

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only
received FEB 15 1984
date entered

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

1. Name

historic Historic Resources of Hillsboro, Texas ^{MRA}

and/or common N/A

2. Location

1 dist, + 10 ind. sites, 1 DOE

street & number Incorporated Limits N/A not for publication

city, town Hillsboro N/A vicinity of ~~congressional district~~

state Texas code 048 county Hill 217 code 217

3. Classification

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

4. Owner of Property

name Multiple ownership (see continuation sheets)

street & number

city, town N/A vicinity of state Texas

5. Location of Legal Description

courthouse, registry of deeds, etc. County Clerks Office

street & number Hill County Courthouse

city, town Hillsboro state Texas 76645

6. Representation in Existing Surveys

(see continuation sheet)

title Texas Historic Sites Inventory, has this property been determined eligible? yes no

date 1981 federal state county local

depository for survey records Texas Historical Commission

city, town Austin state Texas

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REPRESENTATION IN EXISTING SURVEYS

In addition to Ellen Beasley's comprehensive survey, in 1981, of the city of Hillsboro, in the fall of 1980 a graduate architecture class at the University of Texas, under the direction of Professor Wayne Bell, conducted an in-depth survey of an eight-block commercial area surrounding the courthouse square.

Three of Hillsboro's buildings located within the central business district are already listed on the National Register of Historic Places:

<u>Name</u>	<u>Location</u>
Hill County Courthouse	Center of Courthouse Square
Hillsboro MKT Railroad Depot	"Market Square"
Hill County Jail	128 N. Waco

The following is a list of Recorded Texas Historic Landmark or Site Designations within Hillsboro, most of which are located in the city's residential historic district:

Central Christian Church	Southeast corner of N. Pleasant and Craig
Brin-Skelton House	109 Corsicana
Sims-Womack House	104 Corsicana
E.S. Davis House	130 Corsicana
McKinnon-Anderson House	205 Corsicana
G.D. Tarlton House	211 N. Pleasant
Lumpkin-Crow House	418 E. Franklin
Hill County Courthouse	Center of Courthouse Square
Hill County Jail	128 N. Waco
Hillsboro MKT Railroad Depot	"Market Square"
Farmer's National Bank	69 W. Elm
Bond's Alley (site marker)	South of Courthouse square

7. Description

Condition		Check one	Check one
<input checked="" type="checkbox"/> excellent	<input checked="" type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date <u>N/A</u>
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

The Hillsboro Multiple Resource Nomination includes 11 individual structures, most of which are commercial and industrial buildings, and a single, residential historic district consisting of 257 properties, of which 168 contribute to its historic character. Three additional structures, the Hill County Courthouse, the Hill County Jail, and the old MKT Railroad Depot, have already been listed on the National Register. Although the nominated sites are not the only historic resources located in the city, they represent the only Hillsboro buildings which are relatively unaltered, architecturally distinct, and historically significant. The variety of architectural types, styles, and construction materials exhibited by these structures reflects the wide range of historic and architectural resources found within the city limits. The nominated buildings illustrate the town's historical and architectural development from the last third of the 19th century through the 1930s.

The county seat of Hill County, Hillsboro, is located geographically in the southern portion of north-central Texas, between the Blackland Prairie on the west, and the East Cross Timbers and Grand Prairie on the east. It is a small agricultural community whose surrounding terrain consists primarily of level to gently rolling prairie with a rich, black soil that supports an abundance of cotton, corn, wheat, rye, millet, and native grasses. Local timber is mostly post oak interspersed with black jack, elm, cottonwood, and other trees. Throughout the city itself, the sidewalks are densely lined with native elm, pecan, and hackberry trees, as well as numerous imported varieties of oaks.

Early settlers were attracted to Hill County not only by the rich soil conducive to cotton production, and the readily available timber, but also by the abundant springs with fresh water. Numerous artesian wells, which were popular with both native Indians and early settlers in Hillsboro and the surrounding region, were often promoted for health purposes in the late 19th century. One of the largest artesian wells in the state, with a depth of 1,700 feet was located in Hillsboro. Situated directly northeast of the archeologically rich Aquilla-Hackberry Creek watershed, the area encompassed by Hillsboro's city limits is drained by Hackberry Creek, which flows north to south through the western edge of town, and its two tributaries: Pecan Creek, which runs east to west, and a smaller, unnamed creek which passes through the south part of town. Hackberry Creek was dammed in the early 20th century at the northwest outskirts of the city to create Katy Lake, a once-popular recreational area dotted with small cottages.

Although the flood plain formed within the city by Hackberry Creek is relatively flat, a hilly area at the outskirts of the city limits, which is located to the northwest of the confluence of Hackberry and a small tributary creek, constitutes one of the highest points in the community. Another prominence within the city exists in a large area east of State Highway 77-81 and south of State Highway 22 and 171. Low rolling hills extend beyond the city limits, both to the north and south, while east of the town's center and Interstate Highway 35, the land is characterized by a more defined system of low ridges and hills. Most of the flat flood plain within the city has been cleared by development, but creek banks retain much of their original natural vegetation.

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Within the city limits, the town of Hillsboro is laid out in an irregular grid pattern. The commercial district, in particular, which is centered around the public square at the intersection of four main thoroughfares, forms a rectangular system of streets oriented almost to the cardinal points. Late 19th- and early 20th-century residential developments east of this downtown area retained this uniform pattern, while toward the west, residential and industrial growth followed a more haphazard alignment because of the orientation of the MKT railroad tracks and of a section of state Highways 77-81, both of which border this area.

The present nomination is based upon two comprehensive surveys. The first was of the central business district, and was completed in 1981; the second was of the entire incorporated area of the city, and was completed in 1982. The later survey, which was carried out by Ellen Beasley, a Preservation Consultant from Galveston, was funded by the Hillsboro Heritage League with the assistance of a grant from the Historic Preservation Fund, administered by the Texas Historical Commission. The following architectural description has been adapted, with her permission, from Ellen Beasley's survey report entitled: Investment in Tradition: Preservation Plan for Hillsboro, Texas. (1982):

Description of the Resource Area During the Periods in which it Achieved Significance

Like most county seats in Texas, the Courthouse Square in Hillsboro was planned to be the town center. Because it was the hub of the community, it developed a strong visual identity and associated value for those living and working in the vicinity. Commercial activity became even more firmly entrenched when the railroad tracks were located two short blocks to the west of the Courthouse. The rest of the town radiated from this economic and commercial core.

