

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Name of Property

County and State

Name of multiple listing (if applicable)

Section number _____ Page _____ 1 _____

Supplementary Listing Record

NRIS Reference Number: SG100002840


Date Listed: 08/29/2018

Property Name: Edwards, M.L. & Co. Building

County: Franklin

State: TX

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



Signature of the Keeper

8/29/2018

Date of Action

=====
Amended Items in Nomination:

Description:

The first line of the Description narrative should read: "...building constructed in 1916." [This is consistent with the significance narrative and the period of significance.]

The TEXAS SHPO was notified of this amendment.

DISTRIBUTION:

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

56 2840

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



1. Name of Property

Historic Name: M.L Edwards & Co. Building
Other name/site number: NA
Name of related multiple property listing: NA

2. Location

Street & number: 103 N. Kaufman St.
City or town: Mt. Vernon State: Texas County: Franklin
Not for publication: NA Vicinity: NA

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

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]
Signature of the Keeper

8/29/2018
Date of Action

M.L Edwards Building, Mount Vernon, Franklin 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/dry goods store, COMMERCE/funeral home

Current Functions: COMMERCE/event space, COMMERCE/retail

7. Description

Architectural Classification: Other: Two-Part Commercial Block

Principal Exterior Materials: Brick, metal, wood

Narrative Description (see continuation sheet Section 6)

M.L Edwards Building, Mount Vernon, Franklin County, Texas

8. Statement of Significance

Applicable National Register Criteria: A

Criteria Considerations: NA

Areas of Significance: Commerce

Period of Significance: 1916-1968

Significant Dates: 1916

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

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

Architect/Builder: Harry Smith (builder)

Narrative Statement of Significance (see continuation sheets 7 through 10)

9. Major Bibliographic References

Bibliography (see continuation sheet 11)

Previous documentation on file (NPS):

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

Primary location of additional data:

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

Historic Resources Survey Number (if assigned): NA

M.L Edwards Building, Mount Vernon, Franklin County, Texas

10. Geographical Data

Acreage of Property: approximately 0.9 acres

Coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: NA

1. Latitude: 33.188872° Longitude: -95.221795°

Verbal Boundary Description: BLK 4 LTS 4,5,6, AND 7, AB 425 J. Sloan (legal property description)

Boundary Justification: Nomination includes all property historically associated with the building.

11. Form Prepared By

Name/title: Haley Wilcox
Organization: Ogee LLC
Street & number: 2506 Little John Ln
City or Town: Austin State: TX Zip Code: 78704
Email: haley@ogee preservation.com
Telephone: (832) 919-6433
Date: May 2018

Additional Documentation

Maps (see continuation sheets 12 through 14)

Photographs (see continuation sheets 18 through 24)

Additional Items (see continuation sheets 15 through 17)

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.

M.L Edwards Building, Mount Vernon, Franklin County, Texas

Photo Log

M.L Edwards Building
Mount Vernon, Franklin County, Texas
Photographed by Ellis Mumford-Russell, October 2016

Photo 1
East (Primary) Elevation, looking west

Photo 2
East (Primary) Elevation, looking northwest

Photo 3
West (Rear) Elevation and South Elevation, view northeast

Photo 4
North Elevation, looking southeast

Photo 5
East (Primary) Elevation, looking southwest

Photo 6
Primary Entrance Floor Detail, looking west

Photo 7
Interior Transom Detail, Primary Entrance, looking southeast

Photo 8
First Floor Interior, looking southwest

Photo 9
First Floor Interior, looking northeast

Photo 10
Stairway to Second Floor and Mezzanine, looking west

Photo 11
Second Floor Stairway Landing, looking northwest

Photo 12
Original Lift, looking northeast

Photo 13
Second Floor Interior, Looking northeast

M.L Edwards Building, Mount Vernon, Franklin County, Texas

Narrative Description

The M.L. Edwards & Co. Building is a two-story brick commercial building constructed in 1919. The building is located on Kaufman Street in downtown Mount Vernon, Texas, west of the town square, on the southeast corner of the block bound by Kaufman, Main, Rusk, and Dallas Streets. The building's secondary entrance faces Main Street (Highway 67), which forms part of the Bankhead Highway, one of the first transcontinental highways in the United States. The building's exterior features a horizontal division, with large storefront windows on the bottom part of the building and smaller windows on the upper floors, a flat roof, and transom windows above the storefront doors, which are all characteristic of early twentieth century commercial buildings. The M.L. Edwards & Co. building retains a high degree of integrity through its retention of form, interior plan, and architectural features.

The M.L. Edwards & Co. building is L-shaped, with the main entrance located on the east elevation. The east elevation is buff brick with quoined pilasters on the first story at the north and south end, and one in the center, above the entrance. The main entrance is centered and deeply recessed within the original wood storefront system. The entrance contains a ceramic tile floor reading "M.L. Edwards" and a mosaic in the center reading "1916." A metal awning spans with width of the building above the storefront. Above the awning, the brick frieze contains a painted sign advertising the store. The second story contains four bays of paired one-over-one wood windows set in corbelled surrounds. Each pair of windows is separated by a simple brick pilaster. Above the windows is a simple brick band with lattice-patterned iron grates above each bay of windows, and topped with corbelled brick. Above the band, the three pilasters from the first floor continue to form the simple corbelled cornice.

The secondary entrance is located at the El, facing Main Street. The pilasters and corbelling present at the main elevation are repeated here, though the brick has been painted. The first-floor entrance is modern and consists of paired partially glazed wood doors flanked by modern sidelights. Above the entrance are two modern transoms. The second-floor contains two 6/6 wood windows. The north elevation, where not covered by the adjacent one-story building, is utilitarian, contains some areas of stucco over the brick exterior wall, and lacks the parapet present on the west and south elevations. The west elevation at the first floor is connected to a one-story building in the northernmost three bays. The southernmost three bays at the first floor contain a window and a utilitarian rear entrance. A concrete loading dock is present. The second floor contains six bays of one-over-one wood windows. The exterior is mostly red brick, with areas of stucco, and is utilitarian in design, as it lacks the corbelled parapet present at the south and west elevations.

