source: Perry-Castaneda Library Map Collection, The University of Texas at Austin.



Detail of Sanborn Fire Insurance Map of Kingsville, Texas, sheet 17, 1930, depicting East Kleberg Avenue between 8th Street and the Kleberg County Courthouse. Source: Perry-Castaneda Library Map Collection, The University of Texas at Austin.

Kingsville Downtown Historic District, Kleberg County, Texas

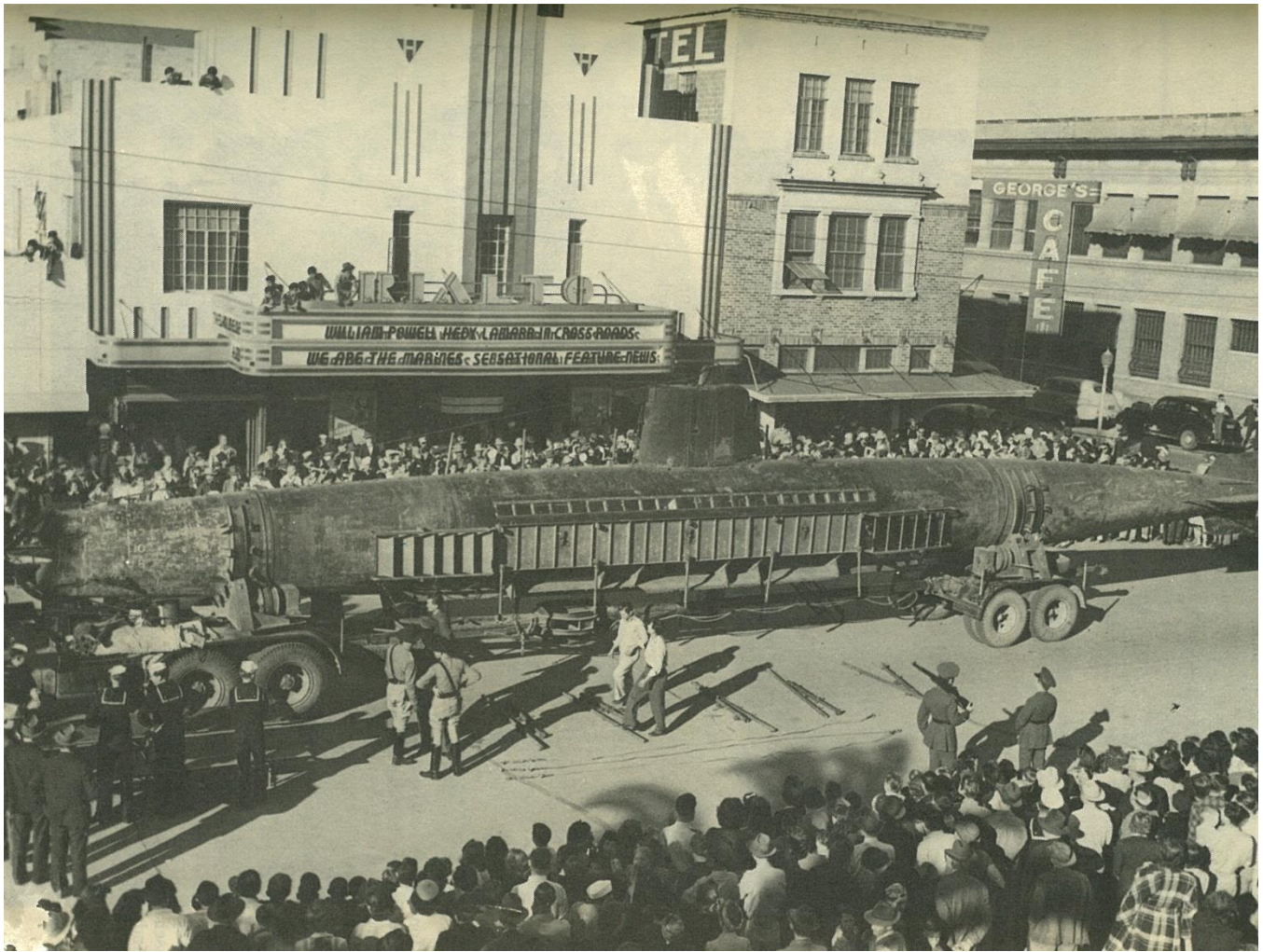


Views of East Kleberg Avenue in 1930 from Caesar Park (left) and from the intersection with 6th Street (right). Source: Kleberg County, Texas.



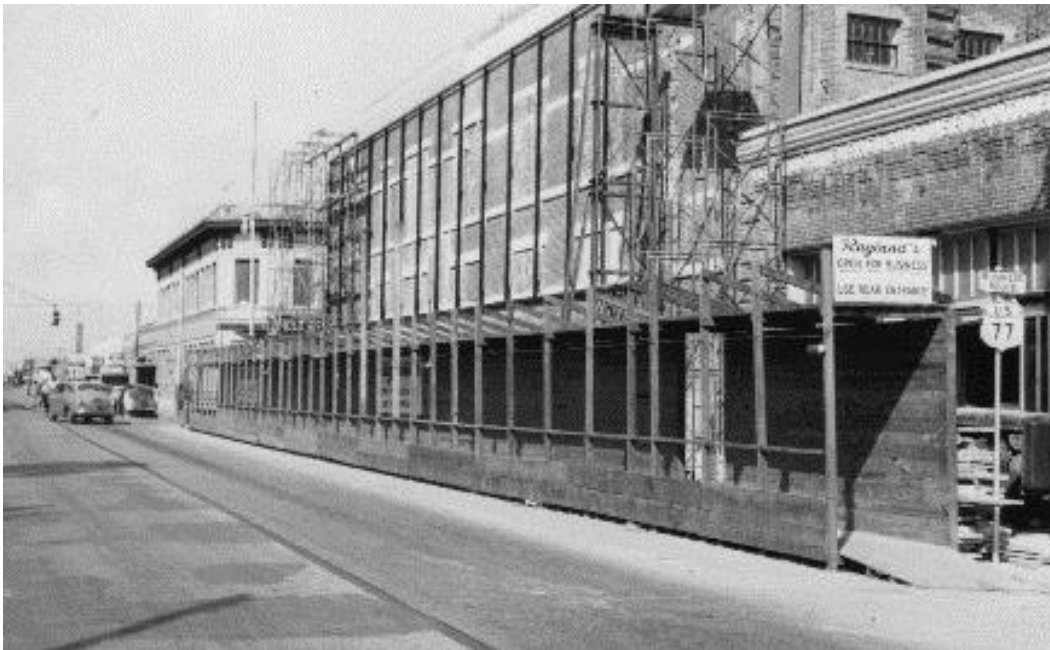
View of Caesar Park looking northeast during the construction of the new US Post Office around 1935. Source: Kingsville, crediting South Texas Archives, Texas A&M University-Kingsville.

Kingsville Downtown Historic District, Kleberg County, Texas



View of the 100 block of East Kleberg Avenue with NAAS Kingsville personnel during a display of a World War II submarine in 1942. Photo by Jim Dodd. Source: Kleberg County, Texas, crediting Pete Smith.

Kingsville Downtown Historic District, Kleberg County, Texas



View of Ragland's Department store during the store's remodeling. July 1950. Source: <https://texashistory.unt.edu/ark:/67531/metaph426988/m1/1/?q=ragland%27s>, accessed September 18, 2017, University of North Texas Libraries, The Portal to Texas History, <https://texashistory.unt.edu/>, crediting Tyrrell Historical Library.



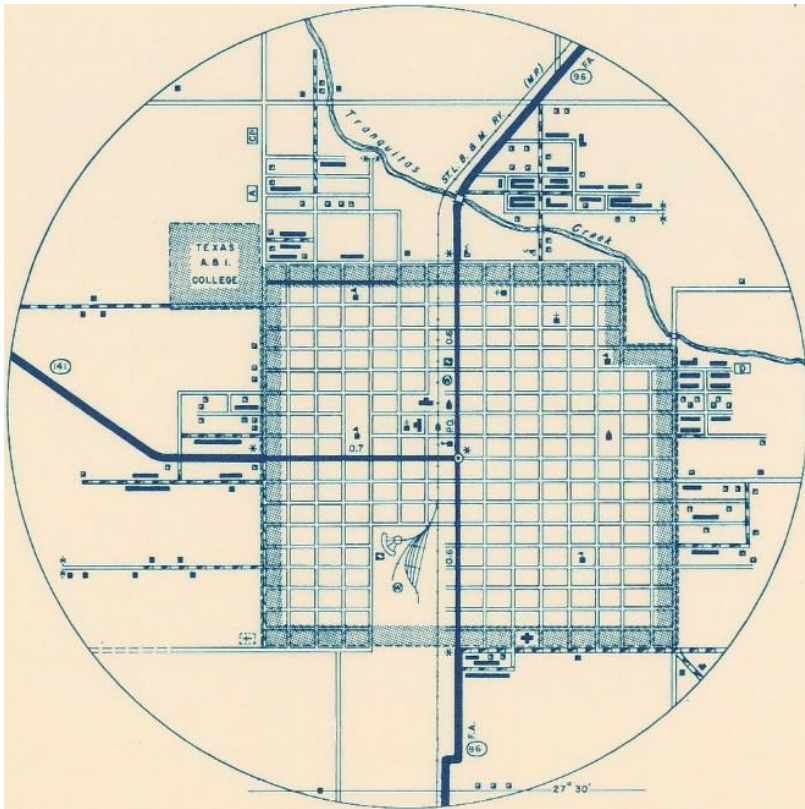
View of Ragland's Department store after the store's remodeling. July 1950. Source: Kingsville, crediting King Ranch, Inc., Kingsville, Texas

Kingsville Downtown Historic District, Kleberg County, Texas

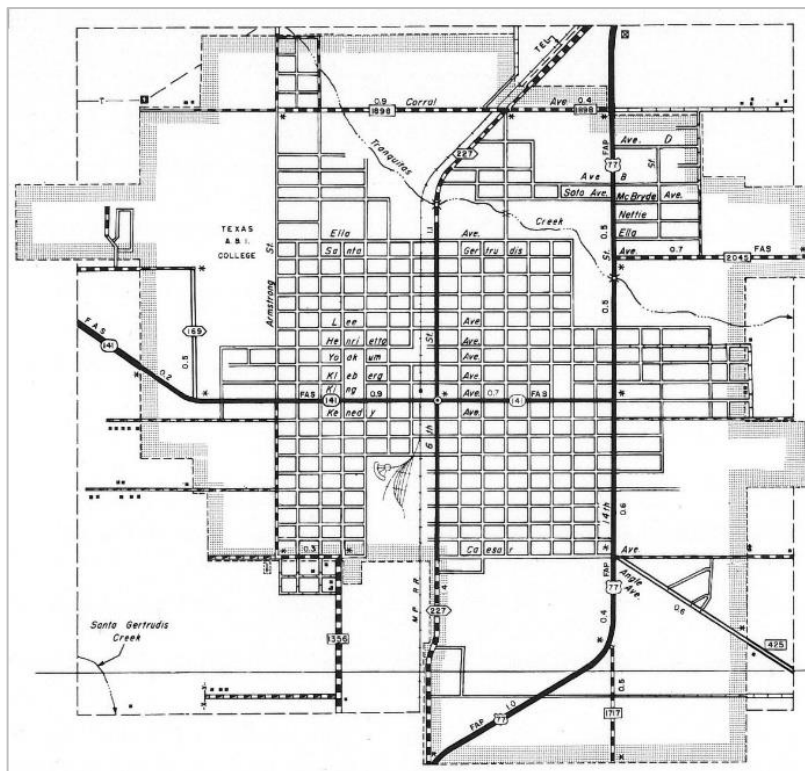


View of East Kleberg Avenue looking east showing modern buildings of the 1930s-1950s. Source: CardCow Vintage Postcards & Collectibles, accessed September 18, 2017, <https://www.cardcow.com/316967/kleberg-street-looking-east-rialto-theater-kingsville-texas/>.

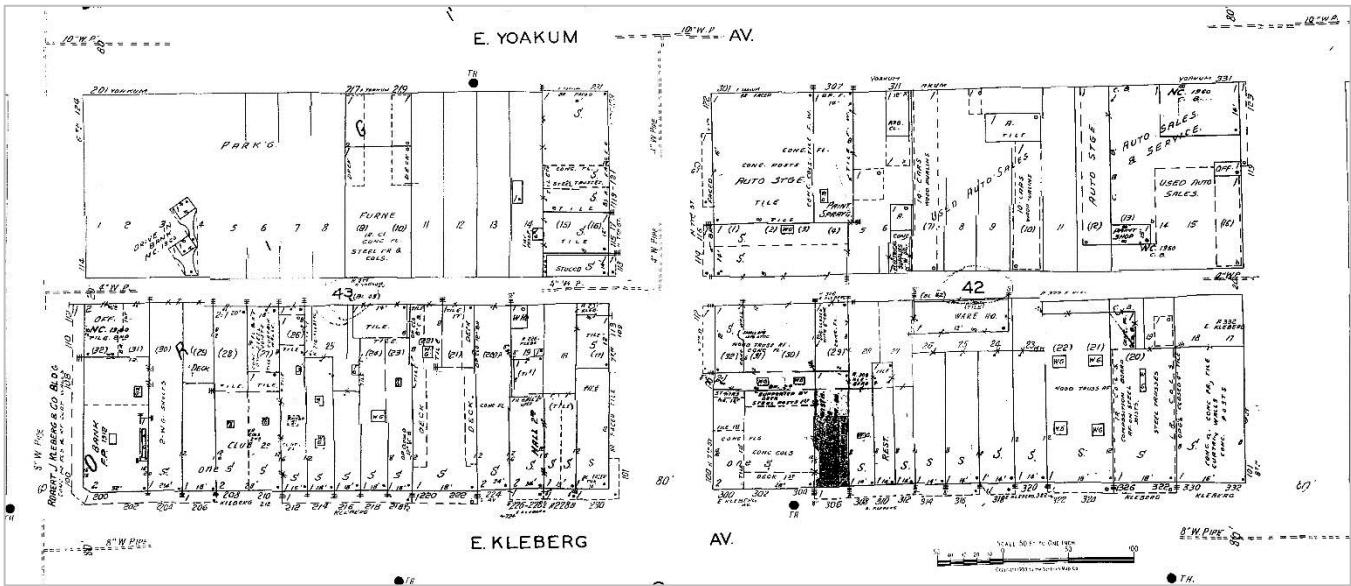
Kingsville Downtown Historic District, Kleberg County, Texas



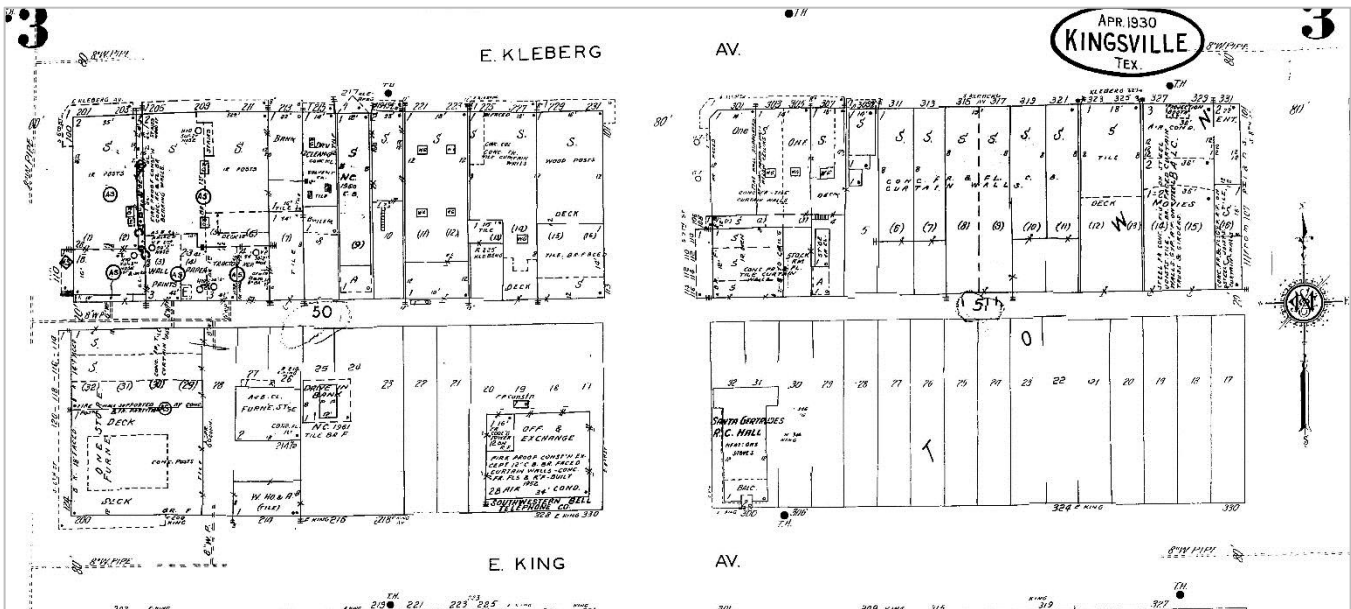
Detailed views of Kingsville from 1941 (top) and 1961 (bottom) Texas Highway Department maps of Kleberg County. Source: Texas State Library and Archives.



Kingsville Downtown Historic District, Kleberg County, Texas

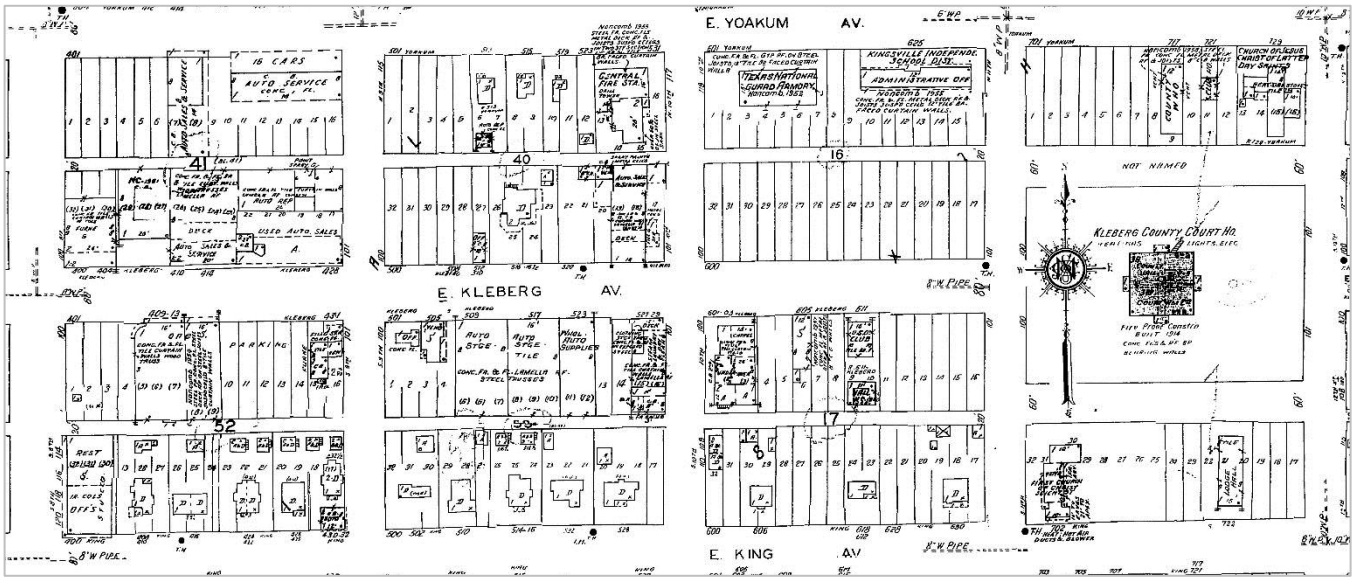


Detail of Sanborn Fire Insurance Map of Kingsville, Texas, sheet 2, 1962, depicting north side of East Kleberg Avenue between North 6th and North 8th Streets. Source: Perry-Castañeda Map Collection, The University of Texas at Austin.

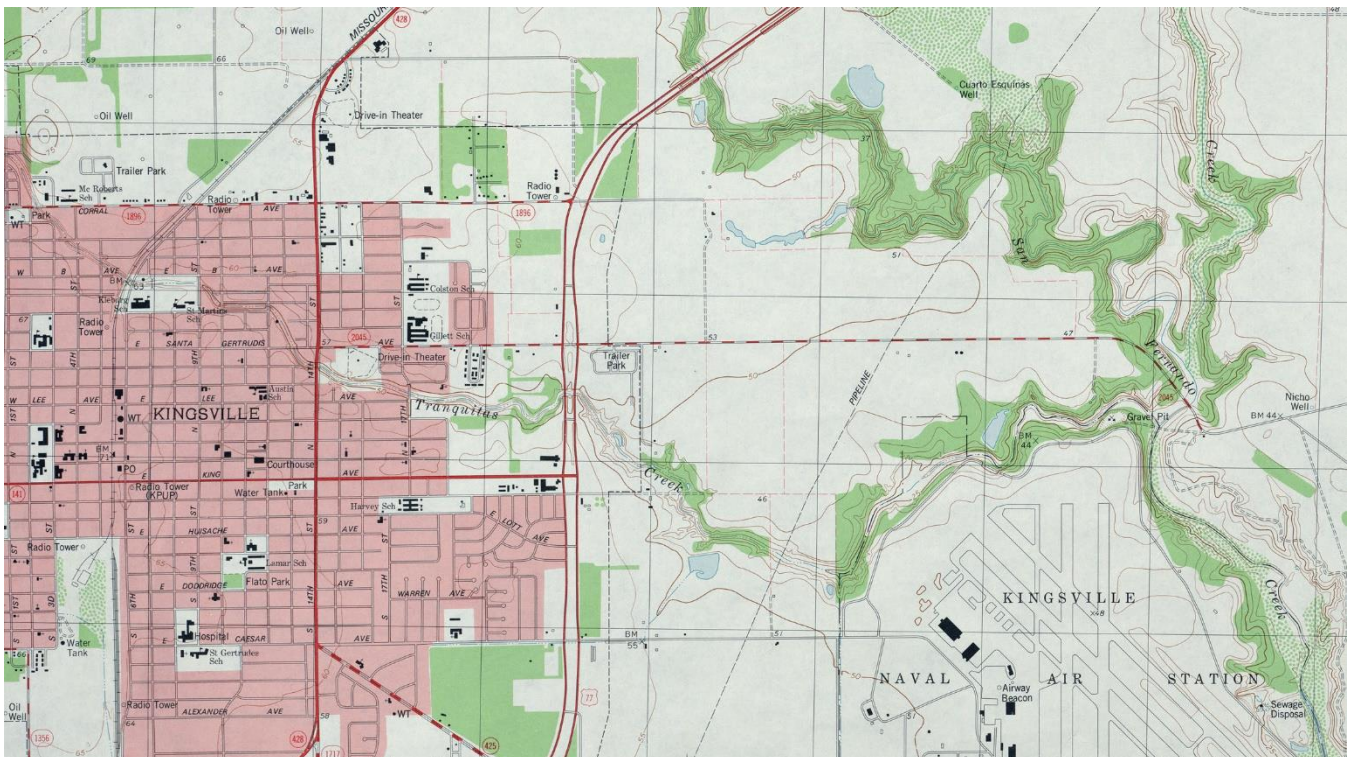


Detail of Sanborn Fire Insurance Map of Kingsville, Texas, sheet 3, 1962, depicting south side of East Kleberg Avenue between South 6th and South 8th Streets. Source: Perry-Castañeda Map Collection, The University of Texas at Austin.

Kingsville Downtown Historic District, Kleberg County, Texas



Detail of Sanborn Fire Insurance Map of Kingsville, Texas, sheet 17, 1962, depicting East Kleberg Avenue between 8th Street and the Kleberg County Courthouse. Source: Perry-Castañeda Map Collection, The University of Texas at Austin.



Detailed view of Kingsville from 1979 USGS Topographic Quadrangle map of Kingsville East. Source: Perry-Castañeda Map Collection, The University of Texas at Austin.

Kingsville Downtown Historic District, Kleberg County, Texas

Photographs



Photo No. 1 (TX_KlebergCounty_KingsvilleDowntownHistoricDistrict_0001)
Contextual view of district from 300 block of Kleberg Avenue, view facing southeast.

Kingsville Downtown Historic District, Kleberg County, Texas



Photo No. 2 (TX_KlebergCounty_KingsvilleDowntownHistoricDistrict_0002)
Contextual view of district from 200 block of Kleberg Avenue, view facing southwest.

Kingsville Downtown Historic District, Kleberg County, Texas



Photo No. 3 (TX_KlebergCounty_KingsvilleDowntownHistoricDistrict_0003)
Contextual view of district from 200 block of Kleberg Avenue, view facing northeast.

Kingsville Downtown Historic District, Kleberg County, Texas



Photo No. 4 (TX_KlebergCounty_KingsvilleDowntownHistoricDistrict_0004)
Contextual view of district from 200 block of Kleberg Avenue, view facing northeast.

Kingsville Downtown Historic District, Kleberg County, Texas



Photo No. 5 (TX_KlebergCounty_KingsvilleDowntownHistoricDistrict_0005)
Contextual view of district from 200 block of Kleberg Avenue, view facing northwest.

Kingsville Downtown Historic District, Kleberg County, Texas



Photo No. 6 (TX_KlebergCounty_KingsvilleDowntownHistoricDistrict_0006)
Contextual view of district from 300 block of Kleberg Avenue, view facing northeast.

Kingsville Downtown Historic District, Kleberg County, Texas



Photo No. 7 (TX_KlebergCounty_KingsvilleDowntownHistoricDistrict_0007)
Contextual view of district from 300 block of Kleberg Avenue, view facing northeast.

Kingsville Downtown Historic District, Kleberg County, Texas



Photo No. 8 (TX_KlebergCounty_KingsvilleDowntownHistoricDistrict_0008)
Contextual view of district from 300 block of Kleberg Avenue, view facing northeast.

Kingsville Downtown Historic District, Kleberg County, Texas



Photo No. 9 (TX_KlebergCounty_KingsvilleDowntownHistoricDistrict_0009)
Resource Nos. 29 and 30, 112 North 7th Street and 302 East Kleberg Avenue, oblique view of Gulf Coast
Machine & Supply Company and B.O. Sims/J.C. Penney Buildings.

Kingsville Downtown Historic District, Kleberg County, Texas



Photo No. 10 (TX_KlebergCounty_KingsvilleDowntownHistoricDistrict_0010)
Resource No. 48, 330 East King Avenue, oblique view of Bell Telephone Company Building, view facing northwest.

Kingsville Downtown Historic District, Kleberg County, Texas



Photo No. 11 (TX_KlebergCounty_KingsvilleDowntownHistoricDistrict_0011)
Resource No. 2, 100 West Kleberg Avenue, oblique view of St. Louis, Brownsville & Mexico Railroad Depot,
view facing northwest.

Kingsville Downtown Historic District, Kleberg County, Texas



Photo No. 12 (TX_KlebergCounty_KingsvilleDowntownHistoricDistrict_0012)
Resource No. 21, 201 East Kleberg Avenue, oblique view of John B. Ragland Mercantile Company Building,
view facing southeast.

Kingsville Downtown Historic District, Kleberg County, Texas



Photo No. 13 (TX_KlebergCounty_KingsvilleDowntownHistoricDistrict_0013)
Resource No. 22, 211 East Kleberg Avenue, oblique view of Kingsville Lumber Company/Flato Building and
Opera House, view facing southeast.

Kingsville Downtown Historic District, Kleberg County, Texas



Photo No. 14 (TX_KlebergCounty_KingsvilleDowntownHistoricDistrict_0014)
Resource No. 26, 219 East Kleberg Avenue, façade view of the Toner Building, view facing south.

Kingsville Downtown Historic District, Kleberg County, Texas



Photo No. 15 (TX_KlebergCounty_KingsvilleDowntownHistoricDistrict_0015)
Resource No. 7, 200 East Kleberg Avenue, oblique view of the Old R.J. Kleberg Bank Building, view facing northeast.

Kingsville Downtown Historic District, Kleberg County, Texas



Photo No. 16 (TX_KlebergCounty_KingsvilleDowntownHistoricDistrict_0016)
Resource No. 9, 208 East Kleberg Avenue, oblique view of the Harrel Drug Company Building, view facing northwest.

Kingsville Downtown Historic District, Kleberg County, Texas



Photo No. 17 (TX_KlebergCounty_KingsvilleDowntownHistoricDistrict_0017)
Resource No. 13, 218–220 1/2 East Kleberg Avenue, oblique view of C.P. House Building/City Meat Market/Oliver's Jewelry Building, view facing northwest.

Kingsville Downtown Historic District, Kleberg County, Texas



Photo No. 18 (TX_KlebergCounty_KingsvilleDowntownHistoricDistrict_0018)
Resource No. 47, 327 East Kleberg Avenue, oblique view of the Texas Theater, view facing southwest.

Kingsville Downtown Historic District, Kleberg County, Texas



Photo No. 19 (TX_KlebergCounty_KingsvilleDowntownHistoricDistrict_0019)
Resource No. 50, 410–428 East Kleberg Avenue, oblique view of the Gulf Coast Motor Company/K.A. Childs Motors – Ford Dealership, view facing northwest.

Kingsville Downtown Historic District, Kleberg County, Texas



Photo No. 20 (TX_KlebergCounty_KingsvilleDowntownHistoricDistrict_0020)
Resource No. 52, 504–506 East Kleberg Avenue, oblique view of the Kingsville First Savings and Loan Association Building, view facing northwest.

Kingsville Downtown Historic District, Kleberg County, Texas



Photo No. 21 (TX_KlebergCounty_KingsvilleDowntownHistoricDistrict_0021)
Resource No. 56, 529 East Kleberg Avenue, oblique view of the Kingsville Laundry and Cleaners Building, view facing southwest.

Kingsville Downtown Historic District, Kleberg County, Texas



Photo No. 22 (TX_KlebergCounty_KingsvilleDowntownHistoricDistrict_0022)
Resource No. 62, 700 East Kleberg Avenue, façade of Kleberg County Courthouse, view facing east.

Kingsville Downtown Historic District, Kleberg County, Texas



Photo No. 23 (TX_KlebergCounty_KingsvilleDowntownHistoricDistrict_0023)
Resource Nos. 58 and 59, 601 and 609 East Kleberg Avenue, respectively, oblique view of Cage-Piper Funeral Home/Piper Funeral Home and Don's Laundry and Cleaners Buildings, view facing southeast.

Kingsville Downtown Historic District, Kleberg County, Texas



Photo No. 24 (TX_KlebergCounty_KingsvilleDowntownHistoricDistrict_0024)
Resource No. 57, 604 East Kleberg Avenue, oblique view of the National Guard Armory Building, view facing northeast.

Kingsville Downtown Historic District, Kleberg County, Texas



Photo No. 25 (TX_KlebergCounty_KingsvilleDowntownHistoricDistrict_0025)
Resource No. 51, 502 East Kleberg Avenue, oblique view of the Kleberg County Abstract Company Building,
view facing northeast.



T
E

SOUTH TEXAS
MARTIN LUTHER KING JR

GOBE KING

QUICK CASH
LOANS
"NO CREDIT CHECKED
TO APPLY"

LOANS
PRESTAMOS



La Polizza
Gifts & Things

Roy's
LAY-A-WAY A
FIREARM OR A
STUNGUN FLASHLIGHT
FEL
GUNS
COINS

World Finance
Loans & Tax Services

LOANS
\$200 UP TO \$3000

TAX
SERVICE

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ROY'S
ELECTR
AMMUNITION
GUNS
COINS &
KNIVES
SUPPLIES

Little
Sweet
Bakery





CIPAL BUILDING

PHARMACY





Goetsch

MUSIC

TEXAS MESQUITE FURNITURE

SALE

THE COUNTRY STORE

Wal-Mart
Center
Open



OLIVERS
JEWELRY

KLEBER COUNTY THE CO

LORD & TAYLOR

Goetsch

MUSIC

I AM AN
OVERCOMER











LEFT TURN
YIELD
ON FLASHING
YELLOW
ARROW

8th St

8th St
← Ave St





KINGSVILLE

NEEDED PARKING





OPEN



La Pol ourri
Gift & Things

Roy's

HOBBIES • ELECTRONICS

Roy's

LAY-A-WAY A
FIREARM OR A
STUNGUN FLASHLIGHT

FFL
GUNS
COINS

GUNS • KNIVES

ROY'S

HOBBIES &

MAGNETS • GUN RIGS • JARS • FAX & COPY SERVICE • LEADIN TREE CARDS LICENSURE PLATE COLLECTION • OLD PICS OF KNOXVILLE • GIFTS • OLD CRAFT COLLECTIONS

GUNS • FFL TRANSFERS • AMMUNITION MODEL BALLARD SUPPLIES • BIRD • PLASTIC MODELS • TOYS

MODELS TO BUILD



PLANES • CARS • TRAINS • ROCKETS
BUY YOUR MODEL KITS HERE

GUNS
FFL
KNIVES
COINS &
SUPPLIES





Kleberg Ave

MUNICIPAL BUILDING

Kleberg Bank
ATM

HARREL'S KINGSVILLE
PHARMACY

A SODA FOUNTAIN & GIFT SHOP

HARREL DRUG COMPANY

2
TIER
PARKING
8-10AM
TO 5-30PM



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JEWELRY



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Tazochel's Hidden Treasures
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Karen Wright





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WASH & FOLD

Wednesday Specials - 50% off!
Only on Wednesdays! (12:00 PM - 5:00 PM)
*Some restrictions apply. See store for details.

520

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Dry Cleaning
Alterations
More Services

WASH & FOLD
DRY CLEANING
ALTERATIONS
MORE SERVICES



KLEBERG COUNTY COURT HOUSE

ENTRANCE TO
COURTHOUSE
SEE
EMERGENCY PLAN







KLEBERG COUNTY
APPRAISAL DISTRICT



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: Kingsville Downtown Historic District

Multiple Name:

State & County: TEXAS, Kleberg

Date Received: 9/7/2018 Date of Pending List: Date of 16th Day: Date of 45th Day: 10/22/2018 Date of Weekly List:

Reference number: RS100002845

Nominator: State

Reason For Review:

Accept Return Reject 10/15/2018 Date

Abstract/Summary Comments: The Kingsville Downtown Historic District is locally significant under National Register Criteria A and C in the areas of Architecture, Commerce and Community Planning & Development. A South Texas railroad town serving local ranching and agricultural efforts, Kingsville developed in the early twentieth century into an important regional trade and commercial center. The district represents the historic and architectural core of local commercial and civic development from circa 1904 to 1970.

The nomination was revised to respond to the NR return comments and the USPS FPO was notified and supports the district listing (see email).