Just exactly what Hillsboro looked like in its first years cannot be determined. It probably differed little from most other county seats in Texas. Certainly this was true by the late 19th century, the period for which there is some documentation. When the first Sanborn Insurance Map was drawn in 1885, the square was essentially enclosed except on the north side. Uses were mixed, with residential buildings of varying sizes located within a half block of the Courthouse. The Hill County Courthouse at that time was a square structure with a hipped roof and cupola.

The well-illustrated Special Edition of The Hillsboro Mirror of September 1894, along with the 1891 and 1896 Sanborn maps, indicate that Hillsboro experienced a considerable amount of construction during the 1880s and 1890s. This was in response to the tremendous increase in population, which more than doubled between 1890 and 1900. During the 1880s, 26 brick commercial buildings were constructed by the firm of Frank Bird, builder, and W.H. Bragg, brickmaker and burner, as Bird reported in an article in the Reflector on June 10, 1886. Completion of the new Courthouse in 1890, influenced, no doubt, additional building on the square. The 1894 Special Edition illustrates the

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Levy Block, the Tarlton Block (photo 11), and the Levy Opera House, noting that all were erected in 1894.

Also pictured in the Special Edition are numerous dwellings with fanciful details, as well as school buildings and churches. The newspaper stated that "the building boom has not slacked up to any great extent in Hillsboro," and invited its readers to "place your faith in Hillsboro, invest your money in Hillsboro real estate and the result will surprise you and make you happy."

Three lumberyards advertised such items as shingles, doors, windows, moldings, and blinds with one yard offering "all kinds of Scroll and Turned Work Kept in Stock." The newspaper includes articles about several builders: John Hughes & Co., architects and builders; J.S. Robinson, contractor and builder; J.A. Greathouse & Co., builders and contractors; and T.A. Boswell, contractor, architect, and builder.

1. Pre-1900 Period

A healthy number of pre-1900 buildings remain in Hillsboro. This includes two structures built for public use: the Hill County Courthouse and the Hill County Jail, both of which are already listed on the National Register. Among the early commercial structures are the Old Rock Saloon (photo no. 4), the Tarlton Building (photo no. 9), and the Katy Depot (National Register listing, 1979). With the exception of the Depot, all the above structures are masonry which, by this time, was the norm for public, institutional, and commercial buildings in Hillsboro.

The pre-1900 residential buildings, all built of frame, are scattered throughout the older neighborhoods, with an especially high concentration east of the central business district in the Residential Historic District. The simplest rectangular and ell-shaped forms were built into the 20th century, thereby making it sometimes difficult to date them exactly.

There are other dwellings that are basically simple forms to which late Victorian details were added usually in a subdued manner, as in the case of the Lumpkin-Crow House at 418 E. Franklin and the McKinnon-Anderson House at 205 Corsicana. A more exuberant example is the Liner-Rhoads House at 315 Corsicana (photo no. 19). The Sanborn maps and the 1894 Special Edition indicate that there were more houses like these, but they have since disappeared.

In the 1890s, several houses were built with related characteristics: corner towers or turrets, complex roof systems that were either multiple gable roofs or a combination gable and hip roof, generous porches, and, making their first appearance, slightly projecting entrance porticos—a detail that was to become a common feature on Hillsboro houses of all sizes in the early 20th century. Examples of these late 19th-century houses in the Residential Historic District are the E.S. Davis House, 130 Corsicana; the Brin-Skelton House, 109 Corsicana; the Dennis House, 114 Corsicana; the Johnson Thompson House, 106 Corsicana; and the Tarlton House, 211 N. Pleasant (photos 16 and 17). Stylistically, the majority of these houses could be described as a local interpretation of the Queen Anne style.

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By the late 19th century, Hillsboro was spreading beyond the Steiner Donation which was the original townsite. Morgan & Simmons, abstracters, real estate, loan and fire insurance agents, advertised in the 1894 Special Edition:

We have complete control of unimproved lots in several very desirable additions to the city, which are on the market for the present very cheap--ranging from \$50 to \$1,200. We also control very desirable resident and business lots, both improved and vacant, in all parts of the city.

Over the years, there were new additions and surveys in Hillsboro. Many of them overlapped previous divisions, thus complicating boundary descriptions. The inconsistent numbering system for streets that was introduced in the 1890s is also confusing.

2. 1900-1910 Period

Construction kept pace with the growing population in Hillsboro in the early 20th century. In some cases, nonresidential and residential structures were built with little change in appearance from their earlier counterparts, but new styles and elements of new styles did emerge. In addition, the Sanborn maps, supported by county records, document the "updating" of some residences and in other instances, the replacement of an earlier house with one that presumably was more fashionable and modern.

Two nonresidential buildings that were constructed in 1910 are of particular interest: St. Mary's Episcopal Church at 200 N. Abbott (photo no. 22) and the Hillsboro City Hall at 129 E. Franklin. Both structures show the modified influence of the Craftsman Movement that was occurring throughout the country. The church interior, which is distinctly Prairie Style, has had only minor alterations. It is one of several interiors that are important to Hillsboro as social and cultural documents. The City Hall building relates to the four-square houses that began to appear in Hillsboro in the early 20th century. The exterior of the building has survived virtually as built although it has been adapted for use as a fire station.

For the most part, the details on commercial buildings were being simplified although there are examples that show a close kinship to the more detailed structures dating from the late 1880s and the 1890s. The most notable example is the Gebhardt Bakery or the Page Building at 119 E. Franklin (photo no. 1). Two other exceptions are the Neo-classical Revival facades on the bank buildings that flank the south side of the square (photos nos. 2, 3). Precisely when these facades were changed is undetermined, but the columns and the pediment that are in place on the bank at the corner of Waco and Elm streets were there in a 1912 photograph. It was also during this period that the Old Western Union Building (photo no. 10) was constructed, and that the Hillsboro Cotton Mill, originally built in 1899, was altered and bricked (photo no. 9). Both fall within the Romanesque Revival idiom.

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Many residential structures follow earlier forms, thus illustrating that the styles and the details that were popular in Hillsboro spanned many years. The dwelling at 444 Craig was built in 1894 as a one-story house, but was enlarged in 1903 to two stories with a tower, a projecting entrance portico, and an energetic porch, all of which relate it to the group of residences built in the 1890s (photo no. 18).

