

United States Department of the Interior  
National Park Service

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# National Register of Historic Places Inventory—Nomination Form

received AUG 20 1987

date entered SEP 25 1987

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

## 1. Name

historic The Historic Resources of Bryan, Texas (Partial Inventory of Architectural and  
and/or common Historic Properties)

## 2. Location

street & number The 1986 city limits of Bryan, Texas N/A not for publication

city, town Bryan N/A vicinity of

state Texas code 048 county Brazos code 041

## 3. Classification

<b>Category</b>	<b>Ownership</b>	<b>Status</b>	<b>Present Use</b>	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial	<input checked="" type="checkbox"/> park
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input checked="" type="checkbox"/> work in progress	<input checked="" type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	N/A in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
<input checked="" type="checkbox"/> multiple resources	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input checked="" type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input checked="" type="checkbox"/> other: vacant

## 4. Owner of Property

name See individual site forms

street & number N/A

city, town N/A N/A vicinity of state N/A

## 5. Location of Legal Description

courthouse, registry of deeds, etc. Brazos County Courthouse

street & number

city, town Bryan state Texas

## 6. Representation in Existing Surveys

title Texas Historic Sites Inventory has this property been determined eligible? N/A yes no

date July 1986 federal ☒ state county local

depository for survey records Texas Historical Commission

city, town Austin state Texas

## 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input type="checkbox"/> original site <input checked="" type="checkbox"/> see individual site forms
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		
<input checked="" type="checkbox"/> see individual site forms		<input checked="" type="checkbox"/> see individual site forms	

### Describe the present and original (if known) physical appearance

Bryan has been the agricultural and commercial center of the rich Brazos River valley farmlands since 1867, when the Houston and Texas Central Railroad initiated train service through the town. Within a few years, the city was linked by rail to major agricultural markets throughout the country. While Bryan is the county seat of Brazos County, its steady, sure growth was a function of its role as an agricultural and mercantile center. The long commercial district, with its broad Main Street, is the town's most striking feature. Organized along the axis of the rail tracks, the city's commercial development expanded as the city grew. While the original town plan was platted with respect to the north-south running railroad, subsequent development followed a more erratic pattern and was oriented generally at a 45-degree angle to the original town site. Bryan's historic, commercial and institutional structures were erected from the profits and proceeds of a flourishing cotton market economy. Turn-of-the-century neighborhoods developed around the business precinct and the academic institutions that operated in and near the city. Bryan's many early twentieth-century domestic buildings document a period when prosperous circumstances allowed both the upper and merchant classes to invest in houses. In recent years, Bryan's population, as well as that of its sister city, College Station, has mushroomed and the two communities comprise a small metropolitan center between Houston and Dallas. The 1980 census reports that 44,337 citizens lived in Bryan. One area where historic properties are concentrated -- the East Side Historic District -- has been identified as a historic district within this Multiple-Resource nomination. Because this submission was the follow-up phase of a comprehensive historic-resource survey of the city, site numbers assigned during the survey effort are used. Those structures identified as "N. R. Sites" denote properties included in this nomination. Properties within the the East Side Historic District are identified by their site number, which is then followed by the district's name. Buildings identified as "Survey Sites" were documented, but because of alterations, or lack of architectural historical importance, were not eligible for inclusion in the nomination.

### General Features

Bryan lies in east-central Texas in an area of gently modulated, highly fertile land, just east of the Brazos River. While the city was named the county seat in 1866, a year before the arrival of the first Houston and Texas Central Railroad (H&TC - now the Southern Pacific) train, its development as a regional commercial node, not as a governmental center propelled its growth. A portion of the International & Great Northern

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Railroad (I&GN - now the Union Pacific) freight and passenger station (Survey Site No. 1526) on W. 28th Street and a small brick structure (Survey Site No. 1068) adjacent to the tracks on E. 22nd Street are all that remain to link directly the city's architecture to the rail industry. H&TC engineers platted a diamond-shaped, grid-like, street system and were responsible for the original town site's linear orientation. Subsequent expansion in each area of the city was much less regular. Stretching some nine blocks from Martin Luther King Boulevard south to W. 28th Street, the business district lies parallel to the tracks immediately to the west, while the courthouse is sited two blocks east of the tracks. The popular explanation of the town's plan has it that the scheme resulted from land speculation around what was to be the courthouse square. Businessmen balked at the high prices and retreated to Main and Bryan streets. Instead, it is more likely that the engineers who platted the city's lots fixed its development. Bryan's plan is similar to other regional rail towns, such as Hearne, Calvert and Cuero, where the railroad, not the courthouse or public square, is the primary focus of the city's commercial center. The town's oldest domestic buildings are found in greatest numbers both east and west of the business district, while light industry facilities are common in the northern and extreme southern ends of the business district.

Nonresidential Structures

An 1867 photograph of Bryan's Main Street documents a densely built commercial area with cotton-laden wagons clogging the wide thoroughfare. Frame vernacular buildings were decorated only by painted parapet signs. Local businessmen incorporated the Bryan Real Estate and Building Association and the Bryan Real Estate, Building and Joint Stock Association in the 1870s to promote and finance construction. Between the 1877 and 1885 visits of Sanborn Fire Insurance Company representatives, brick edifices replaced many of the frame buildings that extended along each side of Main Street, although it is difficult to ascertain the impact of these organizations on the city's physical and architectural development. Cotton and lumber yards, planing and grist mills, hotels and boarding houses clustered about the tracks between 25th and 27th streets.

Deep narrow lots ensured the highest possible number of buildings per block. Because stock was unloaded directly from the train at their rear elevation, businesses operating from the east side of Main Street had secondary facades that faced the tracks. At the east elevation of the block between 25th and 26th streets, original openings, decorative features and painted graphics are still intact.

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When Sanborn Fire Insurance Company cartographers returned in 1885, the number of cotton yards and warehouses sited along the rail right-of-way had increased. Cotton merchants and lumber dealers added planing and corn mills and cotton gins to their track-side operations during the last decade of the nineteenth century. The G. S. Parker Lumber Company (N. R. Site No. 936), in business since the 1880s, is the only one of these early suppliers still open. At the height of its operation from 1910 through the 1930s, Parker Lumber Company's diversified operations included a cotton warehouse and gin, a cotton seed warehouse, a grist mill and stock yard, plus two blocks of lumber sheds.

By 1901 the commercial district stretched from 28th Street north to 19th Street (now known as Martin Luther King Boulevard) where it was terminated by the Bryan Ice House (N. R. Site No. 365). During the early twentieth century, the southern part of the downtown grew substantially when large businesses, such as hotels and theatres, and other institutions, including the Carnegie Library (National Register, 1976) and the Municipal Building (Survey Site No. 385), erected new buildings. The northern end, on the other hand, had smaller businesses including grocery stores, barber shops, restaurants and black-owned shops, that were housed in structures such as the Humpty Dumpty Store (N. R. Site No. 263) and the Allen Building (N. R. Site Nos. 329-333). Development was less dense north of 23rd Street as numerous mills, lumber sheds and cotton warehouses utilized most available land. The large Bryan Cotton Oil Mill and Fertilizer Company stood a few blocks north of the ice house. The Bryan Compress Company (N. R. Site No. 277), founded in the late 1880s, originally operated from a location at Main and 28th streets. It moved to the other end of town to its present site at 911 N. Bryan Street in the late 1920s or early 1930s. The multistory brick compress is surrounded by metal warehouses, a configuration that has changed little since its construction. Downtown remained a dusty place until the streets were paved in 1915. Before that date, lighting fixtures on obelisk-shaped standards stood in the middle of Main Street, providing a circulation path of sorts.