Recommendation/ Criteria: Accept NR Criteria A and C

Reviewer Paul Lusignan Discipline Historian

Telephone (202)354-2229 Date 10/15/2018

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: Kingsville Downtown Historic District, Kingsville, Kleberg County, Texas

DATE: July 17, 2018

The following materials are submitted:

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

COMMENTS:

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



562845

OMB No. 1024-0018

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

2. Location

Street & number: Roughly bound by East Yoakum Avenue, North 12th Street, East King Avenue, and the Union Pacific Railroad
City or town: Kingsville State: Texas County: Kleberg
Not for publication: Vicinity:

3. State/Federal Agency Certification

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

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

Applicable National Register Criteria: A B C D

Mark Wolfe State Historic Preservation Officer Date: 7/18/18
Signature of certifying official / Title
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

Kingsville Downtown Historic District, Kleberg County, Texas

5. Classification

Ownership of Property: Private; Public-Local; Public-Federal

Category of Property: District

Number of Resources within Property

Contributing	Noncontributing	
49	8	buildings
0	0	sites
1	0	structures
3	0	objects
53	8	total

Number of contributing resources previously listed in the National Register: 2 (Kleberg County Courthouse and John B. Ragland Mercantile Company Building). *Not counted in table.*

6. Function or Use

Historic Functions: COMMERCE: business, financial institution, specialty store, department store, warehouse
 GOVERNMENT: city hall, government office, post office, courthouse
 RECREATION AND CULTURE: theater, monument
 TRANSPORTATION: rail-related

Current Functions: COMMERCE: business, financial institution, specialty store, warehouse
 GOVERNMENT: city hall, government office, post office, courthouse
 RECREATION AND CULTURE: theater, monument
 TRANSPORTATION: rail-related

7. Description

Architectural Classification: LATE 19TH & 20TH CENTURY REVIVALS: Classical Revival, Eclectic, Mission Revival, Spanish Colonial Revival
 LATE 19TH & EARLY 20TH CENTURY AMERICAN MOVEMENTS: Prairie School
 MODERN MOVEMENT: Art Deco, International Style, Streamlined Moderne, Mid-century Modern, Modern, New Formalism
 NO STYLE

Principal Exterior Materials: BRICK, CONCRETE, STONE, STUCCO

Narrative Description (see continuation sheets Section 7, Pages 7–24)

Kingsville Downtown Historic District, Kleberg County, Texas

8. Statement of Significance

Applicable National Register Criteria: A, C

Criteria Considerations: NA

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

Period of Significance: 1904–1970

Significant Dates: 1904

Significant Person (only if Criterion B is marked): NA

Cultural Affiliation (only if Criterion D is marked): NA

Architect/Builder: Ayres, Atlee Bernard; Corgan, Jack; Leffland, Jules Carl; Shaw, James Nathaniel

Narrative Statement of Significance (see continuation sheets Section 8, Pages 25–47)

9. Major Bibliographic References

Bibliography (see continuation sheets Section 9, Pages 48–51)

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 Kingsville*
- University – *South Texas Archives, Texas A&M Kingsville*
- Other -- Specify Repository:

Historic Resources Survey Number (if assigned): NA

Kingsville Downtown Historic District, Kleberg County, Texas

10. Geographical Data

Acreage of Property: 25.57 Acres

Coordinates (see page 52)

Latitude/Longitude Coordinates

Datum if other than WGS84: NA

Verbal Boundary Description: (see pages 52-53)

Boundary Justification: (see pages 52-53)

11. Form Prepared By

Name/title: David W. Moore, Jr./Historian, Erin Tyson/Architectural Historian and GIS Specialist, Tara Dudley/Architectural Historian
Organization: HHM & Associates, Inc.
Street & number: 3500 Jefferson Street, Suite 330
City or Town: Austin State: TX Zip Code: 78731
Email: etyson@hhminc.com, tdudley@hhminc.com
Telephone: 512/478-8014
Date: November 30, 2017

Additional Documentation

Figures (see continuation sheets 59–82)

Maps (see continuation sheets 54-58)

Photographs (see continuation sheets 83–107)

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.

This project was funded in part through a Certified Local Government Grant from the National Park Service, U.S. Department of the Interior, as administered by the Texas Historical Commission. The contents and opinions, however, do not necessarily reflect the views and policies of the Department of the Interior, nor does the mention of trade names or commercial products constitute endorsement or recommendation by the Department of the Interior. This program receives Federal funds from the National Park Service. Regulations of the U.S. Department of the Interior strictly prohibit unlawful discrimination in departmental Federally Assisted Programs on the basis of race, color, national origin, age or handicap. Any person who believes he or she has been discriminated against in any program, activity, or facility operated by a recipient of Federal assistance should write to: Director, Equal Opportunity Program, U.S. Department of the Interior, National Park Service, P.O. Box 37127, Washington, D.C. 20013-7127.

Kingsville Downtown Historic District, Kleberg County, Texas

PHOTO LOG

Kingsville Downtown Historic District
Kingsville, Kleberg County, Texas
Photographed by Erin Tyson, September 19–20, 2017

Photo 1

Contextual view of district from 300 block of Kleberg Avenue, view facing southeast.

Photo 2

Contextual view of district from 200 block of Kleberg Avenue, view facing southwest.

Photo 3

Contextual view of district from 200 block of Kleberg Avenue, view facing northeast.

Photo 4

Contextual view of district from 200 block of Kleberg Avenue, view facing northeast.

Photo 5

Contextual view of district from 200 block of Kleberg Avenue, view facing northwest.

Photo 6

Contextual view of district from 300 block of Kleberg Avenue, view facing northeast.

Photo 7

Contextual view of district from 300 block of Kleberg Avenue, view facing northeast.

Photo 8

Contextual view of district from 300 block of Kleberg Avenue, view facing northeast.

Photo 9

Resource Nos. 29 and 30, 112 North 7th Street and 302 East Kleberg Avenue, oblique view of Gulf Coast Machine & Supply Company and B.O. Sims/J.C. Penney Buildings.

Photo 10

Resource No. 48, 330 East King Avenue, oblique view of Bell Telephone Company Building, view facing northwest.

Photo 11

Resource No. 2, 100 West Kleberg Avenue, oblique view of St. Louis, Brownsville & Mexico Railroad Depot, view facing northwest.

Photo 12

Resource No. 21, 201 East Kleberg Avenue, oblique view of John B. Ragland Mercantile Company Building, view facing southeast.

Photo 13

Resource No. 22, 211 East Kleberg Avenue, oblique view of Kingsville Lumber Company/Flato Building and Opera House, view facing southeast.

Kingsville Downtown Historic District, Kleberg County, Texas

Photo 14

Resource No. 26, 219 East Kleberg Avenue, façade view of the Toner Building, view facing south.

Photo 15

Resource No. 7, 200 East Kleberg Avenue, oblique view of the Old R. J. Kleberg Bank Building, view facing northeast.

Photo 16

Resource No. 9, 208 East Kleberg Avenue, oblique view of the Harrel Drug Company Building, view facing northwest.

Photo 17

Resource No. 13, 218–220 1/2 East Kleberg Avenue, oblique view of C.P. House Building/City Meat Market/Oliver's Jewelry Building, view facing northwest.

Photo 18

Resource No. 47, 327 East Kleberg Avenue, oblique view of the Texas Theater, view facing southwest.

Photo 19

Resource No. 50, 410–428 East Kleberg Avenue, oblique view of the Gulf Coast Motor Company/K.A. Childs Motors – Ford Dealership, view facing northwest.

Photo 20

Resource No. 52, 504–506 East Kleberg Avenue, oblique view of the Kingsville First Savings and Loan Association Building, view facing northwest.

Photo 21

Resource No. 56, 529 East Kleberg Avenue, oblique view of the Kingsville Laundry and Cleaners Building, view facing southwest.

Photo 22

Resource No. 62, 700 East Kleberg Avenue, façade of Kleberg County Courthouse, view facing east.

Photo 23

Resource Nos. 58 and 59, 601 and 609 East Kleberg Avenue, respectively, oblique view of Cage-Piper Funeral Home/Piper Funeral Home and Don's Laundry and Cleaners Buildings, view facing southeast.

Photo 24

Resource No. 57, 604 East Kleberg Avenue, oblique view of the National Guard Armory Building, view facing northeast.

Photo 25

Resource No. 51, 502 East Kleberg Avenue, oblique view of the Kleberg County Abstract Company Building, view facing northeast.

Kingsville Downtown Historic District, Kleberg County, Texas

Description

The Kingsville Downtown Historic District is in central Kingsville, the county seat of Kleberg County, Texas (fig. 7-1). Situated in the north-central portion of the county, Kingsville is approximately 35 miles from the Gulf of Mexico. Lying on the coastal plain, the topography is flat with sparse vegetation within its immediate, urban vicinity and with mesquite, huisache, ebony, and thorny plants in the surrounding brush country. Historic resources within the district date from 1904 through 1968 and include predominantly commercial buildings, but the district also contains some governmental buildings, public services buildings, the railroad, and objects such as street markers and bollards. The roughly 26-acre district extends in a west-east orientation along Kleberg Avenue from the Union Pacific Railroad (formerly the St. Louis, Brownsville & Mexico Railway) at the western end to the Kleberg County Courthouse at the eastern extent. The mostly brick, one-part and two-part commercial block buildings face East Kleberg Avenue from the north and south sides of the thoroughfare, while two properties sit on either side of North 7th Street, one on the south side of East Yoakum Avenue, and one on the north side of East King Avenue. The earliest concentration of historic resources is located at the western end of the historic district and represents the period when the St. Louis, Brownsville & Mexico Railway arrived and the resultant founding of Kingsville. The commercial growth of Kingsville spread east from the railroad and eventually reached the courthouse square by 1914 (fig.7-2). The buildings between 9th and 11th Streets represent a later wave of development that occurred during the mid-twentieth century era and feature larger lots and greater setbacks from the street. The Prairie style constitutes the most prevalent architectural stylistic influence, yet Streamline Moderne, Art Deco, and Classical Revival buildings, among others, also populate the district. Some of the district's building façades and storefronts were modernized during the period of significance, reflecting how commercial enterprises evolved according to trends in consumerism over time. Of the 63 resources in the historic district (59 buildings, 3 objects, and 1 structure), 55 are recommended contributing, and 8 are recommended noncontributing.

Geography and Topography

Located in South Texas, Kingsville sits on a flat coastal plain at about 60 feet above sea level. The roughly 14-square-mile city is surrounded by mostly ranch land characterized by mesquite, huisache, ebony, scrub brush, cacti, and grasses. Tranquitas Creek, the only waterway in Kingsville, extends through town from the northwest, about .60 miles north of the historic district, and empties into Baffin Bay, approximately 22 miles to the southeast (fig. 7-1).

Circulation Patterns

Kingsville's streets form a regular grid pattern with most of the city blocks measuring around four acres. The 100 block of each avenue in the city serve as the exceptions, as the railroad bisects these blocks in a north-south orientation. Other anomalies to the regular grid also exist, such as the large H.E.B. grocery store encompassing two entire city blocks along the south side of Kleberg Avenue between 8th and 10th Streets. The east-west avenues function as the arterial thoroughfares through town, while the north-south numbered streets are the collector roads feeding traffic to the avenues. Accordingly, Sanborn Fire Insurance maps indicate the east-west avenues measure 80 feet across, while the north-south streets are 60 feet wide. King Avenue (State Highway 141), the road one-block south of Kleberg Avenue, and Santa Gertrudis Street (Spur 169), six blocks north of Kleberg Avenue, connect to King Ranch and beyond to the west. King Avenue (SH 141) also extends through the east side of Kingsville, intersecting with US Highway 77. Twenty-foot-wide alleyways run along the rear of the buildings facing Kleberg Avenue. The district has on-street parking and two-way traffic lanes along its thoroughfares. Sidewalks line most of Kleberg Avenue and the north-south collector roads, allowing for easy pedestrian mobility and providing space for seating under the occasional live oak tree.

Kingsville Downtown Historic District, Kleberg County, Texas

Relationship of Buildings to One Another

The primary concentration of contributing resources in the Kingsville Downtown Historic District contains one- and two-part commercial block buildings that face the street. In the 200 and 300 blocks of Kleberg Avenue, the majority of lots are narrow in width and long in depth, the most common dimensions being 18 feet wide and 140 feet deep. Buildings measuring 28–35 feet wide are also common within these two blocks. These buildings abut the lot lines, sharing common walls, and a 10-foot-wide sidewalk separates them from the roadway. The lots increase in size to the east of 8th Street. The north side of Kleberg Avenue's 400 block (the historic district does not include the south side of the block) contains a 75-foot-wide two-part commercial block building and a large automobile dealership—with a large barrel-vaulted showroom, a carport, and a repair facility with multiple service bays—occupying the remainder of the block. Between 9th and 11th Streets, the resources are larger, and the lots possess a configuration that have greater setbacks from the street and more distance between one another to provide space for parking in front of or adjacent to the buildings. At the eastern terminus of the historic district, the Kleberg County Courthouse occupies the center of the 700 block, while the Kleberg County War Memorial building is at the southwest corner, and the courthouse maintenance building is at the southeast corner of the block. The historic district's western terminus, the 100 block of Kleberg Avenue, also features bigger lots with large buildings and ample parking space surrounding the buildings.

Range and Distribution of Construction Dates

The buildings, objects, and structure that comprise the Kingsville Downtown Historic District date from roughly 1904 to 1996. Of the district's 63 resources, 58 (approximately 92 percent) date to the period of significance; between 1904 and 1968.¹ Construction in the district occurred steadily from the time of the town's founding in 1904 through the 1930s, and then declined gradually beginning in the 1940s (fig. 7-3). Geographically, development of the downtown district began at the western end near the railroad and depot and spread relatively quickly eastward on Kleberg Avenue across the 200 block through the 1910s (fig. 7-2). Development continued eastward on the 300 and 400 blocks between the 1910s and 1930s. The buildings within the 500 and 600 blocks were constructed in the 1940s through the 1960s. Although a general west-to-east pattern of development is apparent, anomalies to the pattern occurred. The mid-century buildings between 9th and 11th Streets (the 500 and 600 blocks) separate the Kleberg County Courthouse, built in 1914 on the 700 block of Kleberg Avenue, from the historic resources constructed during the same period of development, mostly west of 7th Street. Furthermore, 1930's-era resources (Resource Nos. 3 and 6, a street marker and the post office, respectively) and a 1970's-era resource (Resource No. 4, Kleberg First National Bank) sit on the same block as the oldest resources, at the western end of the district.

Property Types and Building Forms

Downtown Kingsville is predominantly a commercial district. Of the 58 resources constructed during the period of significance, 49 are commercial (84 percent), and 28 of these (48 percent) are one-part commercial block buildings. The 11 two-part commercial block buildings constructed during the period of significance (19 percent) represent the second-most common property type in the Kingsville Downtown Historic District. Other commercial property types include bank, commercial box, office, railroad depot, store, theater, and warehouse; as well as subtypes of the commercial box property type, such as automobile dealership and automobile repair shop. The classification of commercial property types within the district follows the typology set forth in Richard Longstreth's *The Buildings of Main Street*.² There are also governmental property types within the district, composing seven percent of the resources constructed during the period of significance. The public services buildings property type distinguishes two buildings (three percent) in the district. The vast majority of buildings in the district have rectangular forms with flat roofs, many with parapets.

¹ Note that this number includes both recommended contributing and noncontributing resources built by 1968.

² Richard Longstreth, *The Buildings of Main Street: A Guide to American Commercial Architecture* (Washington, D.C.: The Preservation Press, 1987), 54-67.

Kingsville Downtown Historic District, Kleberg County, Texas

Common Construction Materials

The widespread presence of brick as the most common construction material further unifies the Kingsville Downtown Historic District. Twenty-six (45 percent) of the buildings within the district’s period of significance feature brick as the only exterior construction material, while 15 (26 percent) are constructed of brick in combination with another building materials, such as stone, tile, concrete, or wood. There are also several buildings composed of concrete, most faced with stucco.

Architectural Styles

Architectural styles in Kingsville generally followed popular tastes of the day. Of the buildings dating to the district’s period of significance, many display the influence of a recognized architectural style. However, 23 buildings dating from the period of significance (40 percent) have no style; most of these do exhibit character-defining features, but they collectively do not fit into a single definable architectural style. Resource No. 16, a two-part commercial block building located at 226 East Kleberg Avenue, serves as a good example of this, in that the edifice features pilasters, belt coursing, and a decorative cornice; yet none of these elements come together in a way that characterizes a particular architectural style. The styles illustrated today within the Kingsville Downtown Historic District’s inventory of historic resources can be grouped into the following categories, from most prevalent to least:

Architectural Style	No. of Resources	% of Historic Resources
Prairie	8	14
Streamline Moderne	6	10
Classical Revival	5	9
Spanish Colonial Revival	4	
Art Deco	3	5
Mission Revival	3	5
New Formalism	2	3
Eclectic	1	2
International Style	1	2
Mid-century Modern	1	2
Modern	1	2

Returned

Buildings within the district exemplify certain architectural styles; for example, Resource No. 14, typifying the Prairie style, is a one-part commercial block building that boasts horizontal elements such as a decorative string course, cornice and double-parapets; intricate brick corbelling, which highlights the building’s craftsmanship; and the appearance of solid construction. Representative of the Streamline Moderne style, Resource No. 47, a theater located at 327 East Kleberg Avenue, has a curved marquis, an angled partial wall protruding from the front façade, a prominent vertical sign extending skyward, and ribbon windows. Resource No. 21, the John B. Ragland Mercantile Company Building situated at 201 East Kleberg Avenue, functions as a good example of the Classical Revival style within the historic district. The two-part commercial block edifice features a wood canopy with dentils, a square corner tower with brackets, crenellation along the cornice, and cast stone detailing. Exemplary of the Spanish Colonial Revival style, Resource No. 15, a two-part commercial block building at 224 East Kleberg Avenue, exhibits a parapet flanked by side pylons, arched niches, and the use of stucco as a primary material. The Bell Telephone Company Building, Resource No. 48, sited at 330 East King Avenue, serves as a good example of the Art Deco style. The two-story brick building has an entry marked by brick quoining in the surround as well as dentiled brick work and cast stone framing elements.

The geographic distribution of the architectural styles throughout the Kingsville Downtown Historic District (fig. 7-5) reflects how the area developed over time. A concentration of styles that became popular during the early to mid-twentieth century (Prairie, Art Deco, Classical Revival, Mission Revival, and Eclectic) is located in the western portion of the historic district, in the 100, 200, and 300 blocks of Kleberg Avenue. The buildings exhibiting common

Kingsville Downtown Historic District, Kleberg County, Texas

architectural styles that emerged during the mid-century era are dispersed mostly throughout the eastern side of the district, within the 400, 500, and 600 blocks, as well as the eastern end of the 300 block.

Integrity

Since the conclusion of the period of significance in 1968, the historic district has retained its overall integrity of location, design, setting, materials, workmanship, feeling, and association to a high degree. Comparison of Sanborn Maps to the streetscape patterns of today show few changes. Very few resources have been demolished since the end of the period of significance, so new infill construction is scant within the district. Alterations to many of the resources have occurred, but the majority of them took place within the period of significance. As a result, out of the 63 extant resources, 55 are recommended contributing (87 percent) and 8 are recommended noncontributing (13 percent).

Contributing Resources

Properties in this category include historic buildings, objects, and structures that add to the district's overall historic character and sense of place. To be included in this category, a resource must date to the historic district's period of significance (1904–1968) and retain a sufficient amount of its original and/or historic character to be recognizable to that period of significance. The property must be within the boundaries of the district and should possess scale, materials, and siting similar to or compatible with other historic resources, thereby adding to the district's overall historic character. Contributing properties should retain their historic salient physical features and associative qualities. Properties need not be completely unaltered to qualify as contributing; indeed, most contributing buildings in the Kingsville Downtown Historic District have been altered to at least a small degree. While many resources were altered during the period of significance, some have also been modified after 1968. The greater the cumulative impact of the alterations, the less likely a historic property will be classified as a contributing element to the historic district. Among the most common modifications both within and beyond the period of significance in the Kingsville Downtown Historic District are modernized storefronts with aluminum frame plate-glass windows and doors that replace original wood-frame windows and entryways. Many of the buildings that have sustained significant alterations to their storefronts exhibit unaltered second stories or zones outside the storefronts. Other alterations to buildings that exist within the district but do not detract from the resources' overall ability to convey their significance include the facing of façades with tile, wood, or stucco. In addition, the transom windows in multiple buildings have been covered or filled. Although these alterations somewhat detract from the original character of a building, the properties are still classified as contributing if their basic form remains intact and it adds, if only to a small degree, to the district's overall integrity.

Noncontributing Resources

Properties in this category are those that detract from the district's historic character, and include two subtypes: severely altered historic properties (3 of the 8 noncontributing resources; 38 percent) and properties constructed after the district's period of significance, 1904–1968 (5 of the 8 noncontributing resources; 62 percent). The latter subtype includes buildings that typically exhibit none of the characteristics that distinguish the district and are, therefore, considered intrusive. The former grouping consists of buildings constructed during the district's period of significance, yet have been so drastically altered from their original appearance that little, if any, of their historic fabric is recognizable. These changes have compromised the historic integrity of these buildings, and they no longer visually represent the district's period of significance. These buildings are classified as noncontributing, as they detract from the overall historic character of the district. These resources could potentially become contributing, however, if sensitive restoration efforts are completed.

Kingsville Downtown Historic District, Kleberg County, Texas

Inventory

Each of the resources within the Kingsville Downtown Historic District are listed in the table to follow. For every resource, the inventory provides the address, property type, architectural stylistic influence, date of construction, historic name, status as contributing or noncontributing to the historic character of the district, and a brief architectural description.³ For the location of each resource, refer to the sketch map (Map 2) included within the Additional Documentation continuation sheets.

	<p>Resource No.: 1 Address: NA Historic Name: St. Louis, Brownsville & Mexico Railway Property Type: Structure - Railway Date of Construction: 1904 Stylistic Influence: NA Contributing Status: Contributing</p>
	<p>Resource No.: 2 Address: NA Historic Name: St. Louis, Brownsville & Mexico Railway Depot Property Type: Building - Commercial - Railroad Depot Date of Construction: 1904 Stylistic Influence: Spanish Colonial Revival Contributing Status: Contributing</p>
	<p>Resource No.: 3 Address: Northwest corner of PCF Daniel Alarcon St. and W. Kleberg Ave. Historic Name: Street Marker Property Type: Object - Street Marker Date of Construction: 1934 Stylistic Influence: No Style Contributing Status: Contributing</p>
	<p>Resource No.: 4 Address: 100 N. 6th St. Historic Name: Kleberg First National Bank Property Type: Building - Commercial - Bank Date of Construction: 1970 Stylistic Influence: New Formalism Contributing Status: Contributing</p>

Architectural Description: NA

Architectural Description: One-story Spanish Colonial Revival style train depot with rectangular plan and flanking wings; hipped roof with deep eaves, large wood brackets, and barrel-shaped red roof tiles; hipped dormer vents on main rectangular block. The south wing is an open porch area while the north block appears to be the freight-loading area.

Architectural Description: Roughly three-foot tall concrete obelisk form with address carved on each facet in a vertical orientation.

Architectural Description: Three-story New Formalism style symmetrical commercial building with full-height arched entry portico supported by slender columns, rectangular plan, two-story segmental arched windows topped by one-story rectangular windows, third story slightly recessed on front and sides, simple belt coursing between second and third floors and at cornice line.

³ The architectural descriptions largely come from the historic resources survey report completed by the City of Kingsville in 2013.

Kingsville Downtown Historic District, Kleberg County, Texas



Resource No.: **5**
Address: **103 E. Kleberg Ave.**
Historic Name: **Caesar Park Bollards and Chains**
Property Type: **Object - Bollards and Chains**
Date of Construction: **1910**
Stylistic Influence: **No style**
Contributing Status: **Contributing**

Architectural Description: Series of roughly 18-inch-tall concrete obelisk forms, spaced approximately five feet apart, connected by metal chains along the edge of the former park site.



Resource No.: **6**
Address: **103 E. Kleberg Ave.**
Historic Name: **United States Post Office**
Property Type: **Building - Public Services - Post Office**
Date of Construction: **1934**
Stylistic Influence: **Art Deco**
Contributing Status: **Contributing**

Architectural Description: Symmetrical Art Deco US post office building with stepped parapet, replacement sash windows topped with square fleur-de-lis medallions, stucco walls, flat-roofed porch with square columns and three-sided concrete entrance steps, pair of metal-frame glass lanterns over round symbolic medallions, double replacement glass entry doors with transom.



Resource No.: **7**
Address: **200 E. Kleberg Ave.**
Historic Name: **Old R.J. Kleberg Bank**
Property Type: **Building - Commercial - Two-part commercial block**
Date of Construction: **1910**
Stylistic Influence: **Classical Revival with Prairie details**
Contributing Status: **Contributing**

Architectural Description: Two-story two-part commercial block tawny brick building in the Classical Revival style with a tiled infilled corner entrance, decorative cornice brackets, cast stone detailing, decorative brick detailing, replacement windows, bricked-in windows, and louvered windows, modern metal tie rod-supported wraparound canopy, corbeled brick coursing between floors.



Resource No.: **8**
Address: **204 E. Kleberg Ave.**
Historic Name: **Harrel Drug Company**
Property Type: **Building - Commercial - Two-part commercial block**
Date of Construction: **1927**
Stylistic Influence: **Prairie**
Contributing Status: **Contributing**

Architectural Description: Two-story one-part commercial block brick building with symmetrical angled recessed entry with double wood doors, display windows, tiled storefront, transom windows above tie rod-supported canopy, paired sash windows on second floor flanked by louvered windows, simple brickwork with brick coursing.

Kingsville Downtown Historic District, Kleberg County, Texas



Resource No.: **9**
Address: **208 E. Kleberg Ave.**
Historic Name: **Harrel Drug Company**
Property Type: **Building - Commercial - One-part commercial block**
Date of Construction: **1910**
Stylistic Influence: **Mission Revival**
Contributing Status: **Contributing**

Architectural Description: One-story one-part commercial block brick building with tie rod-supported canopy, six nine-light transom windows, replacement display windows, recessed double-door entrance, curved parapet with decorative brickwork.



Resource No.: **10**
Address: **210 E. Kleberg Ave.**
Historic Name: **Law's Mens Shop**
Property Type: **Building - Commercial - Two-part commercial block**
Date of Construction: **1911**
Stylistic Influence: **Mission Revival**
Contributing Status: **Contributing**

Architectural Description: Two-story two-part commercial block brick building with two storefronts, segmental arched windows on the second floor, curved central parapet with polychrome brickwork. The east storefront has been remodeled on the ground floor with a circa 1950s recessed entrance and large display windows, terrazzo flooring. The second story windows have been infilled. The west storefront retains historic-age nine-light transom windows over a tie rod-supported canopy and remodeled storefront below the canopy with vertical display windows. The second-floor windows have replacements windows. Between the two storefronts is a single door that leads to the second floor.



Resource No.: **11**
Address: **214 E. Kleberg Ave.**
Historic Name: **White Kitchen Café**
Property Type: **Building - Commercial - One-part commercial block**
Date of Construction: **1920**
Stylistic Influence: **Prairie**
Contributing Status: **Contributing**

Architectural Description: One-story one-part commercial block brick building with boarded-up transoms, modern metal canopy with metal rods, simple decorative brick parapet, remodeled angled storefront with large display windows and stuccoed surround.



Resource No.: **12**
Address: **216 E. Kleberg Ave.**
Historic Name: **Moss Pharmacy, Model Pharmacy**
Property Type: **Building - Commercial - One-part commercial block**
Date of Construction: **1920**
Stylistic Influence: **No style**
Contributing Status: **Contributing**

Architectural Description: One-story one-part commercial block brick building with stuccoed upper facade and mosaic tiled storefront area with remodeled storefront, modern metal canopy suspended by metal rods.

Kingsville Downtown Historic District, Kleberg County, Texas



Resource No.: **13**
 Address: **218-220 1/2 E. Kleberg Ave.**
 Historic Name: **C.P. House Building, City Meat Market, Oliver's Jewelry**
 Property Type: **Building - Commercial - One-part commercial block**
 Date of Construction: **1910**
 Stylistic Influence: **Prairie**
 Contributing Status: **Contributing**

Architectural Description: One-story one-part commercial block brick building with three storefronts, polychrome brickwork, tie rod-supported canopy, closed-up transoms, and remodeled storefronts.



Resource No.: **14**
 Address: **222 E. Kleberg Ave.**
 Historic Name: **Two-Part Commercial Block Building**
 Property Type: **Building - Commercial - Two-part commercial block**
 Date of Construction: **1910**
 Stylistic Influence: **Prairie**
 Contributing Status: **Contributing**

Architectural Description: Two-part commercial block brick building with two storefronts, remodeled storefronts, modern metal canopy, boarded-up transom windows above canopy, decorative stepped corbeled brick cornice, and two rectangular nameplates over each storefront.



Resource No.: **15**
 Address: **224 E. Kleberg Ave.**
 Historic Name: **Realty Center**
 Property Type: **Building - Commercial - Two-part commercial block**
 Date of Construction: **1910**
 Stylistic Influence: **Spanish Colonial Revival**
 Contributing Status: **Contributing**

Architectural Description: Two-story two-part commercial block stucco building with Spanish Colonial Revival influences, modern wood-shingled shed-roofed canopy, two arched niches on side pilons, remodeled storefront with deeply recessed central entrance.



Resource No.: **16**
 Address: **226 E. Kleberg Ave.**
 Historic Name: **Two-Part Commercial Block Building**
 Property Type: **Building - Commercial - Two-part commercial block**
 Date of Construction: **1925**
 Stylistic Influence: **No style**
 Contributing Status: **Contributing**

Architectural Description: Two-story two-part commercial block brick building with remodeled storefront, deep recessed central entrance, boarded-up display windows, four narrow boarded-up windows on second floor, simple decorative cornice, evidence of a canopy based on remaining escutcheons.



Resource No.: **17**
 Address: **228 E. Kleberg Ave.**
 Historic Name: **Ferguson Jewelers, Stroman's Barber**
 Property Type: **Building - Commercial - One-part commercial block**
 Date of Construction: **1913**
 Stylistic Influence: **No style**
 Contributing Status: **Contributing**

Architectural Description: One-story one-part commercial block brick building with two recessed entrances and large display windows, modern metal canopy supported by metal rods, tiled entry floor.

Kingsville Downtown Historic District, Kleberg County, Texas



Resource No.: **18**
Address: **230 E. Kleberg Ave.**
Historic Name: **Scanlon's Shoe Store, The Shoe Gallery**
Property Type: **Building - Commercial - One-part commercial block**
Date of Construction: **1920**
Stylistic Influence: **No style**
Contributing Status: **Contributing**

Architectural Description: One-story one-part commercial block building faced in stucco and tile, remodeled storefront with asymmetrical angled entry, display windows, and stepped parapet.



Resource No.: **19**
Address: **115 N. 7th St.**
Historic Name: **One-part Commercial Block Building**
Property Type: **Building - Commercial - One-part commercial block**
Date of Construction: **1940**
Stylistic Influence: **No style**
Contributing Status: **Contributing**

Architectural Description: One-story one-part commercial block stuccoed brick building, centered front entry covered by small hipped-roof asphalt-shingled canopy and flanked by fixed glass window with security bars.



Resource No.: **20**
Address: **119-125 N. 7th St.**
Historic Name: **One-part Commercial Block Building**
Property Type: **Building - Commercial - One-part commercial block**
Date of Construction: **1930**
Stylistic Influence: **Spanish Colonial Revival**
Contributing Status: **Contributing**

Architectural Description: One-story one-part commercial block brick building on corner lot with Spanish Colonial Revival influence seen in the decorative tilework and barrel clay roof tiles on pent roofs along cornice and over doorways. North 7th Street elevation has multiple entrances with modern infill doors, windows have been boarded up or infilled.



Resource No.: **21**
Address: **201 E. Kleberg Ave.**
Historic Name: **John B. Ragland Mercantile Company**
Property Type: **Building - Commercial - Two-part commercial block**
Date of Construction: **1909**
Stylistic Influence: **Classical Revival**
Contributing Status: **Contributing**

Architectural Description: Two-story two-part commercial block brick building with chain-supported dentiled wood canopy, square corner tower with brackets, cast stone detailing (sills, lintels, cornice, brackets), minor crenellation along cornice, one-over-one wood sash windows on second floor, main entrance is recessed at corner, transom windows, and wood paneled entry doors. The building was designed by architect Jules Carl Leffland. NR Property #92001820.

Kingsville Downtown Historic District, Kleberg County, Texas



Resource No.: **22**
Address: **211 E. Kleberg Ave.**
Historic Name: **Kingsville Lumber Company, Flato Building and Opera House**
Property Type: **Building - Commercial - Two-part commercial block**
Date of Construction: **1911**
Stylistic Influence: **Prairie**
Contributing Status: **Contributing**

Architectural Description: Two-story two-part commercial block brick building with chain-supported wood canopy, remodeled storefronts, boarded-up transom windows, one-over-one wood sash windows on second floor, heavy cast stone brackets, two curved parapets, and corbeled frieze.



Resource No.: **23**
Address: **213 E. Kleberg Ave.**
Historic Name: **First State Bank of Kingsville**
Property Type: **Building - Commercial - One-part commercial block**
Date of Construction: **1909**
Stylistic Influence: **Mission Revival**
Contributing Status: **Contributing**

Architectural Description: One-story one-part commercial block brick building with remodeled facade. It appears that the entire façade was redone based on brick color, style, and detailing.



Resource No.: **24**
Address: **215 E. Kleberg Ave.**
Historic Name: **One-part Commercial Block Building**
Property Type: **Building - Commercial - One-part commercial block**
Date of Construction: **1930**
Stylistic Influence: **No style**
Contributing Status: **Contributing**

Architectural Description: One-story one-part commercial block brick building with remodeled tiled storefront, infilled transom windows, recessed name plate over storefront.



Resource No.: **25**
Address: **217 E. Kleberg Ave.**
Historic Name: **Roy's Camera Nook**
Property Type: **Building - Commercial - One-part commercial block**
Date of Construction: **1960**
Stylistic Influence: **No style**
Contributing Status: **Contributing**

Architectural Description: One-story one-part commercial block building with large angled lighted sign marquee and remodeled storefront.



Resource No.: **26**
Address: **219 E. Kleberg Ave.**
Historic Name: **Toner Building**
Property Type: **Building - Commercial - Two-part commercial block**
Date of Construction: **1909**
Stylistic Influence: **Spanish Colonial Revival**
Contributing Status: **Contributing**

Architectural Description: Two-story two-part commercial block brick building with remodeled storefront, modern barrel clay canopy, replacement windows on second floor, and decorative brickwork on parapet.

Kingsville Downtown Historic District, Kleberg County, Texas



Resource No.: **27**
Address: **221 E. Kleberg Ave.**
Historic Name: **One-part Commercial Block Building**
Property Type: **Building - Commercial - One-part commercial block**
Date of Construction: **1996**
Stylistic Influence: **No style**
Contributing Status: **Noncontributing**

Architectural Description: Infill building to replace a burned building; modern façade of vertical plank siding with modern corrugated metal-roofed wood bracket-supported canopy, fixed glass windows, and deeply recessed entrance with double doors.



Resource No.: **28**
Address: **225 E. Kleberg Ave.**
Historic Name: **De Mauri Bakery, Kingsville Bakery, Piggly Wiggly, H.E.B., Winn's Five and Dime**
Property Type: **Building - Commercial - One-part commercial block**
Date of Construction: **1915**
Stylistic Influence: **No style**
Contributing Status: **Contributing**

Architectural Description: One-story one-part commercial block brick building with stucco covering the upper façade and transom windows, two storefronts, two recessed entrances, large metal-framed display windows, and shallow-depth self-supported canopy.



Resource No.: **29**
Address: **302 E. Kleberg Ave.**
Historic Name: **B.O. Sims Building, J.C. Penney**
Property Type: **Building - Commercial - Two-part commercial block**
Date of Construction: **1912**
Stylistic Influence: **Classical Revival**
Contributing Status: **Contributing**

Architectural Description: Two-story two-part commercial block corner building with tie rod-supported wraparound canopy with dentil molding and pressed metal ceiling, wood-framed display windows, transom windows above the canopy, paired sash windows with cast stone lintels and sills, and cast stone belt coursing and cornice.



Resource No.: **30**
Address: **112 N. 7th St.**
Historic Name: **Gulf Coast Machine & Supply Company**
Property Type: **Building - Commercial - One-part commercial block**
Date of Construction: **1916**
Stylistic Influence: **No style**
Contributing Status: **Contributing**

Architectural Description: One-part commercial block brick building with multiple service bays, two marked by enclosed garage door openings; one replaced garage door; belt coursing and cornice.



Resource No.: **31**
Address: **306 E. Kleberg Ave.**
Historic Name: **B.O. Sims Building Annex, J.C. Penney**
Property Type: **Building - Commercial - One-part commercial block**
Date of Construction: **1920**
Stylistic Influence: **Classical Revival**
Contributing Status: **Contributing**

Architectural Description: One-story 1-part commercial block with brick façade, cast stone banding, tie rod-supported canopy with dentil molding and pressed metal ceiling, wood-framed display windows and centered single-entry door.

