

United States Department of the Interior

National Park Service

National Register of Historic Places Registration Form

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NAT. REGISTER OF HISTORIC PLACES NATIONAL PARK SERVICE

3538

1. Name of Property

Historic Name: Mangham-McIlwain Building

Other name/site number: NA

Name of related multiple property listing: NA

2. Location

Street & number: 10001 Appleby Sand Road

City or town: Nacogdoches State: Texas

County: Nacogdoches

Not for publication: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 (X 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 (X meets does not meet) the National Register criteria.

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

national statewide local

Applicable National Register Criteria: A B C D

Signature of certifying official / Title: Mark Wolfe, State Historic Preservation Officer
Date: 2/5/19
Texas Historical Commission
State or Federal agency / bureau or Tribal Government

In my opinion, the property (X 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:
[X] 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: [Signature]
Date of Action: 2/22/2019

Mangham-McIlwain Building, Nacogdoches, Nacogdoches County, Texas

5. Classification

Ownership of Property

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

Category of Property

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

Number of Resources within Property

Contributing	Noncontributing	
1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	total

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

6. Function or Use

Historic Functions: COMMERCE/TRADE: General Store

Current Functions: DOMESTIC: Single Dwelling

7. Description

Architectural Classification: LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS:
 Commercial Style

Principal Exterior Materials: BRICK

Narrative Description (see continuation sheets 6-9)

Mangham-McIlwain Building, Nacogdoches, Nacogdoches County, Texas

8. Statement of Significance

Applicable National Register Criteria

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

Criteria Considerations: NA

Areas of Significance: Commerce

Period of Significance: 1913 - c. 1955

Significant Dates: 1913, 1938, c. 1955

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

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

Architect/Builder: Unknown

Narrative Statement of Significance (see continuation sheets 10-16)

9. Major Bibliographic References

Bibliography (see continuation sheets 17-20)

Previous documentation on file (NPS):

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

Primary location of additional data:

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

Historic Resources Survey Number (if assigned): NA

Mangham-McIlwain Building, Nacogdoches, Nacogdoches County, Texas

10. Geographical Data

Acreage of Property: Less than one acre

Coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: NA

1. Latitude: 31.716005°N Longitude: -94.605038°W

Verbal Boundary Description: The Mangham-McIlwain Building property includes Lots 3 and 6 of Block 14 in Appleby (Vicinity of Nacogdoches). The property begins at the southeast corner of Lot 3 on block 14. Traveling northwest along Appleby Sand Road to Till Street for 238.48 feet marks the eastern boundary of the property. Travelling west 60.26 feet from the intersection of Appleby Sand Road and Till Street to the west end of lot 6 encompasses the northern boundary of the property. From this point follow the boundary of lot 3 southeast for 247.78 feet marking the western boundary of the property. Then turning east and travelling 70.42 feet until reaching Appleby Sand Road marks the southern boundary of the property.

Boundary Justification: These boundaries reflect the single lot (Lot 6) upon which the building was constructed in 1913 and its rear entrance accessed through and visible from lot (Lot 3). This represents a small portion of the combined parcel that includes Lots 1, 2, 3, and 6 of Block 14 identified as Parcel ID #15737 by the Nacogdoches Central Appraisal District (Map 3).

11. Form Prepared By

Name/title: Chris Cotton, Hayley Hasik, Laura Turner, and Perky Beisel with assistance from Alyssa Gerszewski, THC National Register Historian
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Additional Documentation

Maps (see continuation sheets 21-22)
Additional items (see continuation sheets 23-28)
Photographs (see continuation sheets 5, 29-40)

Mangham-McIlwain Building, Nacogdoches, Nacogdoches County, Texas

Photograph Log

Mangham-McIlwain Building
Vicinity of Nacogdoches, Nacogdoches County, Texas
Photographed by Hayley Hasik
December 2, 2016 & December 10, 2018

Photo 1: Northeast corner of Mangham-McIlwain Building showing partial north façade (right) and partial east elevation (left), and historic double door entrance. Camera facing southwest

Photo 2: North façade of Mangham-McIlwain Building. Camera facing south

Photo 3: North façade of Mangham-McIlwain Building, detail of metal awning supports. Camera facing southeast

Photo 4: West elevation of Mangham-McIlwain Building showing fire damage. Camera facing east

Photo 5: North façade of Mangham-McIlwain Building, detail of historic northeast corner double entrance and advertising. Camera facing south

Photo 6: Northeast corner of Mangham-McIlwain Building showing full northern façade and full east elevation, taken from northeast corner of Appleby Sand Road (FM941) and Cedar Bluff Road (FM2609). Camera facing southwest

Photo 7: Detail of first window west of entrance on north façade of Mangham-McIlwain Building. Camera facing south

Photo 8: East elevation of Mangham-McIlwain Building, taken from across Appleby Sand Road (FM941). Camera facing west

Photo 9: South elevation of Mangham-McIlwain Building showing centered single entrance and flanking windows. Camera facing north

Photo 10: Top section of southern end of western elevation showing capped brick of Mangham-McIlwain Building. Camera facing northwest

Photo 11: Interior view of Mangham-McIlwain Building. Camera facing northwest.

Photo 12: Interior view of Mangham-McIlwain Building. Camera facing southeast.

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

Mangham-McIlwain Building, Nacogdoches, Nacogdoches County, Texas

Narrative Description

The 1913 Mangham-McIlwain Building is located at 10001 Appleby Sand Road in a small town known as Appleby about roughly 10 miles north of Nacogdoches in Nacogdoches County, Texas. It is a one-story brick rectangular commercial building oriented north towards the former town square and the Appleby depot located across the tracks of the Houston, East, and West Texas Railroad (Map 3 & Figure 1). Built as a general store in the early development of the business district, it is the oldest extant commercial building in the town. The property is characterized as an early 20th century one-part commercial block with some decorative brickwork and large storefront windows on the primary (north) elevation surmounted by transoms and a recessed main corner entrance.¹ Much of this detailing continues onto the secondary (east) elevation which is also visible from the roadway. All four exterior walls are load-bearing masonry of exposed reddish brick. The west elevation is devoid of detailing and the rear features two windows, a central door, and a small porch. The roof parapet is flat on the front façade and a stepped parapet on each sidewall provides some design interest to the intact 1913 rectangular plan. The interior has been modified for conversion to residential use but maintains a somewhat open floor plan similar to its original configuration. Despite neglect over time and later exterior and interior alterations, the building retains its integrity as an early 20th century commercial building.

Location and Setting

The boundary for the Mangham-McIlwain Building includes a less than one acre property composed of Lots 3 & 6 of Block 14 (a portion of parcel #15737 – Map 3). It excludes a pottery studio located on a flanking lot to the southwest.² The current location and setting is still transportation-oriented matching the historic impetus for the building's siting. Richardson Street, once a dirt road leading south to Nacogdoches, is now paved FM941 running along the east side of the Mangham-McIlwain Building (Figure 5). On the north side of the building is Till Street, which remains a narrow dirt road between the Mangham-McIlwain Building and the east/west oriented former Houston, East, and West Texas Railroad line. The north, west, and east sides of the building are visible from the street. The south side of the building is hidden behind a wooden fence added by the current owners. Although historically the building had no plantings or vegetative cover, it does now have a variety of low flowers, shrubs, and seasonally flowering trees (Photograph 2). However regular trimming and pruning provide a semblance of privacy – and protection from automobiles – while not inhibiting the impact of the main façade. The privacy fence blocks view of the studio from the street and thus the studio does not affect the building's integrity of setting.

