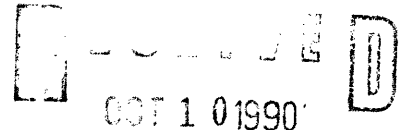


United States Department of the Interior
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National Register of Historic Places
Multiple Property Documentation Form



NATIONAL
REGISTER

This form is for use in documenting multiple property groups relating to one or several historic contexts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. For additional space use continuation sheets (Form 10-900-a). Type all entries.

A. Name of Multiple Property Listing

Historic and Architectural Resources of Weatherford, Texas

B. Associated Historic Contexts

Community and Regional Settlement, 1852 to 1974

Community and Regional Development, 1874 to 1945

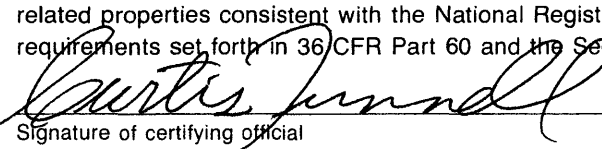
C. Geographical Data

City limits of Weatherford, Parker County, Texas

☐ See continuation sheet

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 for Planning and Evaluation.

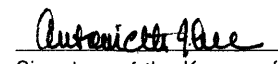

Signature of certifying official


Date

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 of the National Register

11/19/90
Date

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COMMUNITY AND REGIONAL SETTLEMENT, 1852 TO 1874

GEOGRAPHY AND NATURAL RESOURCES

Parker County, in north central Texas west of Fort Worth, is an area of geographic contrasts. In the eastern portion of the County lies the Grand Prairie, a high rolling prairie with live oak and mesquite. This area is approximately ten miles wide and runs north and south, just west of Fort Worth. The Cross Timbers region begins farther west in Parker County and extends well beyond county lines. This area includes approximately seven counties lying to the west, northwest and southwest of Parker County. It was described by an early Anglo visitor in 1840 as "a belt of thick and almost impenetrable forests." (Jordan 1984: 35). Post oak, black jack oak, live oak, cedar and mesquite are common throughout the County. Pecan, walnut, white oak, cottonwood, elm and hackberry trees grow along streams. Cacti, especially the Texas Prickly Pear, are also commonly found. Among the grasses are little and big bluestem, Indian grass, switch grass and curly mesquite.

The soils are generally sandy or loamy, ranging in acidity from neutral to lightly acidic. The soils in the eastern portion of Parker County are typical of the Grand Prairie region in that they are heavy and generally suitable for the farming of oats, wheat, corn, sorghum and cotton. Stony limestone soils, also found in the eastern portion of the County, support grassland suitable for grazing livestock. The southwest section of the County consists of sandy post oak soil, typical of the Cross Timbers region, and also suitable for grazing. North of the Brazos River, in areas unspoiled by erosion, these soils are appropriate for the growing of fruits and vegetables. They have a high rate of absorption and are consequently the predominant source of ground water for this region of Texas. The bottomland soils throughout the county are most appropriate for the growing of feed and cash crops. Soil associations in the immediate Weatherford area include loamy and sandy types over sandstone or clay. Lower Cretaceous limestone and sandstone, as well as clay and coal formations, are found in the County. There are sandstone and limestone outcroppings of the Lower Cretaceous throughout, with eroded outcroppings from the Pennsylvania Age in the far west only. These limestones and sandstones have been used in the construction of buildings and residences in Weatherford and throughout the County. Elevations in the County vary from 700 to 1400 feet, with the average being 1000 feet above sea level.

The climate is generally mild. Rainfall averages 31"-32" annually, but varies within the region. The 98° longitudinal meridian falls in western Parker County. To the west of this line rainfall is unpredictable, and drought is likely to occur. To the east, rainfall is frequent enough to sustain most common Texas crops. (Fehrenbach 1968: 608) In written area

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histories, water is described as an abundant resource and a primary draw for settlers. Hot mineral waters were known for their healing properties by the nomadic Indian tribes of the region. Drinking water was available from numerous sources. The natural underground reservoir serving the region is at the base of the Lower Cretaceous formation. This reservoir is the source for the Brazos River and seventeen tributaries of both the Brazos and Trinity Rivers, and it provides for an abundance of natural springs. Today water is less prominent in the rivers and tributaries due, primarily, to the damming of regional lakes and reservoirs, and to heavy agricultural use. Lake Weatherford and smaller bodies of water are scattered about the County, indicating the continued availability of water as a resource.

Weatherford, the county seat, is on the divide between the watersheds of the Trinity and Brazos Rivers, which flow northwest to southeast in central Parker County. The "West Fork of the South Fork of the Clear Fork of the Trinity River" bisects the city, also flowing northwest to southeast just north of the business district, with the Texas and Pacific Railroad running roughly parallel to it. Other small creeks, feeding eastward into this tributary, meander through the city, which is in the Cross Timbers region described above. The city's elevation is approximately 1065 feet above sea level. Oyster Hill, just south of the town square, College Hill in Carter's Addition off of North Main Street, and Quarry Hill to the northeast rise approximately 100-150 feet above the surrounding areas and give the city some degree of topographic interest.

SETTLEMENT

Prior to the establishment of the County in 1855, the area that became known as Weatherford and Parker County was a frontier territory, where raising cattle on the open range constituted the basis of the local economy. The region had been explored and surveyed in the 1840s before settlement occurred. Fort Worth, about 30 miles east of Weatherford, was established in 1849, and Anglo settlers continued their gradual westward migration into Parker County, following the paths of the rivers. The Anglo-American population in the mid-century was sparse, with migration occurring slowly but steadily.

The stabilization of this region after 1850 facilitated Anglo/European settlement and resulted from several key events:

1. Fort Belknap was built in 1851 in Young County, approximately 50 miles northwest of Weatherford, strengthening and extending the western edge of the Texas frontier. Forts Griffin and Richardson were established in the 1860s.

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2. The Butterfield Mail Route was established in 1858 across northern and western Texas, passing roughly 20 miles north of Weatherford. The mail route brought settlers from the Midwest and South, primarily from Kansas, Tennessee, Missouri, Iowa and Arkansas.

3. As early as 1856, a railroad extension through north central Texas was being planned with support at the state and local levels. Nothing truly developed in Weatherford until 24 years later, due to ongoing Indian raids, general hardships, the Civil War, a yellow fever epidemic in the late 1860s, and an economic depression in 1874. In the 1870s and 1880s, the westward migration became strong enough to support the extension of the railroad.

4. The buffalo was eliminated from the region in the 1870s, and Indians were driven out by 1874.

While the area presented a more stable environment for Anglo settlement, various populations had unrelated reasons for coming to Texas and specifically north central Texas:

1. In the 1870s and 1880s Texas had many acres of unappropriated land in the public domain and state lands that were being sold at very reasonable prices.

2. Many pioneers, in order to avoid involvement in the controversial debate over slavery (influenced by laws like the Kansas-Nebraska Act, which gave Kansas the option of slavery), resisted settling in the Midwest and headed west instead.

3. Migration also occurred from the lower Brazos River into north and west Texas by immigrants arriving from Europe into southern ports of entry, primarily at Galveston. These settlers came up the river along Indian trails, often with the assistance of Indian guides.

4. Malaria and fevers, which plagued more humid areas of Texas throughout the late 19th and early 20th centuries, were driving people westward, out of the southern and eastern parts of the state.

5. Large tracts of unfenced land provided grasslands suitable for ranching, and soils and rainfall were adequate for farming.

All of these influences and considerations combined in the 1850s through 1880s to encourage habitation in north central Texas. The settlement of Parker County and Weatherford reflected a pattern common during the westward migration occurring throughout Texas and the United States. The Anglo-Americans, some with

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slaves, arrived in north central Texas, having come primarily from the upper south and lower midwest portions of the country. This population had come in earlier generations from the colonial mid-Atlantic states. (Jordan 1984: 70). Immigrants also came from around the world, but most commonly from England, France and Germany, and to a lesser degree, the Slavic and Scandinavian countries. Anglo-American and European settlers arrived by boat in southern ports or came over land from the southeast or midwest.

The first reports of Anglo-American habitation in Parker County date to 1852 when two families and two individuals moved into the area. [Further research may reveal that some settlement occurred earlier.] Families and small groups continued to arrive at a steady rate and to establish farms through the 1850s. The American Indian and Anglo-American coexisted peacefully until about 1858 when some of the warfare from surrounding areas spilled into Parker County. Battles between Indian tribes and Anglo frontier militia continued for the next sixteen years.

In the settlement prior to and during the Civil War, ranching and family farms provided the economic base for the region, with ranching being most profitable. Indian raids became a real and gruesome fact of life, and deterred heavy population of the area. This region of Texas was believed to be one of those attacked most violently by the native Americans who were battling displacement. Nevertheless, the population continued to grow steadily until the Civil War. The Texas Almanac of 1858 shows Parker County with a population of 3,507; 762 white males, 688 white females, 1897 children and 160 slaves. There were no free blacks. Weatherford's population in that year consisted of 175 whites and 5 blacks. By contrast, blacks, residing primarily in south and east Texas, made up approximately one third of the statewide population at the time of the Civil War, as they continued to support the labor intensive cotton-based economy in those areas. Blacks had predominantly rural occupations, including farm and ranch labor, because few laborers were needed in the cities. The relatively small black population in Parker County during the 1850s and 1860s was perhaps due to the absence of large cash crops in the area at that time.