Kingsville Downtown Historic District, Kleberg County, Texas

	<p>Resource No.: 32 Address: 308-312 E. Kleberg Ave. Historic Name: One-part Commercial Block Building Property Type: Building - Commercial - One-part commercial block Date of Construction: 1925 Stylistic Influence: Prairie Contributing Status: Contributing</p>
<p>Architectural Description: One-story one-part commercial block building with brick façade, three storefronts, boarded-up transom windows above modern metal canopy, large display windows and single metal-framed entry doors.</p>	
	<p>Resource No.: 33 Address: 314-316 E. Kleberg Ave. Historic Name: One-part Commercial Block Building Property Type: Building - Commercial - One-part commercial block Date of Construction: 1925 Stylistic Influence: Prairie Contributing Status: Contributing</p>
<p>Architectural Description: One-story one-part commercial block building with brick façade with herringbone sign name rectangle, stepped parapet, large display windows with central single-entry door, modern metal canopy.</p>	
	<p>Resource No.: 34 Address: 318 E. Kleberg Ave. Historic Name: One-part Commercial Block Building Property Type: Building - Commercial - One-part commercial block Date of Construction: 1925 Stylistic Influence: Prairie Contributing Status: Contributing</p>
<p>Architectural Description: One-story one-part commercial block building with brick façade, stepped parapet, modern metal canopy, modern stone tile on lower façade, replacement storefront windows and double-door entry.</p>	
	<p>Resource No.: 35 Address: 320 E. Kleberg Ave. Historic Name: One-Part Commercial Block Building Property Type: Building - Commercial - One-part commercial block Date of Construction: 1940 Stylistic Influence: No style Contributing Status: Contributing</p>
<p>Architectural Description: One-story one-part commercial block building with stuccoed upper façade, tiled lower façade, large display windows, recessed single entry door with transom window, and modern metal canopy.</p>	
	<p>Resource No.: 36 Address: 322 E. Kleberg Ave. Historic Name: Brookshire's Grocery, Gafford's and Brookshire's Grocery Property Type: Building - Commercial - One-part commercial block Date of Construction: 1928 Stylistic Influence: No style Contributing Status: Contributing</p>
<p>Architectural Description: One-story one-part commercial block building with stuccoed upper façade, boarded-up windows, tiled kickplates under windows, modern metal canopy, metal-framed double doors with transom window, and historic-age sign. Non-historic cornice.</p>	

Kingsville Downtown Historic District, Kleberg County, Texas



Resource No.: **37**
Address: **326 E. Kleberg Ave.**
Historic Name: **Huddleson Oldsmobile, Sear's**
Property Type: **Building - Commercial - One-part commercial block**
Date of Construction: **1940**
Stylistic Influence: **No style**
Contributing Status: **Contributing**

Architectural Description: One-story one-part commercial block building with stuccoed walls, modern metal canopy, large display windows with transoms, and recessed double-door entrance.



Resource No.: **38**
Address: **328 E. Kleberg Ave.**
Historic Name: **One-part Commercial Block Building**
Property Type: **Building - Commercial - One-part commercial block**
Date of Construction: **1928**
Stylistic Influence: **No style**
Contributing Status: **Contributing**

Architectural Description: One-story one-part commercial block building with two storefronts, modern metal canopy, masonry piers, mosaic wall tiles on lower façade, stuccoed wall on upper façade, large display windows, and metal-framed glass entry doors.



Resource No.: **39**
Address: **Northwest corner of N. 8th St. and E. Kleberg Ave.**
Historic Name: **Street Marker**
Property Type: **Object - Street Marker**
Date of Construction: **1934**
Stylistic Influence: **No style**
Contributing Status: **Contributing**

Architectural Description: Roughly three-foot tall concrete obelisk form with address carved on each facet in a vertical orientation.



Resource No.: **40**
Address: **301 E. Kleberg Ave.**
Historic Name: **Walter Swindosky Photo Studio, Fuentes Building**
Property Type: **Building - Commercial - One-part commercial block**
Date of Construction: **1912**
Stylistic Influence: **No style**
Contributing Status: **Noncontributing**

Architectural Description: One-story one-part commercial block building encompassing three historic building footprints, stucco and metal walls, recessed paired double-door entry on Kleberg Avenue and double-door entry with sidelights and transom on angled corner. Interior of building burned in fire.



Resource No.: **41**
Address: **307 E. Kleberg Ave.**
Historic Name: **One-part Commercial Block Building**
Property Type: **Building - Commercial - One-part commercial block**
Date of Construction: **1935**
Stylistic Influence: **No style**
Contributing Status: **Contributing**

Architectural Description: One-story one-part commercial block building with stuccoed upper facade and piers, pink brick kickplates, large fixed glass display windows, recessed single entry door with sidelights and transom, and five three-over-three wood sash transom windows.

Kingsville Downtown Historic District, Kleberg County, Texas



Resource No.: **42**
Address: **309 E. Kleberg Ave.**
Historic Name: **One-part Commercial Block Building**
Property Type: **Building - Commercial - One-part commercial block**
Date of Construction: **1920**
Stylistic Influence: **Eclectic**
Contributing Status: **Contributing**

Architectural Description: One-story one-part commercial block rectangular-plan building with modern stone veneer and plywood slipcover, large display windows and single metal-framed glass door.



Resource No.: **43**
Address: **311-313 E. Kleberg Ave.**
Historic Name: **Trant's Children's Clothing and Dress Shop**
Property Type: **Building - Commercial - One-part commercial block**
Date of Construction: **1946**
Stylistic Influence: **No Style**
Contributing Status: **Noncontributing**

Architectural Description: One-story one-part commercial block rectangular-plan building with very shallow canopy ledge, large display windows, centered metal-framed glass entry doors. Five multi-pane transom windows and stucco on upper façade, brick side piers, black pigmented glass panels on display area, very shallow canopy ledge, tiled entry floor on left side. Modern diagonal wood siding on right side.



Resource No.: **44**
Address: **317 E. Kleberg Ave.**
Historic Name: **One-part Commercial Block Building**
Property Type: **Building - Commercial - One-part commercial block**
Date of Construction: **1935**
Stylistic Influence: **No style**
Contributing Status: **Contributing**

Architectural Description: One-story one-part commercial block building with three storefronts of large display windows, modern metal-clad tie rod-supported canopy, tiled lower façade, and wood siding on upper façade.



Resource No.: **45**
Address: **321 E. Kleberg Ave.**
Historic Name: **One-part Commercial Block Building**
Property Type: **Building - Commercial - One-part commercial block**
Date of Construction: **1935**
Stylistic Influence: **Streamline Moderne**
Contributing Status: **Contributing**

Architectural Description: One-story one-part commercial block Streamline Moderne building with two-tone green pigmented glass, large curved glass display windows, recessed entrance, and curved metal canopy.



Resource No.: **46**
Address: **323 E. Kleberg Ave.**
Historic Name: **C.R. Anthony Company**
Property Type: **Building - Commercial - One-part commercial block**
Date of Construction: **1950**
Stylistic Influence: **Streamline Moderne**
Contributing Status: **Contributing**

Architectural Description: One-story one-part commercial block brick building with modern tie rod-supported metal-clad canopy, large glass display windows with centered recessed entry, plain stacked brick façade, and two entry doors with central sidelight and transom windows.

Kingsville Downtown Historic District, Kleberg County, Texas



Resource No.: **47**
Address: **327 E. Kleberg Ave.**
Historic Name: **Texas Theater**
Property Type: **Building - Commercial - Theater**
Date of Construction: **1950**
Stylistic Influence: **Streamline Moderne**
Contributing Status: **Contributing**

Architectural Description: Rectangular-plan two-story theater building on a corner lot with curved stuccoed balcony supported by metal posts, vertical "Texas" sign, triple double-door entry topped by transom window, beige brick walls with little ornamentation punctured by ribbon windows on east side and five-over-three oversized window wall on north side, two small one-story commercial storefronts incorporated into theater on east side. The stuccoed balcony may once have been the marquee.



Resource No.: **48**
Address: **330 E. King Ave.**
Historic Name: **Bell Telephone Company Building**
Property Type: **Building - Public Services - Telephone Company Building**
Date of Construction: **1952**
Stylistic Influence: **Art Deco**
Contributing Status: **Contributing**

Architectural Description: Two-story rectangular-plan brick building with asymmetrical Art Deco influenced entry with brick quoining, panels, small canopy, single entry door with sidelights and transom, two-over-two wood sash windows set within cast stone frames.



Resource No.: **49**
Address: **400-404 E. Kleberg Ave.**
Historic Name: **Coleman Building**
Property Type: **Building - Commercial - One-part commercial block**
Date of Construction: **1910**
Stylistic Influence: **Mission Revival**
Contributing Status: **Contributing**

Architectural Description: Two-story one-part commercial block stuccoed building on corner lot with three storefronts, vertical plank siding on the corner, modern wood-shingled hip-roof wraparound canopy on corner, metal canopy of other two storefronts, large display windows, and double metal-framed glass doors.



Resource No.: **50**
Address: **410-428 E. Kleberg Ave.**
Historic Name: **Gulf Coast Motor Company, K.A. Childs Motors - Ford Dealership**
Property Type: **Building - Commercial - Commercial box - Auto dealership**
Date of Construction: **1935**
Stylistic Influence: **Art Deco**
Contributing Status: **Contributing**

Architectural Description: Former car dealership complex that takes up majority of block. The showroom block is a Quonset-shaped building with stepped brick parapet façade with floor-to-ceiling windows between concrete piers, multi-pane steel-framed windows, a second Quonset-shaped warehouse block, two large open warehouse blocks, and fenced parking lots.

Kingsville Downtown Historic District, Kleberg County, Texas



Resource No.: **51**
Address: **502 E Kleberg Ave.**
Historic Name: **Kleberg County Abstract Company**
Property Type: **Building - Commercial - Office**
Date of Construction: **1967**
Stylistic Influence: **Streamline Moderne**
Contributing Status: **Contributing**

Architectural Description: Flat-roofed rectangular-plan commercial building with Streamline Moderne influences, exterior concrete-frame construction, curved brick walls, fixed tinted glass windows, and double-door entry.



Resource No.: **52**
Address: **504-506 E. Kleberg Ave.**
Historic Name: **Kingsville First Savings and Loan Association**
Property Type: **Building - Commercial - Commercial box**
Date of Construction: **1965**
Stylistic Influence: **International Style**
Contributing Status: **Contributing**

Architectural Description: One-story one-part commercial block brick building with stuccoed upper facade and mosaic tiled storefront area with remodeled storefront, modern metal canopy suspended by metal rods.



Resource No.: **53**
Address: **512 E. Kleberg Ave.**
Historic Name: **Farmers Insurance Group**
Property Type: **Building - Commercial - Commercial box**
Date of Construction: **1945**
Stylistic Influence: **Streamline Moderne**
Contributing Status: **Contributing**

Architectural Description: One-story one-part commercial block building with angled recessed entry, brick veneer facade, concrete block side walls, one glass entry door, one fixed glass display window, and replacement narrow canopy.



Resource No.: **54**
Address: **516 E. Kleberg Ave.**
Historic Name: **NA**
Property Type: **Building - Commercial - Commercial box**
Date of Construction: **1983**
Stylistic Influence: **No style**
Contributing Status: **Noncontributing**

Architectural Description: One-story flat-roofed commercial building with stuccoed walls, fixed windows, recessed entrance with double doors, side drive-through, and vertical pattern panels along cornice line.



Resource No.: **55**
Address: **526 E. Kleberg Ave.**
Historic Name: **Campbell Motor Company Inc.**
Property Type: **Building - Commercial - Commercial box - Auto repair shop**
Date of Construction: **1945**
Stylistic Influence: **No style**
Contributing Status: **Noncontributing**

Architectural Description: One-story rectangular-plan commercial warehouse building with two side garage warehouse additions, curved roof behind stepped parapet wall, replacement windows, newly re-stuccoed front facade.

Kingsville Downtown Historic District, Kleberg County, Texas



Resource No.: **56**
Address: **529 E. Kleberg Ave.**
Historic Name: **Kingsville Laundry and Cleaners**
Property Type: **Building - Commercial - Warehouse and Store**
Date of Construction: **1955**
Stylistic Influence: **Streamline Moderne**
Contributing Status: **Contributing**

Architectural Description: One-story one-part commercial rectangular plan warehouse with painted brick walls, deep inset partial-width entry, replacement windows, canopy over front fixed windows, and low-pitched standing seam metal gabled roof behind parapet wall.



Resource No.: **57**
Address: **604 E. Kleberg Ave.**
Historic Name: **National Guard Armory**
Property Type: **Building - Governmental**
Date of Construction: **1966**
Stylistic Influence: **New Formalism**
Contributing Status: **Contributing**

Architectural Description: One- and two-story massed block administrative building for the Texas National Guard with two-story flat-roofed portico supported by brick piers, modern sash windows, light brown brick veneer, and detached gabled light-yellow brick warehouse building.



Resource No.: **58**
Address: **601 E. Kleberg Ave.**
Historic Name: **Cage-Piper Funeral Home, Piper Funeral Home**
Property Type: **Building - Commercial - Office**
Date of Construction: **1955**
Stylistic Influence: **Mid-century Modern**
Contributing Status: **Contributing**

Architectural Description: One-story blocked massed commercial building with minimal horizontal fixed glass windows, light yellow brick veneer, metal-framed single door entrances, pierced concrete block screen wall, and brick pilasters.



Resource No.: **59**
Address: **611 E. Kleberg Ave.**
Historic Name: **Don's Laundry and Cleaners**
Property Type: **Building - Commercial - Office**
Date of Construction: **1955**
Stylistic Influence: **Modern**
Contributing Status: **Contributing**

Architectural Description: One-story one-part commercial block rectangular-plan building with metal-framed single glass door and boarded-up display window.



Resource No.: **60**
Address: **617 E. Kleberg Ave.**
Historic Name: **NA**
Property Type: **Building - Commercial - One-part commercial block**
Date of Construction: **1990**
Stylistic Influence: **No style**
Contributing Status: **Noncontributing**

Architectural Description: One-story L-plan flat-roofed commercial office building with hip-roofed wraparound canopy supported by stuccoed piers, fixed windows, stuccoed walls, stair-stepped block additions on side, and gated parking lot on side.

Kingsville Downtown Historic District, Kleberg County, Texas



Resource No.: **61**
Address: **700 E. Kleberg Ave.**
Historic Name: **Kleberg County War Memorial Building**
Property Type: **Building - Governmental - Memorial Building**
Date of Construction: **1974**
Stylistic Influence: **No style**
Contributing Status: **Noncontributing**

Architectural Description: One-story brick building with hexagonal plan and hipped roof with double-door entry flanked by sidelights at the southwest side. Flat, cantilevered porch. Rounded brick sign with "Kleberg County War Memorial" emblazoned across it sits in front of building.



Resource No.: **62**
Address: **700 E. Kleberg Ave.**
Historic Name: **Kleberg County Courthouse**
Property Type: **Building - Governmental - Courthouse**
Date of Construction: **1914**
Stylistic Influence: **Classical Revival**
Contributing Status: **Contributing**

Architectural Description: Designed by architect Atlee Bernard Ayres in 1914, the three-story cubic courthouse with elevated basement has Neoclassical styling blended with Sullivanesque and Prairie School-influenced ornamentation and has a reinforced concrete structural system sheathed in brown brick with decorative cast stone elements. The building has four identical projecting entrance porches featuring columns of unique design between sturdy brick piers topped by a parapet decorated with a Sullivanesque cartouche. The majority of the building remains intact with one major addition completed in 1966. The one-story addition, equal in footprint to the original courthouse, extends from the courthouse on the east side. The courthouse was listed in the National Register in 2010 (NR #10000150) and is an SAL.



Resource No.: **63**
Address: **700 E. Kleberg Ave.**
Historic Name: **Kleberg County Courthouse Maintenance Building**
Property Type: **Building - Governmental - Courthouse Maintenance Building**
Date of Construction: **1966**
Stylistic Influence: **New Formalism**
Contributing Status: **Contributing**

Architectural Description: One-story brick building with rectangular plan features wraparound flat-roof shallow porch, garage door on east façade, casement windows, decorative brick screen on the north and south façades, and coping.

Kingsville Downtown Historic District, Kleberg County, Texas

Statement of Significance

The Kingsville Downtown Historic District is a historic area that includes a cohesive collection of early-to-mid twentieth century commercial and institutional buildings. Roughly, the district runs along both sides of Kleberg Avenue from the Missouri Pacific Railroad line on the east and encompasses the grounds of the Kleberg County Courthouse on the west; at portions of some blocks, the district extends south to King Avenue or north to Yoakum Avenue. Buildings in this historic commercial corridor consist of a mix of styles and forms popular from the late nineteenth century to the post-World War II Era. Collectively, this grouping is representative of various historical events, patterns, and themes that impacted the physical and commercial growth of Kingsville since the city's founding as an important ranching, farming, commercial, and transportation hub in South Texas. The Kingsville Downtown Historic District is significant under Criterion A in the areas of Community Planning and Development and Commerce at the local level, and under Criterion C in the area of Architecture at the local level; 51 resources contribute to the historic district. The period of significance runs from 1904—the date of the oldest buildings in the district—to 1970 when the Kleberg First National Bank building was completed. The period of significance represents a discrete period with the majority of the properties being more than fifty years of age and does not have to meet Criteria Consideration G because the district exhibits a continuity of development and commercial use through 1970.⁴

Criterion A: Community Planning and Development

Located on the Cotton Road through South Texas in the Wild Horse Desert, Kingsville grew out of ranching, farming, and railroading.⁵ A native of New York, young sea-boat pilot Richard King joined his friend and business mentor Mifflin Kenedy in Brownsville, Texas, in 1847 to transport US troops and supplies via boat down the Rio Grande during the Mexican War.⁶ Having first seen the area on a trip from Brownsville to Corpus Christi in 1852, King purchased the abandoned Santa Gertrudis grant from heirs of the original Spanish grantees thereby establishing the first holdings of what would become the extensive King Ranch on July 25, 1853.⁷ The Santa Gertrudis holdings became the headquarters of King Ranch. In 1854, King married fellow Brownsville resident Henrietta Chamberlain.⁸ Richard and Henrietta King came to Santa Gertrudis on their honeymoon; while the Kings maintained homes in Brownsville and Corpus Christi, the ranch headquarters became their primary residence. In the absence of railroads, cattle trails served as the means of getting cattle to market. Cattle drives to northern markets followed various routes to meet the two main trails: the Shawnee and Chisholm Trails.⁹ Both began in South Texas near Brownsville then headed northward to San Antonio (passing west of King Ranch) and Austin before diverging at Waco.¹⁰ Cattle drives along these trails were long, arduous, and faced with various challenges such as the possibility of drought and other inclement weather, increased fencing of the open range, straying and mixing of herds, as well as the possibility of cattle rustling and “Texas Fever.”¹¹ King and other South Texas ranchers sought to bring a rail line to the region as early as the 1870s but were unsuccessful due to the lack of a stable water supply.¹² Without a reliable source of fresh

⁴ National Park Service, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*, 43.

⁵ Pat Allison, *Kingsville* (Charleston: Arcadia Publishing, 2011), 9.

⁶ Bruce Cheeseman, "King, Richard," *Handbook of Texas Online*, accessed November 14, 2017, <http://www.tshaonline.org/handbook/online/articles/fki19>, uploaded on June 15, 2010, modified on May 23, 2017, published by the Texas State Historical Association (TSHA).

⁷ Don Graham, *The Kings of Texas: The 150-Year Saga of an American Ranching Empire* (Hoboken: John Wiley & Sons, Inc., 2003), 60; Kleberg County Historical Commission, *Kleberg County, Texas* (Kingsville: Kleberg County Historical Commission, 1979), 50; Delara – Almond Architects, Inc., *Architectural Survey and Assessment for Kingsville, Texas*, prepared for City of Kingsville, September 1981, 3.

⁸ Henrietta Chamberlain settled in Brownsville in 1849 when her father Reverend Chamberlain established the first Protestant church on the Mexican border. *Kleberg County, Texas*, 52, 54.

⁹ Graham, 164.

¹⁰ *Ibid.*

¹¹ Jane Clements Monday and Frances Brannen Vick, *Petra's Legacy: The South Texas Ranching Empire of Petra Vela and Mifflin Kenedy* (College Station: Texas A&M University Press, 2007), 276, 306.

¹² Kathryn Evans, *Come Aboard: Kingsville's 100th Birthday* (Kingsville: Kingsville County Historical Commission, 2004), 11.

Kingsville Downtown Historic District, Kleberg County, Texas

water, the creation of communities to sustain a railroad line was not possible. By the last quarter of the nineteenth century, South Texas ranchers recognized the need for a railroad through South Texas. King appointed his wife Henrietta his sole heir when he died in 1885. For the next two decades, Henrietta, with the assistance of her son-in-law Robert Justus Kleberg (Sr.), was responsible for the continued operation and expansion of the King Ranch and the establishment of Kingsville.

The St. Louis, Brownsville & Mexico Railway and Kingsville's Establishment

After carefully researching drilling methods, Robert Kleberg successfully discovered water on the King Ranch in the summer of 1899, and the development of agriculture, railroad construction, and small communities became a possibility.¹³ As such, Henrietta King and Robert Kleberg began to actively push for a railroad to connect the ranch to the outside world, bring in farmers and other settlers, and provide the means for shipping cattle and produce to market.¹⁴

Merchant banker Uriah Lott of New York City, who had come to Texas in 1868, chartered several railroads in South Texas in the last quarter of the nineteenth century, including the Corpus Christi, San Diego & Rio Grande (1875) and the San Antonio & Aransas Pass Railway (1885). By 1900, Lott began seeking an opportunity to run a line to the southern tip of Texas.¹⁵ In 1902, Kleberg contacted Benjamin F. Yoakum, head of the St. Louis & San Francisco Railroad (Frisco Railroad) and a former employee of Lott, about building a railroad.¹⁶ A few months later, Lott wrote Kleberg informing the latter of his plans to scout a route in South Texas and “to look over the entire line personally and make a full report.”¹⁷ Yoakum agreed to form a syndicate managed by the St. Louis Trust Company, of which he was a principal member, to organize and finance the railroad.¹⁸ Part of the terms included that South Texas ranchers provide land bonus subscriptions. In January 1903, Henrietta King donated one-half interest in and right-of-way on thousands of acres of the King Ranch throughout South Texas for railroad development (fig. 8-1).¹⁹ Off that acreage, Mrs. King set aside 853 acres for a townsite east of the Santa Gertrudis Ranch, in order to entice Lott and financial backers such as Yoakum to build the railroad through South Texas to Brownsville. A survey of the entire donation, completed in 1906, depicts the “Kingsville District” which consisted of a 226-block townsite surrounded by larger farm tracts as well as the land for the railroad company. Mrs. King and Kleberg formed the Kleberg Town and Improvement Company for Kleberg to sell and develop the “Townsite on Santa Gertrudis Ranch.”²⁰

The St. Louis, Brownsville & Mexico Railway Company was incorporated on January 12, 1903; Yoakum filed the charter on June 6.²¹ Mrs. King and Kleberg convinced Lott and Yoakum to establish the headquarters of the new railroad line at the “Townsite on Santa Gertrudis Ranch” set aside three miles east of King Ranch Headquarters along the roadway leading to the entrance of King Ranch’s Santa Gertrudis Division (present-day King Avenue/State

¹³ King Ranch, “Timeline,” accessed October 6, 2017, <https://king-ranch.com/about-us/history/timeline/>.

¹⁴ *Kleberg County, Texas*, 62.

¹⁵ *Ibid.*, 6.

¹⁶ *Ibid.*, 173.

¹⁷ *Ibid.*

¹⁸ Duane M. Leach, *Caesar Kleberg and the King Ranch* (College Station: Texas A&M University Press, 2017); *Kleberg County, Texas*, 165; George C. Werner, “St. Louis, Brownsville and Mexico Railway,” *Handbook of Texas Online*, accessed September 20, 2017, <http://www.tshaonline.org/handbook/online/articles/eqs30>. Uploaded on June 15, 2010. Published by TSHA.

¹⁹ Various sources present different amounts of acreage, and the amount is not included on Warren’s survey.

²⁰ Allison, 7.

²¹ Sources alternately list the original board as having 9 or 14 members and also confuse the date of the incorporation and charter filing. San Benito Historical Society, “Begin the Survey,” accessed October 11, 2017, http://www.sanbenitohistory.com/projects/RailRoad_8th/Begin_the_Survey.html; Norman Rozeff, “Rio Grande Valley Railroads, Part VI: St. Louis, Brownsville and Mexico Railway,” *Valley Morning Star*, March 1, 2015, accessed October 11, 2017, http://www.valleymorningstar.com/life/article_bd0c8aa2-bee6-11e4-b8f9-43f19c299406.html; Leach, n.p.; *Kleberg County, Texas*, 93, 173; Mary Jo O’Rear, *Storm Over the Bay: the People of Corpus Christi and Their Port* (College Station: Texas A&M University Press, 2009), 48; Werner.

Kingsville Downtown Historic District, Kleberg County, Texas

Highway 141).²² The main streets of the town were “laid out and ‘grubbed’” from 1903 to 1904, but the townsite was not officially platted until several months later.²³ The railroad tracks arrived in Kingsville in February 1903; the line from Corpus Christi to Brownsville was completed in 1904 with the arrival of the first passenger trains in Kingsville on July 4, 1904 (Resource No. 1).²⁴ Although the trains were greeted by a population of 400 living in a makeshift settlement consisting of tents, temporary cabins, and crude huts called *jacales*, the occasion signified Kingsville’s official founding date.²⁵ At the townsite, to be named Kingsville after Richard King, the railroad company constructed a depot based on a standard plan (Resource No. 2). The depot was completed in September 1904.²⁶

Fred Warren officially surveyed core of the townsite, which was already platted and staked when the first trains arrived, for the Kleberg Town and Improvement Company in October 1904 (fig. 8-2).²⁷ Warren’s plat depicts a layout of 90 numbered blocks in a 10-by-9 grid. Standard lot size in the numbered blocks of the city was 25 feet wide by 140 feet deep. The narrow lots offered flexibility for development whereby potential property owners could choose to purchase the number of lots desired at a cost of \$50 to \$500.²⁸ This would have allowed for an organic development of the town. Further, the narrow (commercial) lots in Warren’s plan were located only adjacent to the railroad tracks as in many other plats for railroad towns. The St. Louis, Brownsville & Mexico Railway figured prominently in the plan – 80 acres off the donated tract was reserved for railroad offices, side tracks, shops, and other facilities.²⁹ The north–south-running railroad tracks bisected the town, with the railroad depot located near the city center at the intersection of (West) Kleberg Avenue and the tracks.³⁰ The city blocks were otherwise separated by 60- or 80-foot-wide north–south numbered streets and east–west avenues named after the Santa Gertrudis Ranch, King family members, and railroad company board members.³¹ Typically, the city blocks were divided by narrow lots along east–west alleys.³² The eastern third of the full city blocks on 5th Street west of the railroad featured east-facing lots oriented toward the tracks. Fronting these lots were 30-by-100-foot half-blocks reserved for park space. Warren laid out the east side of the tracks with six 100-by-150-foot blocks of lots oriented westward toward and directly adjacent to the tracks along Park Avenue; they sandwiched four centrally located half-block parks. Many of the lots facing the railroad tracks, particularly those on 5th Street which lead south to the railroad, became home to Kingsville’s first businesses. The blocks closest to the depot on (East) Kleberg Avenue also housed early commercial enterprises. The series of parks on both sides of the tracks were named after members of the St. Louis, Brownsville & Mexico Railway Company as well as other King family friends and business associates.³³ One centrally located block on the east side of town between Yoakum and Kleberg Avenues was set aside as an unnamed private park. Three blocks on the west side were reserved for “Chamberlain Park” and flanked by town lots larger than the standard ones throughout the rest of the townsite’s plan.

Kingsville’s Early Commercial District

Kingsville’s first commercial area quickly developed outside of the present Kingsville Downtown Historic District; it was centered around the railroad depot and in the blocks immediately north and south of (West) Kleberg Avenue on

²² Cynthia Martin, *Historic Resources Survey Report, Kingsville, Kleberg County, Texas*, prepared for City of Kingsville, December 2013, 7; *Kleberg County, Texas*, 174.

²³ Stirling Wesley Bass, “The History of Kleberg County,” master’s thesis (Austin: The University of Texas at Austin, 1931), 124.

²⁴ *Kleberg County, Texas*, 6.

²⁵ Glen Harding, *Rails to the Rio* (Raymondville: Glenn Harding, 2003), 37; Allison, 14-15.

²⁶ Allison, 17.

²⁷ Martin, 7; *Kleberg County, Texas*, 62. Warren did not certify the plat until October 1, 1904.

²⁸ *Kleberg County, Texas*, 174; Leslie G. Hunter and Cecilia Aros Hunter, *The Future of Our Past: A Preservation Guidebook for Kingsville, Texas*, prepared for the Historic Development Board of the City of Kingsville, January 1997, 4.

²⁹ Martin, 7.

³⁰ The original plat did not as of yet distinguish between east, west, north, or south. Park Avenue was renamed PFC Daniel Alarcon Street in honor of a Kingsville native who was killed in action during the Korean War on August 15, 1950. Allison, 26.

³¹ Martin, 7.

³² Warren’s October 1904 plat does not include lot dimensions. Historical research also did not reveal that information.

³³ Martin, 8.

Kingsville Downtown Historic District, Kleberg County, Texas

North and South 5th Street. In 1905, Kingsville was still a small town, with a population of 1,000.³⁴ A dense group of wood-frame buildings adjacent to one another sprang up one block north and south of (West) Kleberg Avenue along the west side of 5th Street. The commercial area primarily served railroad workers and their families as well as those who lived on outlying farms and ranches. A view of Kingsville around 1905 shows the first commercial district relative to the railroad and depot (fig. 8-3). The historic photograph shows that all of the streets are unpaved, and no landscape features unite the area. The St. Louis, Brownsville & Mexico passenger depot is featured prominently at the center of the photograph. To the west at right-center is the hip-roofed building that housed the railroad general office located in the land originally slated for “Miller Park.” At the top right of the image is the city’s first business center along 5th Street north and south of (East) Kleberg Avenue. The dense grouping of one- and two-story wood-frame buildings built adjacent to one another faced the railroad company’s general office, the tracks, and the freight and passenger depots (fig. 8-4). A wood boardwalk unified the buildings; the one in front of J. J. William’s Store featured wooden benches for shoppers and for spectators to watch Sunday horse races from Kleberg Avenue to the roundhouse.³⁵ Southeast and east of the passenger depot, commercial enterprises included the Kingsville Lumber Company and the King’s Inn, respectively. None of the buildings in this original business are extant except for the passenger depot. The east side of town was not captured in the photograph.

Development of the East Kleberg Avenue Commercial District

After a fire that started in a pool room destroyed a majority of the city’s first “business block” on 5th Street on September 8, 1908, business initially redeveloped in that same area. A photograph taken from the same vantage point as the pre-fire image shows that new construction included masonry buildings to combat the threat of fire (fig. 8-5). This area was soon superseded by a new business district that sprang up rapidly along (East) Kleberg Avenue east of 6th Street; the railroad depot was the dividing line between the old and new business districts.³⁶ While the west side of the town saw the earliest commercial development in Kingsville, an early Kingsville denizen recalls, “There was a great rivalry between the east and west sides of town among the businessmen.”³⁷ As before, proximity within a few blocks of a railroad and depot played a large role in the development of (East) Kleberg Avenue. This eastern commercial district had its beginnings with Kingsville’s founding in 1904 but only consisted of a few wood-frame buildings. John B. Ragland was among those to relocate to the west side of town and rebuilt his mercantile in a one-story frame building at the southeast corner of Kleberg Avenue and 6th Street.³⁸ In 1908, the Kleberg Bank moved from makeshift offices in the Kingsville Lumber Company building to a brick building at the northeast corner of Kleberg Avenue and 6th Street.³⁹ With the opening of the bank, which housed the telephone company and post office, east-side businesses gained an “edge in competition” over those on the west side.⁴⁰ In addition to the Kleberg Bank, (East) Kleberg Avenue contained a scattered grouping of wood-frame buildings (figs. 8-6 and 8-7). Historic photographs show that the area was unpaved and did not have street markers but that boardwalks were present with building balconies extended over them to protect pedestrians from the elements.

By 1908, Kingsville’s population had reached 2,000.⁴¹ Proximity to the railroad was key for the development of the new commercial district since trains remained the primary source of goods and services. Kingsville not only served residents—still consisting largely of railroad workers scattered across the western part of the city—but became the trade center for established ranching families and the influx of St. Louis, Brownsville & Mexico Railway workers and farmers who settled in the area after arriving by the railroad.⁴² The trains also brought in many potential settlers and visitors. Since Kingsville’s founding, “Homeseeker trains” brought Northerners and Midwesterners; many of them

³⁴ Evans, 89.

³⁵ *Ibid.*, 96.

³⁶ “Fire Disaster at Kingsville,” *The Brownsville Herald*, September 8, 1908: 1; Martin, 8; *Kleberg County, Texas*, 178.

³⁷ *Kleberg County, Texas*, 186.

³⁸ *Ibid.*; Allison, 92.

³⁹ *Kleberg County, Texas*, 62, 410.

⁴⁰ Evans, 111.

⁴¹ *Ibid.*, 90.

⁴² Martin, 9.

Kingsville Downtown Historic District, Kleberg County, Texas

farmers to whom South Texas's warmer climate and irrigated farmland appealed.⁴³ To accommodate a larger clientele, the John B. Ragland Mercantile Company commissioned a new brick building to replace the wood-frame store; it was completed in 1909. At that time, the Kleberg Bank and Ragland Mercantile occupied the corners at (North) 6th Street and (East) Kleberg Avenue, serving as anchors to the new commercial district (fig. 8-8).⁴⁴ The two brick buildings stood in stark contrast to the other small-scale wood buildings on the street. The new business area suffered a loss at the end of 1909 when the Kleberg Bank was destroyed by fire on December 24th. After the fire, however, more one- and two-story masonry buildings were built based on the typical 25-foot lot widths, some spanning two or three lots, replacing the older wood-frame buildings.⁴⁵ A photograph from 1910 shows two of them; the new Kleberg Bank building (Resource No. 7, 200 East Kleberg Avenue) and a new two-story brick building constructed to house the *Gulf Coast Record* (Resource No. 26, 219 East Kleberg Avenue; fig. 8-9).⁴⁶ Not long after 1910, the First State Bank (Resource No. 23, 213 East Kleberg Avenue) joined the growing commercial corridor on (East) Kleberg Avenue.

The 1910s saw increased growth and development in Kingsville's new commercial district that was augmented when the Kingsville Power Company, formed in 1904 to provide power for the ice factory, wired the city for electric service in 1910.⁴⁷ Further, Kingsville's location as the headquarters of a major railroad company was sealed when St. Louis, Brownsville & Mexico Railway sold the line to the St. Louis & San Francisco Railroad Company. The latter built a new general office building on Richard Park in 1911 to solidify preference of Kingsville over Houston and to signify the change.⁴⁸ That same year, the East Kleberg Avenue commercial district grew with the Kingsville Lumber Company Building (Resource No. 22, 211 East Kleberg Avenue) and a furniture store at the southwest corner of (East) Kleberg Avenue and (North) 7th Street (not extant).

Kingsville's population had grown to 4,000 by 1912. Panoramic photographs of the city show that the commercial district on (East) Kleberg Avenue was rapidly overtaking the old business district on 5th Street (figs. 8-10 and 8-11). Unlike images of the city taken prior to this time, the views now include areas east of 6th Street. The area featured an increasing number of diverse commercial buildings in styles prevalent at the turn of the century. Miller Park (where the original St. Louis, Brownsville & Mexico Railway's general office had been located) and Caesar Park were prominent features.

Due to Kingsville's growth, as well as the growth of nearby communities Ricardo and Rivera, and the surrounding countryside, the Texas Legislature created Kleberg County out of the southern half of Nueces County on February 27, 1913.⁴⁹ The county—named after Robert Kleberg (I), father of Kingsville's founder Robert J. Kleberg, Sr.—with Kingsville as the county seat, became official on August 23, 1913. Also in 1913, the county held a bond election for the construction of a permanent courthouse that was completed in 1914 (Resource No. 61, 700 East Kleberg Avenue). Kingsville boomed with its new status. The city celebrated the first county fair. Many important buildings reflected the stability and maturation of the community, the diversification of the local economy, and the city's growing status in the South Texas region. Among these were the Casa Ricardo Hotel northwest of the railroad depot, two elementary schools, a county hospital, and a bandstand in Miller Park.⁵⁰ The new courthouse became the *de facto* eastern boundary of the commercial core (with the railroad tracks serving as the western boundary) and encouraged the district to expand eastward over the next two decades. The Benjamin O. Sims Building, constructed on three lots, was one of the first buildings constructed west of (North) 7th Street (Resource No. 29, 302 East Kleberg Avenue).

The downtown corridor also began to reflect increased use of automobiles in the city. Harry T. Collins opened a Ford Garage in the 300 block of (East) Kleberg Avenue to house cars for Kingsville residents as private residences did not

⁴³ Evans, 42-44.

⁴⁴ Martin, 31.

⁴⁵ Ibid.

⁴⁶ Allison, 49.