Primary (North) Elevation

The building occupies two lots in a city block with the short north façade facing the former public square and the long east elevation parallel to the major thoroughfare (Figure 1). The primary façade has five bays – a smaller entrance bay on each end and three larger bays for windows in the middle. A series of brick pilasters extending from the ground to the top of the parapet extend across the northern façade dividing the bays and continue on the eastern elevation flanking its single bay next to the main entrance. The pilasters provide some basic ornamentation with their slightly projecting capitals at the top of parapet. The entrance is a chamfered entry located on the northeast corner of the building, facing the intersection of Appleby Sand Road and Till Street, as well as the railroad tracks that run east to west in front of the building. The double front entrance doors are wooden with inset windows, surmounted by a transom window, and covered by the portico supported by a brick pier. The pier forms a porch support column

¹ Richard W. Longstreth, *The Buildings of Main Street: A Guide to American Commercial Architecture*, Updated edition (Walnut Creek, CA: AltaMira Press, 2000), 54.

² Lila Knight, "Intensive Level Survey of the Mangham – McIlwain Building FM 941 from FM 2609 to US 59, near Appleby," TxDOT CSJ #0743-01-012, (Kyle, TX: Knight & Associates, 2011), 35.

Mangham-McIlwain Building, Nacogdoches, Nacogdoches County, Texas

decorated with small pilasters on its northern and eastern sides. The chamfered entry has a wooden transom that extends the lines of the exterior walls protecting the porch area (Photograph 1). The secondary entrance, a wooden door beneath a suspended metal flat awning, is in the westernmost bay of the northern façade. This led into the former store's icehouse. According to researchers, the use of the northwest corner as the store's icehouse "precipitated the need to alter the sequence of windows" and resulting in a brick filled fourth bay with a transom window.³ The two existing windows are composed of an inset cast stone lintel surmounting a fixed side-by-side two-paned wooden transom above a large fixed four-paned window.⁴ The windows have period appropriate—presumably some original—wooden frames and muntins (Photograph 2).

As shown in Figures 1 and 6, the Mangham-McIlwain had, at least twenty-five years after construction, a suspended wooden awning spanning the full length of the northern and eastern walls. Unfortunately there is no known date for the removal or, more likely, failure of the awning. As shown in Figure 4 nothing remained of these awnings by 1981. It is highly likely formers owners removed the awnings after their failure since the building was vacant from c. 1955 to 1983.⁵ The original awning supporting hardware remains in the brick. Likely around the time that the wooden awnings were removed, a grade change in front of the property occurred where the concrete sidewalk was removed and replaced with vegetation (Figure 5 and Photograph 1). The only alterations to the original brickwork are repairs of damage inflicted by two motor vehicles, each of which crashed into the terminus of the eastern elevation at the chamfered entry (Photograph 5).⁶ The infill of the westernmost large display window in the northern façade occurred at an unknown date, presumable during the period of vacancy between c. 1955 and 1983. The new brickwork is just visible along the right edge of Figure 4, taken no later than in January 1981.

East Elevation

The east side's extended length along the major roadway makes it the secondary elevation. The eastern elevation begins at the northern corner with the chamfered entrance and then continues south with the stepped parapet. The east side of the building also has a large, four pane window with wooden muntins with a two pane side-by-side transom window surmounted by a cast-stone lintel matching the north façade (Photographs 1 and 6). Pilasters flank this window to the left or east of the main entrance. The stepped parapet visually creates four bays (Photograph 8). The first is the large display window and main entrance. The second is blank, the third has a simple two-over-two fixed wooden window with arched wall opening. The fourth bay is a wooden door entrance with a transom on the east side of the building leads to what would have been the back of the general store.

West Elevation

The western elevation, originally partially obscured by an attached wooden building (Figure 1) is now fully visible but unaltered. Charring from a fire is visible on the brick on the west side of the building, which, according to the owner, is from when the neighboring building burned down but the date of the fire is unknown (Photograph 4).⁷

South Elevation

The southern elevation was a rear entrance to the business. The roof's slope terminates at this end of the building reinforcing the single story characteristic of the commercial building. There are two, fixed single pane windows

³ Lila Knight, "Intensive Level Survey of the Mangham – McIlwain Building FM 941 from FM 2609 to US 59, near Appleby," TxDOT CSJ #0743-01-012 (Kyle, TX: Knight & Associates, 2011), 20.

⁴ Knight, "Intensive Level Survey of the Mangham – McIlwain Building FM 941 from FM 2609 to US 59, near Appleby," 20.

⁵ Knight, "Intensive Level Survey of the Mangham – McIlwain Building FM 941 from FM 2609 to US 59, near Appleby," 31.

⁶ Fenci, interview, September 21, 2016.

⁷ James Vard Melton, Appleby, *The Story of an East Texas Town* (Burnet, TX: Nortex Press, 1979), Melton, 42-43.

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placed just below the roofline each of which has a three course arched brick opening. The windows help divide the southern elevation into three bays with the center bay filled by a single wooden door topped with a fixed single pane transom. The wooden door is not original and there is a new, sloped sheet-metal porch roof with two 4" x 4" porch supports creating a protected entrance. An added low wooden deck spans the central and right (eastern) bays of the southern façade (Photograph 9).

Interior

The interior is where most of the changes have occurred to the building. The original dirt floor was replaced by a concrete floor when the current owner moved in. The original wooden ceiling remains as well as the wooden plank wall separating the general store from the icehouse on the west side of the building. New interior walls, however, erected within the building along the western wall create a bedroom and bathroom for its current residential use.⁸ The interior, now entered from the south side remains quite open and reflects the wide expanse of the former store. Essentially the eastern two-thirds of the building's full length are open allowing the large fixed display windows of the north and eastern walls and the small, single pane high windows on the eastern and southern walls to admit light to interior as originally designed. Unfortunately, there are no known interior drawings or historic photographs of the interior. When the current owner purchased the building in 1983, the interior was in shambles and open to the elements due to the several broken windows. There were almost no extant interior materials beyond the exterior structural elements: wooden ceiling and brick walls, and the historic icehouse partition (Figure 6, Photographs 11 & 12).⁹

Alterations

A few exterior changes have had a minimal effect upon the building's integrity. Pre-1981 changes to the primary (north) elevation include the loss of a full-length wooden awning, wooden infill of one transom window, and historic brick infill of one large display window though its transom remains intact. On the east elevation, a full-length wooden awning also disappeared before 1981. At some time prior to 1981, a sheet metal false front was added above the parapet on the north, east, and west walls (Figures 3 and 4). The current owner removed this non-appropriate addition thus restoring the roofline to its original form with a simple metal parapet cap flashing on the top course of bricks (Photograph 1). The parapet is now fully visible. Extensive weather damage and vandalization of the windows and doors prior to 1981 resulted in the replacement of most of the wooden elements with like materials (Figure 4). The owner saved all remaining window glass and installed new, plain glass in the missing panes.¹⁰ One brick pilaster was partially rebuilt due to damage inflicted by two motor vehicles hitting the building. The other minor change is the addition of a low deck and porch awning for the rear entrance on the south façade that is not visible from the public right-of-way. The building retains its location integrity at a busy road intersection. The setting was altered slightly by the demolition of an adjacent wooden commercial structure on the west side, but the building is still oriented to the public square and former depot site across the railroad tracks. The current owner has added some plantings along the northern and eastern boundaries and privacy fences extending from the south wall thus blocking it from public view. The interior has two sub-partitions that do not diminish the integrity of the open commercial floorplan. Although no longer used commercially, its rehabilitation as a residential structure is highly compatible with the property's historic characteristics as a commercial building.