During the Civil War, most of Parker County's men fought under the Confederate flag. The few who remained behind assisted the women in maintaining the homesteads and fending off Indian raids. Although the region experienced a population influx immediately following the war, by 1871 the overall population had declined to less than it was eight years before. This decline was due to Indian raids which drove away some of the settlers, and to Civil War casualties. In addition, the period of reconstruction was difficult and growth was slow to resume. Following Reconstruction, the population of whites grew in Texas, while that of blacks remained relatively unchanged. For more than 20 years, and until the last Indian raid took place around 1874, frontier conditions prevailed in Parker County.

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By 1855, the influx of Anglo settlers to the region had been significant enough to warrant the establishment of Parker County and its government. Late in 1855, a petition, calling for the County's establishment, was presented to the Texas State Legislature by Isaac Parker, formerly from Parker's Fort and a representative from the Tarrant District. The Legislature soon passed a bill, creating the County from parts of Navarro and Bosque Counties in the Tarrant District. The county seat was named Weatherford in honor of Jefferson Weatherford, then Senator from Dallas. On December 12, 1855, the County was officially established, 30 miles square, with 320 acres reserved at the center for the county seat.

At the County's first governmental meeting in 1856, under a post oak tree, three central locations were nominated for the county seat. The location of Weatherford, chosen by election, was favorable for its central and somewhat elevated location, and its proximity to a river. It was a public-domain property with only two residences existing within one mile of what would become the courthouse square, therefore ownership problems were eliminated. Llewelyn Murphy surveyed the County, while D.O. Norton platted the new county seat with a courthouse square. At the first sale of city land on June 24, 1856, ten lots fronting the square sold for \$150.00 each. A second sale of central lots was held in August of 1856, and by September, eight families were residing in Weatherford.

During this period, Weatherford remained a small frontier community, serving farmers and ranchers as the governmental center and providing a location from which to get news and goods from the outside world. The fledgling town secured connections to the County and region through both coach and mail routes which passed through the area. In the 1850s and 1860s there were two major coach and wagon routes: one between Fort Worth and Fort Belknap; the other between Fort Graham and Fort Belknap. These routes each passed a few miles north and south of Weatherford. Soon after the establishment of Weatherford, the road to Fort Belknap was rerouted to pass through town. By 1857, a 145-mile mail route was established in Parker County. Private contractors extended this route in 1866 to include service to neighboring towns.

The ten years between 1855 and 1865 marked a period of marginal existence for the majority of Anglo- and Afro-Americans in Weatherford, despite the fact that the volume of marketable farm goods increased and ranching brought in significant profits. In fact, ranching became the largest single business in Texas during this time. Ranchers, migrating primarily from northeast Texas and the southern states, were attracted to north central Texas by the high prairie grasslands. Large tracts of land were available for grazing livestock, prior to the partitioning of land that occurred with fencing and with the arrival of the

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railroad. Between the mid-1850s and early 1860s the number of cattle in Parker County grew from 10,616 to 60,910 head. (Parker County Historical Commission 1980: 7). The ranching system of north central Texas or the Cross Timbers region was followed that already established in northeast Texas. This ranching tradition originated with the South Carolina colonists who had introduced northwestern European cattle breeds and husbandry practices. Subsequent generations brought these traditions to Texas, migrating through the upper south and Midwest. (Jordan 1984: 156-57). As these groups moved into the Cross Timbers area, they adopted the longhorn and Spanish breeds of cattle from southern Texas. These north Texas ranchers were also instrumental in establishing new cattle-driving trails, thereby introducing ranching to the Texas Panhandle and across the western U.S. In 1860, the heaviest ranching in north central Texas took place in the Cross Timbers region, including Comanche, Eastland, Erath, Palo Pinto and Stephens counties, just west and southwest of Weatherford. (Jordan 1981: 126-28). By 1870, the concentration of ranches in these counties shifted to also include Young, Coleman and Brown Counties. This region was second only to that of south Texas in cattle production.

Prior to the Civil War, most Texas cattle were driven to Shreveport or Alexandria, Louisiana where they were then shipped to New Orleans for market. Only after the war did the northward trail drives begin in earnest. The destination of these drives was often a distant railhead or military post of the U.S. government. California and Illinois were the most far-reaching destinations. New Mexico, Colorado, Kansas and Missouri were also common markets for the sale or transfer of cattle. From railheads in Kansas and Missouri, cattle were shipped to northern and eastern markets. Three major northward trails were established between 1865 and 1880. One trail which originated in south Texas passed through the Fort Worth area, while another originating in the Cross Timbers and Heart of Texas regions passed through Parker County. A third trail originated in the south and west of Texas and passed several counties to the west of Parker County. (Jordan 1981: 155)

Oliver Loving, Colonel Charles Goodnight and J.R. Couets were Parker County settlers who played an important role in establishing the north-bound trails. Their lives exemplify the progress of the rancher in this region. Loving settled near Parker County with his family in 1855. His first cattle drive to Illinois, approximately three years later, was the first northward drive out of Texas. Returning from his second drive in about 1861, he discovered that his family had resettled in Weatherford to avoid Indian raids. Following the Civil War, during which Loving sold cattle to the Confederate troops, he and Colonel Goodnight formed a partnership to drive their cattle to market. They were accompanied on these drives by Bose Ikard of Weatherford who was one of the first recorded black American cowboys. Ikard illustrates one of the few opportunities for black men in that era and region; he arrived in Texas as a slave (to the Ikard Family) and

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became a freedman and a cowboy. Though black cowboys remained a minority, they were not uncommon in Texas. (Jordan 1981: 144) In 1866, Loving, Goodnight, Ikard and others opened a route known as the Goodnight-Loving Trail, westward through Pecos to Fort Sumner, New Mexico. Presumably, they sold cattle to the U.S. government at Fort Sumner, as the government was a major buyer in the mid-1800s. (Parker County Historical Commission 1980: 7)

J.R. Coutts, another area rancher, completed an arduous westward cattle drive through the Rocky Mountains to California, returning to Weatherford with his payment in gold. He opened Coutts and Fain in 1870, the only banking institution that existed west of Dallas and north of Waco at the time. Coutts illustrates the strong relationship between banking and ranching in the County. The profits from ranching arrived irregularly, after a trail drive, in large infusions of cash. Banking was therefore a natural offshoot of the ranching economy and remained a critical part of Weatherford's economic base during these years of settlement.

Several early ranchers raised livestock, other than cattle. Oliver Loving introduced horse ranching to Parker County in the 1850s. Although there were few thoroughbreds prior to 1870, improved breeds were developed by crossing the Mexican Mustang and other frontier horses with Kentucky and Canadian horses. These horses were used in herding cattle and were also exported. Horse ranching became so lucrative that large herds were brought into north Texas. In 1870, a fall in prices and repeated thefts by Comanche and Kiowa Indians made horse ranching less profitable.

Additional forms of animal husbandry included the raising of sheep, mules and hogs. Hogs were often raised in conjunction with cattle in a tradition that was carried into east Texas and later north central Texas by the Anglo settler. (Jordan 1981: 149-50) In 1861, there were 7,723 head of sheep in the County, and in 1869 hogs weighing a total 22,000 lbs. were shipped out of the Weatherford area on ox-drawn wagons.

Parker and surrounding counties also proved to be favorable for farming, due to rich soils in the bottomlands and other areas, and the steady availability of water. The decade of the 1850s was climatically stable, and provided good agricultural conditions. With the settlement of the first farms around 1852, a variety of crops were grown primarily for personal use. Of these crops, wheat, oats, corn, peanuts and cotton became cash crops. By 1858, almost all acreage under cultivation was given over to the production of corn or wheat. The increase in farm production led to the establishment of the Parker County Agricultural and Mechanical Association. Organized in 1861, it held the first county fair with displays of cabbage, beets, sweet potatoes, melons and pumpkins.

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The success of ranching and farming brought commercial stability to Weatherford. Although towns such as Palo Pinto (30 miles to the west), and western counties like Erath, Jack, Palo Pinto, Wise and Young were established in the late 1850s, their development was delayed because the Civil War and the ongoing violence between settlers and Indians discouraged their population. As a result, Weatherford gained an advantage in size and economic strength, becoming a regional hub of equal importance to Fort Worth. This parity existed until the arrival of the railroads in Fort Worth in 1876 at which time its development quickly outstripped Weatherford's.

In 1858, the Weatherford city government was established and the town, as platted by Norton in 1856, was taking form. The 500 square foot town square was centered on the axes of two primary thoroughfares and bordered by four secondary thoroughfares. The construction of the courthouse created vistas from four directions, and made the square the focal point in Weatherford. It also created eight blocks, rather than the usual four blocks fronting the square. This atypical plan is referred to by Jordan as a Four-Block Square because the courthouse occupies a large area equivalent to four city blocks. (Jordan 1984: 217)

The major streets leading into the square had been platted 100 feet wide and named East, West, North and South Main streets. The names East and West Main streets were changed in July 1876 to Palo Pinto and Worth (which later became Fort Worth) streets. These streets divided the city into four quadrants and formed the boundaries of the individual residential neighborhoods that developed on a grid plan. In 1863, the city limits were set at one-half mile north and east of the square, and one mile west and south.