⁴⁷ *Kleberg County, Texas*, 201.

⁴⁸ Evans, 69-70.

⁴⁹ *Kleberg County, Texas*, 14.

⁵⁰ Information from exhibit text at the Kingsville Railroad Museum.

Kingsville Downtown Historic District, Kleberg County, Texas

have garages.⁵¹ Collins's auto garage was joined by various new businesses that reflected the growing consumer base that automobile traffic brought into downtown Kingsville. Kleberg County authorized the first segment of city road to be paved—6th Street between Kleberg and Yoakum Avenues—on June 16, 1915.⁵² The foundation consisted of gravel covered with Tarvia, a popular paving compound at the time. When that segment of road was paved, sidewalks were also installed. Kingsville citizens hoped that this experimental paving on 6th Street would lead to the paving of Kleberg Avenue.⁵³

The first Sanborn Fire Insurance Company maps of Kingsville delineated in 1915 provide a picture of Kingsville's growing commercial core (figs. 8-12 and 8-13). By this time, cardinal directions had been added to street names (i.e. North 6th Street, East Kleberg Avenue). The 200 block of East Kleberg Avenue was completely developed with one- and two-story masonry buildings interspersed with one-story wood-frame buildings. Businesses in that block included the new Strand Movie Theater (Resource No. 25, 217 East Kleberg Avenue) and a bakery (Resource No. 28, 225 East Kleberg Avenue) both of which had replaced older wood-frame structures in the 200 block of (East) Kleberg Avenue. The 300 block of East Kleberg Avenue was slower to develop; the focal point of that block was the Sims Building, but several wood-frame buildings, mostly on the south side, were also present. With the exception of Collins's garage, auto-related businesses were located just off East Kleberg Avenue. Kleberg Avenue had no commercial development east of North 8th Street. The Kleberg County Courthouse is outside the main coverage area of the 1915 Sanborn map but does appear in an inset, however.

The fabric of the commercial district was greatly altered on August 18, 1916, when a hurricane destroyed many of the wood-frame buildings on East Kleberg Avenue as well as those on King Avenue and in the old 5th Street business district.⁵⁴ Among the casualties were the Collins's garage (fig. 8-14) and the Strand Movie Theater. After Collins relocated to a new brick building at 7th Street and Yoakum Avenue, no auto-related businesses were found on East Kleberg Avenue for a time.⁵⁵ Otherwise, commercial enterprise on West Kleberg Avenue continued to thrive, as seen in a historic photographic from after the hurricane in 1916 looking westward on East Kleberg Avenue between North 7th and North 8th Streets (fig. 8-15). The image also shows that while boardwalks extended down the street, much of downtown Kingsville remained unpaved. Two wood-frame buildings—the Kingston Photography studio on the south (left) side of the street and a butcher store on the north (right) side of the street—survive.

The hurricane did not deter Kingsville residents and business owners from lobbying together to rally for the city's selection as site of a new normal school for educating teachers as proposed by the Texas Legislature between 1915 and 1917.⁵⁶ At the beginning of the twentieth century, only one normal school—the Houston Normal Institute (founded 1878)—served the entire State of Texas. In 1901, two additional schools were established in Denton and San Marcos. By the 1910s, however, the population of Texas had increased, and residents called for additional normal schools, especially in South Texas.⁵⁷ Various publications were printed to promote the City of Kingsville over other potential sites in Beeville, Goliad, Corpus Christi and Alice.⁵⁸ *Kingsville Merits Your Consideration*, published by Kingsville Publishing Company in 1917, noted that Kingsville was a major stop on the Gulf Coast Lines through South Texas, a region that had “developed more rapidly during the past ten years than any other state.”⁵⁹ That brochure, as well as The Kingsville Land and Investment Company's *The Kingsville Country*, featured a view of Kleberg Avenue looking east that showcased the “modern and up-to-date” city's amenities such as the “well graded streets” and “modern business

⁵¹ Site of present-day 307–309 E. Kleberg Avenue. Evans, 209; *Kleberg County, Texas*, 276, 198.

⁵² “Street Paving Actually Begun,” *Kingsville Record*, July 2, 1915, 1. The county history published by the Kleberg County Historical Commission gives the year as 1914, see *Kleberg County, Texas*, 184.

⁵³ “Street Paving Actually Begun;” “Tarvia Test to Be Important,” *Kingsville Record*, July 30, 1915, 1; “At Last,” *Kingsville Record*, August 20, 1915, 1.

⁵⁴ Allison, 45; *Kleberg County, Texas*, 198.

⁵⁵ Collins's new garage became the Gulf Coast Motor Co. Ford Agency. It moved again in 1924 to 6th and Yoakum.

⁵⁶ Cecilia Aros Hunter and Leslie Gene Hunter, *Texas A&M University Kingsville* (Charleston: Arcadia Publishing, 2000), 20-21.

⁵⁷ *Ibid.*, 11-13.

⁵⁸ *Ibid.*, 20-23.

⁵⁹ *Kingsville Merits Your Consideration* (Kingsville: Press of the Kingsville Publishing Company, 1917).

Kingsville Downtown Historic District, Kleberg County, Texas

block” (fig. 8-16). That image also featured the county courthouse prominently situated at the east end of Kleberg Avenue, and the concrete bollards with chains (Resource No. 5) present around Caesar Park. The park was a source of recreation in the otherwise commercial area. One Kingsville resident noted that “the lawn had lots of beautiful palm trees and an interesting fence with heavy chains going from one post to another. But best of all was the little pool with gold fish that was on the grounds.”⁶⁰ The promotional publications and other efforts by the Kingsville Commercial Club were successful. Kingsville secured the South Texas Teachers College in 1917; that institution developed into the present-day Texas A&M University Kingsville.

Creation of the Highway Network and Other Infrastructure Development

With the creation of the Texas Highway Department and the state highway system in 1917, State Highway (SH) 12 was proposed through Kingsville on 6th Street.⁶¹ SH 12 was overlaid on the Texas route of the King of Trails Highway, an early named highway that extended from Winnipeg, California, to Mexico. In 1919, the county proposed a \$350,000 bond issue to construct a hard-surfaced road from the Nueces County line to Riviera.⁶² This meant that 6th Street through Kingsville was paved (fig. 8-17). With the construction of the state highway, Kleberg County was among the first of many south of Bexar County to have hard-surfaced roads.⁶³ The rise of auto travel and trucking allowed for less reliance on the railroad and for the commercial district to move east away from the hub of 6th Street and East Kleberg Avenue.⁶⁴ While tourist and auto-related businesses were on the periphery of downtown Kingsville, none were located directly on North 6th Street in the downtown area or on East Kleberg Avenue. After a fire damaged several of the remaining wood-frame properties in the middle of the north side of the 200 block of East Kleberg Avenue in 1918 (fig. 8-18), they were replaced by several brick party-wall stores.⁶⁵ The south side of the same block still contained a mix of brick and wood commercial buildings (fig. 8-19).

In 1919, the Kleberg County Oil and Gas Company organized and laid a natural gas pipeline to Kingsville to provide fuel for homes and businesses the following year.⁶⁶ A photograph taken during the laying of the gas line at North 7th Street and East Kleberg Avenue on September 13, 1920, shows the Sims Building as well as a mix of commercial buildings on the south side of East Kleberg Avenue (fig. 8-20). The variety of building forms and business types is apparent on the 1922 Sanborn map (figs. 8-21–8-23). The trend of slow but steady eastward commercial development on East Kleberg Avenue continued. Only a fire-damaged residence lay on East Kleberg Avenue between 8th Street and the county courthouse. Auto-related businesses included a repair shop on North 7th Street behind the Sims Building, one in the 300 block of East Kleberg Avenue, and Collins’s auto dealership and a combined auto services building on North 6th Street at East Yoakum Avenue. With the vacancy left by the destruction of the Strand Theater, the Kings Inn now served as a cinema. The 1922 Sanborn map depicts a soft-drink stand facing East Kleberg Avenue in front of the cinema. The steady growth of Kingsville’s downtown core with dense commercial construction, as well as its accommodations for increased vehicular traffic, are illustrated in a historic photograph from the 1920s (fig. 8-24).

By 1925, Kingsville had a population of 6,000 and the downtown was “well lighted” with “good sidewalks.”⁶⁷ Kingsville historians Cecilia and Leslie Hunter note that the city “had few paved streets but a sense of its own prosperity.”⁶⁸ This prosperity was apparent in the bustling downtown area as depicted in a photograph from around 1925 (fig. 8-25). The view eastward down Kleberg Avenue shows street improvements, electric street lights, and an abundance of vehicular traffic. After a decade of discussion and acceptance of a paving contract bid in December 1925, on January 12, 1926, residents passed a \$125,000 bond election to pave city streets with concrete; the first

⁶⁰ Lucille Thomas Kruse, *Deep in the Brush Country* (iUniverse, 2010).

⁶¹ Originally proposed as State Highway 12.

⁶² *Kleberg County, Texas*, 15.

⁶³ *Ibid.*

⁶⁴ Allison, 108.

⁶⁵ *Ibid.*, 46.

⁶⁶ *Corpus Christi Caller*, July 15, 1919, 3; Martin, 11.

⁶⁷ Hunter and Hunter, *Texas A&M University Kingsville*, 30.

⁶⁸ *Ibid.*

Kingsville Downtown Historic District, Kleberg County, Texas

sections to be completed were located in the “main business sections” of the town, and included all of Kleberg Avenue from the high school at North Third Street to the county courthouse; the work was completed during the spring of 1926.⁶⁹ Visitors to downtown, including students at the recently opened South Texas State Teachers College, could watch a movie at the at the Rex Theater opened in 1926 (Resource No. 15, 224 East Kleberg Avenue) or at the Rialto Theater (formerly the King’s Inn Theatre) newly remodeled and reopened in 1929. Long-vacant lots on the north side of the 400 block of East Kleberg Avenue (set aside as a “private park” on the original townsite plat) were home to a miniature golf course. By this time, the 200–300 blocks of East Kleberg Avenue were occupied, so availability for new businesses to occupy more than one block closer to the railroad was restricted. Building footprints were limited to commercial spaces in party-wall structures built within the 25-foot lots. Allen’s Furniture, which had operated in several buildings on East Kleberg Avenue since 1908, moved off the main commercial corridor to a larger building at East King Avenue and South 6th Street in 1926.⁷⁰

The 1930 Sanborn map also shows growth in the downtown Kingsville commercial district with the continued trend of infill at formerly vacant lots or replacement of older wood-frame buildings with brick edifices (figs. 8-27, 8-28, and 8-29). New eastward growth is particularly evident in the 300 block of East Kleberg Avenue. New auto-related businesses served vehicular traffic. These were located on the east and west (Resource No. 19, 119–123 North 7th Street) sides off North 7th Street at East Yoakum Avenue, at the northwest corner of East Kleberg Avenue and North 8th Street (Resource No. 37), and on South 7th Street. The active state of downtown Kingsville is evident in historic photographs from 1930 (fig. 8-30). The vibrancy of the downtown business district is particularly notable with the large number of vehicles parked at the curbs in front of the businesses on both sides of the street. In order to guide and accommodate the traffic, East Kleberg Avenue is marked with traffic regulating signage. Street lights at each corner would have provided night time illumination.

Progress and growth in Kingsville was slow during the 1930s but not stagnant. In 1930, the city’s population was 8,000.⁷¹ With the Great Depression underway, the Missouri Pacific Railroad (which had assumed ownership of the St. Louis, Brownsville & Mexico Railway in 1925) went into receivership in 1932.⁷² As a result, the local workforce diminished, and many railroad employees were jobless. Kingsville residents recall assisting unemployed men who would ride the freight trains to Kingsville looking for work and assistance.⁷³ With the election of Richard Mifflin Kleberg (grandson of Richard and Henrietta King) as a Democrat to Congress in 1931, Kingsville benefitted from Depression-era legislation and funding.⁷⁴ Early in his political career, Richard Kleberg supported New Deal programs and used his influence to secure support from federal programs and Works Progress Administration recovery efforts that resulted in the construction of a new post office (Resource No. 6, 103 East Kleberg Avenue). Formerly located within several businesses throughout Kingsville, the new post office was erected in Caesar Park from 1933–1935 (fig. 8-31).⁷⁵ The 1910’s concrete bollards and chains that marked the park’s boundaries remained on the site. Other development in Kingsville’s business district in 1932 included a new building for the Southwestern Bell Telephone Company at the northwest corner of East King Avenue and South 8th Street (Resource No. 48, 330 East King Avenue).

⁶⁹ “Paving Contract Let to W. L. Pearson & Co.,” *Kingsville Record*, December 30, 1925, 1; “Kingsville Votes \$125,000 Paving Bonds,” *Kingsville Record*, January 13, 1926, 1; *Kingsville Record*, April 21, 1926, 1.

⁷⁰ Evans, 127.

⁷¹ Martin, 11.

⁷² Evans, 72, 85-86.

⁷³ *Ibid.*, 229-231.

⁷⁴ Thomas L. Miller, “Kleberg, Richard Mifflin,” *Handbook of Texas Online*, accessed October 17, 2017, <https://tshaonline.org/handbook/online/articles/fkl03>, uploaded on June 15, 2010, published by TSHA; Hardy-Heck-Moore, Inc. (HHM), *Integrated Cultural Resources Management Plan (ICRMP) for Naval Air Station Kingsville, Kleberg County, Texas*, prepared for Southern Division, Naval Facilities Engineering Command, Department of the Navy, North Charleston, South Carolina, October 1998, 15.

⁷⁵ *Kleberg County, Texas*, 236.

Kingsville Downtown Historic District, Kleberg County, Texas

Federal programs helped the City of Kingsville's economy, but the end of the decade, the city's population had decreased to 7,200.⁷⁶ With the re-designation of the state highway system in 1939, SH 12 was renamed SH 96 and routed from Sinton to Harlingen via Kingsville.⁷⁷ The path of SH 96 remained along 6th Street. Another state highway—SH 141—was created along King Avenue from Kingsville westward to the King Ranch and ultimately to US 281.⁷⁸ The General Highway map of Kleberg County revised to 1940 shows both SH 96 and SH 141.⁷⁹ A longstanding route, SH 141/King Avenue, provided a more direct westbound route for vehicular traffic since the city block on which the county courthouse was located intercepted East Kleberg Avenue. The highway rerouting and re-designation along SH 96 and SH 141 did not shift commercial development from East Kleberg Avenue, however. Since the turn-of-the-century, commercial development on East King Avenue did not extend farther than a few lots east of South 8th Street; the remainder of the thoroughfare consisted of early- to mid-twentieth-century residential development. On the other hand, new businesses continued to occupy East Kleberg Avenue in the early 1940s. For example, Coleman's furniture store opened at the northeast corner of East Kleberg Avenue and North 8th Street in 1940 (Resource No. 48, 400–404 East Kleberg Avenue) as did Huddleson Oldsmobile (Resource No. 36, 326 East Kleberg Avenue).

Creation of Naval Auxiliary Air Station and the World War II Era in Kingsville

At the outset of the Second World War in 1941, Kingsville's population was augmented with 300 families when Humble Oil and Refining set up two camps on nearby properties leased from the King Ranch to initiate drilling procedures.⁸⁰ With the opening of Naval Air Station (NAS) Corpus Christi in 1941, the Navy required six additional auxiliary air stations in South Texas to assist with training missions.⁸¹ Four of these were built next to the primary base at Flour Bluff while two self-contained stations were built in Kingsville and Beeville. Naval Auxiliary Air Station (NAAS) Kingsville opened on the southeast outskirts of Kingsville in 1942. During the war, the station supported four squadrons that trained fighter pilots and dive bomber pilots.⁸² With the arrival of military and civilian personnel to support the mission of the base, Kingsville's population grew from less than 10,000 to over 20,000 during the war.⁸³ The building consortium employed construction workers—newcomers and local residents—to build the base as well as railroad workers to build a spur to carry supplies from Kingsville to the installation.⁸⁴ Further, the prospect of civil service and defense-related jobs drew families who previously relied on agricultural subsistence from South Texas farms and ranches.⁸⁵ Kingsville residents strongly supported the Naval base and its personnel during the war which proved to be an economic and cultural boost. The city gained housing for military and civilian personnel. Although Kingsville residents were not allowed “on board” the station without a special pass, naval personnel quickly became a familiar sight in downtown Kingsville (fig. 8-32).⁸⁶ In 1944, Kingsville received another economic boost when the

⁷⁶ George O. Coalson, “Kingsville, TX,” *Handbook of Texas Online*, accessed September 6, 2017, <http://www.tshaonline.org/handbook/online/articles/hdk02>, uploaded on June 15, 2010, published by TSHA.

⁷⁷ Texas Department of Transportation, “State Highway No. 96,” accessed September 19, 2017, <http://www.dot.state.tx.us/tpp/hwy/sh/sh0096.htm>.

⁷⁸ Texas Department of Transportation, “State Highway No. 141,” accessed September 19, 2017, <http://www.dot.state.tx.us/tpp/hwy/sh/sh0141.htm>.

⁷⁹ Texas Highway Department, *General Highway Map, Kleberg County*, 1936, revised to February 1, 1940, Texas State Library and Archives, Austin, Texas.

⁸⁰ Evans, 86.

⁸¹ Hardy Heck-Moore, Inc., *A Comprehensive History of the Navy Presence in Texas during the 20th Century*, prepared for Southeastern Archaeological Research, Inc., January 2012, 1-13.

⁸² *Ibid.*, 2-72.

⁸³ *Ibid.*, 2-73.

⁸⁴ HHM, *ICRMP*, 23.

⁸⁵ *Ibid.*, 21.

⁸⁶ *Ibid.*, 29.

Kingsville Downtown Historic District, Kleberg County, Texas

Celanese Corporation opened a large chemical plant (producing production of acetaldehyde, formaldehyde, methanol and acetone) five miles north of Kingsville at Bishop, Texas; most of the plant's employees lived in Kingsville.⁸⁷

Post-World War II Development in Downtown Kingsville

Following World War II, several industries aided in the revitalization of Kingsville. Improved transportation infrastructure brought Kingsville's swelled population into the downtown area. US 77 was created and routed along SH 96 (6th Street) in 1943, and in 1945 SH 96 was removed from the state highway system.⁸⁸ Commercial development occurred throughout the business district in the mid-1940s. Stores such as Tarrant Dress and Shoe Shop (Resource No. 42, 311–313 East Kleberg Avenue) and Campbell Motor Company (Resource No. 54, 526 East Kleberg Avenue) catered to the city's populous.

The federal government decommissioned NAAS Kingsville in 1946; the City of Kingsville, however, had become permanently linked with the Navy, the development of Naval aviation, and industries associated with the NAAS and continued to prosper.⁸⁹ The installation's economic influence was sustained further when NAAS Kingsville was re-commissioned on April 1, 1951, to support training squadrons during the Korean Conflict.⁹⁰ Downtown Kingsville also thrived in the late 1950s and early 1960s. New buildings were built in modern styles while some older buildings were modernized. Among these was Ragland's Mercantile, which was updated with a metal storefront sleeve with electric signage on the upper stories (figs. 8-33 and 8-34). The building's new canopy even incorporated the corner streetlight into its design. Prominently located on Business US 77, as indicated by the highway signage in the construction photographs, businesses like Ragland's sought to keep current with marketing strategies like new façades and signage to cater to shoppers coming into Kingsville from the highway. During the decade, long-time downtown business owners took advantage of vacancies in older buildings to expand or start their commercial enterprises. For example, the State Bank extended into the rear alley in 1957.⁹¹ Roy Elmore purchased Sedwick Shoe Repair (housed in the former Strand Theater building) to relocate the camera and electronics business he had operated downtown since 1949.⁹² Elmore demolished the existing building and erected another to house Roy's Camera Nook (Resource No. 25, 217 East Kleberg Avenue). He cited the prime downtown location as being necessary to keep customers coming to the store: "We would be in the best location one could imagine in Kingsville—one half block from the post office, two doors from the bank, one half block from three dime stores—people would have to pass in front our store both coming and going."⁹³ A view of East Kleberg Avenue in the 1950s shows the busy commercial district with a number of modernized businesses as well as electric traffic lights and parking meters to aid automobile consumer traffic (fig. 8-35).

By this time, a nationwide trend in highway construction was for the creation of routes that bypassed existing business cores in urban areas. These new highways, often called loops or bypasses, offered ease of travel along less congested, and often less convoluted, routes. In 1947, this trend reached Kingsville as the Texas Highway Department rerouted US 77 from 6th Street eastward to 14th Street. Sixth Street was re-designated as secondary State Highway Loop (SL) 227 (or the Kingsville Loop) from its junction with US 77 north of Kingsville, to another junction with US 77 south of Kingsville (fig. 8-36).⁹⁴ A Kingsville resident noted, "One of the most unbelievable changes we have seen is the highway department designation of Fourteenth Street as the downtown area instead of Kleberg Avenue."⁹⁵ With the

⁸⁷ Martin, 11; Allison, 122; Celanese Corporation, "The Birth of Celanese (1921-1950's), accessed October 17, 2017, <https://www.celanese.com/About-Us/History/1921-1950.aspx>.

⁸⁸ Texas Department of Transportation, "State Highway No. 96."

⁸⁹ Ibid.

⁹⁰ HHM, *A Comprehensive History*, 2-74.

⁹¹ *Kleberg County, Texas*, 400.

⁹² Ibid., 424.

⁹³ Ibid., 425.

⁹⁴ Texas Department of Transportation, "State Highway Loop No. 227," accessed September 19, 2017, <http://www.dot.state.tx.us/tpp/hwy/sl/sl0227.htm>.

⁹⁵ *Kleberg County, Texas*, 426.

Kingsville Downtown Historic District, Kleberg County, Texas

trend for more shopping space on the bypass, one downtown-area business owner moved his supermarket from the 300 block of East Kleberg Avenue to build the first major store on North 14th Street.⁹⁶ Other business owners soon followed, resulting in competing commercial areas, much like West 5th Street and East Kleberg Avenue had been at the turn of the century. The relocation of businesses from the Kingsville Downtown Historic District commenced a slow trend for decentralization. With the exception of the construction of the Cage-Piper Funeral Home (Resource No. 58) in 1955, the trends for the addition of new types of businesses and remodeling of older buildings diminished.

Another transportation-related change came with the official merger of the St. Louis, Brownsville & Mexico Railway into the Missouri Pacific (MoPac) Railroad Company when the MoPac came out of receivership and began reorganization.⁹⁷ The changes in the ownership of the railroad had little effect on the East Kleberg Avenue commercial core, however, and the rerouting of US 77 served to extend the East Kleberg Avenue business district eastward, so commercial development continued.

Modern Era

The Sanborn Fire Insurance Map of 1962 shows the well-developed commercial district on East Kleberg Avenue including the addition of more resources east of North 8th Street (figs. 8-37, 8-38, and 8-39). Among the resources that catered to automobile traffic that brought consumers to downtown Kingsville were several auto sales and auto storage businesses on East Kleberg Avenue as well as a drive-in bank facility completed behind State Bank on East King Avenue in 1961.⁹⁸ In addition to changes in the structure of the Missouri Pacific Railroad Company, the affordability of automobile travel and ascendance of commercial trucking over railroad shipping continued the decline of the railroad industry in Kingsville.⁹⁹ At the west end of the Kleberg Avenue commercial area, the 1910's Frisco general office building was demolished in 1964, leaving the passenger depot as the only building related to the railroad still extant in the Kingsville Downtown Historic District.¹⁰⁰ This event seemed to mark the beginning of the decline of downtown Kingsville. One year later, US 77 completely bypassed the downtown (fig. 8-40). The highway was constructed along a new route at the east end of the city limits. In 1966, 14th Street (Bishop-Kingsville Loop/SL 227) from US 77 north of Bishop—along the old location of US 77 via Bishop and Kingsville to US 77 south of Kingsville—was designated as SL 428.¹⁰¹ It was at time that the state loop designation along 6th Street was completely cancelled and removed from the state highway system. While no formal efforts were made to encourage traffic to pass through the old downtown core on 6th Street and on East Kleberg Avenue, several important buildings were still built in the late 1960s and early 1970s, including the National Guard Armory (1966; Resource No. 56) and Kleberg First National Bank (1971, Resource No. 4).

Like many other small cities across the United States and Texas, Kingsville's commercial district was greatly impacted by the continued rerouting of major roads from the town core and by the construction of an interstate highway which redirected all major traffic. Although many businesses moved out of the Kingsville Downtown Historic District, many others still exist on or have returned to historic building stock on East Kleberg Avenue.

Commerce

Early Business Development in Kingsville and on Kleberg Avenue

The construction of the St. Louis, Brownsville & Mexico Railway through South Texas and establishment of its regional headquarters at Kingsville marked the beginning of the city's commercial development. "There would have

⁹⁶ Ibid., 404.

⁹⁷ Evans, 72; Werner.

⁹⁸ *Kleberg County, Texas*, 400.

⁹⁹ Evans, 72.

¹⁰⁰ Ibid.; Allison, 123.

¹⁰¹ Texas Department of Transportation, "State Highway Loop No. 428," accessed September 19, 2017, <http://www.dot.state.tx.us/tp/hwy/sl/sl0428.htm>. In 1990, the mileage of SL 428 was transferred to Business US 77-V.

Kingsville Downtown Historic District, Kleberg County, Texas

been no reason to have a town here without the employment generated by the railroad headquarters.”¹⁰² The company brought a diverse population of workers, most of whom settled in Kingsville.¹⁰³ The railroad provided transportation for cattle, agricultural products, and supplies, contributing to the economic and physical growth of Kingsville and South Texas. Complete with the railroad depot (Resource No. 2) general offices, switching yards, and roundhouse, the town became an important regional railroad hub. Initially, ranching remained the foundation of the local economy, but the railroad also “opened up opportunities for truck farming in the year-round mild climate, since produce could reach urban markets more rapidly by rail.”¹⁰⁴ The initial truck-transported crops included onions and grapes, but cotton shortly became another staple after agricultural innovators introduced the crop to the area.¹⁰⁵

Henrietta King, Robert Kleberg, and The Kleberg Town and Improvement Company promoted business endeavors of various types to cater to Kingsville’s population, approximately one-third of which consisted of railroad workers. In 1904, the company immediately funded construction of the town’s waterworks, the Kingsville Ice and Milling Company, Kingsville Publishing Company, Kingsville Lumber Company, and Kingsville Power Company.¹⁰⁶ Building in Kingsville began in earnest after trains started bringing in lumber in early fall 1904.¹⁰⁷ The train brought in the lumber for more permanent building construction to replace tents and *jaca*les that had been built earlier. On (North) 5th Street, businesses included Marcus Phillips’s Drug Store (which housed the post office), J. J. Williams’s general store, the Louis Bartlett Dry Goods Store, the John B. Ragland General Merchandise Store, the Kingsville Town & Improvement Company real estate office, and the Kingsville Lumber Company Office.¹⁰⁸ Across Park Avenue from the passenger depot, the Kleberg Town and Improvement Company built the Kings Inn, described as “the most modern hotel in South Texas,” in Driscoll Park on the east side of the depot.¹⁰⁹

Robert Kleberg invited businessmen with whom he was acquainted to move to Kingsville from South Texas and beyond and serve crucial roles in the town’s development, including Charles Flato, Jr. and John B. Ragland.¹¹⁰ Flato was a native of Flatonia, Texas (Fayette County) who became involved in the lumber business.¹¹¹ At the recommendation of Kleberg and “one of the prominent lumbermen of Houston,” he arrived in Kingsville in March 1904 to select a site for a lumber company and yard and had his stock brought in by the railroad construction trains.¹¹² While the King and Kleberg Families donated the land for Kingsville’s development, it was Flato “who actually led the people in the construction of the institutions and buildings that made the community.”¹¹³ John B. Ragland, native of Victoria, Texas (and the younger brother of Sam Ragland), one of the ranch hands on the King Ranch operated general stores in Rockport and Alice in the late 1890s.¹¹⁴ Kleberg persuaded the younger Ragland brother to move from Alice and establish what would become Kingsville’s only general merchandise store established in 1904 in a 12-by-15-foot wooden building on (North) 5th Street.¹¹⁵ After a fire in the old business district in 1905, Ragland’s, as the store locally known, moved to the southeast corner of East Kleberg Avenue and North 6th Street.

¹⁰² Allison, 7.

¹⁰³ Martin, 7-8.

¹⁰⁴ HHM, *ICRMP*, 14.

¹⁰⁵ *Ibid.*, 14.

¹⁰⁶ *Kleberg County, Texas*, 62.

¹⁰⁷ Bass, 124.

¹⁰⁸ Allison, 21, 21; *Kleberg County, Texas*, 178; Martin, 8.

¹⁰⁹ Martin 7-8.

¹¹⁰ Allison, 7.

¹¹¹ Flato’s wife was a distant cousin of Robert J. Kleberg. Mildred Chiuminatto, *Kleberg First National Bank, Kingsville, Texas, 1905-1990* (Kingsville: Kleberg First National Bank, 1991), 13.

¹¹² The identity of the prominent lumberman is not known. “Charles H. Flato, Jr,” accessed November 10, 2017, <http://www.usbiographies.org/texas/kleberg/flato.html>, from Frank W. Johnson, *A History of Texas and Texans*, volume three (Chicago: The American Historical Society, 1914), 1248-1249.

¹¹³ Hunter and Hunter, *Historic Kingsville*, 6.

¹¹⁴ Cheeseman, section 8, page 3; Hunter and Hunter, 17.

¹¹⁵ Bass, 124.

Kingsville Downtown Historic District, Kleberg County, Texas

Business interests operated by the Kleberg Town and Development Company and retailers such as Flato and Ragland played a role in the growth of the new business district centered at (North) 6th Street and (East) Kleberg Avenue. At the city's founding, local merchants had to keep their funds in Charles Flato's safe at the Kingsville Lumber Company; otherwise, the nearest bank was in Corpus Christi.¹¹⁶ In 1905, Kleberg and P. M. Johnson founded a private bank, the Kleberg Bank. With few farmers and businesses and mostly railroad workers to serve, Kleberg sought "to help those who showed the spirit of cooperation in community building" and to encourage viable growth in the city.¹¹⁷ The first business funded by the Kleberg Town and Improvement Company east of the railroad depot was a permanent home for the renamed bank, Robert J. Kleberg and Company, at the northeast corner of East Kleberg Avenue and North 6th Street (Resource No. 7) in 1908. Next door, brothers Clyde and Frank Allen of Marble Falls, Texas, set up the Allen Furniture Company after arranging for the location of the store and stock with Charles Flato.¹¹⁸

Before his death in 1908, John Ragland sold his East Kleberg Avenue property and business to the John B. Ragland Mercantile Company incorporated by Sam Ragland, Robert Kleberg, Caesar Kleberg, Charles Flato, Jr., and others.¹¹⁹ The new leadership commissioned a new brick building designed by Jules Carl Leffland, a prominent Danish-born and -trained architect who had emigrated to Victoria, Texas. After the new Ragland Mercantile was completed in 1909, it became Kingsville's leading mercantile establishment and hosted various civic groups in an upstairs meeting room. Among them were Kingsville's Commercial Club, which was founded by Robert Kleberg and Charles Flato, Jr., to build and sustain Kingsville's business community and to increase the city's population.¹²⁰

The Kleberg Bank and Ragland's building became the cornerstones of Kingsville's new business district. By 1909, other businesses on Kleberg Avenue included the O.G. Parker Tin Shop and the Gulf Coast Record Building (see fig. 8-6).¹²¹ James I. Toner had served as the newspaper editor since 1907; in 1909, he built a new home for the publication on the previous site of the Gulf Coast Record store (Resource No. 26, 219 East Kleberg Avenue).¹²² The Toner Building became the first home of the Kingsville Public Library shortly after its completion.¹²³

First Commercial Boom Period

Through the first decade of the twentieth century, Kingsville's position as headquarters of the St. Louis, Brownsville & Mexico Railway was precarious due to competition from Houston which had a larger rail line and was a bigger commercial center. In 1910, the St. Louis, Brownsville & Mexico sold the line was to the St. Louis & San Francisco Railroad Company; it became part of their Gulf Coast Line. The "Frisco Lines," as the railroad company was nicknamed, constructed a new headquarters building at Kingsville in 1911 to signify the change in ownership and solidify the city's status as an important railroad and commercial hub.

From about 1910 to 1920, Kingsville saw its first boom period of "exceptional development."¹²⁴ The east side of the city grew accordingly. After a fire destroyed the original building, a new home for the Robert J. Kleberg and Company bank building was completed in 1910 (see figs. 8-7 and 8-8). The new bank also housed Dr. Hendery Allison's Drug Store in a corner room, the telephone office on the second floor, and the Kingsville Post Office at the rear facing 6th

¹¹⁶ Evans, 104.

¹¹⁷ Chiuminatto, 13; *Kleberg County, Texas*, 410.

¹¹⁸ *Kleberg County, Texas*, 389.

¹¹⁹ Hunter and Hunter, *Historic Kingsville*, 17.

¹²⁰ Christopher Maher, "Chamber of Commerce celebrates its 'Historic Past, Promising Future,'" *Kingsville Record*, March 24, 2013; Kingsville Railroad Museum exhibit text.

¹²¹ Allison, 49.

¹²² *Ibid.*

¹²³ The Robert J. Kleberg Public Library, "The Woman's Club of Kingsville – Founders of The First Public Library in Kingsville," accessed October 2, 2017, <http://www1.youseemore.com/rjkleberg/contentpages.asp?loc=198>; The Robert J. Kleberg Public Library, "28 Books, One Dictionary and \$55.00 in Cash," accessed October 2, 2017, <http://www1.youseemore.com/rjkleberg/contentpages.asp?loc=8>.

¹²⁴ Hunter and Hunter, *The Future of Our Past*, 30.

Kingsville Downtown Historic District, Kleberg County, Texas

Street.¹²⁵ In 1910, another bank—First State Bank of Kingsville (Resource No. 23) founded in 1909—joined the growing business district.¹²⁶ The bank first operated out of a tin building near the corner of Kleberg Avenue and 7th Street, but was relocated to 213 East Kleberg Avenue.¹²⁷ Also in 1910, Asa and Isaac Foster moved from Kentucky to Kingsville to open the Gulf Coast Machine and Supply Company in the 300 block of the south side of Kleberg Avenue. The mechanics' shop provided services to the railroad shops and featured heavy equipment that could thread the pipe being used in the artesian wells in the area.¹²⁸ These wells, first established by Robert Kleberg in 1899, were key to tapping the region's farming potential which influenced the influx of Midwesterners to the area.

The south side of Kleberg Avenue saw the construction of a new building by Charles Flato, Jr., in 1911 to house the Kingsville Lumber Company (Resource No. 22), which had been destroyed by fire.¹²⁹ Ever a "civic minded and active city father," Flato included an opera house and apartments rented by "railroad men" on the second floor of the Flato Building.¹³⁰ Through the 1910s, Kingsville businessmen sought to further diversify the area's economy and provide support for area farmers. In 1912, several Kingsville businessmen incorporated the Dairy Products Company to provide not only a steady source of income for farmers who were plagued by weather and fluctuating market prices as well but also a reliable source of dairy products for the community.¹³¹ The company picked up cream and milk from dairy farmers throughout the area to process and distribute Velvet Jersey Products at a plant located at 309 East Kleberg Avenue.¹³² Kleberg also sold King Ranch registered Jersey bulls at a discounted cost.¹³³ Parades of the Jersey cattle were often seen along Kleberg Avenue in the downtown area.¹³⁴

This collaboration between businessmen and farmers and ranchers, as well as the city's new status as the seat of the newly established Kleberg County, encouraged growth in Kingsville. In 1913, Benjamin O. Sims, real estate developer and agent responsible for promoting and selling Kingsville Town and Improvement Company lots, constructed a building to house his real estate company at the northeast corner of East Kleberg Avenue and North 7th Street (Resource No. 29). The building also housed a dry goods and hardware store on the first floor, and offices on the second floor, including that of the Bell Telephone Exchange system from August 1916 to April 1953.¹³⁵ The Sims Building also served as a meeting place for the county government until the Kleberg County Courthouse was completed.¹³⁶

In the 1910s, commercial development of Kingsville's downtown core was also influenced by the growing automobile industry. In 1910, Isaac Foster convinced his nephew, Henry T. Collins, to study mechanics and move to Kingsville to invest in the Gulf Coast Machine and Supply Company, resulting in Foster opening the first Ford dealership in Kleberg and Brooks Counties in 1914.¹³⁷

In addition to the larger business interests such as Robert J. Kleberg and Company and Ragland's as well as those housed in the Flato and Sims Buildings, the East Kleberg commercial node contained a variety of businesses, including banks, drug stores, groceries, variety stores, confectionaries, restaurants, tailors, a cobbler, a jeweler, barber shops, and

¹²⁵ *Kleberg County, Texas*, 187.