While their architectural integrity has been greatly diminished or destroyed by unsympathetic remodelings, Bryan's remaining late nineteenth- and early twentieth-century commercial buildings comprise a large and concentrated group of historic resources, with greatest density along Main Street. Most are one and two stories in height and of brick construction. A few second-story elevations remain unaltered but most first-level openings have been altered. Some of the commercial buildings not changed include the La Salle Hotel (Survey Site No. 1435), the First National Bank (N. R. Site No. 348) and the First State Bank and Trust (N. R. Site No. 1311).

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The town's cultural and intellectual life centered at the Carnegie Public Library (National Register, 1976), which was prominently sited on Main Street. At the time of its construction, the library was adjacent to City Hall and just across the tracks from the H&TC passenger station, a potent demonstration to all residents and visitors of its significant role in the community. The Masonic Temple (N. R. Site No. 386) was built on the important site between the City Hall and the library in 1910.

The 1892 courthouse, the most imposing of the several built by the county, was constructed east of the business district at a time when some of the state's other notable public buildings took form under the direction of regional architectural luminaries, such as J. Riely Gordon and Nicholas Clayton. Typically eclectic in the manner of many late Victorian courthouses, the white and red sandstone building was the work of Houston architect Eugene T. Heiner, who also designed the Old Cotton Exchange in Houston, the Colorado County Courthouse in Columbus and the old Brazoria County Courthouse in Angleton, and completed the work on the DeWitt County Courthouse in Cuero. The three-story building was razed in 1954 and replaced by the present Caudill, Rowlett, Scott and Associates-designed structure. Bryan moved its city offices and fire department to a new municipal building (Survey Site No. 1464), which was constructed in 1929. It stands today as one of the few Moderne/Art Deco-styled buildings in town and was designed by Austin architects Giesecke and Harris.

Bryan's religious institutions organized at the same time as the city's political and economic institutions, and many denominations were represented soon after Bryan was settled. Early services were held in private homes or on the second floor of commercial buildings. A majority of these nineteenth-century congregations still meet, although they occupy their third and fourth buildings. Temple Freda (National Register, 1983) at 203 S. Parker and St. Andrew's Episcopal Church (N. R. Site No. 1417) at 217 W. 26th Street are the city's two oldest religious buildings, although the former no longer serves as a sanctuary. Named for Ethel Freda Kaczer, whose husband helped to fund the synagogue after her death, Temple Freda was dedicated on 13 May 1913. The present Gothic-styled St. Andrew's replaced the original frame building in 1914. Members of the local Italian community have worshipped at St. Anthony's Catholic Church since its founding in 1896. The parish functioned as the single most important institution, apart from the family, where Italians maintained cultural practices and traditions. Originally housed in a frame structure on Polk Street, the church was destroyed by a fire in 1927 which forced the congregation to relocate to its present site at 306 S. Parker. The design of the Romanesque church (N. R. Site No. 233) was inspired by the style of the Cathedral of St. Anthony in Padua, Italy. Area residents formed the First Baptist Church

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soon after the town's founding. They occupied a number of buildings until the present facility (N. R. Site No. 518) was completed in 1927. During the prosperous 1940s and 1950s, many of the town's congregations replaced their early twentieth-century sanctuaries.

City banks were headquartered in some of the commercial district's most distinguished buildings. City National Bank (now First City Bank) occupied the lower floor of the Astin Building (Survey Site No. 1394). The classical First National Bank & Trust (N. R. Site No. 348) and the Art Deco-styled First State Bank & Trust (N. R. Site No. 1311) were sited at the important corner of Main and 25th streets, where the road from the rich cotton lands, the source of their holdings, emptied into town.

Residential Structures

As late as 1926, houses crowded around the edges of downtown Bryan, leaving no clear boundary between business and residential districts. Neighborhoods took shape first to the southeast of town, then to the west and east. Because the Brazos River bottom was settled initially, the oldest houses are found on the county's back roads. As a result, no single-cell or double-cell houses, plan types associated with early building traditions, were found in the city. Extensive domestic building did not begin until the 1870s; late nineteenth- and early twentieth-century dwellings are the numerically dominant local historic resource.

Bryan's merchant and professional class lived just beyond their business addresses, east and west of downtown. The city's east side has been occupied since the late 1870s, when Major W. R. Cavitt built his Italianate house there, and the area contains Bryan's largest concentration of stylish domestic buildings. A number of Classical Revival, four-square and bungalow dwellings line E. 29th Street, a wide, curved avenue that became the area's main thoroughfare. A few modest frame dwellings were found on the city's west side before the I&GN tracks were laid down W. 27th Street in 1900. The area quickly filled with a variety of early twentieth-century dwellings, most likely picked from catalogues at a local lumber dealer. While intended as a residential neighborhood, small businesses and institutional buildings began to intrude on the west side early in the century. Blacks moved to Bryan's industrial northside where they settled and opened operations of their own. Martin Luther King Boulevard is the area's primary artery, with a mix of commercial and residential structures along its entire length. Shotgun houses, associated with the settlement of blacks in the urban, Mississippi delta region of the lower South, are found throughout nearby neighborhoods. The row at the 900 block of Martin Luther King, moved in the early 1940s, is of particular note because of their unusual origins as Texas

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A&M University buildings. Unfortunately all vestiges of the post-Civil War settlement of Freedmanstown, in the northeast section of the city have disappeared. Also in the north end, small houses clustered around the Bryan Cotton Oil Mill and Fertilizer Company and the Bryan Compress Company appear to be workers' housing, though no verification was found in research efforts. The area became something of an Italian enclave, where second- and third-generation Italians operated grocery stores, cotton gins and motor car companies. When Allen Academy and Villa Maria Ursuline Academy moved their facilities to the northeastern section of town at the turn of the century, suburban neighborhoods grew around them. A few years later similar development occurred in the southern portion of the city, along the path of the interurban line that connected Bryan and College Station.

Most of Bryan's domestic buildings are single-story frame structures, and vernacular and popular plan types dominate. Early photographs of the city reveal that houses were widely scattered east and west of broad Main Street and placed on generously sized lots. One-story center-passage and L-plan houses were surrounded by collections of outbuildings, and the entire property often was enclosed by a wood fence. Popular and traditional architectural forms were synthesized by builders in the last quarter of the nineteenth century. The L-plan and modified L-plan resulted from this merger and both forms are found locally in significant numbers in single- and two-story versions. Noteworthy examples include 204 and 206 W. 28th Street and 700 N. Washington (N. R. Site Nos. 1501, 1500 and 494, respectively). Businessman and developer Eugene Edge lived in a modified L-plan house at 508 E. 30th Street (Site No. 1584 - East End Historic District) from 1901 until he built his handsome brick residence on Ennis Street (N. R. Site No. 757) about 1915.

Late nineteenth-century domestic buildings were based on a complex imagery in which irregular Victorian shapes were thought to be more natural or organic. Popular cladding materials for the period included native stone and shingles or clapboards stained the dark colors of vegetation. Porches followed curved exterior walls, providing a transition from the landscape to the interior. These picturesque, asymmetrical forms satisfied the period's aesthetic ideal of natural shapes, and the simple jigsaw porch and cornice details proved the fashionable tastes of their owners.