The bulk of the dwellings that are most typical of Hillsboro's neighborhoods were constructed during this period, and can be described as modified Queen Anne cottages, if there is a compulsion to classify them. Many can be seen in the Residential Historic District, especially on E. Elm St. (photo no. 13). Although there is a great variety to the houses, the majority share the following characteristics: intersecting gable roof or a combination gable and hipped roof; dormer(s); at least one gable fronting the street facade; a porch, frequently wrapping to the side(s); and a slightly projecting entrance portico. The houses show a certain similarity to a series of house plans described simply as "cottages" that were published in 1901 and 1902 in the popular Dallas weekly, Farm and Ranch. By 1910, the vertical emphasis of the different components of these Hillsboro houses became more horizontal, acknowledging the appearance of a new house form—the bungalow.

New styles do appear. As mentioned previously, among these are the four-square house which is of two stories, with a hipped roof, and minimal decoration. Its economical, simple, and functional qualities appealed to homeowners throughout the country. Also appearing are the first bungalows, a small house form that grows in popularity during the next decade. The most imposing residences built in Hillsboro in the early 1900s are those in the Classical Revival style with columned porches, such as the W.D. Arnold House, 409 N. Pleasant; the Will Bond House, 313 Craig; the Satterfield House, 311 Craig, and the structure at 300 Corsicana, all of which are located in the Historic District.

Hillsboro supported a sizeable building industry, beginning in the late 19th century. For the limited number of specific properties that have been researched, the names of over 25 contractors, builders, and some architects have surfaced in the Mechanics Liens, as well as in newspaper advertisements and articles. As one example, Tom Sowell was builder/contractor of the aforementioned residences at 114 Corsicana, 106 Corsicana, and 409 N. Pleasant. He also built the City Hall in 1910 and the residence at 412 E. Franklin in 1913.

3. 1910-1920 Period

The 1911 Texas Almanac states that Hillsboro "is an important city commercially, and has modern public utilities, good streets, and many fine homes." A panoramic photograph taken one year later, and looking south from the top of the Courthouse, shows a fairly dense residential area immediately adjacent to the downtown. Most dwellings and the many secondary structures, are modest. Some industrial activities are visible along the railroad tracks, and there is just a glimpse of the residential section west of the tracks. In the background south of what is now State Highway 22 & 171, are the residential areas known as Rose Hill and Prospect Heights, both named for additions, and Freetown,

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which is associated with black history in Hillsboro. In the immediate foreground is the commercial row of buildings, intact with Victorian details, on the south side of the square.

New construction was in greater volume than might be expected by the population increase of 837 between 1910 and 1920. During this time, construction simply may have been catching up with the rapid growth of previous years. Also, more citizens had had an opportunity to accumulate enough to invest in property.

Singularly, the United States Post Office, built in 1913 on S. Waco Street, was the most important building constructed during this period (photo no. 7). Although its Mediterranean Revival Style makes it one of the most architecturally sophisticated structures in town, it had little influence on other buildings.

New downtown buildings were brick, rectangular in shape, with simple decoration or none. In 1917, the large industrial complex, the Hill County Cotton Oil Co., was built adjacent to the railroad tracks (photo no. 5). Small Commercial buildings that repeated earlier vernacular forms continued to be built in the community.

Various residential styles and forms straddled the first two decades of the 20th century. The cottages that are most common to Hillsboro were built in the teens. There are transitional examples that borrow details from several styles such as Queen Anne, Classical Revival, and bungalow. The bungalow, or variations of it, was the type of residence most frequently constructed during this period in Hillsboro. The four-square house also continued to be popular, with some examples built in brick. As was true earlier, house designs were repeated and duplicated throughout town.

Several larger residences that are unique in Hillsboro date from this period. This includes the Woodall House, completed by 1911 at 412 E. Franklin. It combines elements of the Prairie Style with an eclectic application to the porch entrance of a Classical Revival broken pediment. The Williams-Murphree House, built in 1913 at 414 Corsicana, is difficult to categorize, although it borrows elements from English Revival styles. Both of these structures are included in the Residential Historic District.

4. 1920-1940 Period

The 1920s and the early 1930s are marked by the construction of several substantial public and institutional buildings. The most imposing structure is the old Hillsboro High School, now the Junior High School, which was built on Walnut Street in 1923. Less imposing but a landmark in its neighborhood, and typical of smaller school buildings in Hillsboro, is the one-story Franklin School built of brick (photo no. 23).

In 1928, the Central Christian Church on North Pleasant Street at Craig was remodeled and covered with brick, perhaps in response to the First United Methodist Church on East Elm at South Pleasant in 1928-29. At the same time, 1929, Our Lady of Mercy Catholic Church was built on Corsicana Street. The last has been converted to a residence.

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Commercial buildings of interest are those that were built in response to advancing technology and its impact on daily life. Several gas stations were located immediately north of the Courthouse on North Waco Street—the highway between Waco and Dallas. Famous throughout the region was the Grimes Garage, where fresh flowers were placed daily in the restrooms and white uniformed maids served ice water to customers (photo no. 6). The Texas Theatre opened on South Waco Street, although it was not the first movie house in Hillsboro.

Residential architecture was characterized by the continued construction of bungalows as well as other small house types that were standardized nationally through magazines and trade catalogues and journals. There are occasional examples of small, brick, "period" houses that were so popular in some Texas communities, but which seem to have had limited appeal in Hillsboro.

Numerous larger brick residences, representing various styles, were built during this same period, generally on the north and northeast side of town. Two examples are the A.L. Smith, Jr., House at 415 Corsicana, built in 1927 in the Mediterranean Style; and the Fred O. Grimes, Sr., House, built in 1926-27 on the southeast corner of Corporation and Country Club Road in the Georgian Revival Style (photo no. 8). Concluding the period is the Morrow-Showers House that was built in 1939, also in the Georgian Revival Style, at 1120 E. Park Drive. The Smith and the Morrow-Showers houses were both designed by Dallas architects, whereas Fred Grimes served as his own architect. The interior of the Grimes House is another cultural and social document that should be recorded before it is altered.

Construction slowed down in Hillsboro in the 1930s, and was affected in the 1940s by a decline in the cotton industry. The resulting decrease in population and per capita income kept new construction to a minimum until recently. Because of these events, Hillsboro is now a community that retains a remarkable stock of pre-1940 structures. Its visual image is that of a small town that experienced a steady growth in its earlier years, and which now shows a respect for traditions and traditional values.

