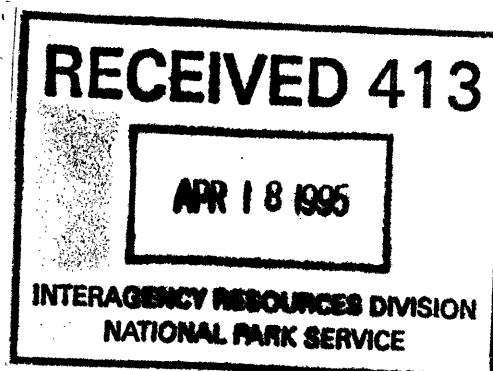


United States Department of the Interior
National Park Service

National Register of Historic Places
Multiple Property Documentation Form

☒ New Submission ☐ Amended Submission



A. NAME OF MULTIPLE PROPERTY LISTING

Historic and Architectural Resources of Corsicana, Navarro County, Texas

B. ASSOCIATED HISTORIC CONTEXTS

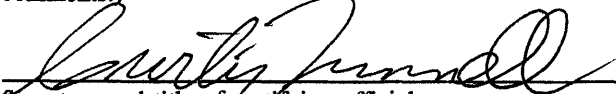
Community and Regional Development of Corsicana, Texas: 1848-1945

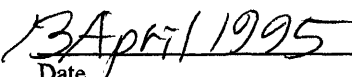
C. FORM PREPARED BY (with assistance from Bruce Jensen, THC Architectural Historian)

Name/Title: Daniel Hardy (Project Director); David Moore (Historian); Matt Goebel (Research Assistant)
Organization: Hardy-Heck-Moore *Date:* January 1993/January 1995
Street & Number: 2112 Rio Grande *Telephone:* (512) 478-8014
City or town: Austin *State:* TX *Zip:* 78705

D. CERTIFICATION

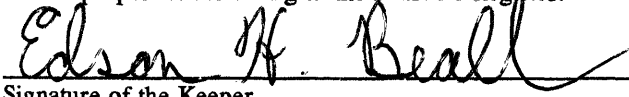
As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this documentation form meets the National Register documentation standards and sets forth requirements for the listing of related properties consistent with the National Register criteria. This submission meets the procedural and professional requirements set forth in 36 CFR Part 60 and the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation. (☐ See continuation sheet for additional comments.)


Signature and title of certifying official


Date

State Historic Preservation Officer, Texas Historical Commission
State or Federal agency and bureau

I hereby certify that this multiple property documentation form has been approved by the National Register as a basis for evaluating related properties for listing in the National Register.


Signature of the Keeper

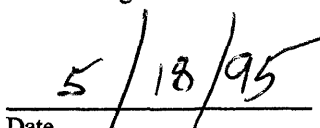

Date

TABLE OF CONTENTS FOR WRITTEN NARRATIVE

	<u>PAGE NUMBERS</u>
E. STATEMENT OF HISTORIC CONTEXTS	3 THROUGH 46
F. ASSOCIATED PROPERTY TYPES	47 THROUGH 69
G. GEOGRAPHICAL DATA	70
H. SUMMARY OF IDENTIFICATION AND EVALUATION METHODS	71 THROUGH 73
I. MAJOR BIBLIOGRAPHICAL REFERENCES	74 THROUGH 77

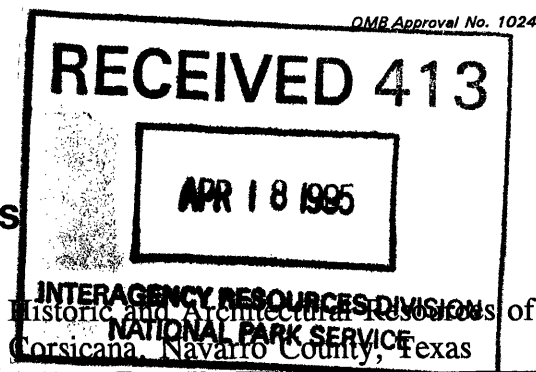
Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 120 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section E Page 3



STATEMENT OF HISTORIC CONTEXT

Providing the framework for this multiple property nomination, the historic context of *Community and Regional Development in Corsicana: 1848-1945* relates to the broader statewide context of *Community and Regional Development in Texas: 1690-1945*. The pattern of historic events that shaped Corsicana's physical development compares to those in Georgetown, Waxahachie, Ennis, Bryan and McKinney, also important Blackland Prairie cotton and rail centers in Texas during the late 19th and early 20th centuries. Multiple property nominations for these communities provide a broad context within which to analyze Corsicana's historic resources.

HISTORIC OVERVIEW

Since its establishment in 1848, Corsicana has been the seat of government for Navarro County. Thomas I. Smith, David R. Mitchell and J.C. Neil donated land for a town site near the Reverend Hampton McKinney's McKinney Inn, an important social and cultural landmark in the region during the pioneer era. Named in honor of José Antonio Navarro's birthplace (Corsica), the town was designated the seat of the newly organized county.

Growing slowly during its early years, the town's economy was based on agricultural production and trade, like most communities throughout Texas at that time. By 1870 Corsicana claimed only 80 residents. The arrival of the Houston and Texas Central (H&TC) Railroad in 1871, however, spurred substantial growth and development to the point that the town's population exceeded 3,300 in the 1880 census.

Although a number of factors contributed to this phenomenal growth, the arrival of the railroad proved the most significant ingredient in the town's rapid expansion. Increased agricultural production and commercial trade underpinned the local economy. The railroad boom ushered in an era of unprecedented construction activity that transformed the small village into a bustling community. Extending from Houston, the rail line cut a path through one of the richest agricultural regions in the state to provide a reliable means of transporting farm goods to distant markets. Navarro County growers came to Corsicana to ship their crops to processing centers and, in turn, to purchase finished goods delivered by rail to local wholesalers and retailers. So-called "terminal merchants," many of whom were Jewish, established businesses in the town that served as the interim terminus of the H&TC. Other lines extended to the community included the St. Louis and Southwestern Railroad (also known as the Cotton Belt) in 1880 and the Burlington-Rock Island Railroad in 1907.

Cotton ruled as the primary agricultural commodity during this period. Its cultivation and processing remained a significant factor in the town's development throughout the late 19th and early 20th centuries. Many cotton-related industries established in the city helped local cotton

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Historic and Architectural Resources of
Corsicana, Navarro County, Texas

Section E Page 4

growers reap the bounty of the region's rich farmlands. Organized in 1900, the Corsicana Cotton Mill became one of the community's most significant industries. Entrepreneurs built the mill on land near the intersection of the H&TC and the Cotton Belt railroads, a typical location for the city's industrial enterprises. Despite Texas' prominence as the world's leading producer of cotton, the state hosted only a handful of cotton mills. Corsicana claimed one of only 17 such mills in the state before World War I. A cotton compress, two cottonseed oil mills and numerous cotton gins contributed to the local economy during the late 19th and early 20th centuries, indicating the community's significance as a cotton processing, shipping and distribution center in this highly productive region.

The discovery of oil in 1894 spurred one of the fastest growth rates in Texas during the period, expanding Corsicana's population to 9,313 by 1900. Concurrently, the establishment of new industrial concerns diversified the city's economy. Joseph S. Cullinan established the Magnolia Petroleum Company in 1898, building a refinery on a large parcel near the H&TC railroad tracks south of town. The first such operation in the state, Cullinan's Magnolia Petroleum Company was the forerunner of the Mobil Oil Company. Other oil-related industries included the American Well and Prospecting Company (later sold to the Bethlehem Steel Company) and the Oil City Iron Works (a subsidiary of the Continental Gin Company).

The resultant prosperity during the early 20th century fostered construction of numerous commercial buildings downtown and the annexation of residential additions containing housing, schools and churches. Housing encompassed opulent residences for the town's merchant class on the West Side, middle class dwellings throughout the city, and modest frame vernacular houses on the east and south sides in the less-affluent, African American sections of the city. The influx of residents resulted in the establishment of an Interurban line in 1913 connecting Corsicana with Dallas. Early suburban development subsequently sprang up along this rail line north of the city.

Although not as dynamic and diversified as during the early 20th century, Corsicana remains a stable and vibrant community today. The local Main Street Program encourages revitalization efforts downtown. Cotton and oil are still processed, although their significance to the local economy has diminished since World War II. Local manufacturing concerns include a hat factory, an iron works, Mobil Oil and the internationally-known Collin Street Bakery. The city also boasts a 200-bed hospital, several parks and recreational areas, and a cultural arts center.

NATURAL SETTING

Near the center of Navarro County about 60 miles southeast of Dallas, Corsicana serves as the county's seat of government (see Maps 32 and 33). Topographical relief ranges from low, rolling hills to near-flat terrain. Elevations rise from a low point of 250 feet on the Trinity River's flood plains in the southeastern part of the county to a high of 564 feet near the intersection of

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section E Page 5

Historic and Architectural Resources of
Corsicana, Navarro County, Texas

Navarro, Freestone, and Limestone counties. The elevation of Corsicana is relatively level, ranging from about 410 to 460 feet above sea level.

Five distinct types of soils within the area's Blackland Prairie Belt range in texture from fine to moderately coarse (See Map 34). The fertile Houston Black clay is the most important soil type in Navarro County, with a fine texture supportive of agricultural productivity. In addition, Corsicana encompasses the moderately coarse Crockett-Wilson soil type. This formation yielded Texas' longest continuous oil flow, with over 200 million barrels produced since 1895 (*Texas Almanac*, 1991).

Forming the boundary between Navarro and Henderson counties, the Trinity River drains a watershed that encompasses Navarro County. Major drainages such as Grays and Rush Creeks flow to the southeast into the river. Other major waterways include Chambers and Richland Creeks, which converge in Freestone County before flowing into the Trinity River. Although no major waterways traverse Corsicana, Post Oak Creek and Elm Creek drain in a roughly easterly or southeasterly direction to join the Chambers Creek system.

EARLY SETTLEMENT AND POLITICAL ORGANIZATION

Permanent Anglo settlement in the area began in 1838 with the founding of Spring Hill by Dr. George W. Hill. About 20 miles west of present-day Corsicana, the small community lay about 70 miles north of Franklin, the site of the Robertson County courthouse. As the number of settlers increased during the following decade, many residents in the immediate area agitated for a more accessible seat of local government. Their petition to the Texas Legislature to create a new county was rewarded on 13 July 1846 with the establishment of Navarro County, one of several new counties chartered following statehood.

Named in honor of José Antonio Navarro, a leader in Texas' struggle for independence and an influential Republic of Texas statesman, the county initially encompassed much more territory than it does today. It originally included all or parts of present-day Limestone (created in 1846), Ellis (1849), Tarrant (1849) McLennan (1850), Hill (1853), Johnson (1854), Parker (1855), Palo Pinto (1856), and Hood (1866) counties (Putman, 6). The home of W.R. Howe, near present-day Forrester in Ellis County, served as a temporary seat of government. Following Howe's death in December 1847, local leaders organized a committee to select a permanent county seat. Many residents promoted a small community about 20 miles west of present-day Corsicana named Dresden as the most desirable location. In early 1848, however, the committee selected a 100-acre tract of undeveloped land offered by Thomas I. Smith and his business associates, David R. Mitchell and James C. Neil. C.C. Taylor of Dresden laid out blocks and lots for the new town, naming it Corsicana in honor of Navarro's birthplace (Texas Historical Commission [THC] marker files, Corsicana).

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Historic and Architectural Resources of
Corsicana, Navarro County, Texas

Section E Page 6

Although the 1855 courthouse fire probably destroyed the original town plat, two speculative renderings portray the boundaries of the original town site. One suggests that the town initially encompassed 14 numbered blocks, including the central courthouse square (see Map 35; Samuels and Knox, 1980). A town auction on 1 May 1848 reportedly lasted seven days. Designated A through O, 15 additional blocks set aside sometime between 1848 and 1850 were distinguished from the original blocks (Samuels and Knox, 86-87). A second map depicts the entire area within North Beaton Street, West Fifth Avenue, West First Avenue and North 15th Street within the original town site (see Map 36; Navarro County Historical Society [NCHS], 117). The latter includes about 100 acres, coinciding with the amount of donated land noted in surviving minutes of the county commissioner's court.

The city's layout conformed to prevailing concepts in town planning and development. Corsicana's scheme typifies the Shelbyville Square plan (Upton and Vlach, 124-145). This plan features a grid system incorporating a public square at the center surrounded by full blocks on each side. Terry Jordan states that this town plan is the most common type found among county seats in Texas (Arbingast, 42). For example, Waxahachie in adjoining Ellis County shares comparable development patterns including a similar town plan (see Map 37).

In addition to the designation of a central courthouse square, the original plat delineated deep narrow lots around the square, obviously intending them for commercial use. This pattern prevailed throughout contemporaneous county seats in the state. Counting on the courthouse to attract commercial traffic from all parts of the county, merchants typically sought sites near the square to capitalize on the influx of people with business at the courthouse. Residents also built a few houses on vacant lots fronting the square.

Commercial operations in the settlement were limited during this period, with only nine merchants reportedly living in Corsicana following the first official census of Navarro County in 1850 (Samuel and Knox, 90). Only 18 property owners were noted by the 1850 tax rolls for the community. These pioneers presumably clustered on property fronting the courthouse square, although none of their stores or houses survive. These probably were small vernacular buildings, constructed of hand-hewn logs or possibly planed lumber transported overland from one of the few lumber mills in the state at the time. The first courthouse was a 16 foot by 16 foot log building erected in 1848. It reportedly stood one block north of the courthouse square, at the northeast corner of present-day West Fifth Avenue and North 12th Street (Block 13, Lot 1, Old Town Plat). In 1853, the county erected a 2-story frame courthouse on the public square designated by the original town plan. This building housed local government until destroyed by fire two years later.

Corsicana remained a small, sparsely populated community in the 1850s, with an economy dependent on the traffic generated by its status as county seat. Although the cultivation of locally grown cash crops assumed increasing importance during this period, agricultural production had little overall impact on the local economy. The poor transportation network, the limited number of

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section E Page 7

Historic and Architectural Resources of
Corsicana, Navarro County, Texas

residents, the lack of capital, and the arduous task of clearing land for agricultural purposes hampered economic expansion. The census of 1850 reported that Navarro County, which still included areas later established as other counties, hosted a population of 2,190, including 1,943 whites, 246 slaves and 1 "freed colored" resident living in 336 dwellings. Only 5,904 acres of improved farmland existed in the county, planted in a variety of cultivated crops suggesting the self-sufficiency of county residents. Navarro County produced only two 40-pound bales of cotton in 1850, a figure that pales in comparison to the production in the plantation systems entrenched in counties to the east.

Ten years later, the county's population swelled to 5,996 despite a reduction in total land size. The 1860 census recorded 4,105 whites and 1,890 slaves in Navarro County, implying that a new settlement pattern had begun to emerge in the agriculturally based economy. Although small family-run farms harvesting a variety of crops remained prevalent, larger farms relying on enslaved African-American labor began to affect the economic and social composition of the county. Cotton production experienced a dramatic rise to 2,329 bales ginned in the county in 1860. Although other counties in the state produced far greater quantities, the increased number of bales suggests the growing significance of cotton to the local economy.

Most of the county's early Anglo and enslaved African American settlers hailed from Upland and Lowland southern states such as Tennessee, Alabama, Mississippi and Georgia. They brought much of their cultural background to their newly adopted homeland, including religious and social institutions. As was common in Texas, the most visible manifestations of this cultural diffusion included organization of Protestant religious groups. By 1851 congregations for Methodist, Presbyterian and Baptist churches owned property in Corsicana (Putman, 118).

Residents during this period erected simple dwellings using vernacular forms such as center passage plans and two-room houses. These forms reveal the Upland and Lowland South background of the new residents. The more affluent often added stylistic detailing to these forms, with the Greek Revival style being the most influential architectural expression of the period.

When the slavery debate reached its climax in 1861, the majority of voters in Navarro County agreed to secede from the Union. This vote suggests the prominence of cotton production in the local economy. As cotton production required cheap labor to remain profitable, most locals concluded that the restriction of slavery would ultimately impede the county's future economic development. Many citizens from Corsicana and Navarro County volunteered to fight for the Confederacy, although the conflict never directly reached area. The war hampered local trade and commerce throughout the war years and into the Reconstruction era.

The 1870 census recorded 80 residents (55 whites and 25 African Americans) in Corsicana, the largest community in Navarro County at the time. The county's population more than doubled since 1860, reaching a total of 6,307 whites and 2,245 African American residents. The vast

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section E Page 8

Historic and Architectural Resources of
Corsicana, Navarro County, Texas

majority were born in Texas or originally hailed from the Upland and Lowland South. The economy still relied heavily on agriculture, with the cultivation of cotton an increasingly popular and profitable undertaking. Labor remained a serious concern, but the advent of a system of tenant and share-cropped farming alleviated the situation. Overall, agricultural production totals increased dramatically despite the hindrance of an inadequate transportation network. Most goods were hauled overland by wagon on poorly maintained roads or were shipped by steamboat on the barely navigable Trinity River. The 1870 census coincided with the construction of a rail line through Navarro County by the Houston & Texas Central Railroad, presaging a dramatic transformation of the entire region in the last quarter of the 19th century.

RAILROADS: THE BASIS FOR COMMUNITY DEVELOPMENT

The instigation of rail service to Corsicana proved the most critical factor in the early history and development of the city. The first railroad reached Corsicana in 1871, making the community one of the major stops on the Houston & Texas Central Railroad (H&TC) line between Houston and Dallas. Just nine years later, the St. Louis and Southwestern Railroad also extended its tracks through the city. As a consequence, Corsicana became an important rail crossroads in central Texas, quickly surpassing other communities in the region in size and population. Only a handful of cities in the state, such as Dallas and Houston, boasted more than one major rail line. The intersection of two rail lines in Corsicana fostered economic growth by providing the foundation for the city's industrial development and facilitating the exploitation of the region's rich natural and agricultural resources. The railroads also affected the town's physical development by increasing the availability of construction materials previously too expensive to ship into the community. The ensuing construction boom transformed the village of Corsicana into one of the most vibrant communities in the state during the late 19th and early 20th centuries.

The H&TC line through Corsicana connected the community to Houston and Dallas, as well as with St. Louis and other important railroad centers in the nation. Chartered in 1848 as the Galveston and Red River Railway, the line was renamed following assumption of the charter in 1852 by a group of Texas businessmen who changed the terminus to Houston. Despite extension of the H&TC line to Millican in Brazos County by 1860, the outbreak of the Civil War halted construction on this and all other railroads in the state. As the first railroad to resume construction after the Civil War, the H&TC arguably became the most influential line built in Texas during the Reconstruction era.

The H&TC route essentially paralleled the Trinity River. The river valley encompasses some of the most fertile lands in Texas. Although the river provided an early means of transporting agricultural products to Galveston, passage was often treacherous and frequently impassable. Nevertheless, shippers established a fledgling steamboat trade along the Trinity during the mid-19th century. Numerous inland ports, such as Taos in Navarro County, served as strategic conduits of goods. The H&TC competed directly with steamboat lines, with its relative predictability quickly

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section E Page 9

Historic and Architectural Resources of
Corsicana, Navarro County, Texas

achieving ascendancy in the transportation of goods through central Texas. The railroad's impact virtually eliminated steamboat trade on the Trinity River by the 1890s.

The railroad also played a pivotal role in municipal and agricultural development throughout central Texas. As the rail company extended its line to the northwest, civic leaders in the region intensively lobbied for rail service to their respective communities. Their offers of various incentives such as free or reduced-priced land were often spurned as the rail company instead opted to create entirely new towns. By establishing new towns, the rail company stood to profit from the sale of lots set aside near designated stops of the railroad. Bryan, Calvert, Kosse, Groesbeck and Mexia were among the many towns created by the H&TC in this method. Most were little more than stopping points with water towers to service the steam-powered locomotives. Subsequent development was not a primary concern of the rail company, although select communities such as Bryan, Corsicana and Ennis developed into important regional commercial and distribution centers through deliberate actions taken by the H&TC.

Despite variations in town size, the H&TC's town plans remained remarkably consistent. Among the first cities established by the H&TC, the 1867 plan for the city of Bryan in Brazos County established the prototype used in subsequent H&TC-founded communities. Theodore Kosse, chief engineer for the railroad, substantially departed from earlier models in drawing Bryan's original town plat. Town plans from the second quarter of the 19th century typically included a simple grid of streets focused on a central public square, as seen in Corsicana, Waxahachie and McKinney. Although the grid remained the basic building block in railroad towns, the railroad tracks rather than the courthouse or public square became the new focal point in these communities. Bryan's town plan is bisected by the rail line, with narrow lots intended for commercial usage concentrated near the line to encourage commercial development (see Map 38). Encircling this commercial center, residential blocks typically encompassed ten lots per block. Larger quartered blocks comprised outlying areas. Bryan's overall rectangular shape was typical, although its plan strayed from the norm by setting streets at a 45-degree angle to the railroad tracks, thus creating an overall diamond form. Although subsequent town plans were set at right angles to the railroad tracks, the overall layout of lots, blocks, and streets employed by the H&TC in Bryan recurred in other towns or additions created by the railroad. The plan for the H&TC's addition to Corsicana, for example, followed these basic design principles.

The H&TC's expansion during this period gained the attention of the leading citizens of Corsicana, who realized the potential for unprecedented prosperity represented by the railroad. They formed an *ad hoc* committee to woo the railroad, with Alexander Beaton, James Kerr Sr., Robert N. White, and J.R. Loughridge heading up the effort. They convinced local property owners to donate land as inducement to the railroad company (NCHS, 51). Many residents conveyed land east and south of the "Old Town Plat" to the effort, including one transaction for:

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Historic and Architectural Resources of
Corsicana, Navarro County, Texas

Section E Page 10

part of eight and 9/10 acres of land conveyed by I.B. Barry to Alex Beaton and James Kerr Sr., as a donation to the citizens of Corsicana to aid them in purchasing grounds for the location of the Houston & Texas Central Railroad Company at or near the town of Corsicana (Navarro County Deed Records [NCDR] U:99).

In contrast with earlier efforts by existing central Texas communities, the donation of such parcels immediately southeast of Corsicana secured a commitment from the H&TC to route the line to the town. Corsicana's success lay in creating an essentially new town abutting the original town site. On 25 July 1871 officials with the H&TC, including Abraham Groesbeck, W.I. Hutchins, F.A. Rice and W.R. Barker, formally dedicated land for the H&TC Railroad Addition. This tract of land redirected growth within the community. Known as the Railroad Addition, its 610 acres greatly expanded the physical size of Corsicana (see Map 39). The official plat map (revised) reveals a variant of the plat for Bryan. The Corsicana plan differed in its placement of the tracks along the southeast edge of the old town site, rather than through the center of the town, as was typical of railroad-founded towns. The gentle curve of the railroad through the area resulted in a less efficient division of the land, with some large open and undeveloped spaces fronting the highly desirable railroad right-of-way. In all likelihood, this curve facilitate a plat aligned with the existing town site. The Railroad Addition incorporated no public or open spaces, as all of the land apparently was intended for sale. This pattern conformed to the H&TC's general land development schemes elsewhere in the region.

The size of the Railroad Addition suggests that the H&TC envisioned Corsicana as a relatively large city. The addition was much larger than most other railroad communities along the line. Company officials also set aside a larger number of long and narrow lots on both sides of the tracks in anticipation of extensive commercial development, the most profitable type. Most of these lots fronted onto streets that ran east and west on a perpendicular to the railroad tracks, concentrated in areas controlled by the company. This plan closely resembles that of Ennis in adjoining Ellis County (see Map 40).

The impact of the implementation of rail service was immediate, with the population expanding to 3,733 by 1880, nearly 50 times the total of the previous decade. Corsicana was thereby the 14th largest city in the state, with only Dallas (population 10,358) and Waco (7,295) exceeding it in the central Texas region (see Table 1).

With the exception of Ennis, these communities predated the arrival of the railroad. Each struggled to survive until the initiation of rail service. Their agriculturally based economies relied principally on the railway as a means of transporting locally cultivated goods to markets for processing and conveying manufactured goods back to each community. Anticipating Corsicana's role as the focus of a large and highly productive trade territory, the H&TC encouraged its development accordingly.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection E Page 11Historic and Architectural Resources of
Corsicana, Navarro County, Texas

TABLE 1: 1880 CENSUS FIGURES

CITY	POPULATION
CORSICANA	3,733
HILLSBORO	2,541
McKINNEY	1,479
WAXAHACHIE	1,354
ENNIS	1,351

Community-wide prosperity followed the advent of rail service to Corsicana, enhanced by its temporary distinction as the northernmost terminus of the H&TC. The new service brought people and material goods in unprecedented numbers to the community, sparking a construction boom. As happened in Bryan, the establishment of a temporary terminus prompted many merchants to open stores in the community on the assumption that the railroad would attract residents from throughout the region. Upon extension of the line, many of these so-called "terminal merchants" moved their businesses along with the line, often establishing branch stores in the new terminus. Among these terminal merchants, for example, the Sanger brothers opened successive stores in Bryan, Corsicana and Dallas (Heck, 1987). In addition, the increased availability and reduced costs of milled lumber enabled residents to erect grander and more stylish houses, stores and churches. Though only three buildings erected in the 1870s still survive, historic photographs document larger and more ornately detailed dwellings erected in the decade following the arrival of the railroad. Traditional building forms, such as two-room and center passage houses still prevailed, although residents often applied stylish architectural embellishments.