The East Side Historic District contains a high concentration of houses that were built for Bryan's merchants, power brokers and professional class. The Cavitt House (National Register, 1976), which occupies an entire block, is one of the best known and oldest historic dwellings in the city. Built by Major W. R. Cavitt in the 1870s, the structure is an elaborate version of the most common local plan type, the L-plan, that has been embellished by Italianate details. Many fine Victorian-period houses on the east side were

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demolished for new banks and churches. The complex, asymmetrically massed, Queen Anne style is represented by the E. J. Jenkins House (N. R. Site No. 1466) at 607 E. 27th Street. Typical of the style, the house is a mixture of imbricated shingles, carved and turned surfaces and smooth, underdecorated clapboards. Builders also synthesized features of the Queen Anne, especially steeply pitched roofs and multiple sheathing materials, with vernacular forms.

In the early years of the twentieth century, architectural trends and tastes moved away from the picturesque Victorian, which was judged to be frivolous. Simplicity was pronounced fashionable, and unadorned or symmetrical forms decorated with classical elements were promoted. Out of this, three popular styles or plan types emerged: Classical Revival, four-square and bungalows. As Bryan expanded during the first years of the new century, the generous lots of Victorian-period dwellings were divided by small infill housing. In each of the city's neighborhoods, there are houses similar to those illustrated in the popular architectural press from 1900 until the late 1930s. These successful published designs had great appeal because they were touted as private retreats, individually created and shaped by the family. In fact, the structures were mass produced at factories and shipped by rail to all parts of the country.

From the 1890s until 1910, a time when many of Bryan's merchant class were building, the Classical Revival style exerted a strong influence over the building trades. Classical styles had never been completely supplanted, even during the Victorian period, and classical details would later be found on four-square entries and bungalow porches. Simply ornamented, symmetrical forms began to line E. 29th Street and the tracks along the line of the I&GN, reflecting contemporary architectural taste and the variety of options available at the local lumber yard and through mail-order catalogues. The Barron House (N. R. Site No. 128) at 100 S. Congress Street is one of the best examples of the Classical Revival style in Bryan.

The cubical, boxy, four-square house was popular for the first quarter century. Many were probably ordered from catalogues and are easily distinguished by their square, two-story form and pyramidal roof. The first-floor plan included four rooms, all roughly the same size. Typically, the first floor contained only public rooms; the second floor was given over completely to private quarters. Four-square design was paired with bungalow details at the Waldrop House (Site No. 1571 - East Side Historic District) at 615 E. 29th Street.



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As the emphasis on "modern" increased by the end of the first decade of the twentieth century, the clean horizontal lines of the bungalow became more popular. Scientific studies analyzed domestic needs, new machines eased life in the home, and concern for sanitized, healthful living influenced designs for progressive, efficient dwellings. Most bungalows were much smaller than their Victorian counterparts and were filled with simply detailed furniture and the latest in bath and kitchen improvements. Local examples are usually simply massed frame buildings that lack the intricate details or multiple building materials associated with finer Craftsman-influenced dwellings. Bungalows are found throughout Bryan, and the houses at 409 W. 30th and 600 N. Washington streets (N. R. Sites Nos. 1595 and 497) exhibit characteristic bungalow features of overhanging roofs, exposed rafter ends and horizontal emphasis.

By the 1920s and 1930s a wide range of stylistic motifs were employed in domestic building design. Designers reached into the architectural past for Georgian, Tudor and Dutch- and Spanish-Colonial designs. Imposing Georgian forms were fitting for the spacious and elegant houses built by local businessmen Roger Q. Astin and Eugene Edge. Astin's house (N. R. Site No. 1382) at 508 W. 26th Street was constructed over a two-year period beginning in 1922 and boasted a central vacuum cleaning system, an intercom system and central heating. Edge built his house (N. R. Site No. 757) on the other side of town at 609 E. Ennis, adjacent to the Bryan Baptist Academy, which had closed a few years before. He would later incorporate some of the academy buildings into his Edge Apartment complex (razed). Tudor Revival, Dutch Colonial and Spanish Colonial styles were easily adapted for bungalows and small cottages. Local contractors utilized ready-cut materials offered at local lumber yards and built dwellings according to plans from mail-order catalogues. Examples include the Jones House (N. R. Site No. 756) at 812 S. Ennis, the McDougal-Jones House (N. R. Site No. 1439) at 600 E. 27th, and the Stone House (N. R. 1632) at 715 E. 31st.

Population increased during the 1920s and 1930s, producing what a period publication cited as a "shortage of desirable homes." Because housing demand held steady, apartments were recognized as acceptable housing options. Local businessmen built several on the east side as speculative ventures; only a few have survived. The operations at the Bryan military base from 1943 until the end of World War II, and again from 1951-1958, and the surge of growth at Texas A&M University that began in the 1960s, fueled local growth, pumping large amounts of money into the local economy. Its effects were largely two-fold. Downtown merchants used profits to remodel or cover the original facades of their buildings. Hence, downtown Bryan exhibits the face of a city remade during the 1950s and 1960s, as aluminum and concrete facades obscured original facades, and original openings were altered or closed. Overall, the effects have given the long blocks a blank

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and austere appearance, which is heightened by the wide streets and lack of car and pedestrian activity. On the other hand, several fine 1950s structures were designed, including doctor's offices (now Jarvis Insurance) at 701 Texas Avenue and Clayton's Restaurant (now First Federal Savings & Loan) at 2900 Texas Avenue. The area's first shopping center, Townshire, was developed by John C. Culpepper and opened on Texas Avenue in the late 1950s, siphoning business from downtown. This was compounded when banks and theaters moved to Texas Avenue and E. 29th Street. As business activity moved steadily south toward College Station, the abandoned downtown became rundown. A strong revitalization effort has been mounted by Main and Bryan Street merchants who are determined to uncover original facades, improve existing ones and attract new business.

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Survey Methods

In the project's initial phase, surveyors canvassed each city street taking a 35mm black and white photograph of the primary elevation or best oblique view of every structure erected prior to 1935. The location of the building or site was plotted on a 1939 city map, which was used as the survey base map. A 1936 Texas Highway Department map and current planning maps of Brazos County were used to note the location of buildings which stood outside of the city's boundaries a half century ago. Each property was assigned a unique number, and the address, building type, approximate construction date, condition and preliminary evaluation of its importance was compiled to form a master list. For the more significant properties, i.e. those ranked as HIGH or MEDIUM priority sites (see Criteria for Evaluation), additional fieldwork was completed. Supplemental black and white photographs and color slides added multiple views and details for architecturally significant sites. In addition, surveyors completed a brief physical description and architectural analysis for each of the approximately 150 HIGH priority sites.

Research

Architectural and social historians often rely on such common research tools as historic maps, city directories, tax and deed records and old newspapers to reconstruct a community's past. In order to provide a historical context for Bryan's built environment and to further explain and augment the remaining physical record, archival research was conducted concurrent with the fieldwork. Repositories whose records were examined include:

1. Bryan Public Library, Photographic Collection and Local History Vertical Files
2. Texas A&M University Archives
3. Brazos County Courthouse, Property Tax and Deed Records
4. Parker Lumber Company, Cash Books, Ledgers, Day Books, and Cotton Gin and Cotton Seed Books, Bryan
5. Texas State Library, General Collections, Austin
6. Texas Historical Commission, State Marker Program, Austin
7. Barker Texas History Center, General Collections and Sanborn Fire Insurance Company Map Collection, University of Texas at Austin
8. Library of Congress, Photographs and Prints Collection, Washington, D.C.

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Maps prepared during the late nineteenth and early twentieth centuries by the Sanborn Fire Insurance Company yielded a great deal of information about the city's early configuration and its later transformations, as well as the form and location of structures throughout the city. Essential historical information from county tax rolls, the 1937 city directory and Sanborn maps were recorded on Research Data Sheets for HIGH priority sites.