As the seat of county government, Weatherford was at the center of all the important economic and social transactions of the community, providing certificates of birth, marriage and death, as well as records of land surveys, ownership, and taxation. Businesses grew out of these functions and institutionalized the city's regional importance. Weatherford has had four courthouses. Upon completion of the initial city platting, the first courthouse was built of undressed pine hauled from Red River County, approximately 150 miles to the northeast. The one-room, temporary structure was erected facing the courthouse square. In 1858, a new two-story brick courthouse, one of the first brick structures in town, was completed in the center of the square by J.R. Campbell and B.L. Richey. A fire destroyed this courthouse and most county records in May 1874. An interim space was leased to house the remaining records for the next four years, until a new courthouse could be built.

During this early stage of Weatherford's development, a small number of dwellings were constructed, primarily log cabins, tents and frame structures.

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Weatherford's early businesses appear to have followed very similar developmental patterns to those of businesses in other frontier towns. In November of 1856, William Beckwith arrived from Kentucky and opened Weatherford's first store in a frame house (the location is unknown). Shortly thereafter he opened a drugstore on the west corner of South Main Street and the square. The 1885 Sanborn Fire Insurance Map shows a drugstore still at that location but in a newer brick building. Among the first commercial structures, built in the 1850s, were a hotel, a drug store, saloons, blacksmith shops and a newspaper, all presumably false front frame structures. Dry goods stores, boarding houses and banks were other early business ventures. James J. Beaman and John W. Curtis were also among the first grocers. Smythe, in Historical Sketch of Parker County, Texas, writes that Curtis "built a store on the west side of the square . . . which was the first brick building ever erected in town." [This building also no longer exists.] Another business was Creel, Baum and Sanger, a dry goods store co-owned by one of two brothers, who later moved to Dallas to found the successful Sanger stores. In 1860, there were three hotels, none extant now. Presumably, these hotels served regional farmers and ranchers who came into town to do business, military personnel traveling to western forts, and private citizens migrating westward. Business owners, in general, tended toward a high degree of mobility, often moving farther west after several years of serving the community.

The success of ranching and farming brought growth to Weatherford, as seen by the increase in new businesses and residences during the 1850s, late 1860s and early 1870s. Agricultural processing plants were established in response to the agricultural base. The first steam-powered plant in North Texas was a granary and cotton carding mill built on Worth Street in 1860, although cotton was still a minor crop at this time. Other early industrial facilities included a steam driven flour mill for the processing of wheat.

Building industries developed parallel with the agricultural plants to serve the town under construction. Lumber yards with planing mills appeared. Brick was manufactured as early as 1857, in preparation for the building of the first permanent courthouse, but ceased after the courthouse was completed. In 1858, a brick yard near Worth and Walnut Streets was established for the building of the jail. Two years later, the same yard saw limited brick production. Brick manufacturing was then discontinued altogether until after the Civil War. Following the war, brick was manufactured for the Masonic Institute (later renamed Weatherford College) at a yard which was near the building site east of South Main Street. Another brick factory was opened in 1870, north of Palo Pinto and west of Brazos Streets.

Commerce, generated primarily by ranching, contributed to the success of the banking industry in Parker County in the early 1870s. Farming and other

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businesses in Weatherford also provided a degree of economic stability by virtue of their diversity. The banking industry had begun with the establishment of Coutts and Fain Bank in 1870. [It may be that Coutts set up an earlier bank upon return from his trail drive to the west in 1868, as indicated by the Fort Worth Star Telegram of January 28, 1940. The paper also stated that this was the "oldest bank in North Texas".] It is likely that banking served a larger area than any other business, because of Weatherford's position as the hub of ranching for Parker County and other surrounding counties. This period of ranching, prior to the fencing of the range, provided ranchers and bankers with enormous profits. Most large deposits were in the form of gold, which remained the standard currency until 1872. (Smythe)

Churches and schools provided a social and cultural stability to the Weatherford community. The first churches of Weatherford and Parker County were formed by settlers who met in makeshift locations until permanent structures could be built. Early congregations were Methodist, Baptist, Presbyterian and Church of Christ. At the time of the designation of the county seat, land had been allotted for churches and schools, indicating the level of priority given to these institutions in the planning process. Although the churches built after 1890 tend to be concentrated just south of the courthouse square, the Sanborn maps do not indicate a particular order to their location, nor to that of the schools. [Future research may reveal more about the early planning of schools and churches.] Some of the first schools in Parker County were "subscription schools" that were in session for three to four months at a time, and lasted all day and into the night. These schools permitted students to participate in farm work during the planting and harvesting seasons, and to gain an education during the intermediate growing seasons and winter months. By 1856, several school houses had been built in the County. The earliest record of public schooling held in Weatherford shows it to have taken place in a blacksmith shop on South Main Street in 1860. The Texas Masonic Institute was established in the same year to function as both a Masonic hall and a public school, presumably funded by state taxes and bonds. (Smythe 1877: 213-23)

From a modest beginning, with a primarily ranch-based economy, Weatherford grew and diversified. The period of early settlement, as defined herein, concluded in 1874 with the last Indian raid in Texas and a national depression. Despite the hardships, Weatherford had experienced 22 years of growth.

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COMMUNITY AND REGIONAL DEVELOPMENT, 1874 TO 1945

The years between 1874 and 1945 were marked by tremendous change in Texas and the United States, as frontier living gave way to the industrial and atomic ages. Throughout this period, Weatherford remained primarily a small agriculturally-based community, gradually experiencing the effects of technological advances.

In the ten years between 1870 and 1880 the population of Texas doubled. This increase produced settlement pressures that ultimately resulted in the Texas Indian tribes being forced off the land and out of the area. This displacement process was accelerated by the demise of the buffalo as a result of widespread slaughter and the dominance of the grasslands by cattle grazing.

Although Parker County had few buffalo (only four to five sightings were reported in 1858), Weatherford became a shipping center for buffalo hides. By 1876, 100 wagon loads were handled daily, presumably arriving from areas west of the County. In 1879, more hides and wool were shipped from Weatherford than from any other inland Texas town. Presumably, these hides included not only buffalo, but also those of domestically-raised livestock such as sheep and cows.

The 1870s saw the first real growth in rail lines in Texas. Although railroads in the northern and eastern U.S. expanded through the 1850s, and the first track in Texas was laid in 1852, the Civil War delayed railroad expansions in the state and the West. The extension of the railroad beyond northeast Texas began in 1872. In the following year, the Southern Transcontinental and Southern Pacific Railways consolidated to form the Texas Pacific Railway. Plans for the extension of the rail line after it reached Fort Worth in 1876, included the connection to Weatherford within twelve months. As was common during the planning and building of railroads in Texas, financial and management delays led to setbacks in the timetable. The railhead did not reach Weatherford for another four years. Until 1876 Weatherford and Fort Worth were of comparable size. However, Fort Worth's location on the Chisholm Trail that the major cattle drives followed, and at the railhead for four years, gave the city a critical developmental edge. It rapidly emerged as a trading post and hub for the cattle industry, thus diminishing Weatherford's significance. However, Fort Worth was also a jumping-off point to West Texas and the westward routes passed through Weatherford, so almost every stagecoach out of Fort Worth brought new businessmen through the town.

Westward migration in the 1870s and 1880s was spurred by the availability of homestead lands and the pursuit of a better life. The railroad and land companies capitalized on the American settler's dream of a prosperous life in a new and fertile land, and heavily promoted opportunities in the West. A

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sympiotic relationship developed in which the railroads facilitated the settlers westward migration as new railheads were created, and the existence of settlements along the rail line created a market for the movement of people, materials and mail by the railroad.

Land companies, in association with railroad companies, helped spur the westward movement with promotional brochures that described Texas (and Parker County) in glowing terms. The Franco-Texas Land Company was the most active in the promotion of the Weatherford area. It was formed by French holders of railroad bonds who were attempting to reclaim their investments after the Memphis, El Paso and Pacific rail line collapsed, failing to build the railroad into Texas. (Because of poor communication, resulting from the great distance between France and Texas, the French never regained this money; it went instead toward the management of the land company's local operation.) The land company, which set up its official headquarters in Weatherford on November 6, 1878, was instrumental in bringing the railroad and growth to the city. It actively promoted the region, and the agricultural and municipal improvements that were occurring there. The company held a total of 640,000 acres in parts of Parker, Palo Pinto, Jones, Stephens, Shackelford, Nolan and Mitchell Counties. (Taylor 1969: 153) Presumably the land company headquartered in Weatherford since it was the most prominent town in an area where the company had land holdings, and it was close to the railhead in Fort Worth at the time.