The first floor consists of one large open space with tall ceilings and structural posts dividing the room at the center. At the rear of the space is a wood mezzanine containing the stair to the second floor. Floors are original wood and walls are plaster. The ceiling contains the original pressed tin. Some modern partitioning is present, creating a retail store and café. At the southwest corner of the first floor, in the el of the building, is a loading area containing a hand-operated lift, which is original to the building and still operable. Wood steps lead from the main floor to the slightly lower loading area. The second floor is open in plan with structural beams dividing the space in half. Floors are wood, walls are brick, and the structural system is exposed. Modern partitions in the northwest corner of the space create a catering kitchen and bathrooms, occupying the space that was historically associated with the undertaking business.

During the late 1980s, the storefront was significantly modified; the original recessed wood entry was replaced with an aluminum frame and moved closer to the sidewalk. The storefront was recently restored to its present condition as part of a Historic Tax Credit project. The rear of the building was significantly modified in the late 1960s when a brick structure was built on to the back, necessitating brick infill of several original rear windows. Also during that same time, several of the upstairs windows were bricked over, to "prevent theft," according to the previous owner.

M.L Edwards Building, Mount Vernon, Franklin County, Texas

Statement of Significance

The M.L. Edwards Hardware Store Building in Mount Vernon, Franklin County, Texas, was completed in 1916 to house a mercantile business that was founded in 1900, as well as a funeral business that operated in the building until 1964. For many decades, the building was the largest building on the town square, aside from the Franklin County Courthouse. It is significant at the local level under Criterion A in the area of Commerce for its history as a long-standing store providing funeral services, household goods, and farm implements in the rural community. The hardware store was owned by members of the Edwards family until the 2016, when the building changed hands to undergo rehabilitation as a cafe, retail, and event space. The period of significance spans from 1916 to 1968, in accordance with National Register guidelines.

History of the Building

Prior to the construction of the M.L. Hardware Store Building, an opera house was located on the site, which burned in 1910.¹ The M.L. Edwards Hardware Store Building was completed in 1916 to house M.L. Edwards & Co., a business that was founded in 1900 in a different building on the square which burned. For many decades, the subject building was the largest building on the town square in Mount Vernon, aside from the Franklin County Courthouse. The store also served as a funeral home for the surrounding community. In the 1964, undertaking operations were moved to another building on North Kaufman Street. The store was owned by members of the Edwards family until 2016, when it changed hands to undergo rehabilitation as a cafe, retail, and event space.

History of Mount Vernon²

Prior to its first Anglo settlement, the area that is now Franklin County was traversed by French traders and inhabited by Caddo and Cherokee Indians before they were expelled from the Republic of Texas by President Mirabeau Lamar. The area was open to legal settlement after the Texas Revolution, with land claims established by 1838. By the start of the Civil War, forests in the area were rapidly cleared and corn and cotton fields were established (crops that would remain crucial to Franklin County's economy through the 1950s). Franklin County was originally part of Red River County, one of the original sixteen counties in the Republic of Texas. The initial Anglo population of the county was comprised of settlers from Tennessee, Virginia, Alabama, and Mississippi. By 1850 the population of the county reached 2000, and doubled by 1860.

Mount Vernon was awarded a post office along the Choctaw trail in 1848, and was subsequently laid out in block after twenty-four acres of land was given for the townsite in 1849. The central town square was created at the top of the highest hill at the time. The square was a public park until Mount Vernon became county seat in 1875, after which a courthouse was constructed on the site. The railroad arrived in 1881 and Franklin County grew to over 5000 residents. The railroad was also critical in the county's agricultural economy because it allowed farmers to market their products to a larger region. Prior to the arrival of the railroad, cotton went by ox cart or wagon to Jefferson, TX or Shreveport, LA, then by boat to New Orleans. Passenger rail also provided transportation to Texarkana and Dallas.

The original courthouse was demolished in 1912 to make way for the current courthouse, which was constructed in 1912. After the construction of the new courthouse, the original town square site returned to the public for daily use. The square also housed water wells and served as a grazing spot for pigs and other farm animals and as a general gathering place for the community. Bordering the square were several stores, municipal and county offices, and banks,

¹ B.F. Hicks, *A Walk Through Mt. Vernon: A History of Mt. Vernon, Texas*, 72

² Largely taken from B.F. Hicks, "A Walk Through Mt. Vernon: A History of Mt. Vernon, Texas," Chapter 1, Franklin County History

M.L Edwards Building, Mount Vernon, Franklin County, Texas

making the square the center of public gathering and commerce for the town and the rural populace. By 1912, when the new courthouse was completed, businesses in the square included several grocery stores; Mills' Barber Shop; a veterinary surgeon; dentist office; a drug store; doctor's offices; an attorney office; First National Bank; two jewelers; a tailor; and Poe Brothers, who sold hogs and pigs. Beyond the blocks directly bordering the square (with the exception those containing the railroad and depot), the lots beyond remained agricultural, containing cow pastures and cotton gins, until well into the 1920s.

Agriculture, specifically cotton, remained the primary economy in Mount Vernon through the twentieth century. In 1925, over 11,000 bales of cotton were ginned in the surrounding county. Other crops included corn, peaches, and cattle. The U.S. Department of Agriculture bulletins for Franklin County reported in 1900 that over half a million peach trees were planted; that 50 carloads of cantaloupe were shipped; and that there were 19,632 acres of cotton and 18,039 acres of corn planted. Farming activity declined after the 1950s, and the last cotton gin closed in 1963. New industries began to emerge in the mid-20th century, such as the Wells-Lamont Glove Factory, constructed in the 1950s.

The designation of the Bankhead Highway (SH-1) in 1917, the first all-weather transcontinental highway in the United States, along with the advent of the automobile, brought auto-related development and auto-tourism to Mount Vernon. East of Dallas, the highway ran through Sulphur Springs, Mount Vernon, Mount Pleasant, Naples, and Texarkana. West of Fort Worth the route ran through Minerals Wells, Palo Pinto, Strawn, Ranger, Eastland, Baird, and Abilene. Once complete, the highway saw nearly 1,000 cars a day.³ The intended use for the highway was for farmers, the military, and the postal service, but, in the 1920s, most travelers along the highway were tourists. In Mount Vernon, a number of auto-related businesses emerged along the highway, such as car dealerships, auto-repair shops, a tourist camp, and filling stations.

The discovery of oil in 1936 in the northern section of Franklin County helped to further diversify the Mount Vernon economy. In 1960, the population of Mount Vernon was reported as 1,338. The town remained a supply center for most of the county's dwindling rural population, but in the 1960s efforts were made to bring industry to the town and an industrial park was established by the Franklin County Industrial Foundation. By 1970 Mount Vernon reported five industries employing from 200 to 350 workers. As of 2010, the population was 2,662.