The H&TC pushed on to Dallas (1872) and Denison (1873), where it connected with the Missouri, Kansas & Texas line to St. Louis. In the process, the rail company continued establishing towns such as Ennis, Ferris, and Palmer in Ellis County (see Maps 40, 41 and 42). Meanwhile, the arrival of the St. Louis and Southwestern ("Cotton Belt") Railway in 1880 established Corsicana as an important rail crossroads in the region (NCHS, 58). Chartered by the Texas Legislature in 1879 as the Texas and St. Louis Railway, the Cotton Belt line provided additional outlets for Texas cotton via St. Louis. In 1881 the railroad company acquired the Tyler Tap Railroad, servicing Tyler and its environs, to compete with the eastern branch of the Texas and Pacific Railroad. Railroad officials immediately changed its name to the St. Louis and Southwestern Railway (Webb, 530). Because the railroad linked important cotton producing areas with national markets, it soon became known as the Cotton Belt line. In conjunction with the H&TC's service to Gulf ports in Houston and Galveston, most of the state's cotton was thus funneled to mills in the eastern United States and

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Historic and Architectural Resources of
Corsicana, Navarro County, Texas

Section E Page 12

Europe. The states's expanding rail network facilitated the burgeoning cotton industry in Texas, fostering the development of major inland shipping and distribution points such as Corsicana.

In contrast with the incentives offered the H&TC during its initial push through the region, the citizens of Corsicana apparently did not lobby intensively to obtain the Cotton Belt Railroad. The St. Louis and Southwestern Railway acquired no large land holdings, although community leaders probably proposed some type of inducement to secure the railroad. The Cotton Belt played a significant role in Corsicana's development as a regional shipping center, nevertheless, indirectly influencing commercial, real estate and industrial development within the community.

The Cotton Belt entered Navarro County from the northeast at its crossing over the Trinity River near Kerens, continuing westward to Corsicana. The railroad entered the city along Tarrant Street (now Eighth Avenue), intersecting with the H&TC on the south side near the junction of Beaton and Tarrant Streets. The companies soon constructed a union passenger depot just north of this intersection (NCHS, 54). Despite the H&TC's anticipation of commercial development on its property, the Cotton Belt's arrival shifted the focus of development to land west of the H&TC and north of the Cotton Belt lines. Local citizens R.N. White and Alexander Beaton owned much of this property and they subsequently platted new commercial blocks concentrated along Beaton Street, a north-south thoroughfare three blocks west of the H&TC tracks. Beaton Street's development into the commercial hub of the city followed the establishment in 1881 of the Union Passenger Depot at its southern end.

While construction of the passenger depot enhanced Beaton Street's role as a retail center, its commercial development predated the arrival of the Cotton Belt. The street connected Corsicana's two primary centers of activity, the county courthouse and the original H&TC passenger depot near the intersection of Hardin (now Commerce) Street and Hunt Street (now Fifth Avenue). Since the rail lines impeded traffic within the community, the ease of traffic patterns in this quadrant soon attracted the attention of merchants. The arrival of the Cotton Belt further complicated traffic patterns, coalescing the appeal of the area between the courthouse and the rail lines for retailers and other businessmen. By 1885 Corsicana's commercial development extended primarily along Beaton Street, with the greatest concentration in the 100 blocks of South and North Beaton Street (see Map 43). Brick was the preferred building material, as 88 out of 113 buildings in the downtown area featured load-bearing brick construction. Blocks fronting onto the courthouse square boasted a few commercial buildings, including a carpenter's shop, two grocery stores and four law offices (Sanborn Map Company, 1885).

Access to two rail lines also affected the development of warehouse and industrial areas, with property near the intersection of H&TC and Cotton Belt lines attracting wholesale operators and distributors, such as grocers and lumber dealers. These wholesale businesses played key roles in the commercial and physical development of the city as the availability of foodstuffs and low-cost building materials filled vital needs for the community's expanding population. Industrial operations

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section E Page 13

Historic and Architectural Resources of
Corsicana, Navarro County, Texas

congregated near the H&TC tracks in the southern section of the city. While the area's remoteness precluded much residential or commercial development, it proved ideal for industrial development on large tracts of open land. Since the H&TC controlled considerable portions of this land, the company may have offered incentives to attract industrial concerns engaged in processing locally cultivated agricultural products. Enterprises such as cotton oil mills, gins and compresses prevailed until the discovery of oil in 1894 sparked heavy industrial operations.

Despite their pivotal roles in the historical development of Corsicana, the H&TC and Cotton Belt railroads were not the only lines to service the city. In 1891 some of Corsicana's leading citizens attempted to build their own railroad. Chartered as the Corsicana and Southeastern Railway with \$500,000 in capital, the line proposed to build its tracks from Corsicana through Freestone and Leon counties on its way to the Gulf Coast (*General Directory of the City of Corsicana*, 1894). Although evidence suggests that this effort failed (Sanborn Map Company, 1894), the undertaking reflected the ambition of Corsicana's citizens to make their community one of the most important in the state.

In 1907, the Trinity and Brazos Valley Railway Company established service to Corsicana. Begun in 1902 to link Houston with Fort Worth, the line experienced difficulties until purchased by B.F. Yoakum in 1904. The manager of the Rock Island Railroad and a director of the Burlington Railroad, Yoakum acquired the financially troubled Trinity and Brazos Valley Railroad and completed its building campaign. Upon entering Corsicana, the line turned northward to follow Dresden (now Sixth) Street roughly two blocks east of the H&TC tracks. The railroad built its depot in the 500 block of East Collin, a few blocks east of the town's commercial center. Known as the Burlington-Rock Island Railroad, this third rail connection further consolidated Corsicana's position as an important rail center in the region (Webb, 251).

Rail connections with all parts of the county encouraged greater trade and contributed to Corsicana's commercial and industrial development. While railroads continued as the primary means of transporting goods and people up to the conclusion of World War II, the post-war boom resulted in a decline in their usage. Trucks and automobiles became increasingly prevalent as improved highways siphoned business away from the railroads. As a result of this decline, the rail companies curtailed service to Corsicana, with the Cotton Belt tracks actually ripped up in the 1980s. While few overt signs of their role in the city's development survive, the railroads left an indelible imprint on the city's physical character.

COTTON AND ITS IMPACT ON THE DEVELOPMENT OF CORSICANA

The institution of rail service in 1871 shifted the basis of the city's economy to a dependence on regional trade involving the shipment of locally grown crops. Cotton in particular generated tangential economic benefits as awaited transportation in Corsicana to markets elsewhere. Corsicana

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Historic and Architectural Resources of
Corsicana, Navarro County, Texas

Section E Page 14

reaped tremendous benefit from the production and processing of cotton attracted to the community by its transportation connections.

Most of the state's cotton production prior to the Civil War occurred within the plantation system developed in east Texas along the model of the Lowland South. Shipping cotton to market at that time involved great difficulty and expense. In the last quarter of the 19th century the principal cotton-producing areas shifted to the fertile soils of the Blackland Prairie. This region extends along a roughly north-south axis through the central Texas, encompassing a soil belt particularly conducive to cotton production. Rail service facilitated shipment of the cash crop to ports along the Gulf Coast, thereby encouraging greater production.

Residents of Navarro County raised cotton in limited quantities prior to the Civil War, boosting their production during the final decades of the 19th century. Although Navarro County initially lagged behind neighboring Ellis and Hill counties, it joined them as one of the leading cotton-producing centers in the state by 1900 (see Table 2). The Blackland Prairie belt yielded Texas' largest cotton crops until overtaken by the High Plains and South Texas regions midway through the 20th century.

Although agricultural prices temporarily plummeted in response to the nationwide economic depression in 1893, cotton production continued to increase during the late 19th and early 20th centuries. Strong financial incentives led many farmers to devote all or most of their fields to the crop's cultivation, against the advice of agricultural specialists wary of single-crop dependency. On the strength of the cotton market, cities in the Blackland Prairie region such as Corsicana, Waxahachie, Ennis and McKinney evolved as important trade centers.

Upon harvesting the crop, farmers took their freshly picked or ginned cotton to professional buyers in town. In Corsicana, area farmers gathered at a central location such as the courthouse square to show their wagons full of cotton to agents who inspected and purchased their crop. The buyers in turn arranged for its shipment to mills in the eastern United States or in Europe. In 1894, just as Navarro County emerged as a significant cotton producer in the state, 14 cotton buyers were operated in the city, mostly as independent agents. By 1908 the number of cotton buyers declined to ten despite an increase in county-wide production totals. Large companies based outside the community dominated the market, with firms such as Neil P. Anderson & Company and the International Cotton Company employing several agents (*Corsicana City Directory*, 1908). Locally owned and operated businesses such as Shwartz & Company also maintained offices in the city.

Profits from the sale of cotton fueled community-wide growth and prosperity, as farmers built new houses or expanded old ones, bought merchandise, and sought services. Increased sales enabled merchants to build larger and more ornate stores and residences, as well as hire more clerks, who in turn also built new houses. Most build dwellings based on plans from pattern books

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Historic and Architectural Resources of
Corsicana, Navarro County, Texas

Section E Page 15

TABLE 2: COTTON PRODUCTION IN NAVARRO AND SURROUNDING COUNTIES

YEAR AND PRODUCTION	ANDERSON COUNTY	ELLIS COUNTY	FREESTONE COUNTY	HILL COUNTY	LIMESTONE COUNTY	NAVARRO COUNTY
1850 BALES	734	N/A	N/A	N/A	603	2
1850 RANK	27TH	N/A	N/A	N/A	30TH	N/A
1860 BALES	7,517	359	6,913	171	1,303	2,329
1860 RANK	23RD	70TH	26TH	78TH	59TH	47TH
1870 BALES	4,016	2,960	6,465	3,407	3,414	4,077
1870 RANK	35TH	45TH	18TH	41ST	40TH	33RD
1880 BALES	7,548	18,956	8,182	8,369	9,037	12,958
1880 RANK	42ND	7TH	38TH	36TH	35TH	17TH
1890 BALES	10,241	42,701	15,816	38,175	27,274	27,100
1890 RANK	49TH	1ST	28TH	6TH	16TH	14TH
1900 BALES	16,950	91,298	22,695	57,513	50,384	60,568
1900 RANK	51ST	1ST	34TH	4TH	10TH	5TH
1908 BALES	14,327	145,642	17,837	107,976	74,926	78,147
1908 RANK	88TH	1ST	69TH	4TH	7TH	6TH
1920 BALES	17,717	156,201	26,876	100,362	84,041	105,675
1920 RANK	88TH	2ND	46TH	6TH	8TH	4TH
1925 BALES	23,311	75,989	22,158	54,934	29,155	72,132
1925 RANK	55TH	3RD	58TH	15TH	46TH	6TH
1930 BALES	19,268	97,182	17,924	80,701	64,956	88,017
1930 RANK	84TH	1ST	67TH	3RD	6TH	2ND
1934 BALES	9,762	59,888	11,098	47,561	35,167	49,902
1934 RANK	78TH	1ST	71ST	5TH	16TH	4TH
1940 BALES	12,136	73,034	13,946	50,849	33,573	51,169
1940 RANK	77TH	2ND	68TH	10TH	23RD	9TH

SOURCE: U.S. CENSUS DATA, TEXAS ALMANAC

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Historic and Architectural Resources of
Corsicana, Navarro County, Texas

Section E Page 16

and catalogues available from local lumberyards such as the McGammon & Lang Lumber Company or the Whiteselle Brick & Lumber Company. Much of the detailing was mass produced at mills elsewhere and shipped to Corsicana's lumberyards via rail service. Application of this trim to standard house types allowed homeowners to keep up with changes in taste.

The flourishing cotton trade of the period spurred development of industries related to the processing of the crop. The vital step of extracting seeds from the cotton fiber, thereby facilitating transformation into finished products, required the use of a gin. Late-19th century advances in the manufacture of these machines contributed to the financial success of cotton production (White 1957). Gins typically were built in strategic locations, often at important crossroads in rural areas or in towns with rail service. At least two gins were established near the rail lines by 1885 (Sanborn Map Company, 1885), with the number subsequently reaching a peak of 55 to 60 gins reportedly operating in Navarro County during the early 20th century (NCHS, 273).

During this same period, the cotton industry fostered in Dallas the emergence of the primary suppliers of gin and other cotton-processing equipment for Texas and adjoining states. Firms such as the Continental Gin Company (NR 1983), the Murray Company and the John E. Mitchell Company (NR 1991) shipped their products by rail from plants in Dallas to destinations like Corsicana (Hardy and Moore, 1989). As the largest producer of gin equipment in the nation during the late 19th and early 20th centuries, the Continental Gin Company purchased the Corsicana Manufacturing Company (later renamed the Oil City Iron Works) in 1898 to repair gin machinery (THC marker files).

Because a degree of centralization increased the profitability of shipping and processing cotton, only a handful of cities became major inland markets for cotton. Dallas and Waco served as the primary markets in the Blackland Prairie region, with a second tier including Corsicana, Waxahachie, Ennis, Hillsboro and McKinney emerging as integral to the cotton trade network of central Texas. With access to major railroad lines, each developed as the center of a major cotton producing area. As a consequence, these communities experienced spectacular growth during the boom years of the late 19th and early 20th centuries (see Table 3).

In addition to several gins, each of these communities boasted at least one cotton compress and one cotton seed oil mill, facilities critical to the financial viability of the cotton trade. Compresses compacted freshly ginned cotton into dense bales to simplify shipment. Cotton seed oil mills crushed seeds into oil used for soap and lubrication. Another byproduct, hulls were used as cattle feed and in the manufacture of fertilizer. As compresses and oil mills required substantial capital to construct and operate, they were less common than small, relatively inexpensive gins (Moore 1986).

By April 1885 Corsicana's cotton related industries included the Texas Oil Company Cotton Seed Oil Works and the Garrett and Huey Cotton Compress operating near the rail lines (Sanborn

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection E Page 17Historic and Architectural Resources of
Corsicana, Navarro County, Texas**TABLE 3: POPULATION TOTALS FOR CORSICANA AND
COMPARABLE CITIES IN THE BLACKLAND PRAIRIE REGION**

YEAR	CORSICANA	ENNIS	HILLSBORO	McKINNEY	WAXAHACHIE
1870	80	N/A	N/A	N/A	N/A
1880	3,373	1,351	2,541	1,479	1,354
1890	6,285	2,171	5,346	2,489	3,076
1900	9,313	4,919	6,115	4,342	4,215
1910	9,749	5,669	6,952	4,714	6,205
1920	11,356	7,224	7,823	6,677	7,958
1930	15,202	7,069	7,799	7,307	8,042
1940	15,232	7,087	8,363	8,555	8,665
1950	19,211	7,815	7,402	10,560	11,204

SOURCE: TEXAS ALMANAC

Map Company, 1885). Based in Tyler, the Texas Consolidated Compress and Manufactured Association erected a cotton compress in 1891 at the northeast corner of East Sixth Avenue and South Ninth Street under the management of I. Cohen (*General Directory for the City of Corsicana*, 1894). Organized with a capital stock of \$100,000, the Corsicana Cotton Oil Company erected a cotton seed oil mill a year later at the intersection of South Eighth Avenue and East Seventh Street. John J. Culbertson of Paris, Texas, served as president and H.L. Scales of Corsicana was secretary and general manager. In 1900 a group of local businessmen including C.H. Allyn and James Garitty built the Navarro Cotton Oil Mill at the intersection of East Fifth Avenue and North Seventh Street. R.L. Hamilton operated the mill. Such businesses contributed to the community's development as an important cotton-trade center during the late 19th and early 20th centuries, greatly enhancing its prosperity.

By the late 19th century, Texas led the nation in cotton production. Cotton brought widespread prosperity to much of the state, particularly the Blackland Prairie region. A substantial amount of cotton-related profits flowed beyond Texas to the east coast and into Europe, however, where mills transformed cotton into consumer products. Many of the state's most prominent citizens consequently launched campaigns to construct cotton textile mills and factories in Texas. Due to the vast sums of money required to construct such mills their success remained largely dependent on capital investment from New York and other financial centers. By the turn of the

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section E Page 18

Historic and Architectural Resources of
Corsicana, Navarro County, Texas

century Texas claimed only a handful of cotton mills, including operations in Sherman, Hillsboro, and Waco. Unlike their counterparts in the eastern United States, these factories were relatively small operations processing small quantities of finished goods. Despite such limitations, however, Texans endeavored to finance and construct cotton mills, prompting the Henderson newspaper to note that "there is no doubt about several mills being erected and in operation in Texas in the next twelve months" (*Rusk County News*, 23 May 1900). Contemporaneous examples included the replacement in 1901 of the dilapidated wood-frame mill in the southeast Texas community of Cuero with a new brick mill, construction in 1901 of the Waxahachie Cotton Mill, enlargement of the 1899 cotton mill in Hillsboro in 1907 and completion of the Lone Star Cotton Mill in 1909-10. With other facilities operating in Brenham, Belton, Houston, and Dallas, the state boasted 17 cotton textile mills by 1917 (Lloyd 1917).

George Jester, a Corsicana banker who also served two terms as Lieutenant Governor of Texas from 1894 to 1898, led the effort in Corsicana to build a mill. The Corsicana Cotton Factory opened in 1900 with a capital stock of \$100,000. As company president, Jester and other officers purchased a large tract of undeveloped land from the H&TC Railroad, by then a subsidiary of the Southern Pacific Railroad (NCDR 104:462; 66:547). South of downtown near the intersection of the H&TC and Cotton Belt railroads, the plant was operational by 1901 (*General Directory of the City of Corsicana*, 1901). A sprawling brick edifice that encompassed an area larger than most city blocks (Sanborn Map Company, 1905), the mill manufactured a light-weight duck material and a heavier fabric used to make bean sacks and other goods (NCHA 1985:278). Between 1908 and 1915, the mill's proprietors constructed worker housing along the 800 blocks of South Beaton, South Ninth and South Tenth streets (*Corsicana City Directory*, 1915). Although only a few survive, small frame dwellings featured identical long and narrow building footprints. Other mill-owned properties in the area included a small grocery store at the northwest corner of Beaton Street and Eleventh Avenue and a large brick warehouse at the opposite corner (Sanborn Map Company, 1921). The mill complex remained a prominent fixture in Corsicana's industrial base for approximately 70 years.

Navarro County emerged as one of the state's most prolific areas of cotton production as the mill began operations, ranking fifth in cotton production in Texas in 1900 (see Table 2). For the next four decades cotton production prevailed as the dominant agricultural crop in the county. Area farmers increased yields and attracted more cotton-related businesses to Corsicana. In addition to the cotton mill, the city hosted a cotton compress (the Oil City Compress at 304 East Sixth Avenue), three cotton gins (J.O. Burke Gin at 200 South Sixth Street, the Inman & Garner Gin at 411 East Fifth Avenue, B.L. Norred & Co. Gin at 120 South Fifth Street), two cottonseed oil mills (the Corsicana Cotton Oil Co. at 301 South Seventh Street and the Navarro Cotton Oil Co. at 200-20 North Seventh Street) and two cotton warehouses (Corsicana Cotton Warehouse at 300 East Seventh Avenue and the Clayton & Rutherford Cotton Yard at 411 East Sixth Avenue) by 1908 (*Corsicana City Directory*, 1908). All of these enterprises operated in the warehouse/industrial district that

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section E Page 19

Historic and Architectural Resources of
Corsicana, Navarro County, Texas

evolved near the intersection of the H&TC and Cotton Belt tracks. With the arrival of the Burlington-Rock Island line in 1907, the area became even more desirable for cotton related industries. While laborers tended to live in modest houses within walking distance of these facilities, owners and managers often lived in grand houses in the city's most prestigious neighborhood to the west of the downtown commercial district.

The 1920s proved the most productive decade for cotton crops, with 105,675 bales ginned in the county during 1920 alone. The Blackland Prairie endured as the state's primary cotton-growing region., with Corsicana remaining an important regional cotton processing and shipping center. The same cotton industries reported in the 1908 city directory operated in 1922-23, although some changed names and owners.

The onset of the Great Depression in the 1930s, however, curtailed economic growth in Corsicana. Agricultural prices, including those for cotton, dropped dramatically. As the early warnings about the dangers of one-crop specialization proved true, the cotton market collapsed despite relatively high levels of production. With a glut on the market further reducing prices, the effects on the local economy proved disastrous. Newly developed cotton fields in Northwest and South Texas, meanwhile, began to make their mark on the state's cotton trade. Following World War II, most of Texas' cotton came from the High and Southern Plains regions. Although the Blackland Prairie region relinquished its title as the primary center of cotton production, Navarro County continued to be an important source of the crop. Although the commodity's role in the local economy waned over time and many of the cotton-related businesses closed, the production, processing and manufacture of the crop played a crucial role in Corsicana's history and development.

CORSICANA'S OIL INDUSTRY

In the midst of the economic recession that followed the Panic of 1893, oil was discovered within the Corsicana city limits. This discovery positioned Corsicana at the forefront of the formidable oil industry subsequently developed in Texas. Although the discovery of the Spindletop field in 1901 soon overshadowed it, the Corsicana Field spurred construction of the first major oil refinery west of the Mississippi River, as well as the founding of several oil-related businesses (Rundell, 26). These enterprises helped Corsicana diversify its economy, setting the community apart from its Blackland Prairie neighbors. Subsequent deep-well discoveries in nearby Powell Field fueled the city's prosperity, fostering its growth into the largest and most economically significant city between Dallas and Houston during the early 20th century.

The accidental discovery of oil in Corsicana resulted from efforts to diversify the local cotton-dependent economy following the collapse of agricultural prices caused by the Panic of 1893. A forerunner of the Chamber of Commerce, the Corsicana Commercial Club organized to recruit new businesses and industries to the city. Insufficient water supplies hampered their efforts,

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section E Page 20

Historic and Architectural Resources of
Corsicana, Navarro County, Texas

however, until the city hired the Corsicana Water Development Company on 6 March 1894 to drill three deep artesian wells (Dunn, 5). A private concern chartered by James L. Autry, Charles H. Allyn and James Garitty, the company bored the first well at a site on South Twelfth Street, about one block south of the Cotton Belt Railroad tracks (Rundell, 23). Reaching a depth of approximately 1027 feet, the drillers struck oil on 9 June 1894. Since the contract required the completion of a water well, drilling continued until water was reached at a depth of about 2,400 feet (Dunn, 6).

Although few realized the significance of the oil discovery, Alexander Beaton grasped the implications and sent an oil sample to Oil City, Pennsylvania, for evaluation (Dunn 1967:7). Upon receiving confirmation of its commercial value, Beaton formed the Corsicana Oil Development Company with partners H.G. Damon of Corsicana and John Davidson of Pennsylvania (Rundell 1977:23). The firm enlisted John H. Galey and J.M. Guffey, two well-respected oil men from Pennsylvania, to drill five wells. Galey and Guffey would later gain fame as the principal financiers of Anthony Lucas' Spindletop venture. Production from three of the wells amounted to a mere 50 barrels of oil in 1895, but output quickly rose to 1,450 in 1896 and 65,975 barrels in 1897. As more wells were drilled within the city limits, production rose to 544,620 barrels in 1898, 669,013 barrels in 1899, and 836,039 barrels in 1900 (Rundell, 24). Residents were soon permitting derricks to operate in their back yards (Rundell, 32).

Events in Corsicana quickly drew the attention of oilmen in Pennsylvania and Ohio, and elsewhere. As the speculators flocked to Navarro County, the influx created bustling economic conditions in contrast with the economic downturn experienced by much of the rest of state during the period. The *Dallas Morning News* reported by 1899 that "Corsicana is one city in Texas that is full up ... every business house in the city has a tenant, a condition of things, so far as business houses are concerned that has not existed for years" (Dunn, 13).

As oil production increased, Corsicana's leading citizens sought to construct a refinery to help market the oil. In 1897 Mayor James E. Whiteselle solicited the advice of Joseph S. Cullinan, owner of the Petroleum Iron Works in Washington, Pennsylvania. While on his way to California, Cullinan stopped in Corsicana to assess local conditions. Favorably impressed, he stayed in Corsicana to become one of the most influential leaders in the state's fledgling oil industry. He organized J.S. Cullinan and Company (the forerunner of Mobil Oil Corporation), securing capital for the plant's construction from eastern industrialists including Calvin Payne and Henry Clay Folger. After purchasing a tract of land near the H&TC tracks south of Corsicana, Cullinan hired E.R. Brown to supervise construction of his oil refinery. Following the ground breaking on 6 June 1898, the first oil refinery in Texas began operations on Christmas day of the same year. In an effort to increase demand for refined petroleum, Cullinan marketed the fuel as an efficient energy source for businesses and railroads and as a means of controlling dust on unpaved streets. When he

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Historic and Architectural Resources of
Corsicana, Navarro County, Texas

Section E Page 21

eventually sold his interest in the firm, Cullinan shifted his attention to the oil fields of southeast Texas, subsequently founding the Texas Company, the predecessor of Texaco (Rundell, 27).

