

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



1. Name of Property

Historic Name: Kahn & Stanzel Building
Other name/site number: Hallettsville Cultural Event Center
Name of related multiple property listing: N/A

2. Location

Street & number: 115 N. Main Street
City or town: Hallettsville State: Texas County: Lavaca
Not for publication: Vicinity:

3. State/Federal Agency Certification

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

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

Applicable National Register Criteria: A B C D

Mark Wolfe State Historic Preservation Officer 10/1/14
Signature of certifying official / Title Date
Texas Historical Commission
State or Federal agency / bureau or Tribal Government

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

4. National Park Service Certification

I hereby certify that the property is:
 entered in the National Register
 determined eligible for the National Register
 determined not eligible for the National Register.
 removed from the National Register
other, explain: _____

Joe Larson H. Beall 11-24-14
Signature of the Keeper Date of Action

Kahn & Stanzel Building, Hallettsville, Lavaca 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: 0

6. Function or Use

Historic Functions: COMMERCE/TRADE: department store, restaurant

Current Functions: RECREATION AND CULTURE

7. Description

Architectural Classification: LATE VICTORIAN: Italianate and Romanesque

Principal Exterior Materials: Sandstone

Narrative Description (see continuation sheets 7-6 through 7-11)

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8. Statement of Significance

Applicable National Register Criteria

<input 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 checked="" type="checkbox"/>	C	Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
<input type="checkbox"/>	D	Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations: N/A

Areas of Significance: Architecture

Period of Significance: 1890

Significant Dates: 1890

Significant Person (only if criterion b is marked): N/A

Cultural Affiliation (only if criterion d is marked): N/A

Architect/Builder: Gordon, James Riely

Narrative Statement of Significance (see continuation sheets 8-12 through 8-19)

9. Major Bibliographic References

Bibliography (see continuation sheets 9-20 through 9-22)

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): N/A

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10. Geographical Data

Acreage of Property: 0.076 acres

Coordinates

Latitude/Longitude Coordinates (use decimal degree format)

Datum if other than WGS84: N/A

1. Latitude: 29.445164° Longitude: -96.943562°

Verbal Boundary Description: Part of Block 2 being a Lot 30 feet wide along North Main Street and 40 varas (110 ft.) long, along East Second Street in the City of Hallettsville and being the same land described in Volume 199, Page 699 of the Deed Records of Lavaca County, Texas. The property is identified by the Lavaca County Appraisal District with Property ID #1050 with the following legal description: Hallettsville (Townsite), Blk 2, Lot FR 2. The property is located on the southwest corner of the intersection of Main Street and 2nd Street.

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

11. Form Prepared By

Name/title: James P. Arnold, Preservation Specialist
Organization:
Address: 6500 Champion Grandview Way #22106
City or Town: Austin State: Texas Zip Code: 78750
Email: jpaarch.tx@gmail.com
Telephone: 979.877.5595
Date: July 2014

Additional Documentation

Maps (see continuation sheet Map-23 through Map-27)
Additional items (see continuation sheets Figure-28 through Figure-37)
Photographs (see Page 5 and continuation sheets Photo-38 through Photo-42)

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Photographs

Name of Property: Kahn & Stanzel Building
City or Vicinity: Hallettsville
County, State: Lavaca County
Photographer: James P. Arnold
Date Photographed: July 2012
Number of Photos: 7

The following digital images were submitted to the National Park Service on CD, along with this nomination document. For reference, the images are included at the end of this document, beginning on page 38.

TX_Lavaca County_ Kahn & Stanzel Building_0001.tiff
East Elevation. Camera facing west.

TX_Lavaca County_ Kahn & Stanzel Building_0002.tiff
North Elevation. Camera facing southwest.

TX_Lavaca County_ Kahn & Stanzel Building_0003.tiff
West Elevation. Camera facing southeast.

TX_Lavaca County_ Kahn & Stanzel Building_0004.tiff
First Floor looking towards front doors. Camera facing east.

TX_Lavaca County_ Kahn & Stanzel Building_0005.tiff
First Floor looking towards rear doors. Camera facing west.

TX_Lavaca County_ Kahn & Stanzel Building_0006.tiff
Second Floor looking towards rear. Camera facing west.

TX_Lavaca County_ Kahn & Stanzel Building_0007.tiff
Second Floor looking towards front. Camera facing east.

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

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

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Narrative Description

Built in 1890, The Kahn & Stanzel Building has been remodeled and restored several times throughout history, but today appears very similar as when it was designed by the famed Texas architect, James Riely Gordon. Located prominently on the courthouse square, the two-story, rectangular, sandstone building is a good and highly intact example of the commercial block buildings so popular in small Texas towns in the late 19th and early 20th centuries. Stylistic details are primarily limited to the east façade and incorporate elements of Italianate, Neo-Grec and Romanesque Revival styles, including arched openings, short pilasters, quoins, rustic stonework, and a highly decorative, oversized metal cornice. The interior two floors are largely open expanses of wood flooring and plaster walls, with the stairs to the second floor located in the southwest corner of the building. The building underwent an extensive restoration beginning in 1999, which took almost ten years to complete. The Kahn & Stanzel Building re-opened for business in 2007; it is currently the home of the Hallettsville Cultural Event Center.

Setting

The Kahn & Stanzel Building is located at the northwest corner of the courthouse square in Hallettsville, Texas, the county seat of Lavaca County, at 115 North Main Street. This corner has been an important location for a number of structures and businesses from the very beginning of settlement in the area. The rectangular, two-story building has a 30 ft. x 91 ft. footprint, which yields an interior floor plan of approximately 2300 square feet per floor. On the west end (rear) of the property there is eight feet of land that allows the steps to compensate for the approximate 2 ½ ft. drop in the property from front to back. The two primary elevations are the east, facing Main Street, and the north, facing Second Street. The west elevation fronts an alley, and the south elevation is a common wall with the building next door. Entrance to the building's interior is accessed from the downtown sidewalks on the east and up steps on the north. The rear entrance on the west side is up steps from the gravel alley. The building has been associated with many and varied commercial uses in its lifetime, from dry goods to grocery to saloon.

The building faces the impressive 1897-99 Romanesque Revival county courthouse, which was listed in the National Register of Historic Places in 1971, and was fully restored and rededicated in 2010. Most of the one- and two-part commercial block buildings lining the four sides of the courthouse square date from the late nineteenth or early twentieth century. Many have undergone varying degrees of alterations to the storefronts, but the historic character of the downtown is still intact.

Exterior

The exterior envelope is a load bearing masonry cavity wall with 18 in. thick walls on the first floor and 16 in. thick walls on the second floor. Originally built as a freestanding building, but built on the southern, internal property line, the Kahn & Stanzel Building never had windows on the south elevation; therefore, it was always meant to eventually share a wall with its neighbor. The stone is Muldoon sandstone (quarried in neighboring Fayette County) that would appear on more than one of Gordon's commissions both public and private during

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the late nineteenth century.¹ While the 3-bay east elevation is constructed entirely of tooled and sawn stone, the other three exposed exterior elevations are made of roughly squared sandstone laid in a randomly coursed pattern, with some courses having ashlar characteristics and some being more squared rubble. There is no evidence that the exterior walls other than the east were ever meant to have any other finish than that of the exposed stone—unlike many of the other stone buildings in the region and of the times meant to have stucco as the final finish.

East Elevation

The east elevation is a quietly exuberant mix and display of architectural styles indicative of the young architect trying to find his voice. Given the rest of the building's non-descript nature, it was certainly for this wall that Gordon was engaged. It can best be described as having elements of the Italianate and "Neo-Grec" floating in a field of Richardsonian Romanesque. The entirety of the east façade is framed by stacked 2 ft. x 1 ft. sandstone block quoins rising almost 34' from ground to cornice.

The first floor is spanned entirely by three arched openings separated by tooled sandstone block pilasters, notched to resemble fluted columns, sitting on plinths and topped by square Tuscan capitals. The arched stone lintels are detailed in a rope motif with faceted keystones. All three openings are filled with double doors. Each door consists of a single panel with two lights, over which there is a four-pane, fanlight transom. Each doorway sits upon a cast iron threshold with "Kahn & Stanzel" stamped in the center.

A stringcourse of stone separates the first floor elements from the second and doubles as the sill for three window openings reflecting the same rhythm of the openings below. Again, plinths support separating pilasters that are more abstracted than below. Midway up the pilasters and at the same level as the mid-rails of the windows is a stone block just slightly larger than the other pilaster blocks. It has a three-part, punched motif of alternating small and large rotated diamond shapes. The pilaster is topped off with capstone that acts like a capital, but doesn't return back to the window as the corresponding capitals on the first floor below. The central arched window is the equivalent to the arches of the ground floor with the full fanlight above double 1/1 light double hung windows. The full half arch lintel repeats the carved rope motif with the faceted keystone. To each side sits paired, 1/1, double hung windows with segmented arch top sashes. Each of these openings has a segmented arch with a hooded lintel sporting carved arabesques simple in line but almost nouveau in flavor. The hooded return on each side, as well as the keystone, have matching carved tridents resembling more tall grass stalks than a pitchfork. All of these architectural elements for both first and second floor are set within a checkerboard field background made of smooth cut and rusticated square stones, 6 in. x 6 in. in size. The motif is definitely Richardsonian.

Crowning the front elevation is an oversized fabricated tin cornice indicative of the Neo-Grec style. It is spilt in thirds by brackets that extend through the entire entablature. Each third of the frieze is made up of an alternating rhythm of brackets and roundels. At each end are brackets 2 feet wide and extending up another 1 foot above the building and topped further by square stepped, urn-like finials rising another 1 foot.

¹ Chris Meister, *James Riely Gordon: His Courthouses and Other Public Architecture*. (Lubbock, Texas: Texas Tech University Press, 2011). Page 46.

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North Elevation

The north elevation is defined as a mass with punctures more so than an elevation with any rhythm. The first floor has only one opening, a door centered within five feet of the rear of the building. It is a double wide, segmented arch opening with single panel 2/2 light doors atop the same cast iron threshold as the front openings. Above is a rectangular 2 light transom with a simple wood panel completing the arch. The stone arch above is a segmental arch made out of the same stone as the wall. On the second floor are four segmental arched, double hung windows roughly centered in the exterior wall and equidistant apart. Each of the windows has a single-piece sandstone sill. The capstones at the top of the parapet are just slightly wider than the wall and present a small reveal overhang. Old photographs have revealed that the wall was used as a billboard from time to time, as was the fashion of the late nineteenth and early twentieth century (Figure 10, Page 37).

West Elevation

The rear elevation somewhat mimics the front façade in its placement of the openings. On the first floor and centered in the wall, five sandstone steps lead up over 30 inches from grade to a segmental arched doorway. It has 2 four-panel doors with a rectangular 2 light transom above. The transition from transom to arch is a simple wood panel. On the second floor there are three segmental arched, double hung windows equally spaced and centered in the wall. Each of the windows has a single-piece sandstone sill. Flanking the fenestration of the west elevation are two downspout assemblies topped by simple box conductors to drain rain from the roof. The center portion of the parapet wall is arched slightly to reach higher than the roof peak and also has capstones slightly wider than the wall.