Criterion A: Commerce

The M.L. Edwards & Co. Building is significant at the local level under Criterion A for Commerce for its role as a family-owned business serving the needs for a small agricultural community. Throughout its one hundred years of operation under the Edwards family, the store sold goods to Mount Vernon and the surrounding rural area in the form of household goods, farm equipment, and clothing, and, in addition, provided undertaking goods and services.

Martin Luther Edwards opened his first store in Mount Vernon on South Kaufman Street in 1900. The Edwards family also had hardware stores in Winfield and Jefferson, both small, northeast Texas agricultural towns. By 1901, the original M.L. Edwards store in Mount Vernon had burned, and the Edwards moved to a small building at the northeast corner of the Mount Vernon town square. Items for sale at the store were farm implements, hardware, buggies, furniture, appliances, clothing and other household goods, as well as an undertaking business.⁴ The business became quite profitable, and its growth necessitated the construction of a new building, which began in 1915. Harry Smith was the architect and contractor. Not a formal architect by training, Smith was a station agent at the depot, and a wood

³ "The Development of Highways in Texas: A Historic Context of the Bankhead Highway and Other Historic Named Highways," Texas Historical Commission.

⁴ Charles Brown. "The History of Franklin County, 1874-1964," Key Club District, T.F.W.C., 1964, 14.

M.L Edwards Building, Mount Vernon, Franklin County, Texas

carver known around the town for his artistic talents. The construction of the new store was announced in the 1915 edition of *American Artisan & Hardware*. Construction was completed in 1916. The completion of the building was covered in the *Mount Vernon Optic*, describing the “busy and pleasing scene” at the grand opening.⁵ The building itself was seen as an impressive addition to the public square, adjoining Merchants & Planters National Bank:

Mr. Edwards wisely chose Harry Smith to draw up the plans and superintend the work on this building and in every detail of the artistic taste and deft handiwork of Harry Smith is very much in evidence. Before making this plan, Messrs. Edwards and Smith made a trip to Dallas to inspect some buildings there and get ideas. They hit upon the magnificent front of the Haverty building there and have really improved on that.

The article went on to describe the measurements of the building, method of construction, and architectural materials, including the impressive 84 linear feet of plate glass at the storefront, prism glass above the entrance, and the “spacious awning.” The interior was described as having “the most modern shelving counters and showcases to be found” which housed all the departments - “Dry Goods, Hardware, Furniture and Undertakers” with a “handsome stairway located at the rear.”

Newspaper advertisements published in the *Optic* from 1916 through the mid-century by M.L. Edwards showcased the wide selection of goods available at the store and their goal to “keep up the quality and keep down the price.” An advertisement for clothing from 1918 encouraged the purchase of stylish new men’s clothing as a means to obtain success. Multiple advertisements for farm implements reflect the importance of the agricultural economy to Mount Vernon. The second floor of the store housed an undertaking service, operated by Cecil Harvey, a partner in the company and M.L Edwards’ brother-in-law. Coffins and a mortuary were kept upstairs and dressing and drapery services were available for female deceased.⁶ The Harvey family had long been involved in the undertaking business, with the Harvey Funeral Home dating to 1900. It was not unusual for hardware and furniture stores to sell coffins in the early part of the twentieth century, particularly in small towns; by the end of the nineteenth century, ready-made coffins were sold by undertakers although funerals were still held in private homes.⁷ In 1933, M.L. Edwards Jr. joined to assist his father in managing the business operations of the company, and later bought his father’s interests in 1954 upon his retirement. In 1964 the Harveys split their undertaking business off from the Edwards and established their own funeral home on North Kaufman Street. The M.L. Edwards store remained in the Edwards family through the 2016, when it changed ownership. It will undergo rehabilitation and function as a retail store, cafe, and events space. Therefore, the building will continue to its historic use as a retail establishment.

M.L. Edwards (1872-1966)

M.L. (Martin Luther) Edwards was a prominent and respected figure in Mount Vernon. According to his obituary, M.L. Edwards was a schoolteacher prior to his time as a businessman and a life-long Freemason. In 1903, Edwards married Maud Harvey and would go on to have three sons, four grandchildren, and eight great-grandchildren at the time of his death. M.L. Edwards was born on November 1, 1872 in Flora Bluff and passed away May 14, 1966 at the age of 93 in Mount Vernon. An article describing his life and career was printed on the front page of the issue of *Mount Vernon Optic*, published to commemorate the sixtieth anniversary of the incorporation of Mount Vernon in 1934. In addition to founding one of the town’s most successful businesses, M.L. Edwards served on the school board for fifteen years, seven of which were served as president, was a director at the First National Bank, and was one of the

⁵ “M.L. Edwards & Company,” Mt. Vernon Optic, 1916. Reprinted in *A Walk Through Mt. Vernon: A History of Mt. Vernon, Texas*. B.F. Hicks, 2000.

⁶ Hicks, *A Walk Through Mount Vernon*, 84.

⁷ James. J Farrell, *Inventing the American Way of Death, 1830-1920*, Philadelphia: Temple University Press, 1980. 148.

M.L Edwards Building, Mount Vernon, Franklin County, Texas

largest landowners in the county (the Edwards family also raised cattle). The article further stated that “Mr. Edwards has always been ready to co-operate and do his part in any movement for the betterment of the town and county.”⁸ In his obituary, M.L. Edwards was said to be survived by “all of Mount Vernon,” illustrating his place as an important figure in the town’s history.⁹

Summary

The M.L. Edwards & Co. Building is significant at the local level for commerce, as a family-owned, long-standing business providing goods and undertaking services to Mount Vernon and the surrounding rural populace of Franklin County. The building, which was noted for its architecture upon its completion in 1916, was designed by Harry Smith, and has seen few alterations over time. The building was originally built to house M.L. Edwards & Co., and has functioned as a retail store since construction. The store also provided funeral services until 1964, when funeral home operations were moved to another building. Members of the Edwards family owned the store until 2016. The building retains its original design and function and thus retains its integrity.

⁸ “Business Career of M.L. Edwards Launched in 1900,” Mount Vernon Optic, October 12, 1934.

⁹ “Final Rites Conducted for Long-Time Merchant,” Ancestry Public Member Photos & Scanned Documents database, unknown newspaper, 1966.