The impact of the petroleum discovery shaped several support industries in the community. The Oil City Iron Works, for example grew out of small machine shop and foundry established in 1866 by John Winship to repair his gin. His business expanded with the rapid growth of the cotton trade, prompting him to form the Winship Gin Company in 1870. Joseph Huey, James Garitty and J.E. Whiteselle acquired the firm in 1886, absorbing it into their Corsicana Manufacturing Company. Whiteselle subsequently purchased the plant for the Texas Development Company about 1892, producing cotton gin equipment with a foundry, machine shop and assembly plant. The Continental Gin Company of Dallas purchased the foundry in 1898, leasing the remaining components to William Clarkson. Clarkson eventually took control of the whole enterprise, expanding into the booming oil business under the name of the Oil City Iron Works. He also manufactured building materials such as cast-iron columns, lintels and sills used on storefronts of local commercial buildings. After expanding over the years, the plant is still in operation (THC marker files, Oil City Iron Works).

The American Well and Prospecting Company was another important outgrowth of Corsicana's oil boom. Formed in Kansas in 1890 by H.G. Johnston and Charles Rittersbacher, the company came to Corsicana about 1894 to drill a water well for the State Orphan Asylum, now the Corsicana State Children's Home. As a result, the Corsicana Water Development Company hired the firm to drill the well on South Twelfth Street that sparked the oil boom. In response to the resultant activity, the American Well and Prospecting Company erected a small shop on North Seventh Street just east of the H&TC tracks to repair drilling equipment. About 1900 the firm purchased patent rights from M.C. and C.E. Baker to manufacture a more efficient type of rotary drill that incorporated hydraulic pumps to loosen dirt and rock. The firm's further refinements of the technique revolutionized the oil drilling process. They soon outgrew their facilities, erecting a new machine shop and foundry on the same block and becoming the largest industrial employer in Corsicana. Equipment manufactured by the company operated in major oil fields throughout world. With the United States' entry into World War II, the factory was retooled to manufacture ammunition and anchors. In June 1943 the War Department awarded an "E Flag" to the plant acknowledging its leadership in production quality and ability to meet deadlines. The Bethlehem Steel Company acquired the company in 1944, retaining the original name. After the war, the plant resumed its manufacture of oil-drilling equipment until its close in 1959 (THC marker files, American Well and Prospecting Company).

Although both firms continued to prosper during the early 20th century, the city's oil boom waned by the early 1900s as oil production in southeast Texas fields outstripped that of Corsicana. Dramatic increases in the demand for oil at the conclusion of World War I sparked renewed interest in the Corsicana fields, however. Improvements in drilling technology and the relatively shallow depths of the initial oil discoveries led many in the industry to speculate on the rewards of

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section E Page 22

Historic and Architectural Resources of
Corsicana, Navarro County, Texas

exploration at deeper levels. In response, several new companies formed and drilling activity increased. The second boom hit following discoveries in January 1923 at the Powell Field about eight miles east of Corsicana. Recent booms prompted thousands of speculators to flock to Corsicana and several outlying boom towns. While most of the drilling occurred in rural areas of Navarro County, Corsicana remained the center of the area's oil industry as it stood at the crossroads of three major railroads and boasted an interurban line connection with Dallas. In addition the existing infrastructure of the established community was better able to support the influx of people, goods and materials:

just five days after production began on the first well, the Beaton hotel management had secured the vacant building adjoining the lobby of the hotel and rushed through the work of converting the spaces into offices. Large oil operators, who were making the hotel their headquarters, had already rented a number of spaces ... Private construction skyrocketed. People built on hundreds of vacant lots ... and new residential additions abounded (Dunn, 63, 73).

The resultant boom affected virtually all of the city, nearly transforming the downtown area as merchants built new stores and substantially remodeled existing ones. Among the most visible legacies of the boom, the 8-story State National Bank Building soon towered over downtown. A tremendous building surge also occurred in residential neighborhoods to the west and northwest of the downtown commercial area. Much of this residential growth occurred in newly platted subdivisions that for the most part followed the existing grid. Bungalows with Craftsman-inspired details became the dominant house form of this period. Older neighborhoods, particularly those near or just beyond the downtown, were also affected. Some property owners subdivided their large town lots, selling the land to prospective home owners or building rental property. Others remodeled their houses, imposing more fashionable architectural features onto Victorian dwellings.

The West Side area remained Corsicana's premier neighborhood, although a small number of new subdivisions attracted the city's elite. The prime examples included the Mills Place Addition and the Governor's Estate Addition, relatively small additions whose exclusivity and large lots appealed to more affluent residents. Although no documentary evidence has been uncovered to suggest the imposition of minimum building requirements or other restrictions, houses built in these new neighborhoods were grander than those in contemporaneous subdivisions. Descendants of former U.S. Senator Roger Q. Mills developed the Mills Place Addition, while the Jester family, which included a former state Governor and a former state Lieutenant Governor, developed the Governor's Estate Addition.

Although the local governments struggled to keep up with the rapid growth fostered by the oil boom, oil related revenues financed many of the necessary improvements to public infrastructure. The municipal government funded the construction of a new city hall (since razed)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Historic and Architectural Resources of
Corsicana, Navarro County, Texas

Section E Page 23

and retired existing municipal debts with revenues realized from water sales to the oil companies (Dunn, 72). Increased property values enabled the county to build a new jail in 1925.

The Powell Field boom was relatively brief, although oil continued to be extracted at more modest levels for many years. The boom mentality gave way to more stable growth as Corsicana continued its development at a more manageable pace for the remainder of the 1920s. The overall amount of oil-related activity declined following major oil discoveries in east Texas during the early 1930s. While oil remained an important part of the local economy, its significance never again reached the heights attained during the 1920s boom.

COMMUNITY DEVELOPMENT IN THE LATE 19TH AND EARLY 20TH CENTURIES

During the late 19th and early 20th centuries, most Corsicana residents depended in some capacity on cotton- and oil-related industries for their living. The cotton and oil industries provided jobs and new financial opportunities that stimulated economic expansion. As newcomers came to the community to work in these industries, their needs generated income for merchants, civil servants and the building trades. Extant dwellings, stores, factories, churches and schools of the period define much of Corsicana's existing physical character, providing a tangible link to this important era in the local history.

One of the most obvious manifestations of the late 19th and early 20th century booms occurred in the downtown area, where merchants erected new 1- or 2-story brick stores as their businesses expanded. Much of this growth took place along Beaton Street and adjoining streets such as Commerce and Main. By 1910, for example, the area from the 200 block of South Beaton Street to the 300 block of North Beaton Street was well-developed, as were nearby portions of Commerce and Main Streets (Sanborn Map Company, 1910). Buildings in this area housed four banks, eight dry goods stores, 44 retail groceries, five wholesale groceries, nine hardware stores, and six furniture stores (*Corsicana City Directory*, 1908).

Local governmental institutions likewise reflected community-wide growth and prosperity. As Corsicana developed into an important rail crossroads, county officials opted in 1880 to replace the 1857 Greek Revival courthouse. The county commissioners selected Austin architect F.E. Ruffini to design the new building (NCHS, 10). Ruffini gained a statewide reputation based on his designs for numerous public buildings such as the Old Main Building (razed) at the University of Texas, the Robertson County Courthouse and Jail (NR 1977) in Franklin, and the Millett Opera House (NR 1978) in Austin. Ruffini designed the Navarro County Courthouse (razed 1905) in the French Second Empire style. When completed in 1881, the 3-1/2 story courthouse symbolized Corsicana's transformation into a prosperous community.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Historic and Architectural Resources of
Corsicana, Navarro County, Texas

Section E Page 24

Increasing revenues generated by the cotton and oil booms prompted the county commissioners to replace this facility within 25 years. They hired Dallas architect J.E. Flanders to oversee demolition of the 1881 courthouse and construction of a new one on its site (Navarro County Commissioner's Court *Minutes*, 1906). Flanders completed the Classical Revival building on 18 June 1906 for a cost of \$128,000. Regionally prominent during late 19th and early 20th centuries, the architect achieved renown for his Prairie School Methodist churches such as those in Stanford (NR 1986) and McKinney (NR 1986).

The city also constructed several impressive buildings during this same period. In 1886 Mayor Robert Scott Neblett led efforts to construct a 2-story city hall and fire station in the 200 block of West Fifth Avenue. Constructed at a cost of \$17,000, the majestic edifice featured Italianate detailing. The city built a second fire station in 1902 in the 800 block of West Fifth Avenue to accommodate rapid development in the West Side neighborhood. Six years later, a new jail was built in the 207 West Fifth Avenue, just west of city hall.

Perhaps because of the city's strategic access to transportation service, both the Independent Order of Odd Fellows (I.O.O.F.) and the State of Texas selected Corsicana as the site for new orphanages in the 1880s. Construction on both institutions followed intense lobbying by numerous other cities seeking to secure the institutions. The successful recruitment campaign reflected the aggressive efforts of local leaders to encourage the city's growth. Successful operation of the institutions on large parcels well beyond the western city limits may have influenced westward growth during the period.

In February 1885 the state chapter of the I.O.O.F. formed a committee to select a site for a facility to care for widows and orphans affiliated with the lodge. The sale of a Galveston lot and the contributions of individual lodges throughout the state financed the construction project. Corsicana was selected following a generous land offer from the local lodge and other civic-minded citizens. The land encompassed a house and other ancillary buildings on approximately 200 acres about three miles west of town. The cornerstone for the first permanent building on the campus was laid on 26 April 1886. Despite limited initial enrollment, enrollment was sufficient by 1892 to create an independent school district on the campus. The facility prospered during the remainder of the 1890s and continued through the early 20th century. Enrollment declined in the 1930s, resulting in closure of the school in 1943. In 1945 the I.O.O.F. lodge instigated a program to revitalize the campus. Following a name change in 1948 to the Odd Fellow and Rebekah Children's Home, the campus initiated a new building campaign that changed much of the physical character of the campus (THC marker files, Odd Fellow and Rebekah Children's Home).

The Texas Legislature established the State Orphan Asylum in 1887, authorizing Governor L.D. Ross to appoint a committee to select a site for the institution. Committee members chose Corsicana from among 19 other communities based on the offer of a large tract of land west of the

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section E Page 25

Historic and Architectural Resources of
Corsicana, Navarro County, Texas

city limits, similar to the parcel granted to the I.O.O.F. lodge two years earlier. The State Orphan Asylum welcomed its first students on 15 July 1889. By 1897 the orphanage created its own school district, constructing a 2-story school building within two years. Other buildings followed during the early 20th century, including the administration building (1917-18), dining hall (1928-29) and gymnasium (1938). State officials changed the institution's name to the Corsicana State Home in 1957 (THC marker files, Corsicana State Home).

The construction boom of the late 19th and early 20th centuries resulted in the creation of a new local industry, brick manufacturing. Corsicana evolved as one of the state's major brick suppliers by the early 1900s, along with the nearby communities of Ferris and Palmer in Ellis County. Soils south of Corsicana are comprised mostly of Houston Black Clay, ideal for the manufacture of brick. James Emerson Whiteselle, whose various business interests included a lumber company, erected a brick kiln between 1900 and 1905 (Sanborn Map Company, 1905). His location south of town provided easy access to both the bountiful clay deposits and the H&TC Railroad, facilitating distribution to builders throughout central and east Texas. Bricks manufactured in the kiln were stamped with "Corsicana" or "Whiteselle" labels.

Residential areas surrounding the city's commercial and industrial center also expanded greatly during this period. The houses, schools, churches and paved streets of these neighborhoods reflected community-wide prosperity associated with the economic booms. Despite early expectations that much of the residential growth would occur to the east, however, most Anglo residents preferred neighborhoods to the west of the downtown. The most affluent residents built large opulent houses on West Third Avenue. More modest, middle-class houses prevailed in areas southwest and northwest of downtown. As the city grew during the early 20th century, these predominately Anglo neighborhoods expanded outward. Additions and subdivisions within these neighborhoods tended to be small, ranging from two to ten blocks in size and apparently developed haphazardly (Navarro County *Plat Maps*). Such development typically occurred as longtime Corsicana families partitioned their homestead tracts into smaller lots. Almost all of the streets, blocks and lots conformed to the orientation of the original grid laid out in 1848, with primary traffic arteries developing along east-west streets. These arterials represented the only effort at town planning apparently coordinated in these neighborhoods, as lot and block dimensions varied greatly and few of the north-south streets extended more than just a few blocks before terminating at another small subdivision (see Map 44).

Corsicana's African-American population congregated principally in the Railroad addition east of downtown, creating a segregated community divided from the rest of city by the railroad tracks. Similar patterns occurred in Waxahachie, McKinney, Ennis and other cities throughout the Blackland Prairie region. The only school for African Americans stood in the 1000 block of East Fifth Avenue. In addition to the school, most African-American religious institutions including the First Independent Baptist Church and Bethel African Methodist Episcopal Church clustered in an

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Historic and Architectural Resources of
Corsicana, Navarro County, Texas

Section E Page 26

clustered in this eastern neighborhood. In response, a small node of commercial buildings developed in the 600 and 700 blocks of East Fifth Avenue and Collin Street to serve the segregated community. African Americans owned and operated all businesses in these buildings, including grocery stores, meat markets and restaurants. African-American businesses in the city's downtown area were limited to the 100 block of East Fifth Avenue and the 100 blocks of Commerce and Beaton Streets (*Corsicana City Directory*, various dates).

The detailing, scale, design and form of houses constructed in Corsicana's residential neighborhoods during the late 19th and early 20th centuries varied greatly, depending primarily on the dates of construction and location. Socio-economic class and race of the occupant also affected the appearance. The most popular domestic architectural styles of the period included the Queen Anne Style (1880s through 1890s), the Classical Revival Style (1900s through 1910s), the Prairie School Movement (1910s) and the Craftsman Movement (1910s through 1930s) styles. Other less common, but nonetheless influential, architectural expressions included the Georgian Revival, Tudor Revival, Spanish Colonial Revival, and Mission Revival styles, popular during the 1920s and 1930s.

The neighborhoods west of downtown hosted the city's greatest concentration of stylishly ornate houses. Domestic buildings constructed during the late 19th century typically featured Queen Anne ornamentation applied to frame dwellings up to 2-1/2 stories. Many builders relied on pattern books available from lumberyards, or else utilized plans drawn by a local architects such as John Minor or H.B. Lochhead. Rarely boasted architect-designed houses, middle class neighborhoods typically encompassed vernacular house forms such as the L-plan or modified L-plan displaying applied Queen Anne or Classical Revival detailing. In the early 20th century new housing and remodeling projects drew inspiration from the Classical Revival, Prairie School and Craftsman design aesthetics. During the 1920s and 1930s, Craftsman bungalows became the standard house type for the Anglo middle class. In the city's East Side, residents erected smaller and less detailed houses. Although few survive, shotgun houses once comprised the most common house type in this part of town (Sanborn Map Company, various dates). Examples of other domestic forms included two-room and center-passage houses popular during the late 19th and early 20th centuries. Only small amounts of stylistic ornamentation typically were applied to these modest houses.

The rapid expansion of the city's residential areas resulted in a corresponding proliferation of schools, churches and other institutions. In fact, these buildings reveal much about demographic and community-development patterns in Corsicana. The first public school for Anglos was erected in 1882 in the 900 block of West Collin Street. The school district subsequently constructed new facilities including the Colored School (c.1882), the David Crockett School (c.1883) and the Stephen F. Austin School (c.1885). It also acquired the Convent School from the Immanuel Conception Catholic Church in 1905. The city's rapid population increase and general westward expansion helped determine the number and placement of schools. Thought was also given to the obstacles

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Historic and Architectural Resources of
Corsicana, Navarro County, Texas

Section E Page 27

posed by the railroad network, as revealed by a promotional brochure published about 1909 reflecting parental concern that schools be "conveniently located in various parts of the city so that ... pupils may not have far to walk and may not be required to cross the railroad track to reach their schools" (NCHS, 146). In reality, this policy reinforced segregation within the community, as educational facilities for African Americans were established east of the H&TC tracks.

As Corsicana's cotton trade zenith during the 1920s coincided with the boom that associated with the Powell Oil Field, the School Board struggled to stay abreast of community-wide growth. Student enrollment expanded rapidly in the early 20th century. In 1909, for example, just 1,297 students attended local schools. The number rose to 3,479 by 1923, an almost 300 percent increase. Acknowledging the challenge, the Board authorized a building program in 1923:

the schools of Corsicana have been struggling for a year or two, perhaps longer, through a wilderness of difficulties caused by lack of room and insufficient equipment. At last, the promised end is in sight. A high school building, which will approximate a cost of \$325,000 when finished and equipped, is in the process of construction. Two grade school buildings to cost respectively \$75,000 and \$90,000 are likewise being erected. This building program, when completed, will render physical conditions in the Corsicana schools second to none (Corsicana School Board *Minutes* [CSBM], 12 December 1923).

The School Board hired St. Louis architect, William B. Ittner, to design most of the facilities erected through this program. In 1923 his firm designed and supervised construction of a new high school (now the Drane Middle School), a junior high school (renamed Sam Houston Elementary School) and additions to the William B. Travis and Fred Douglass schools. Ittner's firm also designed the Robert E. Lee School for neighborhoods on the far western edge of the city in 1927 (CSBM, various dates).

As was typical throughout Texas, Corsicana provided separate educational facilities for African Americans. By 1882 the Corsicana Colored School operated in a small frame building in the 1000 block of East Fifth Avenue. Later in the same decade the School Board replaced this facility with a 2-story brick building featuring Victorian Italianate detailing on the same site. In 1912 the school was renamed the Fred Douglass School to honor the famed abolitionist (NCHS, 173). Upon repairing the fire damaged building in 1923, the School Board changed the name to honor the school's principal, G.W. Jackson (CSBM, 10 January 1924).

An effective leader within the African-American community, Jackson commanded respect from virtually all citizens of Corsicana. He successfully led efforts to develop an industrial training department in 1905, raising funds for its operation from both African-American and Anglo citizens

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section E Page 28

Historic and Architectural Resources of
Corsicana, Navarro County, Texas

(THC marker files, Douglass-Jackson School). He was also a member of a local African-American business league and served as an associate editor of the *Oil City Afro-American*. Upon his retirement in 1927, the School Board awarded him \$200 "as final payment for the more than forty years service to the negro schools of Corsicana" (CSBM 1927).

Many of the city's religious groups also erected new houses of worship in response to the widespread growth in the community. Methodist, Baptist, and Presbyterian congregations were the first to organize in Corsicana, but as the city's population grew and memberships increased new churches formed. The city's religious character diversified as new residents settled in the city and formed other religious organizations. While the first churches were small, crudely constructed buildings, the city's congregations erected larger, brick sanctuaries following the arrival of the H&TC Railroad in 1871. The First Methodist Church (1871), St. John's Episcopal Church (1873), the First Presbyterian Church (c.1874), and the First Baptist Church (1876) built new sanctuaries during this period, although none survive. At the turn of the century, these congregations constructed new sanctuaries to accommodate their growing memberships. Members of the First Methodist Church, for example, began construction on a new church on North Fifteenth Street in 1896. Completed in 1904, it was an outstanding local example of the Gothic Revival style. In 1901 the First Baptist Church completed its new building on Fourteenth Street, although it outgrew the facility within a few years, replacing it in 1924 with the extant Classical Revival style edifice. Other sanctuaries erected during the period included the Classical Revival First Christian Church, erected in 1907 at a cost of \$25,000 to replace an 1890 building. A group from the First Methodist Church split off to form the South Side Mission in 1900, erecting a new church about seven years later now known as the Eleventh Avenue Methodist Episcopal Church (NCHS, 187-198).

The first African-American church in Corsicana was the First Independent Baptist Church, organized in 1868 by a group of freed slaves. The church eventually bought property in East Corsicana and erected a sanctuary. Following its destruction by a storm in 1886, a new church built in 1917-18 still serves the congregation. Another important African-American religious group in Corsicana, the Bethel African Methodist Episcopal Church erected its present sanctuary in 1911.

Although Corsicana's early religious denominations were predominately Protestant, other religious groups came to the city during the late 19th and early 20th centuries. Following the advent of rail service, a large influx of Catholics spurred the founding of the Immaculate Conception Church and the construction of its sanctuary in 1871. The congregation continued to grow in subsequent years, prompting parishioners to build a new church in 1896 in the 600 block West Collin Avenue. Many terminal merchants arriving in Corsicana with the H&TC Railroad were Jewish. Orthodox and Reform sects worshiped together until a split in 1898 resulted in the organization a separate Reform congregation housed in an onion-domed synagogue (NR 1987) on South Fifteenth Street completed in 1900. Orthodox members eventually organized the Agudas Achim and constructed a synagogue on North Twelfth Street.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section E Page 29

Historic and Architectural Resources of
Corsicana, Navarro County, Texas

Growth during this period also prompted efforts to improve public infrastructure in the community. In 1883, for example, a mule-drawn streetcar system began operation, forging the way for an electrical-powered system. Park land on the city's north side was set aside from commercial use as early as 1894 (*General Directory of the City of Corsicana*, 1894). Numerous municipal infrastructural improvements included the implementation of street paving campaigns, installation of brick sidewalks, and construction of water and sewer lines.

A group of locally prominent businessmen organized Corsicana's first streetcar line in 1883. The company initially experienced fiscal difficulties as construction costs far exceeded revenues generated from riders. Local banker James Garitty rescued the company by arranging for the National Bank of the Republic in New York to issue bonds on behalf of the Corsicana Street Railway Company. The deed of trust noted that the firm was "in need of and desirous of raising more funds to aid in the construction and completion of a street railway (Navarro County *Deed of Trust Records* 3:631). By 1893 the route of the street railway looped along Beaton, Third Avenue, 24th Street, Fifth Avenue, 20th Street, Collin, 18th, Sixth Avenue, 15th Street, and Seventh Avenue. Extensions branched out along 15th Street to City Park to the north and along South Second Street to the south (Corsicana *Official City Map*, 1893).

In 1902 the city council granted the Corsicana Transit Company, a privately owned corporation, "the right to construct, operate and maintain an electric street railway along and upon any or all public streets in the city of Corsicana" (Corsicana *Minutes of the City Council*, 1902) as a replacement for the old mule-drawn system. The council mandated service to begin by 1 January 1903 and placed limits on fares. Anticipating substantial street improvements, the council also required the transit company "to pay the cost of the construction and maintenance of [paved or macadamized streets] on that portion of said street between the rails and branches on the outside of each, and to use the same material used by the city in such improvement on the remainder of such street" (Corsicana *Minutes of the City Council*, 1902). This new streetcar line extended through the downtown and along major streets in the City's upper and middle class neighborhoods. The path of the line included an L-shaped branch from Beaton Street to West Third Avenue and a loop in the southwestern part of town that extended along Ninth Avenue, 11th Avenue, 20th Street, 13th Avenue and 15th Street and Seventh Avenue. The eastern and southern portions of Corsicana, where most of the African-Americans lived, did not receive such service.

A decade later the advent of an interurban line connected the city with Dallas (see Map 45). In 1913 the Corsicana City Council granted the Southern Traction Company (later consolidated with the Texas Traction Company to form the Texas Electric Railway) "the right to build, construct, operate and maintain its line of railway on the streets and alleys in the City" (Corsicana *Minutes of the City Council*, 1913) as part of an interurban railway connected to Dallas through Ferris and Ennis in nearby Ellis County. The Council granted a 20-year franchise, but required that intra-city transportation fees be limited to five cents per rider, the same as that charged by the existing electric

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section E Page 30

Historic and Architectural Resources of
Corsicana, Navarro County, Texas

streetcar line. The Interurban opened its ticket office at 210 South Beaton, building a car barn on the same block with frontage on West Seventh Avenue. The tracks entered Corsicana from the north and extended along North Beaton Street until reaching downtown. Service began officially on 20 October 1913. The city's role as the southeastern terminus of a system connected with Dallas, Denison, Fort Worth and Waco reflected its status as a regional trade center. The Texas Electric Railway purchased the local streetcar line in 1917, successfully operating the combined system for the following three decades (see Map 46). The increased use of the automobile and a series of interurban car accidents following World War II, however, forced abandonment of the system in December 1948 (Myers, 1982).