Surprisingly, no bird's-eye views were prepared for Bryan, and the earliest known city directory dates from 1937. Historic photographs of Bryan's early years have been collected by Dr. Rand Evans, who generously allowed them to be copied for this project. In addition to permitting scrutiny of their private photo collections, many Bryan citizens related their family or building's histories through oral or written accounts. Questionnaires were mailed to the owners of properties ranked as HIGH priority, and the majority of the forms were completed and returned.

Once the initial fieldwork and research was concluded, each surveyed site was evaluated and assigned a preservation priority rating using the standards detailed in the section that follows.

**Criteria for Evaluation**

All 1,807 surveyed sites have been assigned a HIGH, MEDIUM or LOW preservation priority rating based on the property's architectural integrity and/or historical association. The following criteria were used to make this determination.

**HIGH PRIORITY** - Contributes significantly to local history or broader historical patterns; is an outstanding or unique example of architecture, engineering or crafted design; retains a significant portion of its original character and contextual integrity; meets, in some cases, standards for inclusion in the National Register of Historic Places or is potentially eligible for a Texas Historical Marker.

**MEDIUM PRIORITY** - Contributes significantly to local history or broader historical patterns, but alterations have diminished the resource's integrity; is a significant example of architecture, engineering or crafted design; is an outstanding example of a common local building form, architectural style or type; is a modern or recent landmark not old enough to be judged in a historical context.

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LOW PRIORITY - Exemplifies a common local building form, architectural style or type, with no identified historical associations; is a moderate to severely altered resource with reversible modifications that exemplifies a distinctive building type or architectural style, or that has only minor historical significance.

In the final phase of the survey, all HIGH and MEDIUM priority properties were evaluated for a last time to determine their eligibility for inclusion in the National Register. Selected properties include those judged to be most representative of a particular architectural style, or local or regional vernacular plan type, or those associated with historical figures, events or eras.

## 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input checked="" type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input checked="" type="checkbox"/> education	<input type="checkbox"/> military	<input checked="" type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input checked="" type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input checked="" type="checkbox"/> other (specify)
				minority/ethnic groups

Specific dates see individual site forms

Builder/Architect

see individual site forms

### Statement of Significance (in one paragraph)

Positioned in the fertile central Texas plains, Bryan, county seat of Brazos County, has served as a regional transportation, agricultural, commercial, governmental and educational center since its founding in 1866. Area lands have been occupied since 1821, when they were settled as part of Stephen F. Austin's second colonization grant. Real impetus for growth and development was delayed for some 46 years until the lines of the Houston and Texas Central Railroad (H&TC) reached the city. The arrival of rail service facilitated an easy and inexpensive method of transporting locally grown cotton, the region's primary cash crop, to market, which spurred production and demographic expansion. In the fourth quarter of the nineteenth century, German, Czech and, especially, a large number of Italian immigrants settled in the Brazos River valley. Their children and grandchildren left area cotton farms and moved to Bryan, many entering business. Attracted by the community's prosperity, a merchant class took form and Bryan's commercial development was buoyed by cotton-related activities well into the twentieth century. Healthy economic circumstances, a growing population and an ease of transportation, (first via interurban service, then automobiles) created conditions for the city's early twentieth-century suburban expansion. The founding of Texas A&M College (later Texas A&M University) in nearby College Station in 1876 drew other small academic institutions to the community in subsequent years. Because of its increasingly diversified nature, Bryan's economy remained strong until the recent reversals in the oil market. The city's architectural resources, as a result, were subject to a constant cycle of construction and replacement; many historic properties have been destroyed, covered up or made over. Area citizens and business and civic leaders have organized to protect remaining resources. Three individual properties in Bryan are listed in the National Register of Historic Places and this nomination proposes to add 40 individual sites and one historic district for similar designation.

### Transportation

Brazos County lands were under cultivation by the 1830s, but poor inland routes and the cost, irregularity and danger of river transportation curtailed regional demographic and agricultural growth for thirty years. Substantial increase was realized only after the extension of rail

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transportation into Brazos County in the 1860s. While much of the South struggled to recover, the Texas business community quickly reorganized after the Civil War. Few were busier than the state's rail companies who set out to resume construction of major routes halted by wartime activities. Moving through the state, the companies financed rail construction through the sale of real estate in the towns they founded from the Gulf to North Texas. Bryan was a creation of the H&TC and its early settlement and growth largely was dependent upon its association with the railroad. William Joel Bryan, Stephen F. Austin's nephew, sold land to the H&TC in 1860 for a rail right of way. At the close of the war, the H&TC resumed construction, and Theodore Kosse, chief engineer for the line, platted and planned the community named in Bryan's honor. Alerted to the construction of the rail lines, Brazos County residents voted to move the county seat from Boonville to Bryan in 1866, and the H&TC reached the town a year later. Bryan was the northern terminus for approximately eighteen months, and reports from the statewide press indicate that the city thrived in its early years. By 1900 the International and Great Northern Railroad (I&GN) line also moved through town. In the early decades of the twentieth century, with the assistance of the H&TC, spur tracks ran to the Brazos Bottom, linking the rich cotton-producing lands with the city's five gins, two cotton yards, warehouses and cotton compress.

Interest in an interurban line connecting Bryan to the university community of College Station had been expressed as early as 1904, but service would not begin for another six years. Interurban tracks ran the length of Cavitt Street, opening the area on either side for development. Ease of transportation between the two cities meant faculty and students could now live and shop in Bryan. The line later was extended out to Allen and Villa Maria Ursuline academies. Unable to compete with the automobile, all interurban service was discontinued by 1918.

Agriculture

Brazos County cotton plantations lie at the southern end of the Cotton Belt that stretches from the Virginia Piedmont through central and west Texas. Bryan's economic growth was not totally tied to the success of the market crop as was true of other rail towns along the state's rich cotton-producing lands, but its early settlement was dependent upon the agricultural industry. Cotton production was introduced by planters who migrated from the Deep and Lower Upland South in search of affordable, fertile lands to cultivate. Production was limited by the difficulties of moving the crop to market, but output rose dramatically once the rail arrived. Pre-twentieth-century use of fertilizers and the limited introduction of mechanized farming also contributed to increased production. In 1870, three years

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after the arrival of rail lines, the Chatham Gin Factory began sixteen years of production one-and-a-half miles from the center of town. In 1871 Bryan's first cotton oil mill began operation and a second opened two years later. In 1910 the Bryan Cotton Oil Mill and Fertilizer Company, managed by J. W. Howell, was described as the city's biggest industry. Most gins operated in the fertile Brazos River bottom (as they do today) and cotton bales were brought into town via the train spur or cart. The success of bottom land farms was felt along Bryan's Main Street. Historic photographs show collections of wagons piled high with bales strewn down the street. Cotton yards and warehouses operated from trackside and a cotton platform surrounded the H&TC freight depot. Area farmers contracted with local businessmen who arranged for the sale and transport of the crop to markets. By the turn of the century, downtown was framed, on the south and north ends, by cotton-related industries. The north end of Main especially became the focus of agricultural commerce, where the largest and most concentrated numbers of cotton yards, warehouses and gins were found. Most signs of the cotton trade have disappeared, with the exception of the Bryan Cotton Compress and Warehouse complex (N. R. Site No. 277) at 911 N. Bryan Street. The business opened in the late nineteenth century and operated from a brick structure at 28th and Main streets until 1934 when a fire destroyed the facility. The present complex was erected soon afterwards.