The railroad extension that included Weatherford had been planned since 1856, but the track wasn't completed until May 27, 1880, and the first Texas & Pacific train arrived on June 4, 1880. The effects were immediate and long-lasting. The export, primarily of agricultural products and byproducts, now occurred in much greater volume and the city became a regional distribution center for goods imported from the northern and eastern U.S. New commercial businesses were opened near the railroad depot, and choice lots on the square escalated in value. The track was laid roughly parallel to and south of the river, just three blocks north and east of the square. The first railroad depot was east of North Main Street and south of the tracks. [Subsequent depots still remaining are a Texas & Pacific passenger station west of North Main Street, and a Gulf, Colorado & Santa Fe freight and passenger station north of Fort Worth and east of North Walnut Streets, southwest of the tracks.] The early depots were of frame construction and were later replaced by brick structures.

The County's population grew from 15,870 in 1880 to 17,443 in 1887 and Weatherford's population had reached 5,000 by 1887. By 1890, Fort Worth and Dallas were among the ten Texas cities with populations in excess of 10,000. Weatherford was one of 20 cities with a population of 4,000 or more. (Whisenhunt 1984: 243) Immigrants to Weatherford in the late 19th century were most frequently from midwestern and southern states, or were recent immigrants from

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Europe. Others found their way to Weatherford from around the world, including a few Chinese who came presumably as a result of railroad construction. In the 1880s Weatherford was a significant enough population center to attract other rail lines. In 1887, the Gulf, Colorado and Santa Fe rail company arrived, followed by the Weatherford, Mineral Wells and Northwestern in 1892. A fourth company, the Weatherford and Brazos Valley Railway, did not arrive until well after the turn of the century. All of these companies were established to transport farm and ranch produce from the area and connect with surrounding communities.

Throughout its history Weatherford's survival has depended heavily on its proximity to other communities and on its location on major land and rail routes. Mineral Wells (formerly Ednaville), 22 miles west of Weatherford, developed in the 1880s, hastening the extension of the railway to that area. The attraction of the healthful mineral waters in the area drew permanent residents and established Mineral Wells as a resort community. (Taylor 1969: 219-20) During the flourishing of the spas from approximately the 1890s through the 1920s, Weatherford benefitted from its geographical relationship to Mineral Wells, as resort-goers would pass through or stop over en route.

The rural and business life of late 19th century Texas became increasingly productive, but accommodations were made to support the changing economy and environment. In the U.S., the 1870s marked a period of economic instability following the Civil War. Cotton production steadily declined between 1866 and 1875, and consequently the price of land in Texas dropped. At the same time, taxes were high at 21 percent of Texans' total personal income. The state plunged into bankruptcy, causing bank panics in 1873. Farmers and ranchers were forced to diversify, no longer able to depend on the profits of their cash crops and ranching. By the mid-1870s, Parker County had experienced a transition toward smaller ranches with some ranch land converted into farmland. This reduction in ranch size resulted both from the economic forces and from an increase in the area's population. At the same time improvements in farming methods led to more land being placed under cultivation. This may also have been the beginning of the trend to combine farming and ranching which is still an agricultural pattern in Parker County.

The arrival of the railroad and the fencing of the range brought an end to the cattle drive and the days of the range cowboy by the 1880s. The railroad made transporting cattle expedient, although cattle drives did briefly continue after the arrival of the railroad because they were generally less expensive than shipping. The widespread fencing of land, however, effectively ended the driving of cattle. Barbed wire arrived on the commercial market in 1879 and, combined with British investments in the American ranching industry between 1875 and 1890, hastened the fencing of the land. The British introduced purebred stock and the

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windmill to this country, and helped finance the fencing of large ranches. Although British ranches existed primarily in West Texas, their influence was felt throughout the industry, particularly in the area of efficient range management. New stock was also introduced in the 1870s by French land developers who imported Rambouillet sheep and thoroughbred horses to Weatherford.

A blizzard and drought in the mid-1880s brought about an economic downturn that drove many ranchers out of business. The weather also affected farming and, in part, contributed to the diversification of crops that had begun a decade earlier. Among the agricultural products that began reaching increasingly greater markets were: peaches, sweet potatoes, pecans, oats, cane, watermelon and honey. [Although peanuts were not mentioned in our research material, the presence of a peanut oil-processing plant suggests that the crop must also have been important at this time.] Cotton, wheat and corn continued to be leading crops. Around the state, corn, oats and sorghum were used locally until after the arrival of railroads when they became cash crops. Corn, grown in the eastern part of the state for both human and animal consumption, was second to cotton in production until about 1900. Oats and sorghum were also common livestock feed. Counties in north Texas, including Parker, produced 2/3 of the state's wheat prior to World War I. This production level continued into the 1920s. (Whisenhunt 1984: 233-34) The statewide over-production of cotton, Texas' leading crop during the final three decades of the 19th century, led to decreases in price per bale and increased debt for farmers. Parker County farmers, too, were seriously affected by this trend, though it does not appear to have hindered the overall growth of Weatherford's economy, perhaps due to the diversity of crops and livestock.

During the 1880s, Weatherford and Parker County began winning state and international distinction in the agricultural industry. At the Texas State Fair in Dallas in 1888, Parker County won the "Best County" award for agricultural production. Railroad companies promoted crops that were less commonly cultivated, such as pinto beans, oats, peanuts, sorghum and wheat, in an effort to encourage settlement and agricultural shipping in Texas. They also improved farming and marketing methods, thereby increasing productivity and the shipping of products. (Whisenhunt 1984: 245) The Franco-Texan Land Company was particularly successful in such promotional efforts. Weatherford's agricultural products display took a gold medal at the 1889 World's Fair in Paris, France. Included in the display were jute plants and fiber grown at an experimental farm by the Franco-Texan Land Company and produced at the Weatherford Native Jute and Rope Manufacturing Company. At this time, jute was a marketable crop, as coarse jute fabrics were being manufactured in Fort Worth and Galveston.

"First Monday," a Weatherford institution, grew out of the late 19th century when stray horses and cattle were brought to the courthouse square to be

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sold. Around 1900, A.H. Gernsbacher, a Weatherford merchant offered some bargains in what was known as a "Stray Day Sale," and inspired other merchants to do the same. So began the tradition of farmers and merchants offering products to citizens drawn from Parker and surrounding counties. [Today, First Monday is more of a flea market, still attracting people from throughout the region. Originally held in the square, it now takes place at the Public Market.]

The Weatherford community grew as an agrarian economy through the late 19th century and into the early 20th century. A writer, describing businesses on the square as he remembered them from a visit to Weatherford in 1875, listed a livery stable, three hotels, a candy store, a millinery shop, two banks, two dry goods stores, three drugstores, two liquor stores and two grocery stores. W.J. Carson and T.D. Lewis' store was described as the largest in town. These men also owned a hotel and one of the first flour mills in the County. Vincent Feed, at 817-19 North Main Street, is the site of what was once the largest business enterprise in Weatherford, the J.R. Fleming Company. From this location Fleming processed pecans and conducted the business of Planters Oil Mill and the Bain Peanut Company.

Although the introduction of the railroad in 1880 was expected to immediately bring greater prosperity, in 1881 Weatherford was still described by a visitor as a shanty town with wooden sidewalks, many saloons, a lumber yard and houses scattered over a large area. The first visible signs of wealth in Weatherford were likely the large Victorian houses built by ranchers, businessmen and railroad developers on surrounding hilltops. Examples include: the Edward Barthold House (Site NO. SW-8) on Oyster Hill, the Harnett House (Site No. SW-25), and the Harry Kuteman House (Site No. SW-21). By 1885, businesses diversified to include luxury commodities. A jeweler, a baker, a soda water and wine factory, and an opera house, as well as additional drug stores, grocers, a newspaper and hardware stores were present. The commercial structures in 1885 included a fairly even mixture of brick, stone and frame. The early frame buildings were gradually replaced by ones of more fire-resistant materials (Sanborn map, 1885). The railroad imported materials such as: glass for windows, cast-iron columns, metal ceilings, terra cotta cornice materials, millwork for the more elaborate houses, as well as interior furnishings and fixtures. The variety of architectural finishes present in the buildings constructed after 1880 is evidence of the building materials that were made available through railroad transportation. Various local sources also provided building materials. From Harberger Rock Quarry, on Harberger Hill near Weatherford, came some of the stone used in the buildings on the square and on North Main Street. Brick businesses of the 1870s included Jacob Spahr and Company near Oyster Hill; Gibson, east of South Main and one mile south of the square; and Peyton, west of Alamo near Water Street.

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The central business district in 1885 had a footprint very similar to that of today's downtown. The square was heavily developed with the exception of three lots on the south side. North Main Street had become the major commercial avenue due to its proximity to the railroad. York, Trinity and Worth streets were also moderately developed as commercial routes into town. All other streets leading into the square were more sparsely developed, predominantly with wood frame commercial structures. The square and the streets remained unpaved and about half of the central business district blocks remained undeveloped. About half of the surrounding residential lots were developed with frame houses. Water wells were present on virtually every block of downtown Weatherford in 1885, but by 1890 these were no longer shown on the Sanborn maps, an illustration of the municipal improvements taking place. The Franco-Texas Land Company, in addition to investing capital in the building of railroads, also had helped to bring a water system and street cars to Weatherford. Henry P. duBellet (of the land company), and others, incorporated the water supply in 1881. The system was not installed, however, until 1887, by Weatherford Water Light and Ice Company. Also, the Weatherford Street Railway, incorporated in 1881, began operation under city charter in 1889, with a route along South Main Street from the square to the edge of town.