⁸ Fenci, interview, September 21, 2016.

⁹ Fenci, interview, September 21, 2016.

¹⁰ Piero Fenci, interviewed by Cotton, Hasik, and Turner, Appleby, TX, September 21, 2016.

Mangham-McIlwain Building, Nacogdoches, Nacogdoches County, Texas

Integrity

Overall, the Mangham-McIlwain Building retains integrity of location, design, materials, and feeling.¹¹ The building currently sits in its original location, fronting the railroad that was so instrumental to the growth of Appleby. The design and materials, including the fenestration pattern, brick detailing, and rectangular plan are all largely intact. When carrying out repairs, the owner utilized as much of the original, undamaged material as possible and, where necessary, replaced damaged material with building materials that were compatible with the existing building.¹² Also, since the exterior of the building has maintained its original form and character, including period appropriate signage, the building has preserved the feeling of its history as a small town, early 20th century one-part commercial block.

¹¹ Norman Tyler, Ted J. Ligibel, and Ilene R. Tyler, *Historic Preservation: An Introduction to Its History, Principles, and Practice* (New York: W.W. Norton & Company, 2009), 138.

¹² Kay D. Weeks and Anne E. Grimmer, *The Secretary of the Interior's Guidelines for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* (Washington, D.C.: National Park Service, 1995), 123.

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Statement of Significance

The Mangham-McIlwain Building is located at 10001 Appleby Sand Road, in the small town of Appleby just north of Nacogdoches in Nacogdoches County, Texas. The one-part commercial block building was built as a general store by William W. Mangham in 1913 during a time of commercial growth in Appleby caused by the rising prices of cotton and other agricultural products, the lumber industry, and transportation connectivity. Mangham ran the general store until his death in 1938 when Jesse D. McIlwain took over running the store. McIlwain fully acquired the property in 1944 and operated the store until c. 1955. The property is nominated to the National Register of Historic Places under Criterion A in the area of Commerce at the local level of significance for its association with the brief period of economic prosperity in early 20th century Appleby and for serving an integral role in the town's early commercial expansion. Known for its strategic location near the town square, the Mangham-McIlwain Building is the oldest extant and was the longest running commercial property in what was a small but bustling rural town. The period of significance is closely tied to the early 20th century rise of Appleby and its subsequent depopulation and waning after World War II. It begins with the construction date in 1913 and lasts until c. 1955 when Appleby fully declined and Mangham-McIlwain Building ceased operations thus ending its association with the town's commercial development.

The Settlement of Appleby

Following Mexican independence from Spain in 1821, land grants became available and the territory that eventually became the state of Texas was opened to American colonization.¹³ The encouraged settlement helped attract people to Texas, including Nacogdoches County and eventually Appleby itself. Both the development of churches and schools aided Appleby's expansion from a loose association of homes into a self-identified community. Like most small communities, early Appleby revolved around a church community. The town actually originated as an "appendage or 'suburb' of Old North Church"—a community founded around 1838 six miles north of Nacogdoches—where there was, as the community's name indicates, a church where people in the area congregated on Sundays and for various community events.¹⁴ Old North Church was one of the first Baptist churches in Texas at a time of great religious development and diversification in the region.¹⁵

Between 1840 and 1860, several families migrated to the Appleby area and intermarriage among the children of these early families helped boost the development of Appleby from a settlement into a community. As these newly married couples began having children, population in the area boomed. Although it was a rural community with an agricultural economy, children meant that there was a need for schools. Around 1857, the Legg School was the first school built roughly two-and-a-half miles south of present-day Appleby, followed by the Richardson School built after the Civil War and located three-quarters of a mile south of the site of the Bethel Church.¹⁶ This support of education was one of the first steps in community building.

In 1878, the Bethel Baptist Church was the first church actually established in Appleby.¹⁷ Within ten years, the Bethel Cemetery had been established and this location (the church, Richardson School, and cemetery) became known as the "Bethel Institution" and served as a "hub" of activity. According to Melton, "Bethel has been Appleby's most permanent institution" and "the establishment and use of the Bethel Church and cemetery turned out to be a break with

¹³ Joe Ellis Ericson, *Early East Texas: A History from Indian Settlements to Statehood* (Bowie, MD: Heritage Books, 2002), 66.

¹⁴ Melton, *Appleby*, 7.

¹⁵ Ericson, *Early East Texas*, 192-212.

¹⁶ Melton, *Appleby*, 13.

¹⁷ *Bethel Baptist Church Centennial*, September 3, 1978, Nacogdoches County Church Records, East Texas Research Center, Stephen F. Austin State University, Nacogdoches, Texas.

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North Church and a milestone in the development of the new pre-Appleby community.”¹⁸ Although there was some early success in the region as seen with the development of schools and the establishment of a church (the Bethel Baptist Church and cemetery are still in Appleby), the agricultural community failed to develop additional infrastructure. The railroad stimulated the next great wave of growth for Appleby.

Building a Community: Coming of the Railroad and the Development of Infrastructure

Like many small farming communities in east Texas, the development of Appleby was contingent on the railroad. Appleby’s gateway to the rest of the world started with the opening of the Houston East and West Texas Railroad (HE&WT) in 1883.¹⁹ The depot, built around 1891, was located on the north side of the tracks and the town’s main square built up around this important hub shifting the town center away from the Bethel Institution. A railroad depot ensured the community had access to outside goods and services while providing a market for the community’s raw resources. As Melton noted, the railroad coupled with “the increase in sawmilling and cotton farming, along with Bethel, [and] the public school . . . helped bring maturity to the pre-Appleby community.”²⁰

The railroad began construction in Houston in July 1876, and was planned to connect with Shreveport, Louisiana.²¹ The HE&WT represented the first serious attempt to open the whole of the piney woods of east Texas to major commercial centers.²² The progress of the line developed slowly and did not link Houston and Shreveport until January 30, 1886.²³ The railroad’s construction was unique; the founder Paul Bremond (also responsible for construction of the Houston & Texas Central railroad) insisted on the use of a narrow gauge rail construction after observing the success of narrow gauge rail lines at the Centennial Exposition in Philadelphia in 1875.²⁴ Building a railroad through the densely wooded area of East Texas was an expensive and rather daunting task. Bremond supported narrow gauge because he believed it would be “quicker to build, cheaper to maintain and equip, and equally efficient as the broad gauge for the relatively short hauls and local traffic that would be characteristic of an East Texas railroad.”²⁵