Architectural Component

For the purposes of conducting the survey of cultural resources and organizing the resulting materials, Hillsboro was divided into six areas. In most cases, the area boundaries are obvious because they are defined by major thoroughfares, railroad tracks, and/or a distinct difference in the character or use of the areas.

Area 1: Residential neighborhood that is east of Church Street and north of Walnut Street.

There are well-defined, older residential areas in Hillsboro. The largest and most intact is located to the northeast, east and southeast of the central business district. The variety of late-19th-century through 1920s buildings in the area gives a sense of continuity and flow to the town. The neighborhood has an unusual cohesiveness that is achieved through the repeated use of such features as wood siding for the primary

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building material, large yards, uniform setbacks, and consistent details such as dormers, complex roof systems, porches, and entrance porticos.

The larger structures are generally located north of Elm Street, where they are interspersed with smaller residences. Smaller houses and yards characterize much of the area along Elm Street and to its south. There is evidence of the continuing renovation of some buildings, but it is obvious that good maintenance over the years has been the usual practice.

There are many individual buildings of note in the area, including the Tarlton House (photo no. 16), St. Mary's Episcopal Church (photo no. 22), the Johnson Thompson House (photo no. 16), the Grimes House (photo no. 8), the three Smith family houses (photo nos. 18 and 21), the Abbott-Clyette-Philotechnos House at 133 Corsicana (photo no. 20), the O.G. Bowman House at 435 Craig, and the Spalding houses on E. Park Drive.

A large part of the residences are occupied by their owners. Rental property, though still a relatively small percentage, is concentrated in the area of the smaller buildings. There are a few structures that are in poor or deteriorating condition, but many residences need cosmetic treatment such as painting, yard clean-up, etc. Some houses have been drastically altered through inappropriate efforts at rehabilitation, and the most extreme cases now exert a negative impact upon the streetscape.

Intrusions are minimal even along Elm and Franklin streets, which serve as major thoroughfares between Interstate 35E and the square. There are, of course, exceptions. Several multiunit apartment complexes have been built with one of the most intrusive located on North Pleasant Street. The hospital building on the northwest corner of Ransom and Craig streets is another example, and is a building that has minimal use since the hospital closed. The Hillsboro Residential Historic District composes a major portion of this neighborhood.

Area 2: Central business district bordered by Church Street on the east, the railroad tracks on the west, city limits on the north, and Walnut Street on the south.

The heart of Hillsboro remains the Courthouse Square dominated by the imposing 1890 stone Hill County Courthouse. As with many courthouse squares, a portion of the courthouse lawn in Hillsboro has ben confiscated to provide a wider ring of parking, but the building itself and some yard has been maintained.

The square is enclosed by commercial and public buildings, most of them brick and one or two stories. Many have been altered to enlarge or to enclose window space on the street level. There are gaps on the square, specifically on the west side. The most exaggerated gap results from the new Post Office Building on the northwest corner of West Franklin and North Covington streets.

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Most importantly, the Courthouse Square and surrounding businesses remain the activity center of the town. County and city governmental offices, banking and real-estate interests, retail business, and professional offices continue to attract traffic to the area. Downtown business has been hurt by development along Interstate 35E, but the Main Street Program played a role in stabilizing the downtown before the balance of trade tipped in favor of the outlying businesses. Increased traffic is assured by construction of a new Safeway Super Market immediately adjacent to its present location in the central business district. Although the new building may not be sympathetic to its surroundings, and especially to its neighbor, the Hillsboro City Library, it is an economic asset to downtown.

In addition to the Hill County Courthouse, there are numerous buildings of interest in the central business district. Of particular importance to the community are the Hillsboro City Library, the Katy Depot, and the old City Hall, all of which have a public function. Among the buildings used by private businesses are the Old Rock Saloon (photo no. 40, the Gebhardt Bakery or Page Building (photo no. 1), the two bank buildings that frame the south side of the square (photo no. 2 and 3), the Grimes Garage (photo no. 6), the Tarlton Building (photo no. 11), and the Old Western Union Building (photo no. 10).

Throughout the downtown there are simple, substantial, and functional commercial buildings, some of which are underutilized, especially those with second and third stories. Although many of the buildings have been altered, handsome architectural details are usually distinguishable on the upper floors, and many more, no doubt, lie hidden beneath later facades. The high concentration of altered structures unfortunately precludes the creation of a commercial historic district, although continued preservation efforts could reopen that possibility in the future.

Area 3: Mixed-use area bordered by Corporation Street on the east, the railroad tracks on the west, Walnut Street on the north, and State Highway 22 & 171 on the south.

The section west of South Waco Street is badly fragmented and contains buildings of varying ages, many of which are in poor condition. Still, there are some buildings of note, including the old Hillsboro High School and Travis School on Walnut Street.

In the section east of South Waco Street there is a small pocket neighborhood of late 19th- and early 20th-century dwellings. The core of the area is the 200 block of South Covington Street. Although many of the buildings are altered, the relationship of the residences to each other and to the street remains intact.

Area 4: Area of mixed-use west of the railroad tracks and north of State Highway 22 & 171.

West of the railroad tracks is an area that includes streets on which buildings are clustered (Elm, Gould, and Line), and other streets that are occupied sparsely. The early Sanborn maps suggest that this section of Hillsboro never developed uniformly or fully, except in the immediate vicinity of the railroad tracks. The eastern edge fronts

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the tracks, and traditionally contained a mix of residential, commercial, and light-industrial structures, as is true today. Elm Street, which is the primary east/west artery, is dominated by residential buildings with a sprinkling of commercial uses. At Elm Street, Texas Highway 171 resumes on what is Houston Street.

Several buildings are worthy of note in the area, and include the complexes of the Hillsboro Cotton Mills (photo no. 9), the Hillsboro Power Plant, the Farmers Cooperative Gin, and the Hill County Cotton Oil Co (photo no. 5). Residences of interest include the houses at 314 Duncan, 300 Chestnut, 609 Hawkins, and 523 W. Elm, although they are not individually eligible for National Register listing.