South Elevation

The Kahn & Stanzel Building is joined on the south by a single story brick building. The second story wall has no penetrations and is topped by a parapet wall with the same coping slightly wider than the wall.

Roof

The building has a shallow, double pitched, composition built-up roof with shed valleys sloped from front to back to shed water and is entirely hidden by the parapet wall all along the perimeter. The roof is laid over board decking supported by a trussed rafter and joist system, set 20 in. on center that also supports the ceiling.

Interior

First Floor

The town of Hallettsville is settled on the banks of the Lavaca River; therefore, all the structures and infrastructure have had to deal with the banks and inherent slope down to the water since the beginning. Block 2, upon which the nominated property is located, has just one block between it and the banks of the river, which has never had any extra measures to separate the town from flooding. Because of the slope of the grade on the west side of the courthouse square, the land under the Kahn & Stanzel Building gradually falls to the west almost three feet below the finish floor level. This creates a space under the floor structure that increases in

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depth as one goes from front to rear. There is a 2 ft. wide stone grade beam running the length of the building east to west and bisecting the space north to south which cuts the span in half for the floor joist supporting the floor above.

When the Kahn & Stanzel Building opened in 1890, and as reflected on the 1891 Sanborn Fire Insurance Map (Map 4, Page 26), the first floor was one large space with a staircase in the southwest corner. There is no evidence that the second floor was ever used during its history for any other purpose other than storage and warehousing. Although it was certain the first floor did have interior fixtures while it served as a hardware store, furniture store, grocery and saloon throughout the years, there are no historic images showing them.

Entry through the main doorway in the center of the east elevation leads to a single room floored with 1x6 pine flooring stretching lengthwise front to rear. In the left hand corner is a staircase with a restroom, storage and mechanical rooms underneath, and which takes up roughly one-third of the south wall. In the rear directly opposite are the rear set of doors to the alley flanked with windows, and to the right the side entrance to Second Street. The walls are painted smooth plaster and the ceiling is 1x4 pine running front to back as well. All the plaster in the building is traditional 3-coat process applied directly to the stone wall surface.

Second Floor

The L-shape stair turns left and leads up to the second floor, landing into mainly one large room with a restroom (stacked on top of the first floor facility) and a partitioned room in the rear that encloses storage and mechanical spaces. The flooring is mainly the original 6-inch tongue and groove flooring stretching lengthwise front to rear. The walls are painted smooth plaster and the ceiling is 1x4 tongue and groove running lengthwise front to back.

Restoration and Integrity

At the beginning of the 21st century, the Kahn & Stanzel Building was in a very dire state of disrepair. Both the exterior and interior have born their share of damage and change that 120+ years of history brings. Two catastrophic floods in 1940 and 1981 certainly put the first floor under water by several feet. If that was not enough, the most deleterious and persistent damage in the later part of the 20th century was that of the Mexican free-tail bat infestation discussed later herein.

Water from above also played a major part in the decline of the building's structural integrity. The Muldoon sandstone is not an especially hard stone. That fact coupled with improper periodic "repair" or re-pointing of the mortar through the years also played a part in what would almost lead to the collapse of the building. Re-pointing the joints for many parts of the stone walls with a mortar mix that was much too hard literally "sanded" the interface with the individual stones and hastened the walls' instability. A broken conductor and downspout on the rear of the building further exacerbated this situation by creating a waterfall down the north end of the west elevation every time it rained, which eroded the mortar joints and compromised the west wall. By 2000, one half of the west wall and the back one fourth of the north wall of the building had begun to bulge and were near collapse.

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The east elevation had also started to show its age and the effects of the less-than-optimal strength of the sandstone material. More than several of the tooled sandstone blocks and pieces had cracks, and much of the front of the building needed re-pointing. Each of the bottom plinths upon which all the stone above rests, had each corner broken off and two plinths were cracked through. Upon first visual inspection it was evident that the original cast iron thresholds in the three arched openings were too wide for their openings and extended below the corners of the plinths to each side. The resulting unequal pressure of the weight above and settlement of the building over time caused the plinth damage.

Changes were made to modernize as years went by, but none to the extent that they precluded the ability to discern the original conditions. At some point during the middle part of the 20th century, changes were made to the front entry doors, replacing the three 10 ft. doors with a central 8 ft. pair of doors with a single light transom below the original fan-light. The two entrances to the side were replaced with a wood frame, single glazed storefront window with 18 in. panel at the bottom and reaching up to the bottom of the awning outside.

The awning shading the east elevation and adjacent sidewalk has changed at least three times in its history. The 1891 Sanborn map indicates an unusual awning half as narrow as any of the adjoining buildings. A picture from circa 1909 (Figure 8, Page 35) and the 1912 Sanborn Map (Map 5, Page 27) indicate all the awnings of adjacent buildings and the Kahn & Stanzel building at the same depth. The picture also shows a taller awning with a steeper pitch up to just below the stone stringcourse under the second floor windows. A picture from circa 1950 (Figure 10, Page 37) shows a flat awning at approximately 8 ft. above the sidewalk which was supported with tie rods was still in place at the beginning of 2000, at which time, the entire awning was in very bad condition and would have to be replaced.

The tin cornice crowning the building had its share of damage from years of being the highest element of the building. There was damage to the interface of metal and stone and some of the connections had worn through. At some point the southern finial had been lost in the wind. Of the pictures available showing the building through the years, it is known that at least through 1915 the finial was in place, but not in a picture taken about 1930.

All of the windows were in marginal condition in 2000 and showed either repair or replacement from the original condition. The greatest change was the replacement of some original arched top sashes to a square top sash with the top rail having arched glazing.

All of the problems and damage on the exterior also took its toll on the interior. The previous owner had begun to strip the building back of all the most damaged parts. This included the entirety of the first floor flooring and structure. The back one fourth of the second floor platform was very unstable and had begun to collapse. Animals had caused the most obvious damage and while it was obvious from first view to be extensive, it was not known that it would be years before the full extent would be known. It had been known for several years that birds and bats had inhabited the second floor open rafter system, but efforts to keep all of them out of the interior continually failed. The previous owner had estimated that several tons of guano had been taken out of the building when his efforts had begun. The hope was that after the building was cleaned and put back together, the bats would no longer have access to their previous roosts and would move away.

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The present owner committed to a full restoration. Under the direction of preservation specialist, James P. Arnold, a plan was developed for the building's restoration and work began in the fall of 2000. Two-thirds of the rear wall and one fourth of the side, north wall was taken down piece by piece, labeled, cleaned and then returned as it was originally as much as possible. In taking down the wall, it was discovered that the bat problem was pervasive. Of the several thousand bats inhabiting the building, many hundreds were also living inside the cavity of the wall almost around the entire north and west outside perimeter of the second floor and several feet down the wall. The wall construction was a bit unusual in that the cavity had not been properly filled and over time had settled giving a perfect home for the bats. The wall was rebuilt and the remaining portions of both walls re-pointed. The inside and outside of the building was cleaned and underwent proper bio-remediation. It was a foremost desire that none of the bats be harmed in any of the construction so the restoration was worked in and around their daily schedule and migratory seasons. It took five more seasons before that was complete. To complete the reconstruction of the rear wall, the conductor and downspout system was properly replaced with period appropriate pieces.

On the east elevation, native Texas sandstone was found that was as close as possible to the color and texture of the original Muldoon stone, which was no longer available. The entire façade was supported by a steel armature and all of the broken and damaged stones were replaced and the rest of the face was re-pointed. The storefront windows, the front doors on the first floor, and all the windows on the second floor had to be removed, either because they needed work or because of the stone repair activities. During the removal of the first floor storefront windows, the mortises for the hinges in the frames on all three openings in the original doors were discovered, confirming the doors' original height to the bottom of the fanlights. Three new sets of doors were built using the north side entrance doors as a template. It was determined that these doors were original, as the heights and hinge patterns matched those on the front door frames. The photo (Figure 10, Page 37) taken when the building was a Red and White grocery store shows that the original windows did, in fact, have segmental arch top rails in the top sashes. The decision was made to not replace the awning, as there was no information available as to its original look in 1890.

On the inside of the building, the structure and flooring was replaced on the first floor. A ghost of the original staircase was found on the south wall, so its riser and tread rhythm could be replicated. The restroom and mechanical needs that the building never had before were placed under the stairs. Central heating and air-conditioning was added to the building for the first time. Approximately fifty percent of the original plaster was saved and the remainder was appropriately replaced. New ceiling boards were installed. On the second floor, plaster needed about thirty percent replacement, and new flooring was only needed on the back twenty-five percent of the room. New ceiling boards were installed. The restoration would last until the final piece, the cornice restoration, was completed in 2010.

The preservation team, including the present owner, decided to take the building back, as close as possible, to the original condition when the building first opened its doors in 1890. This action seemed to be the most logical since its most significant feature was its original architectural design. A sufficient amount of documentation existed to the extent that the level of confidence in the actions of the restoration had a high level of integrity. Both the exterior and interior retain a high degree of the original design and materials and its most important architectural features remain unchanged. Most importantly, the building still stands as an anchor to the courthouse square and as a significant member of the historic fabric of the community.

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Statement of Significance

The Kahn & Stanzel Building is nominated to the National Register of Historic Places under Criterion C in the area of Architecture at the local level of significance. Its period of significance is 1890, the year of its construction. Since that time, it has served as one of the anchors of the northwest corner of the courthouse square and contributed to the commercial vitality of downtown Hallettsville. The two-story stone commercial building is one of the earliest works of master architect James Riely Gordon and incorporates some elements of the Richardsonian Romanesque, the style for which he is best known in Texas because of his exemplary courthouse designs. It is one of few commercial buildings Gordon designed in the state, and it may be the oldest one still standing. The Kahn & Stanzel Building, recently restored, retains a high degree of integrity as a late nineteenth century commercial building, with the added distinction of representing the early career of a prominent and distinguished architect.

Hallettsville, Texas²

Hallettsville is located on the east bank of the Lavaca River and at the crossroads of the U.S. Highway 77 and U.S. Highway 90 Alternate (90A). It is the county seat of Lavaca County. The area had long been inhabited by various native tribes, and European explorers came through the region in the 17th and 18th centuries, but permanent settlement efforts did not begin until the 1830s with the empresario grants of Stephen F. Austin and Green DeWitt. The Hallett family, who donated the land that eventually became the new town site, was among these early settlers. Lavaca County was permanently organized in 1846, and Hallettsville earned the status of county seat in 1852. The city tried to incorporate as early as 1870, but surrendered its charter a few years later. Permanent incorporation occurred in 1888.

By 1875 Hallettsville's population was approximately 600 and began attracting good numbers of new residents, many of them immigrants from Germany and Czechoslovakia. The county was primarily agricultural, and the small town functioned as a supply and services center for area farmers and ranchers. In 1887, the San Antonio and Aransas Pass Railway finally built through town, connecting it to outside markets. This really allowed for substantial growth and Hallettsville quickly became the area's primary shipping point and trade center. By 1890, the population had increased to 1,700. Much of the town's historic downtown core, including the National Register-listed courthouse, was constructed during the next two decades. The growth and wealth of Hallettsville was physically exhibited by the conversion of its commercial buildings from post and beam to brick, stone and mortar.