Architecture

Architectural historians report that in the forty-year period from 1890 to 1930, more houses were built in America than had been constructed in all of its previous history. Much of this building was linked to the availability of low cost, prefabricated housing. Most potential home buyers could buy a set of plans for a few dollars from women's magazines or the Radford Architectural Company; or they purchased the house of their dreams for less than \$1000 from Sears, Aladdin or other mail-order businesses; or they could contract with a local builder who secured all necessary materials from a nearby lumber yard.

Bryan's domestic construction increased dramatically from 1890 to 1930 and area residents probably secured their houses in all three manners, especially the latter two. Ten years after Bryan was platted by H&TC engineers, J. L. Garth's planing mill and lumber yard operated from trackside, adjacent to the sash, door and blind warehouse. By 1885 Garth's business had expanded and he had a number of competitors, including the Parker Lumber Company (N. R. Site No. 365), still in business in Bryan's north end. The Houston Ready-Cut House Company of Texas may have supplied some area houses, but it was the city lumber dealers and builders who no doubt provided most of Bryan's domestic buildings after 1890.



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As the architectural profession came under attack at the turn of the century, accused of lacking concern about housing for the average citizen, contractors and builders throughout the country increasingly usurped the architect's duties. The situation in Bryan appears to have followed the national pattern. No names of early local architects have been identified, and as late as 1930, none were listed in the city's business directory. Instead, area residents depended on building contractors and lumber yards. A 1930s directory contained entries for thirty-one contractors, including Charles Eric Jenkins, who was perhaps Bryan's best-known builder for some thirty years. Numerous entries in the Parker Lumber Company ledgers indicate that Jenkins did a considerable business with the firm. Jenkins is associated with the Astin House at 600 E. 29th Street (Site No. 1544 - East End Historic District), the Wilkerson House at 614 E. 29th Street (Site No. 1546 - East End Historic District), the Edge House at 508 E. 30th Street (Site No. 1584 - East End Historic District), the McMichael-Wilson House at 712 E. 30th Street (Site No. 1588 - East End Historic District), the E. J. Jenkins House at 607 E. 27th Street (N. R. Site No. 1466) and St. Andrew's Episcopal Church (N. R. Site No. 1417).

Home ownership was also facilitated by the efforts of two local businessmen. Along the Cavitt Street route of the interurban, banker Fred Cavitt and druggist H. R. Cavitt developed an area they called Hillcrest, "the beautiful suburban home district of Bryan." The Cavitts' advertised terms that were "extremely easy" and offered to build houses that they would either rent or sell to their clients. Hillcrest is comprised of bungalows and early and mid-twentieth-century houses.

Commerce

The presence of Sanborn Fire Insurance Company cartographers in Bryan in 1877 indicated the city's commercial core was substantial enough to warrant documenting for insurance purposes. The arrival of the H&TC ten years before had stimulated an expanding economy and provided conditions for the formation of a merchant class. Population swelled as Czech, German and many Italian immigrants arrived in the three decades following the Civil War. Early settlers left the small communities surrounding Bryan, such as Kurten, Smetanta, Millican and Boonville, and relocated in the city. Newly freed blacks left local plantations and settled in the town's northern quadrant. Wealthy planters abandoned their river bottom dwellings, opened businesses along Main and Bryan Streets and moved into substantial new houses on the fashionable east and west sides of town.

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Businessmen established or enlarged their operations as each new city took shape along the path of the train. Some like Lehman Sanger, one of the well-known merchant Sanger brothers, followed track construction, founded a store at each new railhead and left town when the lines pushed north. Sanger opened a store in Bryan in 1867, in Calvert a few years later and stopped finally in Dallas, where his enterprise would in time be known as Sanger-Harris. When the tracks reached North Texas, the Padgett Brothers packed up their Bryan store and moved to Dallas in 1873. As late as 1910 some businesses, like the Gordon-Sewall Grocery Company, who had houses in Bryan, Navasota and Calvert, operated concerns in several rail towns.

Whether from other parts of the state, like Sanger, or from small, neighboring communities that existed for only a short while, general merchants and professionals located along Main and Bryan Streets soon after rail service began. Grocers sold cotton, lawyers dabbled in real estate, and the Buchanan-Moore Company provided buggies, harnesses, furniture and undertaking services. Peddling groceries, agricultural implements and dry goods, local businessmen depended heavily upon the cotton-producing sector. Commission merchants claimed a second income acting as middlemen, or factors, for local cotton farmers, arranging for the sale and transport of a year's crop. In the September 1910 issue of the Bryan Eagle, Commercial Club Edition, John Lawrence, a local grocer, advertised, "Bring us your cotton. We receive the market every hour and know what it is worth." In the same paper the Sanders Brothers claimed to their socially conscious clients to be the "Home of High Class Groceries" and promised "Special Attention to the Sale of Cotton." Howell & Company, wholesale grocers, operated from the 1906 Howell Building (N. R. Site No. 358) at 200 S. Main, which remains largely intact.

Only two years after the initiation of train service, the Chatham Gin Factory began operations north of the city, where cotton gins, feeders and presses were manufactured until 1890. Word of the Bryan Oil Manufacturing Company was reported in the Galveston News in 1874. Sanborn Fire Insurance maps for 1877 identify Guy M. Bryan's cotton yard on Main Street and each succeeding set of maps documented a growing number of cotton yards, warehouses and gins that stretched down the city's main streets, parallel to the train track. There were a number of lumberyards in the city, also located at the rail siding. The Parker Lumber Company (N. R. Site No. 365) is the oldest business of its type in Bryan still in operation. The concern was established in 1883 and by 1889 G. S. Parker entered into a partnership with his father-in-law, J. C. Lawrence. By 1891 Parker had enlarged the operation to include a cotton gin, planing mill and corn mill, in addition to the two blocks of lumber sheds. Parker successfully advertised, "Look at that house I have just sold your neighbor and ask him if he is pleased." Important early twentieth-century ledgers reporting lumber purchases reveal that many area houses were bought in pieces at his lumberyard and assembled on site.

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Other businesses passed out of the hands of the founding families, but continued to operate under their original names, providing a sense of continuity along Main and Bryan streets. Eugene Edge opened a dry goods business at the corner of Main and 27th streets in 1907 and the business still bears his name. Edge also owned the first Edge Apartments (razed) on Ennis Avenue, one of the city's early apartment buildings. In 1911 John K. Parker and John E. Astin founded Parker-Astin Hardware on Main Street, now operating at 108 N. Bryan Street (Survey Site No. 268). Humpty Dumpty Grocery opened in 1924 and continues in business at its original Bryan Street (N. R. Site No. 263) location. John Caldwell opened his jewelry store early in this century, and it was a fixture on Main Street until it closed in 1984.

Only private financial institutions operated locally until 1886 when Guy M. Bryan, in conjunction with Frank Clarke, J. W. Howell and J. S. Fowlkes, established the First National Bank. Members of the Bryan family are still associated with the financial institution. Although vacated in the late 1960s, First National's ca. 1910 building (N. R. Site No. 348) at 120 N. Main Street still stands. First City National Bank (formerly City National Bank) was chartered in 1889 as Merchant and Planters National Bank. Since vacating its original Astin Building (N. R. Site No. 1394) quarters in the 1950s, it has occupied three different structures. These financial institutions were joined by the First State Bank and Trust (now First Bank & Trust) in 1909, which operated from a two-story stone structure until 1930 when it moved to the Art Deco building (N. R. Site No. 1311) at Main and 25th streets. Bryan Building and Loan Association (now Lamar Savings) was organized in 1919 under the impetus of the Commercial Club, the precursor of the Chamber of Commerce, to finance local road construction and home building projects.