Texas State Highway 22 & 171 divides Hillsboro into a northern and a southern section before it intersects with U.S. Highway 77 & 81. The southern section of Hillsboro is not arranged in well-defined areas because of irregular street patterns and because the railroad tracks and U.S. Highway 77 & 81 split the western side. Several names with historical precedence are applied to the area: Rose Hill and Prospect Heights are names of additions; Freetown referred to the black community. It is much more difficult to document buildings in the southern section than in the area to the north, because the early Sanborn maps did not include this part of Hillsboro until 1918.

Area 5: Predominantly residential area east of, and including, South Waco Street and south of Highway 22 & 171.

The large area to the east of South Waco Street is one of the highest points in the community. Older residential development is concentrated along the northern streets, in the northwest corner, and in other scattered, smaller pockets. Buildings vary in age and condition. There are numerous residences of interest, including the Averette House at 502 Tarlton, and the Rose-Craig House at 508 Tarlton, the multigabled Love-Lanford House at 610 Tarlton, and the houses at 600 Jefferson, 514 McKenzie, 406 S. Church, 204 Vineyard, and 303 Vineyard. None of the foregoing, however, have been deemed individually eligible for the Register. New development is occurring on the eastern and southeastern edges of the area.

Area 6: Area of mixed use west of South Waco Street and south of Dexter Street.

The area to the west of South Waco Street is even more fragmented than Area 5, although its buildings are generally in better condition. Residences on Broadway Avenue have an uninterrupted and sweeping view of the rich farmland that surrounds Hillsboro. Rose Hill School is of particular interest. Built in 1934-35, it has been adapted for use as a therapy center, and may very well be eligible for National Register listing when it reaches 50 years of age.

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Archeological Component

Although a comprehensive archeological survey has not been conducted within the city limits of Hillsboro, the absence of scattered surface finds indicates little, if any archeologically rich areas within this confined area. Nevertheless, numerous prehistoric archeological sites have been discovered within the Aquilla-Hackberry Creek watershed and immediately surrounding region, approximately 6.5 miles southwest of Hillsboro. In 1975, Alan Skinner, Director of the Archeology Research Program at Southern Methodist University, conducted a general survey of prehistoric archeological sites within the watershed. He documented occupational artifacts, not only from the earliest stage of habitation in North America, the Paleo-Indian Period, but also from the early and late Archaic and Neo-American occupational periods. No historic Indian sites were recorded. Several prehistoric sites were located on knolls near Hackberry Creek, where scatterings of lithic debitage indicated possible use of these locations as Indian chipping stations or temporary campsites. It has been surmised by Skinner and his associates that, since no physical evidence of sedentary groups was found in the Aquilla Creek area, the watershed most likely represented a support area for wandering groups of Indians.

Survey Methodology :

In April 1981, a comprehensive survey was begun of the city's cultural, architectural, and historic resources, funded by the Hillsboro's Heritage League and a matching grant from the Texas Historical Commission. As a prerequisite for a city-wide preservation program, the survey project included preliminary inspection of the entire area within the multiple resource boundary, which was subsequently divided into several large survey areas. Fieldwork progressed, as tentative evaluations were made of all buildings to determine their eligibility for inclusion in the National Register. Individual properties were selected by the consultant to be researched by trained volunteers, and interviews with long-time residents and businessmen were conducted. During the course of the survey, 509 sites were recorded, although only representative sites were selected in some cases. In the Summer of 1982, the Hillsboro Heritage League and the Texas Historical Commission contracted with an historian, Barbara Nagel, to draft a final National Register nomination form for the proposed multiple-resource area. Throughout the course of this project, more intensive historical research and personal interviews were conducted. Eleven individual properties were selected and an historic district defined on the basis of National Register criteria for eligibility. Data from the previous two surveys, supplemented by more extensive research, and consultations with architectural historians and state National Register staff aided in making the final selections.

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 checked="" 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 type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input checked="" type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input checked="" type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates (see ind. site sheets) **Builder/Architect** (see individual site sheets)

Statement of Significance (in one paragraph)

Hillsboro's multiple-resource area is comprised of several intact commercial, residential, industrial, educational, religious, and civic structures whose vernacularized, yet often sophisticated, versions of popular late 19th- and early 20th-century architectural styles document the community's main development stages. These generally well-preserved, historic structures reflect not only this town's economic and commercial development, but also the lifestyles and stylistic preferences of prosperous farmers and businessmen during its rise to one of the state's wealthiest cotton centers. Although a wide range of Hillsboro's historic resources remain, and in some instances are generally representative of the region, it is significant that a town of such a small size possesses an extensive and intact historic residential neighborhood east of the commercial center. Additional areas of significance distinguishing the multiple-resource area are landscape architecture, community planning and development, commerce, industry, transportation, and agriculture.

General Historical Background and Representative Structures

Early settlement in the region of present-day Hillsboro was hampered by roaming bands of Cherokees and Comanches, who once traversed much of what is now Hill County. Although this county had been explored and surveyed in 1835, it took the establishment of government forts such as Fort Graham, which was erected in 1848, to suppress this Indian activity.

Hill County, itself, was created in 1853 from Navarro County. Both it and Hillsboro, which was designated as its county seat, were named for Dr. George W. Hill, a pioneer Navarro County settler who had served as a congressman and the Secretary of State for the Texas Republic.

Anglo-American settlement in the area began just before the establishment of the county in 1853. Among the earliest settlers were A.A. Caruthers, who built a log cabin on the present site of Hillsboro, just east of Hackberry Creek, and John Caruthers, who established a homestead west of the present town. Although a few other pioneers moved into the area about the same time, no architectural or archeological remnants from this period are known to have survived.

The original town site of Hillsboro consisted of 22 acres donated for this purpose on March 2, 1853, by Thomas M. Steiner, a native of Ohio. This property, which was originally part of Mercer's Colony and a 320-acre Texas land grant, was platted by Arvin Wright, Haywood Weather, and Hugh Mullen, in September of the same year. Their rectilinear plan was criss-crossed by a grid of avenues 100 feet in width, and intersected by 30-foot-wide alleys. The courthouse square occupied a block near the center of this grid, with streets extending out at right angles from each corner of the block. Bids for town lots, ranging in price from \$20 to \$60, were first accepted on November 1, 1853.