With an estimated population of 2,540 in 2010, Hallettsville remains a small town that serves principally as a governmental, retail and service center for residents of the largely rural county. The economy is based primarily on agriculture, as well as oil and gas production.

² The following section is adapted from the following source: Mary Ramsey, "HALLETTSVILLE, TX," Handbook of Texas Online (<http://www.tshaonline.org/handbook/online/articles/hgh01>), accessed February 18, 2014. Uploaded on June 15, 2010. Published by the Texas State Historical Association.

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The Kahn & Stanzel Building

The lot on which the nominated building is located was home to a number of businesses prior to 1890. Presumably housed in wood frame buildings, the businesses ranged from hotel to storehouses to a saloon.³ As happened throughout the town in the last decade of the 19th century, the early wood buildings were replaced by more substantial masonry ones. Joseph Kahn and Joseph Stanzel were two of the most prominent businessmen of that period and would contribute greatly to this transformation.

Kahn was born in Bavaria, Germany in 1853 and immigrated to the United States in 1869 when he was 16 years old. The 1870 US Federal Census lists him as living with the Joseph August family and was working in Mr. August's dry goods store as a clerk. He must have maintained that very close connection because he married one of August's daughters, Rosa and eventually had 5 children. In the 1880 Federal census he was listed as single and a "saloon keeper."⁴

Stanzel was the son of Franz R. and Theresa Anders Stanzel, and was born in Austria in 1864. Franz, Theresa and their five children immigrated to the United States in 1874 and settled in the southern portion of Fayette County, some 15 to 20 miles north of Hallettsville. In the 1880 census Joseph, then 16 years old, was listed as a "farm hand," probably on his father's farm.⁵

It is not known how the partnership was formed. Research reveals that Kahn had owned a saloon previously and it was located two blocks east and one block north of the building on the square. Since Kahn was listed as a "saloon keeper" on the 1880 census, we can assume he continued in that business. It is also known that there was a "Kahn & Stanzel Saloon" from newspaper ads in 1888.⁶ Joseph Kahn and Joseph Stanzel bought the 30-foot wide by 111-foot long lot in the most northeast corner of Block 2 of the town site in March of 1889 for \$1,200.⁷ The building was complete by the end of the following year. When the new partnership of Kahn & Stanzel

³ Various Warranty Deeds, Lavaca County, Texas (Hallettsville, Texas: Office of the County Clerk), Deed Records, Volumes B, D, E and U.

⁴ Joseph Kahn's birth year varies in each of the census references by a year either way, however the age given is determined from the 1870 Census as it being closest to the event. 1870 United States Federal Census [database on-line], "Joseph August household, Census Place: Hallettsville, Lavaca, Texas;," *Roll: M593_1595: 521B; Image: 275; Family History Library Film: 553094*, Ancestry.com Operations, Inc. Provo UT, 2009, www.ancestry.com (accessed February 19, 2014). 1880 United States Federal Census, "Joseph Kahn household, Census Place: Hallettsville, Lavaca, Texas;," *Roll: 1316; Family History Film: 1255316; Page 353C; Enumeration District: 077*, Ancestry.com Operations, Inc., Provo UT, 2010, www.ancestry.com (accessed February 19, 2014). The circumstances of the Kahn's marriage was determined or inferred from the census information and Mrs. Rosa Kahn's Death Certificate that gives her father's name. 1910 United States Federal Census [database on-line], "Joseph Kahn household, Census Place: Justice Precinct 1, Lavaca, Texas;," *Roll: T624_1573: Page 7A; Enumeration District: 0117; FHL microfilm: 1375586*, Ancestry.com Operations, Inc., Provo Utah, UT, 2006, www.ancestry.com (accessed February 20, 2014). Texas Department of State Health Services, "Kahn, Mrs. Rosa, Lavaca County, Certificate No. 8656," *Texas, Death Certificates, 1903-1982 [database on-line]*, Ancestry.com, 2013, www.search.ancestry.com (accessed February 19, 2014).

⁵ 1880 United States Federal Census [database on-line], "Franz R. Stanzel household; Census Place: Precinct 8, Fayette, Texas;," *Roll: 1303; Family History Film: 1255303; Page 121D; Enumeration District: 059.*, Ancestry.com Operations, Inc., Provo UT, 2010, www.ancestry.com (accessed February 19, 2014).

⁶ Dorothy Bujnoch, Doug Kubicek and Anne Rhodes, *Hallettsville: Past and Present-A Historical Tour* (Hallettsville, Texas: City of Hallettsville, 1997). Page 8.

⁷ Warranty Deed dated 20 March 1889, (filed 9 May 1889), Lavaca County, Texas (Hallettsville, Texas: Office of the County Clerk), Deed Records, Volume 8, Page 210.

Kahn & Stanzel Building, Hallettsville, Lavaca County, Texas

bought the property it was evidently in their plans to transform the old, wood frame L. S. Pepper, "Horseshoe Saloon"⁸ and branch out into more diversified lines of business at a more prominent address on the courthouse square. The 1891 Sanborn map lists the building as a "hardware and furniture store." You can be certain there were already substantial brick and stone buildings transforming the town's "skyline" from the clapboard and log structures that had been dominate.⁹ Competition for market share must have been fierce and the need to set oneself apart to attract customers began with the image, strength and wealth that the front facade of your edifice could present.

It is not known how Kahn and Stanzel became familiar with the work of J. Riely Gordon, or how and why they hired him, but the firm is listed in the architect's office files and client list, and he designed at least one other building for them in Hallettsville.¹⁰

Architect James Riely Gordon (1863-1937)¹¹

J. Riely Gordon was born in Virginia in 1863, but spent his most formative years in San Antonio when his civil engineer father moved the family there in 1874. Gordon grew up in this burgeoning city, in this period of community success, ambition, and pride, which was driving ever larger and elaborate institutional and commercial buildings. It is not hard to imagine his proclivity towards architecture under the parenting of his engineer father and the inspiration of those like Alfred Giles, the prominent pioneer of San Antonio architects.

Gordon began his training with his father for a time and then with for the Civil Engineering Corps of the International and Great Northern Railroad. He then came back to San Antonio to apprentice in the office of architect William. K. Dobson from 1881-1882 and with J. N. Preston & Son from 1882-1884. He joined the ranks of the professionals in 1884 by joining in partnership with Frederick B. Shelton, advertising themselves in San Antonio as "architects and superintendents," but that partnership ended in 1888. During this brief period, however, Gordon's responsibilities within the firm took him to numerous communities throughout the state, providing him with ample opportunity to engage with potential clients. As Chris Meister explains:

Gordon seems to have been the primary salesman (in the firm). Gordon worked as an itinerant architect traveling to other communities to find work for the firm. On these trips he carried generic plans for a variety of structures that he adapted to the specific needs of anyone he could interest. While some of this travel was undoubtedly horse drawn, Gordon appears to have relied heavily on the rapidly developing railroad system for business. A study of the architect's known work finds most of his early structures in communities along rail lines connecting with San Antonio.¹²

⁸ Anne Rhodes and Frank Fisher, *Hallettsville and Its Volunteer Fire Department* (Schulenburg, Texas: Schulenburg Printing & Office Supplies, Inc., 2003). Page 41.

⁹ Partially adapted from *Hallettsville: Past and Present-A Historical Tour*. Of the buildings still standing in Hallettsville, there are at least five buildings that date back to prior to 1889.

¹⁰ James Riely Gordon (1863-1937) Drawings and Papers, c1890-1937 "Texas Clients," *The James Riley Gordon Collection*, Vol. Series D (The University of Texas Libraries, The University of Texas at Austin,), Folder 12.

¹¹ Partially adapted from Chris Meister, *James Riely Gordon: His Courthouses and Other Public Architecture*. (Lubbock, Texas: Texas Tech University Press, 2011).

¹² Chris Meister, Page 11.

Kahn & Stanzel Building, Hallettsville, Lavaca County, Texas

In his early years of practice, Gordon served as superintendent, overseeing the construction of San Antonio's Federal Courthouse and Post Office (1886-1889), a prestigious appointment. However, Gordon's claim to fame in Texas is his outstanding portfolio of eighteen county courthouses designed and built from 1889 to 1902, a period commonly referred to as the Golden Age of Texas courthouse design. Aransas County in Rockport was the first, with his selection as architect in April of 1889; its construction lasted well into 1890. It was followed by the Fayette County courthouse in La Grange; its construction was complete in December 1891. The San Antonio and Aransas Pass Railway lines connected all of these communities.

It seems that Gordon had traveled to La Grange (located just north of Hallettsville) and attended Commissioners Court meetings even before the decision to build had been made.¹³ As architect, Gordon was in constant travel back and forth as the supervisor of construction. It is assured then that he also paid close attention to any counties entertaining such talk formal or informal. Hallettsville had been discussing replacing their 1875 courthouse for several years. This talk could have peaked Gordon's interest in the community and led to his partnership with Kahn & Stanzel. It wouldn't be too difficult to imagine the young architect convincing two young, new partners to build one of his designs as a way to get established in a community, so when the time was right, he might be selected for the prize of the courthouse building. Nor would it be out of the realm of possibility for two young entrepreneurs to decide that a custom designed building might be just what they needed to set them apart from the herd.

However they connected, the relationship must have been successful, because Kahn & Stanzel used a Gordon design for a second building a few doors down in 1896 when they built the Kahn & Stanzel Opera House Building. Gordon was also responsible for the design of at least one other building in Hallettsville. The cornerstone of the William von Rosenberg Building (1891) is inscribed with "Gordon and Laub, Architects." Both buildings were extensively remodeled in the twentieth century to the point that the original designs are lost.

The Kahn & Stanzel Building, Post-Period of Significance

Their building complete in 1890, and in a town that was growing on a daily basis, business for Kahn & Stanzel must have been very good. Research reveals that the partnership not only sold hardware and furniture, but also stoves and later "phosphates" or sodas. With business doing obviously very good, the building didn't last long as the center of their business activities. With the opening in 1896 of the Opera House Building five doors to the south on Main Street, the center of their operation moved away from the corner to the much larger building.

The Sanborn Map for 1900 still listed the store as "hardware and furniture." The partnership sold the building to the First National Bank of Hallettsville for \$10,000 in August of 1906.¹⁴ That year, the Sanborn Map listed the store as a "hardware and crockery" establishment. In 1912 the Sanborn Map listed the building as "hardware." In November of 1916, the bank sold the building for \$8,500 to a new partnership of D. (David) A. Paulus and Maxie S. Kahn, Joseph Kahn's son.¹⁵ One month later, in December of 1916, they sold the building back to

¹³ Chris Meister, pages 45-46.

¹⁴ Warranty Deed dated 28 August 1906, (filed 30 August 1906), Lavaca County, Texas (Hallettsville, Texas: Office of the County Clerk), Deed Records, Page 47, Page 561.

¹⁵ Warranty Deed dated 13 November 1916, (filed 1 December 1916), Lavaca County, Texas (Hallettsville, Texas: Office of the County Clerk), Deed Records, Volume 75, Page 521.