The use of narrow gauge rails also put the train at a distinct disadvantage as more and more railroads standardized their track gauge. The use of the narrow gauge track helped give rise to the HE&WT unflattering monikers, “The Rabbit” or “Hell Either Way Taken,” due to the tendency of the trains frequently jumping the narrow gauge track.²⁶ The narrow gauge track also caused additional and unnecessary freight costs due to the loading and unloading of freight onto standard gauge cars at the end of the line in either Shreveport or Houston.²⁷ Despite these limitations the railroad was instrumental in the development of the commercial timber and cotton industries in east Texas. According to historian Robert Maxwell, many of the prominent lumber companies owed much of their success to the national markets opened to them thanks to the HE&WT.²⁸ By July 1894, the entire HE&WT line had been converted to a

¹⁸ Melton, *Appleby*, 15-6.

¹⁹ Robert S. Maxwell, *Whistle in the Piney Woods: Paul Bremond and the Houston East and West Texas Railway* (Houston, TX: Texas Gulf Coast Historical Association 1963), 22; Melton, *Appleby*, 15-8.

²⁰ Melton, *Appleby*, 17.

²¹ Maxwell, *Whistle in the Piney Woods*, 10.

²² Maxwell, *Whistle in the Piney Woods*, 2.

²³ Maxwell, *Whistle in the Piney Woods*, 31; Melton, *Appleby*, 17-9.

²⁴ Maxwell, *Whistle in the Piney Woods*, 11; James Burke, Jr., *Burke’s Texas Almanac and Immigrant’s Handbook* (Houston, TX: J. Burke, Jr., 1883), 72-3.

²⁵ Maxwell, *Whistle in the Piney Woods*, 11.

²⁶ S. G. Reed, *A History of the Texas Railroads and the Transportation Conditions under Spain and Mexico and The Republic and The State* (Houston, TX: The St. Clair Publishing Co., 1941), 238; Maxwell, *Whistle in the Piney Woods*, 94-5.

²⁷ Maxwell, *Whistle in the Piney Woods*, 43.

²⁸ Sam Malone, Jr., “Dr. Maxwell Lion Speaker,” *Daily Sentinel*, August 13, 1963.

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standard gauge track, further increasing the benefits of the railroad through Appleby.²⁹ Maxwell noted the value of the HE&WT railroad because “along its route grew up flourishing towns, thriving industries and improved homes.”³⁰ Appleby was just one of many blossoming communities along the “only route to the outside world.”³¹ Melton acknowledged, “The railroad was not only a large factor leading to the origin of Appleby, but linked the new town to the County, State and Nation” and “signaled progress and civilization to the East Texas region.”³²

Forty Years of Prosperity: Economic Growth and the Development of a Town (1890-1930)

The railroad not only provided transportation, access to outside markets, and mail service, but it also allowed the economy of rural Appleby to prosper and led to the development of a town. In 1889, Appleby resident John H. Richardson donated a plot of land along the railroad tracks to be developed into a town square. William T. Skeeters built his home along the northeast side of the square and built his general store on the southeast corner.³³ Skeeters’s store was the first of several general stores and other businesses located in Appleby during the first half of the twentieth century. Skeeters also served as the first postmaster in Appleby, operating the post office out of his general store prior to the construction of the post office in 1891. The post office was another addition to the town that helped solidify Appleby’s position in East Texas and its name; Skeeters used Appleby as the official name in his application for a post office. Railroad officials had referred to the town as Appleby after James Appleby, the railroad auditor and the son-in-law of HE&WT founder Paul Bremond.³⁴ Other small towns like Libby, Mayotown, Sterne, and Stoker also developed along the railroad, with economies based on lumber or a single crop like cotton, but they did not last as long as Appleby. The consolidation of the post offices in these surrounding towns with the post office in Appleby highlights Appleby’s continued success as the economies of other towns began to dwindle. The eventual consolidation of Appleby’s post office with Nacogdoches at the end of 1958 was also a sign of the little town’s demise.³⁵

The turn of the century brought more growth and prosperity. By 1907, the first brick buildings were erected around the Appleby town square. The first structure on the lot of the Mangham-McIlwain Building was James A. Lang’s blacksmith shop.³⁶ Lang, a white man born in Mississippi in 1869, remained in Appleby after the 1910 sale of his property and worked as a telegraph operator for the railroad.³⁷ The property’s buyer was E. P. Baker who then sold “his one half of Lot 6 of Block 14” in 1913 to then blacksmith William W. Mangham, a native of Georgia born in 1862.³⁸ Mangham and George E. Matthews bought the lot through a Deed of Trust with Commercial Guaranty Bank and built the current one-part brick commercial building on the lot to replacing the former blacksmith shop.³⁹ Between the sale from E. P. Baker to W. W. Mangham filed April 25, 1913 and the Mangham and Mathews deed with Commercial Guaranty Bank filed October 11, 1913, the property price increased from \$150 to \$1,800, a strong indication of the 1913 construction date. In the 1920 U.S. Census W. W. Mangham is listed as a retail merchant of a general store.⁴⁰ In the interim W. W. Mangham and his wife Amanda Mangham sold 1/3 of Lot 6 of Block 14 to G. E.

²⁹ Melton, *Appleby*, 19.

³⁰ Malone, “Dr. Maxwell Lion Speaker,” August 13, 1963.

³¹ Malone, “Dr. Maxwell Lion Speaker,” August 13, 1963.

³² Melton, *Appleby*, 19; Malone, “Dr. Maxwell Lion Speaker,” August 13, 1963.

³³ Melton, *Appleby*, 18, 20.

³⁴ Melton, *Appleby*, 18.

³⁵ John J. Germann and Myron Janzen, *Texas Post Offices by County: Nacogdoches County*, 1986, East Texas Research Center, Stephen F. Austin State University, Nacogdoches, Texas.

³⁶ Melton, *Appleby*, 22.

³⁷ Page 6B, Enumeration District 0106, Precinct 8, Nacogdoches, Texas, 1910 US Census. Deed Record, Vol. 78, Page 429, Nacogdoches County Clerk’s Office, Nacogdoches, Texas. The transaction describes the property as a blacksmith shop.

³⁸ Deed Record, Vol. 81, Page 106, Nacogdoches County Clerk’s Office, Nacogdoches, Texas. Page 11A, Enumeration District 0021, Precinct 8, Nacogdoches, Texas, 1930 US Census.

³⁹ Knight, “Intensive Level Survey of the Mangham – McIlwain Building FM 941 from FM 2609 to US 59, near Appleby,” 31 and Figure 2, page 13.

⁴⁰ Page 1B, Enumeration District 135, Precinct 8, Nacogdoches, Texas, 1920 US Census.