¹²⁶ *Ibid.*, 396.

¹²⁷ *Ibid.*

¹²⁸ *Kleberg County, Texas*, 276.

¹²⁹ Hunter and Hunter, *Historic Kingsville*, 19. During this period, Flato also served as vice president of the R. J. Kleberg and Company Bank (1912-1921) and was second vice president and manager of the John B. Ragland Mercantile Company.

¹³⁰ *Ibid.*, 20.

¹³¹ "Jersey Products Company to Hold Open House at New Plant Sunday," *Kingsville Record*, September 17, 1952: 1B; Evans, 115; Chiuminatto, 25.

¹³² The plant later relocated to East Lee Street in 1915. The site was occupied by Huppertz-Miller Flower Shop in 1913. "Jersey Products Open House," *Kingsville Record*, September 17, 1952: 11; *Corpus Christi Caller-Times*, April 27, 1952: 87.

¹³³ Allison, 98.

¹³⁴ *Kleberg County, Texas*, 62.

¹³⁵ *Ibid.*; Kingsville Railroad Museum exhibit text.

¹³⁶ Hunter and Hunter, *Historic Kingsville*, 34.

¹³⁷ Evans, 209; *Kleberg County, Texas*, 276.

Kingsville Downtown Historic District, Kleberg County, Texas

furniture stores, as evident on the 1915 Sanborn maps. The area also catered to the recreational needs of Kingsville residents, shoppers, and visitors with the Flato Opera house as well as a movie theater and bowling alley.

The hurricane of 1916 damaged many of the old building stock on East Kleberg Avenue but offered the opportunity for continued collaboration between businessmen to rebuild and to expand the commercial area. For example, when the Collins auto garage was destroyed, B. O. Sims built a new brick garage for him behind the Sims Building (Resource No. 30). The annex to the Sims Building was likely built at the same time (Resource No. 31). Kingsville's up-to-date business area and civic improvements were among the city's features that the Commercial Club highlighted in their bid to attract the South Texas State Normal School. From 1900–1922, the population of Texas increased by 53 percent; many new inhabitants included Spanish-speaking families who had fled from the Mexican Revolution to South Texas. The state was confronted with the lack of teachers to education Texans, particularly the large number of Mexican children, and the state's only normal school was located in Huntsville, about 300 miles northeast of Kingsville.¹³⁸ Although four normal schools were available by 1911, none were located in South Texas, and the Texas legislature introduced various bills to establish new normal schools in Texas. Those failed until 1917 when Representative W. E. Pope introduced House Bill No. 72 to establish a normal school in Corpus Christi. Leaders and citizens of other South Texas towns objected and began their own bids for the school.¹³⁹ Kingsville Publishing Company produced a brochure to promote Kingsville for the normal school's location in 1917. It featured a two-page list of the city's businesses and services—many of them located in the business corridor east of the railroad depot, and boasted, "Kingsville...indeed offers the conveniences, attractions, and benefits of a city of a much larger population."¹⁴⁰ The efforts of Kingsville leaders proved fruitful, and, in July 1917, the House Bill No. 72 locating board announced Kingsville's selection.¹⁴¹ In 1918, another disaster struck when a fire destroyed several businesses on the middle of the north side of the 200 block of Kleberg Avenue. They were rebuilt and replaced with a new restaurant, drug store, and meat market (Resource Nos. 11 and 12) and the C. P. House Building (Resource No. 13) which contained a variety of businesses over the years.

Kingsville's Second Boom Period and the Great Depression

The 1920s saw the positive impact of the oil industry on Kingsville's economy after several wells in the vicinity were brought in.¹⁴² In the fall of 1920, Kingsville businessmen formed the Kleberg County Commercial Club, a "million dollar building and loan association" to foster continued commercial development.¹⁴³ Although Kingsville's East Kleberg Avenue business corridor had not expanded physically by the early 1920s, the 1922 Sanborn map shows additions such as Collins's garage and auto shop as well as new types of enterprises such as Kington's photo studio at the southeast corner of East Kleberg Avenue and South 7th Street; new commercial buildings had also replaced older ones. Continued growth was little affected when, on January 1, 1925, the St. Louis, Brownsville & Mexico Railway became part of the Missouri Pacific Lines but continued to operate as an independent company.¹⁴⁴ With the opening of South Texas State Teachers College in June 1925, Kingsville continued to prosper as evidenced by the increased commercial development in the business district and construction of new brick buildings (Resource Nos. 18, 24, 31). The Commercial Club remained a strong promoter of Kingsville's business interests, so much so that the town depended on its guidance regarding street paving. A 1925 article from the *Kingsville Record* notes, "There has been little or no talk of street paving the past few days, a majority of people being content to leave preliminaries up to the Commercial Club at a meeting to be held the early part of next week."¹⁴⁵ The late 1920s saw new enterprises such as

¹³⁸ Hunter and Hunter, *Texas A&M University Kingsville*, 11-12.

¹³⁹ *Ibid.*, 21.

¹⁴⁰ *Kingsville Merits your Consideration*, n.p.

¹⁴¹ Hunter and Hunter, *Texas A&M University Kingsville*, 22.

¹⁴² Allison, 121; *Texas Trade Review and Industrial Record*, volume 25, various issues.

¹⁴³ The board of directors included Charles Flato, Jr., E. W. House, Benjamin O. Sims, Jr., Gus L. Kowalski, Marcus Phillips, H. C. Dennet, L. W. Edrington, and J. L. Lavalley. "New Organization," *Texas Trade Review and Industrial Record*, volume 25 (October 1, 1920): 4.

¹⁴⁴ Werner.

¹⁴⁵ *Kingsville Record*, July 1, 1925, 1.

Kingsville Downtown Historic District, Kleberg County, Texas

Harrell's Pharmacy (Resource No. 8) and those housed in the buildings built by brothers B. C. and Tom Brookshire and others in the 300 block of East Kleberg Avenue (Resource Nos. 33 and 36). The First National Bank of Kingsville opened in the Sims Buildings in 1926.¹⁴⁶ By the end of the decade, every lot on both sides of the 300 block of Kleberg Avenue was occupied by a variety of stores and a new movie theater. The East Kleberg business corridor even extended into the 400 block with a furniture store and auto sales company. Two months after the stock market crashed, on December 19, 1929, the J. C. Penney first came to Kingsville in a portion of the Sims Building.¹⁴⁷

In the early 1930s, Kingsville's economy was slowed with the onset of the Great Depression. In large part through the efforts of Richard Kleberg, an heir to the King Ranch, who represented Kingsville in Congress during the Great Depression, Kingsville received New Deal funding to erect a new post office (Resource No. 6) and beautification features such as street markers (Resource Nos. 3 and 39). The city was able to rebound, however, and several new buildings were constructed in the 300 block of East Kleberg Avenue (Resource Nos. 41, 44, and 45). Adding significantly to the business district and highlighting the downtown area's growing dependence on auto traffic was the new Gulf Coast Motor Company building in the 400 block of East Kleberg Avenue (Resource No. 50).

Kingsville's Third Boom Period

By the 1940s, the dominance of farming and ranching waned as the local economy became more diversified.¹⁴⁸ Other entities such as NAAS Kingsville and the Celanese Plant a few miles north of the city, helped to sustain Kingsville's economic growth by providing new business from their operations and their employees.¹⁴⁹ The downtown corridor remained prosperous, but few new buildings were constructed in the mid-1940s (including Resource Nos. 53, 55, and 43). In 1947, Robert J. Kleberg and Company sold out its banking interests to First National Bank of Kingsville. The institution moved into the old Kleberg Bank at the corner of Kleberg Avenue and 6th Street; J. C. Penney expanded into the space in the Sims Building vacated by First National Bank.¹⁵⁰

Commercial Stasis and Decline

At the beginning of the 1950s, the downtown business district expanded westward with new enterprises such as the C. R. Anthony Clothing Store (Resource No. 46) and Texas Theater (Resource No. 47). Mid-decade, two dry cleaners and a funeral home joined the downtown area (Resource Nos. 56, 58, and 59). Although lots were available on the western end of East Kleberg Avenue, Southwestern Bell Telephone Company built a new building on East King Avenue (Resource No. 48). Kingsville's commercial core enjoyed a period of commercial stasis where old and new businesses prospered in existing buildings with little new construction activity. Instead, many business owners expanded their buildings within their lots or underwent exterior or interior renovations, like Ragland's. Roy Elmore took advantage of the historic building stock located on East Kleberg Avenue. Having moved from a residential area into a downtown studio in July 1949, Elmore opened a second location of his business, Roy's Camera Nook, at 312 East Kleberg Avenue in 1953. He noted, "We had to be on the main street to attract customers..."¹⁵¹ Then, in 1955, Elmore combined the two businesses by relocating into the former Bill Simons Bowling Alley at 321 East Kleberg Avenue. The company moved again in 1959 when Elmore tore down the Sedwick Shoe Shop (old Strand Theater) and built a modern building at 217 East Kleberg Avenue (Resource No. 25).¹⁵²

By the 1960s, however, Kingsville was beginning to feel the effects of changes in overland shipping and transportation industries. The railroad trade was brought down by changes in the Missouri Pacific company and rapidly growing commercial trucking businesses that siphoned significant amounts of business from railroads. In addition, the

¹⁴⁶ Hunter and Hunter, *Historic Kingsville*, 34; *Kleberg County, Texas*, 411.

¹⁴⁷ Hunter and Hunter, *Historic Kingsville*, 35; *Kleberg County, Texas*, 199.

¹⁴⁸ HHM, *ICRMP*, 14.

¹⁴⁹ Chiuminatto, 39.

¹⁵⁰ Hunter and Hunter, *Historic Kingsville*, 35; Kleberg County Historical Commission, 411.

¹⁵¹ *Kleberg County, Texas*, 424.

¹⁵² *Ibid.*, 424-425.

Kingsville Downtown Historic District, Kleberg County, Texas

conversion to diesel fuel and the advent of diesel-electric fueled locomotives shut down Kingsville's railroad shops where steam-powered coaches, dining cars, and baggage cars had been built.¹⁵³ The staff of the Kingsville Division of Missouri Pacific Lines had been gradually moved to other offices starting in the late 1950s.¹⁵⁴ By 1964, the general headquarters building was vacant and demolished that year. After this time, few new businesses were built downtown. Most new construction on East Kleberg Avenue occurred east of 9th Street and included a bank and abstract company (Resource Nos. 51 and 52) or government-related buildings such as the National Guard Armory and courthouse maintenance building (Resource Nos. 57 and 63). On the other hand, some new enterprises replaced older businesses and buildings. The Kings Inn and Rialto Theater were demolished to make way for a modern home for Kingsville First National Bank, completed in 1970 (Resource No. 4).

Starting in the late 1960s and early 1970s, Kingsville's downtown core on East Kleberg Avenue suffered from economic decline caused by new malls and franchises operating elsewhere in the city.¹⁵⁵ With US 77 bypassing the city, the downtown core had less congregations of people doing business and fewer tourists. In 1995, a large H-E-B grocery store in the 400 block of East Kleberg Avenue (south side) displaced many historic businesses and buildings.¹⁵⁶ Although the King Ranch Saddle Shop (located in the former Ragland's Mercantile, Resource No. 21) and Harrell's Pharmacy (Resource Nos. 8, 9, and 10) remain as anchors in the historic downtown district, East Kleberg Avenue is otherwise characterized by vacant lots and buildings and a multitude of businesses that do not imbue the district with the vibrancy it once had. In 1982, one year after the establishment of Texas Historical Commission's Texas Main Street program, Kingsville became a "Main Street Community" in order to combat this declining trend.¹⁵⁷ The Main Street program seeks to promote economic development and social and cultural revitalization under the auspices of the City of Kingsville. Potential development includes the renovation and restoration of historic buildings and redesigning infrastructure to provide opportunities for increased tourism.¹⁵⁸ Recent work includes a 2016 feasibility study for the Texas Theater (Resource No. 47) prepared under the auspices of the Texas Historical Commission's Texas Square Initiative, an affiliate of the Main Street Program.¹⁵⁹

Criterion C: Architecture

The Kingsville Downtown Historic District conveys a sense of cohesiveness that makes it significant and distinct from its surroundings. Shared physical characteristics of the business core's architecture include brick and masonry buildings adjacent to the sidewalk with expansive storefront entries and windows, prominent signage, and canopies. The area of East Kleberg Avenue between 6th and 11th Streets retains its historic density unlike other major east-west thoroughfares in the downtown area, including King Avenue. Other areas within the original townsite where smaller groupings of commercial buildings did exist are now characterized by non-historic infill, vacant lots, and other types of development. The relative lack of new construction or retention of historic architectural features in the Kingsville Downtown Historic District conveys a sense of place when compared to other parts of the city. No other area of Kingsville contains such a rich and diverse grouping of historic commercial architecture.

The historic district features a grouping of historic buildings that reflect architectural trends and styles significant from around 1900 to the early 1970s. The western third of the district is characterized mostly by one- and two-part commercial blocks while the remainder of the district features free-standing commercial buildings and a wide variety of other institutional, governmental, and commercial forms. At the city's founding, Kingsville's location in relatively

¹⁵³ Evans, 72; Allison, 80-81.

¹⁵⁴ Allison, 116, 123-124.

¹⁵⁵ "John B. Ragland Mercantile Building," *Doorway Into the Past*, May 31, 2017, accessed September 25, 2017, <http://doorwayintothepast.blogspot.com/2017/05/john-b-ragland-mercantile-building.html>.

¹⁵⁶ Per Kleberg County Appraisal District.

¹⁵⁷ "A Texas 'Main Street' Community," accessed November 20, 2017, <http://kingsvilletexas.com/historic-downtown-district/>.

¹⁵⁸ Claudia Perez Rivas, "A new vision for downtown Kingsville," *Rio Grande Guardian*, March 3, 2017, accessed September 15, 2017, <http://riograndeguardian.com/a-new-vision-for-downtown-kingsville/>.

¹⁵⁹ Texas Historical Commission, "Featured Projects," accessed November 20, 2017, <http://www.thc.texas.gov/preserve/projects-and-programs/town-square-initiative/featured-projects>.

Kingsville Downtown Historic District, Kleberg County, Texas

remote and open rangelands meant that all building materials had to be imported on the new railroad.¹⁶⁰ Commercial buildings in the original business district west of the depot as well as a few located on East Kleberg Avenue were one- and two-story wood-frame buildings. The early years of the twentieth century, however, saw a shift from wood-frame to masonry party-wall buildings, especially after several devastating fires. As the city grew and the business district expanded on East Kleberg Avenue, brick and stone buildings became the norm. The density and variety of these types of construction and forms set East Kleberg Avenue east of the railroad tracks apart from the larger downtown area, as well as smaller business districts established in the Kingsville's Mexican American and African American neighborhoods, and the surrounding residential sections of the city. The physical characteristics of the buildings in the Kingsville Downtown Historic District follow statewide trends in commercial and governmental architecture. Some of the early brick buildings combined Classical, Mission and even Italianate architectural elements. Most of the buildings in the downtown core, however, are "simpler commercial vernacular with simple details, cornices and parapets, some light and some dark brick and some masonry covered with stucco."¹⁶¹ Later buildings reflect a variety of modern styles that were introduced in the 1920s and beyond.

Late-Nineteenth- and Early-Twentieth-Century Revivals

Mission Revival

A popular architectural expression during the early twentieth century was the Mission Revival style, which became popular in the American Southwest and reflected the region's Spanish heritage. Kingsville has several two-part commercial block buildings that exemplify this style. The former First State Bank of Kingsville (Resource No. 23) and the 1910 and 1911 stores later occupied by Haire's Pharmacy at 208 East Kleberg Avenue (Resource Nos. 9 and 10) all feature a curved gable parapet. As typical in urban Texas settings, the Mission Revival façades on these buildings were brick, not stucco. Resource Nos. 10 and 23 also have arched openings (some of which are infilled) commonly seen in this style of building. At the First State Bank Building, the original stone façade with the gabled parapet, denticulated cornice, and Meso-American inspired rustication do not survive, but the overall design intent of the building is still apparent. These buildings are all exemplary of the Mission Revival style in an early-twentieth-century urban Texas environment.

Spanish Colonial Revival

The Spanish Colonial Revival was the most significant mode of regional eclectic architectural design in Texas in the first decades of the twentieth century.¹⁶² In Kingsville, several buildings include varying characteristics of the style. Built using the St. Louis, Brownsville & Mexico Railway Company's standard plan for passenger depots, the Kingsville Depot (Resource No. 2) is an eclectic interpretation of Spanish Colonial Revival seen throughout Texas.¹⁶³ The depot was built of local adobe brick by the Hubbard and Shaw Construction Company of which James Nathaniel Shaw was co-owner.¹⁶⁴ As the Brownsville depot and others on the original St. Louis, Brownsville & Mexico Railway in South Texas are not extant, the Kingsville Depot remains an excellent example of railroad architecture incorporating decorative details borrowed from Spanish architecture such as S-shaped Spanish tiles.¹⁶⁵ The building is also distinguished by a wide, overhanging roof supported by brackets and prominent entry porch. This building, a listed Recorded Texas Historic Landmark (RTHL), is an excellent example of Spanish Colonial Revival architecture.

Kingsville's commercial buildings with Spanish Colonial stylistic influences are less eclectic than the depot and are good examples of the use of Spanish Colonial influence after World War I in a small Texas town. The Toner Building (Resource No. 26) features a straightforward canopy clad with C-shaped terracotta tiles. The former Rex Theater

¹⁶⁰ Martin, 5.

¹⁶¹ Ibid., 31.

¹⁶² Ibid., 168.

¹⁶³ Martin, 20.

¹⁶⁴ Evans, 22, 27.

¹⁶⁵ The St. Louis, Brownsville, and Mexico Depot in Bay City is extant and has been restored.

Kingsville Downtown Historic District, Kleberg County, Texas

(Resource No. 15) on the other hand, features its Spanish Colonial character-defining features at the second story and parapet with the modified Spanish twin-towered façade seen on Spanish churches.¹⁶⁶ Kingsville's Rex Theater is a good example of a modest adaptation of a Spanish Colonial church in Texas.¹⁶⁷ The one-part commercial block building at 119–123 North 7th Street (Resource No. 20) also features simplified elements of this design style in the terracotta roof tiles and ceramic tile inset above the doorways and window lintels.

Classical Revival

In contrast to the Victorian-era modes of architectural design or architectural styles based in Texas' Spanish Colonial past, and influenced by the resurgence of classicism in the Eastern United States following the World's Columbian Exposition of 1893, Texas cities also saw an increase of architectural forms based in Classicism.¹⁶⁸ In Kingsville, various commercial enterprises and government buildings used this form.

The Kleberg Bank building at the northeast corner of East Kleberg Avenue and North 6th Street was the first brick building built on East Kleberg Avenue. When that building burned in 1909, its replacement (later the Robert J. Kleberg Company bank building) in the Classical Revival style was the first high-style commercial design in the downtown historic district (Resource No. 7). The building's classically influenced features include the large brackets at the roof line and denticulated brick course at the sills of the second-floor windows. The building also has some Prairie style-influenced details such as stone elements inserted into the otherwise brick façade. The original primary corner entry is now infilled.

The Benjamin O. Sims Building (Resource No. 29) and Sims Building annex (Resource No. 31) are simple commercial iterations of neoclassical design with symmetrical brick façades featuring prominent store windows and doorways at ground level and paired windows at the second level. The stone belt course unifying the façades of the buildings, roof cornice, and window lintels and sills provide a picturesque contrast in materials but retain the conservative detailing of academic eclecticism.

The Kleberg County Courthouse (Resource No. 62, NRHP-listed), in its overall form, is more typical of academic classicism used in public buildings.¹⁶⁹ Work in this style was characteristic of the courthouse's architect, Atlee Bernard Ayres (1873–1969). The building is an exemplary example of Ayres's output and of a progressive interpretation of Classical Revival architectural design.

Late-Nineteenth- and Early-Twentieth-Century American Movements

Prairie School

Brought to Texas by followers of Frank Lloyd Wright as well as through the knowledge and study of Wright's and Louis Sullivan's work, the Prairie style enjoyed popularity throughout Texas before World War I.¹⁷⁰ In retail and office building form, the style was also dubbed "Plains Commercial" and featured flat façades with a minimal amount of projecting ornament. Ornamentation could be achieved, however, through the layout of brick (and other materials) in various geometric patterns, by inserting cast stone into the brick, or by incorporating "decorated bricks laid to distinguish string courses, window corners, and cornices."¹⁷¹ The Kingsville Downtown Historic District has more Prairie School-influenced buildings than any other style. The Flato Building (Resource No. 22) is the oldest example of Prairie School-influenced architecture in the district. Other one- and two-part commercial block buildings feature:

- contrasting materials and colors (Resource No. 13),
- stepped roof parapets (Resource Nos. 14, 33 and 34),

¹⁶⁶ Henry, 187.

¹⁶⁷ Ibid.

¹⁶⁸ Ibid., 74.

¹⁶⁹ Ibid., 113.

¹⁷⁰ Henry, 7.

¹⁷¹ Hunter and Hunter, *The Future of Our Past*, 18.

Kingsville Downtown Historic District, Kleberg County, Texas

- stepped or denticulated brick patterning at the roof line (Resource Nos. 11 and 13),
- inset panels centered in the façade or at the roofline (Resource No. 32, 33, and 34), or
- varied geometric brick patterning (Resource Nos. 8, 33, and 34)

Historically these buildings housed a variety of retail establishments. Typical features of the buildings include large storefront windows and glazed entries, transom windows, and canopies. The fenestration on some of the buildings has been replaced or infilled, and the exterior materials have been altered at the ground level. Overall, however, the buildings retain their integrity and are excellent commercial examples of Prairie style architecture.

Modern Movement

After World War I, architects and builders designed and erected buildings with a variety of modernistic and modern architectural stylistic influences in the Kingsville Downtown Historic District. These buildings were part of a nationwide trend to make Modernism more palatable to American consumers and to enhance the stature of downtown districts.

Art Deco

Although the Art Deco style was typically used for commercial buildings in more urban American cities, Kingsville's businessmen and buildings showed off their prosperity by using elements of that style in buildings in the business district.¹⁷²

Kingsville also has exemplary Art Deco public architecture. One example characteristic of the work produced by the Public Works Administration is evident at the US Post Office built with New Deal funds in 1935 (Resource No. 6). The building features a combination of geometric, classical, and symbolic elements including a stepped parapet, concentric entrance steps, and *fleur-de-lis* medallions above the windows. The Bell Telephone Company building on East King Avenue (Resource No. 48) is another Art Deco example in the historic district. The door surround retains Art Deco design elements, but, overall the building prefigures a simplification of architectural features seen in Streamline Moderne design, such as the band coursing around the windows and rounded portico roof.

The Gulf Coast Motor Company (Resource No. 50) is an example of Art Deco design that architectural historian Jay C. Henry refers to as a Zig-Zag Modernistic mode of design. In the 1930s, automobile dealerships, prominently located on commercial strips and accessible to private vehicles, began to adopt the modernistic and streamlined idioms associated with vehicular design and travel.¹⁷³ An excellent example of such design, the façade of the Gulf Coast Motor Company building features a large stepped parapet and flat banding. The overall massing of the building with separate sections for the sales and showroom, repair shops, and offices was well-suited to this design aesthetic.¹⁷⁴

Streamline Moderne

In addition to auto-related businesses, enterprises that offered modern amenities or services and sold modern or industrial goods were among those to integrate Streamline Moderne stylistic features into their architectural design. Although the Streamline Moderne style gained prominence in commercial architecture in the late 1930s, Kingsville has several of these building types that were included downtown at mid-century. They signified a modern commercial district to continue to attract clientele. Kingsville's early examples were one-part commercial blocks with modern industrial exterior materials (Resource No. 45) or otherwise unadorned façades (Resource No. 46, 53).

The Texas Theater, built in 1950, is typical of the modern appearance that theaters promoted from the 1930s through the 1950s (Resource No. 47). The building exhibits various features of the Streamline Moderne style including

¹⁷² Hunter and Hunter, *The Future of Our Past*, 19.

¹⁷³ *Ibid.*, 237.

¹⁷⁴ *Ibid.*

Kingsville Downtown Historic District, Kleberg County, Texas

asymmetrical massing, a corner entrance highlighted by a streamlined marquee, and large windows recessed into the brick façade. The large vertical neon sign with stylized lettering served as a way marker and advertisement.

Dry cleaners were also among the types of businesses that “exploited the Streamlined look.”¹⁷⁵ Kingsville Laundry and Cleaners at the corner of East Kleberg and South 10th Street (Resource No. 56) also boasts a corner entrance protected by a streamlined canopy as well as a stepped parapet. More modest office buildings also adapted the design. The building that currently houses the Kleberg Appraisal District (Resource No. 51) features a simplified façade with rounded corners. The slender columns at the perimeter of the cantilevered roofline and deep plinth bases prefigure modern stylistic movements realized in Kingsville in the late 1960s and beyond.

Mid-Century Modern

The Kingsville Downtown Historic District contains a unique example of Modern architecture in the historic Cage-Piper Funeral home building at 601 East Kleberg Avenue (Resource No. 58). Buildings specifically built to serve as funeral homes emerged as a new building type after World War II. American funeral directors shifted from funeral parlors housed in domestic buildings in residential neighborhoods to purpose-built edifices increasingly located in commercial areas.¹⁷⁶ New funeral homes became more innovative and minimalist, often adapting modern styles.¹⁷⁷ In Kingsville, the Cage-Piper Funeral Home reflects this trend; the design is a unique Modern building with asymmetrical massing and projecting pilasters at the front façade. The recessed entry was masked by a pierced concrete block wall and a decorative concrete block screen included in the landscaping at the front facade. The building is significant as an example of Modern architecture in the historic district.

International Style and New Formalism

In the late 1960s, architecture in Kingsville’s business district reflected the dominant trends in modern architecture throughout the state and nation. The Kingsville First Savings and Loan Association building (Resource No. 52) is a simplified version of International-style modernism with its horizontal massing, long banks of windows (many which have been infilled), and projecting flat roof supported by thin metal columns. On the other hand, the district also features elements of New Formalism architecture, which sought to move away from International style-modernism and its conformity. New Formalism, popularized in Texas by architect Edward Durrell Stone, was characterized by classical architectural features, smooth wall surfaces, and patterned grills. The style was commonly used for cultural, institutional, and civic buildings. In Kingsville, the National Guard Armory (Resource No. 57) and Kleberg County Maintenance Building (Resource No. 63) possess some New Formalism characteristics, although both buildings are relatively similar to the majority of buildings in the historic district in form and use of brick as the primary material. The armory building features a portico of slender squared columns that were hallmarks of the style. The maintenance building has a wall of pierced concrete blocks (or *brise soleil*) at the south façade on an otherwise plain commercial box form.

New Formalism was used to instill commercial buildings with expressivism and symbolism in an attempt to rebrand corporate America. As such, the style was appropriate for the Kleberg First National Bank (Resource No. 4, 100 North 6th Street, noncontributing) to reimagine itself after the company was reorganized. Characteristic of New Formalism design, the bank building is raised on a plinth to achieve a monumental presence. In New Formalism’s aim to modernize classicism, the bank has a series of arches and columns extending almost to the roof around its perimeter. The Kleberg First National Bank is the most high-style example of New Formalism design in the historic district; however, the building is not of historic age (built 1970) and falls outside of the period of significance.

¹⁷⁵ Henry, 239.

¹⁷⁶ Lydia Maurice Brandt, *First in the Homes of His Countrymen: George Washington’s Mount Vernon in the American Imagination* (Charlottesville: University of Virginia Press, 2016).

¹⁷⁷ Dean George Lampros, *Like a real home: the residential funeral home and America’s changing vernacular landscape, 1910-1960*, Ph.D. dissertation (Boston: Boston University, 2013), 448.

Kingsville Downtown Historic District, Kleberg County, Texas

Noted Architects and Builders

Architects and builders significant to the Kingsville Downtown Historic District are listed below in alphabetical order.

Atlee Bernard Ayres (1873–1969)

Atlee B. Ayres was well-established by the time he designed the Kleberg County Courthouse in the 1910s. The Ohio native's family moved to Texas during his childhood.¹⁷⁸ After studying at the Metropolitan School of Architecture as a student of Beaux Arts-trained architect Williams Robert Ware, Ayres returned to San Antonio and worked for several architects. He then practiced architecture in Mexico until 1900. From 1900 to 1905, he partnered with architect Charles A. Coughlin in San Antonio. For the next two decades, Ayres practiced independently throughout Texas.¹⁷⁹

During this time, Ayres designed the courthouses in five counties in South Texas – Hidalgo, Wells, Cameron, Kleberg, and Refugio. After drafting three designs for Kleberg County Courthouse, Ayres ultimately blended Neoclassical forms with ornament influenced by the Prairie School and Louis Sullivan.¹⁸⁰ On the one hand, the porch with *in antis* columns and a cast-terracotta central cartouche distinguish it from other Ayres courthouses in South Texas such as those at Alice and Brownsville.¹⁸¹ On the other hand, however, the use of terracotta was a small nod to the Prairie style, since terracotta was the preferred medium of Prairie style architect Louis Sullivan.¹⁸² The Kleberg County Courthouse is representative of a point in Ayres's career when he was influenced by a more progressive architectural design stemming from the Chicago School of Architecture.¹⁸³

Jack Corgan (1911–2000)

Jack M. Corgan was born in Hugo, Oklahoma, on October 15, 1911. After graduating from Oklahoma State University in 1935, he moved to Dallas, Texas.¹⁸⁴ Corgan was one of the first 10 architects to pass Texas's newly initiated licensing test.¹⁸⁵ In 1938, he and William J. Moore founded Corgan & Moore.¹⁸⁶ The architectural firm had success designing hotels along Route 66 as well as movie and drive-in theaters throughout Texas, Oklahoma, and the Southwest.¹⁸⁷ Corgan & Moore closed during World War II during which time Corgan served as a flight instructor for the Army Air Corps.

In 1945, Corgan established Jack Corgan & Associates and continued to design movie theaters in his identifiable Modern style across the state.¹⁸⁸ Among these was Kingsville's Texas Theater (Resource No. 47), a rendering of which was published in the July 2, 1949 issue of *Boxoffice* magazine.¹⁸⁹ In the 1950s and 1960s, the Texas Theater was "the place to be in Kingsville."¹⁹⁰ According to the *Cinema Treasures* website, Corgan designed 68 theaters in Texas, 23 of

¹⁷⁸ *Handbook of Texas Online*, "Ayres, Atlee Bernard," accessed November 7, 2017, <http://www.tshaonline.org/handbook/online/articles/fay03>, uploaded on June 9, 2010, published by TSHA.

¹⁷⁹ "Ayres, Atlee Bernard"; Killis P. Almond, "Kleberg County Courthouse," National Register of Historic Places Nomination Form, September 2009, 8-19.

¹⁸⁰ Almond, 8-9.

¹⁸¹ Henry, 63.

¹⁸² *Ibid.*, 62-63.

¹⁸³ Almond, 8-9.

¹⁸⁴ OkieModSquad, "Corgan, Jack," accessed February 14, 2018, <http://okcmo.com/firms/corgan-jack/>.

¹⁸⁵ Corgan, "Foundation," accessed February 14, 2018, <http://www.corgan.com/about-corgan/history/>.

¹⁸⁶ *Ibid.*

¹⁸⁷ Steve Brown, "Dallas' Corgan builds business with diverse practice and long-term relationships," *Dallas News*, May 2014, accessed February 14, 2018, <https://www.dallasnews.com/business/real-estate/2014/05/08/dallas-corgan-builds-business-with-diverse-practice-and-long-term-relationships>; Christine Perez, "Corgan Turns 75," *D Magazine*, April 2013, accessed February 14, 2018, <https://www.dmagazine.com/publications/d-ceo/2013/april/corgan-75th-anniversary/>; OkieModSquad, "Corgan, Jack."

¹⁸⁸ Texas Historical Commission, *Texas Theater Feasibility Study*, August 2016, 9.

¹⁸⁹ Cinema Treasures, "Texas Theater," accessed February 14, 2018, <http://cinematreasures.org/theaters/14680>.

¹⁹⁰ Cynthia Martin, "Texas Theater, Kingsville," *Main Street Matters* (November 2014): 2.

Kingsville Downtown Historic District, Kleberg County, Texas

which have been demolished.¹⁹¹ After the completion of the Texas Theater, Corgan went on to design numerous buildings including the terminal and the Braniff Operations & Maintenance building at Dallas Love Field Terminal in 1958.¹⁹² The terminal features the first commercial use of the moving walkway in an airport.¹⁹³ Corgan & Associates was renamed Corgan in the 1970s. Jack M. Corgan died in 2000. His legacy firm remains in business in Dallas.

Jules Carl Leffland (1854–1924)

After John B. Ragland's death, the men who assumed control over his mercantile company hired architect Jules Carl Leffland of Victoria, Texas, to design a new two-story brick building at the southeast corner of East Kleberg Avenue and North 6th Street (Resource No. 21). Leffland was born in Usserod, Denmark, in 1854. After training at the Institute of Technology in Copenhagen, he worked for a Copenhagen architect before starting his own firm in the early 1880s. Leffland emigrated to the United States in 1886, coming to settle in Victoria via New York.¹⁹⁴ At the height of his career in the 1880s and 1890s, Leffland ran a well-known regional practice, designing commercial, residential, and institutional buildings throughout Texas. He worked in a variety of styles that were popular at the turn of the century, with the Neoclassical Revival style being his most successful and personal favorite.

At the Ragland building in Kingsville, Leffland's design exhibited various architectural styles popular at the turn of the century, but also featured prominent Italianate detailing such as the brackets and denticulated cornice at the crenellated roofline.¹⁹⁵ The building combined Victorian decorative details like the contrasting colors and materials and corner roof cupola with features of modern retail design such as large store windows with transoms.¹⁹⁶ At its completion, Ragland's became one of at least 80 structures designed by Leffland in South Texas that were a testament to the region's growth and prosperity.¹⁹⁷

James Nathaniel Shaw (1840–1933)

James Nathaniel Shaw was a native of Mississippi and a Confederate veteran who settled in Missouri after the Civil War, where he worked as a builder and contractor.¹⁹⁸ In 1900, he undertook a contract to build railroad depots, wooden water tanks, and section houses throughout Texas and Oklahoma.¹⁹⁹ At an unknown date, after Shaw moved to Texas, where railroad construction was booming, he became the co-owner/co-founder of Hubbard and Shaw Construction Company. Railroad builders the Johnston Brothers contracted a company named McCabe and Steen to lay the steel and various structures for the St. Louis, Brownsville & Mexico Railway. McCabe and Steen, in turn, subcontracted Hubbard and Shaw Construction Company to build the depots, freight houses, tanks and other buildings on the St. Louis, Brownsville & Mexico route from Houston to Brownsville.²⁰⁰

¹⁹¹ Cinema Treasures, "Movie Theaters Designed by Jack Corgan," accessed February 14, 2018, <http://cinematreasures.org/architects/562?status=all&sort=screens&order=asc>.

¹⁹² Corgan, "Foundation;" Steve Brown, "Dallas' Corgan."

¹⁹³ Corgan, "Foundation."

¹⁹⁴ Hardy Heck Moore, Inc., "The Historic Resources of Victoria, Texas," Multiple Property Nomination Form, prepared for Victoria Preservation, Inc., June 1985, 7-16, 8-14.

¹⁹⁵ "John B. Ragland Mercantile Building."

¹⁹⁶ Martin, 34.

¹⁹⁷ Ibid., 24; Anne Alcorn, "Leffland, Jules Carl," *Handbook of Texas Online*, accessed November 13, 2017, <http://www.tshaonline.org/handbook/online/articles/le55>, uploaded on June 15, 2010, published by TSHA.

¹⁹⁸ Evans, 21.

¹⁹⁹ Ibid., 22.

²⁰⁰ Harding, 37; Evans, 22.