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According to an early Hill County history, the town's first building was a one-story, wood-frame hotel erected by Thomas Frazier on the southeast corner of the courthouse square. Subsequent construction on this square consisted of another unidentified wood-frame building and Joseph P. Wear's law office, which was located on its east side. Reflecting an early interest in education, the town's first schoolhouse, constructed of elm logs measuring 12 feet on a side, was built near the square and served the residents until 1860. A single-story, wood-frame dwelling, reportedly built in 1854 by W.G. Harris to replace an earlier 1850 farmhouse, was originally located on Line Street in one of Hillsboro's earliest residential neighborhoods, southwest of the present commercial center.

The first Hill County Courthouse, like the school, was also constructed of Elm logs, measured 12 ft. square, and had a dirt floor. It was erected in 1854 by C.N. Brooks. This modest structure was, however, replaced in the same year by a larger wood-frame courthouse, which measured 30 by 25 feet. A more permanent, two-story, brick courthouse was built in the late 1850s, but it burned in 1872 and was superseded by an even more substantial two-story, square courthouse of brick two years later. The county's first jail, a double-pen log structure with an interior stone partition wall, was constructed about 1856, 290 feet north of the courthouse square on North Waco Street. In 1870 this jail building was relocated to the northwest corner of the courthouse square, where it remained until 1876. In that year a larger structure was erected at a cost of \$12,000, but it was destroyed by fire in 1896.

The slow, yet steady growth of Hillsboro in the years before the Civil War was reflected in the establishment of a U.S. Post Office and two newspapers, the Hillsboro Express and the Prairie Blade. In addition, a stagecoach line ran between Hillsboro, Waco, and several northeast Texas towns. Still, Hillsboro was to remain no more than a small village of wood-frame stores and houses for many more years. In 1860, for instance, the town boasted a population of only 236, of which 37 were slaves.

During the Civil War and Reconstruction, many businesses ceased operation and most new construction was halted. The population stabilized at about 250 inhabitants. The sole surviving commercial structure from the end of this period is the "Old Rock Saloon," which was erected in 1876 (photo no. 4).

Chartered in 1883, the city of Hillsboro's boundaries formed a square extending one mile east, west, north, and south of the courthouse. A bird's eye view of the city, drawn by August Koch in 1884, reveals a settlement pattern which was maintained well into the early 20th century. The highest concentration of dense residential neighborhoods was to the east and south of the commercial center, along Elm and Franklin, and Waco and Covington streets. These neighborhoods were composed of wood-frame residences interspersed with undeveloped lots. Landscaping was simple and consisted primarily of rows of trees planted along sections of East Walnut, East Elm, East Franklin, and North Pleasant streets. Extensive orchards south of Walnut Street occupied the blocks bounded by South Covington and South Waco streets. There were no sidewalks in Hillsboro in the

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early 1880s, and the dirt streets were almost impassable in wet weather. An ordinance requiring all citizens to build sidewalks in front of their premises was complied with by 1894, although the streets were not paved until the 20th century. Early landscaping downtown was confined to a few trees, which were planted around the three-story courthouse after its completion in 1890. A surrounding lawn was established several years later. Kerosene lights were installed downtown in 1889.

In 1881 the commercial center is said to have contained only two brick buildings besides the courthouse and jail, and business activity was essentially limited to two dry goods stores, a single grocery, several saloons, and one or two blacksmith shops. An era of brick construction was inaugurated in the fall of 1881, with the erection of the John D. Warren Block on the west side of the square. Subsequent brick construction was concentrated in that vicinity and along Elm Street. In all, 26 commercial buildings were constructed during the 1880s, all by Frank Bird, architect and builder, and W.H. Bragg, brickmaker. Although excluded from this nomination because of alterations, many of these structures still exist along West Elm and North Waco streets.

The formation of the Hillsboro Board of Trade and the establishment of a number of banking institutions also spurred considerable business and economic growth during this period. This, along with a booming cotton industry and the extension through Hillsboro, in 1881, of the Dallas-to-Waco branch of the M.K.T. Railroad, assured continuing stability for the town. The Hill County Courthouse and Jail, which are listed on the National Register, and the Tarlton Building (photo no. 11) all date to the last two decades of the 19th century. Although they are not included in this nomination because of later alterations, the Levy Opera House, the Smith and Tomlinson Building, and the structures in the Levy Block represent other notable buildings erected in the commercial center during this time.

The general prosperity that Hillsboro was experiencing in the late 19th century produced a desire for equally substantial residential construction. This is seen in a wide variety of Queen Anne and late Victorian-period houses which were erected in the residential neighborhoods of the community. Some of the most impressive are found in the Residential Historic District. These include the E.S. Davis, Brin-Skelton, Tarlton-Morris, McKinnon-Anderson, A.J. Thompson, and Lumpking-Crow houses (photo nos. 16 and 17). Many smaller more vernacular residences from this period survive as well. The only surviving church from this period is the Central Christian Church, which was built in 1892 but extensively remodeled in 1928.

After the formation of the public-school system in 1886, several substantial educational buildings were also constructed. Although they have been demolished, they included the Harris School, the Peabody School (for the Black population), and the Central High School, which occupied an entire block east of the public square.

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By about the turn of the century, the streets bordering the courthouse square were lined with uninterrupted rows of one- and two-story commercial enterprises of a type and variety represented by the Tarlton Building (photo no. 11), the Old Western Union Building (photo no. 10), or the Gebhardt Bakery (photo no. 1). About this time the M.K.T. Railroad erected a new depot in town (listed on the National Register), and the facade of the Sturgis National Bank (photo no. 3), was remodeled in an imposing Neo-Classical style. In 1913 its counterpart, the Farmers National Bank (photo no. 2), followed suit with a similar Classical facade at the opposite end of the block. Both of these buildings housed important Hillsboro institutions that dated back to the last quarter of the previous century. Nineteen thirteen witnessed the erection by the federal government of a new U.S. Post Office in the closely related Renaissance Revival style. This last building is one of the most elegant architectural statements in the city.

The new fashion of prosperity was reflected at the same time in domestic architecture, in a wave of classically columned porches which still proliferate on homes in the Residential Historic District. More classically correct and monumental houses, such as the Will Bond House, also date from this era.

The economic boom reflected by these buildings was, by and large, a product of the cotton industry, for which Hillsboro served as an important trade center. Gins, compresses, cottonseed oil mills and textile mills flourished in town. Among the largest and most productive of these were the Hillsboro Oil Company, organized in 1891, and the Shippers Compress and Manufacturing Company, which was originally located on Franklin Street between the M.K.T. and Cotton Belt railroads, with loading platforms on each side. The Hillsboro Cotton Mill (photo no. 9) and the Hill County Cotton Oil Company (photo no. 5) also date to this period, although the structures nominated herein were mostly constructed in the second decade of the twentieth century.

Another commercial enterprise dating to the second decade of this century is the Grimes Garage, which was erected in 1914 on the main highway between Dallas and Waco (photo no. 6). Indicative of its financial success is the impressive home which its founder and owner, Fred O. Grimes, was able to build in 1926 on the east side of town (photo no. 8).

Although construction slowed, and was adversely affected in the 1930s and 1940s by the decline in the cotton industry, the 1920s were highlighted by the construction of several substantial educational facilities and religious edifices. Most important was the three-story old Hillsboro High school building, constructed near the commercial center on East Walnut Street in 1928. Located on the eastern edge of the Residential Historic District is the 1928 Franklin School building, which features corbeled brick detailing below the eaves (photo no. 23). Also surviving from this period and located within the residential historic district is a one-and-a-half-story Catholic Church of brick, built in 1929 and recently converted into a residence. The district's Central Christian Church, which was originally constructed in the late 19th century, was completely remodeled and faced with brick in 1928.

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With the exception of the large Industrial Park constructed on the northern outskirts of the city, there has been relatively little modern development within the multiple-resource area. The cotton industry in Hillsboro began its decline after World War II, resulting in the city's stagnated economy and population decrease.

Concerned by the economic decline of their community, civic and business leaders began a campaign to reverse post-war trends. The Hillsboro Business and Industrial Foundation was created in the early 1960s to attract industry to the area. As a direct result of this venture, diversified light industrial plants were established which manufactured such products as furniture, cement, asbestos, piping, garments, cottonseed products, and paint.

The establishment of Interstate Highway 35E on the city's eastern edge has diverted much traffic away from downtown Hillsboro, and has contributed to the decline of many commercial businesses. Contributing further to the degeneration of the downtown area has been the proliferation of new shopping centers and subdivisions. An new interest in neighborhood and downtown revitalization, however, has recently been encouraged within the private and business sectors by the Texas Main Street Program and the Hillsboro Heritage League. The city is slowly reversing the process of decline, with its first population increase in eighty years reflected in the 1980 census.

GENERAL DISCUSSION OF AREAS OF SIGNIFICANCE

Architecture

Hillsboro's overall development and early position as the governmental and economic center of Hill County is reflected in the evolution of brick vernacular architecture in the commercial center, as well as in the variety of house forms found in its surrounding neighborhoods. A full range of architectural types and styles, including late and transitional Victorian, Victorian Eclectic, Romanesque Revival, Queen Anne, Italianate, and Classical Revival, is well-represented by the surviving houses. An emphasis on fine workmanship in both the brick and wood-frame architecture seems to characterize local building.

Landscape Architecture

The evolution of landscape architecture is best represented within the city in its residential neighborhoods. An 1884 bird's-eye view indicates that informal landscaping was simple with intermittent rows of trees planted along residential portions of Walnut, Elm, Franklin, and Pleasant streets. Extensive orchards, surrounding homesteads, occupied whole blocks north of the public square. By 1894 a complete system of sidewalks was established throughout the city. By the 1890s, preferences for a more esthetic residential surrounding were reflected in front yards which were transformed from bare, fenced-in, tracts to continuous lawns bordering on dense tree-lined streets. Some residences within

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the historic district exhibited more formally landscaped grounds with park-like settings and ponds. In the 1930s an interest in landscaping the city was renewed, largely through the efforts of landscape architect, Mrs. George G. Smith, who operated a business on East Elm Street.

Community Planning and Development

Significant in terms of community planning and development, the commercial center and adjacent residential neighborhoods represent the expansion of an important commercial (cotton) center in a town initially surveyed in 1854, and established with a grid pattern oriented to the cardinal points and connecting early roads. The establishment of this grid system and commercial structure around the public square, at the intersection of major thoroughfares, is typical of early Texas county seats in the 19th century. Subsequent residential development east of the railroad and downtown commercial area retained this uniform grid pattern along wide, tree-lined streets, although westward growth followed a more haphazard alignment. Blocks within the commercial downtown measured 300 to 400 ft. from sidewalk to sidewalk, and were divided by centered, 30-ft. alleys which facilitated access to the shop's side and rear storage areas. Approaches to the square received equal emphasis from all directions.

Commerce

The Hillsboro commercial district has continuously served as both the economic and governmental center for Hillsboro and the outlying region since 1854. Hillsboro's commercial origin was historically based on plantation farming, which was replaced after the Civil War by stock raising. It was not until the arrival of the first railroad in 1874 that Hillsboro became one of the county's chief retail, wholesale, and shipping centers. The resulting boom-period of development was marked by building expansion, population growth, and commercial prosperity. Because of the city's centralized location within Hill County, between Dallas/Fort Worth and Waco, Hillsboro soon emerged as the market center for an agricultural area chiefly devoted to cotton. Around 1880, the Hillsboro Board of Trade was formed to promote business activity and help establish new business enterprises. Commercial structures ranging in date from 1876 to 1914 have been included in this nomination.

Industry

Early industrial activity along the railroad tracks reflected Hillsboro's general prosperity and period of commercial expansion. During the late 19th century, large business complexes associated with the cotton industry were established, including the Hillsboro Cotton Mills and the Hill County Cotton Oil Company.

Transportation

Hillsboro's centralized position in Hill County and its strategic location between the larger market and population centers of Dallas/Fort Worth and Waco rendered the city an important transportation center quite early. Before the Civil War, a stagecoach line passed through town, but it was the arrival of the railroad that really allowed Hillsboro to develop into a thriving community. The railroad not only provided a broader market

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and larger population for Hillsboro, but also increased the city's commercial and industrial activities. Organized in 1904 by pioneer mechanic and transportation leader Fred O. Grimes, Sr., the Grimes Garage reflected the early prosperity Hillsboro enjoyed as a major transportational intersection point. Grimes Garage, credited with having the first wrecker service in Hill County, also furnished the first complete auto service for early vehicles throughout the area.