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Joseph Stanzel for \$8,500. Stanzel operated a hardware store there through the 1920's.¹⁶ The Sanborn Map for 1923 listed the building as being a "hardware" store. Joseph Stanzel sold the property to Annie C. Paulus, the widow of D. A. Paulus, in February of 1931 for \$8,500.¹⁷ During this period it was used as a warehouse and grocery stores, including Adolph Miller's M System Store and the Frank Grahmann Grocery.

Joseph Stanzel, his wife Selma, and one of their children, Agnes, were among seven who lost their lives when their home was swept away in the disastrous flood of June 30, 1940. The Stanzel home was almost directly west of the Kahn & Stanzel Building on the west bank of the Lavaca River.¹⁸

F. K., Julius, & Erwin Bucek purchased the building in July of 1949.¹⁹ The Buceks had been in the grocery business as Bucek & Sons, but with the purchase of the Kahn & Stanzel Building they became a member of the "Red & White" franchise of grocery stores. The building was remodeled and "modernized" and operated under that name until the it was sold in 1972.²⁰ It is believed that the most significant remodeling of the east entry and awning occurred as a part of this "modernization." The building then served as "Renger's Bar" from 1972 till 1998.²¹ The building took another direct hit from a second major flood on August 31, 1981, when the Lavaca River left the courthouse square with 5 feet or more water and flooded the entire town.²² The floodwaters were recorded at one-half foot higher than the 1940 flood.

The building changed hands once again in 1998, and had more than begun to show its age by this point.²³ The new owners began the process of repairing the over 100-year-old structure. The current owner purchased the property in 2000 and began restoring it to its former glory.²⁴

J. Riely Gordon, Post-Period of Significance

Gordon's prominent nineteenth century buildings include the Federal Courthouse and Post Office (1886-1889) in San Antonio and the Texas Building at the World's Columbian Exposition in Chicago (1892-1893). In the late 1890's he briefly moved his office to Dallas before moving to New York City where he lived and practiced until his death in 1937. In the twentieth century he designed more than 50 courthouses and state buildings around the United States, the most notable being the Arizona Territorial Capital Building (1900) in Phoenix, which became the state capital building when Arizona became a state in 1912. In Texas, he will forever be known for the eighteen county courthouses for which he so ably adapted the Richardsonian Romanesque style

¹⁶ Warranty Deed dated 11 December 1916, (filed 5 August 1918), Lavaca County, Texas (Hallettsville, Texas: Office of the County Clerk), Deed Records, Volume 79, Page 222.

¹⁷ Warranty Deed dated 14 February 1931, (filed 24 February 1931), Lavaca County, Texas (Hallettsville, Texas: Office of the County Clerk), Deed Records, Volume 110, Page 575.

¹⁸ Anne Rhodes and Frank Fisher, , Pages 40, 43-44.

¹⁹ Warranty Deed dated 14 July 1949, (filed 6 January 1950), Lavaca County, Texas (Hallettsville, Texas: Office of the County Clerk), deed Records, Volume 162, Page 599.

²⁰ The Lavaca Tribune July 22, 1949: Page 1, Col. 2&3.

²¹ Hallettsville Tribune Herald 1998.

²² Anne Rhodes and Frank Fisher, page 46-47.

²³ Warranty Deed dated 30 July 1998, (filed 31 July 1998), Lavaca County, Texas (Hallettsville, Texas: Office of the County Clerk), Deed Records, Volume 157, Page 176.

²⁴ Warranty Deed dated 31 January 2000, (filed 1 February 2000), Lavaca County, Texas (Hallettsville, Texas: Office of the County Clerk), deed Records, Volume 199, Page 699.

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for Texas climate and materials. The twelve Gordon-designed courthouses that remain standing (see Table 1, page 18), some would argue, are the foundation for Texas' architectural pride and lucrative historic tourism in the state today. All of his extant Texas courthouses are designated as Recorded Texas Historic Landmarks, State Antiquities Landmarks, and are listed in the National Register of Historic Places.

Of all his talent and accomplishments through his life, the greatest may be the fact that he was by and large self-educated in what would have been considered an architectural backwater of Texas. While most architects of the day were coming from the east coast or other countries to be the "big fish in a little pond," Gordon eventually moved to New York City to compete quite ably with some of the greatest architectural minds of the day. Among his many architectural triumphs, was to serve as president of the New York Society of Architects for thirteen years. Gordon is without doubt on the list of greatest architects of this period of Texas history. His effect on the landscape of the Texas culture is without reproach even to this day.

Architectural Significance of the Kahn & Stanzel Building

J. Riely Gordon is widely recognized as the most prolific designer of Richardsonian Romanesque courthouses in Texas, during the revered Golden Age of Texas courthouses. Indeed, architectural historian Jay C. Henry refers to Gordon as "the most sensitive and successful interpreter of the Richardsonian in Texas."²⁵

In the only comprehensive analysis of Gordon's work, Chris Meister discusses the sequence of events that presented the Richardsonian Romanesque to Gordon as a possible style that could suit his design sensitivities and as a solution to his clients' needs in this particularly rich and volatile period of Texas architectural history. He was first exposed to the style and language in the design and construction of the Romanesque Revival U.S. Courthouse and Post Office in San Antonio from 1886-1889 while supervising its construction. This project also gave him several opportunities to go to the east coast and study these trends. He made another informative trip in October of 1889 on the occasion of his honeymoon to Washington D.C., just a few months after Kahn & Stanzel had purchased the property in Hallettsville.²⁶

The years between 1886 and 1892 could be called the most important period in the development of what would become Gordon's Richardsonian vocabulary. Between 1889 and 1892 Gordon had no less than 4 commissions within 50 miles of Hallettsville, including the Fayette County Courthouse (1890-1891) and the Victoria County Courthouse (1891-1892). The only other known commercial buildings outside Hallettsville during this period, rendered in the specifically Romanesque style by Gordon was a bank building for W. B. Wright, for which plans and specs were complete by mid-February 1890 and construction was complete by January of 1891.²⁷ This building has since been lost. The Kahn & Stanzel building could very well be the earliest commercial building designed by J. Riely Gordon with some elements of Romanesque Revival vocabulary still standing.

The building is an excellent local example of the commercial block buildings constructed throughout small American towns in the late nineteenth century. Though traditional and basic in massing and form for the type, the primary façade exhibits the more exuberant stylistic treatment that became popular in the late Victorian

²⁵ Jay C. Henry, *Architecture in Texas, 1895-1945* (Austin: University of Texas Press, 1993), page 14.

²⁶ Chris Meister, Page 43.

²⁷ Chris Meister, Page 43.

Kahn & Stanzel Building, Hallettsville, Lavaca County, Texas

period, and specifically incorporates elements of the style that the young architect would ultimately use to solidify his reputation and career.

For its association with this master architect during a formative period in his career, and as a fine local example of late nineteenth century commercial architecture with a high degree of integrity, the Kahn & Stanzel Building is eligible for the National Register of Historic Places under Criterion C in the area of Architecture. Its period of significance is 1890, the date of its construction.

Table 1: J. Riely Gordon’s County Courthouses in Texas

Property	Date	Style	Status and Designation ²⁸
Aransas County Courthouse, Rockport	1889	Moorish Revival	Destroyed
Fayette County Courthouse, La Grange	1890	Romanesque Revival	Extant SAL, NR, RTHL
Bexar County Courthouse, San Antonio	1891	Romanesque Revival	Extant SAL, NR, RTHL
Erath County Courthouse, Stephenville	1891	Romanesque Revival	Extant SAL, NR, RTHL
Victoria County Courthouse, Victoria	1891	Romanesque Revival	Extant SAL, NR, RTHL
Brazoria County Courthouse, Brazoria	1894	Romanesque Revival	Destroyed
Hopkins County Courthouse, Sulphur Springs	1894	Romanesque Revival	Extant SAL, NR, RTHL
Gonzales County Courthouse, Gonzales	1894	Romanesque Revival	Extant SAL, NR, RTHL
San Patricio County Courthouse, Sinton	1894	Romanesque Revival	Destroyed
Van Zandt County Courthouse, Canton	1894	Romanesque Revival	Destroyed
Ellis County Courthouse, Waxahachie	1894	Romanesque Revival	Extant SAL, NR, RTHL
Wise County Courthouse, Decatur	1895	Romanesque Revival	Extant SAL, NR, RTHL
Comal County Courthouse, New Braunfels	1898	Romanesque Revival	Extant SAL, NR, RTHL
Lee County Courthouse, Giddings	1898	Romanesque Revival	Extant SAL, NR, RTHL
Harrison County Courthouse, Marshall	1899	Renaissance Revival	Extant SAL, NR, RTHL

²⁸ State Antiquities Landmark (SAL), National Register of Historic Places (NR), or Recorded Texas Historic Landmark (RTHL)

Kahn & Stanzel Building, Hallettsville, Lavaca County, Texas

Callahan County Courthouse, Baird	1900	Romanesque Revival	Destroyed
McLennan County Courthouse, Waco	1900	Classical Revival	Extant SAL, NR, RTHL
Angelina County Courthouse, Lufkin	1901	Classical Revival	Destroyed