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Kingsville Downtown Historic District, Kleberg County, Texas

10. Geographical Data

Latitude/Longitude Coordinates

Datum if other than WGS84: NA

- 1. 27.517690° -97.868144°
- 2. 27.517663° -97.866202°
- 3. 27.517225° -97.858996°
- 4. 27.516250° -97.858975°
- 5. 27.516049° -97.861823°
- 6. 27.515602° -97.864701°
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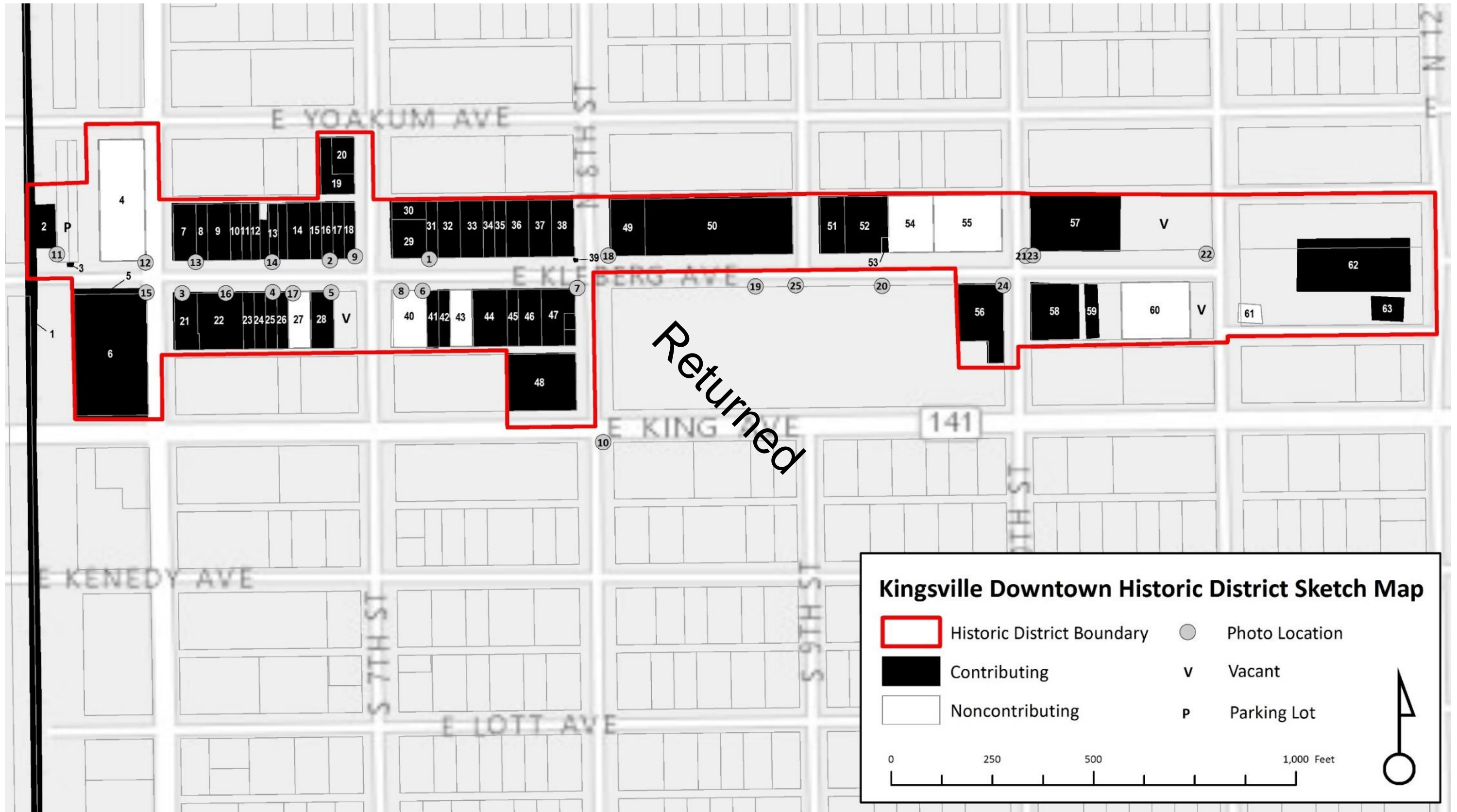
Source: Google Earth, accessed March 12, 2018



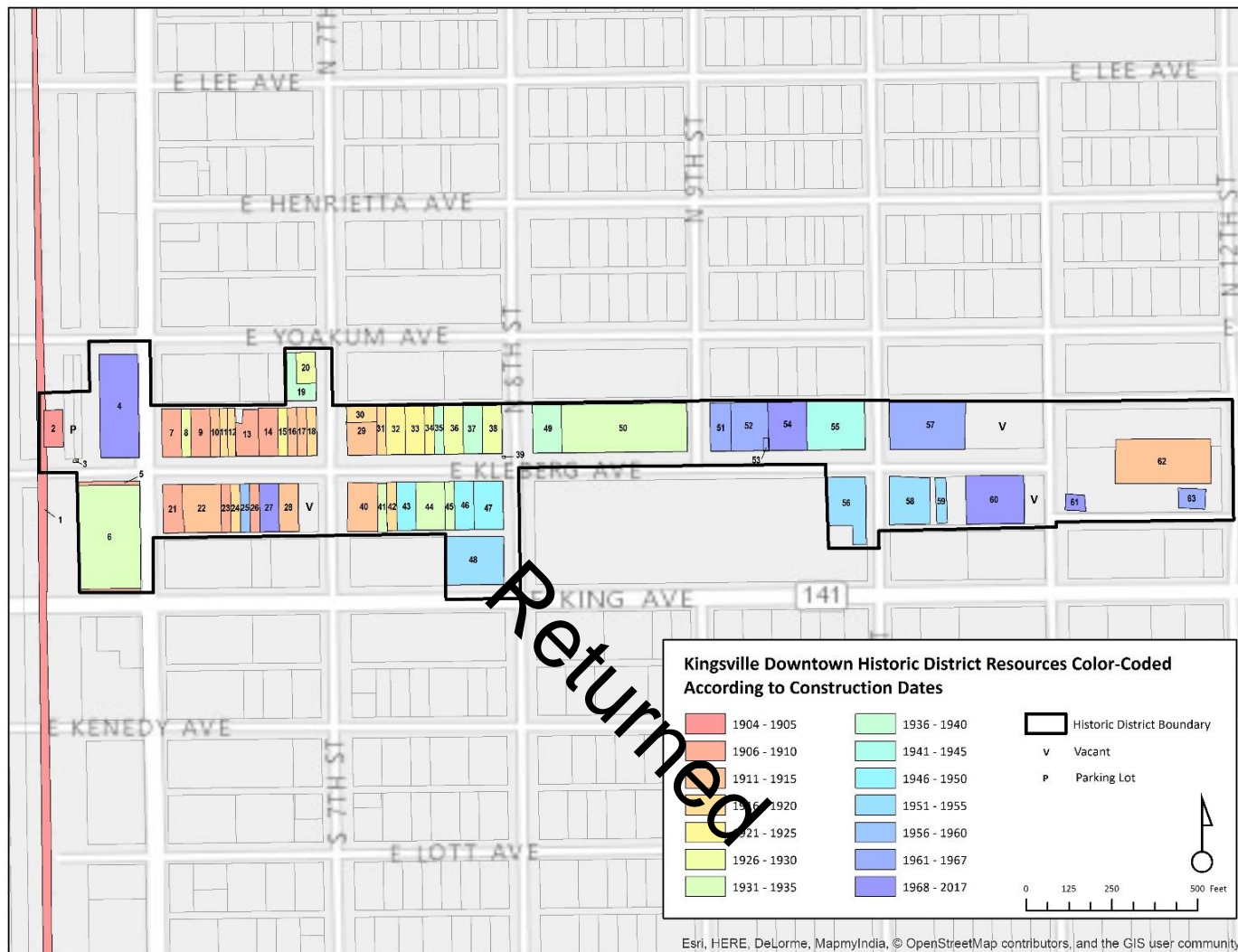
Kingsville Downtown Historic District, Kleberg County, Texas

Verbal Boundary Description: Starting at the intersection of East Yoakum Avenue and Private First Class Daniel Alarcon Street, the northern boundary extends for one block along East Yoakum Avenue to North 6th Street and then turns southward to the rear property line of the resources fronting the south side of BLOCK 43. From this point, the northern boundary runs eastward to the rear property line of ORIG TOWN, BLOCK 43, LOT 14, S50' 15, 16 and then northward to East Yoakum Avenue to include the property ORIG TOWN, BLOCK 43, LOT 17. The northern boundary then stretches to the south to the rear property line of the buildings on the south side of BLOCK 42. The northern boundary proceeds from this point to the east until it reaches the intersection of Private Pedro T. Soto Street and North 12th Street. From here, the eastern boundary follows North 12th Street southward to Veteran Memorial Street. The southern boundary then runs west along Veteran Memorial Street and continues westward along the rear property lines of the resources on the north side of BLOCK 17 and the property at ORIG TOWN, BLOCK 53, LOT 13-16, N 35' 17, N35' E10' 18. The southern boundary runs north back to East Kleberg Avenue and then west to South 8th Street, at which point it turns to the south until it reaches East King Avenue. The southern boundary then extends to the west along East King Avenue and then north along the west property line ORIG TOWN, BLOCK 51, LOT 17-22 until it reaches the alleyway. The southern boundary follows the rear property line of the resources on the south side of East Kleberg Avenue through BLOCKS 51 and 50. At South 6th Street, the southern boundary stretches south to East King Avenue and then west along East King Avenue to the driveway on the west side of PARK, BLOCK CAESAR PARK, LOT ALL, (US POST OFFICE). The boundary then runs north along the driveway back to East Kleberg Avenue and then to the west until it reaches the west side of the Union Pacific Railroad. The western boundary follows the western side of the railroad tracks until it meets the point of origin.

Boundary Justification: The boundaries of the Kingsville Downtown Historic District contain the largest intact concentration of historic resources that represent the founding, growth, and development of Kingsville. Significant resources include the Union Pacific (formerly the St. Louis, Brownsville & Mexico) railroad tracks, significant historic buildings along East Kleberg Avenue, the Kleberg County Courthouse, and a few early- and mid-twentieth-century commercial buildings on North 7th Street and East King Avenue. Resources adjacent to, but not within, the boundaries of the district are largely residential buildings and differ in their significance from the commercial resources comprising the district. The nearby historic commercial buildings excluded from the district have undergone extensive alterations and no longer possess sufficient integrity to convey their significance.

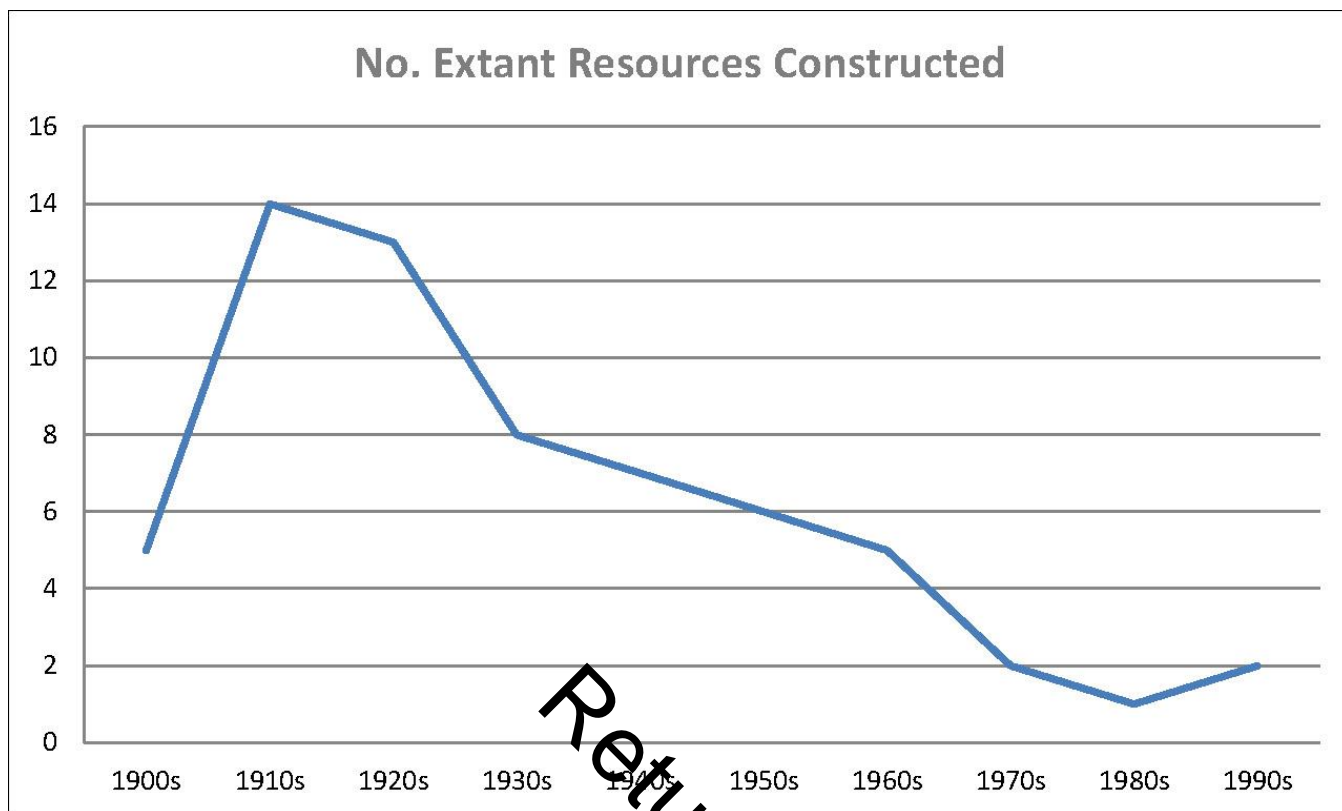


Kingsville Downtown Historic District, Kleberg County, Texas



Map showing extant resources within the Kingsville Downtown Historic District, color-coded by date of construction. Source: HHM.

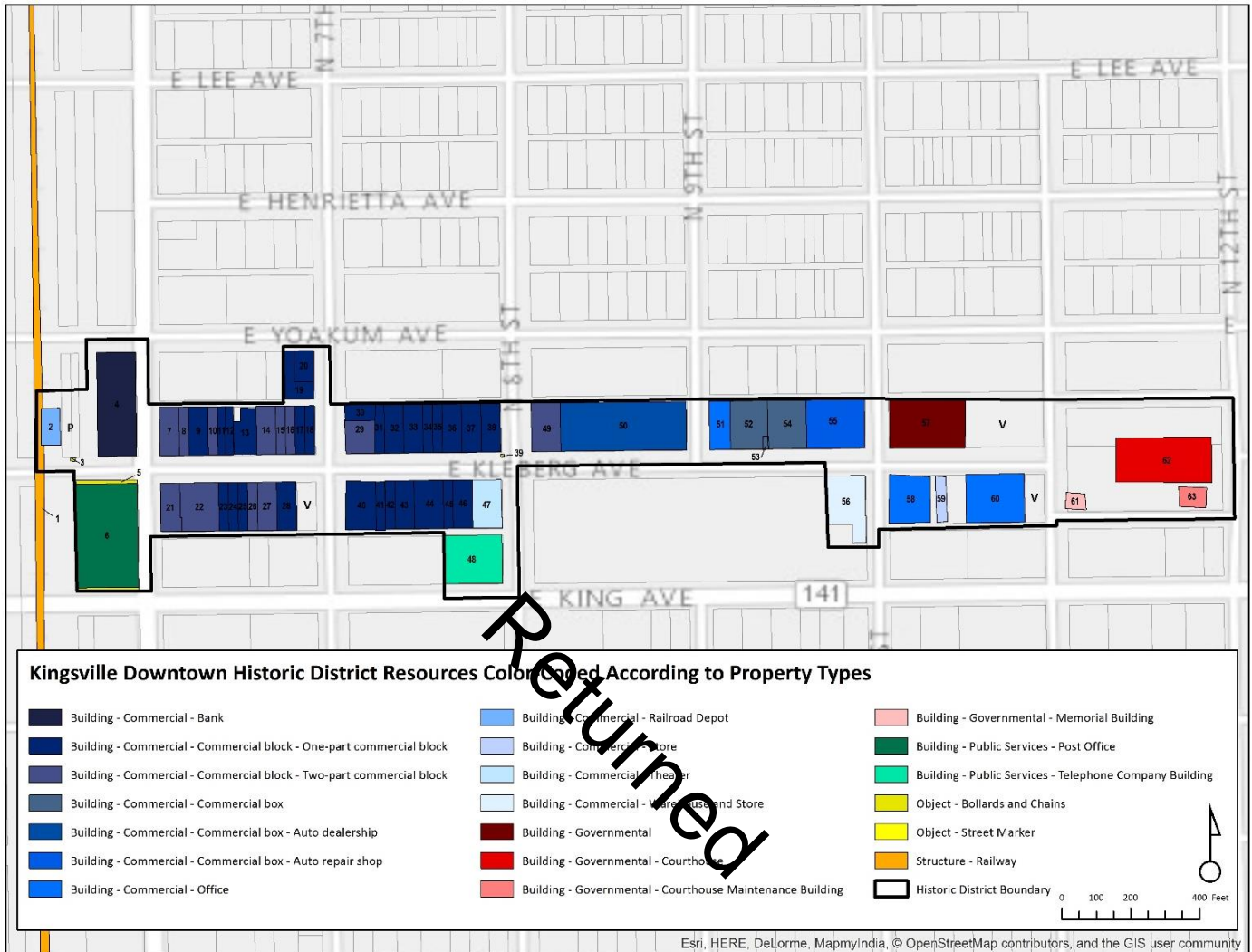
Kingsville Downtown Historic District, Kleberg County, Texas



Graph showing the pace of construction of extant resources in the Kingsville Downtown Historic District. Source: HHM.

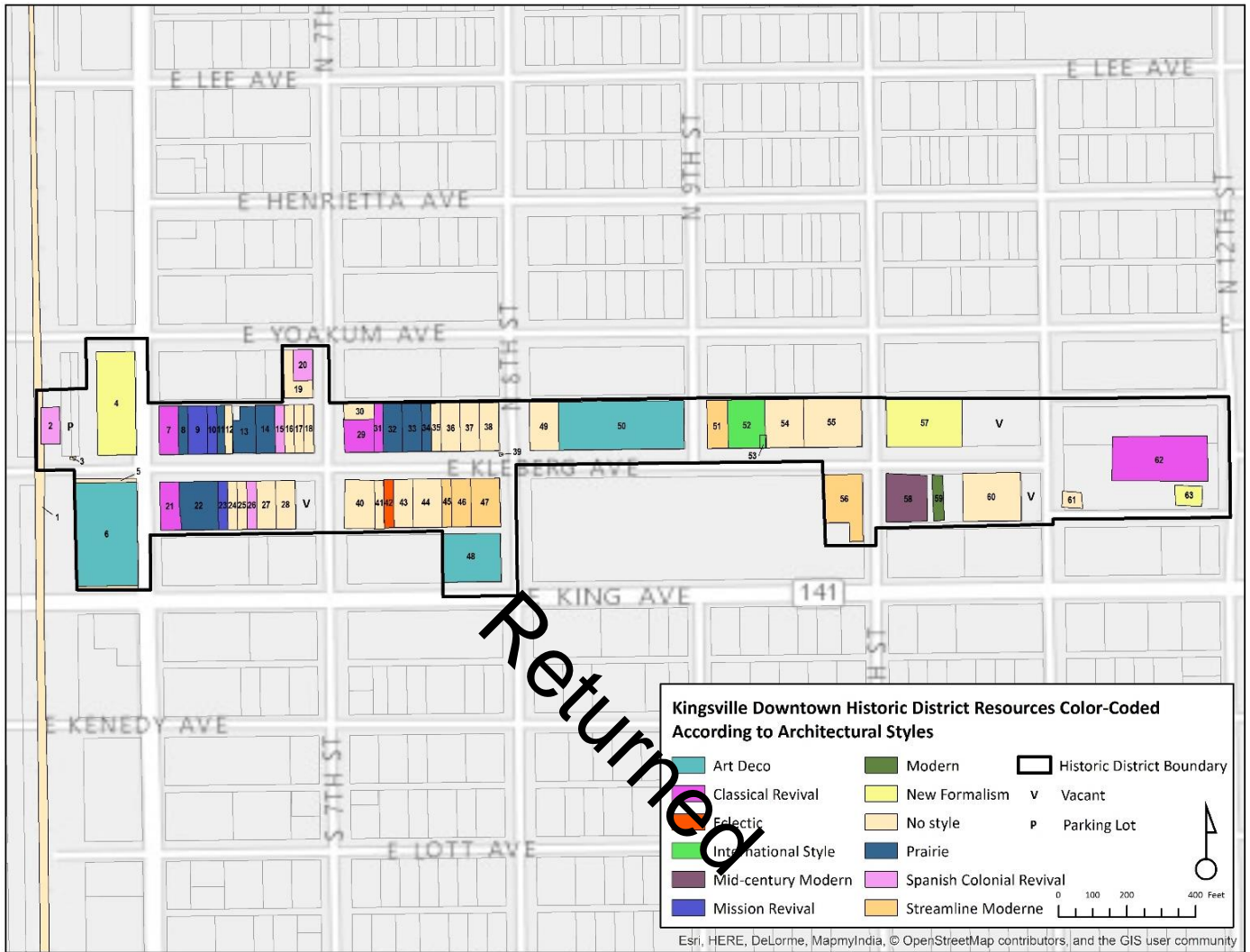
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Kingsville Downtown Historic District, Kleberg County, Texas



Map showing extant resources within the Kingsville Downtown Historic District, color-coded by property type.
 Source: HHM.

Kingsville Downtown Historic District, Kleberg County, Texas

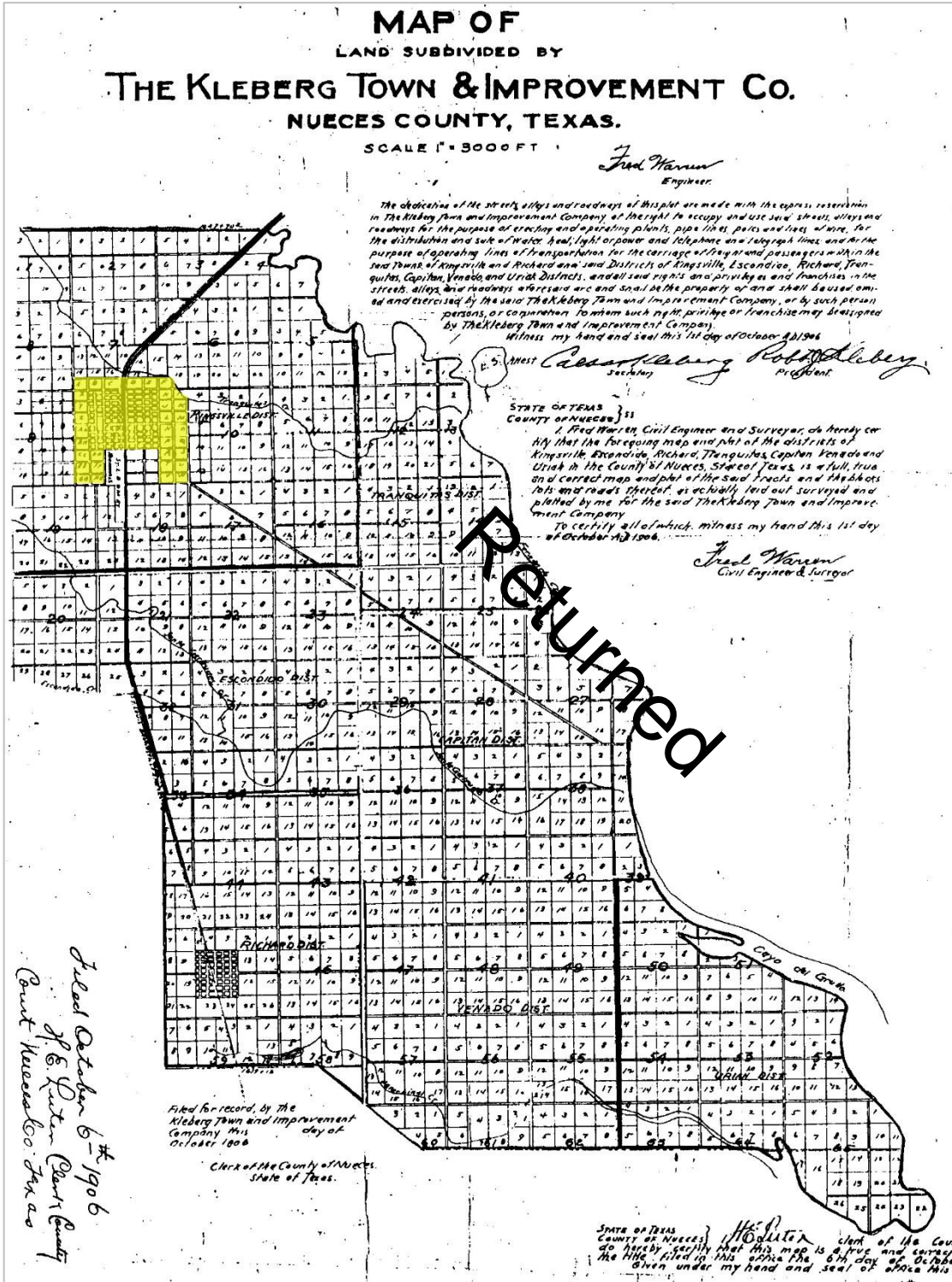


Map showing extant resources within the Kingsville Downtown Historic District, color-coded by architectural style. Source: HHM.

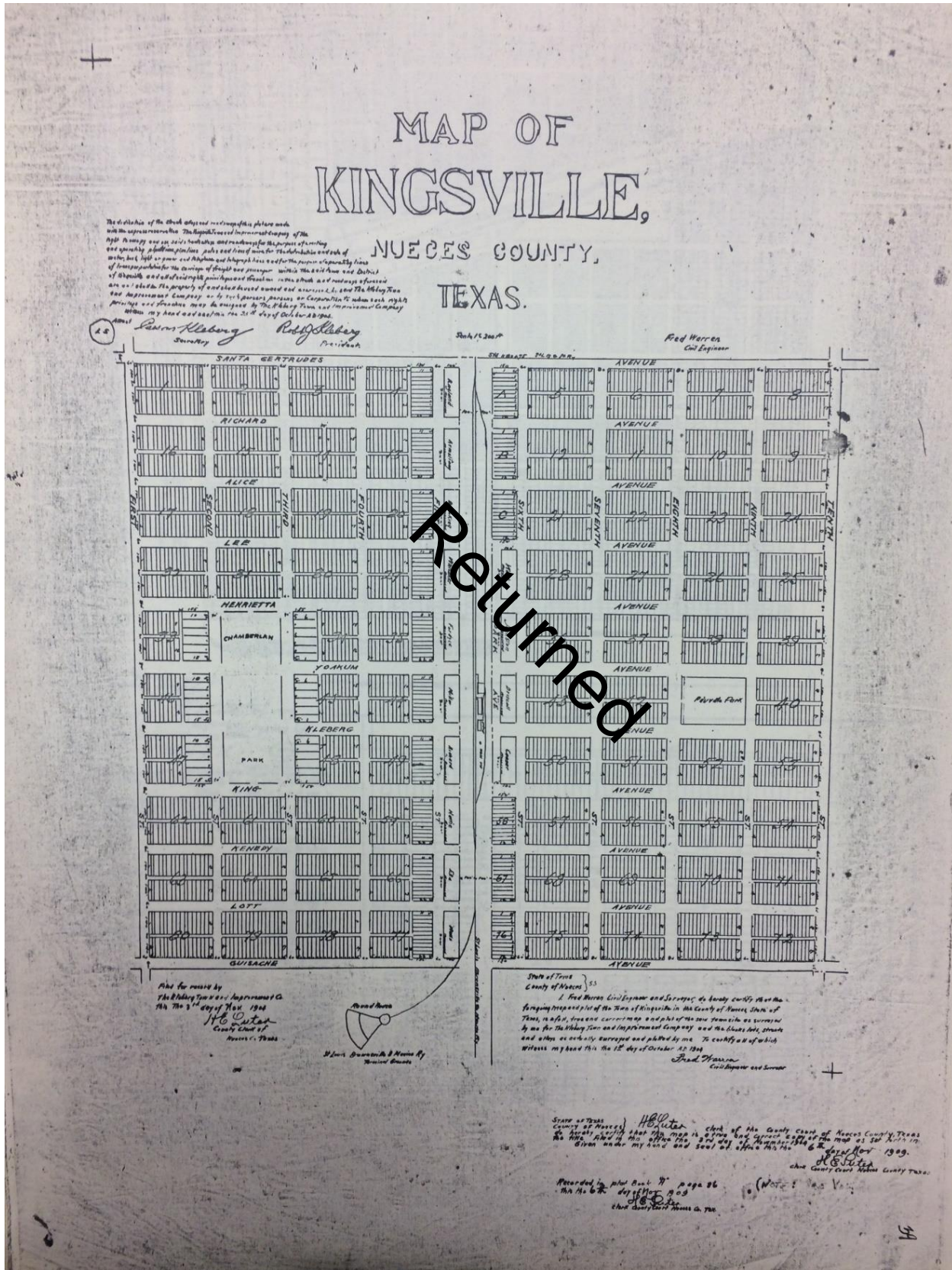
Kingsville Downtown Historic District, Kleberg County, Texas

Section 8 Figures

Map of Land Subdivided by The Kleberg Town & Improvement Co., Nueces County, Texas, 1906. The highlighted area shows the acreage platted for the original Kingsville townsite. Source: Kleberg County Clerk.

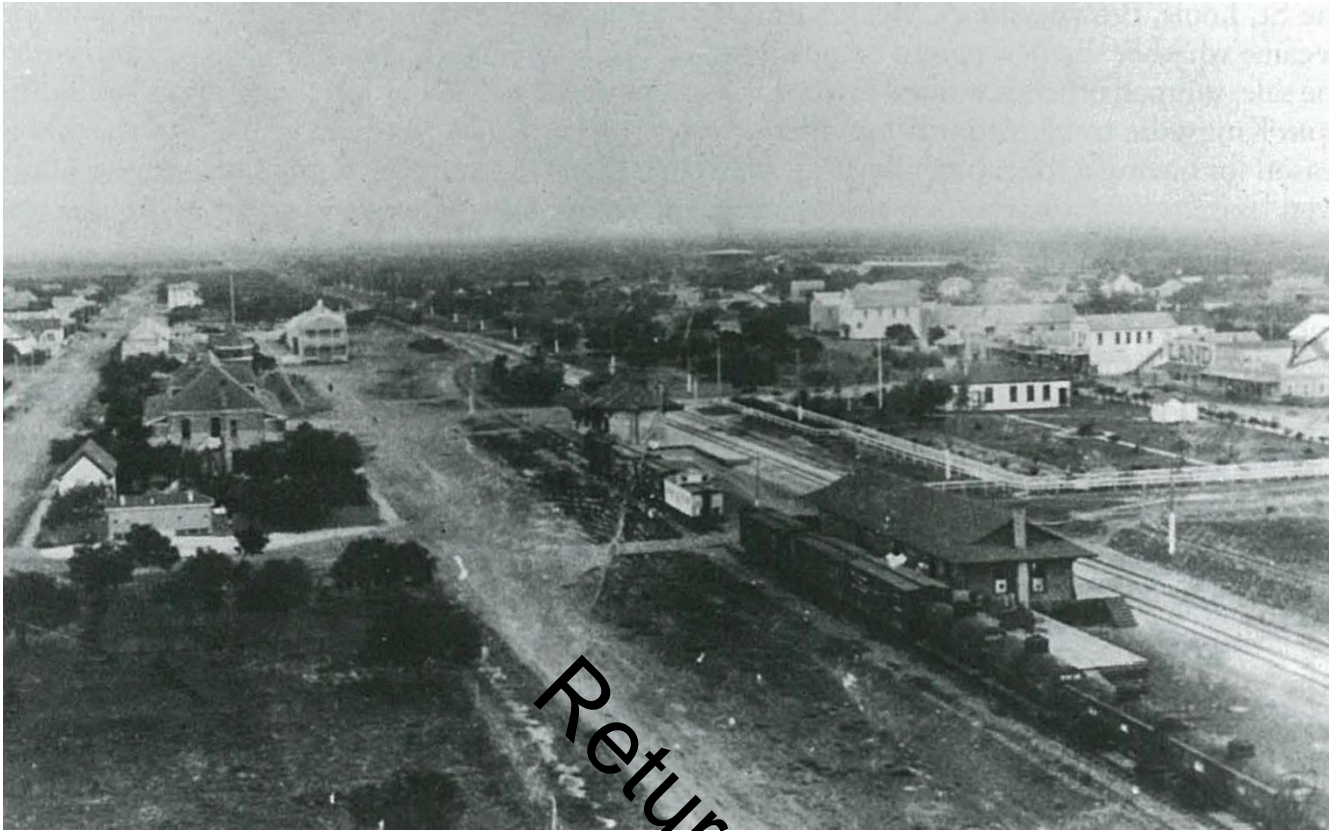


Kingsville Downtown Historic District, Kleberg County, Texas



John Warren's plat of the Kingsville townsite. 1904. Source: Kleberg County Clerk.

Kingsville Downtown Historic District, Kleberg County, Texas



Aerial view of Kingsville's early business district around 1905. Source: Kingsville, crediting South Texas Archives, Texas A&M University-Kingsville.



View of Kingsville's old business district after the 1908 fire. Note the new two-story brick J. J. Williams Department Store dominating the 200 block of South 5th Street. Source: Kingsville Railroad Museum.

Kingsville Downtown Historic District, Kleberg County, Texas



This historic photograph of "Main Street, Kingsville, Texas," Kingsville's early business district in 1908, shows the west side of 5th Street between Kleberg and King Avenues. The J. J. Williams store, as well as most of the buildings in this block, were destroyed by fire in September 1908. Source: Digital Collections, DeGolyer Library, Southern Methodist University.



A view of the north side of the 200 block of East Kleberg Avenue around 1908 shows the Kings Inn, Kleberg Bank, and the F. D. Yearly General Merchandise Store. Source: Kingsville, crediting South Texas Archives, Texas A&M University-Kingsville.

Kingsville Downtown Historic District, Kleberg County, Texas



A view of the south side of 200 East Kleberg Avenue during a funeral procession in 1909. Source: Kingsville, crediting South Texas Archives, Texas A&M University-Kingsville.

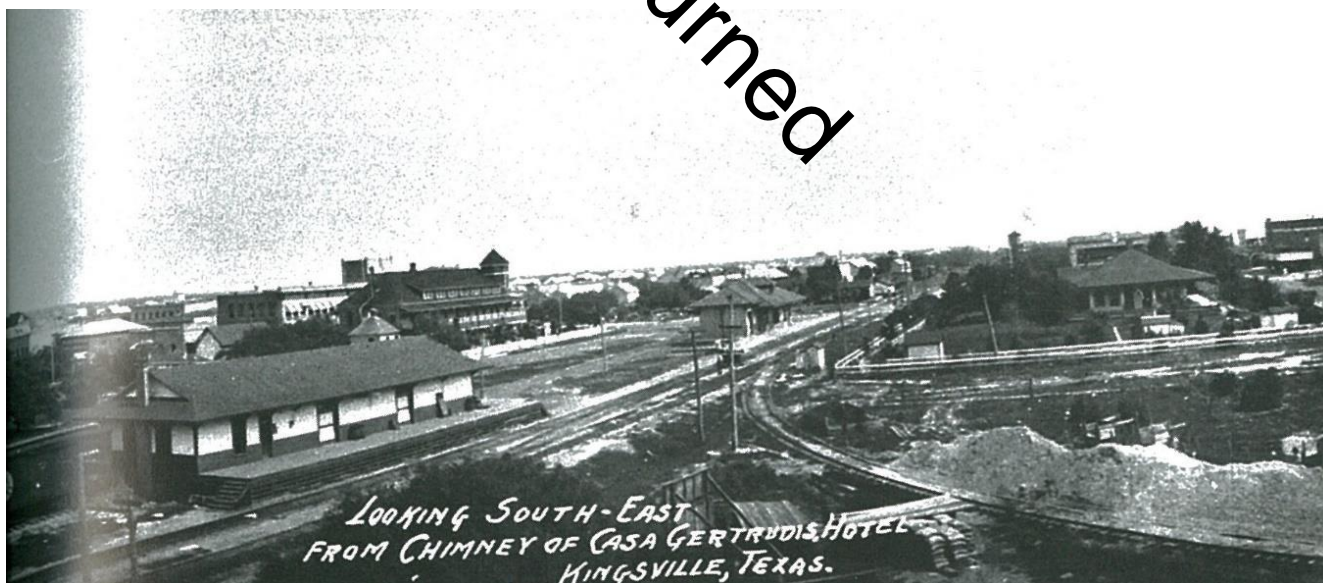


View of East Kleberg Avenue looking east in 1909. The Kleberg Bank and recently completed Ragland's store serve as anchors to the city's new business district. Source: www.historictexas.net.