Mangham-McIlwain Building, Nacogdoches, Nacogdoches County, Texas

Mathews, was a son-in-law of the Manghams.⁴¹ According to Lila Knight, William Mangham and his extended family were some of “the earliest merchants, [who] played an important role in the development of the business district” and they owned several “businesses on the square including a general store, a hardware store” and a “grocery store and café.”⁴²

W. W. Mangham gained full ownership of Lot 6 of Block 14 on August 20, 1920 and presumably continued to operate the building as a commercial venture for most of the next two decades (Figure 5).⁴³ The economy in Appleby was largely reliant on lumber and cotton and its community members certainly frequented the commercial structures of the town square area including the Mangham-McIlwain Building. According to the Sawmill Database at the Texas Forestry Museum, the area in and around Appleby had twelve sawmills operational between 1900 and 1920.⁴⁴ Nacogdoches County had plenty of virgin pine forests and valuable cypress and hardwoods abundant along the streams throughout east Texas, which provided raw materials that, combined with the railroad, allowed East Texas to prosper.⁴⁵ From 1870 to 1909, lumber production in Texas increased from a hundred and seven million to over two billion board feet.⁴⁶ Rising timber prices helped support the economies of distribution centers like Appleby.⁴⁷ While lumber provided an economic catalyst, the land cleared by commercial loggers also spurred an increased reliance on cotton as a cash crop.

Appleby had several cotton gins and, according to Melton, served as the “cotton center of the County.”⁴⁸ In the 1920s, according to the *Texas Almanac*, the cotton industry contributed either directly or indirectly to the incomes of roughly eighty-percent of Texans.⁴⁹ Cotton prices peaked in 1919 at 38.2 cents a pound.⁵⁰ The Appleby economy was ruled by cotton. One of the “Ladies of Appleby,” Era Mae Smelley noted that the low initial investment required to get started in the cotton industry made it an attractive crop to Appleby farmers.⁵¹ Most often all that was required was a good horse, a decent plot of land, and a small labor force (could include family or hired hands) for harvest.⁵² Good cotton prices prior to the Great Depression ensured that cotton remained the primary cash crop not only in Nacogdoches County, but throughout the state of Texas. The production of cotton relied upon and furthered a credit system between local merchants and farmers; Appleby’s economy followed this model.⁵³

According to the *Texas Almanac*, cotton prices first “reached the lowest level in the history of the industry” in the 1890s, which presented a challenge for subsistence farmers, a category many Appleby farmers fell into. Appleby farmers first supplemented their incomes through “sawmilling, cutting logs, hewing ties, or working the road.”⁵⁴ Around 1910, Appleby began agricultural diversification growing tomatoes and watermelons, and starting dairies.

⁴¹ Warranty Deed, April 28, 1913 Instrument Date, Recorded September 2, 1913, for \$133.00. Volume 81, Page 194, Nacogdoches County Deed Records, Nacogdoches County Clerk’s Office, Nacogdoches, Texas. Knight, “Intensive Level Survey of the Mangham – McIlwain Building FM 941 from FM 2609 to US 59, near Appleby,” 31 and Figure 2, page 13.

⁴² Knight, “Intensive Level Survey of the Mangham – McIlwain Building FM 941 from FM 2609 to US 59, near Appleby,” 13.

⁴³ Knight, “Intensive Level Survey of the Mangham – McIlwain Building FM 941 from FM 2609 to US 59, near Appleby,” 31.

⁴⁴ Sawmill Database, Texas Forestry Museum, Lufkin, Texas, <https://www.treetexas.com/research/sawmill/>, accessed 11/25/2018.

⁴⁵ William Neal Ramey, *Texian Annual 2*, no. 1 (Austin, TX: Wm. Neal Ramey, 1886), 103.

⁴⁶ *Texas Almanac and State Industrial Guide, 1941-42* (Dallas, TX: A. H. Belo Corporation, 1941), 184.

⁴⁷ Melton, *Appleby*, 35.

⁴⁸ Melton, *Appleby*, ii.

⁴⁹ *Texas Almanac and State Industrial Guide, 1939-40* (Dallas, TX: A. H. Belo Corporation, 1939), 181.

⁵⁰ *Texas Almanac, 1939-40*, 182.

⁵¹ According to Melton, the Ladies of Appleby were a group of women “who wished to preserve a record of the unique little town as it once was.” Little is known about the group of women or what became of their preservation efforts. The group included Era Mae Smelley, Ethel Rambin Muckleroy, Mary Melton Chandler, Agnes Fears Morris, I. T. Olds Dean, Ivy Strode Rusche, and Lillie Stoddard McLain. Melton, *Appleby*, ii.

⁵² Era Mae Smelley, “Appleby – An East Texas Village” (research paper, Stephen F. Austin State Teachers College, 1938), 8.

⁵³ Melton, *Appleby*, 24, 37.

⁵⁴ Melton, *Appleby*, 33.

Mangham-McIlwain Building, Nacogdoches, Nacogdoches County, Texas

Chicken and egg production became popular and productive, although not a huge money maker. John Weatherly noted in 1927 that Appleby was “the center of one of the best agricultural and dairying sections to be found anywhere in the United States.”⁵⁵ He also emphasized the industrial possibilities of Appleby with the plans for a canning plant that due to the Great Depression failed to materialize.

The 1915 trades’ day Tuesday provides a good look at the success of Appleby in the first two decades of the twentieth century. The *Redland Herald* reported that roughly 2,000 people flocked to Appleby for the event.⁵⁶ There was music from the Appleby band and the ladies of the Civic League served dinner, which raised approximately fifty dollars for the community schools.⁵⁷ The event had contests and prizes that attracted people from all over the area and “the day’s big event was drawing to see who won a free Model T. Ford.”⁵⁸ The enormous success of this one-day event showcased Appleby’s status as a bustling little town in the piney woods. At its peak in the 1920s, Appleby was reported to have had “four churches, two gins, two hotels, several drug stores, and two or more competent physicians.”⁵⁹ Appleby also had a bank, auto shop, Appleby Retail Merchants Association, Masonic Lodge, and Woodmen of the World Lodge.⁶⁰

Decline of the Town (1930 to c. 1955)

Between 1890 and 1930, Appleby prospered. In less than ten years (1890-1900) the population of Appleby increased fivefold from 55 to 280.⁶¹ By 1918, the population of Appleby peaked with roughly 1,000 people. However, by the end of the Second World War, the population of Appleby had declined to roughly 250 people.⁶² Several factors played into the decline of this developing East Texas town. Falling cotton prices coupled with the effects of the Great Depression and several disasters, including three fires and three tornados, led to the rapid decline of the once promising community. It was in the midst of this economic downward spiral that by 1944 at the latest, but possibly as early as the 1930s, that Jesse D. McIlwain began to operate a store in Mangham’s one-part, brick, rectangular commercial building.⁶³ W. W. Mangham died March 8, 1938 but the structure on Lot 6 of Block 14 facing the public square of Appleby remained the property of the Mangham family until 1944.⁶⁴ On September 27, 1944, J. D. McIlwain, a former farmer born in Louisiana in 1890, filed a deed for the purchase of the lot and its contents for \$520.00 from the estate of W. W. Mangham.⁶⁵ According to local residents, an operating store occupied the Mangham-McIlwain Building until sometime in the mid-1950s when the store closed and the structure remained vacant until its purchase in 1983 by the current owner.⁶⁶

⁵⁵ Weatherly, “Appleby,” 57.