Agriculture

Hillsboro and its Courthouse square have historically served as the principal trade center for the county's large cotton and smaller truck farms. After the Civil War, stock raising became an important branch of ordinary farming operations. Although agricultural production and the economy were based largely on cotton trade, outlying farms in the rich black prairie land yielded a variety of crops, including grains and fruits, particularly after 1914 when the Texas Bankers Association initiated and promoted diversified farming practices. Reflecting a continued and active concern in agricultural affairs, Hill County was organized in 1919 as a member of the American Farm Bureau, and later was the first county in the state to establish community Farm Bureaus. By the mid-19th century, Hillsboro's economy had diversified into ranching and other crops, enterprises upon which it still depends.

CHOICE OF MULTIPLE-RESOURCE AREA, HISTORIC DISTRICT AND INDIVIDUAL PROPERTIES

The designation of the multiple-resource area as the current city limits of Hillsboro was recommended by Ellen Beasley in her preservation plan for the city, and represents a clearly defined area with a wide range of historic and architectural resources. Individual properties not included within an historic district were selected for nomination on the basis of National Register criteria for individual properties, following extensive research and architectural evaluation. A single residential historic district, roughly bounded by Corsicana, North Pleasant, East Elm, and North Thompson streets, was selected for inclusion in this nomination. Encompassing an extensive, intact area of consistent historical and architectural development, it is characterized by relatively few intrusions. Although a designation of the downtown commercial center as an historic district was also considered, the overall historic character and appearance of the area had been too seriously undermined by modern alterations and additions. In the future, however, this area could qualify for designation if certifiable restoration work is performed on a sufficient number of buildings.

PRESERVATION-RESTORATION ACTIVITIES WITHIN THE MULTIPLE-RESOURCE AREA

Preservation interests in Hillsboro since the 1960s have been based on the enthusiastic participation of citizens, private businesses, and city officials. The community of Hillsboro first showed awareness of the importance of preserving its historical and architecturally significant buildings in 1968, when federal use of the fine Mediterranean Revival Post Office Building was discontinued. Concerned citizens, together with the

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city, raised matching grants and other funds for the restoration and rehabilitation of this building as the city library. The Bond's Alley Arts and Crafts, Inc., a fund-raising organization, was subsequently formed to provide continued support, maintenance, and restoration for the library, which opened in 1971. Similarly, the relocation and restoration of the dilapidated Katy Depot was initiated by the community, and was completed under the direction of the newly created Restoration and Preservation Board of the City of Hillsboro in 1978. (It was placed on the National Register in 1979). In 1970, the county government began a costly restoration project on the courthouse, which included replacement of the roof, window repairs, exterior cleaning, and interior painting.

Preservation activity within the multiple-resource area received additional impetus through the organization of the Hillsboro Heritage League in 1979, to promote the preservation and restoration of the city's historic residential and commercial structures. The selection of Hillsboro in late 1980 as one of the first cities to participate in the Texas Main Street Program of the National Trust for Historic Preservation continued these trends. Both the Heritage League and the Restoration and Preservation Board, in cooperation with the city manager, have been instrumental in the development of a comprehensive preservation plan for Hillsboro through their partial sponsorship of city-wide and downtown surveys. It is expected that these efforts, together with the choice of the city limit as the multiple-resource boundary, will facilitate inclusion of surviving historic resources into future city planning. Already, restoration and rehabilitation of a significant number of residential structures, especially within the historic district, has been completed or planned.

9. Major Bibliographical References

(See continuation sheets)

10. Geographical Data

Acreage of nominated property approximately 90 acres (see indiv. site forms and continuation sheets)

Quadrangle name Hillsboro West, Hillsboro East, Texas

Quadrangle scale 1:24,000

UMT References

A (see continuation sheets for individual properties and historic district)

Zone Easting Northing

B Zone Easting Northing

C Zone Easting Northing

D Zone Easting Northing

E Zone Easting Northing

F Zone Easting Northing

G Zone Easting Northing

H Zone Easting Northing

Verbal boundary description and justification

See U.S.G.S. maps and attached map sheet

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

name/title Barbara C. Nagel

organization Historic Preservation Consultant date 1983

street & number 213 W. 45th, #5 telephone (512) 453-8873

city or town Austin state Texas 78751

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state 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 Courtney J. Russell

title State Historic Preservation Officer date 8 Feb. 1984

For NPS use only
I hereby certify that this property is included in the National Register
See Continuation sheet for listing date
Keeper of the National Register
Attest: date
Chief of Registration

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Multiple Resource Area
Thematic Group

dnr-11

Name Hillsboro Multiple Resource Area
State HILL County, TEXAS

Nomination/Type of Review

Date/Signature

1. Farmers National Bank

Entered in the
National Register

for Keeper

Delores Byers 3/30/84

Attest

2. Gebhardt Bakery

Entered in the
National Register

for Keeper

Delores Byers 3/30/84

Attest

3. Grimes House

Entered in the
National Register

for Keeper

Delores Byers 3/30/84

Attest

4. Grimes Garage

Entered in the
National Register

for Keeper

Delores Byers 3/30/84

Attest

5. Hill County Cotton Oil
Company

Substantive Review

Determined Eligible

Keeper

Eligible - Beth Grovema 3/30/84

Attest

DOE/OWNER OBJECTION

6. Hillsboro Cotton Mills

Entered in the
National Register

for Keeper

Delores Byers 3/30/84

Attest

7. Hillsboro Residential
Historic District

Substantive Review

Keeper

Beth Grovema 7/9/84

Attest

8. Old Rock Saloon

Entered in the
National Register

for Keeper

Delores Byers 3/30/84

Attest

9. Sturgis National Bank

Entered in the
National Register

for Keeper

Delores Byers 3/30/84

Attest

10. Tarlton Building

Entered in the
National Register

for Keeper

Delores Byers 3/30/84

Attest

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Multiple Resource Area
Thematic Group

Name Hillsboro Multiple Resource Area
State Hill County, TEXAS

Nomination/Type of Review

Date/Signature

11. U.S. Post Office
*Entered in the
National Register*

for Keeper *Melvin Byers 3/30/84*
Attest _____

12. Western Union Building
Administrative Review

Keeper *Beth Grosvenor 3/30/84*
Attest _____

13.

Keeper _____
Attest _____

14.

Keeper _____
Attest _____

15.

Keeper _____
Attest _____

16.

Keeper _____
Attest _____

17.

Keeper _____
Attest _____

18.

Keeper _____
Attest _____

19.

Keeper _____
Attest _____

20.

Keeper _____
Attest _____