Kingsville Downtown Historic District, Kleberg County, Texas



View of East Kleberg Avenue looking east taken around 1910 after the new Kleberg Bank and Toner Building were completed. Source: Digital Collections, DeCoker Library, Southern Methodist University.



This panoramic view of Kingsville looking toward the southeast "from chimney of Casa Gertrudis Hotel" was taken around 1912 shows the diverse masonry buildings that were beginning to overtake the district are visible at the center right. Source: Kingsville, crediting South Texas Archives, Texas A&M University-Kingsville.

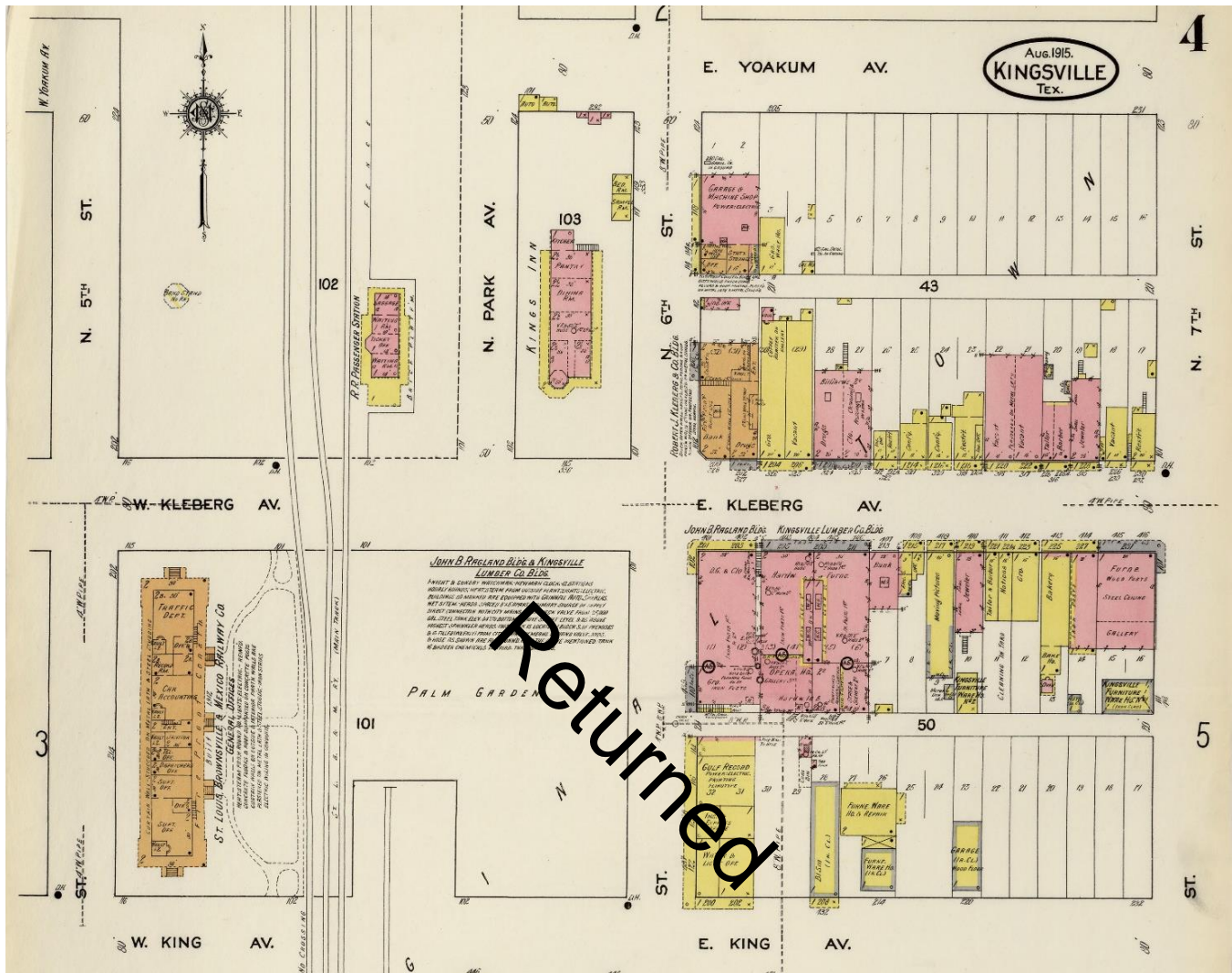
Kingsville Downtown Historic District, Kleberg County, Texas



This panoramic photograph of Kingsville looking north was taken in 1912 features close-up view of the rear of these buildings at the left. Source: Kingsville, including King Ranch Inc., Kingsville, Texas.

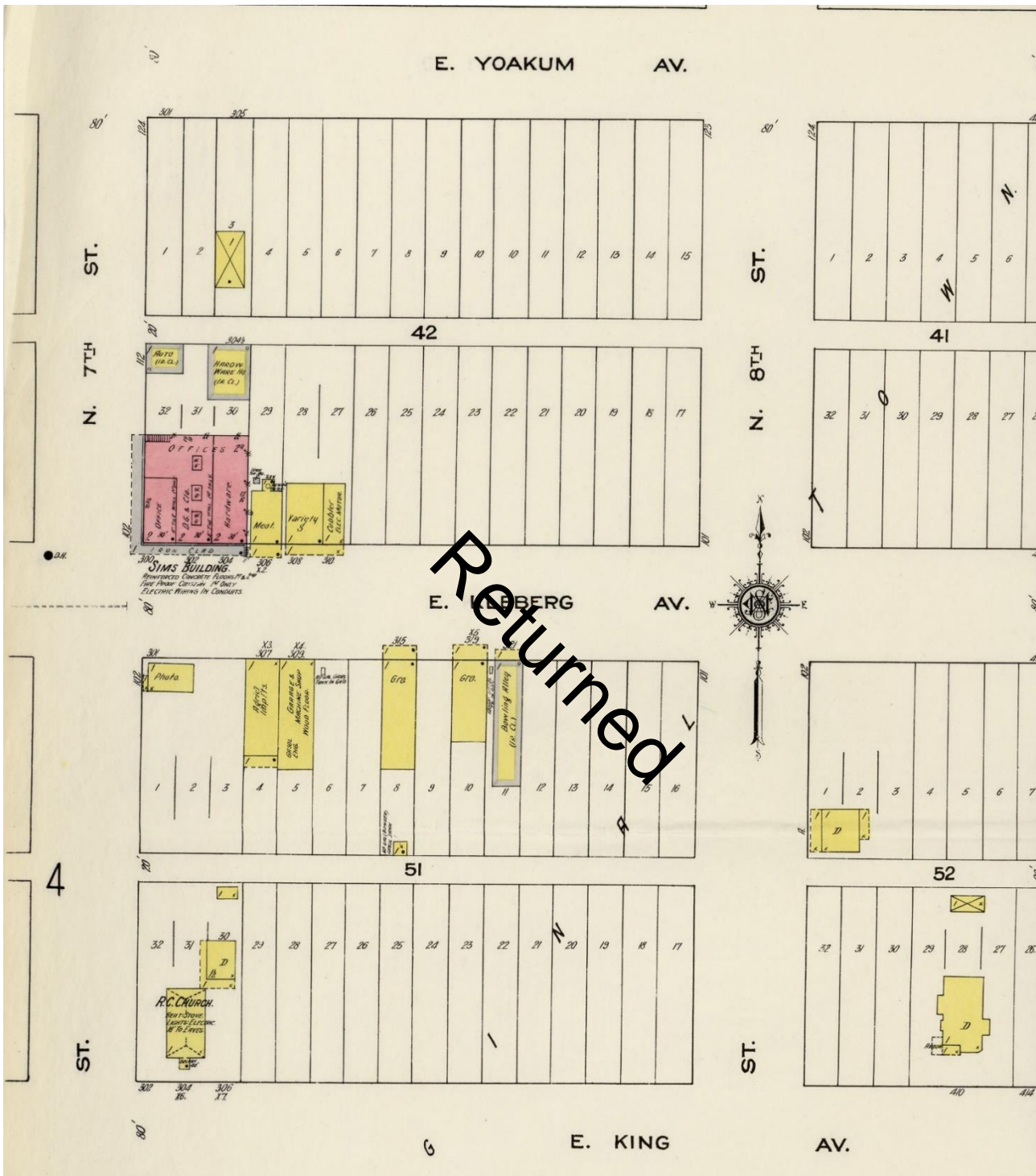
Returned

Kingsville Downtown Historic District, Kleberg County, Texas



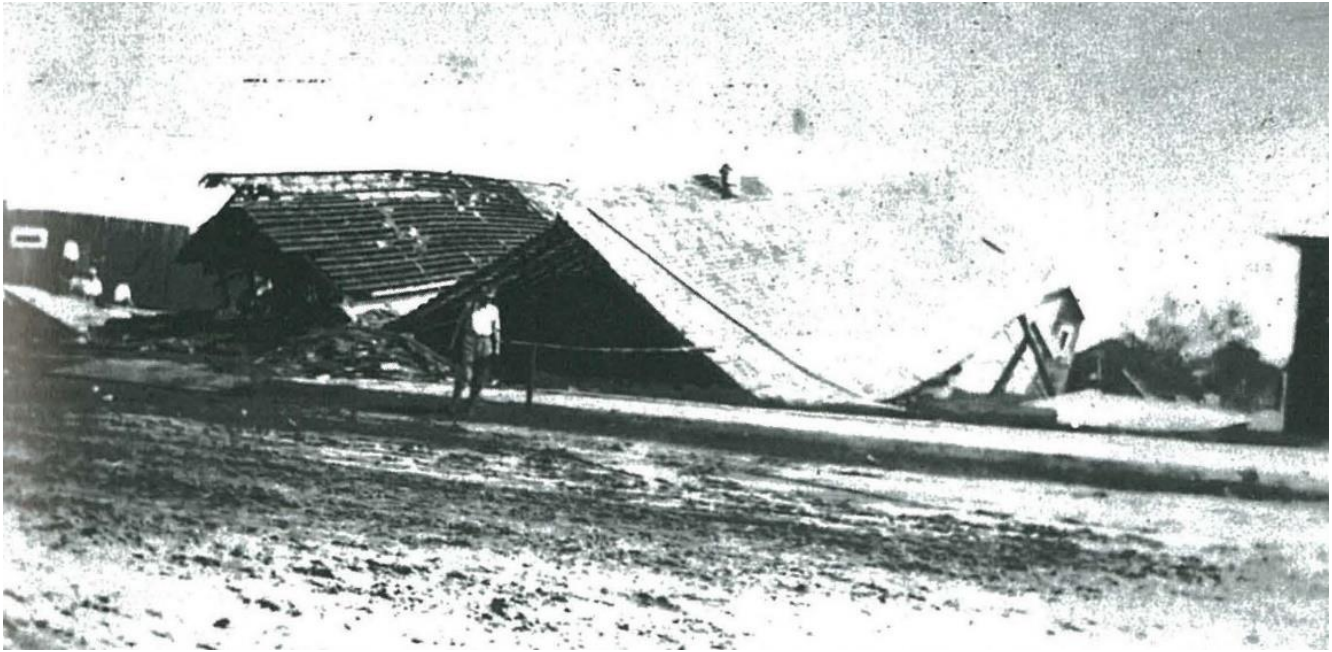
Detail of Sanborn Fire Insurance Map of Kingsville, Texas, sheet 4, 1915, depicts the growing Downtown Kingsville Historic District on East Kleberg Avenue between the St. Louis, Brownsville & Mexico Railway tracks and 7th Street. Source: Perry-Castaneda Library Map Collection, The University of Texas at Austin.

Kingsville Downtown Historic District, Kleberg County, Texas

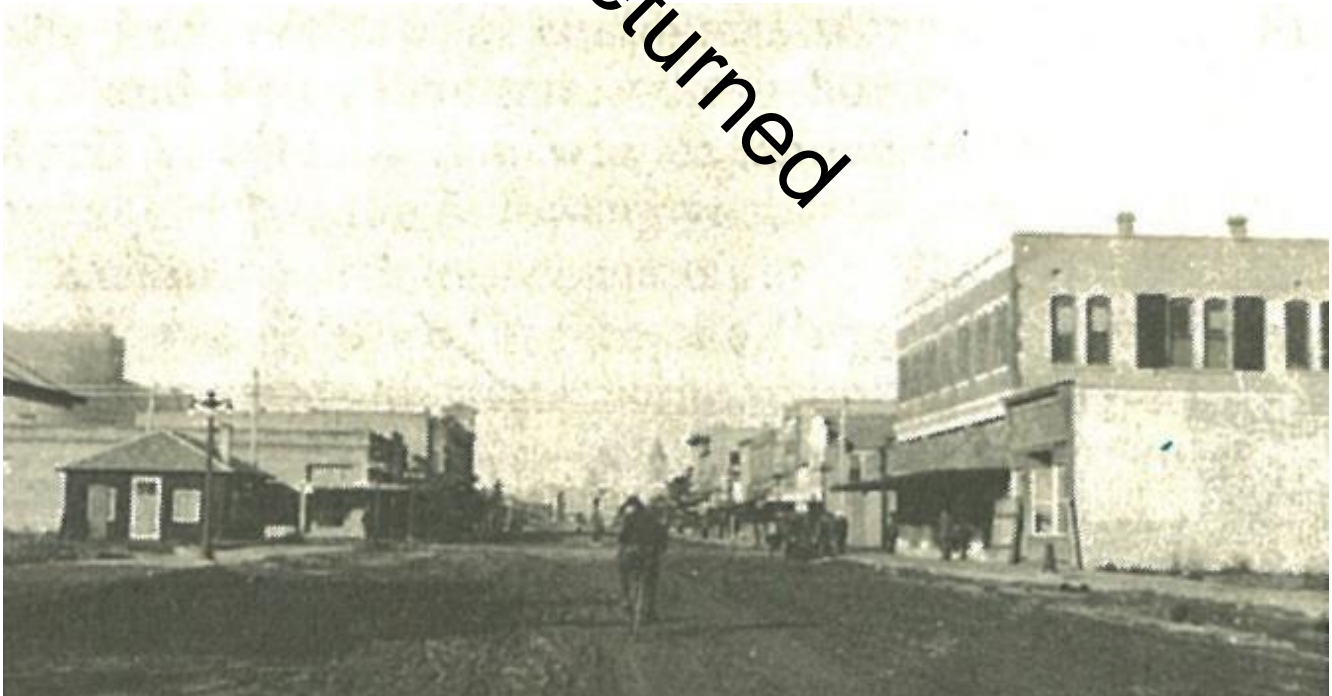


Detail of Sanborn Fire Insurance Map of Kingsville, Texas, sheet 5, 1915, depicts the growing Downtown Kingsville Historic District on East Kleberg Avenue between 7th and 8th Streets. Source: Perry-Castaneda Library Map Collection, The University of Texas at Austin.

Kingsville Downtown Historic District, Kleberg County, Texas



Henry T. Collins stands in front of his auto garage recently destroyed by the August 1916 hurricane. Source: Kingsville, crediting South Texas Archives, Texas A&M University-Kingsville.

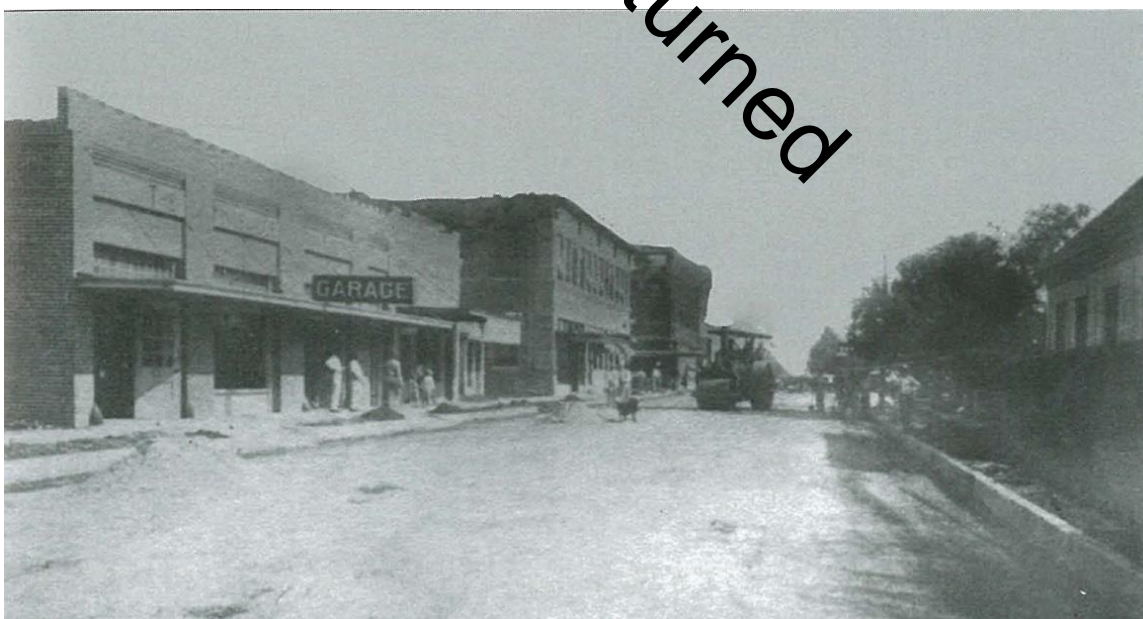


View of East Kleberg Avenue looking west between 7th and 8th Streets after 1916 hurricane. Source: Kleberg County, Texas, crediting R. M. Bayliss.

Kingsville Downtown Historic District, Kleberg County, Texas



1916 view of East Kleberg Avenue from the railroad tracks. Caesar Park, recently landscaped with concrete bollards, is visible in the right foreground. The Kleberg County Courthouse is visible in the distance. Source: Kingsville County.



View of North 6th Street (north of East Kleberg Avenue) during paving in 1919. Depicted from left to right are an auto garage (demolished before 1962), Robert J. Kleberg and Company bank buildings, and Ragland's Mercantile. Source: Kingsville, crediting South Texas Archives, Texas A&M University-Kingsville.

Kingsville Downtown Historic District, Kleberg County, Texas



View looking behind the buildings in the 200 block (north side) of East Kleberg Avenue that were destroyed in the 1918 fire. Source: Kingsville, crediting South Texas Archives, Texas A&M University-Kingsville

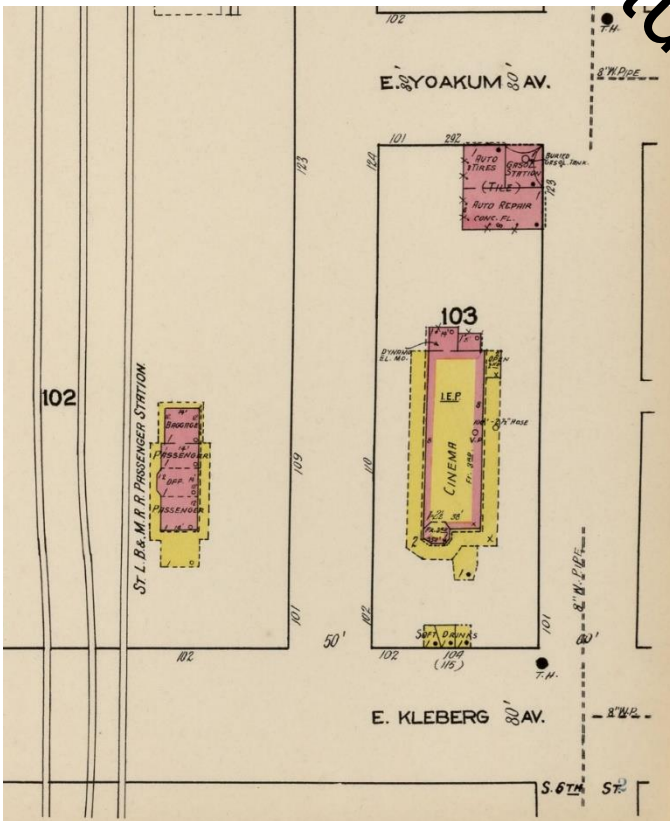


View of East Kleberg Avenue in 1918. Source: Kingsville, crediting South Texas Archives, Texas A&M University-Kingsville

Kingsville Downtown Historic District, Kleberg County, Texas

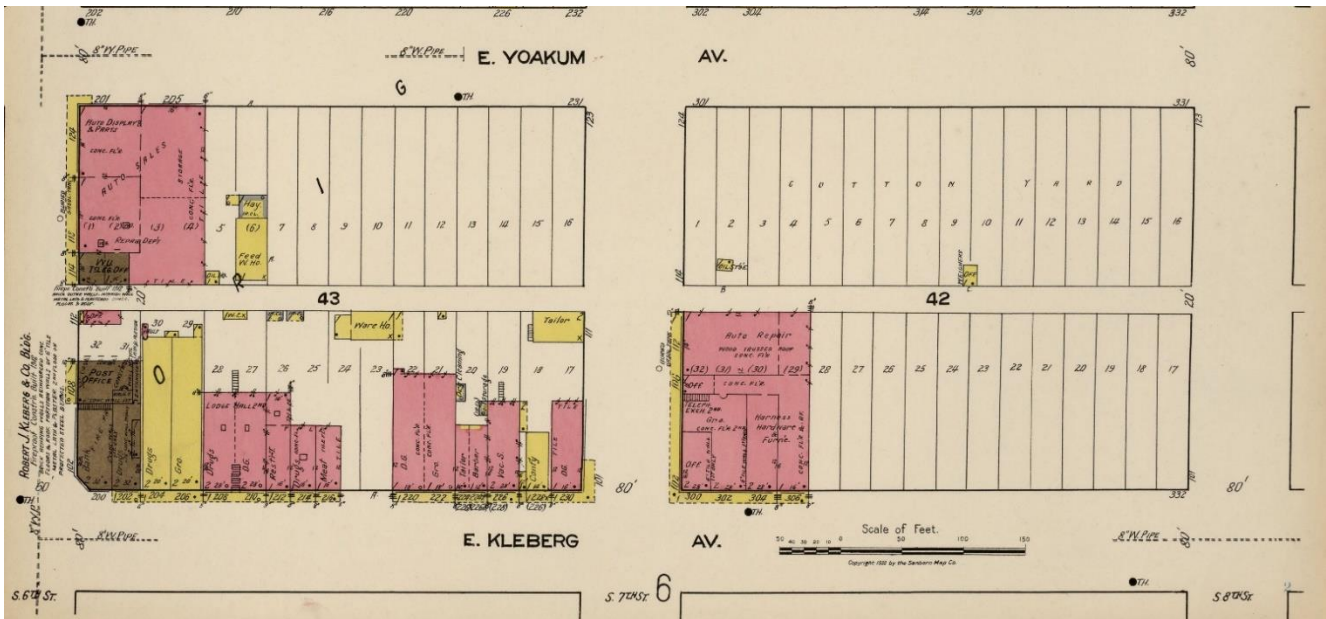


(Above) A group of men pose at the corner of South 7th Street and East Kleberg Avenue during the laying of the natural gas pipe line in September 1920. Source: Kleberg County, Texas, crediting Charles S. Flato III.

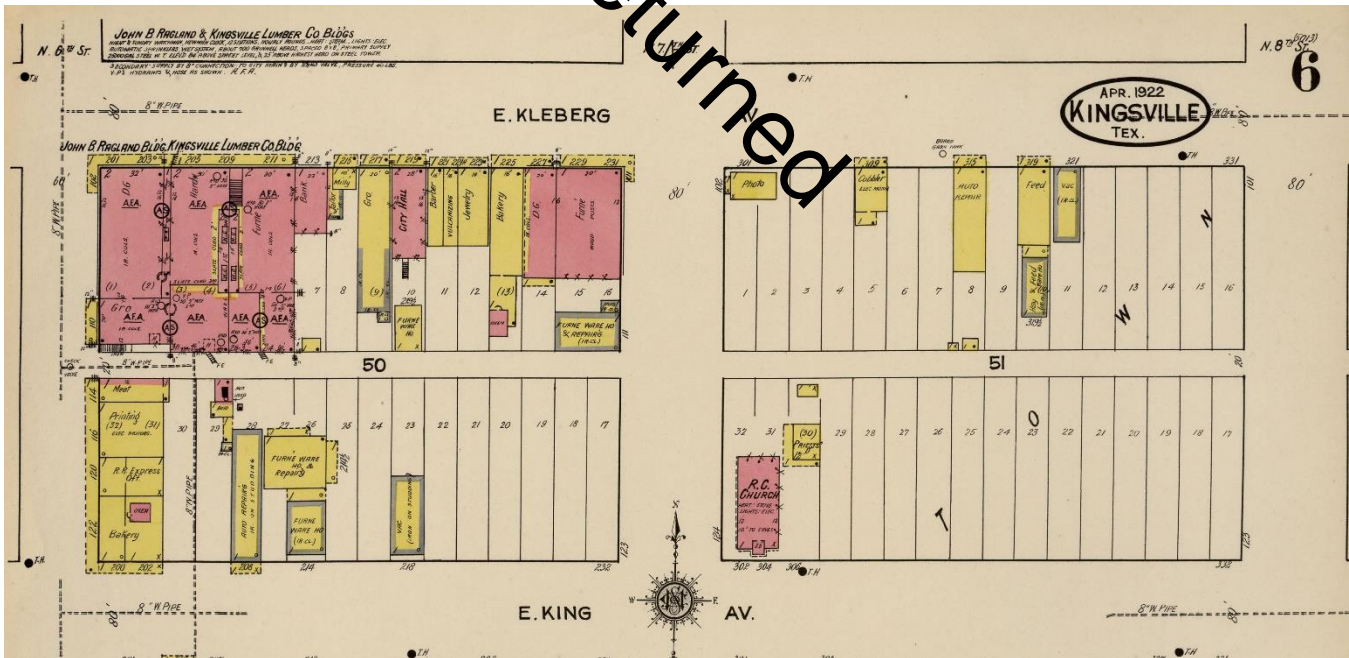


(Left) Sanborn Fire Insurance Map of Kingsville, Texas, sheet 3, 1922, detail depicting the vicinity around the St. Louis, Brownsville & Mexico Railway passenger depot. Source: Perry-Castaneda Library Map Collection, The University of Texas at Austin.

Kingsville Downtown Historic District, Kleberg County, Texas



Sanborn Fire Insurance Map of Kingsville, Texas, sheet 4, 1922, detail depicting the north side of East Kleberg Avenue between North 7th and North 8th Streets. Source: Perry-Castaneda Library Map Collection, The University of Texas at Austin.



Sanborn Fire Insurance Map of Kingsville, Texas, sheet 6, 1922, detail depicting the south side of East Kleberg Avenue between South 7th and South 8th Streets. Source: Perry-Castaneda Library Map Collection, The University of Texas at Austin.

Kingsville Downtown Historic District, Kleberg County, Texas

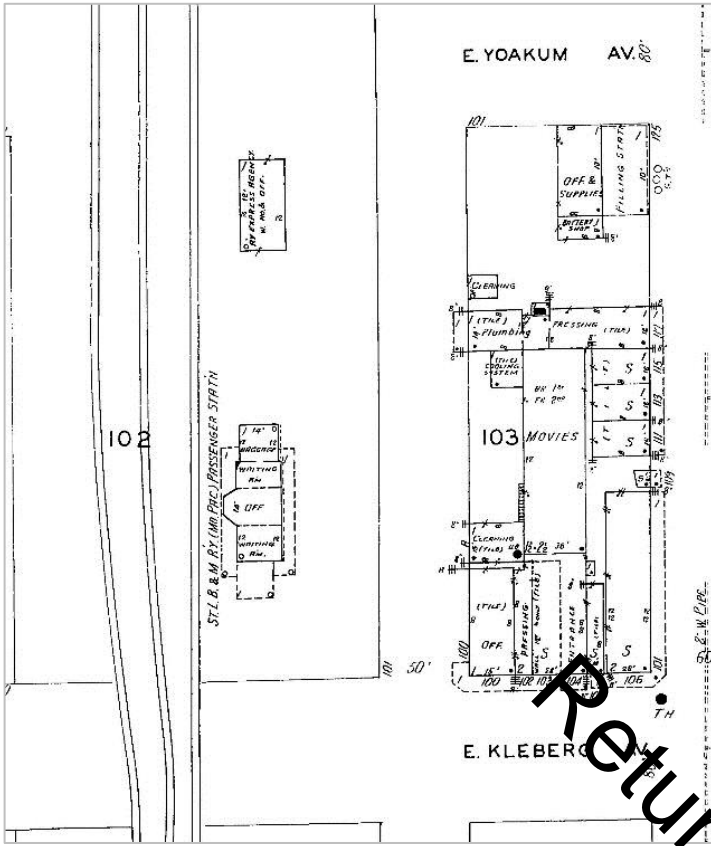


View of the south side of East Kleberg Avenue around 1925 shows new development east of Ragland's and the Flato Building. Source: Kingsville, crediting South Texas Archives, Texas A&M University-Kingsville.

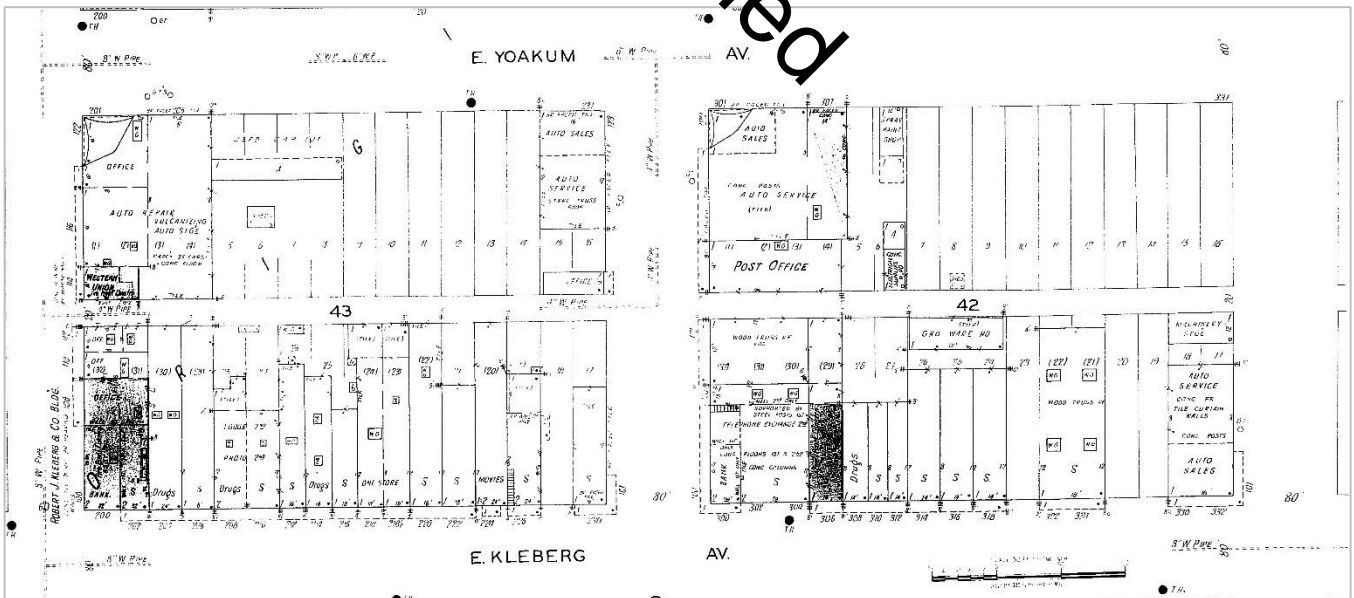


View of Downtown Kingsville looking east on Kleberg Avenue in 1925. Source: Texas A&M University Kingsville.

Kingsville Downtown Historic District, Kleberg County, Texas

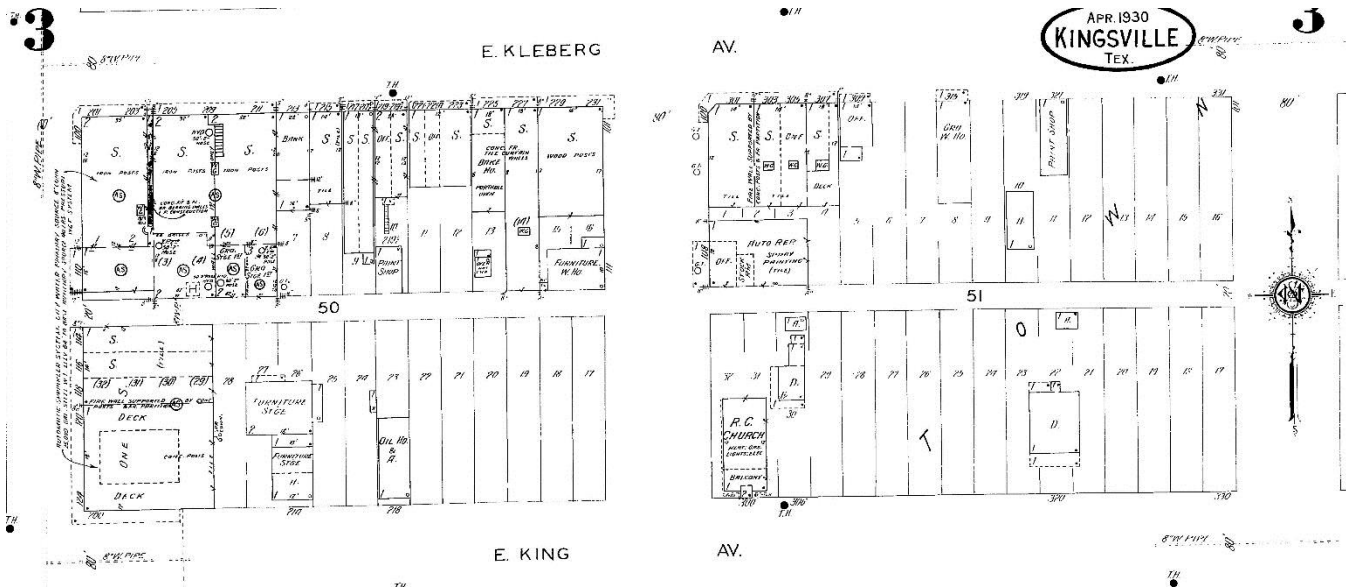


(Left) Detail of Sanborn Fire Insurance Map of Kingsville, Texas, sheet 5, 1930, depicting the St. Louis, Brownsville & Mexico Railway Depot and the Kings Inn. Source: Perry-Castaneda Library Map Collection, The University of Texas at Austin.

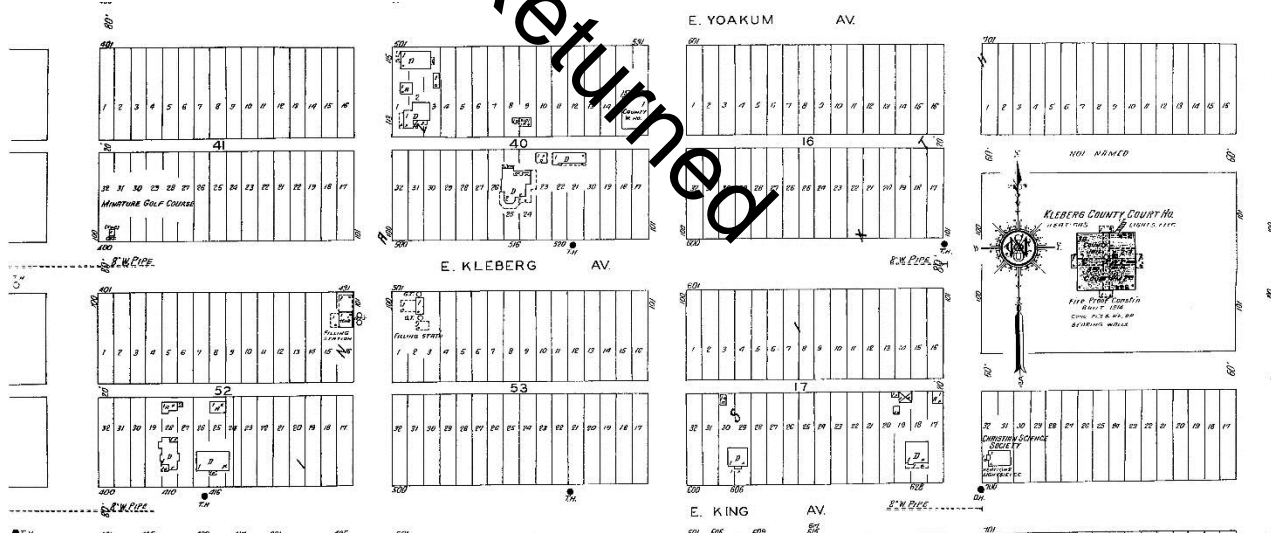


Detail of Sanborn Fire Insurance Map of Kingsville, Texas, sheet 2, 1930, depicting the north side of East Kleberg Avenue between North 6th and North 8th Streets. Source: Perry-Castaneda Library Map Collection, The University of Texas at Austin.