Harness shops and liverys were in time replaced by motor car companies and garages. By the mid 1930s Bryan had eight automobile dealers, most of whom operated from Main Street locations. Showrooms and garages were abandoned for spacious Texas Avenue sites during the 1950s and 1960s. Several showrooms still stand, but have been adapted for other uses.

As long as Bryan remained an important rail stop between Houston and Dallas, boarding houses and hotels operated in close proximity to the passenger depots. The nineteenth-century Primavista House and Central House disappeared from their trackside locations long ago and were replaced in the 1920s by the LaSalle Hotel (Survey Site No. 1435), the design of Austin architect George Lewis Walling, and the Hotel Bryan (Survey Site No. 391); both buildings are vacant.

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Education

Education reform was an important issue to progressive thinkers at the turn of the century, and Bryan became a regional educational center, when a number of public and private academic facilities opened in or relocated to the city.

Texas A&M College, founded under the Morrill Land Grant College Act, met its first class in 1876. The school was located in College Station, five miles south of Bryan, after successful lobbying efforts. Local officials felt the presence of a state college would promote growth and lend an air of permanence to the incipient community, tempering its reputation as a rough, lawless town. In spite of the short distance that separated the college and Bryan, there was little interaction between the two entities until 1910, when an interurban line linked the city and college community.

The presence of the college acted as a catalyst, drawing other academic institutions to Bryan. J. H. and R. O. Allen moved their private school from Madisonville to the east side of Bryan in 1899 and Allen Academy is still in operation. Parents of the school's early twentieth-century students were assured that their son's "school-life is made as near like their home-life as possible." Military training was first introduced in 1916 which established a long-standing tradition that distinguished the school and survived until 1982. The academy's military program was highly regarded around the nation and was consistently selected as an Honor Military School, the highest rating possible for such an institution. Allen Academy is reputed to be the oldest boy's preparatory school in Texas (Brundidge 1986: 130). By 1927 the school, in cooperation with Texas A&M College, offered college level credit in its curriculum and soon achieved junior college status. The Allen family maintained control of the academy until 1953 when ownership was transferred to a nonprofit trust. In May 1975 the Texas Private School Foundation assumed ownership of the academy.

Just east of Allen Academy, Villa Maria Ursuline Academy opened in 1901 after local civic leaders worked to secure the institution for their community after the 1900 storm destroyed the original school in Galveston. The Academy, housed in an imposing Gothic Revival structure (razed), closed in 1929. The structure bore strong resemblance to the 1903 St. Edward's University Main Building in Austin designed by renowned architect Nicholas Clayton. He designed the school's Galveston facility and was closely associated with the institution, so it is highly likely that Clayton provided the design for the Bryan campus. Texas Women's College, forerunner of the university now located in Denton, was founded in Bryan in 1905, near the site of the Edge Apartments. The school's name was changed to Bryan Baptist Academy after it admitted men in 1910. Eight years later the school closed.

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Before passage of the 1871 Public School Act, limited educational opportunities were available through private tuition-funded schools. In addition to the small facilities operated from houses and churches, Bryan Male and Female Seminary (razed) began operations a few blocks east of the courthouse. At the close of the Civil War, New England philanthropist George Peabody donated \$2 million to assist in the recovery of the southern states. Peabody directed that the capital be used solely to fund public education, and Bryan's public schools were operated initially with contributions from this fund. The city's first school opened in 1880 on the site of the present Fannin Elementary School (Site No. 693 - East End Historic District), which was built in 1918. Educational opportunities were extended to the city's young black students in 1885 when the Bryan Public School for Colored, a two-story frame structure, opened on the site of what is now Washington Park. The facility burned in 1914 and was replaced by a single-story Georgian Revival-style brick building. The school was known as Washington Elementary School (burned, 1971) after the construction of Kemp Junior-Senior High School in 1930. The junior-senior high was named for noted local educator E. A. Kemp, whose bungalow residence still stands at 606 W. 17th Street (N. R. Site No. 858). Additional educational facilities were needed by the early twentieth century, and the city built a handsome Mission Revival-styled West Side School in 1905. Enlarged and remodeled in at least two building campaigns, it is now known as Bowie Elementary School (Survey Site No. 1415). Travis Elementary School (N. R. Site No. 1340) on W. 25th Street is another early school still in use.

Social/Humanitarian

Bryan secured its library, the Carnegie Public Library (National Register, 1976) because of the beneficence of the Scottish industrialist and philanthropist Andrew Carnegie. Through the efforts of the women of the Mutual Improvement Society, Carnegie was petitioned for funds in 1902 and he agreed to provide \$10,000 if the city would agree to meet his conditions. The two-story brick structure was designed by Fred Edward Giesecke, who was Head of the Department of Architecture at Texas A&M College and responsible also for the designs of Sbisa Hall, the Academic Building and Scoates Hall at the College. The building functioned as a library until 1969 and now houses city offices. Locally, the Carnegie Library is associated with John Bell Hood's Texas Brigade, which included Bryan-area men who participated in several strategic Civil War battles. In 1872 Hood's Brigade survivors formed a Reunion Association and from 1919 until 1934 they met annually at the library.

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Because of Bryan's location on the rail line, a continuous stream of popular entertainment came through the town. The first of the city's several opera houses is shown on the 1877 Sanborn map. In the last quarter of the nineteenth century, others would open and fold. The best-known local opera stage operated from the top floor of Bryan City Hall from 1889 until 1909, when a fire forced its closing. An emerging oral culture found outlet at a black theater that operated at an unknown location in town at the turn of the century, and the Colonial Theater (now Palace Theater - Survey Site No. 385) was built on the City Hall site. A 1912 Sanborn map identified the first floor of the Masonic Lodge and the building across the street from the lodge as a "cheap theater."

Images of nature, natural living and good health intertwined in late nineteenth-century America, and many took the train to vacation in the national parks, rest at resort hotels or reinvigorate at summer camps. As part of this discourse on nature, Americans sanctioned a recreation system of parks and built and visited those near their neighborhoods. Dellwood Park, now Astin Recreational Center, was one of Bryan's early recreation areas, and it was described in a 1910 publication as a "pleasure park ... a thing of beauty and joy forever ..." that had "proven to be the greatest boon in the way of diversion the people of Bryan have ever known." If city residents would spend but ten cents for the trolley they were assured that "... amusements of the highest class are to be found at all times." By the early 1930s Dellwood Tourist Camp, precursor of the motel, provided overnight facilities for campers. A club house was added to the park in the early 1920s. A single-story on a raised basement, the building (Survey Site No. 795) has the appearance of an over-scaled bungalow. The gently rolling, picturesque Sue Haswell Park (Survey Site No. 732) provided the site for an outing in a natural setting for those living on the east side of town. Local merchant Tyler Haswell, who operated Haswell's Bookstore on the northeast corner of 25th and Main streets, donated the park land during the 1920s in honor of his mother, Susan King Haswell, who had moved to Bryan from Millican in 1867 with her merchant husband, George, when the train came through.

Minority/Ethnic Groups

Blacks have played a vital role in local history but their many contributions have been largely overlooked. Blacks initially came to the region as early as the 1830s when permanent settlement by Anglo-Americans first reached the area. Most settlers had come from the Lowland South and they brought with them cotton and the institution of slavery. Cotton quickly became the leading cash crop, as the fertile Brazos River valley proved well-suited for its cultivation. Slaves were introduced to the

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region to help harvest this labor-intensive crop, and a plantation-slave economy became entrenched, prevailing until the Civil War. After manumission, most blacks remained tied to the land, as few could afford to purchase their own acreage. The majority of the freed slaves cultivated small parcels as tenant farmers or sharecroppers but the plantation system, although in a somewhat different form, still remained. This system continued until the early twentieth century when, as Paul McKay, Olivia Banks and Mell Pruitt write, " . . . the Peonage Act — a law prohibiting the keeping of blacks against their will — was enforced across the state. Marshall [1937] noted in his thesis that 'several local landlords' on cotton farms were prosecuted." (Brundidge 1986: 105).