Building activity in the business district, including the reconstruction of buildings destroyed by fires, appears to have been steady through the late 19th century. The third courthouse was begun in June 1878, but six years later it too was destroyed by fire. Eight days later on June 9, 1878, the contract on the fourth and present courthouse was let to the contractors Milliken and Lee. This courthouse, designed by the architect W.O. Dodson of Dodson and Dudley of Waco, is a Second Empire structure built of limestone.

Some of the structures that were occupied by early Weatherford businesses continue to serve the community, and in many cases, the types of businesses they house have not changed. The building that is now the Cotten-Bratton Furniture store (115 College Avenue) was built in 1883 by C.B. Rider, whose daughter, Sarah Rider Cotten, purchased the store and named it J.T. Cotten Furniture Company. In 1911, the store was given its present name and today continues to be operated by the family. The Carter-Ivy Hardware store (120 North Main) also has a long history of operation. It first appeared on the 1885 Sanborn maps, in its present location and building.

Another noteworthy structure is the Warren Building (116 Houston) which has been attributed with being one of the oldest surviving buildings in Weatherford. The date on the keystone is 1879, however, it does not appear on the Sanborn maps until 1900. The 1885 and 1889 Sanborn maps show the existence of a smaller wood frame structure on the site. In this instance, the keystone date likely refers to the date on which the business was founded and the building itself dates from

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the 1890s. The site has, over the years, housed a bank, Governor Samuel Lanham's law office in 1896 and the Western Union Telegraph office.

In the late 19th century the agricultural processing that was becoming an important component of the Weatherford economy, was evidenced in the form of industrial buildings. Processing plants were typically built north and east of the business district, near the railroad tracks and the river, though a few were built on the periphery of town. The proximity to the railroad allowed for efficient loading and unloading of goods, and the river furnished water for the steam-powered processing mills. Grain and flour mills and cotton yards were established by 1885, as were two lumber yards. A castor oil plant, reputed to be the first of its kind west of the Mississippi River, was established by R.H. Kindel in the stone structure at 202 Front Street (Site No. NE-12) in 1895.

During the years of heavy cotton production, Standard Bale Wire and Buckle Company was founded by W.C. Ragsdale who invented and patented the wire buckle tie for cotton bales in 1901. When the tie was proven to cause injuries to workers, he sold the patent to E.A. Frants who modified it. The Standard Buckle was then used for decades. Ragsdale patented a second bale tie, the "Acme Wire Buckle," in 1916 and marketed it through the Acme Wire Buckle Company, from his machine repair shop on York Avenue. [The status of this site is unknown.]

Commerce in Weatherford, generated by ranching, agriculture and trade, provided for the continued success of banking. Samuel H. Milliken, who had clerked with J.R. Coutts and Company and was established in real estate and ranching, organized a bank in 1875. This bank, which primarily served the grain industry, was the first to obtain its charter and the fifth oldest in the state. [Today it is known as the First National Bank of Weatherford.] Another bank, Merchants and Farmers State Bank, was formed in 1898 by W.H. Eddleman who recognized the farmers' and merchants' need for a bank, particularly as prospects for a strong cotton industry loomed. He later developed a chain of banks in the region. The stable banking industry of Parker County was concentrated in Weatherford well into the mid-20th century. All other county banks eventually closed, leaving Weatherford's banks to serve the area. Throughout the Depression, the banks remained solvent and continued to pay dividends. (Fort Worth Star Telegram, January 28, 1940) Weatherford's population grew from 2,084 in 1877 to 4,000 in 1885, following the arrival of the railroad. Nine years later it had grown to 7,000. The residential areas expanded with the growth of the population.

The neighborhoods in the four quadrants of the town varied in character due to differences in the terrain and in the types of residences built. The majority of pre-1910 houses were built in the southwest quadrant of the city. These included the larger residences of wealthy bankers, ranchers and businessmen, as

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well as small frame houses, likely to have been owned by teachers, ministers, shop owners and industrial workers. An example of a larger house is the one at 414 W. Lee Street (Site No. SW-38), built in 1894 and later the childhood home of actress Mary Martin. The southeast quadrant consisted predominantly of smaller houses. An example of the few larger houses in this area was that of J.T. Cotten at 208 East Oak Street (Site No. SE-19). The northeast quadrant of the city distinguished itself through such houses as the Italianate residence at 515 N. Elm Street (Site No. NE-5), though the majority of houses in this quadrant were smaller. The northwest quadrant included mostly small houses, sited both north and south of the railroad tracks. The city's early black neighborhoods were concentrated in three areas: West Oak, DuBellette and South Merrimac Streets in the southwest quadrant; East Columbia, Bois D'Arc and Mill Streets on the southeast side; and the "Sandtown" district including Sloan and East Akard Avenues, also on the southeast side.

Increased affluence and growth in the community brought about the building of churches and additional schools. Coutts Memorial United Methodist Church established its first structure, in the mid-1890s, at 913 North Elm and East First Streets (Site No. NE-6). Prince Memorial Colored Methodist Episcopal Church was organized in 1867 by the white Rev. R.A. Eddleman who served as its minister until 1869, when the black Willis Pickard took over the post. This church was built at 410 West Oak Street near Brazos in 1871 (Site No. SW-35), and renamed the Christian Methodist Episcopal Church in the 1960s.

The First United Methodist Church built its facility prior to 1891 (Site No. SE-7). Grace Presbyterian Church, established as First Cumberland Church, was first located on East Church Street. The wood frame building was later moved to 107 South Brazos Street and is now used by the Mt. Zion Baptist Church (Site No. SW-83X). Grace Presbyterian and First Presbyterian Churches united in 1906 in the building that was erected in 1896 on the southeast corner of South Main and Oak Streets. Central Christian Church, formed in 1894, built its facility in the same year at West Oak and Houston Streets.

In 1877, Smythe records the existence of four schools in Weatherford with a total of 172 students. Schooling must still have been held in makeshift locations, as the 1885 Sanborn map shows only one elementary school. This first primary school (referred to as a "Ward" school at the time, and now named James Bowie Elementary), was housed in a frame building, which was replaced during the 1890s by a 2-story brick school that no longer exists. An old brick school building for black children still stands on the west side of town, a few blocks south of W. Oak Street.

The Texas Masonic Institute became Cleveland College in 1884, and Weatherford College in 1889. The college's original buildings on College Avenue

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were demolished. [Today, the college has been relocated and is part of the Parker County Junior College system.] By 1910 there were four primary schools, one high school, the Texas Fairemout Seminary (for women), Weatherford College and two business colleges.

The turn of the century brought about fundamental changes in agriculture. As the industry became mechanized, the volume of production increased. Also, the federal government instituted co-operative farming, and employed agricultural extension agents to spread its attractiveness. These agents began working with local farmers toward more scientific land management. Between 1920 and 1945, the size of the average farm grew by 37 acres (from 155 in 1920 to 192 in 1945). Agricultural difficulties were met in the teens. Prices were down in 1911. Two years later a national depression hit, followed by a serious drought in the mid-teens and, of course, World War I, when prices for cattle and cotton were especially low. (Fehrenbach 1968: 637)

Melon and peach production flourished in Parker County at various points in time. T.R. Erwin, a turn-of-the-century grocer, first identified the potential for melon growing in the area, and as soon as farmers were convinced of demand they began to produce. Weatherford became renowned for its healthy melon crop. The city captured the gold medal in the melon category at the 1903 World's Fair in St. Louis for 10 supreme melons that had a combined weight of over 1100 lbs. Thereafter, melons were shipped out of the Weatherford area by train. Demand quickly outgrew supply and farmers were yielding a \$100 per acre profit. The success of the crop peaked around 1925, but melons continued to be grown through 1947.

Peanuts increased in abundance, evolving into a leading crop between 1920 and 1945. Corn and sorghum were also successful crops. Cotton growth diminished dramatically by 1940, as did small grains and blackberries. Among livestock, cattle and dairy production increased while hog and horse raising decreased. The overall value of harvested products, though, decreased between 1920 and 1945, dropping from \$6,229,139 in 1920 to \$2,103,924 in 1945. This drop is presumably due to the Great Depression and World War II. Following the war, the changes in farming that had begun at the turn of the century solidified. The expansion of irrigation; the use of tractors, combines, balers, pickers and harvesters that replaced large numbers of laborers; and the use of chemical fertilizers and insecticides were the norm. (Whisenhunt 1984: 237)

Weatherford, thriving on agriculture, reached its pre-World War II population peak of about 8,000 in 1920. The county-wide industries associated with produce and farm implements were able to withstand economic fluctuations to some degree. Simultaneously, the automobile brought change, here as elsewhere. By 1913, cooperative efforts in building county roads had begun. Two years

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later, a "jitney line," the first auto route between Fort Worth and Mineral Wells via Weatherford, was formed. The trip was 60 miles one-way and took 3½ hours, with the cost equalling that of train travel. The line, founded by five Parker County residents, was disbanded not long thereafter when poor roads and auto maintenance became a problem.