Improvements to the local transportation network included the city's street paving program of the early 20th century. Viewed as progenitors of progress and prosperity, such programs received widespread support from city boosters. The first street paving efforts along Beaton Street and two side streets began in the 1880s (NCHS, 21). Blocks of bois d'arc, a native tree whose wood was both strong and durable, provided the paving material. Following the discovery of oil, Joseph Cullinan convinced city officials to spread oil along the streets to control dust on the unpaved roads. Under the leadership of Mayor Joshua L. Halbert, the city established an active campaign to pave major streets during the 1910s (NCHS, 21-23). On 12 October 1915 voters overwhelmingly approved a large bond package aimed at street paving improvements. Property owners whose land abutted streets being improved bore a portion of the costs (Corsicana *Minutes of the City Council*, 1915). The municipal government contracted with several firms including Worthing & Whiteselle, the Vibrolithic Construction Company, the Bert Hahn Construction Company and the Southern Paving Company, stipulating brick for some streets and "asphaltic concrete pavement" for others. This bond package targeted streets in the western and southwestern parts of the city, again servicing the city's upper and middle class neighborhoods. The city later installed brick sidewalks throughout many residential areas.

During this same period Navarro County participated in the "Good Roads Campaign," a statewide supporting construction of a network of highways throughout Texas. As an important regional trade center, Corsicana became the focus of a network of farm-to-market roads and paved highways built by the county and the Texas Department of Highways. All of the improved roads extended along established city streets such as 15th Street, which continued south as Texas FM 709. Other examples included the establishment of Texas Highway 22 following Second Avenue's route and Texas Highway 31 along Seventh Street. Linking Corsicana with Dallas, U.S. Highway 75 also extended along Seventh Street. Its status as a federal highway contributed to the high volume of vehicular traffic along Seventh Street. Many property owners with frontage on the thoroughfare sold or converted their lots for redevelopment into commercial uses. Service stations, motels, garages and other automobile oriented businesses sprang up along the route. This trend continued until construction of Interstate 45 in the 1960s diverted most traffic to the east.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Historic and Architectural Resources of
Corsicana, Navarro County, Texas

Section E Page 31

Like most other communities in the Blackland Prairie region, Corsicana experienced a period of relative stagnation during the 1930s. The depressed cotton market and static oil-related industries affected the incomes of many local residents. The local economy remained depressed until the United States entered World War II. War production bolstered the economy as local industries adjusted to production needs. The American Well and Prospecting Company, for example, retooled its factory to produce ammunition. Because of its direct role in the domestic war effort, the company received permission from the federal government to build worker housing, a rare example of new residential construction during the war. Renewed growth following the war focused on outlying areas, leaving much of the city's historic fabric intact.

CONCLUSION

Like many other cities in the Blackland Prairie region of Texas, Corsicana blossomed during the late 19th and early 20th centuries as profits from the cultivation and processing of cotton brought unprecedented development and prosperity. The community remained sparsely populated from its founding in the 1840s until the establishment of railroad service in the 1870s and 1880s. The advent of rail service coincided with widespread expansion of the cotton industry to provide great stimulus to the local economy. The ensuing construction booms in commercial, industrial and residential areas of the cotton trade centers transformed the physical character of the community. Large brick commercial buildings with stylish architectural detailing mushroomed in the downtown, while opulent Queen Anne and Classical Revival dwellings housed the elite during this period. The less affluent built more modest houses in rapidly expanding neighborhoods, demanding improvements such as the construction of schools and the paving of streets.

Due in part to its efforts to diversify the local economy, Corsicana eventually surpassed its neighbors in the Blackland Prairie region. Standing at the intersection of three major railroads, the community attracted business and trade. Exploitation of the region's abundant natural resources in the late 19th and early 20th centuries fostered the formation of a number of industrial concerns largely independent of fluctuations in the cotton market. The establishment of large scale institutions such as the State Orphan Asylum further buffered Corsicana from the cycles of a cotton dependent economy.

Although widespread growth eluded Corsicana during the second half of the 20th century, the historic built environment that survives reflects the city's rich and diverse history. The city's participation in the Texas Main Street Project encouraged revitalization of the downtown area. The success of this effort generated interest in the older neighborhoods, where residents are working to preserve Corsicana's unique historical and architectural heritage.

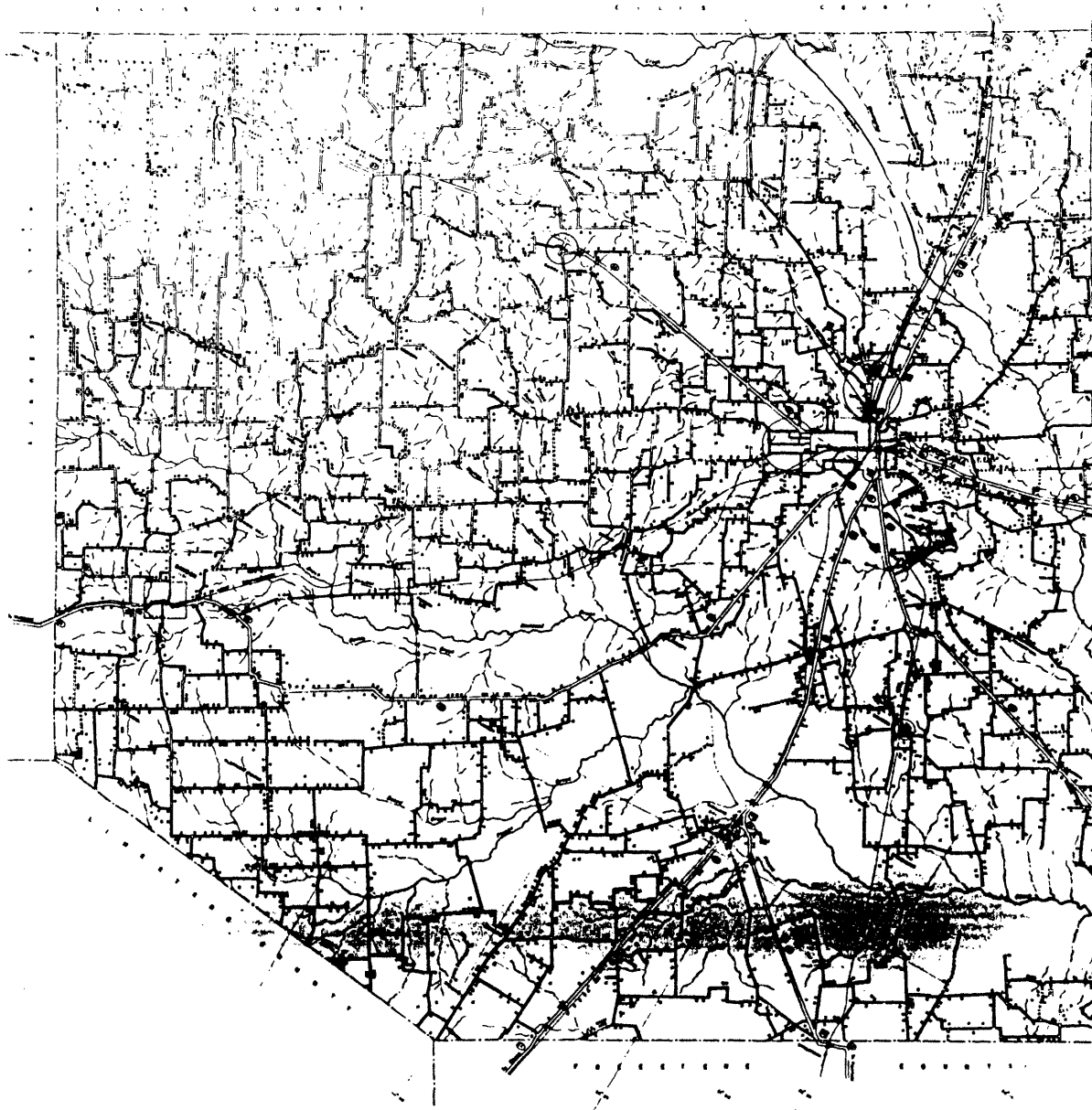
United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section MAP Page 32

Historic and Architectural Resources of
Corsicana, Navarro County, Texas

NAVARRO COUNTY, 1936
(SOURCE: TEXAS DEPARTMENT OF TRANSPORTATION)



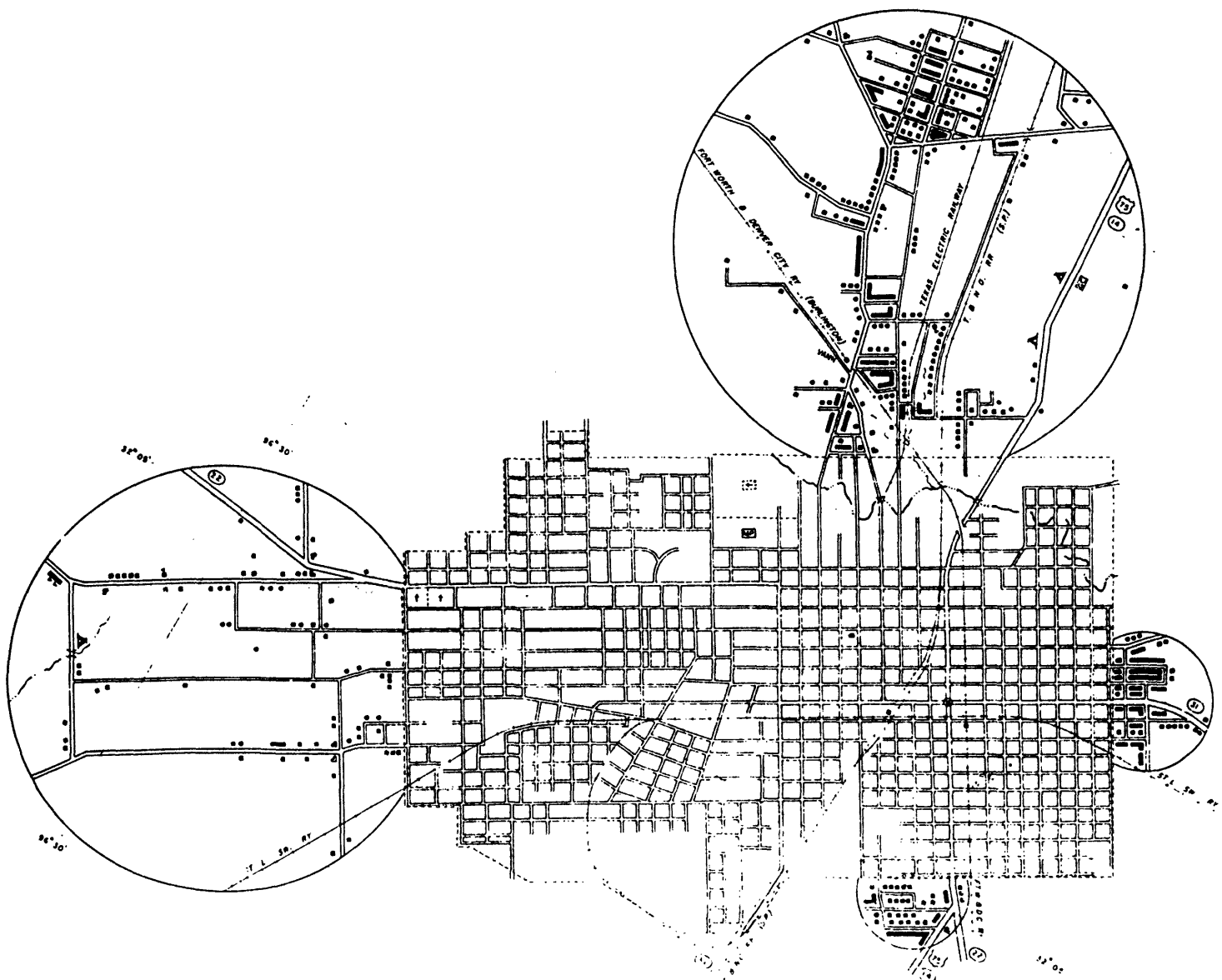
United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section MAP Page 33

Historic and Architectural Resources of
Corsicana, Navarro County, Texas

CITY OF CORSICANA, 1936
(SOURCE: TEXAS DEPARTMENT OF TRANSPORTATION)



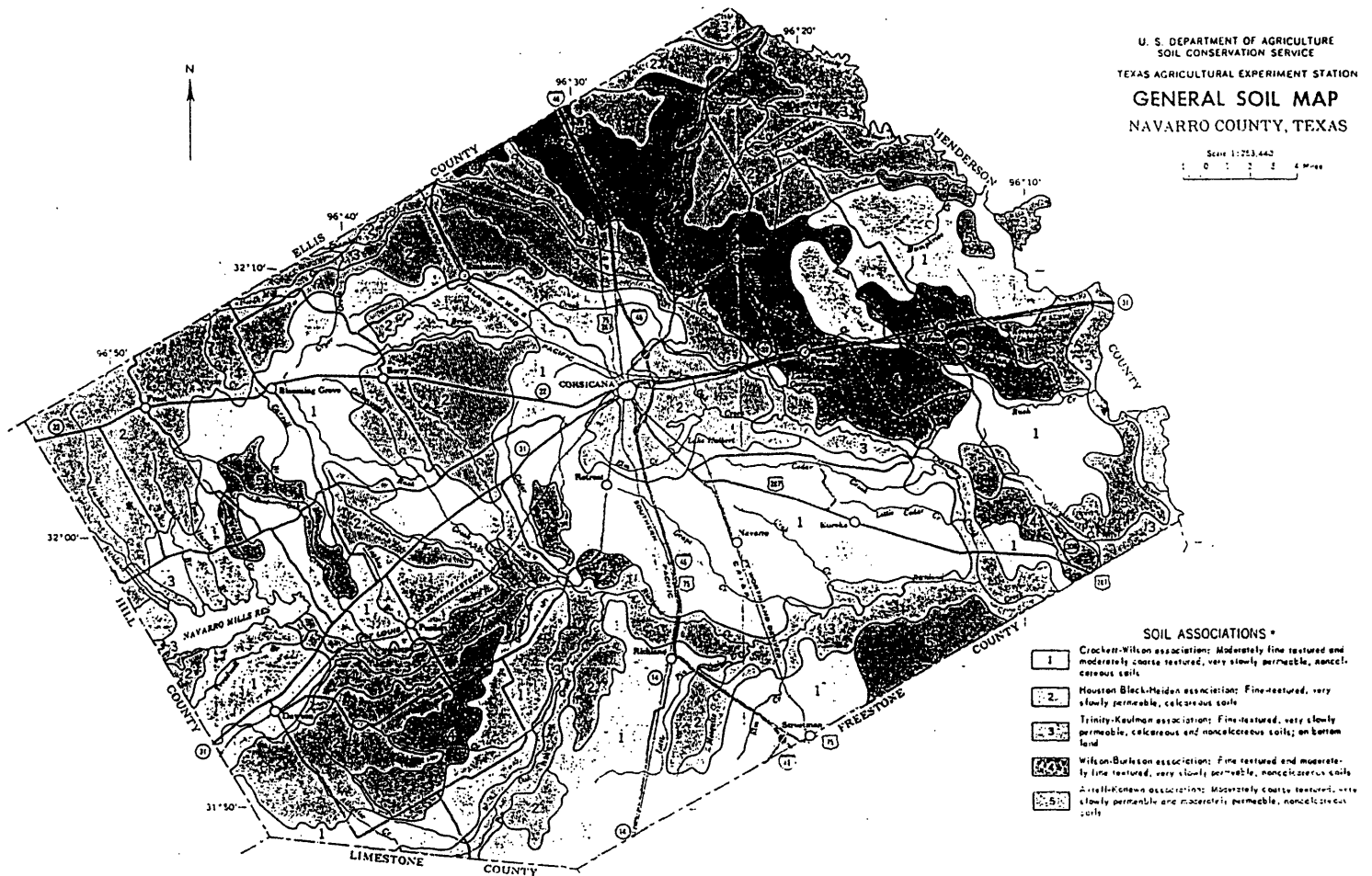
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section MAP Page 34

Historic and Architectural Resources of
Corsicana, Navarro County, Texas

GENERAL SOIL MAP OF NAVARRO COUNTY, 1973
(SOURCE: U.S. DEPARTMENT OF AGRICULTURE)



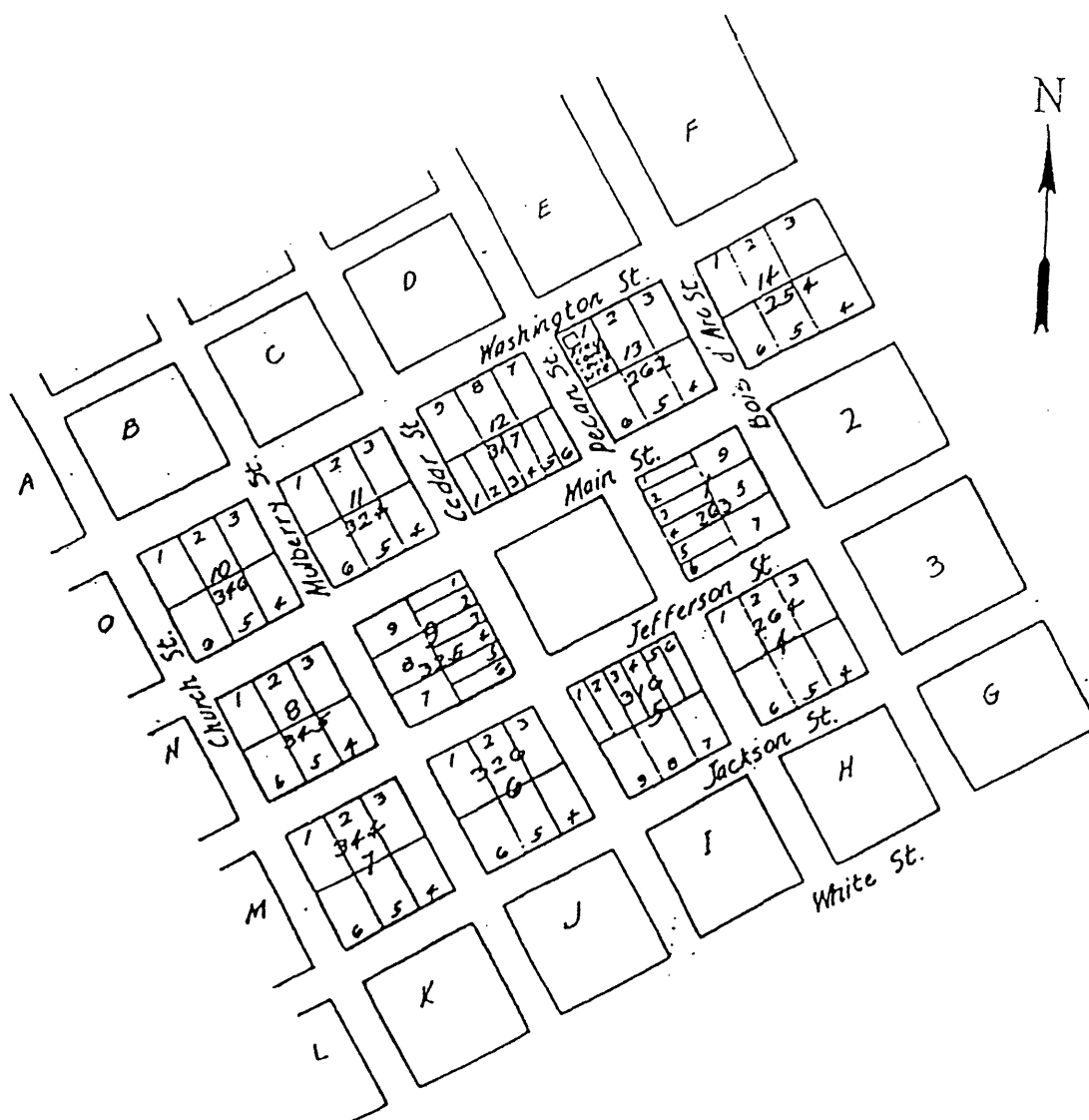
United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section MAP Page 35

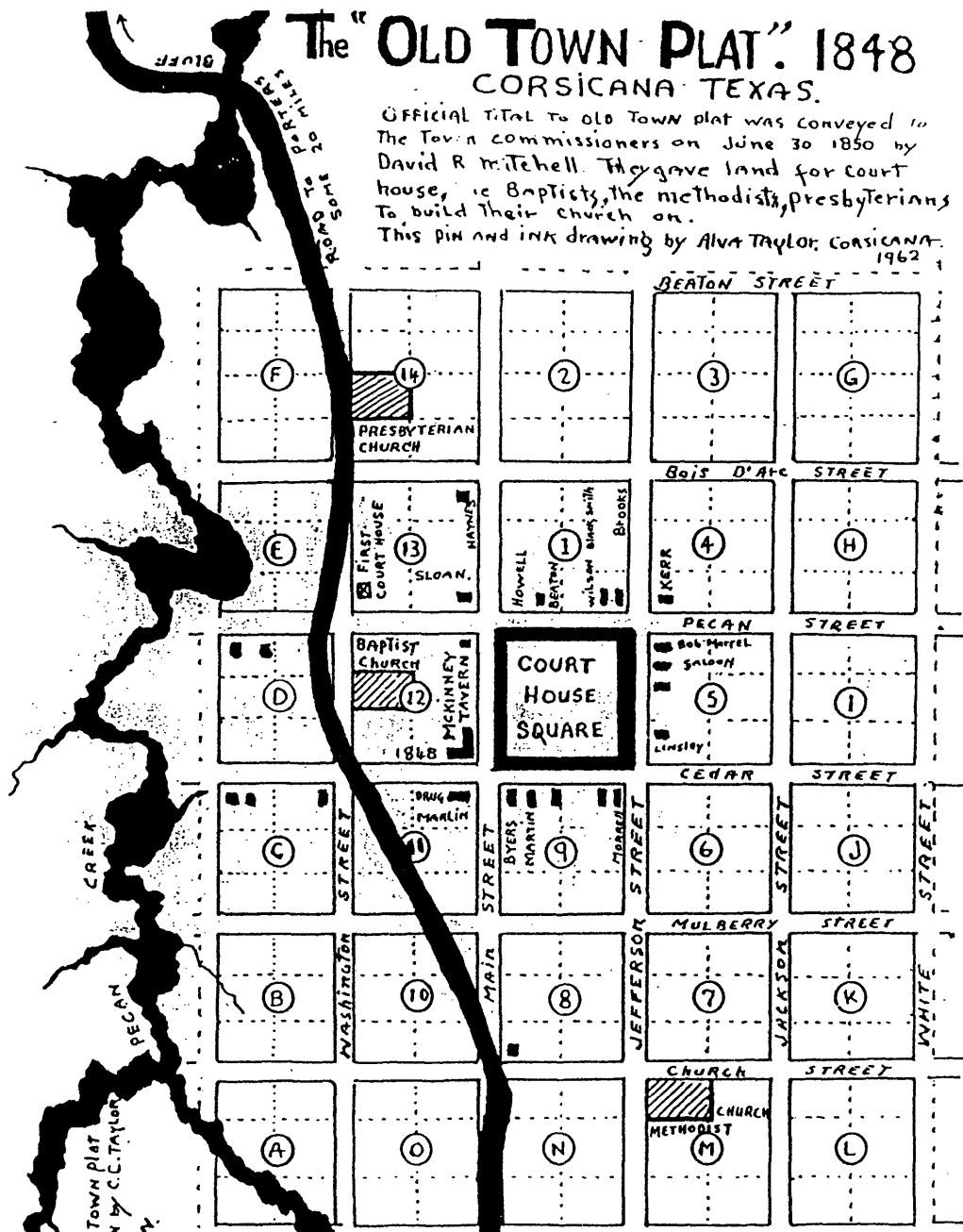
Historic and Architectural Resources of
Corsicana, Navarro County, Texas

SPECULATIVE ORIGINAL TOWN PLAT OF CORSICANA (SOURCE: SAMUELS AND KNOX, 1980)



Historic and Architectural Resources of Corsicana, Navarro County, Texas

SPECULATIVE ORIGINAL TOWN PLAT OF CORSICANA
(SOURCE: NAVARRO COUNTY HISTORICAL SOCIETY, 1985)