M.L Edwards Building, Mount Vernon, Franklin County, Texas

Bibliography

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

Farrell, James J. *Inventing the American Way of Death, 1930-1920*. Philadelphia: Temple University Press. 1980.

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

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

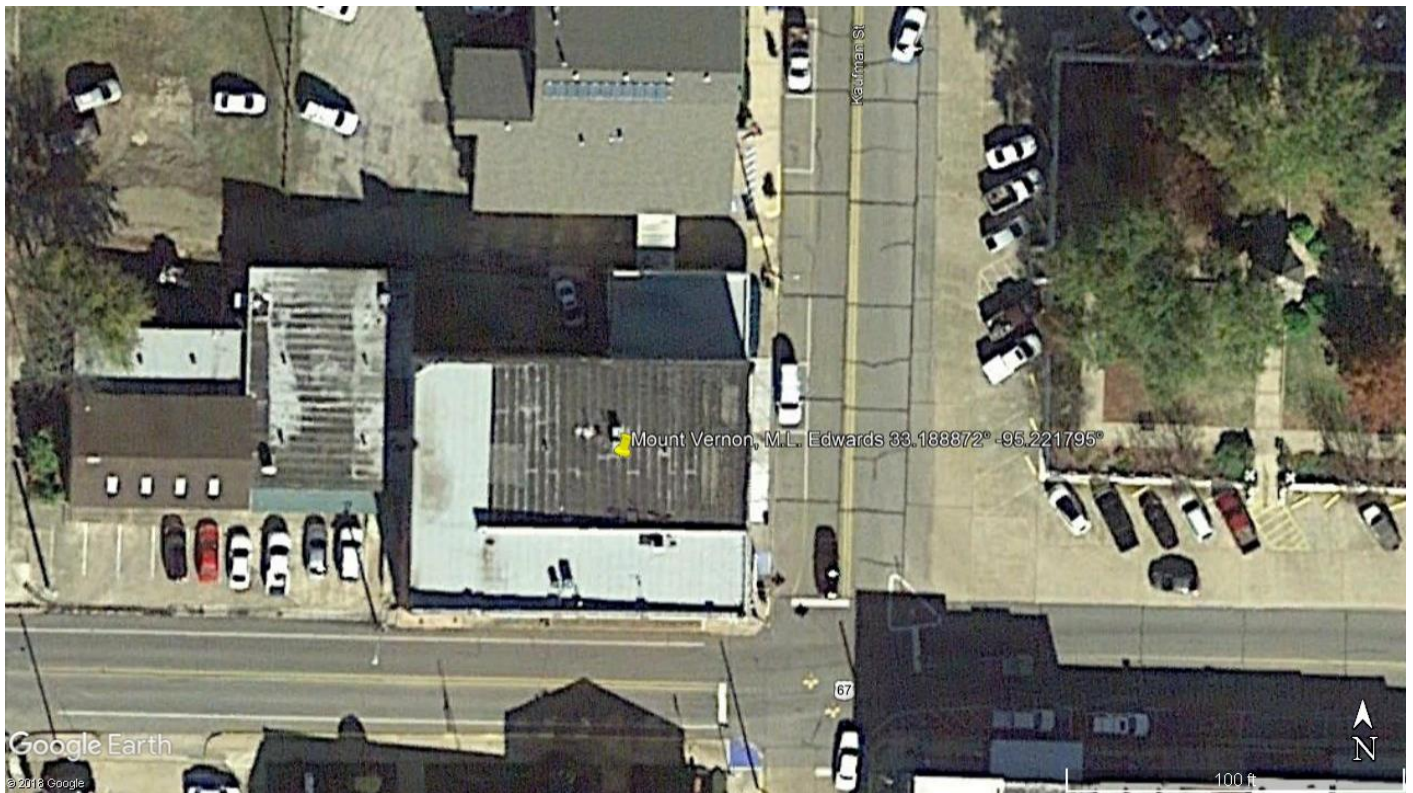
Mount Vernon Optic, various articles and advertisements.