⁵⁶ Melton, *Appleby*, 32-33.

⁵⁷ Melton, *Appleby*, 32.

⁵⁸ Milton, *Appleby*, 32.

⁵⁹ Melton, *Appleby*, ii.

⁶⁰ John Weatherly, “Appleby,” in *The Book of Nacogdoches County*, compiled by Nugent E. Brown (Nacogdoches, TX: Nugent E. Brown, 1927) 54-7; “Dr. Geroage Samuels Dies at Appleby Sat; Is Buried Sunday Aft,” newspaper article, found in box 3 folder 25, N. A. Hogan Family Collection, 1890s-1970s, East Texas Research Center, Stephen F. Austin State University, Nacogdoches, Texas; Melton, *Appleby*, 22.

⁶¹ Melton, *Appleby*, 20.

⁶² Melton, *Appleby*, ii.

⁶³ Melton, *Appleby*, 22-23.

⁶⁴ W. W. Mangham, Texas, Death Index, 1903-2000 [database on-line] (Provo, UT: Ancestry.com, 2006), accessed 11/5/2018.

⁶⁵ Knight, “Intensive Level Survey of the Mangham – McIlwain Building FM 941 from FM 2609 to US 59, near Appleby,” 31. J. D. Mc Ilwain, Page 3A, Enumeration District 0021, Precinct 8, Nacogdoches, Texas, 1930 U.S. Census. In the 1930 Census McIlwain is listed as a working as a farmer on his own account so it is unlikely that he was involved in running a store at this early date.

⁶⁶ Knight, “Intensive Level Survey of the Mangham – McIlwain Building FM 941 from FM 2609 to US 59, near Appleby,” 31. In fact the 1964 sale of Lot 6, Block 14 from Charlie and Virginia Barr to Edward V. Thomas for \$2,800 states the sale includes “all improvements thereon and the following personal property located in said store building, to wit: one milk cooler; four counters; one cash register; one set of scales; one glass candy case; and one soda water cooler,” Vol. 313, Page 235, Nacogdoches County Deed Records.

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The downfall of Appleby started in the years after the First World War. A fire in 1922 swept through the town destroying many of the buildings, but the community banded together and decided to rebuild. In the first half of the 1920s, the new highway (now Highway 59) was constructed and bypassed Appleby to the north. Also, in 1923 the mill at Mayotown closed, which had repercussions in Appleby since they lost the business of the 500 people who lived in Mayotown and frequented Appleby for their groceries and staples.⁶⁷ Despite these setbacks Appleby continued as a thriving little town into the 1930s, but the events of the 1920s left scars. In 1928 and 1932 two more fires swept through Appleby, but due to the effects of the Great Depression the town did not rebuild as it had before. In the 1940s, two tornados swept through the dying town, further destroying the infrastructure.

The decline of the cotton industry throughout the United States had a huge impact on Appleby because its economy developed around cotton production. As Melton noted, “Appleby developed as a distribution center for basically an agricultural economy” and once the chief crop—in this case cotton—was no longer successful the town did not have another crop or industry to fall back on. Despite best efforts, no other industry took hold in Appleby. The failure of cotton prices and the decline of the industry created the largest demographic shift from rural to urban centers since the Great Migration after the Civil War.⁶⁸ Expansion of the mineral industries during the first three decades of the twentieth century, especially the East Texas oilfields, diversified the Texas economy and in 1941-42, the *Texas Almanac* noted that “the oil industry is more widespread than cotton or any other crop-growing industry,” which further contributed to migration.⁶⁹ Military service and the industrial expansion that accompanied U.S. involvement in World War II also contributed to “the greatest shifting of Texas population in any comparable period in the history of the state.”⁷⁰ An estimated 150 cities and towns experienced population increase as a result of the establishment of military installations or war industries (munitions factories, shipyards, and aviation production).⁷¹ Even after the war’s end, people remained in industrial centers rather than returning to rural areas. This migration coupled with the decline of cotton, closure of the sawmills and nearby mill towns, and failure in crop diversification signaled an end to Appleby.

By the late 1950s, the train no longer stopped in Appleby, the depot had been dismantled, the gins and sawmills were long gone, the post office consolidated with Nacogdoches, the school closed, and the final business closed its doors. As Melton stated, “Appleby had completed its cycle,” and was “now reduced to a cow pasture.”⁷² Although the town of Appleby is no more than a bedroom community today, the Mangham-McIlwain Building still stands in the spot where it was built over one hundred years ago. No other commercial structures remain, the former high school has been greatly altered and turned into a fire station, and few historic homes survive and most of them are also greatly altered. As Melton pointed out, “Appleby was one of the ‘busiest little towns in the country’ during its [sic] better years” and for that it should be documented and preserved as much as possible.⁷³ The extant Mangham-McIlwain Building reflects its approximately forty year tenure as a general store during the rising and falling economic tides of Appleby, Texas.

Conclusion

The 1913 Mangham-McIlwain Building is nominated to the National Register of Historic Places under Criterion A in the area of Commerce at the local level of significance for its role in the early 20th century commercial development of Appleby. Strategically located across the railroad tracks from the town square, the one-part commercial block built by

⁶⁷ Milton, *Appleby*, 35.

⁶⁸ *Texas Almanac*, 1941-42, 204.

⁶⁹ *Texas Almanac*, 1941-42, 226.

⁷⁰ *Texas Almanac and State Industrial Guide*, 1943-44 (Dallas, TX: A. H. Belo Corporation, 1943), 61.

⁷¹ *Texas Almanac*, 1943-44, 61, 185.

⁷² Melton, *Appleby*, ii.

⁷³ Melton, *Appleby*, 23.

Mangham-McIlwain Building, Nacogdoches, Nacogdoches County, Texas

William W. Mangham was the longest running general store serving Appleby and is the oldest extant commercial property in the town. Mangham ran the general store until his death in 1938 when Jesse D. McIlwain took over running the store. McIlwain fully acquired the property in 1944 and operated the store until c. 1955. The period of significance begins with the construction date in 1913 and lasts until c. 1955 when Appleby fully declined and the Mangham-McIlwain Building closed thus ending its association with the town's commercial growth.