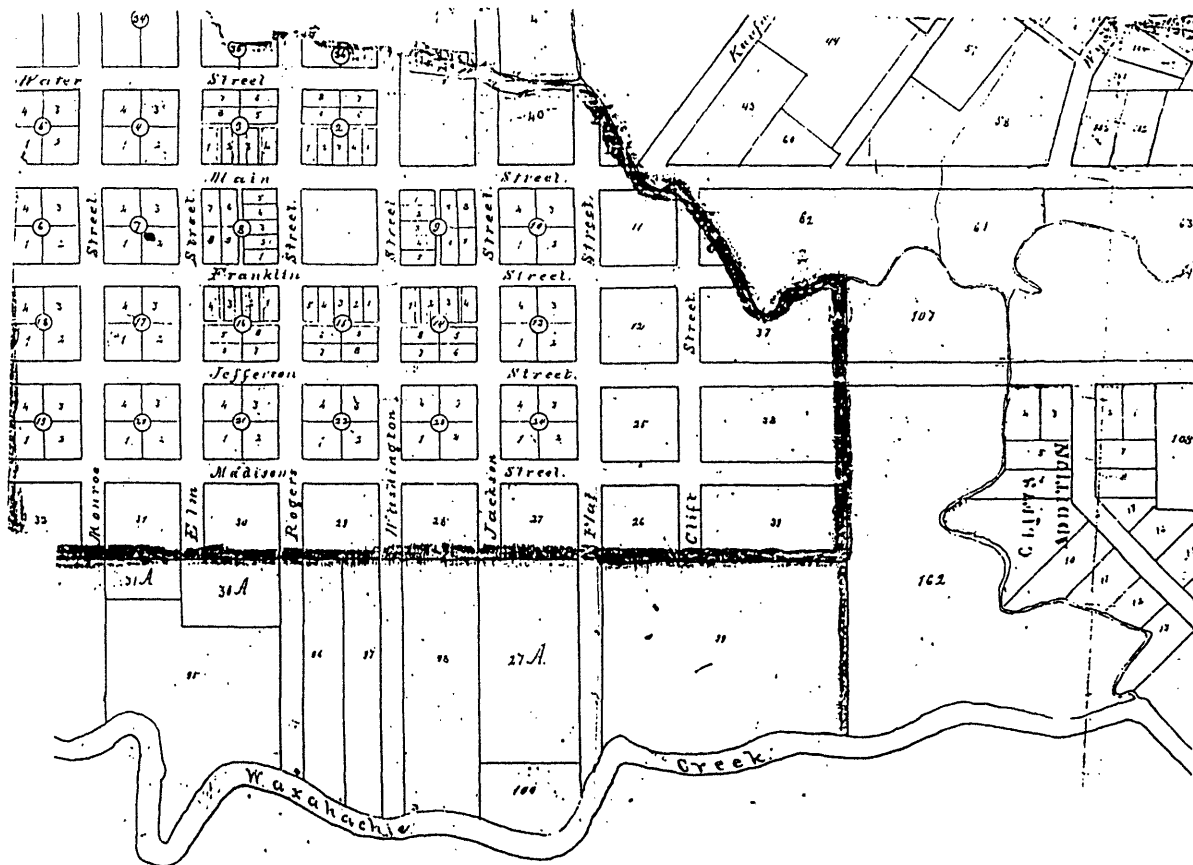
United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section MAP Page 37

Historic and Architectural Resources of
Corsicana, Navarro County, Texas

ORIGINAL TOWN PLAT OF WAXAHACHIE, 1850 (SOURCE: ELLIS COUNTY PLAT RECORDS)



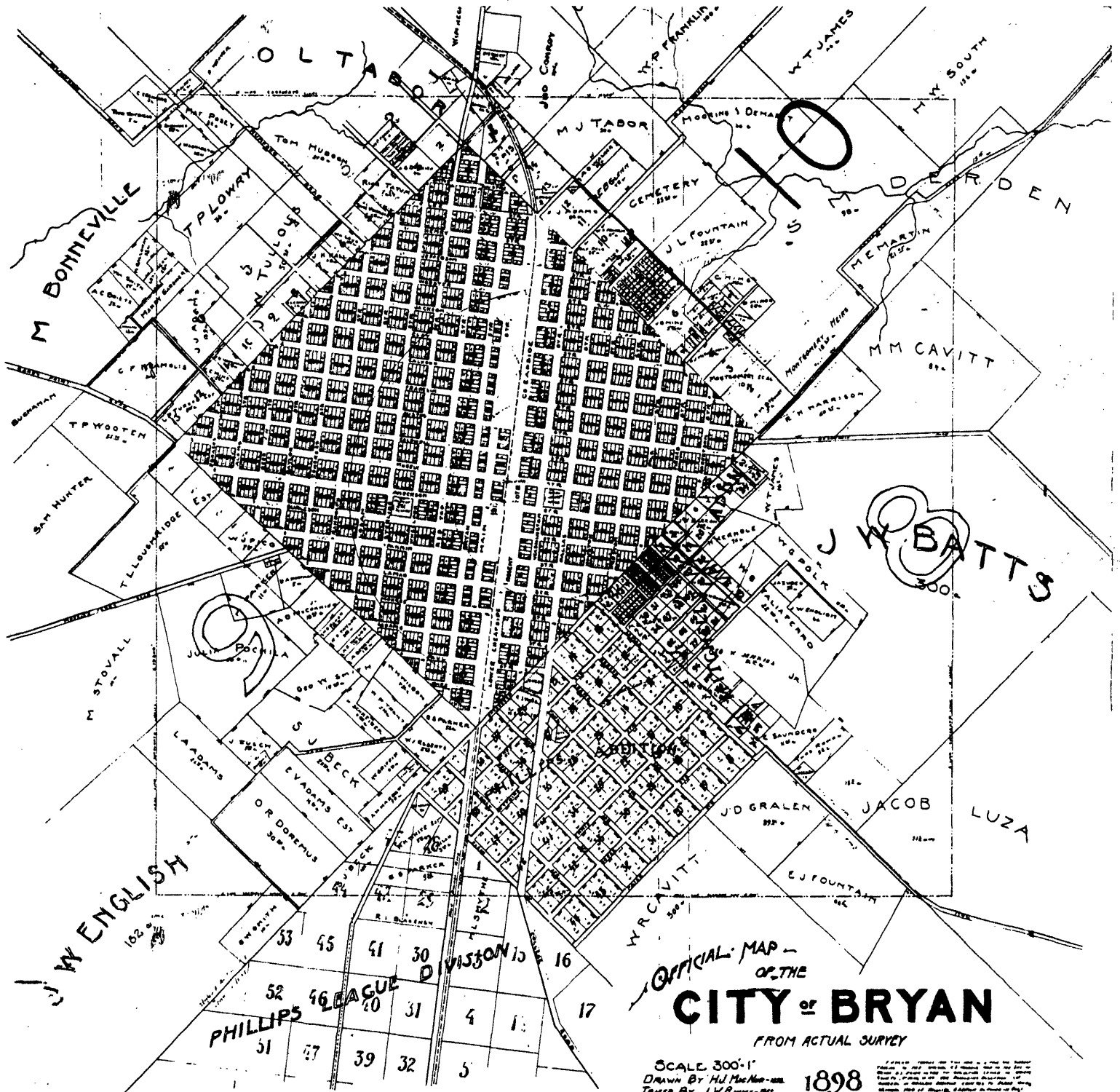
United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section MAP Page 38

Historic and Architectural Resources of
Corsicana, Navarro County, Texas

OFFICIAL MAP OF THE CITY OF BRYAN, 1898
(SOURCE: BRAZOS COUNTY PLAT RECORDS)



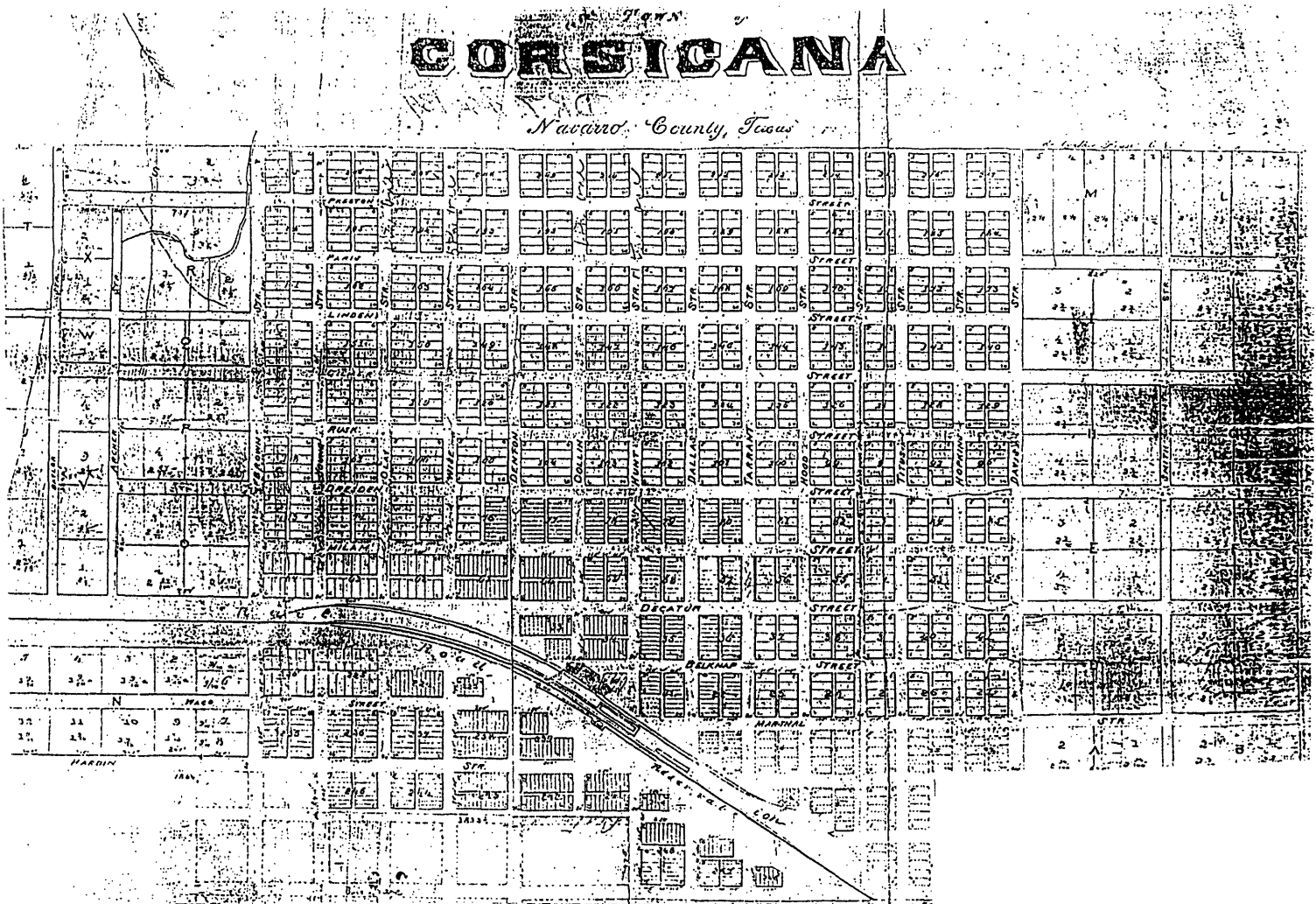
United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section MAP Page 39

Historic and Architectural Resources of
Corsicana, Navarro County, Texas

RAILROAD ADDITION TO THE CITY OF CORSICANA, 1871 (SOURCE: NAVARRO COUNTY PLAT RECORDS)



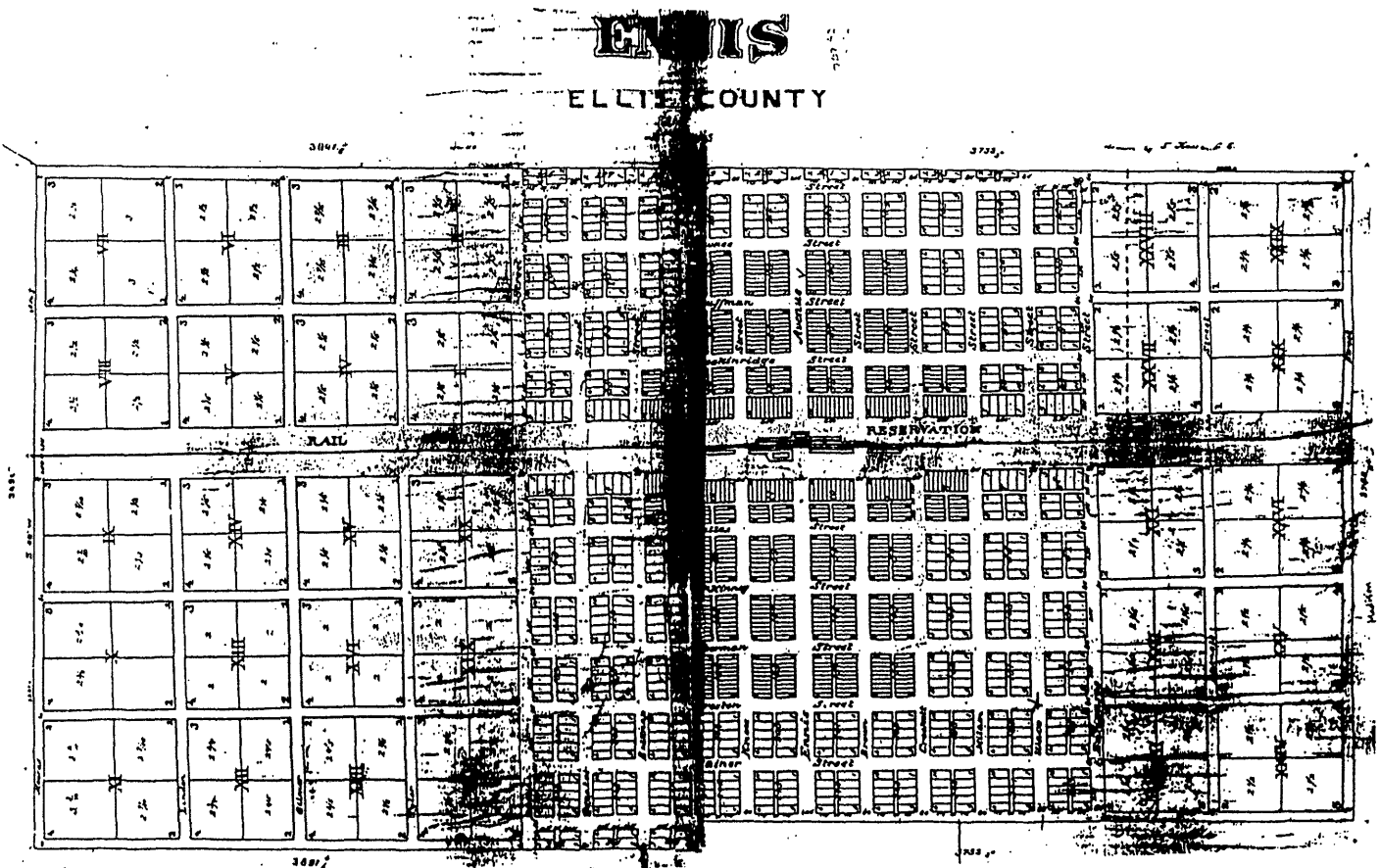
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section MAP Page 40

Historic and Architectural Resources of
Corsicana, Navarro County, Texas

ORIGINAL TOWN PLAT OF ENNIS, 1871
(SOURCE: ELLIS COUNTY PLAT RECORDS)



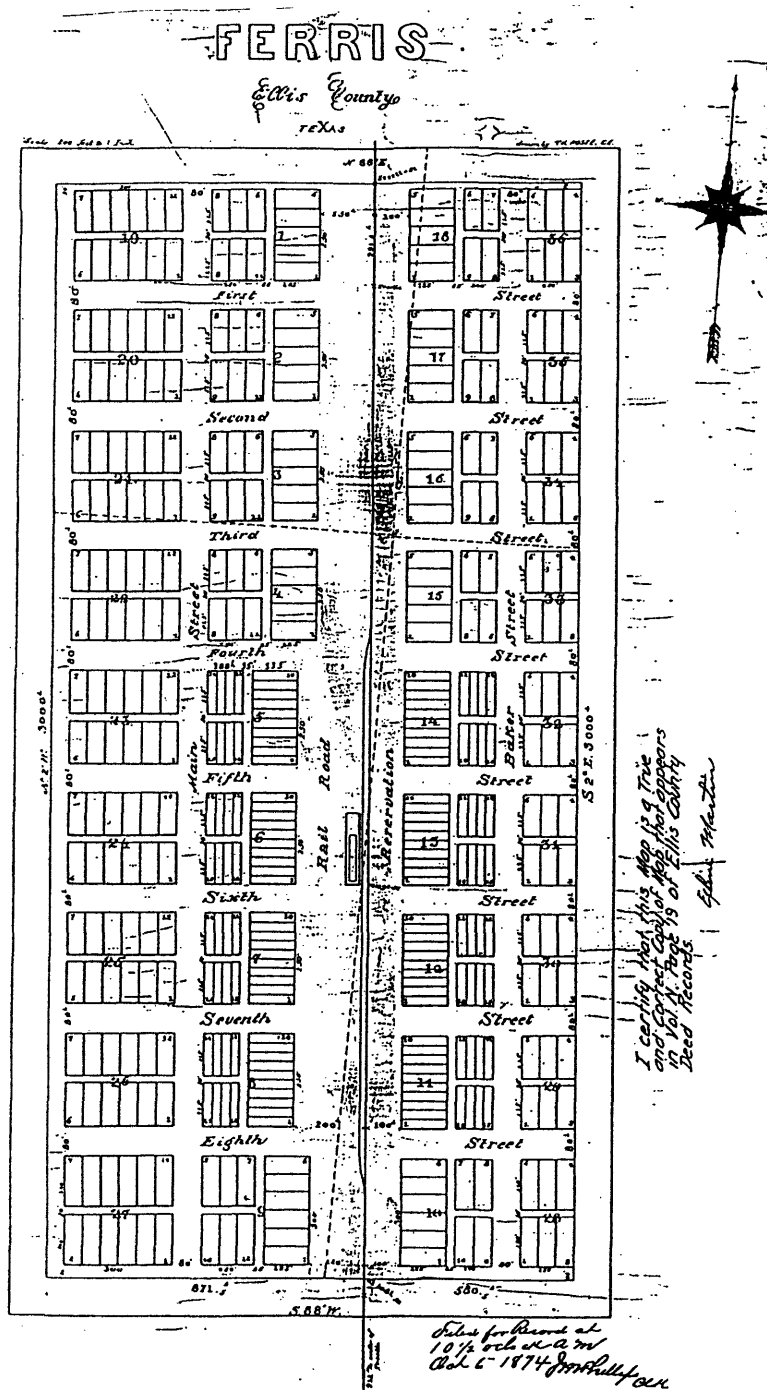
United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section MAP Page 41

Historic and Architectural Resources of
Corsicana, Navarro County, Texas

ORIGINAL TOWN PLAT OF FERRIS, 1874 (SOURCE: ELLIS COUNTY PLAT RECORDS)



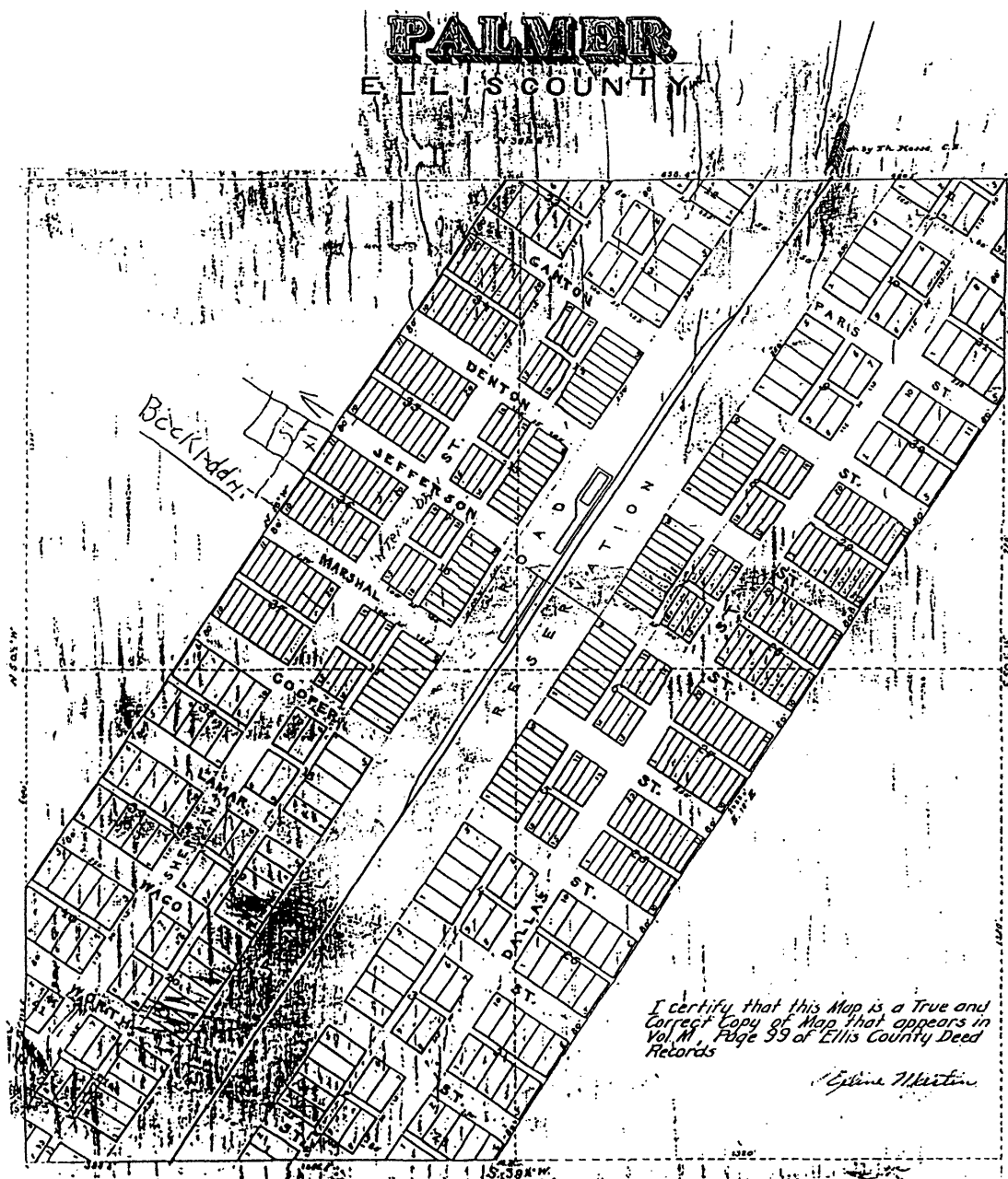
United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section MAP Page 42

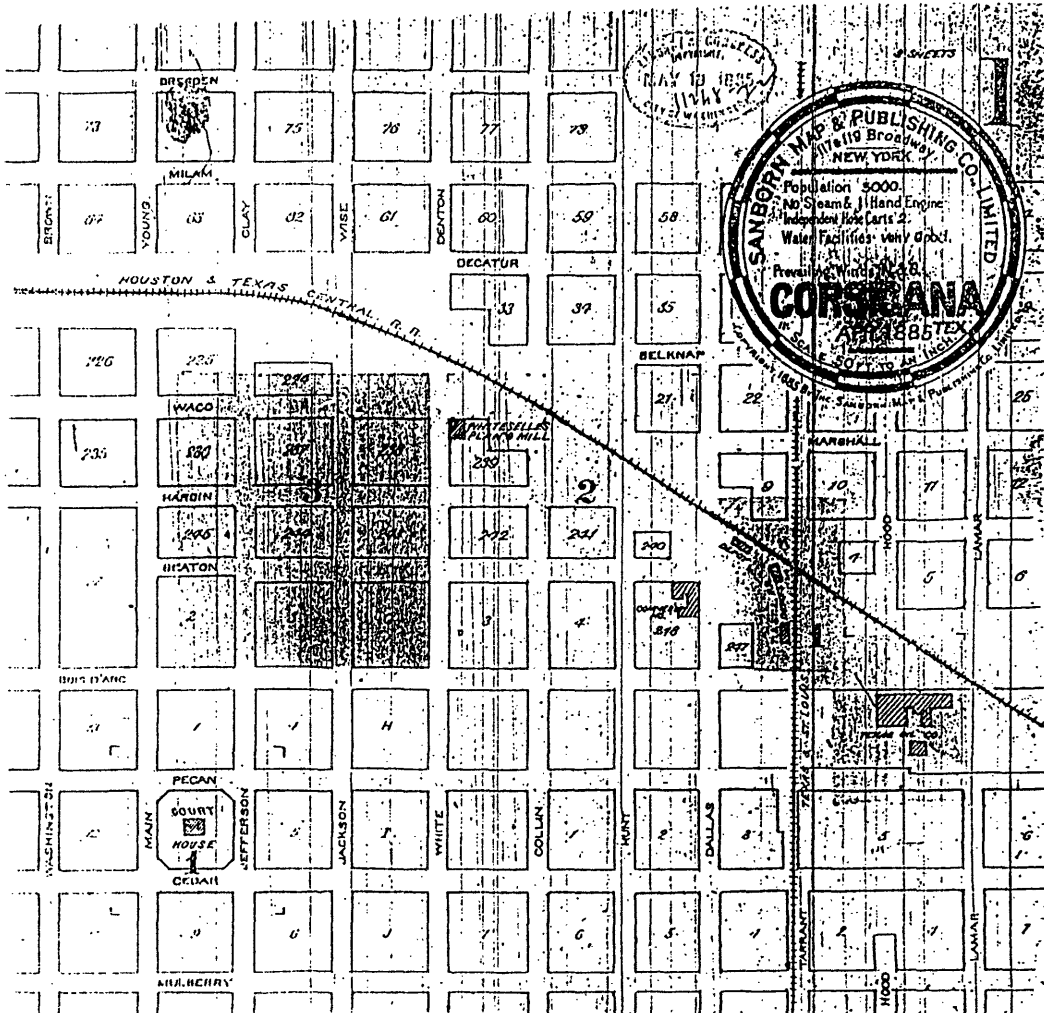
Historic and Architectural Resources of
Corsicana, Navarro County, Texas