M.L Edwards Building, Mount Vernon, Franklin County, Texas

Franklin County, Texas



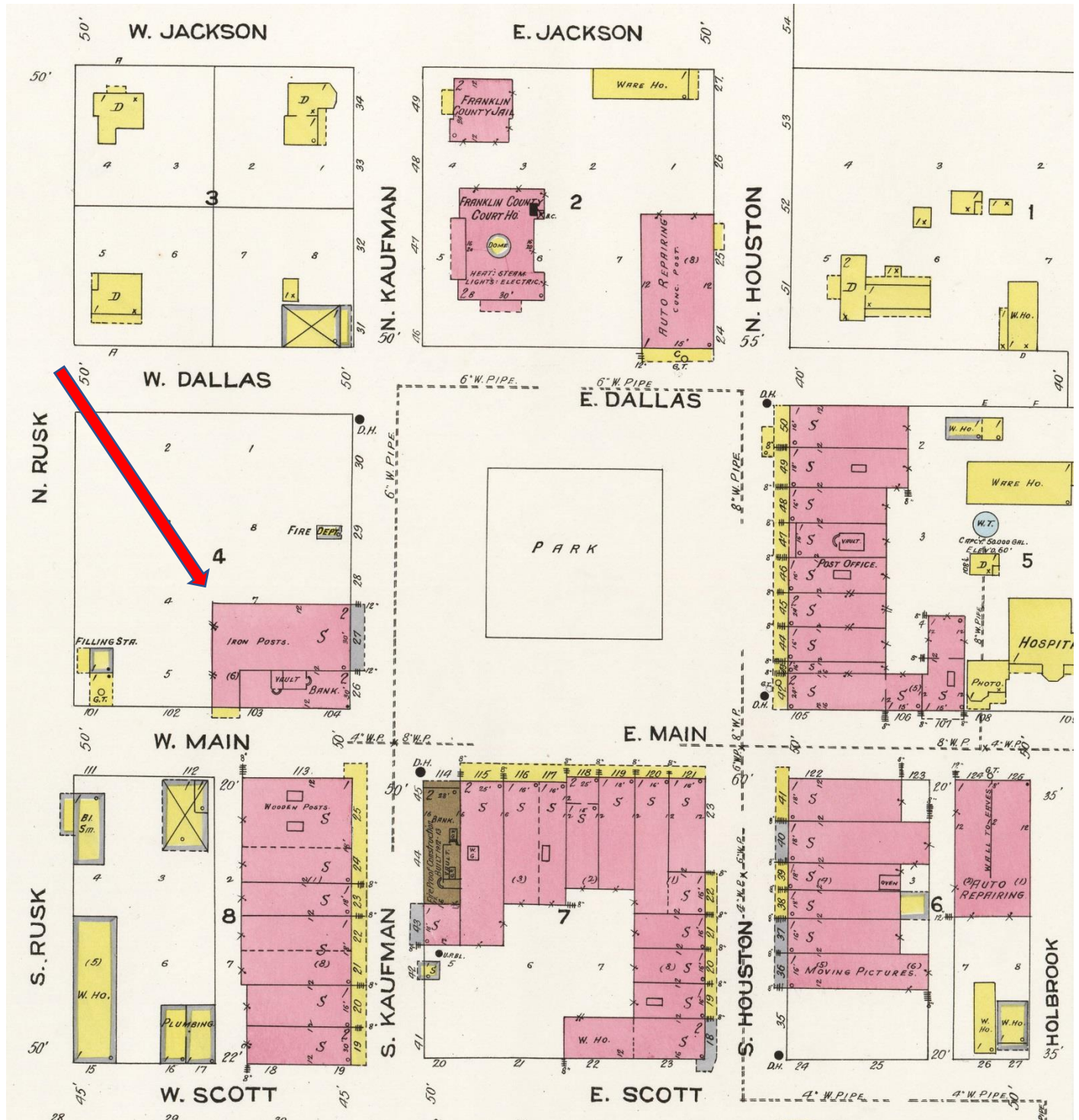
Google Earth, November 2015



M.L Edwards Building, Mount Vernon, Franklin County, Texas

Mount Vernon 1923 Sanborn Fire Insurance Map (detail) Nominated building indicated by red arrow.

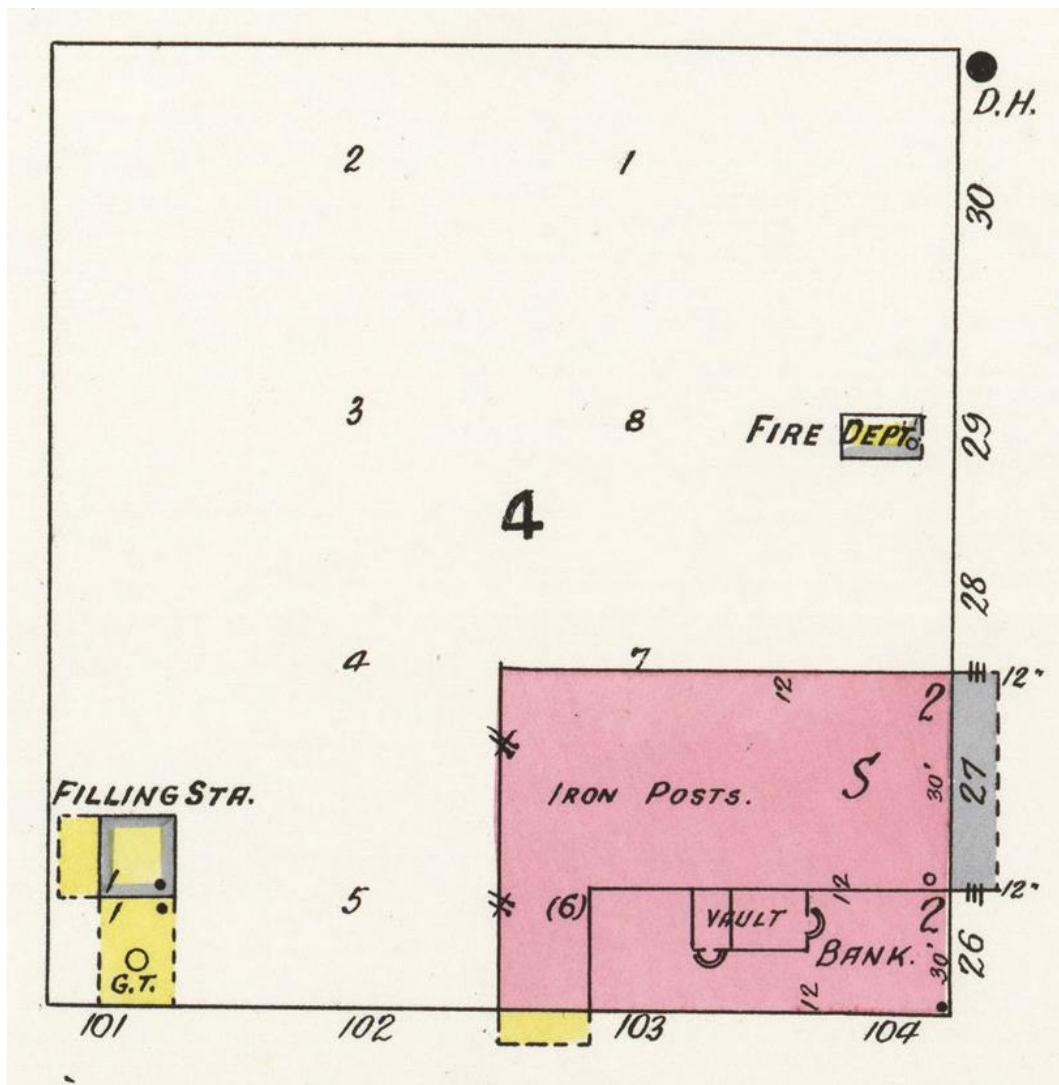
Source: http://www.lib.utexas.edu/maps/sanborn/m-o/txu-sanborn-mount_vernon-1923-3.jpg



M.L Edwards Building, Mount Vernon, Franklin County, Texas

Mount Vernon 1923 Sanborn Fire Insurance Map (detail showing footprint of nominated building)

Source: http://www.lib.utexas.edu/maps/sanborn/m-o/txu-sanborn-mount_vernon-1923-3.jpg



M.L Edwards Building, Mount Vernon, Franklin County, Texas

Martin Luther Edwards, Ancestry.com. Public Member Photos & Scanned Documents database, date unknown.

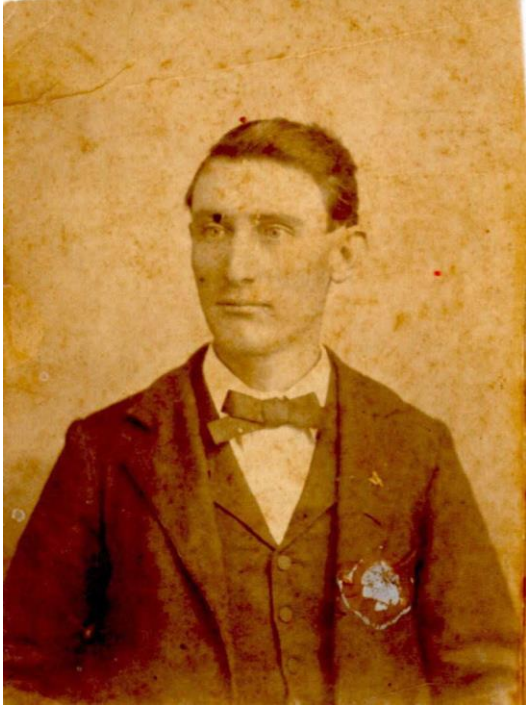


Photo of a coffin display inside the M.L. Edwards Building, *A Walk Through Mount Vernon* by B.F. Hicks.



M.L Edwards Building, Mount Vernon, Franklin County, Texas

Aerial photo of M.L. Edwards, looking northeast, Franklin County Historical Society, 1954.



M.L Edwards Building, Mount Vernon, Franklin County, Texas

M.L Edwards, Franklin County Historical Society, c. 1970



M.L Edwards Building, Mount Vernon, Franklin County, Texas

Photo 1
East (Primary) Elevation, looking west



Photo 2
East (Primary) Elevation, looking northwest



M.L Edwards Building, Mount Vernon, Franklin County, Texas

Photo 3
West (Rear) Elevation and South Elevation, view northeast



Photo 4
North Elevation, looking southeast



M.L Edwards Building, Mount Vernon, Franklin County, Texas

Photo 5
East (Primary) Elevation, looking southwest



Photo 6
Primary Entrance Floor Detail, looking west

M.L Edwards Building, Mount Vernon, Franklin County, Texas



Photo 7
Interior Transom Detail, Primary Entrance, looking southeast



Photo 8
First Floor Interior, looking southwest

M.L. Edwards Building, Mount Vernon, Franklin County, Texas



Photo 9
First Floor Interior, looking northeast



M.L Edwards Building, Mount Vernon, Franklin County, Texas

Photo 10
Stairway to Second Floor and Mezzanine, looking west



Photo 11
Second Floor Stairway Landing, looking northwest

M.L Edwards Building, Mount Vernon, Franklin County, Texas

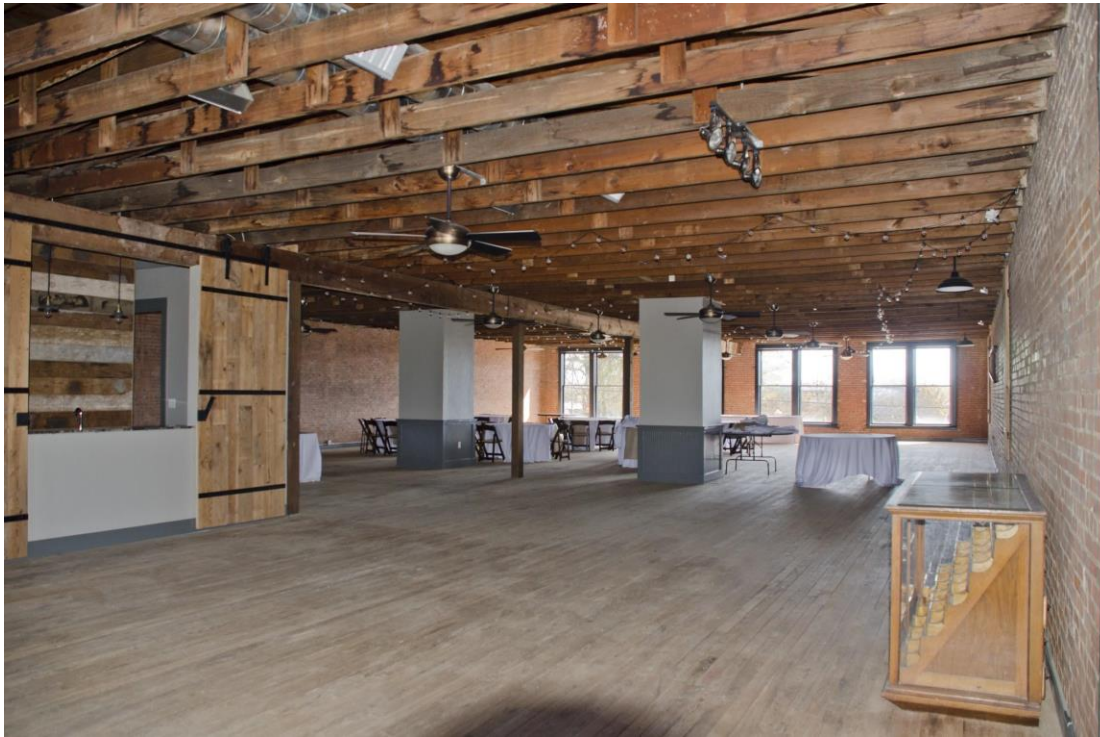


Photo 12
Original Lift, looking northeast



Photo 13
Second Floor Interior, Looking northeast

M.L Edwards Building, Mount Vernon, Franklin County, Texas



- end -

HARDWARE M.L. EDWARDS & CO. DRY GOODS

STOP

Hes



NATIONAL BANK



HARDWARE M.L. EDWARDS & CO. DRY GOODS



Hester & Company CPAs





M.L. EDWARDS
DRY GOODS
HARDWARE
GIFTS



EXIT



FIRST NATIONAL BANK

HARDWARE M.L. EDWARDS & CO. DRY GOODS

Hester & Company CPAs

STOP



ALBUQUERQUE



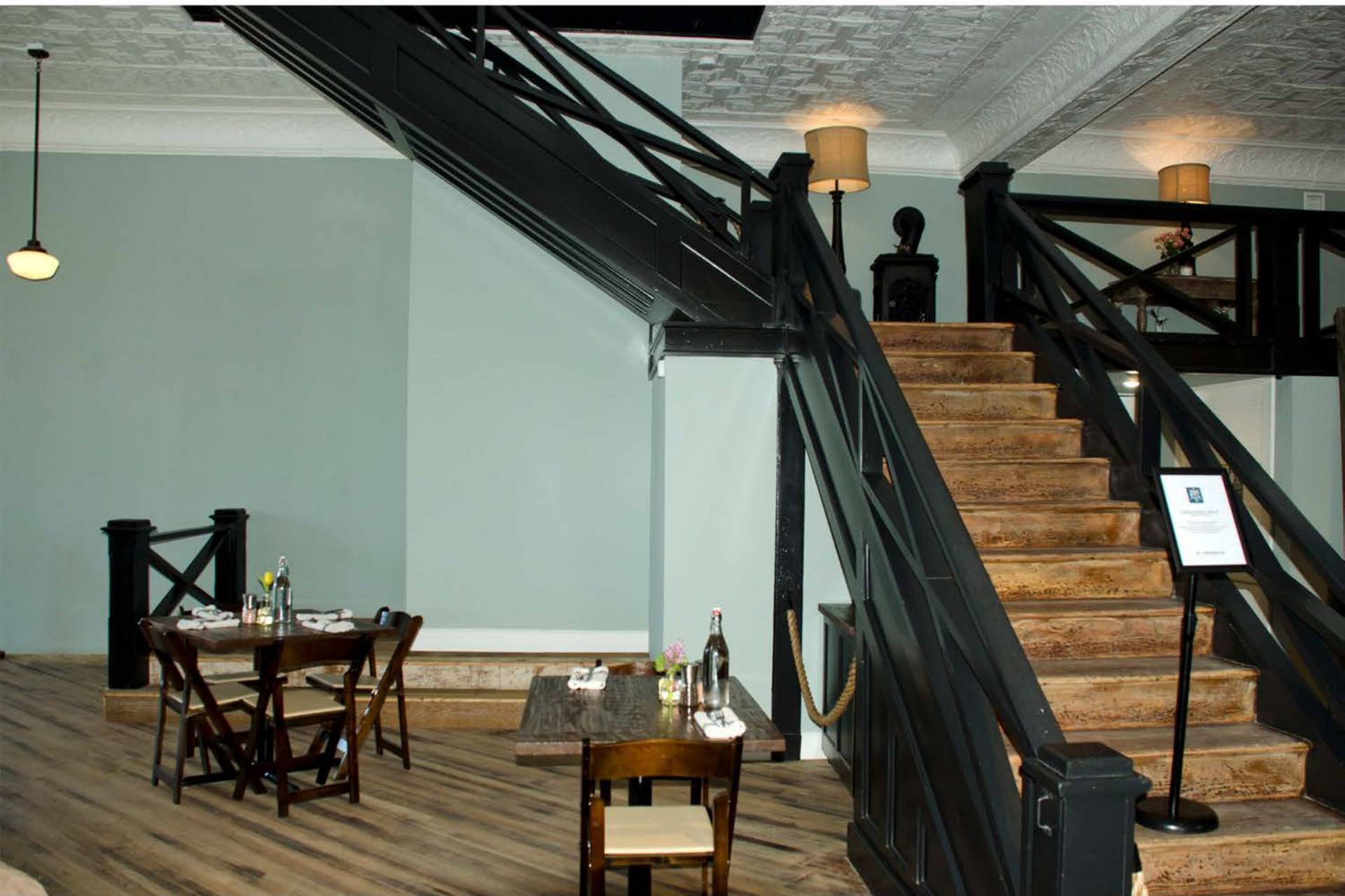
ONS

CLOTHING

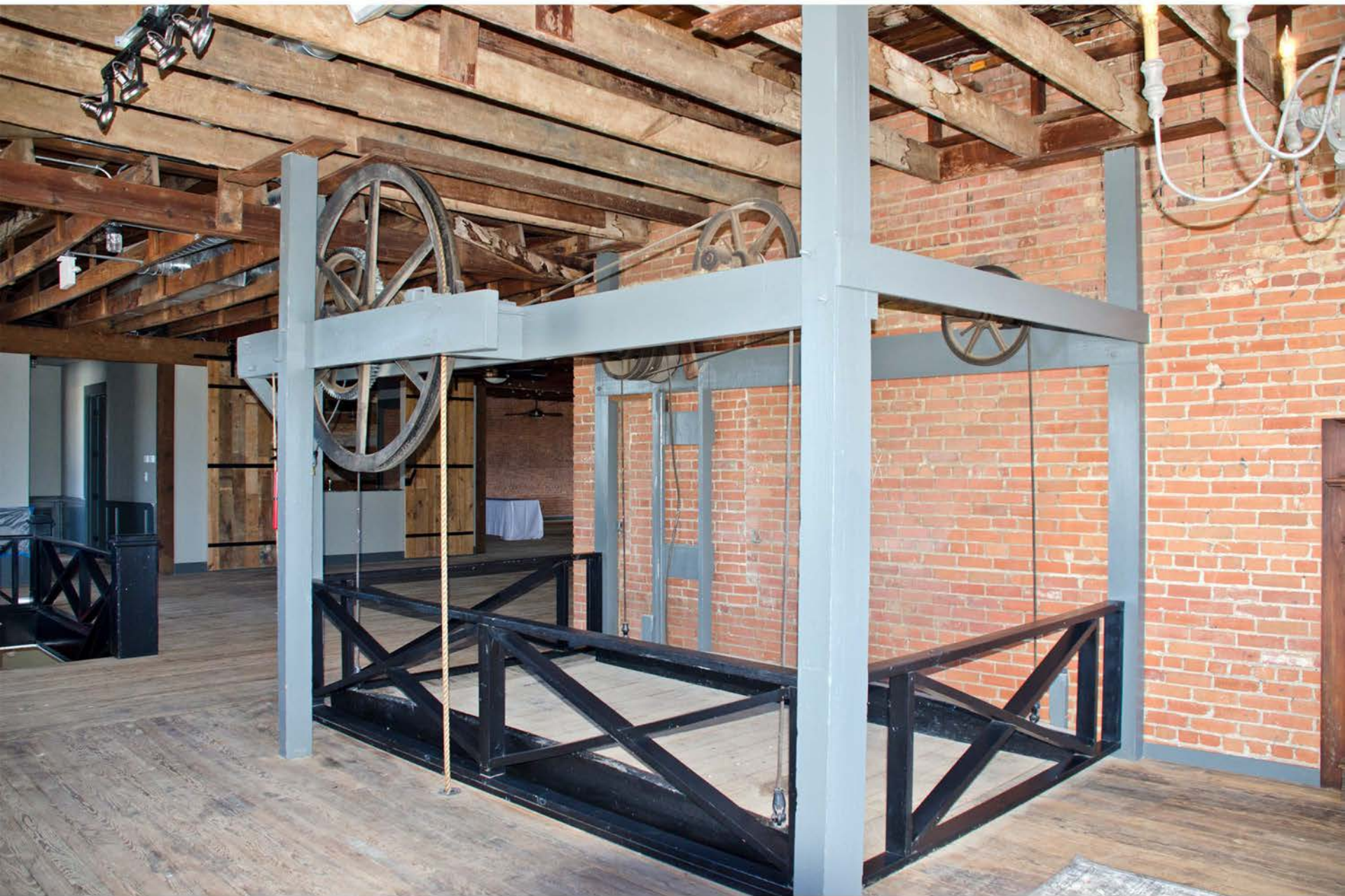
M.L. EDWARDS & CO

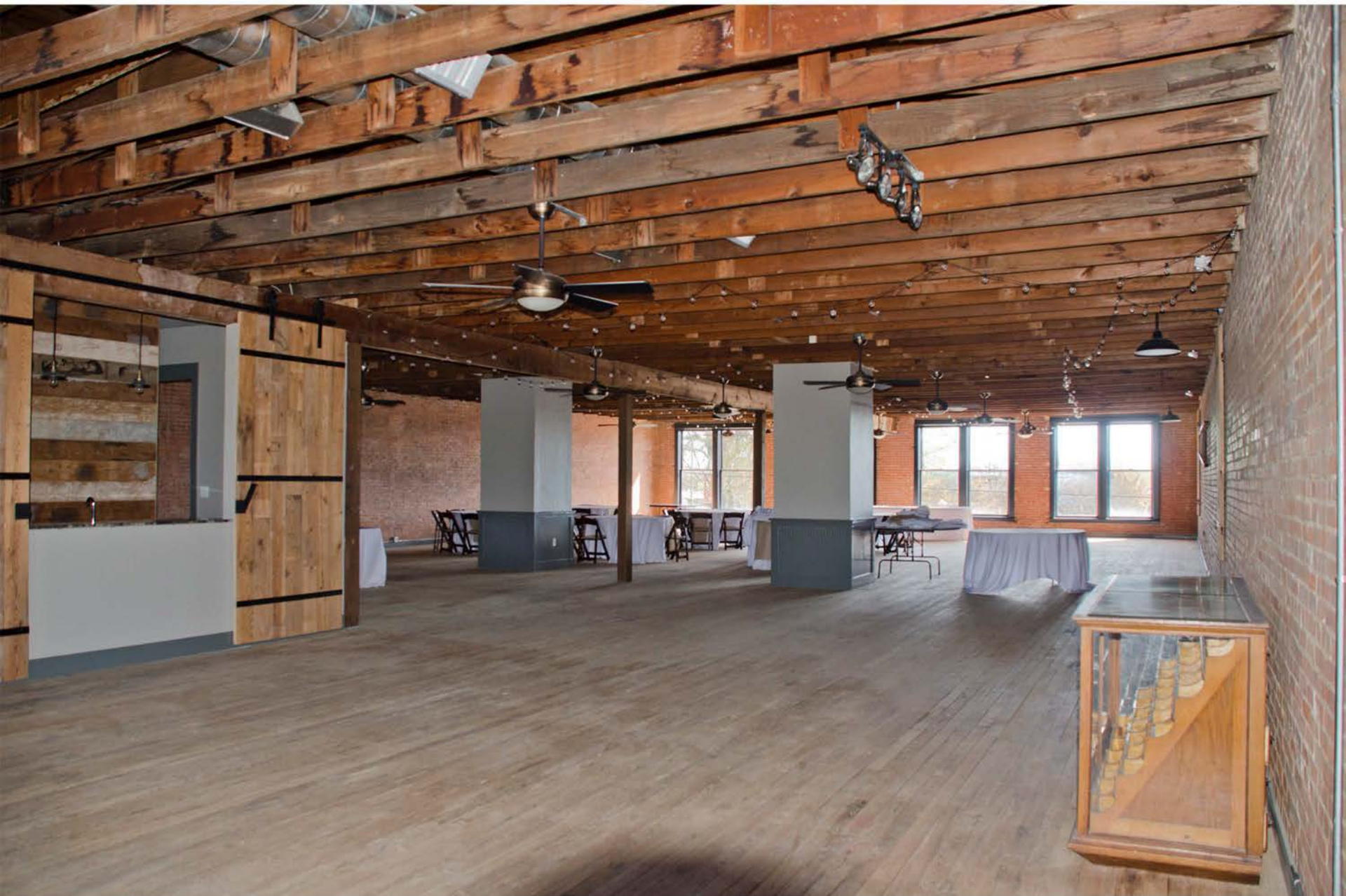












UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action: Nomination