Mangham-McIlwain Building, Nacogdoches, Nacogdoches County, Texas

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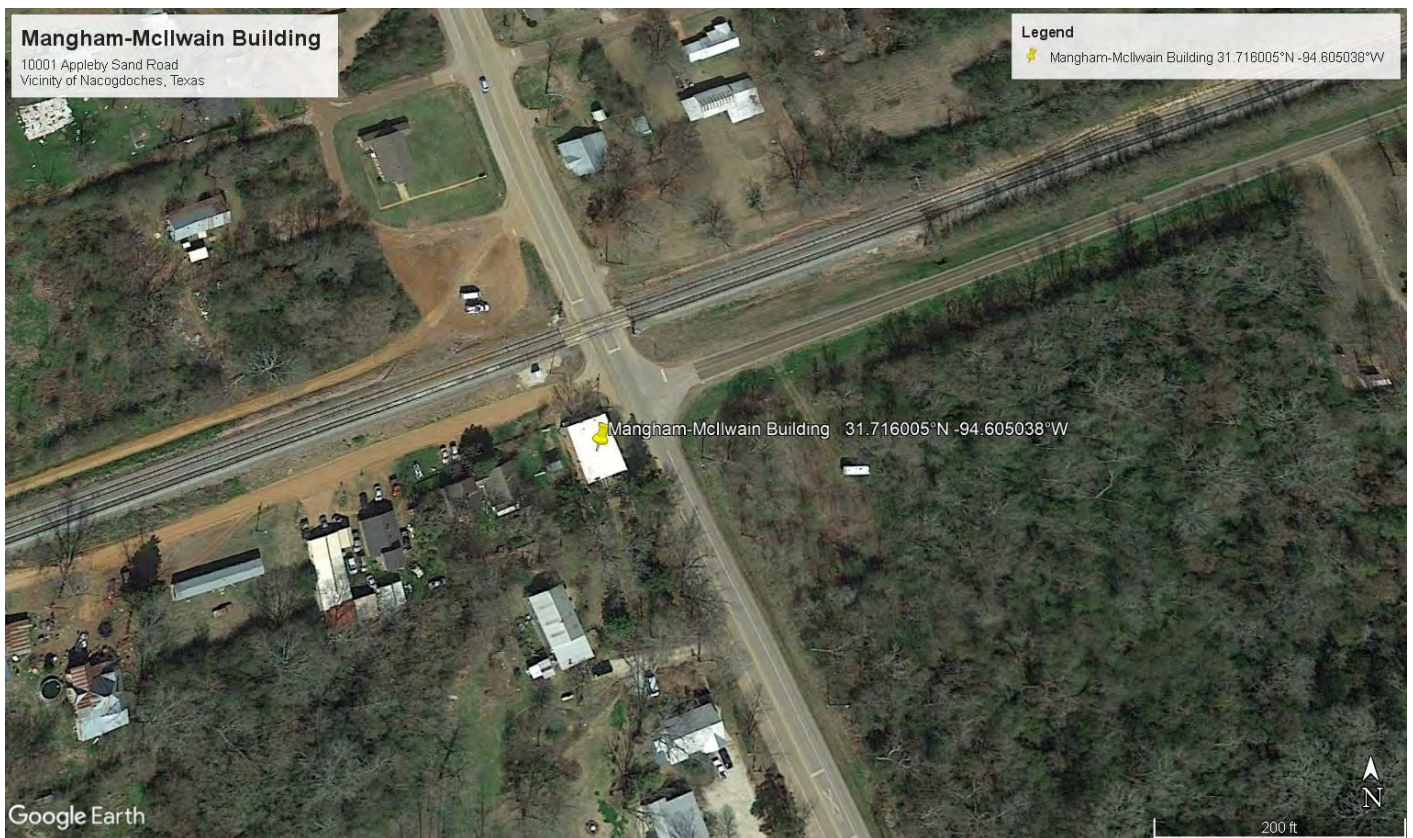
Mangham-McIlwain Building, Nacogdoches, Nacogdoches County, Texas

Maps

Map 1: Nacogdoches County, Texas



Map 2: Google Earth Map, Accessed December 4th, 2018



Mangham-McIlwain Building, Nacogdoches, Nacogdoches County, Texas

Map 3: Texas Railroad Map of Appleby showing boundary (in red) for nominated property, which includes the less than one acre portion (Lots 3 & 6, Block 14) of parcel 15737. Private Collection of Piero Fenci, Property Owner.

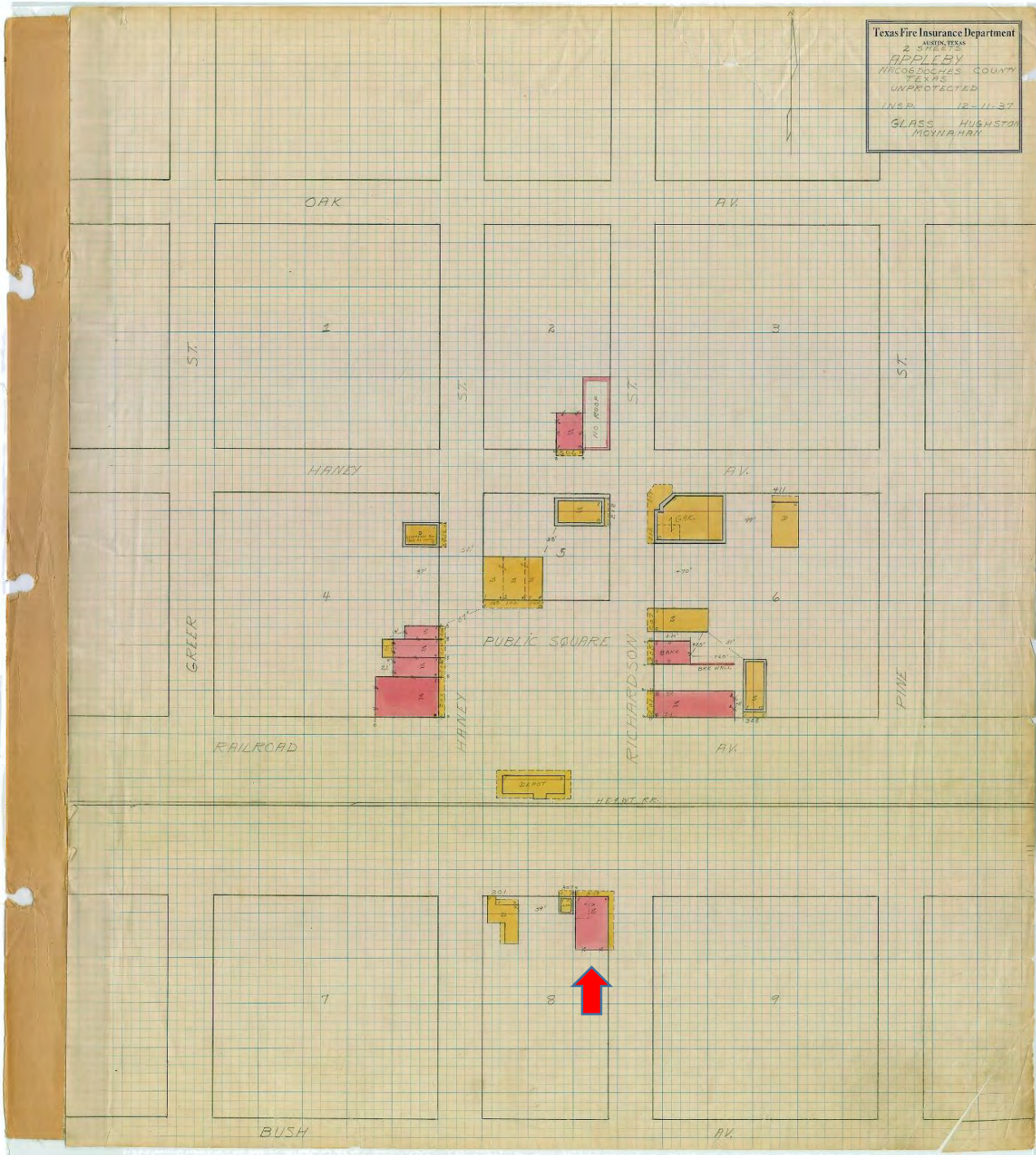


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Mangham-McIlwain Building, Nacogdoches, Nacogdoches County, Texas

Figures

Figure 1: Appleby 1, 1937 – Showing Mangham-McIlwain Building facing north onto public square.
Texas Department of Insurance State Fire Insurance Maps. Texas State Library and Archives Commission



Mangham-McIlwain Building, Nacogdoches, Nacogdoches County, Texas

Figure 2: Scanned slide of historic double door entrance at corner of north façade and east elevation of Mangham-McIlwain Building facing southwest. Image taken by Allen Richman, c. January 1981. Original slide on file in History Department, Stephen F. Austin State University.