ORIGINAL TOWN PLAT OF PALMER, 1874
(SOURCE: ELLIS COUNTY PLAT RECORDS)



Section MAP Page 43

DOWNTOWN CORSICANA, 1885
(SOURCE: SANBORN MAP COMPANY)



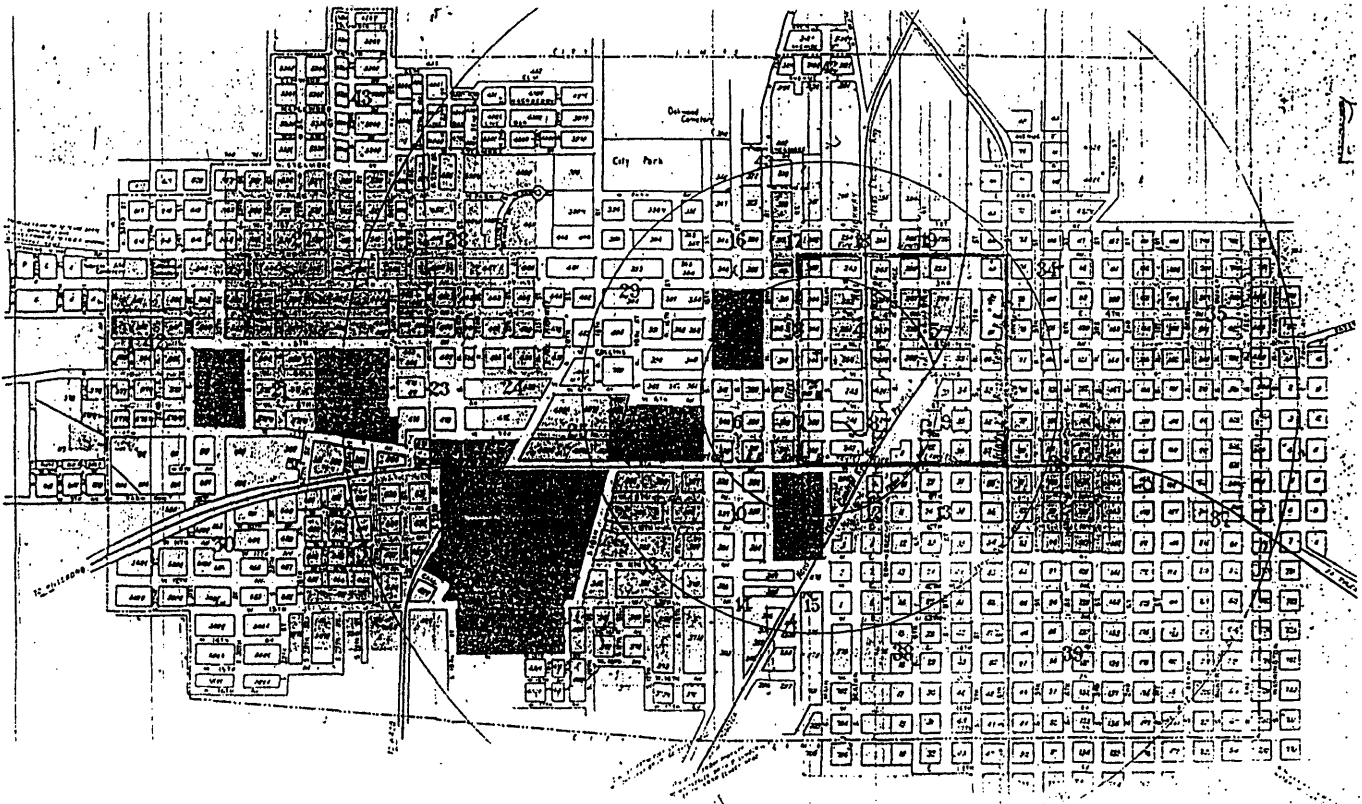
United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section MAP Page 44

Historic and Architectural Resources of
Corsicana, Navarro County, Texas

NEIGHBORHOOD DEVELOPMENT IN CORSICANA, 1931 (SOURCE: SANBORN MAP COMPANY)



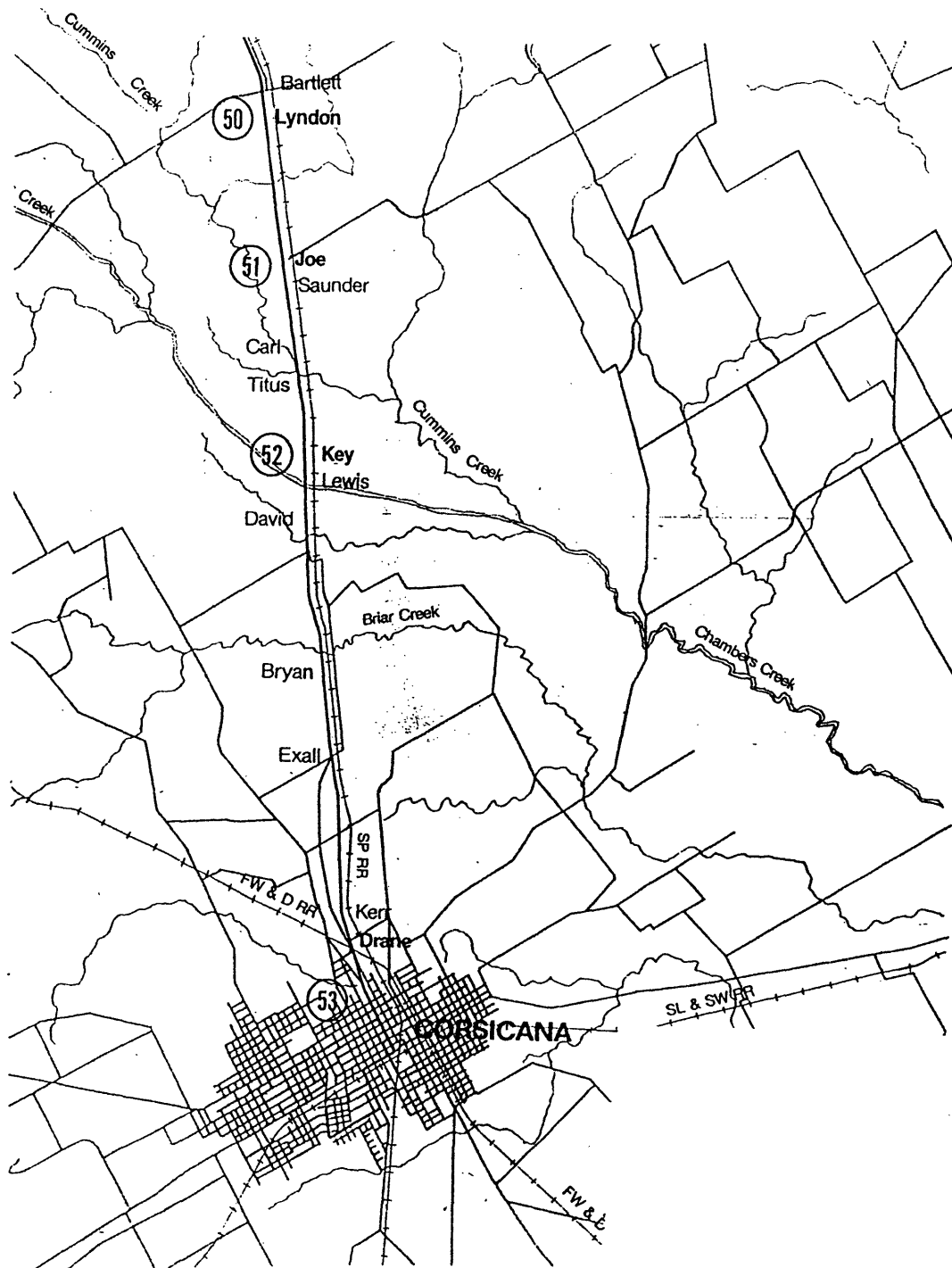
United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section MAP Page 45

Historic and Architectural Resources of
Corsicana, Navarro County, Texas

INTERURBAN ROUTE IN THE VICINITY OF CORSICANA, c.1930 (SOURCE: MYERS, 1982)



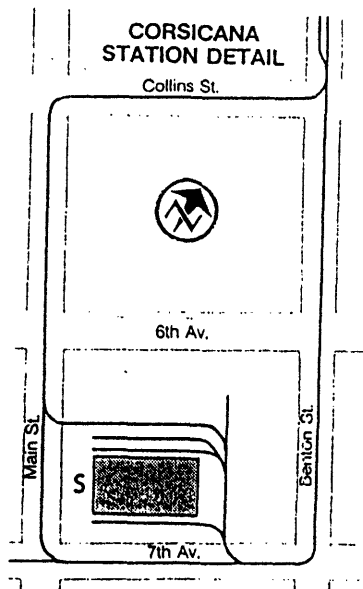
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

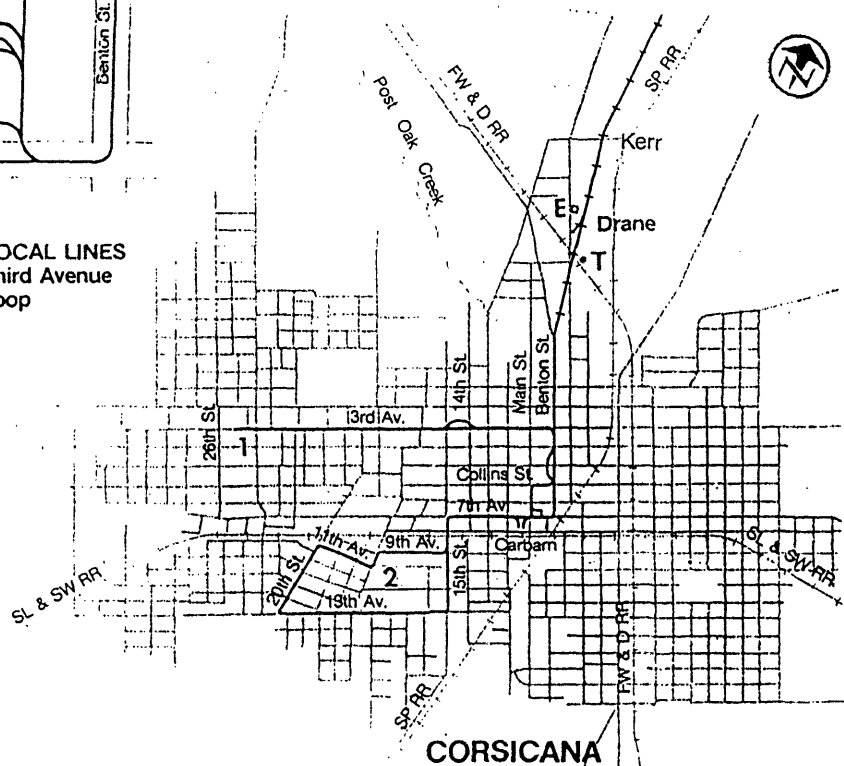
Section MAP Page 46

Historic and Architectural Resources of
Corsicana, Navarro County, Texas

ELECTRIC STREETCAR ROUTE IN CORSICANA, c.1930
(SOURCE: MYERS, 1982)



LOCAL LINES
1=Third Avenue
2=Loop



United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection F Page 47Historic and Architectural Resources of
Corsicana, Navarro County, Texas

ASSOCIATED PROPERTY TYPES

INTRODUCTION

The historic resources survey identified a total of 3,528 extant historic and architectural properties in the community. This figure suggests the diversity of building forms, styles and types that evolved in response to Corsicana's historic development patterns. Despite the diversity, however, resources may be classified into five major groupings or Property Types, including Domestic Buildings, Commercial Buildings, Institutional Buildings, Industrial Facilities and Infrastructural Elements. Drawn from the statewide historic context of *Community and Regional Development in Texas: 1690-1945*, this classification system is based principally on the original or intended used of the resource. Subtypes within each property type allow for greater definition of shared forms and stylistic influences, thereby facilitating an analytical approach to the evaluation of these historic resources.

Corsicana's historic cityscape includes a large number of historic and architectural resources representative of significant events that shaped the community. Most date from the city's most intense period of growth and development during the late 19th and early 20th centuries. The following table demonstrates the distribution of extant buildings by age, based on information compiled during the historic resources survey.

TABLE 4: CHRONOLOGICAL DISTRIBUTION OF HISTORIC PROPERTIES

Date Range	Number of Recorded Examples
1848 to 1859	11
1860 to 1869	2
1870 to 1879	3
1880 to 1889	18
1890 to 1899	73
1900 to 1909	275
1910 to 1919	231
1920 to 1929	1,295
1930 to 1939	1,977
1940 to 1945	572

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section F Page 48

Historic and Architectural Resources of
Corsicana, Navarro County, Texas

Among its many distinctive historical features are the brick streets and exuberant domestic architecture of the West Side neighborhood (also known locally as the Carriage District), the vernacular houses and institutional landmarks of the African-American neighborhood on the east side, the ecclesiastical architecture and historic public school buildings serving the community's neighborhoods and the eleemosynary institutions on the city's far west end. In addition, many railroad, agricultural-related and oil-production facilities survive to testify to the importance of Corsicana as a major regional center.

Few dramatic natural features impeded Corsicana's growth, as most of the city is laid out on flat to gently rolling terrain. Just to the north of downtown, Post Oak Creek and its tributary to the south, Mesquite Branch, serve as the city's primary drainages. Land surrounding Corsicana in its natural state supports prairie grasses and fairly dense stands of oak, hackberry, mesquite, pecan and other indigenous trees. Several man-made lakes lie within the southern and eastern outskirts of the city.

Corsicana's original town plat (1848) established a rectangular-block grid system oriented along a northwesterly axis. This grid established the precedent for much of the city's late 19th- and early 20th-century growth, as residential development flowed along exhibited axes to the east and west and, to a lesser extent, the south. These early residential neighborhoods continued to expand in the 20th century, especially on the west and northwest side of town.

Despite early plans, the courthouse square did not evolve as the focal point of the downtown commercial area, as was typical in most contemporaneous county seats in Texas. Rather, Beaton Street served as the primary commercial focus, flanked by Main and Commerce streets as secondary commercial corridors. The city's primary traffic arteries today include West 2nd Avenue and South 15th Street in addition to North Beaton Street. These thoroughfares double as state or federal highways, with major segments redeveloped commercially over the years. As such, they tend to separate and define neighborhoods by use, economics and race. The most substantial development since World War II has been to the north, northwest and west along these arterials.

DOMESTIC BUILDINGS

DESCRIPTION

This property type encompasses roughly 88 percent of the city's historic built environment. Examples occupy virtually every section of the city, with the notable exception of the central business district. Most of Corsicana's historic dwellings are 1- or 2-story frame buildings with gabled or hipped roofs. Common alterations include the application of synthetic siding, the removal of porch trim and the replacement of wood sashes with metal ones.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section F Page 49

Historic and Architectural Resources of
Corsicana, Navarro County, Texas

As a property type, domestic buildings divide into three subtypes: vernacular houses, popular houses and stylistic or period houses. Vernacular houses and popular houses exhibit distinctive architectural forms that are readily identifiable. Typically relatively small and modestly detailed, such dwellings generally housed the city's lower and middle classes. Stylistic or period houses, on the other hand, typically exhibit fairly sophisticated architectural detailing that indicates involvement by professional designers. As architectural styles and movements often achieved widespread popularity at the local level, vernacular or popular houses may exhibit features characteristic of the architectural expressions discussed in the stylistic or period houses section.

VERNACULAR HOUSES

Use of common building types and locally available materials dictated the simple forms of most early Texas houses. With few exceptions, ordinary people constructed these vernacular buildings. Typically only a few rooms large, they may be defined by their floor plans and overall shapes. These forms remained stable in the face of stylistic diversity.

As in most Texas communities, the vast majority of Corsicana's building stock may be classified as vernacular. Local carpenters or masons replicating known building type produced most of the local housing stock. Trim secured from a local sawmill or lumber yard distinguished individual examples, reflecting the owner's level of affluence and stylistic pretensions. Even large impressive examples often prove upon close inspection to be vernacular buildings embellished by a bit of Victorian porch trim or the addition of a classically inspired portico.

Relatively few resources survive from the city's earliest years of 1848-1880. The oldest examples in the community (log buildings assembled as a museum grouping) hint at local pioneer construction methods.

Most of Corsicana's vernacular domestic buildings date to the late 19th century. They may be assigned to one of the following building subtypes: **Two-room**, **Center Passage**, **L-plan**, **Modified L-plan** and **Shotgun** houses. The basic forms of these subtypes is remarkably consistent, despite varying proportions and detailing. Rear elevations especially suffered amplification and change as occupants built additions to gain extra living space. The physical characteristics of these basic types are described in the following sections.

The **Two-room** plan type encompasses a hall and a chamber of unequal size and decoration. The larger room, or hall, provides public space, while the smaller room serves as the family's private chamber. Immigrants from the Upland and Lowland South introduced the form into Texas in the mid-19th century. Builders retained the form in their repertoire into the early years of the 20th century. All local examples are one story in height, with frame construction sheathed in wood (usually weatherboard) siding. Side-facing gable roofs nearly always surmount these buildings.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section F Page 50

Historic and Architectural Resources of
Corsicana, Navarro County, Texas

Stylistic architectural ornamentation is rarely applied to this house form. Several local examples feature three or more laterally arranged rooms, apparently a local variation of the basic plan type.

Apparently a refinement of the two-room form, the **Center Passage** house incorporates a hallway or passage between the rooms. This form provides an additional degree of spatial control and privacy by segregating entry into the house from living quarters. The plan type appeared in Texas as early as the mid-19th century, when immigrants from the Upland and Lowland South replicated the familiar form in their newly adopted domain. This house form remained popular into the early 20th century. Center Passage dwellings appear in both 1- and 2-story, or I-house, wood frame versions. Most Center Passage houses are only one room deep, although examples of two-room deep plans occur. Classified as a Georgian plan, the latter plan retains the characteristic central hallway. Other distinctive physical characteristics of this house form include a side-gabled roof and a centrally placed entry within a symmetrical facade. Roofs on Georgian plan houses often feature hipped forms. Most local examples of Center Passage dwellings are a single story in height, while Georgian plan houses are usually two stories. Wood construction is used almost exclusively in Corsicana, and weatherboard siding is common. While most Center Passage houses in the community lack significant architectural ornamentation, some display Greek Revival or Queen Anne style detailing, especially on the front porches, gable ends, and fenestration.

The **L-plan** dwelling is Texas' most common house form of the late 19th century. Probably an elaboration of the Center Passage house, this plan appends a front-projecting room to create an L-shaped plan. Entry into the central hallway provides access to several rooms front to back on one side and a single room on the other. The front projecting wing usually incorporates two rooms, with the rear room serving as a rudimentary kitchen and dining area. Front and rear porches typically occur within the ells. Wood frame construction is typical, with weatherboard siding used as the exterior finish. A cross-gabled roof that intersects at the juncture of the front-projecting ell almost always surmounts this plan type. Because this form achieved widespread popularity during the late 19th century, L-plan dwellings often display elaborate detailing and ornamentation, particularly at the porch and gable ends. One of the most prevalent late 19th century plan types in Corsicana, most local L-plan houses are only a single story, with occasional two story examples.

Built in considerable numbers in Corsicana, the **Modified L-plan** house represents a turn of the century elaboration of the L-plan form. A cube-shaped central mass with projecting front and side wings distinguishes this plan type from the simpler L-plan form. A pyramidally hipped roof flanked by gables accentuates the primary central mass by providing visual height to the low 1-story profile. Late 19th century versions typically feature ornamentation drawn from the Queen Anne style. Typical placement includes noteworthy architectural detailing at the gable ends and elaborate wood trim on the porches. Early 20th century examples often substituted classically inspired detailing such as Doric or Tuscan columns on wrap-around porches. Transoms and sidelights commonly frame front doors on these examples.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section F Page 51

Historic and Architectural Resources of
Corsicana, Navarro County, Texas

The **T-plan** and **U-plan** houses in Corsicana further refine the L-plan form. Fairly rare, these variants were first built in the state during the third quarter of the 19th century and endured into the first decade of the 20th century. Builders produced these forms by adding a central projecting wing (T-plan) or two symmetrically arranged projecting wings (U-plan) onto the primary facade. With few exceptions, T-plan and U-plan dwellings feature frame construction capped with cross-gabled roof forms. Weatherboard siding is typical, although board-and-batten sheathing is sometimes used. Although rarely applied, ornamentation usually reflects the influence of the Queen Anne style.

The **Shotgun** house type evolved from a traditional African house form transported from the Caribbean to Southern river deltas in the United States (Vlach 1976, appears in Upton and Vlach 1986:58-78). Often associated with African-American urban settlements, the shotgun house is also a common feature of rural Texas landscapes. A vigorously stable form, the shotgun house was built in Texas from the late 19th century into the second quarter of the 20th century. In plan, the shotgun features a single range of rooms from two to four rooms in depth. The distinctive form was built in wood with little architectural embellishment.

POPULAR HOUSES

Although Corsicana's builders employed traditional building types well into the 20th century, widely available popular literature promoted new domestic forms amongst the middle classes by the early 1900s. Local traditional building forms consequently yielded to popular plan types such as **Bungalows** and **Four-square** houses that appeared simultaneously throughout the country. Plans for these houses were often supplied by mail order firms and published in plan books available at local lumberyards. Mail order firms also marketed mass-produced house plans. Some retail firms such as Sears, Roebuck and Co. even offered house kits that could be delivered by rail to virtually any location in the nation.

Developed as a reaction to the picturesque, asymmetrical dwellings predominant in the previous decades, the **Four-square** evolved as a common house form during the early 20th century. Supplied in countless styles by mail-order concerns and lumberyards, four-square houses were built through the 1920s. Their cube-like forms conveyed a fresh, modern appearance compatible with the period's other new house type, the bungalow. The four-square house type takes its name from an interior configuration divided into four similarly dimensioned rooms. Usually two stories in height, a four-square house is typically capped by a hipped roof whose profile is broken by a large dormer centered on the primary facade. Fenestration patterns are balanced but asymmetrical, usually with the entry slightly off-center. A single-story porch typically stretches across the entire facade, superimposing horizontality on the otherwise boxy form. Local examples display architectural features characteristic of Prairie School and Classical Revival styles.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection F Page 52Historic and Architectural Resources of
Corsicana, Navarro County, Texas

Of the popular plan types built across the nation in the early 20th century, the **Bungalow** was unquestionably the most prolific. A considerable number occur in Corsicana's neighborhoods. Classified as a building type rather than a style, bungalows were economical dwellings to which builders applied ornamentation drawn from the idioms of the Craftsman, Spanish Colonial, Classical Revival, Mission Revival, Shingle and Prairie styles (see **STYLISTIC OR PERIOD HOUSES** for a more detailed discussion of the physical attributes of these styles). Typical bungalow features include a low-slung profile of one or one-and-a-half stories surmounted by a broad roofline incorporating the porch. The roof form most often identified with bungalows is a front-facing gabled roof, although cross-gabled, side-gabled and hipped versions are also found. Commonly called "airplane" bungalows, a subtype of this form incorporates a small second story into the composition. The bungalow form often attempted to unify exterior and interior spaces through incorporation of porches, pergolas and terraces. The typical plan features two ranges of rooms, staggered front to back, providing space for a substantial front porch. The most recognized bungalow form incorporates Craftsman-inspired details such as angular brackets supporting decoratively carved wide eaves. Although bungalows can display great diversity of porch treatments, the most common porch elements consist of Craftsman-inspired tapered box columns resting on brick or stone pedestals. Property owners often remodelled houses of earlier vintage utilizing decorative elements drawn from this form.

STYLISTIC OR PERIOD HOUSES

Classification by architectural styles allows for analysis of buildings based on shared key physical characteristics in constant use within a specific time span. Defined by the presence or combination of architectural details, stylistic categories provide an efficient basis for ordering the built environment. Some buildings, especially a community's grandest public edifices, lend themselves to stylistic analysis. This approach falls short, however, in attempting to classify most domestic and commercial buildings. While a handful of houses may be classified as good stylistic examples, most represent vernacular or popular forms with a veneer of applied ornamental elements associated with a particular style. For this reason, stylistic attributes are best interpreted as supplemental influences when assessing a building's form historic character.

The **Greek Revival** style is the earliest seen in Corsicana. Although the town remained small during the peak of the style's popularity in Texas (1840s-1870s), a few extant houses exhibit detailing drawn from this idiom. Common physical characteristics include a symmetrically arranged 5-bay facade, side-gabled roofs, gable-end chimneys and wood frame construction. Transoms and sidelights typically frame the front door. Classical detailing at the eaves and pedimented fenestration surrounds are also typical.

Architectural styles popular during the late 19th century reflected new tastes for complexity and ornamentation made possible by technological advances. Property owners revelled in the

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section F Page 53

Historic and Architectural Resources of
Corsicana, Navarro County, Texas

freedom to pick and choose from among diverse styles in accordance with their own artistic sensibilities. Architectural details including bay windows, porch trim and decorative elements were now inexpensive and readily available at a nearby lumberyard.

The first of these new eclectic styles, the **Gothic Revival** was popularized by Andrew Jackson Downing during the middle of the 19th century. It enjoyed limited popularity in Texas during the 1870s and 1880s. The style grafted wood detailing imitative of Gothic ecclesiastical architectural ornamentation onto a 2-story frame dwelling, usually of the I-house plan type. It generally included a complex and steeply pitched cross-gabled roof over this architectural form.

Characteristic of the late 19th-century picturesque movement, the **Queen Anne** style featured an elaborate arrangement of ornamental details drawn from English architectural antecedents. The style's asymmetrical form typically appeared in frame, raised to two stories. The style's complex roofscapes typically encompassed steeply pitched conical, pyramidal and hipped shapes embellished with rounded towers, fanciful domes, or turrets. No other style exhibited such rich textural variety, as smooth clapboard, imbricated shingles, polychrome roof tiles, carved brackets, turned porch detailing and sawn bargeboards created a harmonious and lively configuration. This style achieved widespread popularity during Corsicana's rapid growth in the late 19th century. The city's most affluent and prominent residents often selected this style when erecting new houses to bespeak their wealth and social status. The style also gained favor among the less affluent, who merely applied selected features such as a bay window or jigsawn porch trim to a standard vernacular house form.

From the late 19th century into the early 20th century, the promotion of academically correct historic styles in builder's magazines, professional journals and the popular press created a demand for houses in revival styles. The Classical Revival, Mission Revival and other revival styles achieved popularity in Corsicana as property owners sought alternatives to the complicated Victorian styles. The 1893 World's Columbian Exhibition in Chicago proved instrumental to popularizing a return to classicism. Architects often drafted ambitious and historically accurate examples, but plans for less detailed versions were also available through women's magazines and a growing number of mail-order catalogs.

A popular architectural expression of the period, the **Classical Revival** style featured ornamentation such as classical orders, pediments and temple front motifs organized symmetrically. Entrance porticoes of two stories provide the style's signature detail on both private and public buildings. Vernacular houses often featured porches with Doric or Tuscan columns that suggest the influence of the style.

Related to this historicist approach, the **Colonial Revival** style evolved in response to interest in the country's pre-Revolutionary past generated by the 1876 Philadelphia Centennial. The style achieved popularity in Corsicana during the early 20th century. Colonial Revival dwellings feature

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section F Page 54

Historic and Architectural Resources of
Corsicana, Navarro County, Texas

balanced facades with relatively little decoration except at the entry bay. Single-story porticoes or molded door surrounds often embellish this opening. Dormers often graced a hipped roofscape incorporating exaggerated chimney stacks. Especially ambitious examples of the style employed Palladian windows to visually mark stair placement.

The **Spanish Colonial Revival** and **Mission Revival** styles originated in California, spreading throughout much of the nation during the early 20th century. Interest in the West's Hispanic architectural past coincided with the Colonial Revival movement in eastern states. The initial examples of the Mission Revival style featured simply detailed rectangular forms based on early mission architecture of the western states. Red tiled roofs with curvilinear parapets often surmounted these compositions. Examples of the later Spanish Colonial Revival style drew their inspiration from the *haciendas* of Mexico and Spain. These buildings featured asymmetrical plans with stuccoed exteriors and round-arched fenestration surmounted by red tiled roofs of low pitch. Facades were generally asymmetrical, with off-center front entrances. Detailing from both idioms were often applied to popular domestic forms such as the bungalow.

Another common architectural expression of the early 20th century was the **Italian Renaissance** style. Limited almost exclusively to architect-designed buildings, this style was based upon forms developed in Italy during the 16th century. The handful of examples in Corsicana typically feature rectangular plans surmounted by low-pitched hipped roofs covered with ceramic tiles. Large paired brackets grace the extended eaves. The facades are usually symmetrical, with front entrances often elaborately detailed by classically inspired motifs.

The **Tudor Revival Style** was a popular architectural expression of the 1920s and 1930s. Derived from medieval English architecture, the style often mixed elements of Tudor, Elizabethan and Jacobean styles. Plans were widely available through mail-order catalogs and style books during this period, although architect-designed interpretations frequently appeared in upper class suburban developments. Steeply pitched gabled roofs, half-timbered detailing, decorative chimneys and round-arched openings are commonly seen on examples of both architect-designed mansions and modest cottages.

In contrast to the historicist architectural styles of the early 20th century, the progressive **Prairie School** style sought to create a distinctive modern form influenced by the domestic designs of Frank Lloyd Wright. The approach attained a degree of popularity in Corsicana, although none demonstrate the sophistication of Wright's prototypes. A strong horizontal emphasis provides the stylistic focus of the style, usually underscored by long bands of ribbon windows, flat or low pitched rooflines, elongated terraces and porches, wide chimneys, and horizontally placed decorative materials.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section F Page 55

Historic and Architectural Resources of
Corsicana, Navarro County, Texas

SIGNIFICANCE

Since they represent such a large percentage of the city's historic fabric, domestic buildings form an important component of Corsicana's late 19th and early 20th century legacy. They provide tangible links to the city's physical development. Examples may have both historical and architectural significance that make them eligible for listing in the National Register under Criterion A, B, or C on an individual basis or as part of a historic district. Those associated with significant events or trends of the past (Criterion A) or with individual who made noteworthy contributions to the city's historical development (Criterion B) may be eligible. Resources displaying notable physical features, craftsmanship or design, or those that are exemplary illustrations of a style or an architect's or builder's work may also be eligible.

A domestic building considered eligible under Criterion A most likely will be a residence erected during the city's late 19th and early 20th century development and associated with a period of widespread growth and prosperity in the community. An example might be a house built as a result of wealth created by the local cotton market. To be nominated under Criterion A in such a scenario, however, the property must be the one most closely associated with that historical trend.

Most domestic buildings eligible under Criterion A will be nominated as part of a historic district symbolizing the city's late 19th and early 20th century development. A neighborhood whose development was closely associated with the resurgence of the local oil industry during the late 1920s and early 1930s would be eligible under this approach. Another example might be a historically African American neighborhood that survived since the early 20th century with only limited new construction. This neighborhood could be nominated based on its association with broad trends in local African American history. Dwellings in a historic district need not be particularly noteworthy examples of an architectural style or type, but should retain sufficient integrity to be recognizable to the period when the neighborhood attained its importance.

Historical significance can also involve associations with individuals important in the city's past (Criterion B). Typically, this approach involves the residence of a person who achieved importance while living in that building. If the property is nominated under Criterion B, it must be the residence of an individual who played a pivotal role in the city's 19th and early 20th century development. The property typically is nominated if the house is the primary residence associated with the person's significance, or when no better examples survive.

A domestic building may also be nominated to the National Register under Criterion C as a noteworthy example of an architectural style, type or form. The house might be a particularly good example of a work by H.O. Blanding, a local architect credited with the design of numerous buildings in the city. It could also exhibit an exceptional level of craftsmanship and detailing that distinguishes it from others in the community. More often, however, a dwelling is significant nominated under this criterion best illustrates a specific architectural type or method of construction.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Historic and Architectural Resources of
Corsicana, Navarro County, Texas

Section F Page 56

Domestic buildings may also be nominated to the National Register under Criterion C as Contributing elements of a historic district. Historic districts typically encompass a collection of similar historic resources within a well-defined area. The historic district may include buildings that are not necessarily significant on an individual basis, but contribute to the historic character of the area. The area should convey cohesiveness and invoke a strong sense of the past. Infrastructural elements such as brick streets and landscape elements such as historic fencing will further reinforce this overall sense of cohesion. Most historic districts are nominated under Criterion C, requiring an analysis of architectural styles within a district to show developmental patterns.

REGISTRATION REQUIREMENTS

Domestic Buildings may be considered for nomination to the National Register if they are at least 50 years old and retain a significant amount of their original architectural fabric. They should be recognizable to their period of significance which, in most cases, is the date of construction. To be listed in the National Register, a domestic building must also meet at least one of the four National Register Criteria for Evaluation. To be listed, an individual domestic building or a historic district comprised primarily of domestic buildings must be strongly associated with trends established as significant within the historic context. The Statement of Significance should discuss how the individual property or historic district meets the National Register criteria and relates to the historic context.

Because an individual domestic building nominated under Criterion A or B possesses strong historical associations, it need not be virtually unaltered or a particularly noteworthy example of an architectural style, type or form. It should, however, be closely associated with important trends and events in the past (Criterion A) or with historically significant individuals (Criterion B). Whether nominated under Criterion A or B, a strong argument must establish the relative importance of that event, trend or person within 19th and early 20th century development in Corsicana. Merely stating, for example, that a residence was the home of a locally successful businessman living in the city does not justify listing in the National Register. The accomplishments of that individual must be articulated in relationship to the historic context. Also, such a property must have been used by that person when significance was achieved or be the residence most closely associated with that individual. The dwelling need not be a particularly noteworthy example of an architectural style but must retain sufficient integrity to be recognizable to its Period of Significance.

Many individual historic dwellings are candidates for listing in the National Register under Criterion C as good examples of an architectural style, type or method of construction, or as noteworthy commissions of an architect or master builder. However, that resource's relation with the historic context must be addressed. Moreover, its physical integrity must be retained to an exceptional degree. A building's exterior detailing should appear almost exactly as originally constructed or as sympathetically altered at least 50 years ago. While architectural fabric inevitably deteriorates over time, restoration, rehabilitation and reconstruction efforts should be sensitive to a

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Historic and Architectural Resources of
Corsicana, Navarro County, Texas

Section F Page 57

dwelling's historic character and should utilize shapes, forms and materials compatible with original detailing. The installation of historically inappropriate elements may detract from a property's integrity and, therefore, render it ineligible for the National Register. Common alterations that compromise a property's integrity include the replacement of wood sash with modern metal sash, installation of wrought-iron porch supports or a concrete porch floor, or the application of synthetic siding over original wood siding. The removal of architecturally significant details may also compromise a dwelling's historic integrity.

To be eligible for listing in the National Register, a historic district must be a well-defined area that contains a cohesive collection of historic (pre-1945) dwellings that retain their architectural integrity to a high degree. At least 50 percent of all buildings in the district should be classified as Contributing, a designation requiring that a resource still possess enough of its original fabric to be recognizable to the district's period of significance. The building need not be unaltered, but should retain its most important historic architectural details and materials. A Contributing property can also be a building that does not necessarily relate to the architectural character of the district but may be eligible for the National Register on an individual basis.

Domestic buildings classified as Contributing typically should retain original exterior sheathing, porch trim and materials. The application of synthetic siding over the original exterior walls is regarded as insensitive to a dwelling's historic character and may disqualify it for listing as a Contributing property. The replacement of wood porch floors and supports also may compromise a building's historic integrity, as the porch usually displays a residence's most significant and distinguishing architectural detailing. One of the more common alterations is the installation of wrought-iron porch columns. For example, the tapered box columns of bungalows are an extremely important visual element of this house form, and the removal of these features represents a severe modification to a building's historic appearance, thereby precluding its classification as a Contributing element. More superficial alterations, such as the application of nonhistoric colors or paint schemes or the installation of a metal roof, are less severe compromises of the building's historic integrity and do not, by themselves, warrant rejection of the building as a Contributing element.

If, however, the district is nominated for its historical associations, architectural integrity of the dwellings is not as critical as it would be for a district nominated merely for its architectural significance. The integrity problems discussed in the preceding paragraph do not necessarily apply in this instance. However, such a district still must exhibit few non-historic resources within its confines. For instance, residents of a historically African American neighborhood often could not afford to maintain the original architectural fabric and character of their residences, leading to evolutionary changes throughout the history of the neighborhood.

Associated historic outbuildings may also be considered as Contributing elements if they display architectural detailing in keeping with the overall character of the district. They must also

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Historic and Architectural Resources of
Corsicana, Navarro County, Texas

Section F Page 58

be substantial enough in size and scale to be perceived as separate buildings, independent of the main house. Examples include 2-story garage/apartments with separate addresses, or 1-story garages that incorporate stylistic elements similar to those exhibited on the main house.

Noncontributing properties are those that detract from a district's historic character. These must comprise less than 50 percent of all buildings in a district. This category includes historic buildings and their ancillaries that lost their integrity through severe exterior alterations, or were relocated to a new site within the last 50 years. Post-1945 resources comprise the other major grouping within the Noncontributing category. Most of these display physical characteristics that share little with the prevailing historic character of the area.

Finally, a residential historic district, like all historic districts, must have boundaries that are logically determined and can be defended on aesthetic and/or historical grounds. Gerrymandering to bypass Noncontributing buildings cannot be allowed. Instead, the boundaries must be regularly shaped and, whenever possible, follow block lines.

COMMERCIAL BUILDINGS

DESCRIPTION

The second most common building form in Corsicana, this property type accounts for about 8.5 percent of the total number of historic resources. Most cluster in the central business district, with other concentrations along old U.S. Highway 75 and some isolated examples throughout the city. In general, Corsicana's commercial buildings feature load-bearing brick construction one or two stories tall with flat or slightly inclined roofs. Rectangular plans more deep than wide are typical. Brick and cast stone are the most commonly used building materials, although terra cotta graces some exteriors. Most commercial buildings front onto Beaton Street or adjacent streets. Many retained their historic integrity to a noteworthy degree over the years, while still others underwent restoration or rehabilitation either in recent years. These buildings reflect periods of prosperity and stagnation in the local economy. When oil and cotton fueled growth during the late 19th and early 20th centuries, property owners constructed many new buildings and remodelled older ones with stylistic applications in vogue during the period.

The same limitations of stylistic analysis apply when analyzing commercial architecture. Building type analysis paired with stylistic evaluation provides a more precise system of cataloging commercial buildings. Based on facade organization, this typological evaluation is adapted from Richard Longstreth's seminal typology of commercial architecture in *The Buildings of Main Street* (1987). Principal physical attributes define eleven possible building types, with **One-Part**

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section F Page 59

Historic and Architectural Resources of
Corsicana, Navarro County, Texas

Commercial Blocks and **Two-Part Commercial Blocks** forming the majority of Corsicana's commercial buildings. Other subtypes include the **Temple Front**, the **Enframed Window Wall** and the **Two-part Vertical Block**.

One-Part Commercial Blocks are discrete, independently treated buildings found free standing or as part of a group. Their facades typically consist of plate-glass display fronts capped by bands of fixed transoms. Many storefronts incorporate a central, recessed door flanked by display windows. Corbeled brick, ornamental panels, parapet walls and cast-stone coping are often used to enhance the upper or parapet wall. A small number display detailing associated with a particular architectural style, such as the **Spanish Colonial Revival** or **Classical Revival** styles.

Rising two to four stories, the **Two-Part Commercial Block** is divided into two distinct horizontal sections. The ground level shares similarities of organization with the One-Part Commercial Block, typically featuring a central door flanked by display windows and fixed transoms. This commonly seen 3-bay configuration usually repeats in the upper section, although this two- to four-story section often displays more solid surfaces pierced by smaller window openings. Typically double hung and with vertical proportions, these windows contrast with the broad fixed-glass display windows at the street level. Moreover, windows in the upper section often display some type of stylistic detailing. Round-arched openings, when combined with corbeled parapets, suggest the influence of the late 19th century **Romanesque Revival** style. Segmental arched windows and pediments indicate the **Victorian Italianate** style's influence, while buildings with flat arches, molded cornices and brick piers with molded caps reflect the **Classical Revival** style. Many buildings erected after 1910 display geometric detailing drawn from the **Prairie School**, with later examples displaying **Art Deco** design motifs.

The **Enframed Window Wall** is easily identified by its large central section bordered on each side by wide bays. The central section's various treatments include the glass blocks, patterned tile or brick. Movie theaters built during the 1920s, 1930s and 1940s frequently exhibited this type of facade organization, often in conjunction with historically inspired architectural detailing.

The **Temple Front** is a compositional unit derived from the temples of Greek and Roman architecture. Often used by banks, this typology typically featured classical detailing such as a pediment supported by four or more columns, or a recessed wall framed by paired columns.

The **Two-part Vertical Block** consists of two distinct horizontal parts closely associated in design and detailing. A visual base of one or two stories at street level supports the shaft, or upper stories, of the building. Similar to the Two-part Commercial Block, this subtype is at least four stories tall, with added emphasis given to the upper stories through detailing. The old State National Bank on Beaton is an outstanding example of the Two-part Vertical Block incorporating Gothic Revival detailing.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section F Page 60

Historic and Architectural Resources of
Corsicana, Navarro County, Texas

SIGNIFICANCE

Like their domestic counterparts, commercial buildings provided a vital underpinning for the city's 19th and early 20th-century development. Therefore, they may be eligible for listing in the National Register under Criterion A, B or C for their historical associations and/or architectural significance. The discussion of significance for domestic buildings includes a more complete discussion of the National Register criteria and how they can be applied to property types. A commercial building can be nominated either as an individual property or as part of a historic district.

A commercial building being considered for listing on an individual basis under Criterion A must be closely associated with important trends in local history. For example, such a property could have housed a retail business that contributed greatly to Corsicana's economic development and prosperity during the late 19th and early 20th centuries. If a group of commercial buildings is being nominated as a historic district under Criterion A, the buildings must collectively represent a significant chapter in the local history. For example, the downtown's role as center of retail, wholesale and service activity in Corsicana makes it historically significant.

A commercial building nominated under Criterion B must be associated with an individual who played a pivotal role in the city's development. It is important, however, that the individual's contributions be clearly stated, with his or her efforts compared to those of others in the community. Regardless of its significance under Criterion A or B, a property nominated for its historical associations must be the one most closely identified with that event, trend or individual.

Still other commercial buildings nominated for their architectural merits can be listed in the National Register under Criterion C, either individually or as part of a historic district. An individual commercial building may display noteworthy craftsmanship and/or design qualities or be an outstanding example of an architectural style, type or form. It may be an important commission of a local architect, contractor or builder. Groupings of commercial buildings often possess architectural significance when considered as a historic district. Usually erected at about the same time, these buildings typically share similarities of scale, form, and materials. This close physical and aesthetic interrelationship often creates the appearance of a unified grouping of independent parts. Such concentrations may embrace several individually significant properties. They may also include properties that lack significance on an individual basis yet gain importance when considered as part of a collection. Infrastructural elements such as brick streets further reinforce the overall sense of cohesion.

REGISTRATION REQUIREMENTS

A commercial building being nominated individually must be at least 50 years old and retain enough of its architectural integrity to evoke its period of significance (usually the date of

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section F Page 61

Historic and Architectural Resources of
Corsicana, Navarro County, Texas

construction). A commercial building should retain its original facade, fenestration, and exterior finishes. Superficial and easily reversible changes, such as the covering of transoms or the removal of signs, are less detrimental than major remodelings or additions that detract from a building's overall historic character. Alterations completed over 50 years ago sometimes achieve significance as representative of the building's architectural evolution. For example, a commercial building constructed in the 1890s and substantially remodeled in the 1930s during a renewed oil boom may still be considered architecturally noteworthy. If essentially unchanged since the 1930s, such an alteration may not necessarily compromise the building's integrity. Indeed, the changes could be regarded as historically significant.

A commercial building with strong historical associations should retain enough of its integrity to be recognizable to its period of significance. For example, a commercial building that formerly housed a locally important wholesale grocery firm need not be unaltered, but must appear much as it did when the company achieved its significance. Most, but not all, of the building's architectural fabric should survive in a relatively intact state. In addition, the building must be the one most closely associated with the historically significant business.

On the other hand, an individual commercial building considered under Criterion C must retain its historic architectural integrity to a higher degree. The building must be a noteworthy example of a particular style or type, or display outstanding craftsmanship or detailing. If distinguishing architectural elements such as parapets, cornices, original surface materials or fenestration patterns are changed, modified or removed, the building may not be considered eligible for National Register designation under Criterion C.

Intact concentrations of commercial buildings are most likely to be considered for National Register designation as historic districts under Criterion C. They should qualify if a majority of properties within the district retain their historic architectural integrity, giving an overall impression of a sense of time and place related to the period of significance. These buildings are classified as Contributing properties, and a minimum of 50 percent of the total number of resources within a district should be so categorized. Although each historic district will require individual definitions for Contributing status, the National Park Service states that a:

contributing building, site, structure or object adds to the historic associations, historic architectural qualities, or archeological values for which a property is significant because: 1) it was present during the period of significance, and possesses historic integrity reflecting its character at that time or is capable of yielding important information about the period; or 2) it independently meets the National Register criteria (*National Register Bulletin 16, Part A*, 1991).

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Historic and Architectural Resources of
Corsicana, Navarro County, Texas

Section F Page 62

Buildings that detract from the district's overall historic character are classified as Noncontributing elements. These include new (post-1945) buildings and severely altered historic buildings. The National Park Service recommends that less than 50 percent of a historic district's properties be classified as Noncontributing. In addition, boundaries must be logically drawn and not gerrymandered to achieve the 50-percent composition.

INSTITUTIONAL BUILDINGS

DESCRIPTION

Institutional buildings include those designed for governmental, educational or religious activities or private fraternal/social functions. People tend to congregate, socialize, obtain services and undertake other activities in groups in institutional buildings. They represent the efforts of public organizations such as church groups, city councils, and school boards to create an facilities projecting images of pride, growth and success.

Institutional buildings typically occupy corner lots or other prominent sites, usually in or just beyond the central business district. Many also stand in the predominately residential areas encircling the downtown. Still others are part of large complexes on the outskirts of town that include functionally related but physically and sometimes architecturally distinct buildings. Most institutional buildings feature brick exteriors. Full and partial basements are common, as are grand entrances designed to further reinforce the ceremonial aspects of these buildings. Detailing can vary greatly depending on the group responsible for its construction, the cost of its construction, and the period in which it was built.

Corsicana's historic institutional buildings include religious buildings, schools, government buildings and orphanages. Based upon their associative attributes, these resources have not been broadly analyzed by plan and form. Instead, use and stylistic influences have commonly been the primary factors in assessing and cataloging institutional architecture. The evaluation of institutional buildings in Corsicana incorporates plan and form with the traditional means of stylistic analysis.

RELIGIOUS BUILDINGS

Religious buildings, including churches, synagogues, and their ancillary buildings, comprise the most common subtype of Institutional Buildings. Frequently among the grandest edifices in the community, they often display finely crafted architectural ornamentation derivative of the Gothic or Classical Revival styles. Other local examples include more modestly detailed vernacular buildings. Church plans vary from simple rectangular halls to complex Latin or Greek cross plans with numerous appendages.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section F Page 63

Historic and Architectural Resources of
Corsicana, Navarro County, Texas

Although religious buildings are often physical landmarks, their ancillaries such as Sunday schools or education buildings, are sometimes noteworthy themselves. They typically stand behind or to the side of the church or synagogue, displaying complimentary architectural detailing.

SCHOOL BUILDINGS

School buildings are unified by their common educational function, with the plan, form and stylistic influences (or lack thereof) providing a framework for creating groups within this subtype. Their forms may vary from the vernacular 2-room plan found at Oak Valley School to the sprawling masonry complex of the Elizabethan-style Old Corsicana Junior High School (now the Sam Houston School). Most local schools have block massing and symmetrical facades grafted onto roughly U- or H-shaped plans. Unlike other Institutional Buildings, schools are found exclusively in residential areas, well beyond the downtown. Most are prominently sited and stand on parcels that encompass entire city blocks. Many of the schools have been remodeled over the years, with the construction of new wings for additional classrooms, or the replacement or covering of original windows comprising the most typical changes. Many of the city's historic schools have ancillaries, usually of masonry construction, to the side or rear of the main building. Depending on the date of construction, detailing and integrity, these may contribute to the character of the property.

GOVERNMENT BUILDINGS

Buildings originally constructed for use as government offices, courtrooms, fire stations and libraries may be classified in this subtype. The use of the building as a public, non-educational city, county, state or federal office constitutes the common unifying character amongst this group. Government buildings built before 1945 tend to be substantial constructions utilizing masonry and incorporating varying degrees of stylistic ornamentation. Conversely, the forms and plans of public buildings vary considerably. These buildings are conspicuously located near the heart of the downtown, serving as a significant component of the town's core. Government buildings usually are large, masonry buildings serving as conspicuous landmarks in the community. Most are designed by professional architects and, consequently, display stylistic architectural ornamentation and detailing.

ORPHANAGES

Two orphanages at the western edge of Corsicana form the largest and most distinctive groupings of Institutional Buildings in the city. Each includes a complex of buildings that supported the operation of orphanages. Because they essentially operated as self-contained communities within Corsicana for most of their histories, the orphanages include buildings that served a variety of functions and purposes. For example, each institution has an administration building, a hospital and a school complex that includes classrooms, a cafeteria and a gymnasium. Regardless of their use, the buildings are closely interrelated and share many common physical attributes. Although both

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section F Page 64

Historic and Architectural Resources of
Corsicana, Navarro County, Texas

orphanages opened in the 1880s, extant historic resources date to the early 20th century. Most of the properties are 1- or 2-story masonry buildings with flat, gabled or hipped roofs. The larger and more substantial buildings, typically administration buildings and hospitals, feature architectural ornamentation characteristic of an architectural style. The most common expressions are the Georgian Revival and Renaissance Revival, both of which emphasized order in their design and composition. Another popular style was the Tudor Revival, popular in the 1920s and 1930s. Many of the support buildings are often utilitarian in design and display only minimal, if any, amounts of stylistic ornamentation.