Elmer G. Marshall in his enlightening history of Brazos County devotes a substantial portion of his master's thesis to the history of blacks in the county. He deals primarily with those individuals that lived in rural areas and chronicles the many adversities and injustices encountered by blacks of his and previous generations. He noted that in 1932, only 110 black farmers owned land and that the size of the farms ranged from 5 to 320 acres. Most of them were located in upland areas which were less fertile and productive than the rest of the county (Marshall 1937: 196-197).

While most of the county's black population resided in rural areas, some families moved to Bryan. The earliest settlement of blacks in Bryan was known as Freedmanstown and stood east of present-day Highway 6 between Preston and Orleans streets. While none of the original fabric remains (extant structures date from the first decade of this century), the area is still known by that name and includes the greatest concentration of blacks in the community.

As was typical throughout Texas, blacks had relatively few job opportunities and were relegated to low-paying jobs. The lack of early (pre-1937) city directories makes it difficult to document the specific types and classifications of jobs held by local blacks, but secondary sources, such as Marshall's thesis, and other county and city histories, note that blacks were employed most often as day laborers and blue collar workers. Still, Bryan's black community boasted several professionals, including physicians, dentists and educators.

Local black leaders worked to overcome the many problems encountered by the black population and helped to make Bryan a better township for all citizens. By April 1919 a local chapter of the National Association for the Advancement of Colored People (N.A.A.C.P.) was founded in the Shiloh Baptist Church. The Negro Chamber of Commerce of Bryan was active by May 1929, although its date of founding is not known. An article that appeared in the May 6, 1929 edition of the Bryan Eagle lists many of the members of that

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organization which included realtors, insurance salesmen, dentists, doctors, educators, ministers, grocery merchants and numerous other small business owners. Most black businesses were located in the 500 blocks of N. Main and N. Bryan streets, where some of the city's black business community remains. The presence of a black IOOF Hall east of the tracks between 25th and 26th streets from 1891 through this century's first decade indicates that black settlement was not originally confined to the town's north end.

Several individuals in Bryan were highly regarded in the black community. Dr. William Hammond, Sr., is remembered as a prominent member of the city's black professional class. After graduation from Prairie View A&M, Dr. Hammond opened a sixteen-bed hospital (razed) at the corner of 17th and Randolph streets, which operated through the 1950s. He was assisted by his wife, who ran a nursing school at the hospital. Their home and apartment building, where the nursing students boarded (Survey Site No. 134), still stand on Randolph Street. Well-known physician S. J. Sealy and dentist Irving A. Carter practiced from their offices in the Woodyard Building on N. Main Street. Black educators were also highly respected in the community. A.H. Colwell was organizer and principal of Bryan's first school for blacks which opened in the fall of 1885. Perhaps the best known black educator in the city is E.A. Kemp, who served as principal of the black junior-senior high school during the first decades of this century. He died in 1929 and when new facilities were constructed in the following year, the school was named in his honor.

In the 1870s significant numbers of Czechs, Germans and Italians left their homelands because of continuing social upheaval and lack of economic opportunity. Many immigrants were drawn to the Brazos Valley by the favorable reports sent home by family members and acquaintances who preceded them to the rich farm lands. Most were from rural, agricultural backgrounds and they commenced cotton and grain cultivation once settled. The presence of the various groups was most visible in their religious practice, as they formed parishes that largely served a specific ethnic group.

By the early 1880s, an enclave of Czechs or Bohemians, as they often were called at that time, settled about six miles west of Bryan. This rural farming community was called Smetana and still exists today. Throughout its history, Smetana has remained small and included a store and several residences (Marshall 1937: 113). Other predominately Czech communities in the area include Kurten and Tabor. By 1904 about 200 Czech families lived in Brazos County (Machann and Mendl 1983: 260).



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Many of the Czechs who came to the county eventually settled in Bryan, and as early as 1894 the local population was large enough to establish a fraternal lodge. Such an institution played a vital role among the Czechs. Not only did these lodges serve as social centers where picnics, meetings, dances and festivals took place, they also operated as a "mutual-aid society," which offered life insurance for its members. In 1894 the CSPS lodge, forerunner of the SPJST, paid taxes on the northern lots 4 and 5, block 196 of the Bryan Town Site (Brazos County Tax Abstracts of City Lots).

The CSPS lodge, which stood for Cesko-Slovansky Podporjici Spoleck, was among the earliest Czech fraternal orders and was established in 1854 in St. Louis, Missouri. Local chapters were subsequently established throughout the United States and the first Texas lodge was founded in Ellinger in 1884 in Ellenger, Fayette County. In 1895 during the national convention of CSPS lodges, a rift developed between representatives from the western states, including Texas, and those from the eastern states. This conflict led to the formation of new orders and in 1896 Texas lodges founded what was called the Slovansk Podporujici Jednota Statu Texas (SPJST), which is the best known of all Czech fraternal groups in the state (Machann and Mendl 1983: 93-97). More remains to be learned about the Bryan chapter of the CSPS lodge and its abandonment, absorption or conversion into the existing SPJST chapter. Tax records on file at the Brazos County Courthouse show that the CSPS lodge paid taxes on the lot in block 196 until 1912 when it was apparently sold to a Mr. E. Griesser. Based upon tax information, the CSPS lodge was responsible for the construction of the frame building that stands at 304 N. Logan (N. R. Site 150), presumably used as a meeting hall.

During the twentieth century, local Czechs have assimilated into mainstream Anglo-American society and few structures remain as a tangible link to this proud chapter in Bryan's history. However, a cursory examination of old city directories, telephone books and newspapers list numerous individuals with Czech surnames that local histories reveal to be prominent in the town's growth and development.

The Italians were another important European group to settle in Bryan. High land prices, a growing population and lack of opportunity drove many Sicilians from their country during the 1870s, 1880s and 1890s. After an intermediate stop in the Louisiana sugar cane fields, a large number of Italians moved to Brazos County. Census records show that the number of Italian-born citizens in Brazos County matched or surpassed the number of these immigrants in the state's more populated areas, such as Harris, Galveston, Bexar and Dallas counties.

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Once they arrived in Brazos County, the Italians were assisted by fellow Italians who had come before and by groups such as the Agricultural Benevolence Society. Cultural traditions were protected through the maintenance of language, culinary and religious practices. Just as their Anglo counter-parts had done a generation before them, successful Italian farmers invested some of their agricultural profits in business ventures and properties in Bryan. One of the most important and successful Italian families in Bryan were the Varisco's who were responsible for the construction of a "high-rise" office building (Survey Site No. 368) in the 200 block of N. Main. St. Anthony's Catholic Church (N.R. Site No. 233) is also closely identified with the local Italian community and is being nominated for this association.