Kingsville Downtown Historic District, Kleberg County, Texas

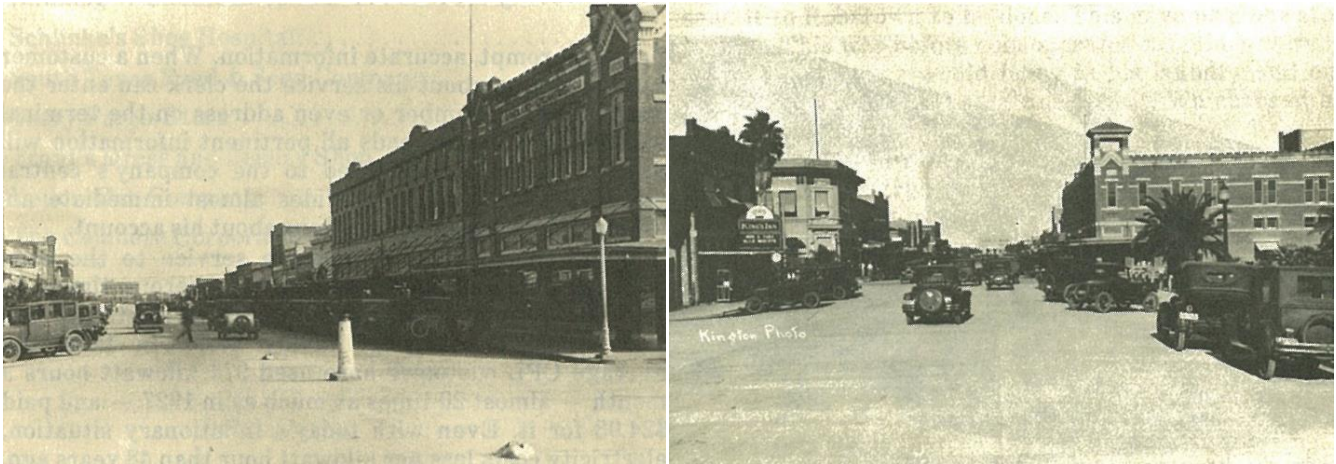


Detail of Sanborn Fire Insurance Map of Kingsville, Texas, sheet 3, 1930, depicting the south side of East Kleberg Avenue between North 6th and North 8th Streets. Source: Perry-Castaneda Library Map Collection, The University of Texas at Austin.



Detail of Sanborn Fire Insurance Map of Kingsville, Texas, sheet 17, 1930, depicting East Kleberg Avenue between 8th Street and the Kleberg County Courthouse. Source: Perry-Castaneda Library Map Collection, The University of Texas at Austin.

Kingsville Downtown Historic District, Kleberg County, Texas

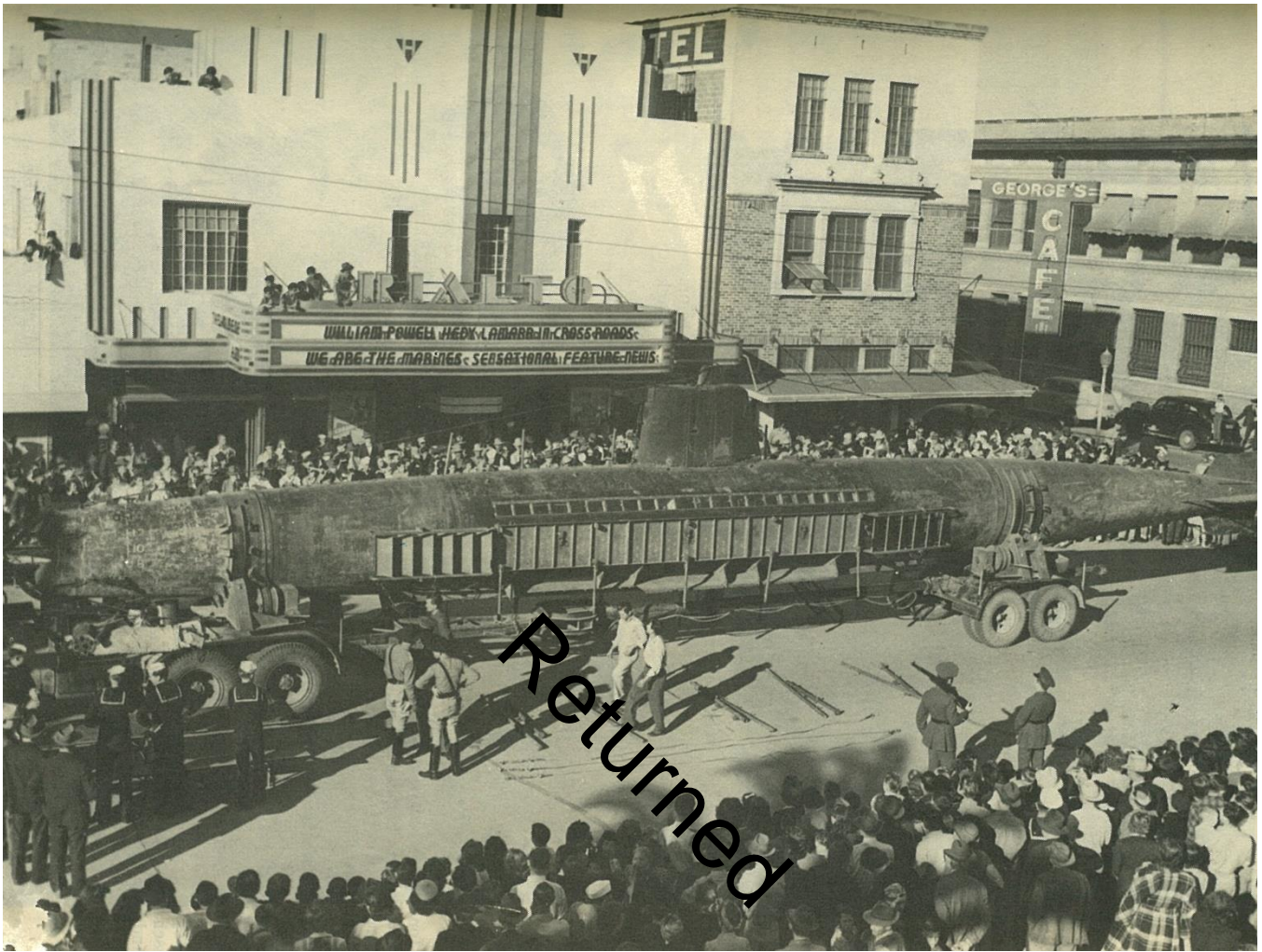


*Views of East Kleberg Avenue in 1930 from Caesar Park (left) and from the intersection with 6th Street (right).
Source: Kleberg County, Texas.*



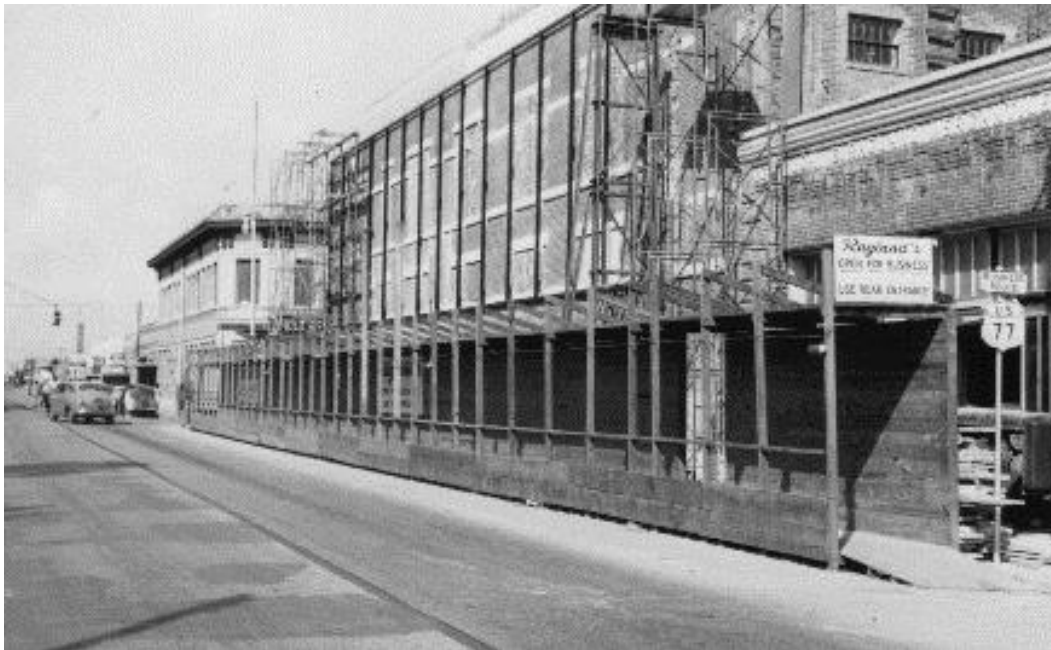
*View of Caesar Park looking northeast during the construction of the new US Post Office around 1935. Source:
Kingsville, crediting South Texas Archives, Texas A&M University-Kingsville.*

Kingsville Downtown Historic District, Kleberg County, Texas



View of the 100 block of East Kleberg Avenue with NAAS Kingsville personnel during a display of a World War II submarine in 1942. Photo by Jim Dodd. Source: Kleberg County, Texas, crediting Pete Smith.

Kingsville Downtown Historic District, Kleberg County, Texas



View of Ragland's Department store during the store's remodeling. July 1950. Source: <https://texashistory.unt.edu/ark:/67531/metaphi:26988/m1/1/?q=ragland%27s>, accessed September 18, 2017, University of North Texas Libraries, The Portal to Texas History, <https://texashistory.unt.edu/>, crediting Tyrrel Historical Library.



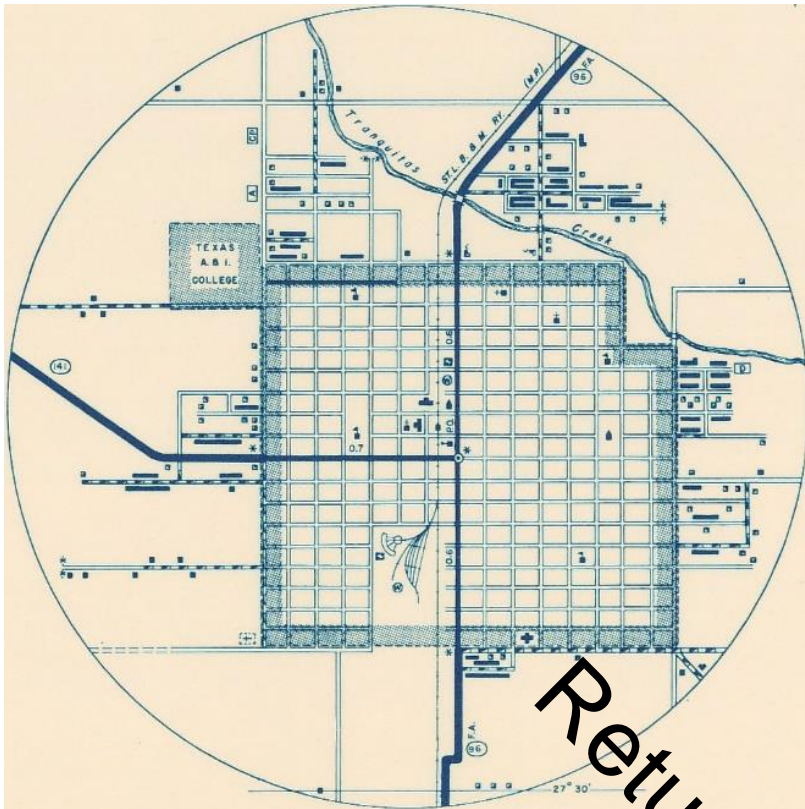
View of Ragland's Department store after the store's remodeling. July 1950. Source: Kingsville, crediting King Ranch, Inc., Kingsville, Texas

Kingsville Downtown Historic District, Kleberg County, Texas

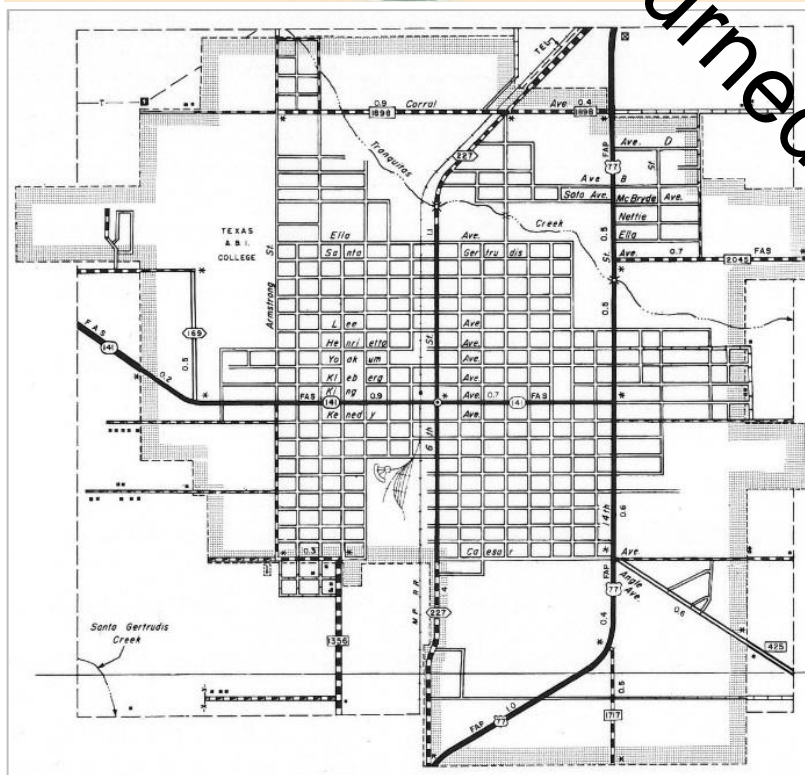


View of East Kleberg Avenue looking east showing modern buildings of the 1930s-1950s. Source: CardCow Vintage Postcards & Collectibles, accessed September 18, 2017, <http://www.cardcow.com/316967/kleberg-street-looking-east-rialto-theater-kingsville-texas/>.

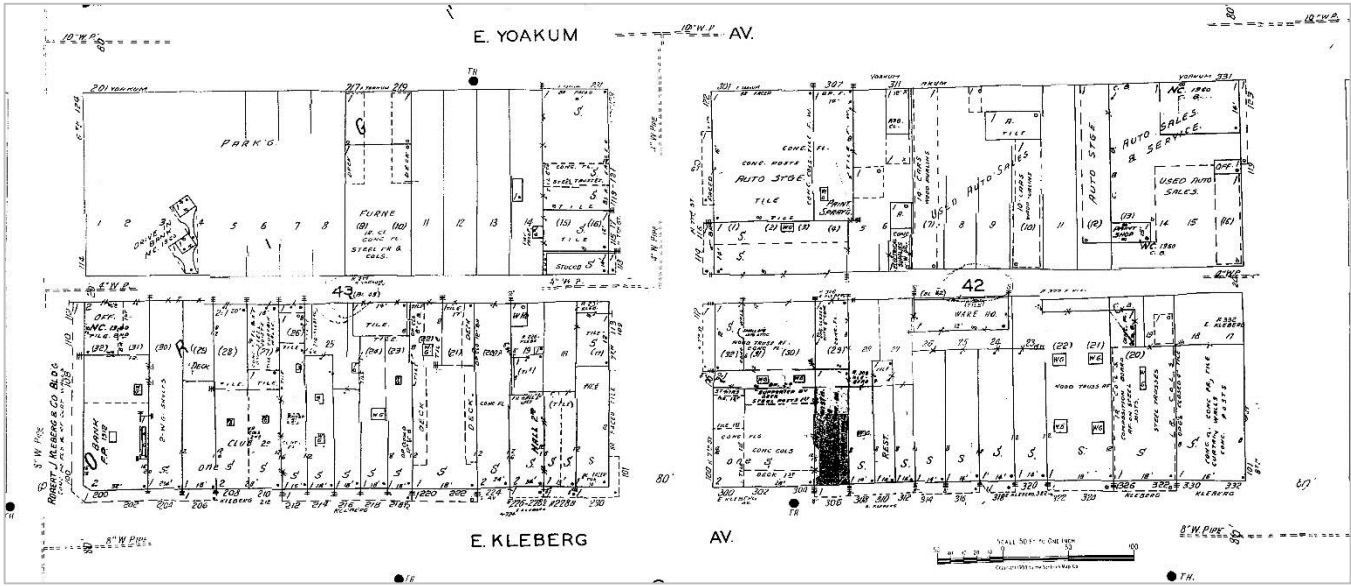
Kingsville Downtown Historic District, Kleberg County, Texas



Detailed views of Kingsville from 1941 (top) and 1961 (bottom) Texas Highway Department maps of Kleberg County. Source: Texas State Library and Archives.



Kingsville Downtown Historic District, Kleberg County, Texas

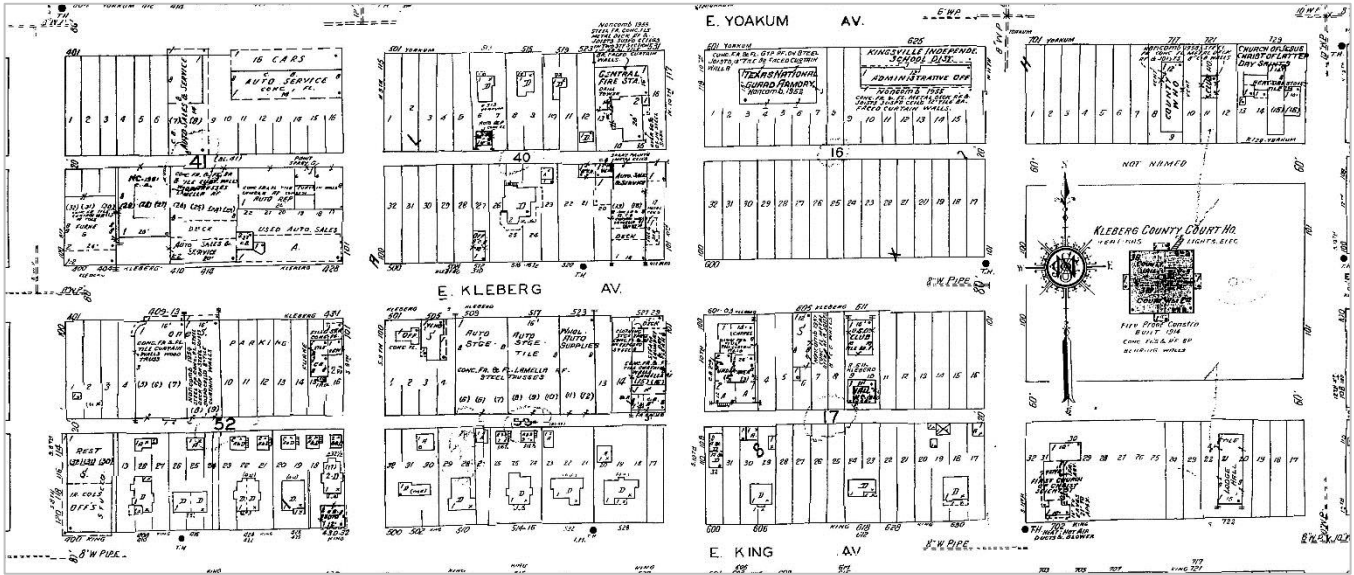


Detail of Sanborn Fire Insurance Map of Kingsville, Texas, sheet 2, 1962, depicting north side of East Kleberg Avenue between North 6th and North 8th Streets. Source: Perry-Castañeda Map Collection, The University of Texas at Austin.

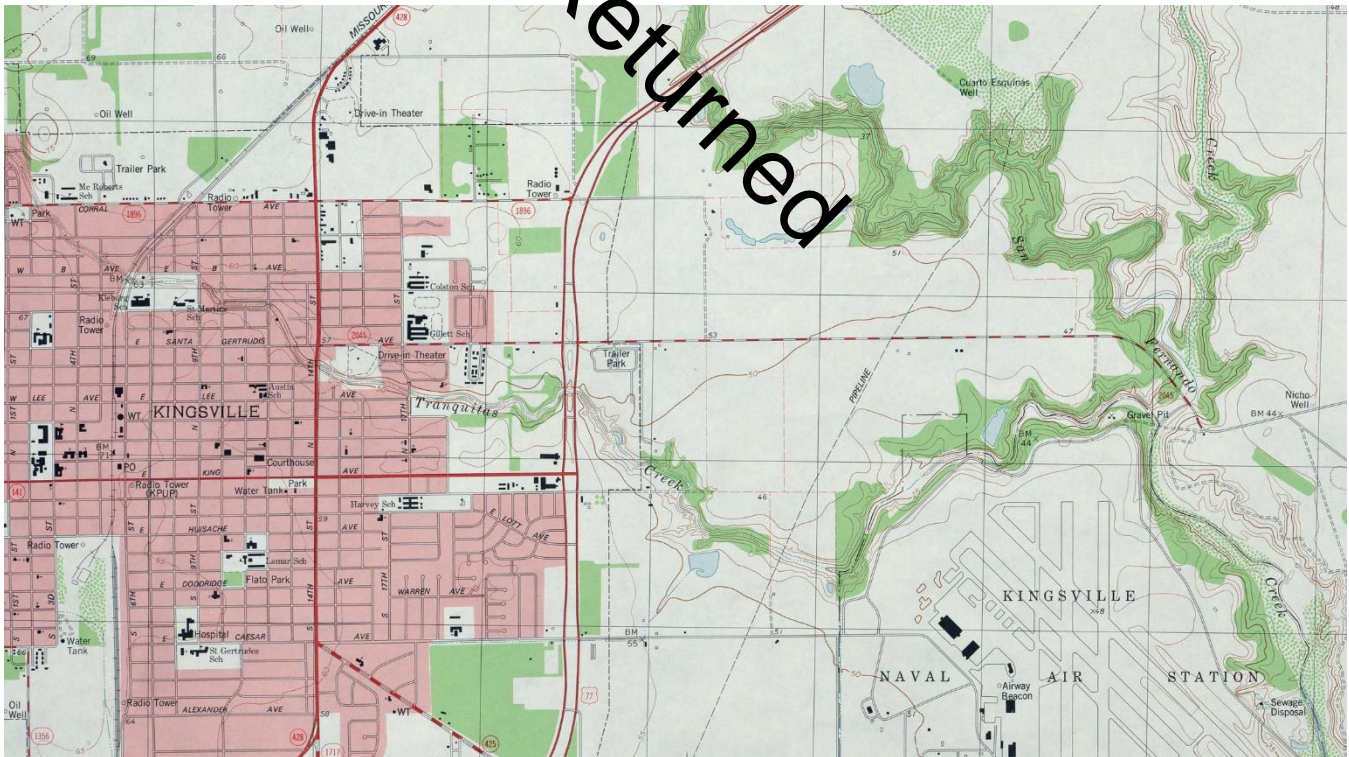


Detail of Sanborn Fire Insurance Map of Kingsville, Texas, sheet 3, 1962, depicting south side of East Kleberg Avenue between South 6th and South 8th Streets. Source: Perry-Castañeda Map Collection, The University of Texas at Austin.

Kingsville Downtown Historic District, Kleberg County, Texas



Detail of Sanborn Fire Insurance Map of Kingsville, Texas, sheet 17, 1962, depicting East Kleberg Avenue between 8th Street and the Kleberg County Courthouse. Source: Perry-Castañeda Map Collection, The University of Texas at Austin.



Detailed view of Kingsville from 1979 USGS Topographic Quadrangle map of Kingsville East. Source: Perry-Castañeda Map Collection, The University of Texas at Austin.

Kingsville Downtown Historic District, Kleberg County, Texas

Photographs



Photo No. 1 (TX_KlebergCounty_KingsvilleDowntownHistoricDistrict_0001)
Contextual view of district from 300 block of Kleberg Avenue, view facing southeast.

Kingsville Downtown Historic District, Kleberg County, Texas



Photo No. 2 (TX_KlebergCounty_KingsvilleDowntownHistoricDistrict_0002)
Contextual view of district from 200 block of Kleberg Avenue, view facing southwest.

Kingsville Downtown Historic District, Kleberg County, Texas



Photo No. 3 (TX_KlebergCounty_KingsvilleDowntownHistoricDistrict_0003)
Contextual view of district from 200 block of Kleberg Avenue, view facing northeast.

Kingsville Downtown Historic District, Kleberg County, Texas



Photo No. 4 (TX_KlebergCounty_KingsvilleDowntownHistoricDistrict_0004)
Contextual view of district from 200 block of Kleberg Avenue, view facing northeast.

Kingsville Downtown Historic District, Kleberg County, Texas



Photo No. 5 (TX_KlebergCounty_KingsvilleDowntownHistoricDistrict_0005)
Contextual view of district from 200 block of Kleberg Avenue, view facing northwest.

Kingsville Downtown Historic District, Kleberg County, Texas



Photo No. 6 (TX_KlebergCounty_KingsvilleDowntownHistoricDistrict_0006)
Contextual view of district from 300 block of Kleberg Avenue, view facing northeast.

Kingsville Downtown Historic District, Kleberg County, Texas



Photo No. 7 (TX_KlebergCounty_KingsvilleDowntownHistoricDistrict_0007)
Contextual view of district from 300 block of Kleberg Avenue, view facing northeast.

Kingsville Downtown Historic District, Kleberg County, Texas



Photo No. 8 (TX_KlebergCounty_KingsvilleDowntownHistoricDistrict_0008)
Contextual view of district from 300 block of Kleberg Avenue, view facing northeast.

Kingsville Downtown Historic District, Kleberg County, Texas



Photo No. 9 (TX_KlebergCounty_KingsvilleDowntownHistoricDistrict_0009)
Resource Nos. 29 and 30, 112 North 7th Street and 302 East Kleberg Avenue, oblique view of Gulf Coast
Machine & Supply Company and B.O. Sims/J.C. Penney Buildings.

Kingsville Downtown Historic District, Kleberg County, Texas



Photo No. 10 (TX_KlebergCounty_KingsvilleDowntownHistoricDistrict_0010)
Resource No. 48, 330 East King Avenue, oblique view of Bell Telephone Company Building, view facing northwest.

Kingsville Downtown Historic District, Kleberg County, Texas



Photo No. 11 (TX_KlebergCounty_KingsvilleDowntownHistoricDistrict_0011)
Resource No. 2, 100 West Kleberg Avenue, oblique view of St. Louis, Brownsville & Mexico Railroad Depot,
view facing northwest.

Kingsville Downtown Historic District, Kleberg County, Texas



Photo No. 12 (TX_KlebergCounty_KingsvilleDowntownHistoricDistrict_0012)
Resource No. 21, 201 East Kleberg Avenue, oblique view of John B. Ragland Mercantile Company Building,
view facing southeast.

Kingsville Downtown Historic District, Kleberg County, Texas



Photo No. 13 (TX_KlebergCounty_KingsvilleDowntownHistoricDistrict_0013)
Resource No. 22, 211 East Kleberg Avenue, oblique view of Kingsville Lumber Company/Flato Building and
Opera House, view facing southeast.

Kingsville Downtown Historic District, Kleberg County, Texas



Photo No. 14 (TX_KlebergCounty_KingsvilleDowntownHistoricDistrict_0014)
Resource No. 26, 219 East Kleberg Avenue, façade view of the Tower Building, view facing south.

Kingsville Downtown Historic District, Kleberg County, Texas



Photo No. 15 (TX_KlebergCounty_KingsvilleDowntownHistoricDistrict_0015)
Resource No. 7, 200 East Kleberg Avenue, oblique view of the Old R.J. Kleberg Bank Building, view facing northeast.

Kingsville Downtown Historic District, Kleberg County, Texas



Photo No. 16 (TX_KlebergCounty_KingsvilleDowntownHistoricDistrict_0016)
Resource No. 9, 208 East Kleberg Avenue, oblique view of the Harrel Drug Company Building, view facing northwest.

Kingsville Downtown Historic District, Kleberg County, Texas



Photo No. 17 (TX_KlebergCounty_KingsvilleDowntownHistoricDistrict_0017)
Resource No. 13, 218-220 1/2 East Kleberg Avenue, oblique view of C.P. House Building/City Meat Market/Oliver's Jewelry Building, view facing northwest.

Kingsville Downtown Historic District, Kleberg County, Texas



Photo No. 18 (TX_KlebergCounty_KingsvilleDowntownHistoricDistrict_0018)
Resource No. 47, 327 East Kleberg Avenue, oblique view of the Texas Theater, view facing southwest.

Kingsville Downtown Historic District, Kleberg County, Texas



Photo No. 19 (TX_KlebergCounty_KingsvilleDowntownHistoricDistrict_0019)
Resource No. 50, 410–428 East Kleberg Avenue, oblique view of the Gulf Coast Motor Company/K.A. Childs Motors – Ford Dealership, view facing northwest.

Kingsville Downtown Historic District, Kleberg County, Texas



Photo No. 20 (TX_KlebergCounty_KingsvilleDowntownHistoricDistrict_0020)
Resource No. 52, 504–506 East Kleberg Avenue, oblique view of the Kingsville First Savings and Loan Association Building, view facing northwest.

Kingsville Downtown Historic District, Kleberg County, Texas



Photo No. 21 (TX_KlebergCounty_KingsvilleDowntownHistoricDistrict_0021)
Resource No. 56, 529 East Kleberg Avenue, oblique view of the Kingsville Laundry and Cleaners Building, view facing southwest.

Kingsville Downtown Historic District, Kleberg County, Texas



Photo No. 22 (TX_KlebergCounty_KingsvilleDowntownHistoricDistrict_0022)
Resource No. 62, 700 East Kleberg Avenue, façade of Kleberg County Courthouse, view facing east.

Kingsville Downtown Historic District, Kleberg County, Texas



Photo No. 23 (TX_KlebergCounty_KingsvilleDowntownHistoricDistrict_0023)
Resource Nos. 58 and 59, 601 and 609 East Kleberg Avenue, respectively, oblique view of Cage-Piper Funeral Home/Piper Funeral Home and Don's Laundry and Cleaners Buildings, view facing southeast.

Kingsville Downtown Historic District, Kleberg County, Texas



Photo No. 24 (TX_KlebergCounty_KingsvilleDowntownHistoricDistrict_0024)
Resource No. 57, 604 East Kleberg Avenue, oblique view of the National Guard Armory Building, view facing northeast.

Kingsville Downtown Historic District, Kleberg County, Texas



Photo No. 25 (TX_KlebergCounty_KingsvilleDowntownHistoricDistrict_0025)
Resource No. 51, 502 East Kleberg Avenue, oblique view of the Kleberg County Abstract Company Building,
view facing northeast.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action: Nomination

Property Name: Kingsville Downtown Historic District

Multiple Name:

State & County: TEXAS, Kleberg

Date Received: 7/20/2018 Date of Pending List: 8/13/2018 Date of 16th Day: 8/28/2018 Date of 45th Day: 9/4/2018 Date of Weekly List:

Reference number: SG100002845

Nominator: State

Reason For Review:

Accept Return Reject 8/29/2018 Date

Abstract/Summary Comments: The nomination is being returned for procedural and substantive reasons.

The historic district contains a federal property, but there was no indication of Federal Preservation Officer notice or certification. In addition, there were inconsistent citations for the period of significance and the resource count.

The Post Office Building (#6) at 103 E. Kleberg Avenue is included in the nomination. It is not clear if the federal preservation officer was notified of the pending nomination. If so, please provide either a copy of the notice letter or the comments from the FPO, as is standard policy when nominating a federal property in a district. If not, the nomination is being returned so that the notification can be completed.

Building #4, the 1970, Kleberg First National Bank, building is cited as contributing in the individual building inventory, but is marked as non-contributing on the map. When the other non-contributing resources on the map and inventory are counted the result is only seven (7) non-contributing buildings, but the narrative and resource count show eight (8) buildings. Likewise, the opening paragraph of the description notes: "...Historic resources within the district date from 1904 through 1968..." (also see page 8, "Of the district's 63 resources, 58 (approximately 92 percent) date to the period of significance; between 1904 and 1968." and page 10, "Since the conclusion of the period of significance in 1968.")

The period of significance ending in 1970 is clearly written to include the Kleberg First National Bank as a contributing resource and the end date is justified in the significance narrative. If that is the intent of the nomination the resource count must be revised throughout the nomination, as well as the period of significance references, and the district map. There are sufficient 1960s buildings (5) to justify bringing the period of significance up to 1970 as written, but the closest is three years away and the community's downtown vitality was obviously on the way down as a result of various highway and development efforts.

Please note that on page 35 the narrative provides a different date for the Kleberg Bank-- "and Kleberg First National Bank (1971), Resource No. 4." And on page 45 we have "... the style was appropriate for the Kleberg First National Bank (Resource No. 4, 100 North 6th Street, noncontributing.," see also later in the same paragraph.

In revising the nomination care should be taken to examine and revise as necessary the entire text.

Upon completion of the revisions and allowing adequate time for the federal preservation officer review of the documentation, the revised nomination can be resubmitted to the National Park Service for review.

Recommendation/ RETURN
Criteria

Reviewer Paul Lusignan

Discipline Historian

Telephone (202)354-2229

Date 08/29/2018

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.

Greg Smith

From: Delahaye, Daniel B - Washington, DC <Daniel.B.Delahaye@usps.gov>
Sent: Wednesday, August 29, 2018 11:30 AM
To: Greg Smith
Subject: RE: Kingsville NRHP Nomination - US Post Office



Thank you, Greg, for this electronic submission.

I have reviewed it and have no comments.

Please forward the final nomination or executed cover (if no changes were made) when such becomes available.

My files do not include a 1930s photograph for this property. Included FYI below is an image from that era of a similar building in Plant City, Florida. Like many federal agencies, the Post Office Department often built a number of the same buildings.

National Park Service / National Register of Historic Places Registration Form
NPS Form 10-900 OMB No. 1024-0018

United States Post Office – Plant City

Hillsborough, FL



Photo # 19: East elevation (to left) and north façade (to left) of Post Office before renovation or addition, date unknown

V/r,

Daniel Delahaye

Federal Preservation Officer

USPS Facilities HQ
475 L'Enfant Plaza SW, Rm. 6670
Washington DC 20260-1862
(202) 268-2782
daniel.b.delahaye@usps.gov

From: Greg Smith [mailto:Greg.Smith@thc.texas.gov]
Sent: Wednesday, August 29, 2018 11:00 AM
To: Delahaye, Daniel B - Washington, DC <Daniel.B.Delahaye@usps.gov>
Subject: [EXTERNAL] Kingsville NRHP Nomination - US Post Office

Hello Daniel

I sent a hard copy of this letter, but here is a pdf as well (I changed the mailing address to your PO box).

I've also attached a full copy of the nomination, which you can search. Please let me know if you have any questions.

/Greg

Gregory Smith
National Register Coordinator
History Programs Division
Texas Historical Commission
PO Box 12276
Austin, Texas 78711
512-463-6013
www.thc.texas.gov



From: Greg Smith
Sent: Thursday, May 11, 2017 2:59 PM
To: Delahaye, Daniel B - Washington, DC <Daniel.B.Delahaye@usps.gov>
Subject: RE: Flatonina NRHP Nomination - US Post Office

Will do.

Greg

Gregory Smith
National Register Coordinator
History Programs Division
Texas Historical Commission
PO Box 12276
Austin, Texas 78711
512-463-6013
www.thc.texas.gov

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: Kingsville Downtown Historic District, Kingsville, Kleberg County, Texas

DATE: August 29, 2018

The following materials are submitted:

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

COMMENTS:

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