SIGNIFICANCE

Although they constitute only 2 percent of the number of extant historic resources in the city, institutional buildings are an integral part of Corsicana's historical development because they fulfilled vital social, political, religious and cultural needs for the residents. They are often important as much for their symbolic aspects as for their physical characteristics. Consequently, they may be significant for their historical associations (Criterion A) or for their architectural merits (Criterion C). Schools, for example, are associated with the public school system and are indicative of local efforts to educate the children of Corsicana. These may reflect the city's prosperity and expansion during the late 19th and early 20th centuries. Their locations often reveals much about historic growth patterns and residential development. For example, the type of facilities provided for local African Americans reveal much about the treatment of this minority group during the late 19th and early 20th centuries. Moreover, schools can also demonstrate the extent of local support for the local educational program. The passage of several bond packages during the early 20th century and the resultant new school facilities, for example, reveals much about local citizen's commitment to education.

While they typically reflective of broad trends in local history, institutional buildings may also be significant for their architecture. Often among the city's most substantial buildings, they also may represent the work of a locally prominent architect, builder or contractor. Churches, for example, are typically eligible for listing in the National Register only under Criterion C as outstanding examples of a style or type.

REGISTRATION REQUIREMENTS

To be eligible for the National Register, an institutional building must be at least 50 years and meet at least one of the National Register Criteria for Evaluation. They may be nominated on an individual basis or as part of a historic district, although they may not necessarily be representative of the kinds of properties predominant in the district. In other instances, the historic district may include exclusively institutional buildings, such as the I.O.O.F and Corsicana State School complexes.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Historic and Architectural Resources of
Corsicana, Navarro County, Texas

Section F Page 65

An institutional building may be considered for the National Register under Criterion A if it is representative of a broad trend or pattern in the city's development during the 19th and early 20th centuries. It does not necessarily have to be a particularly noteworthy example of an architectural style or form, but it should retain sufficient integrity to be recognizable to the period when it achieved significance. Distinguishing architectural features must be intact, as the removal of such elements can compromise the building's historic character.

Institutional buildings may also be considered for listing in the National Register under Criterion C as noteworthy examples of an architectural style or type. To be eligible under this criterion, a building must retain its integrity to a very high degree. The removal of important architectural features such as a classically inspired cornice, or the replacement of historic fabric with incompatible modern materials detracts from the building's overall historic character and precludes listing under Criterion C. Common alterations that compromise a building's integrity include the replacement of original wood fenestration with aluminum doors and windows. Since institutional buildings are often important physical landmarks in the community, many will be eligible on an individual basis. Several important clusters may be eligible for listing as historic districts.

INDUSTRIAL FACILITIES

DESCRIPTION

Corsicana's importance as a regional manufacturing center warrants the inclusion of industrial facilities as a separate property type. Many extant examples in the city played a pivotal role in local history. The construction and operation of various industrial concerns helped define Corsicana's distinctive character by contributing to the local economy.

For the purposes of this submission, industrial facilities include those erected for the processing, refinement and/or manufacture of raw goods. Consequently, this property type includes a diverse collection of buildings and structures such as cotton gins, cotton oil mills, a cotton textile mill, a foundry and their related ancillaries. Despite the obvious differences in scale, materials and function, these properties share many common physical characteristics and associative qualities.

Because of the symbiotic relationship between industry and transportation, industrial facilities typically occupy tracts near rail lines or intersections of important roads or streets. Corsicana's strategic location at the intersection of two early major railroads in Texas no doubt influenced many entrepreneurs' decisions to build industrial facilities in the community. These entrepreneurs built in confined areas where land values were low, typically in areas removed from residential neighborhoods. These tracts generally occurred near the eastern and southern limits of the central business district or just beyond the city limits.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Historic and Architectural Resources of
Corsicana, Navarro County, Texas

Section F Page 66

Industrial facilities typically include buildings and structures within an enclosed and well defined complex. The largest and most important component is generally massive, encompassing accommodations for both machinery and crews. Ancillaries such as offices and warehouse/storage facilities are much smaller in scale. The threat of fire often resulted in the use of noncombustible materials such as corrugated metal and brick. These became the most common building materials used in constructing storage facilities for valuable equipment and inventories.

Their utilitarian nature diminished displays of noteworthy stylistic features or architectural ornament on industrial buildings and structures, especially in comparison to other contemporaneous building types. Common details included segmentally arched window openings and corbeled brick cornices. By today's standards, however, these buildings exhibit a high degree of craftsmanship and quality of construction.

Corsicana's two subtypes of industrial buildings may be distinguished by the kinds of goods produced or refined in them. The most common subtype includes facilities involved in the processing of locally grown agricultural goods. The foundation of the local economy for much of Corsicana's pre-World War II history, cotton was the most important crop cultivated in the area during this period. Entrepreneurs erected many cotton-related industrial facilities in Corsicana. The success of these operations encouraged local growers to continue their cotton production efforts, ultimately making Navarro County one of the leading cotton centers in the state and nation. Relatively small and easy to build, cotton gins were the most prevalent example of this subtype. Larger operations, such as cotton compresses, oil mills and textile plants, were less common as their construction and operation required substantial amounts of capital. In general, these industrial operations transformed agricultural crops into consumer-ready goods.

The other subtype includes two of Corsicana's most famous business operations, the Oil City Iron Works and the old Bethlehem Steel Works (formerly the American Well and Prospecting Plant). With a common theme of exploitation of natural resources, examples of this subtype also include the old ice plant.

SIGNIFICANCE

Industrial facilities provided the underpinnings of Corsicana's late 19th and early 20th century prosperity, with their operations amongst the most significant and influential factors in the city's historical development. Despite their small numbers (less than one percent of the historic building stock), industrial facilities constitute imposing physical landmarks, typically encompassing entire city blocks. The businesses housed in fueled the city's economic development, often providing jobs for a significant portion of the population. Corsicana's strategic location at a major rail crossroads encouraged other industrial enterprises to locate in the community, pumping revenues into the community and stimulating the local economy. Virtually all of these industrial firms took advantage of the fertile and productive farmlands surrounding the city or capitalized on the abundant

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section F Page 67

Historic and Architectural Resources of
Corsicana, Navarro County, Texas

natural resources nearby that were easily transformed into usable consumer goods. Among the most significant industrial buildings in the city are the Corsicana Cotton Textile Mill, one of the few cotton mills ever built in cotton-rich Texas, the Oil City Iron Works and the Bethlehem Steel Works. These and other manufacturing and processing firms provided the foundation for the city's era of greatest prosperity.

REGISTRATION REQUIREMENTS

To be listed in the National Register, an industrial facility must be at least 50 years old and retain sufficient integrity to be recognizable to its period of significance. Most industrial facilities will be considered on an individual basis for their contributions to the city's historical and economic development (Criterion A) and/or for their physical and architectural qualities (Criterion C). If nominated under Criterion A, an industrial building does not necessarily need to be virtually unaltered, but should be recognizable to its original date of construction or to the period when it achieved significance. Indeed, by their very nature, historic industrial buildings still in use are likely to evolve through alterations, modernization or upgrades that foster more efficient and productive, or in some cases, different operations. Most of these changes involved equipment replacements, but some new additions or ancillaries may have been built.

If, on the other hand, an industrial facility is nominated under Criterion C, the exterior must be virtually unaltered and its overall architectural character must be intact. For all industrial facilities, whether nominated for their historical associations or for their architectural merits, ancillaries that contributed to the success of the industrial concerns should also be examined and catalogued, and their status as Contributing or Noncontributing elements be determined.

If part of a historic district, an industrial facility likely will be the centerpiece of that district. Owners of cotton mills, for example, typically erected workers' housing, as well as company stores that comprised quasi-independent communities within a city. Therefore, an industrial facility in a historic district is most likely to include a grouping of buildings and structures affiliated with the operation of a single industrial business. Factors critical in the designation of such a historic district include historical associations, physical integrity and boundary issues that are discussed in the registration requirements for other property types.

INFRASTRUCTURAL ELEMENTS

DESCRIPTION

This subtype includes a broad range of constructed elements including streets, bridges, water towers and tanks, as well as parks, esplanades and other landscaping features. Historic resources within the first grouping, including engineering structures, are linked by construction type. These typically entail exposed metal, brick or concrete structural systems. Rather than providing shelter or

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section F Page 68

Historic and Architectural Resources of
Corsicana, Navarro County, Texas

enclosed space for people, these structures provide support for modes of transportation, or they serve as storage systems for materials such as water, grain or petroleum products. Surviving early 20th century brick streets are the town's most notable engineering projects, along with railroad trestles and overpasses to the east and north of the downtown area. These structures allowed for a relatively free flow of traffic on two levels. Other transportation related structures include the concrete abutments for the Interurban bridge just east of North Beaton Street and the Interurban roadbed through north Corsicana. Of the metal storage facilities in Corsicana, several old extant oil pumps are noteworthy, including the one at the 500 block of North Bunert Street.

The second grouping within this property type includes landscape features. Defined as the exploitation of the natural environment, the result of human efforts such as grading, planting (except for agricultural purposes), memorials or recreational properties or bodies of water comprise this subtype. Corsicana's examples include parks, cemeteries and a historic roadside park, as well as landscape projects along public roads such as tree windbreaks and ornamental landscaping. Brick sidewalks constitute an extremely important element of the city's historic landscape that may be contemporaneous with the development of the brick streets in the community.

SIGNIFICANCE

The significance of Infrastructural elements rests in what they reveal about overall growth patterns within the city. Since public monies built many of these infrastructural elements, they also suggest the role played by government in the lives of the people in Corsicana. In the mid-19th century, public involvement with infrastructural elements focused on the roads and bridges essential to the functioning of society. Otherwise, a laissez-faire attitude to public improvements prevailed. As the city grew, however, increasing demands for a strong government role in the development of public infrastructure expanded fiscal support of public works projects. No longer satisfied with simple maintenance of roads, residents demanded improvements such paved streets and approved bond elections to finance such projects. These decisions about public financing for infrastructural elements suggests the evolution of a community vision for the future. For example, the street paving efforts occurred downtown, in the symbolic heart of the city. Subsequent efforts initially focused on more desirable (i.e., more affluent) neighborhoods, only gradually extending into less prestigious areas. Other infrastructural improvements accomplished with public involvement during this period included water work systems, water towers and sewers. These facilities enabled residents to install indoor plumbing in their homes and work places, thereby playing a significant role in improving the quality of life in Corsicana.

Infrastructure also proved a concern for private developers, especially in the early 20th century. As they recognized increased consumer demand for such improvements, developers undertook active roles in establishing infrastructural elements in their own real estate developments. The city's massive street-paving campaign after the 1910s required developers to bear the cost of constructing and paving streets and installing curbs and sidewalks within their own ventures. They

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Historic and Architectural Resources of
Corsicana, Navarro County, Texas

Section F Page 69

initially installed continuous and uniform curbs within each block. The introduction of automobiles to the community resulted in the subsequent abandonment of this approach as owners built garages for off-street parking. As a consequence, streetscapes often incorporated brick streets, curbing, driveways and sidewalks, especially in new subdivisions. Developers often promoted these improvements as a way to attract prospective property owners. Only a handful of local developers concerned themselves with coordinated efforts to incorporate landscape features into their projects. The Mills Place Addition, with its meandering cul-de-sac street plan that incorporates public landscaping efforts, distinguishes the subdivision from other residential areas in the city.

REGISTRATION REQUIREMENTS

Infrastructural elements in Corsicana will rarely be nominated to the National Register on an individual basis. They are most likely to be listed as Contributing properties in a historic district, typically for their historical associations under Criterion A. As supportive elements of the built environment, their significance often relates the history and development of an area. They should be at least 50 years and retain sufficient integrity to be recognizable to the district's or property's period of significance. The level of integrity is of foremost concern. Alterations must be well documented, with the extent that they affect historic character evaluated. If the resource remains unaltered, or if the alterations fall within the applicable period of significance, infrastructural elements may be classified as Contributing within a historic district.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section G Page 70

Historic and Architectural Resources of
Corsicana, Navarro County, Texas

GEOGRAPHICAL DATA

The 1991 corporate limits of Corsicana, Navarro County, Texas

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section H Page 71

Historic and Architectural Resources of
Corsicana, Navarro County, Texas

SUMMARY OF IDENTIFICATION AND EVALUATION METHODS

INTRODUCTION

This multiple property nomination culminates a phased effort by the City of Corsicana to identify, document and designate the community's historic resources. Local funding matched a grant-in-aid from the U.S. Department of the Interior administered by the Texas Historical Commission. The City contracted with Hardy-Heck-Moore, an Austin-based cultural resource management firm, to conduct the project. In 1988-89 the firm identified 3,529 pre-1945 buildings, structures and other historic resources within city limits. During the following year, they researched the history of properties with architectural and/or historical significance that retained integrity. In May 1991 they undertook the preparation of a multiple property nomination focused on three historic districts. The context developed during this phase should facilitate subsequent nominations for individual properties and historic districts by providing objective evaluation methods.

PHASE 1: INITIAL SURVEY FIELD INVESTIGATIONS

The project began with a comprehensive survey of Corsicana's historic resources within the 1989 city limits. This phase gathered information on all buildings, structures, and objects erected before 1945, regardless of their condition or level of integrity. For each of the 3,529 resources inventoried, the Project Director assigned an initial preservation priority (HIGH, MEDIUM, or LOW). This designation reflected a preliminary assessment of the resource's architectural significance and integrity, as well as known or perceived associations with locally important events, trends or individuals. Unless an exact date of construction was known, the Project Director estimated the date of construction for each resource to within five years. He shot black-and-white photographs for each resource, in addition to color slides for each HIGH priority property. The Finally, he plotted the location of every identified resource on a city-wide field map to facilitate verification of noteworthy concentrations. Upon completion of all field investigations for Phase One, each site received a unique number to facilitate the management of data. Additionally, the Project Director prepared brief architectural descriptions for all HIGH priority sites for inclusion on Texas Historic Sites Inventory forms.

PHASE 2: SUPPLEMENTAL DOCUMENTATION AND FINALIZATION OF THE SURVEY

In December 1989, the firm began collecting supplemental documentation for HIGH priority sites. The Project Director and Field Assistant shot supplemental photographs (black-and-white and color slides) of the HIGH priority sites. Meanwhile, the Historian and Research Assistants initiated research to determine relevant historical associations for identified historic properties. Time and budgetary constraints limited research to HIGH priority sites only. Research efforts attempted to:

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Historic and Architectural Resources of
Corsicana, Navarro County, Texas

Section H Page 72

- * determine the exact or approximate dates of construction and document physical changes through an examination of Sanborn maps and historic photographs;
- * obtain names of previous owners, occupants or uses from city directories; and
- * record legal descriptions and current owners.

Research began in Austin at the Barker Texas History Center. Focused on Sanborn fire insurance maps completed in 1885, 1889, 1894, 1900, 1905, 1910, 1921 and 1931, this effort recorded vital information on the properties, including the address, number of stories, construction materials, building type and other prominent physical features. The Research Assistant traced the physical history of each HIGH priority property to its exact or estimated date of construction, or until map coverage did not encompass the resource's location.

The Research Assistant also collected information on past owners and occupants by consulting old city directories. City directories examined during this phase included those published in 1889, 1894, 1901, 1908, 1922, 1931 and 1941, editions selected to correspond as closely as possible with Sanborn map publication dates. Addresses noted on the Sanborn maps helped to compensate for address changes in some sections of town over the years. Consultation with secondary sources including *Navarro County History* provided additional information on past owners and occupants.

The Research Assistant also obtained legal descriptions and mailing addresses for current property owners of HIGH priority resources by examining files at the Navarro County Tax Appraisal District in Corsicana. This enabled the consultants to correspond with owners of significant historic properties, informing them of the project and soliciting historical information. Property owners completed and returned about 15 percent of the questionnaires.

Upon completion of field and research investigations, the Project Director assigned final preservation priority ratings based upon current architectural integrity and known historical associations. Reflecting each property's relative significance, this evaluation was intended to provide guidance for future preservation activities and planning decisions. Of the historic resources included in the inventory, 457 were ranked in the HIGH priority category, 871 in the MEDIUM priority category and 2,201 in the LOW priority category.

Preparation of a survey report marked completion of Phase 2 of the project. This report contained a discussion of the survey methodology, an overview of the city's historical development, an inventory of properties, and suggestions for future preservation-related efforts. The latter included recommendations on individual properties potentially eligible for inclusion in the National Register. In addition, the report noted concentrations of buildings potentially eligible as historic

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section H Page 73

Historic and Architectural Resources of
Corsicana, Navarro County, Texas

districts. Careful analysis of these patterns resulted in recommendation of the following areas as strong candidates for nomination to the National Register as historic districts:

- * Central Business District
- * West Side (between West 2nd and West 6th)
- * South 15th Street
- * Southwest Side (between South 18th and South 20th)
- * Mills Place
- * World War II steel-workers housing

PHASE 3: MULTIPLE-PROPERTY NOMINATION

Preparation of a multiple property nomination followed completion of the comprehensive historic resources survey. Although Corsicana boasts a large number of potential historic districts and individually significant historic buildings, a lack of available funding limited this phase to the preparation of three historic district nominations. Areas of focus during Phase Three included the Corsicana Commercial Historic District, the West Side Historic District and the Mills Place Historic District. These areas encompassed the strongest candidates for National Register designation.

Additional fieldwork clarified boundaries for the potential historic districts, as well as the physical and historical features that distinguished these areas from their immediate surroundings. Supplemental photography work completed in the winter of 1990-91 focused on street views and intrusive nonhistoric buildings.

The Historian and Research Assistant examined both primary and secondary source materials to obtain information about the districts as a whole, as well as individual resources within them. This information helped determine and justify district boundaries and enabled the consultants to ascertain which National Register criteria were applicable.

The multiple property nomination is intended to foster greater interest in the city's unique historic and architectural character. This format should facilitate additional nominations based on recommendations presented in the *Corsicana Historic Resources Survey Report* (Hardy 1990). should While these recommendations should be used as a guide, the list also should be reviewed, amended, updated and revised periodically as changes are implemented.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section I Page 74

Historic and Architectural Resources of
Corsicana, Navarro County, Texas

MAJOR BIBLIOGRAPHICAL REFERENCES

Arbingast, Stanley A., et al. *Atlas of Texas*. Austin: University of Texas, Bureau of Business Research, 1976.

Beck, W.W. and E.H. Templin. *Soil Survey of Navarro County, Texas*. Washington, DC: Government Printing Office, 1926.

Blanton, Burt C. "Industrial and Economic Survey of the City of Corsicana and Navarro County, Texas." In *Navarro County Scroll*, XXI (1989), 1-120. Navarro County Historical Society, Corsicana.

Brazos County. *Plat Maps*. Various dates. Brazos County Courthouse, Bryan.

Canon, D.W. "The City of Roses." *Texas Magazine*, (7 November 1912), 81-3.

Corsicana, Texas. City Council. *Minutes*. Various dates. City Secretary's Office, City Hall, Corsicana.

Corsicana, Texas. "Official City Map of Corsicana, Texas." 1893. City Engineer's Office, Corsicana.

Corsicana City Directory. Dallas: John F. Worley Directory Company, 1941.

Corsicana School Board. *Minutes*. Various dates. Corsicana Independent School District Office, Corsicana.

Commercial Club of Corsicana. *Corsicana, "The City of Roses," and Navarro County, Texas*. San Antonio: San Antonio Printing, 1913.

Corsicana Chamber of Commerce. *Facts About Corsicana, Texas*. Corsicana: Collin Street, 1918.

Corsicana City Directory. Detroit: R.L. Polk & Company, various dates. Corsicana Public Library, Corsicana.

Corsicana *Daily Sun*. Various dates. Barker Texas History Center, University of Texas, Austin.

Corsicana *Daily Sun*. *Corsicana, Navarro County*. Corsicana: Stokes Printing, 1929.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section I Page 75 Historic and Architectural Resources of
Corsicana, Navarro County, Texas

Davis, Ellis A. and Edwin H. Grobe. *The Encyclopedia of Texas*. Dallas: Texas Development Bureau, n.d.

Dunn, Jane G. "History of the Oil Industry in Navarro County." Master's Thesis: Baylor University, 1967.

Ellis County. *Plat Maps*. Various dates. Ellis County Courthouse, Waxahachie.

General Directory of the City of Corsicana. Galveston: Morrison & Fourmy, various dates. Pioneer Village, Corsicana.

Hardy, Daniel and David Moore. "John E. Mitchell Company Plant National Register Nomination." TMs, 1989. Texas Historical Commission, Austin.

Heck, Marlene Elizabeth. "Bryan, Texas, National Register Multiple Resource Nomination." TMs, 1986. Texas Historical Commission, Austin.

Heck, Marlene Elizabeth. "Ennis, Texas, National Register Multiple Resource Nomination." TMs, 1985. Texas Historical Commission, Austin.

Heck, Marlene Elizabeth and David Moore. "Waxahachie, Texas, National Register Multiple Resource Nomination." TMs, 1985. Texas Historical Commission, Austin.

Jester, C.L. "Early Settlers of Navarro County and Corsicana." TMs, n.d. Barker Texas History Center, University of Texas, Austin.

Leshner, William. "Corsicana and other Navarro County Towns." *Texas Magazine*. (3 December 1910), 73-4.

Lloyd, Everett. "The Cotton Mill Industry in Texas." *Farm and Ranch*. 8 December 1917.

Love, Annie Carpenter. *History of Navarro County*. Dallas: Southwest Press, 1933.

McCarthy, Muriel Quest. *David R. Williams: Pioneer Architect*. Dallas: Southern Methodist University Press, 1984.

A Memorial and Biographical History of Navarro County. Chicago: Lewis Publishing Co., 1893.

Moore, David. "Cuero, Texas, National Register Multiple Property Nomination." TMs, 1986. Texas Historical Commission, Austin.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section I Page 76 Historic and Architectural Resources of
Corsicana, Navarro County, Texas

Moore, David. "McKinney, Texas, National Register Multiple Property Nomination." TMs, 1986.
Texas Historical Commission, Austin.

Myers, Johnnie J. *Texas Electric Railway*. Chicago: Central Electric Railfans' Association, 1982.

Navarro County. Commissioners Court. *Minutes*. Various dates. Navarro County Courthouse,
Corsicana.

Navarro County. *Deed Records*. Various dates. Navarro County Courthouse, Corsicana.

Navarro County. *Papers*. Various dates. Barker Texas History Center, University of Texas,
Austin.

Navarro County. *Plat Maps*. Various dates. Navarro County Courthouse, Corsicana.

Navarro County. *Tax Abstracts of City Lots*. Various dates. Navarro County Courthouse,
Corsicana.

Navarro County Historical Society. *Navarro County History, Volume Five: Public Buildings,
Historical Events and early Businesses*. Crockett, Tx: Publications Development, 1985.

Navarro County History. Volumes II and III. Dallas: Taylor Publishing, 1978.

Pace, W.T. *Pace's Texas Scrapbook*. Dallas: Texas Scrap Book Society, n.d.

Paddock, B.B. *A History of Central and Western Texas*. Chicago: Lewis Publishing, 1911.

Putman, Wyvonne. *Navarro County History*. Quanah, TX: Nortex, 1975.

Roberts, Myrtle. "Roger Quarles Mills." Master's thesis: University of Texas, 1929.

Rundell, Walter, Jr. *Early Texas Oil*. College Station: Texas A&M University Press, 1977.

Samuels, Nancy Timmons and Barbara Roach Knox. *Old Northwest Texas: Historical, Statistical,
Biographical*. Fort Worth: Chelle-Kirk, 1980.

Sanborn Map Company. *Corsicana, Texas, Fire Insurance Maps*. Various dates. Barker Texas
History Center, University of Texas, Austin.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section I Page 77 Historic and Architectural Resources of
Corsicana, Navarro County, Texas

Smith, Algernon L. *Continental Gin Company and Its 52 Years of Service*. Birmingham, AL:
Birmingham Publishing Company, 1952.

Taylor, Alva. *The First 100 Years of Corsicana, 1848-1948*. Corsicana: by the author, 1952.

U.S. Department of Agriculture. Soil Conservation Service. *Soil Survey of Navarro
County, Texas*. Washington, DC: Government Printing Office, 1974.

U.S. Department of Commerce. Bureau of the Census. *Agricultural Schedules*, 1850-1940.

Upton, Dell and John Michael Vlach, editors. *Common Places: Readings in Vernacular
Architecture*. Athens, GA: the University of Georgia Press, 1986.

Webb, Walter Prescott, editor. *The Handbook of Texas*. Volumes I and II. Austin: the Texas State
Historical Association, 1952.

White, Raymond. "The History of the Texas Cotton Industry, 1822-1957." Master's thesis:
University of Texas, 1957.