## 9. Major Bibliographical References

See continuation sheets

## 10. Geographical Data

**Acreage of nominated property** See individual site forms

**Quadrangle name** Bryan East, Texas

**Quadrangle scale 1:24000**

**UTM References** Bryan West, Texas (see continuation sheet)

1:24000

see individual site forms

**A**

100 individual sites

Zone Easting Northing

**B**

Zone Easting Northing

**D**

E 

F 

**G** 

H | | | | | | | | | |

### Verbal boundary description and justification

see individual site forms

**List all states and counties for properties overlapping state or county boundaries**

state	N/A	code	county	code
-------	-----	------	--------	------

state	code	county	code
-------	------	--------	------

### 11. Form Prepared By

<b>name/title</b>	Marlene Elizabeth Heck/Architectural Historian
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**organization** Hardy-Heck-Moore, Inc.  
(for the City of Bryan)

**date** July 1987

**street & number** P.O. Box 13392

**telephone** 512-459-4464

city or town Austin

**state** Texas 78711

## 12. State Historic Preservation Officer Certification

**The evaluated significance of this property within the state is:**

       national             state        X   local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

**State Historic Preservation Officer signature**

**title** State Historic Preservation Officer

date 19 Aug. 1987

**For NPS use only**

**I hereby certify that this property is included in the National Register**

**Keeper of the National Register**

**date**

**Attest:**

**date**

## Chief of Registration

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Inventory—Nomination Form**

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Page 1

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National Park Service**

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Multiple Resource Area  
Thematic GroupName Bryan MRA  
State Brazos County, TEXAS

Nomination/Type of Review

Date/Signature

Cover

1. Allen Academy Memorial Hall

Substantive Review

for Keeper

for Keeper

Attest

2. Allen Block

Substantive Review

for Keeper

Attest

3. Allen, R.O., House-Allen Academy

Substantive Review

for Keeper

Attest

4. Armstrong House-Allen Academy

Entered in the  
National Register

for Keeper

Attest

5. Astin, R.Q., House

Substantive Review

for Keeper

Attest

6. Blazek, E.J., House

Entered in the  
National Register

for Keeper

Attest

7. Bryan Compress and Warehouse

Substantive Review

for Keeper

Attest

8. Bryan Ice House

Entered in the  
National Register

for Keeper

Attest

9. CSPA Lodge--Griesser Bakery

Substantive Review

for Keeper

Attest

10. Chance, James O., House

Entered in the  
National Register

for Keeper

Attest

9/25/87  
William B. Bushong9/25/87  
William B. Bushong9/25/87  
William B. Bushong9/25/87  
William B. Bushong9/25/87  
Melvyn Byrum9/25/87  
William B. Bushong9/25/87  
Melvyn Byrum9/25/87  
William B. Bushong9/25/87  
Melvyn Byrum9/25/87  
William B. Bushong9/25/87  
Melvyn Byrum



8/20/87

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number \_\_\_\_\_ Page \_\_\_\_\_

Multiple Resource Area  
Thematic Group

Name Bryan MRA  
State Brazos County, TEXAS

Nomination/Type of Review

Date/Signature

- |  |                                  |            |                           |                |
|--|----------------------------------|------------|---------------------------|----------------|
| 11. East Side Historic District            | Substantive Review               | for Keeper | <u>William B. Bushong</u> | <u>9/25/87</u> |
|  |                                  | Attest     |                           |                |
| 12. Edge, Eugene, House                    | Entered in the National Register | for Keeper | <u>Alma Byers</u>         | <u>9/25/87</u> |
|  |                                  | Attest     |                           |                |
| 13. English--Dansby House                  | Substantive Review               | for Keeper | <u>William B. Bushong</u> | <u>9/25/87</u> |
|  |                                  | Attest     |                           |                |
| 14. English--Poindexter House              | Entered in the National Register | for Keeper | <u>Alma Byers</u>         | <u>9/25/87</u> |
|  |                                  | Attest     |                           |                |
| 15. First Baptist Church                   | Substantive Review               | for Keeper | <u>William B. Bushong</u> | <u>9/25/87</u> |
| <u>Removed 8.30.94</u>                     |                                  | Attest     |                           |                |
| 16. First National Bank and Trust Building | Entered in the National Register | for Keeper | <u>Alma Byers</u>         | <u>9/25/87</u> |
|  |                                  | Attest     |                           |                |
| 17. First State Bank and Trust Building    | Substantive Review               | for Keeper | <u>William B. Bushong</u> | <u>9/25/87</u> |
|  |                                  | Attest     |                           |                |
| 18. Higgs, Walter J., House                | Entered in the National Register | for Keeper | <u>Alma Byers</u>         | <u>9/25/87</u> |
|  |                                  | Attest     |                           |                |
| 19. House at 1401 Baker                    | Substantive Review               | for Keeper | <u>William B. Bushong</u> | <u>9/25/87</u> |
|  |                                  | Attest     |                           |                |
| 20. House at 109 N. Sterling               | Entered in the National Register | for Keeper | <u>Alma Byers</u>         | <u>9/25/87</u> |
|  |                                  | Attest     |                           |                |

8/20/87

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Multiple Resource Area  
Thematic GroupName Bryan MRA  
State Brazos County, TEXAS

Nomination/Type of Review

Date/Signature

21. House at 407 N. Parker

~~Substantive Review~~

Keeper

Attest

William B. Bushay  
9/25/87

22. House at 600 N. Washington

Entered in the  
National Register

Keeper

Attest

Delores Byers 9/25/87

23. House at 603 E. Thirty-first

~~Substantive Review~~

Keeper

Attest

William B. Bushay  
9/25/87

24. House at 604 E. Twenty-seventh

Entered in the  
National Register

Keeper

Attest

Delores Byers 9/25/87

25. Humpty Dumpty Store

~~Substantive Review~~

Keeper

Attest

William B. Bushay  
9/25/87

26. Jenkins, Edward J., House

Entered in the  
National Register

Keeper

Attest

Delores Byers 9/25/87

27. Jones, J. M., House

~~Substantive Review~~

Keeper

Attest

William B. Bushay  
9/25/87

28. Kemp, E. A., House

Entered in the  
National Register

Keeper

Attest

Delores Byers 9/25/87

29. McDougal--Jones House

~~Substantive Review~~

Keeper

Attest

William B. Bushay  
9/25/87

30. Moore House

Entered in the  
National Register

Keeper

Attest

Delores Byers 9/25/87

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Multiple Resource Area  
Thematic Group

Name Bryan MRA  
State Brazos County, TEXAS

Nomination/Type of Review

Date/Signature

31. Noto House

Substantive Review

for Keeper  
Attest

William B. Bushong  
9/25/87

32. Oliver, Dr. William Holt,  
House

Entered in the  
National Register

for Keeper  
Attest

William B. Bushong  
9/25/87

33. Parker Lumber Company Complex

Substantive Review

for Keeper  
Attest

William B. Bushong  
9/25/87

34. Parker, Milton, House

Entered in the  
National Register

for Keeper  
Attest

William B. Bushong  
9/25/87

35. Sausley House

Substantive Review

for Keeper  
Attest

William B. Bushong  
9/25/87

36. Sinclair Station, (Old)

Entered in the  
National Register

for Keeper  
Attest

William B. Bushong  
9/25/87

37. Smith--Barron House

Substantive Review

for Keeper  
Attest

Patrick Andrews  
6/20/88

38. St. Andrew's Episcopal Church

Entered in the  
National Register

for Keeper  
Attest

William B. Bushong  
9/25/87

39. St. Anthony's Catholic Church

Substantive Review

for Keeper  
Attest

William B. Bushong  
9/25/87

40. Stone, Roy C., House

Entered in the  
National Register

for Keeper  
Attest

William B. Bushong  
9/25/87

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Item number

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Multiple Resource Area  
Thematic Group

Name Bryan MRA  
State Brazos County, TEXAS

Nomination/Type of Review

Date/Signature

41. Zimmerman, Minnie Zulch, House

for Keeper

Attest

William B. Buckner  
9/25/87

42.

Keeper

Attest

43.

Keeper

Attest

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Keeper

Attest

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Attest