Property Name: Edwards, M.L. & Co. Building

Multiple Name:

State & County: TEXAS, Franklin

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: SG100002840

Nominator: State

Reason For Review:

Appeal

SHPO Request

Waiver

Resubmission

Other

PDIL

Landscape

National

Mobile Resource

TCP

CLG

Text/Data Issue

Photo

Map/Boundary

Period

Less than 50 years

Accept

Return

Reject

8/29/2018 Date

Abstract/Summary
Comments:

The M. L. Edwards & Co. Building is locally significant under National Register Criterion A (Commerce). Built in 1916, the substantial two-story, L-shaped, brick commercial building served as home to the long-standing, family-owned retail business of Martin Luther Edwards. The locally prominent Edwards Company provided farm equipment, hardware, dry goods, furniture and undertaking services to the small agricultural crossroads community of Mount Vernon.

Recommendation/
Criteria Accept National Register Criterion A.

Reviewer Paul Lusignan

Discipline Historian

Telephone (202)354-2229

Date 08/29/2018

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

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

TEXAS HISTORICAL COMMISSION

real places telling real stories

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



From: Mark Wolfe, SHPO
Texas Historical Commission

RE: M.L Edwards & Co. Building, Mount Vernon, Franklin County, Texas

DATE: July 16, 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>M.L Edwards & Co. Building, Mount Vernon, Franklin County, Texas</i>
	Resubmitted nomination
X	Original NRHP signature page signed by the Texas SHPO
	Multiple Property Documentation form on disk
	Resubmitted form
	Original MPDF signature page signed by the Texas SHPO
X	CD with TIFF photograph files, KMZ files, and nomination PDF
	Correspondence

COMMENTS:

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