Efforts to resolve problems with roads began prior to the introduction of the automobile. The Texas Legislature had authorized county road taxes in 1883 and county road bonds in 1903, but it was the impetus for matching U.S. government funds that spurred the progress of road and highway development in Texas. (Whisenhunt 1984: 254) Congress passed a national highway act in 1916, and in the same year \$800,000 in Parker County road bonds were approved. Most of these went toward building the Bankhead Highway, U.S. Senator Bankhead's plan for an east to west coast link. Much of the original highway, still referred to in Weatherford as the Bankhead Highway, was brick and ran east and west, overlapping Fort Worth and Palo Pinto Streets in the center of town.

Following the 1901 discovery of oil at Spindletop in Beaumont, Texas (the first substantial oil well in the state), the search for oil spread, reaching the north central portion of the state by 1915. These early years of the oil business gradually transformed the agrarian state, bringing a wave of industrialism, and drawing people to oil camps and into the cities. Oil and gas production had been active for several years in counties west of Parker County, when the first local producing well was drilled in 1917. The Parker County Oil and Gas Company's well, approximately ten miles west of Weatherford, produced only a few thousand barrels before going dry. Additional wells were found and gas was discovered in the area at this time. By 1920, the regional oil and gas fields were supporting at least one refining company in Weatherford. This boom passed within five years though production continued. [Today, the County continues to be an oil and gas producing area and consequently has related businesses and industry.]

By 1919, 23 years after the discovery of regional coal mines, 500 freight car loads of coal were being shipped out of Weatherford annually. That quantity was second to cotton with 15,000 freight cars, and equal to wheat and melons in volume. [Today, other minerals, as well as oil and gas, have taken the place of coal mining as a source of income in Parker County. In 1980-81, the County reaped \$19 million from its mineral production, including stone, sand, gravel and clay.]

Although mineral industries grew in the early mid-20th century, food processing remained the dominant industry in Weatherford, with businesses resembling those of the late 19th century. Bradfish Grain Company, processors of livestock and poultry feed; J.R. Fleming and Company, Inc., a pecan shelling

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plant; Planters Cotton Oil Company; and the Weatherford Oil Refining and Distributing Company, processors of peanut oil, pecan oil and soaps were present. The importance of these processing companies increased as metropolitan Fort Worth and Dallas, the homes of growing suburban populations, became dependent on the supermarket rather than the home garden.

The business district and neighborhoods continued to change. The courthouse square, which had remained essentially unimproved, was paved and landscaped in 1921 through the efforts of the Twentieth Century Club, which was likely influenced by the City Beautiful movement in the 1920s. By 1931, the business district was built to a density greater than that of the present day, with most buildings being of brick or stone. The 1930s, of course, brought economic decline to the nation. The era of large residential construction had passed with the turn of the century. New construction during this period was confined generally to small two-bedroom cottages and bungalows. Frame construction was common, and stone was reintroduced as a building material. This was typically a red-brown sandstone, presumably commercially available, rather than the native gray-white limestone used during the late 19th century.

Benevolent and fraternal organizations had been important in Parker County from the time of its first settlement. The Odd Fellows and Masons had formed by the late 1850s. The number of fraternal organizations (including the Knights of Pythias, 1880) grew through the late 19th and into the 20th century, as the culture progressed beyond frontier life and toward a more stable social and economic base. These organizations provided a social and political network for their members, and social welfare programs for the community. By the early 1920s, Weatherford had ten such organizations. The most visible was the Knights of Pythias which built a building on the square (110 Houston Street) and the Pythian Home for widows and orphans (a few miles east of town). The latter building, done in the Gothic Revival style, was designed by Charles H. Page, Jr. of Austin. The corner stone was laid in 1907 and the Home opened two years later. [The Pythian Home still operates today.]

Two prominent Weatherford residents whose work had a significant impact upon the local society during the early 20th century were G.A. Holland and Douglas Chandor. Holland, a colorful figure, sought to bring Parker County's history to life by building Holland's Lake Park, southeast of town. His work was likely initiated as a result of state and national efforts to establish park lands. Two log cabins were moved onto the property and a recreational site in the form of a pioneer farm was established. The park, with additional cabins built by the Civilian Conservation Corps (C.C.C.) in the 1930s, continues to serve local residents. In the 1930s, the British portrait artist, Chandor, created gardens around his Weatherford home in the southwest section of town, integrating aspects of English and Oriental Garden design. Chandor built the

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gardens primarily for his own pleasure, over the course of 19 years. Open to the public, these acclaimed gardens (Site No. SW-1) drew visitors from beyond Parker County until the 1970s. Thereafter they were no longer maintained.

Although population growth slowed, the community continued to attract new residents from overseas. In the 1920 census, Parker County's foreign-born population numbered 352. The majority were from Mexico and Europe. The total immigrant population dropped to 129 by 1940. Mexican-born immigration fluctuated between 167 in 1920, 0 in 1930 and 47 in 1940, possibly indicating that these people were primarily migrants working in agriculture. Although an Hispanic population has been established in Weatherford, it is not large. The years between 1910 and 1930 brought a decrease in the overall population, as people left their rural occupations in Parker County in favor of industrial positions in larger U.S. cities. A slight decline in the city's population between 1930 and 1940 was presumably due to the Depression.

The federal government began public projects throughout the U.S. in an effort to bring relief to the nation's economy in the 1930s. Under the Works Progress Administration (W.P.A.), the Civilian Conservation Corps (C.C.C.) developed a camp site of stone structures at Holland's Lake Park. The C.C.C. had a camp in Weatherford on Fort Worth Street near Mill Street, on the site of the Parker County Fairground. Other C.C.C. projects completed by the camp included the construction of public schools (which are still standing today), the Farmer's Market, sidewalks, roads, and rural terracing to prevent soil erosion. [Weatherford's Farmer's Market on Fort Worth Street continues today to provide a local market for area farmers.] Evidence of the work of the W.P.A. can still be traced to some of the sidewalks that have been inscribed with its name.

The U.S. entry into World War II brought both the country and Weatherford out of the Depression. Camp Wolters, between Weatherford and Mineral Wells, opened as a training camp for the army. The construction industry once again became active as a need for the housing of temporary trainees and nonmilitary personnel developed. Some of the larger houses met the temporary housing shortage by being converted into rooming houses or subdivided into apartments. The population had increased slightly by 1940, but then declined during the war, as people joined the military and assumed industrial occupations. By the end of the war, Parker County and Weatherford had lost some of their young people both to the war and to the urbanization that swept the nation. Shortly after the war, the population again increased to a level exceeding pre-war figures.

Today Weatherford has a population of about 14,000. It is located on several major and minor transportation arteries; Interstate Highway 20 runs east-west along the southern part of town; U.S. Highways 80 and 180 bisect the city on the east-west axis, passing through the courthouse square along Palo Pinto and

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Fort Worth streets; State Highway 171 and Farm Roads 1884 and 51 divide the city on the north-south axis, passing through the courthouse square along North and South Main streets. These arteries bring a great deal of traffic to the downtown area thereby encouraging commercial development, particularly on South Main and Palo Pinto streets. New subdivisions have been developed and the city continues to grow by annexation of the surrounding rural areas. The city, favorably situated near both metropolitan and natural areas, and on the edge of the great expanse of west Texas, has experienced new growth as its assets are rediscovered.

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Associated Property Types

OUTLINE OF PROPERTY TYPES

1. Commercial Buildings
 - A. Late Nineteenth Century
 - B. Early Twentieth Century
2. Governmental, Institutional and Religious Buildings
3. Railroad and Industrial Structures
4. Federal Assistance Projects of the 1930s.
5. Dwellings
 - A. Victorian
 - B. Early 20th Century

1. COMMERCIAL BUILDINGS

A. Late 19th Century:

Description:

The late 19th century commercial structures of Weatherford are generally 2-story with deep and narrow rectangular plans. Most of the structures that date from the mid-1880s through 1900 have ornate facades of ashlar-cut limestone or brick, with tall, narrow, usually 2/2 windows on the upper story. Generally, these buildings have transoms, decorative cast-iron columns, flat awnings and central entrances. There are several notable exceptions that have diagonal corner entrances. The overall appearance is much more vertical than that of 20th-century commercial buildings.

The more ornate building examples of the 19th century have decorative metal cornices and window hoodmolds typical of the Italianate style. Other less elaborate buildings have brick corbeled denticular cornices and brick or stone arches over the windows. Nearly all of these buildings have side and rear walls of roughly-coursed limestone or poor quality brick.

Significance:

The arrival of the railroad in Weatherford in 1880 contributed significantly to the change from the utilitarian wood frame commercial structures to the more permanent brick and stone buildings of this period. The town grew and prospered

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which allowed for the construction of more elaborate buildings. By 1889, the commercial area north and east of the square and closest to the railroad became significantly more developed than areas to the south and west. The businesses near the railroad tended to be oriented to the wholesale market and service industry, and therefore their buildings were less ornate than those around the courthouse square. The higher style buildings around the square were a direct result of the healthy economic base in Weatherford, which was the trade and banking center for all of Parker County.

The surviving properties in Weatherford may be historically significant under National Register Criterion A as associated with Commerce and Trade, and overall, with the importance of the railroad and economy that characterized the town during the late 19th century.

The properties may be further significant under National Register Criterion C in the area of Architecture for embodying the forms, methods of construction, distinctive characteristics and styles popular during the era.