Mangham-McIlwain Building, Nacogdoches, Nacogdoches County, Texas

Figure 3: Scanned slide of east elevation and north façade of Mangham-McIlwain Building facing southwest from across FM941. Image taken by Allen Richman, c. January 1981. Original slide on file in History Department, Stephen F. Austin State University.



Mangham-McIlwain Building, Nacogdoches, Nacogdoches County, Texas

Figure 4: Scanned slide of historic entrance and two windows on north façade of Mangham-McIlwain Building
Image taken by Allen Richman, c. January 1981. Original slide on file in History Department, Stephen F. Austin State University.



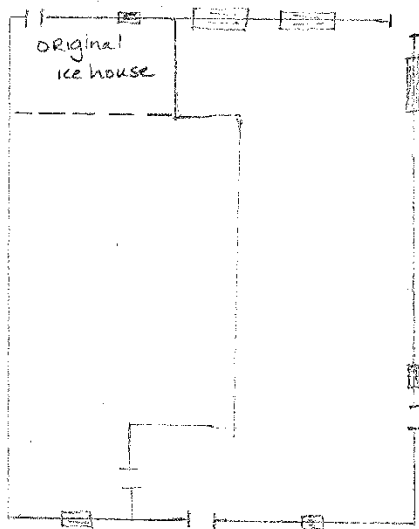
Mangham-McIlwain Building, Nacogdoches, Nacogdoches County, Texas

Figure 5: Scanned photograph of men and boys on sidewalk in front of Mangham-McIlwain Building, camera facing east along north façade, c. 1938. Era Mae Smelley, "Appleby: An East Texas Village," Research Paper, 1938, East Texas Research Center, SFASU



Mangham-McIlwain Building, Nacogdoches, Nacogdoches County, Texas

Figure 6: Sketch of Interior Floor Plan provided by Perky Beisel



NOT TO SCALE



Mangham-McIlwain Building
Appleby, Nacogdoches, Texas

Mangham-McIlwain Building, Nacogdoches, Nacogdoches County, Texas

Photos

Photo 1: Northeast corner of Mangham-McIlwain Building showing partial north façade (right) and partial east elevation (left), and historic double door entrance. Camera facing southwest.



Mangham-McIlwain Building, Nacogdoches, Nacogdoches County, Texas

Photo 2: North façade of Mangham-McIlwain Building. Camera facing south



Mangham-McIlwain Building, Nacogdoches, Nacogdoches County, Texas

Photo 3: North façade of Mangham-McIlwain Building, detail of metal awning supports. Camera facing southeast.



Mangham-McIlwain Building, Nacogdoches, Nacogdoches County, Texas

Photo 4: West elevation of Mangham-McIlwain Building showing fire damage. Camera facing east.



Mangham-McIlwain Building, Nacogdoches, Nacogdoches County, Texas

Photo 5: North façade of Mangham-McIlwain Building, detail of historic northeast corner double entrance and advertising. Camera facing south.



Mangham-McIlwain Building, Nacogdoches, Nacogdoches County, Texas

Photo 6: Northeast corner of Mangham-McIlwain Building showing full northern façade and full east elevation, taken from northeast corner of Appleby Sand Road (FM941) and Cedar Bluff Road (FM2609). Camera facing southwest.



Mangham-McIlwain Building, Nacogdoches, Nacogdoches County, Texas

Photo 7: Detail of first window west of entrance on north façade of Mangham-McIlwain Building. Camera facing south.



Mangham-McIlwain Building, Nacogdoches, Nacogdoches County, Texas

Photo 8: East elevation of Mangham-McIlwain Building, taken from across Appleby Sand Road (FM941). Camera facing west.



Mangham-McIlwain Building, Nacogdoches, Nacogdoches County, Texas

Photo 9: South elevation of Mangham-McIlwain Building showing centered single entrance and flanking windows. Camera facing north.



Mangham-McIlwain Building, Nacogdoches, Nacogdoches County, Texas

Photo 10: Top section of southern end of western elevation showing capped brick of Mangham-McIlwain Building. Camera facing northwest.



Mangham-McIlwain Building, Nacogdoches, Nacogdoches County, Texas

Photo 11: Interior view of Mangham-McIlwain Building. Camera facing northwest.



Mangham-McIlwain Building, Nacogdoches, Nacogdoches County, Texas

Photo 12: Interior view of Mangham-McIlwain Building. Camera facing southeast.





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UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: 2/7/2019 Date of Pending List: 2/28/2019 Date of 16th Day: 3/15/2019 Date of 45th Day: 3/25/2019 Date of Weekly List: 3/22/2019

Reference number:

Nominator:

Reason For Review:

Accept Return Reject 3/22/2019 Date

Abstract/Summary
Comments:

Recommendation/
Criteria

Reviewer Control Unit Discipline _____

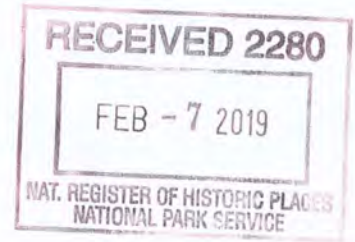
Telephone _____ Date _____

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

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

TEXAS HISTORICAL COMMISSION

real places telling real stories



TO: Paul Lusignan
National Register of Historic Places
Mail Stop 7228
1849 C St, NW
Washington, D.C. 20240

From: Mark Wolfe, SHPO
Texas Historical Commission

RE: Mangham-McIlwain Building, Nacogdoches Vicinity, Nacogdoches County, Texas

DATE: February 8, 2019

The following materials are submitted:

X	Original National Register of Historic Places form on disk. The enclosed disk contains the true and correct copy of the National Register of Historic Places nomination of the Mangham-McIlwain Building, Nacogdoches Vicinity, Nacogdoches County, Texas
	Resubmitted nomination.
X	Original NRHP signature page signed by the Texas SHPO.
	Multiple Property Documentation form on disk.
	Resubmitted form.
	Original MPDF signature page signed by the Texas SHPO.
X	CD with TIFF photograph files, KMZ files, and nomination PDF
	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:

