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United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES MULTIPLE PROPERTY DOCUMENTATION FORM

This form is used for documenting multiple property groups relating to one or several historic contexts. See instructions in How to Complete the Multiple Property Documentation Form (National Register Bulletin 16B). Complete each item by entering the requested information. For additional space, use continuation sheets (Form 10-900-a). Use a typewriter, word processor, or computer to complete all items.

X New Submission ___ Amended Submission

A. NAME OF MULTIPLE PROPERTY LISTING

Rural Properties of Hays County, Texas

B. ASSOCIATED HISTORIC CONTEXTS

Exploration and Settlement: 1800-1951
Rural Land Use in Hays County: 1846-1955
Ethnicity in the Settlement of Hays County: 1846-1957

C. FORM PREPARED BY

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CITY/TOWN: Austin **STATE:** Texas **ZIP CODE:** 78705

D. CERTIFICATION

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

Signature and title of certifying official — Date: 6-24-04

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

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

Signature of the Keeper — Date: 8/20/2004

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E. Statement of Historic Contexts: Rural Properties of Hays County

Exploration and Settlement: 1800-1951

Introduction

Historically, Hays County communities, farms and ranch sites were chosen and developed according to their potential for economic opportunity, their abundance of natural resources -- particularly good water -- and their proximity to transportation routes. Over time, economic conditions changed, transportation improved, and the natural environment was exploited differently, altering the course of the county's development and affecting its built environment. For instance, Hays County's western section with its rocky hills was once its poorest, least populated, area because it was not conducive to farming, the basis of the county's early economy. In the early 20th century, residents of the region exploited its all-weather creeks and natural beauty by developing recreational retreats and summer camps. Today, the area is highly prized for its scenic landscape and vistas and is rapidly being developed into suburban housing tracts, while the once-prosperous eastern farming section struggles to make agriculture profitable.

In pre-historic times, nomadic indigenous peoples camped at sites with good water and access to game. San Marcos, with its abundant spring water was such a site. Likewise, Spanish explorers and colonists attempted to establish a mission and settlement near San Marcos because of its good water, its potential for agricultural exploitation, and its location between other settlements in San Antonio and Nacogdoches. These communities were short-lived due to flooding, lack of governmental support and frequent Indian attacks.

When American settlement in Hays County began about 1848, safety from Indian attack remained high among the concerns of the pioneers but the influx of new settlers into Texas eventually pushed the Indians further west and south. Like the Spanish before them, Americans sought sites with reliable water and good farm land. Without exception, early farm and ranch sites and small communities throughout the region were established within a short walking distance of reliable water, usually on year-round creeks or rivers like Onion Creek and the Blanco and San Marcos rivers. Wayne Roberson, in his 1972 thesis, determined that most settlers on Onion Creek built their houses within 100 meters of the water (Roberson 1972; 142). Since most of the earliest settlers were subsistence farmers they didn't require large amounts of good soil for commercial agriculture. Instead, they tended garden plots, maintained small herds of domestic animals Cypress and other trees along the rivers and creeks provided lumber for housing, shingles for roofs and for sale to others for the same purpose, and firewood for heating and cooking. In addition to farming and cattle raising, some few pioneers were drawn to the rocky hills in the western part of the county where they engaged in goat and sheep raising and cedar chopping.

With the formation of the county, San Marcos, with its good water and location on one of the only established roads through central Texas, was selected as county seat. Its political status -- and the economic potential that implied -- stimulated the San Marcos settlement to grow and develop to a far greater extant than the other small communities in the region. County government and the services necessary to sustain its work drew businessmen, professionals and tradesmen to the fledgling community, thus establishing San Marcos' position as the county's only real town in the antebellum era. Schools, churches, dry goods stores, taverns, and other mainstays of urban life appeared in short order and, although many of the towns businesses catered to nearby farmers, the town was not wholly dependent upon agriculture, unlike most of the county's other communities.

More settlers filtered into the county in the years between statehood and secession, joining existing, or forming new, agriculture-based communities. By 1860, only 2,126 people lived in the entire county. Settlers appeared intent on improving their living situations from simple log houses to more substantial stone houses, improving their land and increasing their stock and sustaining their families. They established community churches and schools. Although a network of roads criss-crossed the county, connecting homesteads and communities to one another, these small enclaves were fairly isolated and inward-looking. The incremental development that had taken place in the county to that time came to a standstill during the Civil War however, as able-bodied men were called into service.

In the postwar period new towns, spurred by the arrival of the railroad, boomed as the small communities of pioneer settlers diminished and many were abandoned. Subsistence farming gave way to cash crops, such as cotton, while business opportunities and agriculture related industries increased in the railroad towns. Throughout the first half of the

20th century, Hays County remained largely tied to agriculture, its businesses and industries closely connected to the land. As Texas as a whole prospered, the county also benefitted from the phenomena of tourism, leisure time and "gentleman ranching", in the more scenic western ranch and hill country. Tourist courts, summer camps and retreats drew outside visitors and boosted the economy of that region.

In the last decades of the 20th century, land in this area has skyrocketed in value for its scenic beauty as opposed to its productive capabilities. Large ranches, particularly along the county's creeks and rivers, are being carved into "ranchettes", and in the process reducing the once-vast vistas and open range to scattered suburban sprawl. Its very popularity may well be the ultimate undoing of Hays County's traditional rural lifestyle.

Natural Setting

Geographic features factored strongly in Hays County's prehistoric and historic development. Carved from Travis County, which in turn was created from the original Bastrop County, Hays County lies near the geographic center of Texas. Rectangular in shape, the county encompasses an area of six hundred twenty-three square miles. The county's most noteworthy geographic feature is the Balcones Escarpment which breaks roughly north to south, dividing the county into two unequal sized and very different terrains. The relatively narrow eastern strip of the county is comprised of the Southern Blackland Prairies which is more conducive to crop cultivation. The larger western portion of the county, which lies within the Edwards Plateau, is marked by scrubby cedars and clear creeks flowing through rocky, thin-soiled hills better suited to cattle grazing than farming.

Early Man in Hays County: Prehistoric to Historic Period

Along the eastern edge of the Balcones Fault, reliable springs drew both early man and the wildlife, including bison and mastodon, that sustained him. Chert inclusions in the plentiful limestone exposed by the area's creeks and rivers provided raw material for the production of stone projectile points, scrapers, knives and other tools. Large concentrations of Clovis Points in San Marcos' Spring Lake indicate that man inhabited the site on a fairly permanent level as early as 9,500 B.C. The campsite with its reliable source of water, wildlife and tools appears to have been continuously occupied, at least on a seasonal basis, for about 11,500 years. While there is archeological evidence of occupation, there are no settlement remains from the pre-historic era. Archeological remains of prehistoric campsites were once common in Hays County but they have become endangered by collectors and rapid real estate development in the past several decades.

Spanish explorers entering the Hays County area in the late seventeenth and early eighteenth century encountered several tribes of Native-Americans. In May, 1693 Salinas Verona identified members of the *Suana*, *Sinaoma*, *Mescales*, *Toas*, and *Cacastles* tribes camping between the Guadalupe and San Marcos Rivers. Spaniards attempting to colonize the area at the beginning of the nineteenth century encountered Tonkawas, Tawakonis, Lipans, and Comanches. Most Central Texas Indians were nomadic and few maintained permanent campsites in Hays County.

By the early 1800s, tribal warfare and the encroachment of European settlers bringing disease and advanced weaponry helped eradicate native groups from Hays County. The last major Indian raid was made by Comanches in 1840 in the campaign culminating in the Battle of Plum Creek, fought in Hays and Caldwell Counties on August 12, 1840 (Wilbarger 1889:33). Between 50 and 80 warriors were killed in a running battle that did not end until it had entered present Hays County on the old *Camino de Arriba*, known by the late 1840s as the old San Antonio Road (Yoakum 1855:303).

Spanish Exploration and Early Settlement in Hays County

Spanish Exploration

Spanish explorers and missionaries are the first Europeans known to pass through present Hays County. Although the Spanish claimed present Texas as early as the mid-16th century it wasn't until reports of French intrusion into Texas in 1685 prompted efforts to establish a colonial presence to discourage their settlement in the vast frontier of northern Mexico and Texas. From the Mexican interior to present San Antonio, to the San Marcos area and on to Louisiana, the Spanish explorers blazed trails for missionaries and settlers to follow. Exploratory groups ventured into Central Texas, challenging Lipan Apache, Comanche and other Indian groups who sought to retain hold of their territory in the late seventeenth century.

Appropriately, traces of the old Spanish royal road system are the oldest European cultural features on the Hays County landscape. The earliest of these were mere rough paths following game trails along the eastern edge of the Balcones Escarpment blazed by Spanish explorers and priests at the end of the sixteenth and the beginning of the seventeenth centuries.

A portion of the Spanish *camino real* (Royal Road or King's Highway, aka the Old San Antonio Road), which extended from colonial Mexico into the Texas frontier, was developed by early Spanish explorers, missionaries and colonists. It may be the most significant and long-lasting colonial Spanish contribution to the settlement of Hays County. Along the trail, Spanish campsites may be found, especially at springs, along the San Marcos River, Onion Creek and other dependable water sources.

Spanish Mission and Colonizing Efforts in Hays County

Missionaries bent on converting the Indians of central Texas accompanied some of the earliest explorers and mission compounds were the first attempts at permanent European settlement in Hays County. Their efforts served multiple purposes: to spread Christianity and pacify the natives for increased Spanish colonization. Three missions -- San Francisco Xavier de los Dolores, Nuestra Senora de la Candelaria and San Ildefonso -- were established near the head of the San Marcos River, in the present town of San Marcos, in the 1750s as part of the initial response to rumors of French incursions into Spanish claimed lands. They were short-lived endeavors, however.

Spanish activity around the San Marcos River in the 1780s was primarily limited to hunting and the capture of wild cattle and horses by the vaqueros of San Antonio. Because there was a royal tax on these captured animals, known as the Mustang Fund, the names of some of these men survive in the official record. In 1786 and 1787 these included Francisco Xavier Rodriguez, Santiago Perez, Julian de Arocha, Agustin Hernandez, Fra. co Chavez, Antonio Chevir, Amado Delgado, and Raphael Martinez Pacheco (Bexar Archives Translations, Volume 49:100; Volume 41:18-26, 47).

Though Spanish activity through the eighteenth century was limited to transitory missions and hunting expeditions, the spring-fed San Marcos River was recognized as a prime site for a permanent Spanish colonial settlement. A new town on the San Marcos had been proposed as early as 1780 by Juan Arispe, who wrote:

> On the San Marcos River there are abundant sites, most fertile, and very suitable for building a new settlement, and it would be extremely advantageous to establish one there, for, being a short distance from San Antonio de Bexar, the new settlement and San Antonio could support and aid each other (Arispe to Galindo, January 18, 1780).

Almost thirty years passed, however, before the Spanish took steps to establish a villa or town in present Hays County.

Following a settlement effort on the Trinity River, Spanish Colonial Governor Cordero recruited Don Felipe Roque de la Portilla from *Nuestra Senora de Refugio* in *Nuevo Santander* (present Matamoros) to establish a foothold on the Guadalupe River[1] (Castaneda 1942:332). Late in 1807, Portilla and his band of colonists, accompanied by twenty armed soldiers, struck out from Refugio (Cordero to Portilla, December 7, 1807). It was a difficult journey from the Rio Grande to the Texas interior. The first caravan included half of the settlers from Matamoros and livestock, including 1,625 cattle, more than 1,400 brood mares, 45 jennies, and 18 burros. That winter was bitterly cold and the settlers lost 601 cattle, 108 brood mares, and five jennies along the road (Portilla to Cordero, May 13, 1808).

Governor Cordero reported on February 9, 1808, that the village of San Marcos de Neve was established at the ford where the *Camino de Arriba* crossed the San Marcos River[2] (Cordero to Salcedo, February 9, 1808). Originally intended as a support station between the Spanish colonial settlements at Bexar (San Antonio) and Nacogdoches, in East Texas, the outpost's settlers were typical of other contemporaneous Spanish lay colonies in Texas. They included several extended

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[1] **The original plans called for a colony on the Guadalupe River where the Camino de Arriba crossed but when the caravan arrived at the site, Portilla was informed that it had been granted to another. He pressed on to the San Marcos.**

[2] **Some sources give January 6, 1808 as the date San Marcos de Neve was founded.**

households headed by a patriarch, his sons, their wives and children, as well as servants, vaqueros, cattle, horses and other grazing stock. A census counted a population of 81 original settlers drawn from Nuevo Santander (northern Mexico), Bexar (San Antonio) and La Bahia (Dobie 1932: 17). Most of the expedition's expenses were borne by Portilla and his colonists (Cordero to Salcedo, February 9, 1808) who hoped to prosper from ranching endeavors on their land grants in the new settlement.