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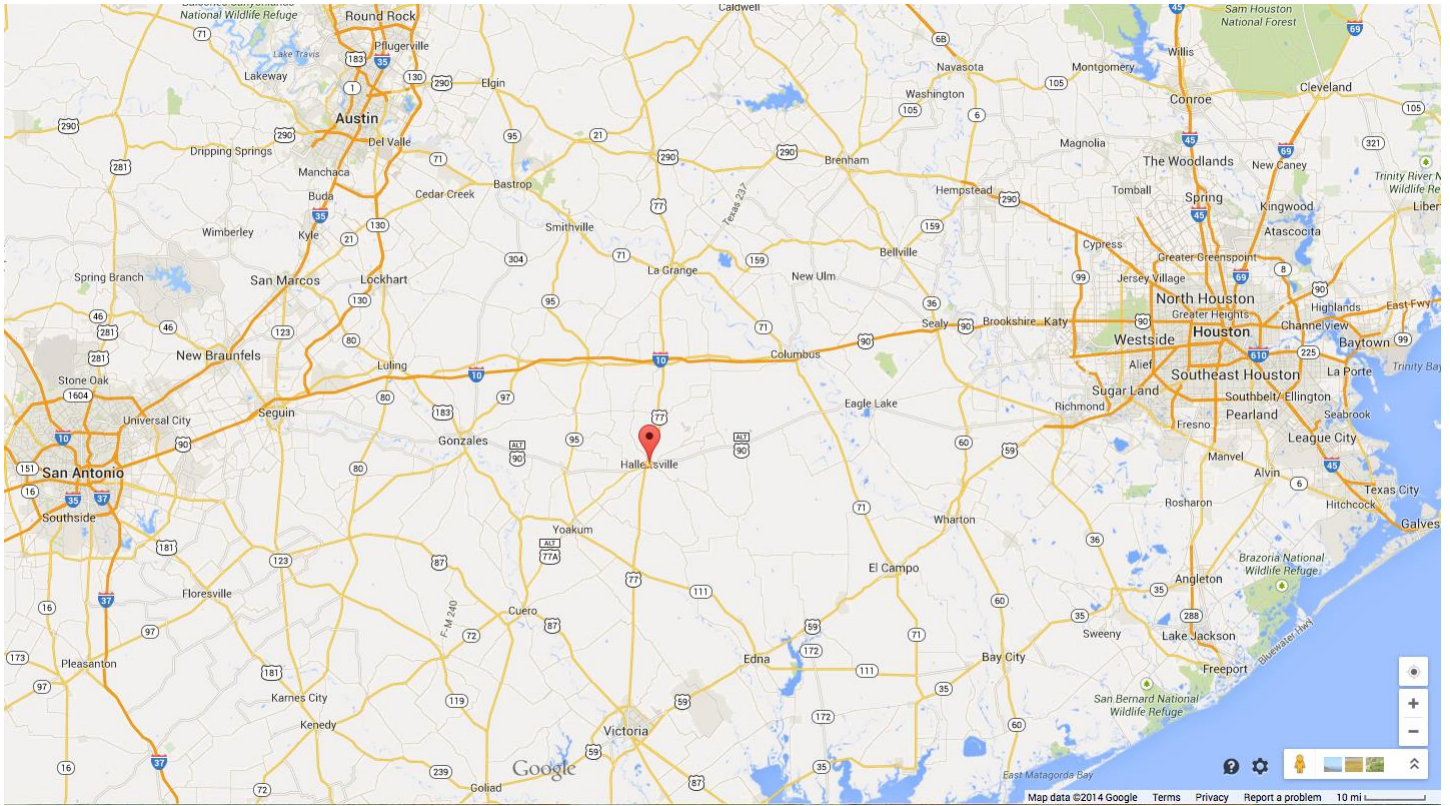
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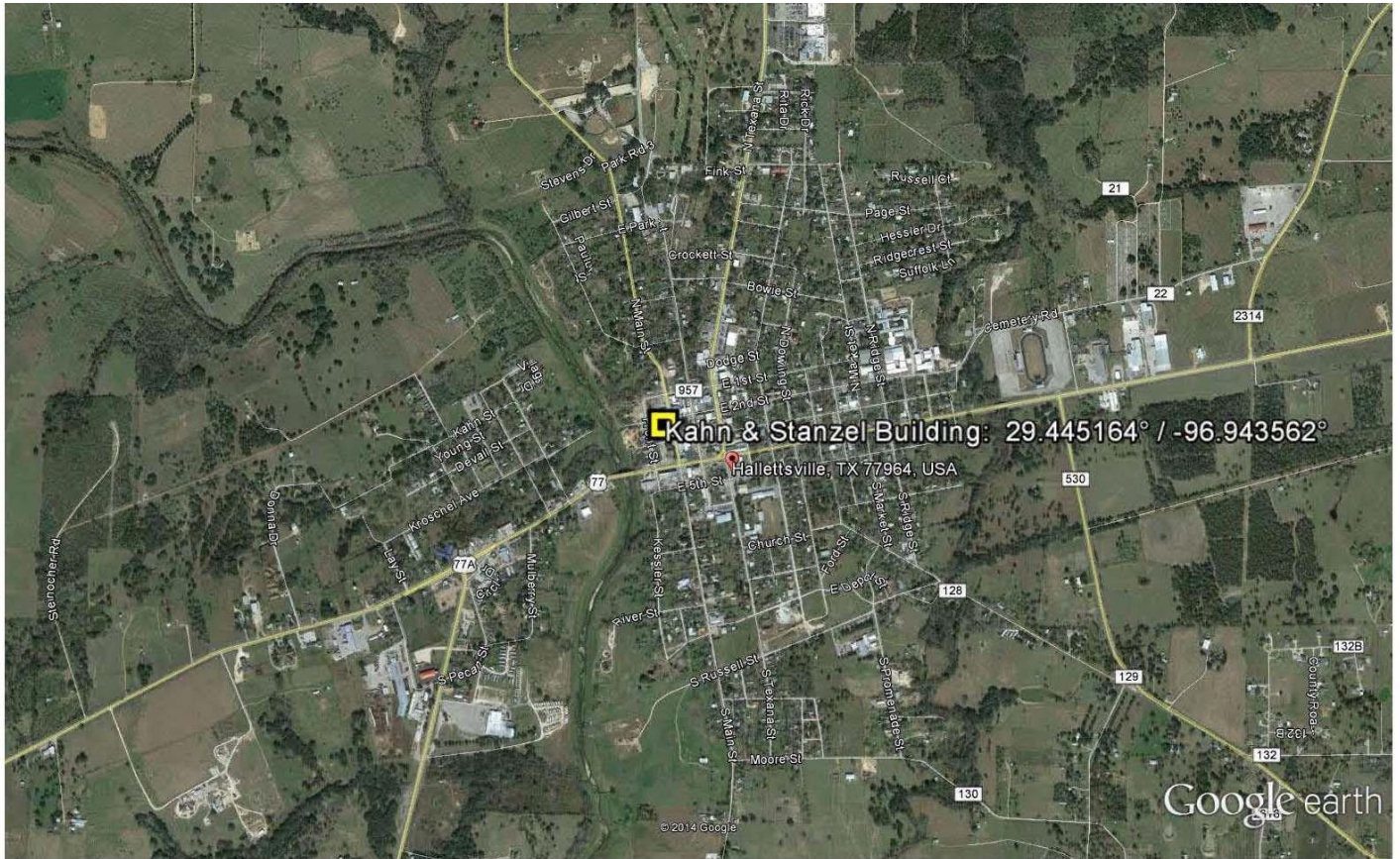
Kahn & Stanzel Building, Hallettsville, Lavaca County, Texas

Map 1: Hallettsville is located in Lavaca County, approximately halfway between Houston and San Antonio.



Kahn & Stanzel Building, Hallettsville, Lavaca County, Texas

Map 2: Scaled Google map depicts the nominated property's location within the city of Hallettsville.

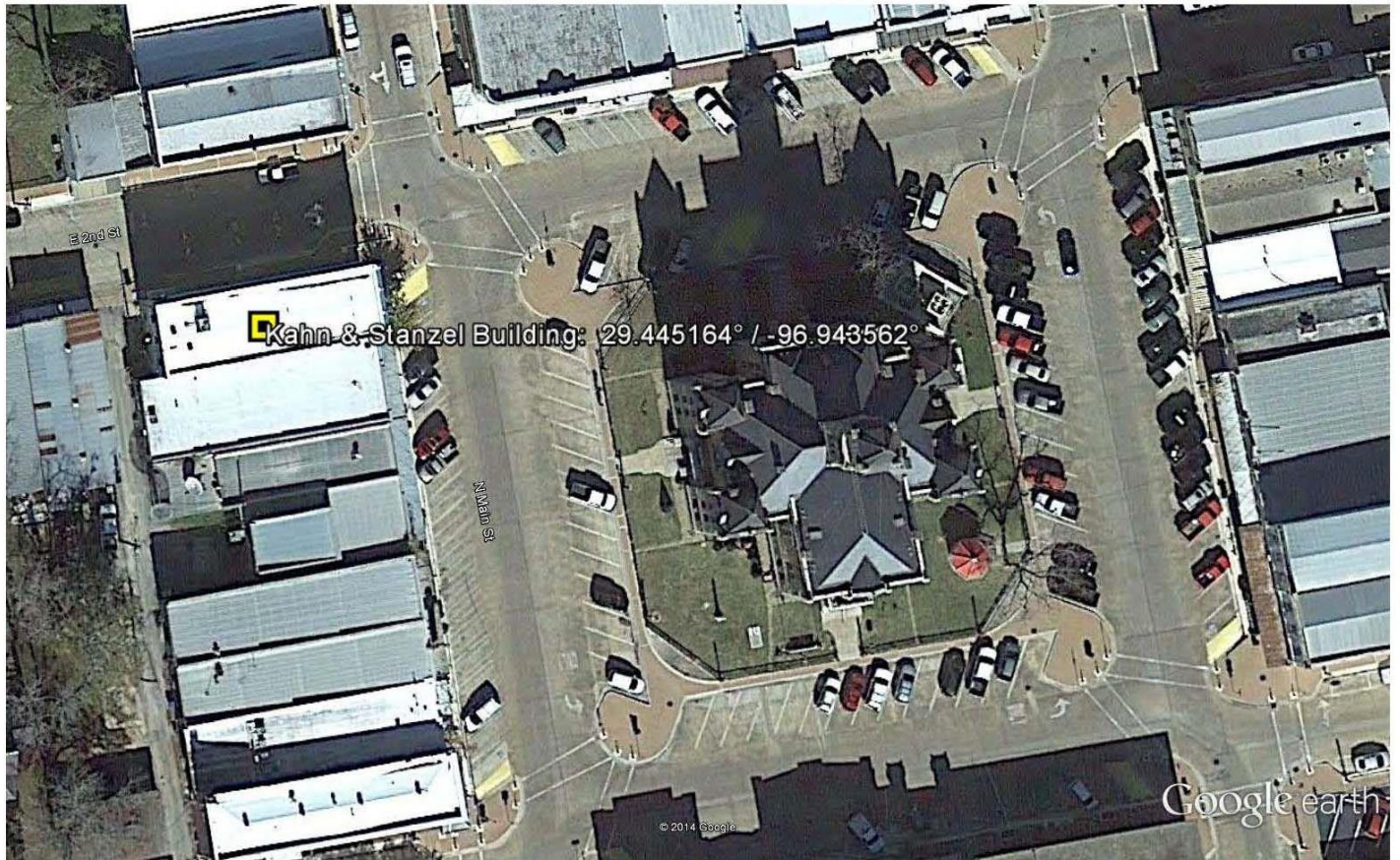


Google earth



Kahn & Stanzel Building, Hallettsville, Lavaca County, Texas

Map 3: Scaled Google map depicts the nominated property's latitude and longitude coordinates and location on the Lavaca County Courthouse Square.

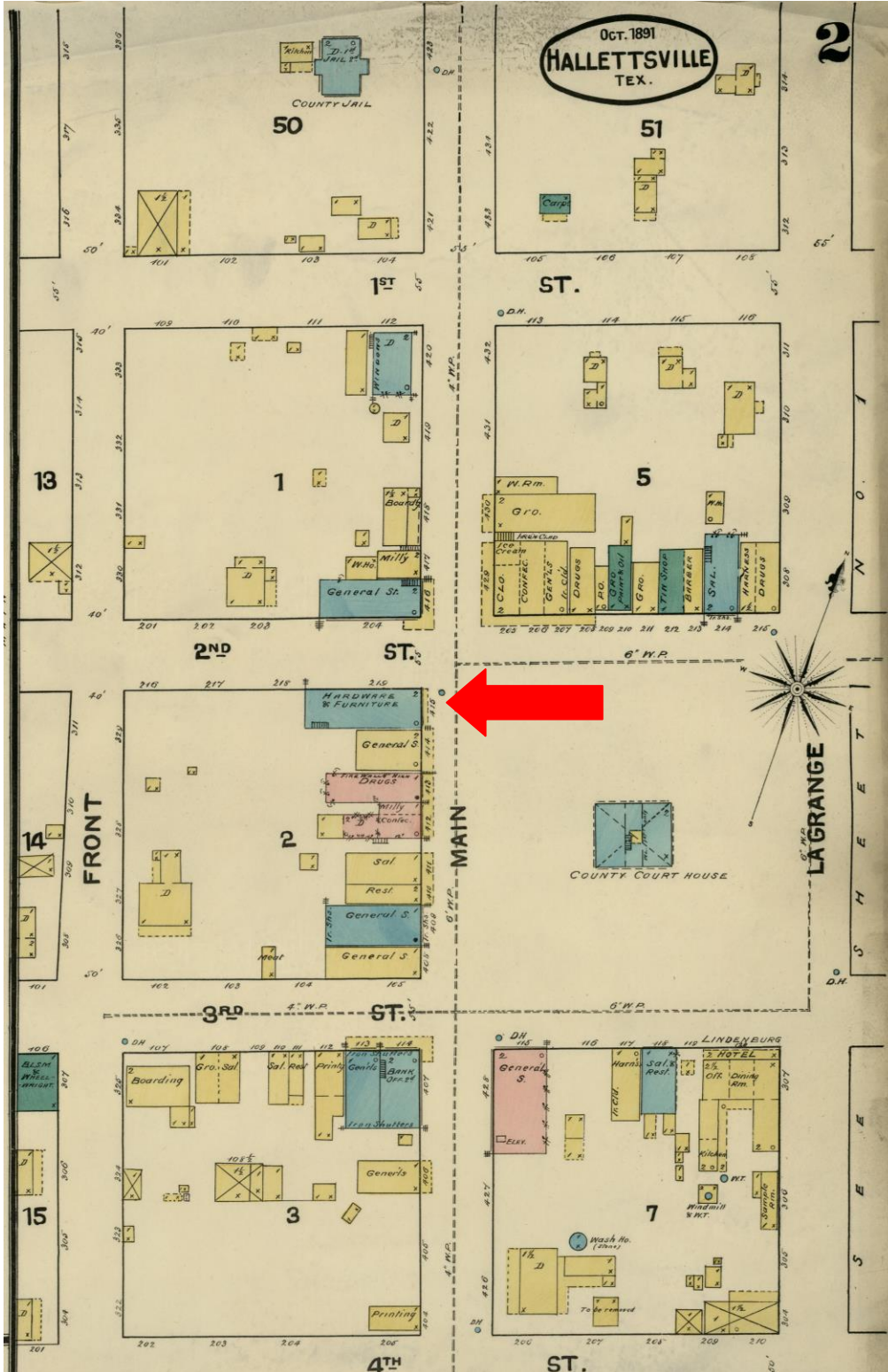


Google earth



Kahn & Stanzel Building, Hallettsville, Lavaca County, Texas

Map 4: The nominated property (indicated with arrow) first appeared on the 1891 Sanborn Fire Insurance map.



Kahn & Stanzel Building, Hallettsville, Lavaca County, Texas

Map 5: In 1912, the nominated building (indicated with arrow) was one of just a few stone buildings on the courthouse square. By this time, nearly all wood buildings had been replaced by those of brick or stone.

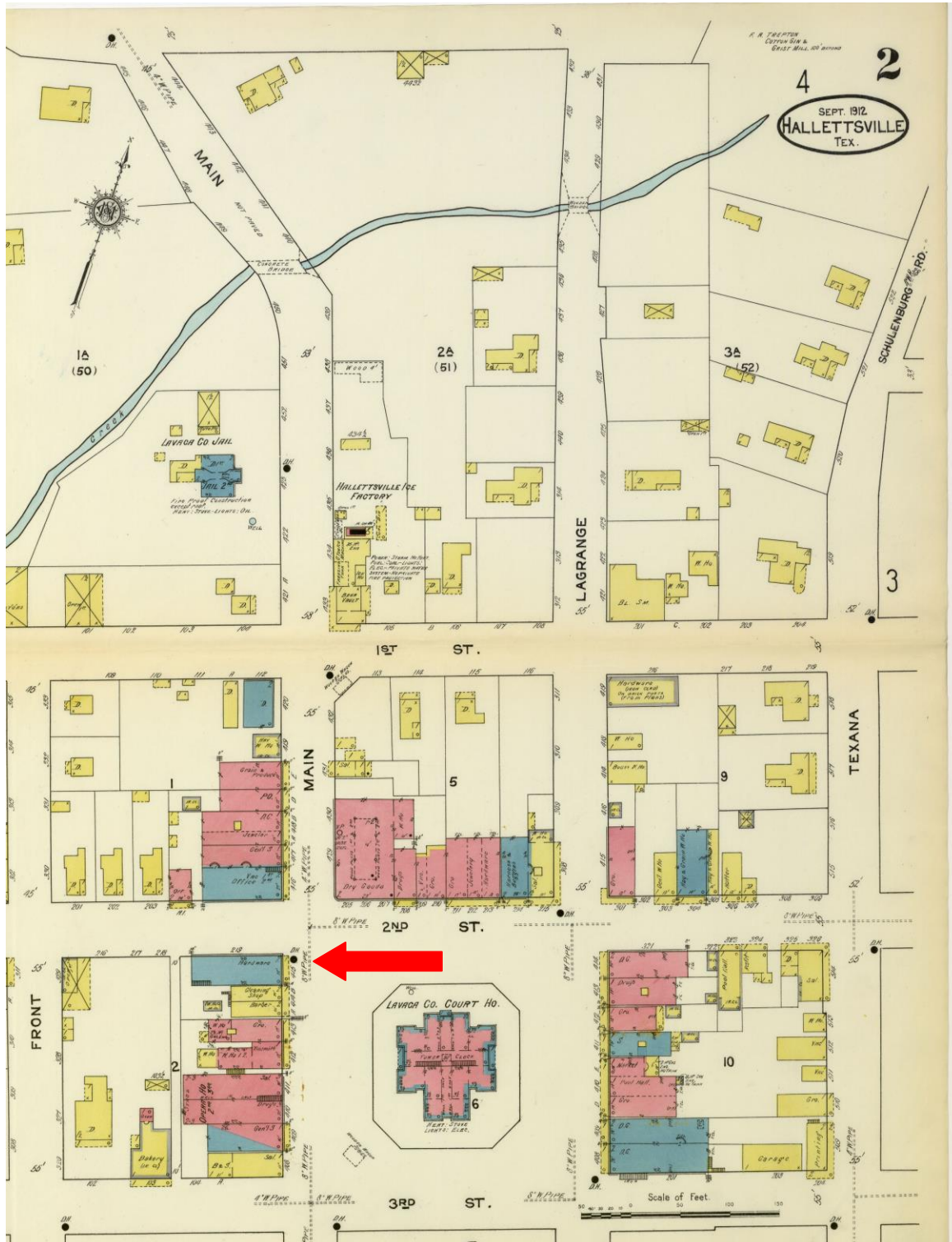


Figure 1: Drawing prepared as part of the 2000-2010 rehabilitation of the nominated property.

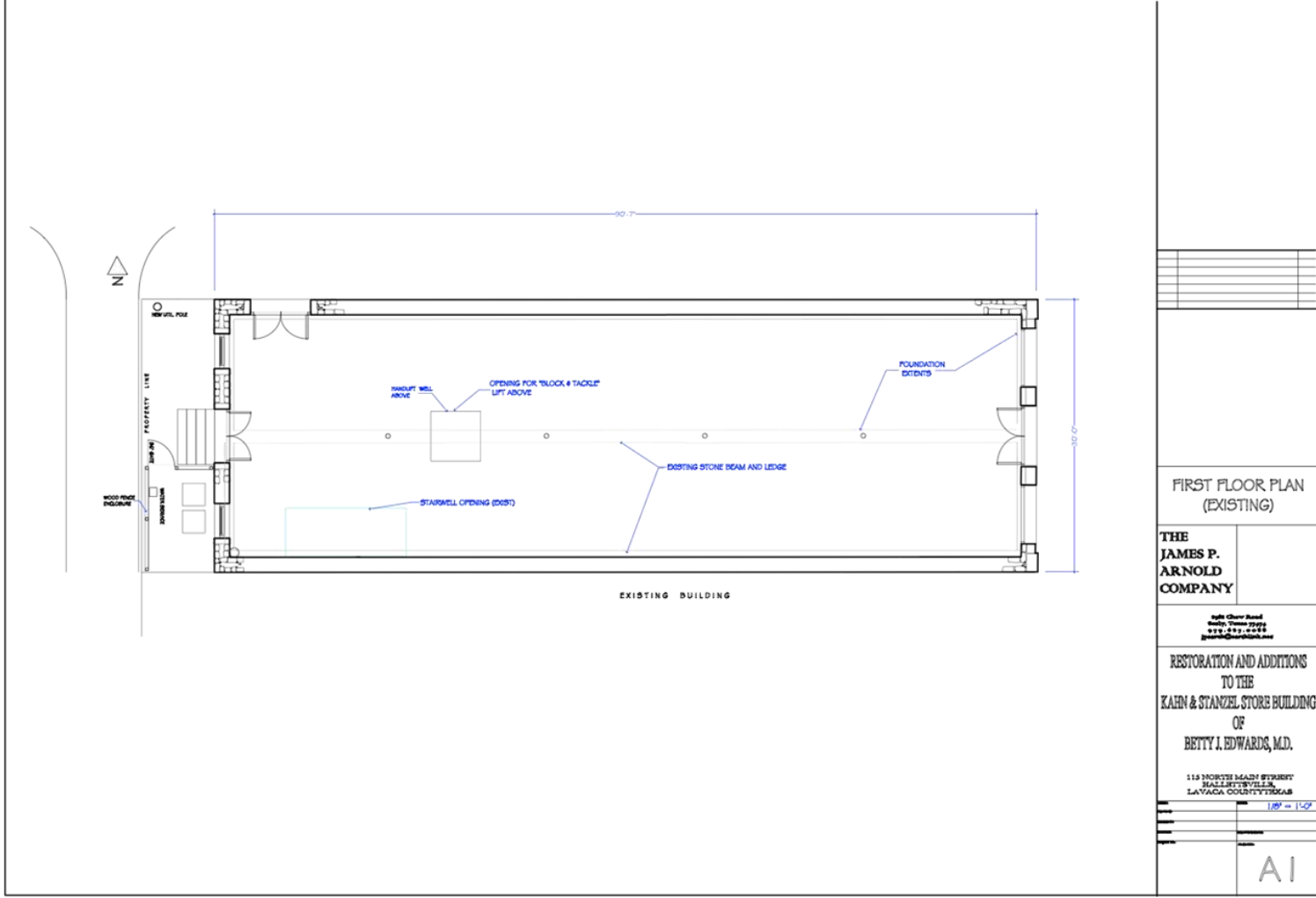


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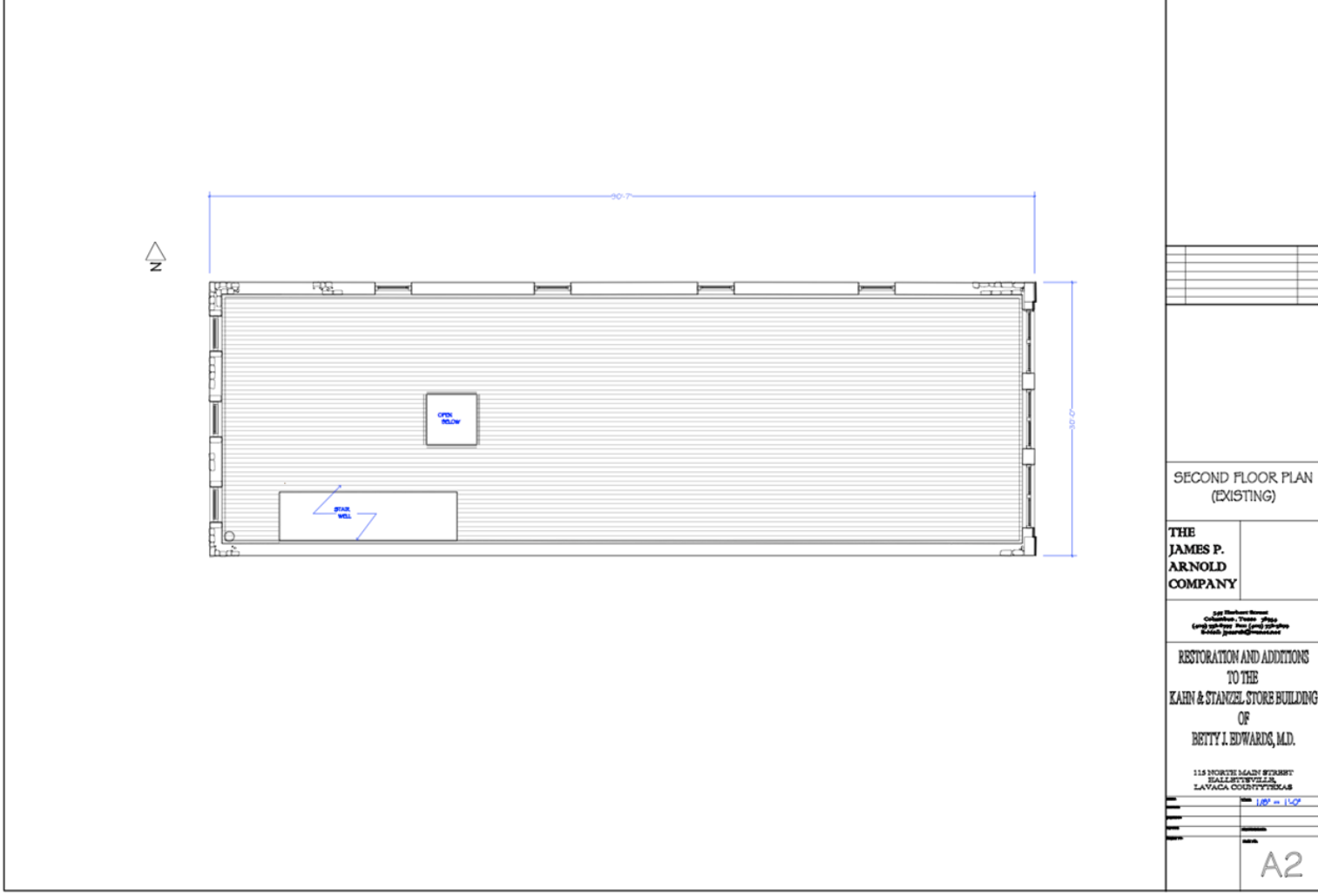
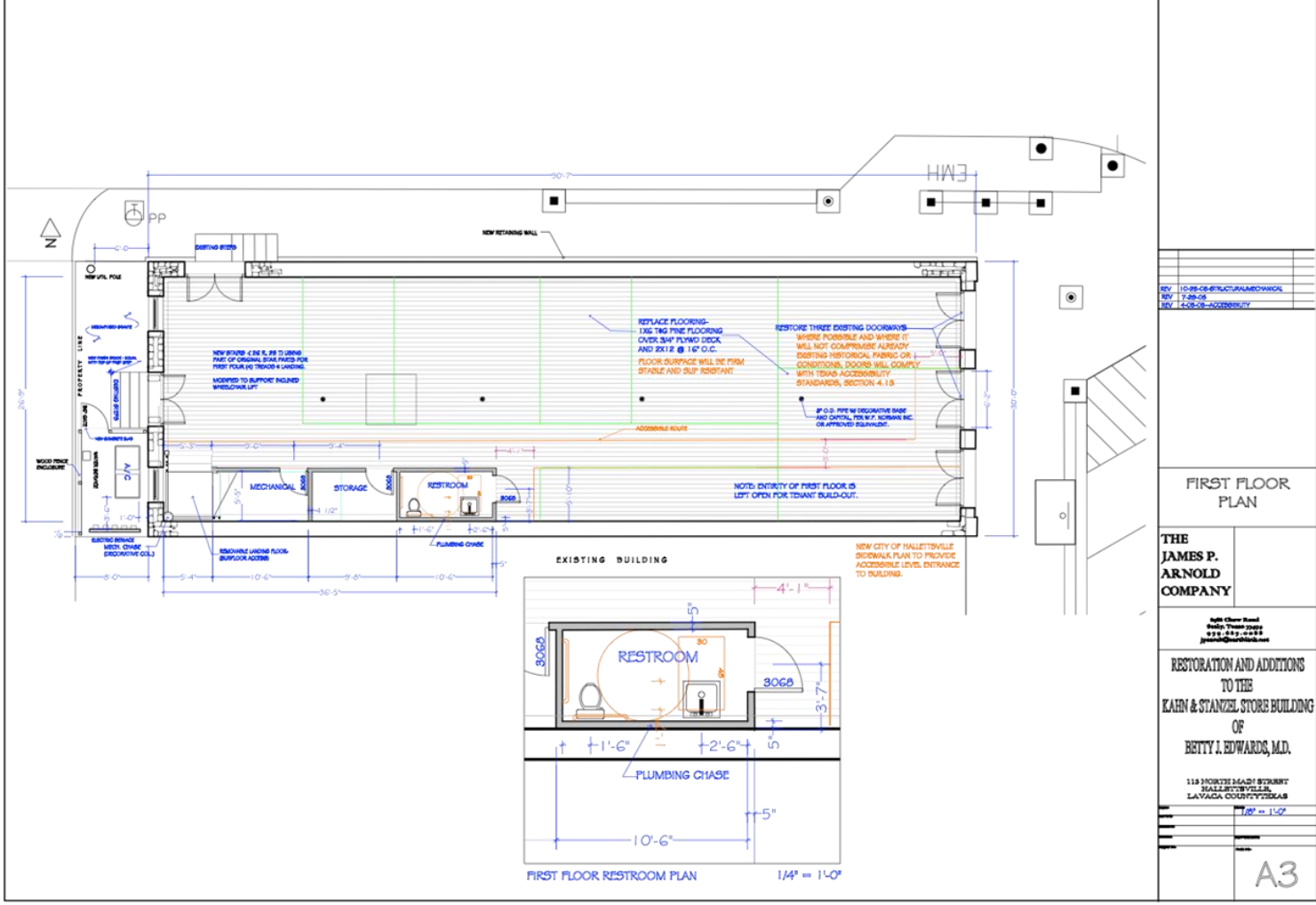


Figure 3: Drawing prepared as part of the 2000-2010 rehabilitation of the nominated property.



Kahn & Stanzel Building, Hallettsville, Lavaca County, Texas

Figure 4: Drawing prepared as part of the 2000-2010 rehabilitation of the nominated property.

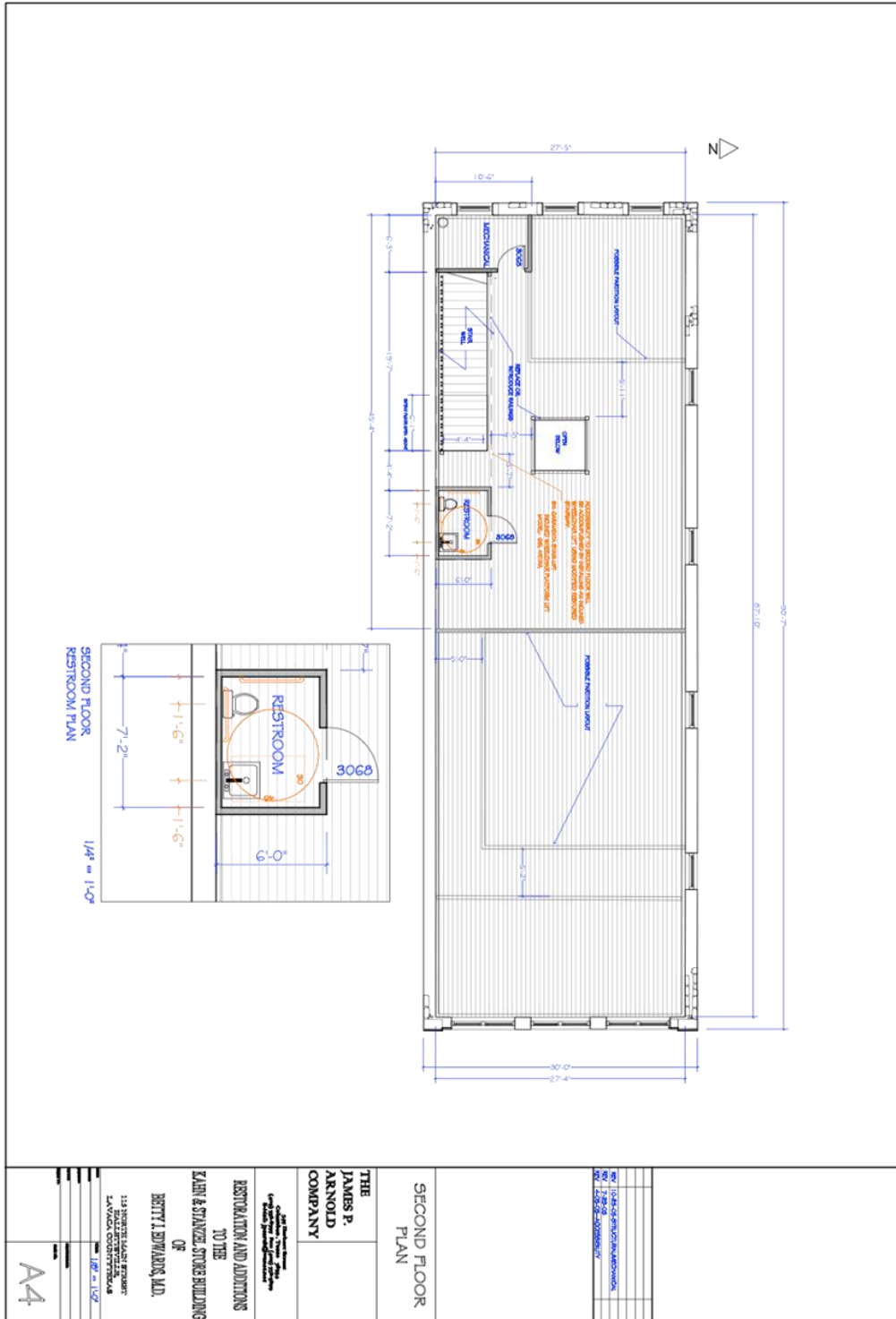
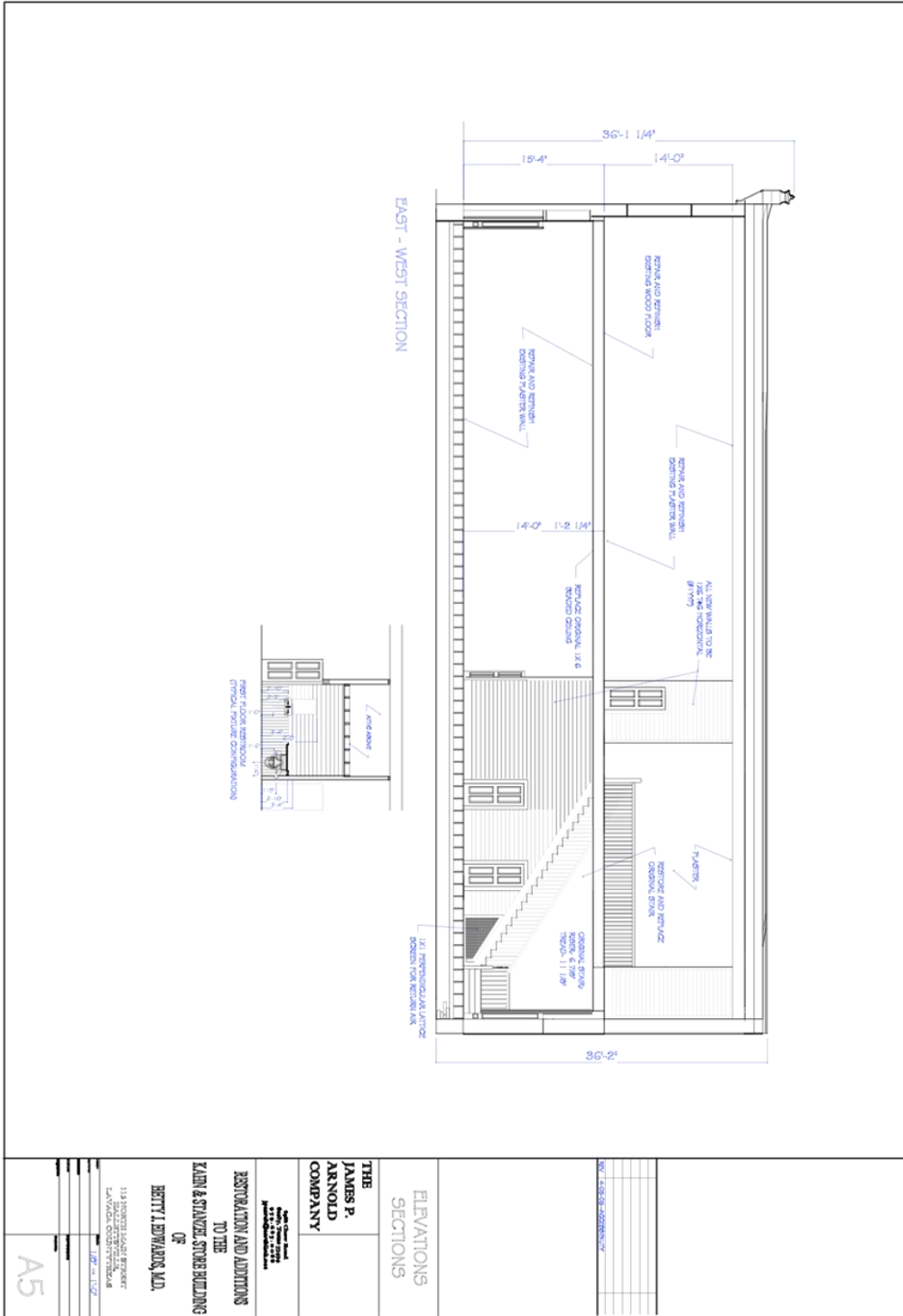


Figure 5: Drawing prepared as part of the 2000-2010 rehabilitation of the nominated property.



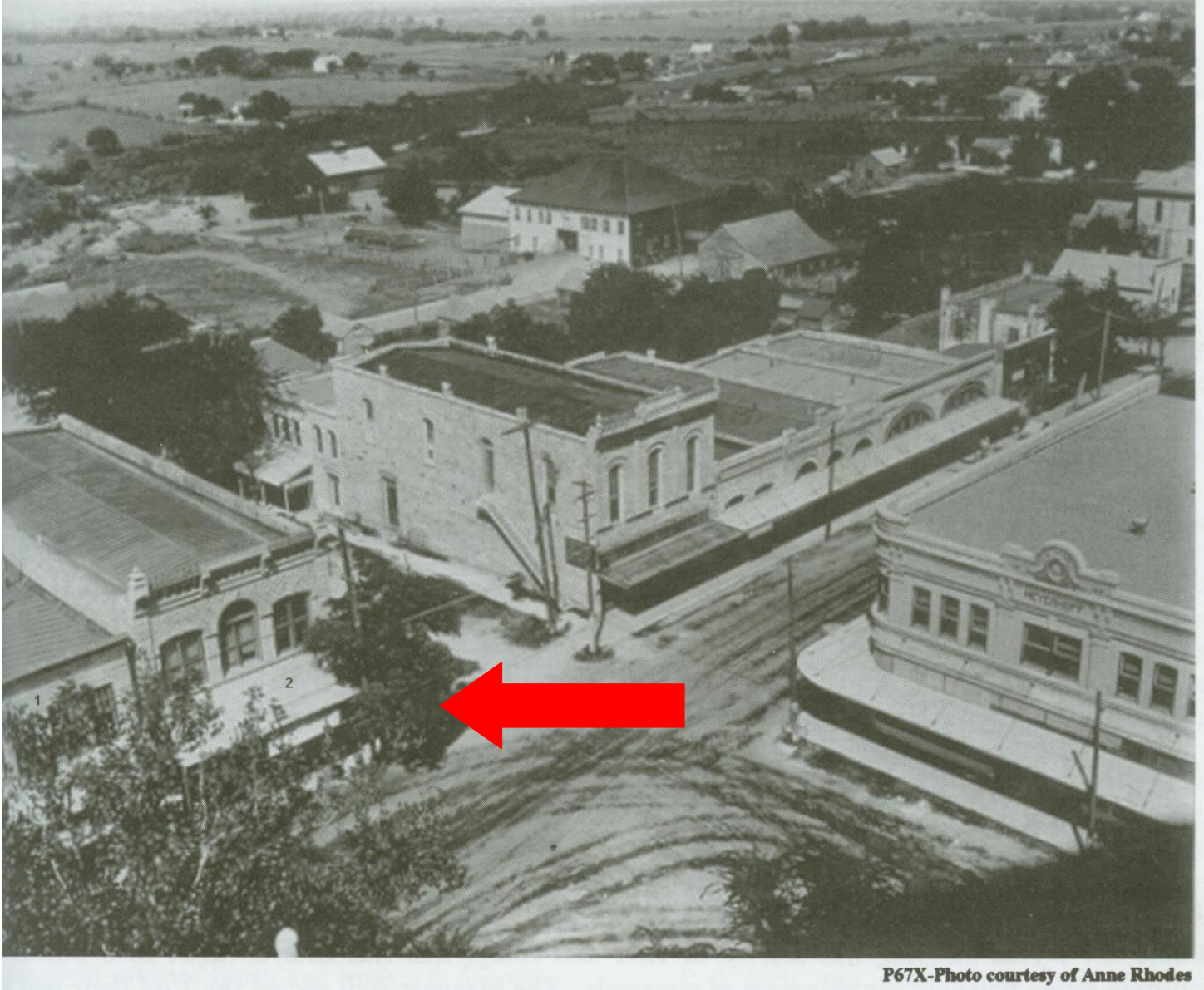
Kahn & Stanzel Building, Hallettsville, Lavaca County, Texas

Figure 6: Drawing prepared as part of the 2000-2010 rehabilitation of the nominated property.



Kahn & Stanzel Building, Hallettsville, Lavaca County, Texas

Figure 7: Looking northwest from courthouse, circa 1900.



Kahn & Stanzel Building, Hallettsville, Lavaca County, Texas

Figure 8: Looking north on Main Street, circa 1909.



P16-Photo courtesy of French Simpson Memorial Library

Kahn & Stanzel Building, Hallettsville, Lavaca County, Texas

Figure 9: Looking north on Main Street, circa 1950.



P5X-Photo courtesy of French Simpson Memorial Library

Kahn & Stanzel Building, Hallettsville, Lavaca County, Texas

Figure 10: The nominated property, circa 1950.



Kahn & Stanzel Building, Hallettsville, Lavaca County, Texas

CURRENT PHOTOS OF THE NOMNATED PROPERTY

The following photos were also submitted to the National Park Service as high quality digital files.

TX_Lavaca County_Kahn & Stanzel Building_0001.tiff
East Elevation. Camera facing west.



Kahn & Stanzel Building, Hallettsville, Lavaca County, Texas

TX_Lavaca County_Kahn & Stanzel Building_0002.tiff
North Elevation. Camera facing southwest.



Kahn & Stanzel Building, Hallettsville, Lavaca County, Texas

TX_Lavaca County_Kahn & Stanzel Building_0003.tiff
West Elevation. Camera facing southeast.



Kahn & Stanzel Building, Hallettsville, Lavaca County, Texas

TX_Lavaca County_Kahn & Stanzel Building_0004.tiff
First Floor looking towards front doors. Camera facing east.



TX_Lavaca County_Kahn & Stanzel Building_0005.tiff
First Floor looking towards rear doors. Camera facing west.



Kahn & Stanzel Building, Hallettsville, Lavaca County, Texas

TX_Lavaca County_Kahn & Stanzel Building_0006.tiff
Second Floor looking towards rear. Camera facing west.



TX_Lavaca County_Kahn & Stanzel Building_0007.tiff
Second Floor looking towards front. Camera facing east.





A two-story historic building constructed from light-colored stone blocks. The ground floor features three large arched doorways with wooden frames and white curtains. The second floor has three arched windows with similar white curtains. The building is topped with a decorative cornice featuring a row of ornate brackets and four square finials at the corners. The building is situated on a street corner.

ONE WAY

MAIN





W. SECOND

84P-BC9



DJ4-1844
MICHIGAN

ICEHOUSE









UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Kahn and Stanzel Building

MULTIPLE NAME:

STATE & COUNTY: TEXAS, Lavaca

DATE RECEIVED: 10/10/14 DATE OF PENDING LIST: 11/03/14
DATE OF 16TH DAY: 11/18/14 DATE OF 45TH DAY: 11/26/14
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 14000964

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 11-24-14 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in
The National Register
of
Historic Places

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

TEXAS HISTORICAL COMMISSION
real places telling real stories



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

FROM: Carlyn Hammons
 Texas Historical Commission

RE: New Submission, National Register Nomination
 Kahn & Stanzel Building, Lavaca County, TX

DATE: October 1, 2014

The following materials are submitted:

<input checked="" type="checkbox"/>	Original National Register of Historic Places form and electronic locational data (in .kmz format) on CD. The enclosed disk contains the true and correct copy of the nomination for the <u>Kahn & Stanzel Building</u> to the National Register of Historic Places.
	Resubmitted nomination.
<input checked="" type="checkbox"/>	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.
<input checked="" type="checkbox"/>	CD with seven (7) TIFF photograph files.
	Correspondence

ash

COMMENTS:

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