Registration Requirements:

The surviving properties are significant because of their individual stylistic features and more importantly, because as a group they embody a particular period in the evolution of Texas commercial architecture from 1880 to 1900. In general, to meet registration requirements they should have been built during this period and retain their principal architectural elements and sufficient physical features to evoke the period of their construction. They should be good examples of the styles they represent and should retain integrity of location. Additions or alterations should be evaluated on an individual basis regarding their overall effect on the structure. Loss of the original first floor storefront is a common occurrence on commercial structures and should not be a basis for ineligibility.

B. Early 20th Century

Description:

The early 20th century commercial buildings of Weatherford, which include storefront buildings, warehouses and garages, are generally 1-story with deep rectangular plans. Most of these buildings that date from 1900 to 1930 have facades of brick with corbeled denticular cornices. The overall appearance of these structures is more horizontal than the earlier commercial buildings, however, they retain many of the same architectural elements such as transom windows, decorative cast-iron columns, flat awnings, and central entrances. Generally, they are much less ornate and appear to be utilitarian in character.

Buildings constructed after 1930 tend to be even more utilitarian in appearance. Stucco was more commonly used as an exterior finish and the facades lacked the

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elaborate detailing of earlier commercial structures. There do exist notable exceptions. The Cotten-Bratton Funeral Home is an excellent, pristine example of the Moderne style.

Significance:

Weatherford continued to be a trade and banking center throughout this period. With a wide economic base rooted in cattle, oil, agriculture, wholesale, rail shipping and banking, the community continued to experience steady growth and economic stability.

The surviving properties of this period are indicative of the strong economic base of the city and its importance as a trade center for the County. These properties are historically significant under National Register Criterion A as associated with Commerce and Trade, and in general, with the strong economy that characterized the area from 1900 to 1947.

The properties are further significant under National Register Criterion C in the area of Architecture for embodying the forms, methods of construction, distinctive characteristics and styles popular during the era.

Registration Requirements:

Surviving properties identified as commercial are significant because of their individual stylistic features and more importantly, because as a group they embody a particular period in the evolution of Texas commercial architecture from 1900 to 1947. In general, to meet registration requirements, they should have been built during this period and retain their principal architectural elements and sufficient physical features to evoke the period of their construction. They should be good examples of the style or styles they represent, and should retain integrity of location. More of these structures exist in Weatherford than do earlier 19th century buildings, however, alterations on many of them have diminished their value and caused the examples that remain intact to be of greater importance. Additions or alterations should be evaluated on an individual basis regarding their overall effect on the structure. Such changes are common on commercial structures and should not automatically make a building ineligible.

2. GOVERNMENTAL, INSTITUTIONAL AND RELIGIOUS BUILDINGS

Description:

Governmental, institutional and religious buildings are very prominent in Weatherford, indicating the importance of the town as a regional center of government and society. Generally, these buildings were more eclectic in style than commercial buildings, and often had symbolic meaning. The styles

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represented in these buildings range from Second Empire and Gothic Revival to 20th Century Moderne.

The Second Empire style is characterized by high mansard roofs with dormer windows, molded cornices, which are normally found at the top and bottom of the lower roof slope, and heavy, decorative brackets under the eaves. Buildings in this style often have square towers and paired columns or pilasters. The courthouse, which is an excellent example of the Second Empire style, was built to exemplify the importance of government in an area which was still close to the frontier in the 1880s. The central clock tower, long vertical windows and high mansard roofs add to the height and visibility of the already significant structure.

The Classical Revival style is usually represented by symmetrical facades, with columns or pilasters and using the Greek, Roman or Tuscan orders. The windows align horizontally and vertically. This style is stately and formal, lending itself well to institutional and government buildings. A prime example of this is the U.S. Post Office (117 Fort Worth Street), with its half-round arched windows, stone quoins and classical entablature supported on four stone Tuscan columns.

The Gothic Revival style is found in churches and institutional buildings in Weatherford. Its characteristics include pointed-arch windows, steeply pitched roofs, and square or polygonal towers. Some of these buildings will also have a castellated parapet, and if a porch is present, it will be generally be 1-story supported by flattened Gothic arches. Most of these structures in Weatherford are of rough ashlar-cut limestone, brick, or a combination of the two. Two important institutional examples of this style are the Knights of Pythias Hall on the southwest corner of the square, and the Texas Pythian Home (east of Weatherford). There are several churches of this style, south of the square around South Main and Oak Streets. St. Stephen's Catholic Church (211 South Main), the Parker County Museum (112 West Oak) which was once a church, and All Saints Episcopal Church (121 South Waco) are all examples.

Styles represented in other churches are Queen Anne, Eastlake and Romanesque Revival. The Queen Anne and Eastlake styles are generally asymmetrical with irregular massing, narrow two over two windows, and porches with a great deal of ornate detailing. Other typical features are towers, steeply pitched roofs, finials, roof cresting and decorative gable ends. In the Eastlake style, spindle and ball combinations are put together in unusual patterns to create friezes and ornate brackets. Often the gable ends will have incised ornaments.

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Romanesque Revival is characterized by round-topped arches over windows and doors, heavy rough-cut masonry walls with square or round towers. The roof pitch is steep, often having cross-pitched gables and parapets at the gable ends.

By the 1930s, styles had become simpler and more utilitarian, while still retaining their classical forms. Governmental structures in particular reflected this trend and carried minimal ornamentation. Characteristics of the Moderne style include plain wall surfaces, simply-shaped parapet walls, and low-relief geometric detailing. The City Hall (Site No. CBD-19) is a good example of this style.

Significance:

The governmental, institutional and religious buildings of Weatherford tend to be prominently placed within the plan of the city, and are significant in their contribution to its overall character. The styles used in these buildings are varied, reflecting the local interest in the trends that were fashionable at the time that each structure was built. These properties may be historically significant under National Register Criterion A as associated with Government, Religion and Community Affairs, and in general, with the importance of these in the development of the community.

The properties may be further significant under National Register Criterion C in the area of Architecture for embodying the forms, methods of construction, and distinctive characteristics and styles popular during a particular era.

Registration Requirements:

The surviving properties are significant for their individual stylistic features, and because as a group they convey the significance of government, religion and institutions in the development and growth of the Weatherford community. In general, to meet registration requirements, they should retain their principal architectural elements and sufficient physical features to evoke the period of their construction. They should be good examples of the styles they represent, and should retain integrity of location. Additions or alterations should be evaluated on an individual basis regarding their overall effect on the structure.

3. RAILROAD AND INDUSTRIAL STRUCTURES

Description:

The buildings in this category are of two distinct types: railroad passenger and freight depots and structures associated with industries dependent on the railroad. The significant number of surviving structures in this category indicate the importance of the railroad to the economy of Weatherford from the 1890s through the early 20th century. Purely utilitarian industrial buildings,

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without an applied style are the most common. Architectural styles that are represented in this group are Mediterranean and Mission Revival. Typical characteristics include round-head arches, low-pitch hipped roofs with wide overhangs and heavy brackets, and curvilinear parapets on dormers and roofs. In some buildings, towers with pyramidal or domed roofs highlight the main facade. Often these structures were of stucco or brick. The Gulf, Colorado and Santa Fe Railroad Passenger and Freight Station (401 Fort Worth), and the Texas and Pacific Passenger Depot (North Main & Railroad) are both excellent examples.

Other buildings associated with the railroad are generally functional and take their form from the use of the structure. Stylistic features may be present, but typically these structures are simple, with form following function. The materials vary from brick and stone to corrugated metal. In Weatherford, these buildings are located close to the railroad tracks, and possess large freight doors and loading docks to facilitate the loading and unloading of freight. The Gulf, Colorado and Santa Fe Railroad Passenger and Freight Station, Bradfish Grain Company, and an associated warehouse are all examples of this type of structure.

Significance:

These properties may be historically significant under National Register Criterion A as associated with Commerce and Transportation and, in general, with the importance of the railroad and economy that characterized Weatherford during the late 19th and early 20th centuries. Few of these structures remain standing in Weatherford today, another factor that increases their significance.

These structures may also be eligible under National Register Criterion C and are significant in the area of Architecture for embodying the distinctive characteristics, forms and methods of construction of a particular era and function.

The industrial structures may also be eligible under Criterion D for the information these sites are likely to yield about early industry in Weatherford.

Registration Requirements:

Properties in this category date from approximately 1895 to 1940. Eligible buildings should retain their original form and architectural integrity. Later additions or alterations should be evaluated for their effect on the original structure.

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4. FEDERAL ASSISTANCE PROJECTS OF THE 1930s

Description:

The types of federal assistance projects in Weatherford during the 1930s are varied, including buildings, landscape elements and infrastructure. The structures in rural or park settings are usually utilitarian and simple. Generally they are constructed of locally-found materials in a rustic style distinguished by uncut stonework and hewn timbers, and they are sited to blend with their environment. Public buildings in this category draw their elements from styles that were popular at the time. Examples of these federal assistance projects include the Mission Style Farmer's Market (213 Fort Worth) and the rustic structures at Holland Lake Park.

Significance:

Structures in this category may be historically significant under National Register Criterion A for their association with the New Deal federal relief program and their importance to Weatherford's economy during the Depression.

These structures may also be eligible under National Register Criterion C, significant in the area of Architecture, for embodying the distinctive characteristics of a type and period of construction.

Registration Requirements:

Properties in this category date from 1930 to 1941. Eligible buildings should retain their original form and architectural elements, as well as integrity of location. Later additions or alterations should be evaluated for their effect on the original structure.

5. DWELLINGS

A. Victorian Dwellings

Description:

Dwellings in Weatherford during the late 19th century were generally built in one of three forms: L-Plan, Center Passage, or complex form with elaborate detailing. There are many L-Plan and Center Passage houses throughout the city, with the heaviest concentration being in the southwest sector. These tend to be smaller dwellings built for middle class residents. In L-Plan examples, the roof has intersecting gables and the porch is contained in the elbow of the "L." In Center Passage examples the entry is centralized within a symmetrical facade with a gabled or hipped roof. A porch stretches across the front of the structure and sometimes wraps around one end. The larger, late 19th century houses in

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Weatherford are complex in form with asymmetrical, irregular massing reflecting the Queen Anne stylistic influence.

Most of the houses from this period are wood frame with wood detailing and trim, however, there are exceptions in brick and stone. These residences vary from being very simple in form and detailing to being very complex and ornate.

Styles represented during this period include Queen Anne, Eastlake, Italianate, Second Empire and Greek Revival. The Queen Anne style is characterized by decorative gables with patterned shingles, a variety of wall finishes, porches with ornate balustrades, brackets and spindles, narrow two over two windows, and steeply pitched roofs. In the Eastlake style, spindle and ball combinations are put together in unusual patterns to create friezes and ornate brackets. Often the gabled ends will have incised ornaments. All of these elements can be found on both small and large dwellings of these styles.

On the larger houses the porches are often two-story and wrap around two or three sides of the building. Other typical features are turrets, finials and roof cresting. These dwellings tend to be located on prominent hilltops scattered throughout the city, with infill of smaller 19th and 20th century houses around them.

The Italianate style in residences is generally two to three stories covered by a low-pitched roof (usually hipped), with wide overhanging eaves that have decorative brackets. The two over two windows are tall and narrow with elaborate crowns. Full-width porches are common and are more restrained in detail than in the Queen Anne style. One excellent example of the Italianate style in Weatherford is at 515 N. Elm Street. Typical features of the Second Empire style are mansard roofs with dormer windows, molded cornices at the top and bottom of the lower roof slope, heavy decorative brackets under the eaves and square towers. The Richard W. Kindel House at 402 West Spring Street is an example of this style.

In Weatherford, the Classical Revival style appears primarily as detailing on Victorian house forms. The use of very simple entablatures, classical columns which often appear as unfluted Doric or even simple square columns with no classic order, are characteristic of this style. One example is at 202 South Waco Street.

Significance:

The dwellings in this category may be significant under National Register Criterion C in the area of Architecture for embodying the distinctive characteristics of a type and period of construction. These forms were popular during the late 19th and early 20th centuries. Weatherford experienced steady

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growth during this period, therefore a large number of surviving examples of this architectural period exist. However, since many of these examples have been altered, those remaining intact are of increased significance.

Registration Requirements:

Dwellings in this category should date from approximately 1875 to 1910. Eligible buildings should retain their architectural integrity (basic form, porches and significant ornate detailing). Additions to the rear of the structure which do not affect the main facade should not disqualify the structure for listing provided that other major stylistic elements remain. Alterations, including inappropriate window replacement, removal of chimneys, changes to the principal facade or synthetic siding would cause the structure to be ineligible due to the loss of integrity.

B. Early 20th Century Dwellings

Descriptions:

Early 20th century dwellings in Weatherford most often take one of two forms: American Foursquare or Bungalow.

The American Foursquare form has a roughly 4-room square plan. Generally these dwellings are 2 to 2½ stories with low-pitched, hipped roofs and large windows. The eaves are wide and usually enclosed. Porches are generally 1-story and supported by massive square columns. Wood is the most common material, but stone, brick and stucco are also used.

Variations of this form include the addition of 1-story wings and porte cochères to the principal mass. Generally this is indicative of the Prairie School influence which originated in Chicago with the Prairie Style of Frank Lloyd Wright, but resulted in many permutations throughout the U.S., spread by way of pattern books and popular magazines. Prairie School buildings continue to reflect the horizontal emphasis of the Prairie Style, expressed by the clustering of windows in bands, broad eaves, shallow hipped roofs, and the placement of fenestration just beneath the eaves. Often decorative art glass windows are incorporated.

Prairie School houses often adhered only to the foursquare form, adopting details from other architectural styles, most frequently American Colonial Revival, Classical Revival or Italian Renaissance. The Classical Revival style is characterized by a grand central pedimented portico over a full-width porch attached to the simple American Foursquare form. Roof-line balustrades are common and columns supporting the porches are ornate, usually the Ionic or Corinthian Orders. Two examples of this style are the R. Bruce Miller House (708 South Waco) and the Paston-Vick House (210 South Lamar).

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The Italian Renaissance (commonly called "Mediterranean") style is also applied to the American Foursquare form. Common characteristics are a flat symmetrical facade with a central entrance which is often flanked by classical columns and detailing. Two examples in Weatherford are the R.W. Davis House (314 West Oak), and the building at 131 E. Oak Street which has two wings projecting from the main facade.

One of the most popular residential building forms of the early 20th century is the bungalow. Generally simple in plan, these structures are usually 1 to 1½ stories. Roofs are gabled or hipped with wide overhanging eaves. Often the roof will extend over a porch or porte cochère supported by heavy, tapered, square columns. Dormers or multiple gables are a common element. In Weatherford, these dwellings are usually wood frame, but there are numerous brick and stone examples, the heaviest concentration of which is in the southwest sector of the city.

The major influence on the bungalow form was the Arts and Crafts style which evolved from several sources, among which are the English Arts and Crafts Movement, and Japanese wooden architecture (through the work of the Greene brothers in Southern California). Like the Prairie School influence, it spread throughout the U.S. by pattern books and popular magazines.

Another style that was frequently applied to the bungalow form is Tudor Revival. In Weatherford, these are actually brick- or stone-clad structures. The roof pitch is sometimes steeper than that found in most bungalows, and has decorative half-timbering in the gable ends. Windows are typically tall and narrow with multi-pane glazing. The entrance will often be a round-head arch. One example of this type is at 602 S. Waco Street.

Significance:

The dwellings in the category may be eligible for the National Register under Criterion C and significant in the area of Architecture for embodying the distinctive characteristics of a type and period of construction. Weatherford has good examples of all of these styles which demonstrates the popular nature and broad dissemination of architectural styles in middle-class American residential construction of the early 20th century. Unusual use of materials or outstanding examples of the style should be considered especially significant, as well as areas where there is a large concentration of historic dwellings that have maintained their integrity.

Registration Requirements:

Properties in this category date from approximately 1910 through the 1940s. Eligible dwellings should retain their architectural integrity. Inappropriate additions and alterations to the structure should be reviewed carefully to

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determine whether or not the integrity has been compromised. The replacement of windows, addition of synthetic siding, or removal of important architectural features would cause a property to be ineligible.

G. Summary of Identification and Evaluation Methods

Discuss the methods used in developing the multiple property listing.

See text which begins with Continuation Sheet G-1.

☒ See continuation sheet

H. Major Bibliographical References

See references which begin with Continuation Sheet H-1.

☒ See continuation sheet

Primary location of additional documentation:

- ☒ State historic preservation office
☐ Other State agency
☐ Federal agency

- ☐ Local government
☐ University
☐ Other

Specify repository: Texas Historical Commission, Austin, Texas

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Summary of Identification and Evaluation Methods

The multiple property listing of historic and architectural resources of Weatherford, Texas is based on a 1986 architectural resource inventory of the city. This survey was conducted by Alan S. Mason of the Preservation Center of North Texas. The inventory identified significant properties within the present city limits constructed through 1945.

In the fall of 1989 the National Register Programs office of the Texas Historical Commission contracted with Ausland Architects to write a Historic Context for Weatherford, along with the nomination of a downtown historic district, for submission to the State Board of Review. The central business district was selected for nomination because of its importance as the center of growth and development of the community and because of its concentration of historic commercial structures. Sandy Stone and Jamie Wise of Ausland Architects made several visits to Weatherford to determine historic district boundaries, as well as individual properties eligible for listing on the National Register. Before the narrative architectural and historical descriptions were written, photographs were taken and further research was conducted, both in Austin, at the Barker History Center and Texas State Library, and in Weatherford.

The properties were grouped under two historic contexts to coordinate with appropriate statewide contexts already identified: "Community and Regional Settlement," 1852 - 1874; and "Community and Regional Development," 1874 - 1947. The property types are organized chronologically, primarily by function and secondarily by form and style, to conform to thematic periods of community development. The architectural and physical features of Weatherford's finer surviving properties were a consideration in the development of the nomination. Integrity requirements were based on the number of surviving examples from a particular era or of a particular style. This Multiple Property nomination has been written to include all identified property types in the city and to facilitate the addition of significant individual Weatherford properties or districts to the National Register in the future.

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NOTE: Some of the above references are incomplete (lacking author names and page numbers) because the original sources, often file clippings, did not include this information.