According to the Spanish Law of the Indies which dictated the layout of colonial towns, Portilla apparently set out a central plaza, built several houses and a combination church and school. It was not until April 1 that the first building was finished. On April 9, 1808, Governor Cordero gave detailed instructions to Lieutenant of Cavalry Juan Ignacio Arrambide concerning land grants at San Marcos de Neve. He was ordered to provide the settlers with grants of city lots [solares] and farms [suertes] within the four leagues set aside for the new settlement (Cordero to Salcedo, April 1, 1808; Cordero to Arrambide, April 1, 1808).

Despite high hopes, San Marcos de Neve suffered from governmental neglect, lack of human and technical resources, and depletion of their livestock. In a letter dated May 13, 1808, Portilla complained to Governor Cordero that promised aid had not yet arrived nearly six months after the expedition had gotten underway. According to Portilla's letter, the governor had guaranteed a military post of at least twenty soldiers, a schoolmaster, a priest, firearms, food, seeds, and twenty-five Tlaxcala families who would serve the colony as laborers. The colonists had also been promised technical aid to open irrigation ditches from the San Marcos River. None of the promised assistance had materialized (Portilla to Cordero, May 13, 1808).

In addition, many of their horses were stolen by Indians, others strayed. The servants, who worked all day, could not watch the herds all night. The horses were allowed to range in order to survive, there being no grain to feed them, and some joined wild mustang herds. With woods and thicket all around, theft of livestock was easy and there were not enough soldiers at the post to prevent it. Another 1,600 head of horses and cattle were due to arrive shortly and Portilla feared that they could not be guarded. A few days before he sent his letter, Comanches had stolen eighteen horses and mules (Portilla to Cordero, May 13, 1808).

Portilla's colonists lacked the most rudimentary survival tools. They were unarmed and therefore at the mercy of the various Indian tribes that ranged the area. In addition to livestock deaths suffered enroute to the settlement, the colony lost 294 head of cattle, a third of the horses, five jennies and six burros to Indians, wolves, and straying,within six months of arriving on the San Marcos. They planted crops but not a single colonist owned a hoe and all of their household items had been lost or broken in the trip from the Rio Grande. Portilla lamented that without immediate aid, the colony would soon be destitute (Portilla to Cordero, May 13, 1808). The government responded with shipments of corn in May, August and October (Elguezabal to Corder, April 3, 1809). It was barely enough to sustain the impoverished colony.

Further misery besieged the colony. On June 5, 1808, thunderstorms brought heavy rains to the area. The Blanco River left its banks and rolled across the newly platted plaza forcing the villagers to abandon their houses. After the river subsided Sergeant Jose Manuel Granados, who was then in charge of the colony, recommended that the settlement be relocated on higher ground (Granados to Cordero, June 7, 1808). A year later however, there was little improvement. Apparently all of the buildings erected upon arrival were destroyed in the flood because Portilla reported that the colony had no houses and settlers were camping in the woods. Crops had failed and the people subsisted primarily on meat. There was a critical shortage of axes to fell trees for buildings or firewood (Portilla to Salcedo, ca. June, 1809, forwarded to Cordero June 27, 1809). The new settlement was a disaster.

Portilla, himself, appears to have overcome these obstacles, however. He had been granted a town lot and several ranch sties twelve leagues downriver from the village. By June 1809, he had completed a relatively palatial 60' long ranch house containing three living rooms, two bedrooms, and two pantries under a cypress bark roof (Portilla to Cordero ca June 1809). According to the census of May 1, 1809, Portilla's household included his wife Maria Ignacia de la Garza, a native of Mier, and their seven children. He claimed 380 head of cattle, 388 mares, 200 mules, 20 horses and 25 donkeys. Ten vaqueros worked for him (Castaneda 1942: 333). In addition to the ranch house, he had several corrals and a partially cleared field for cultivation (Portilla to Cordero ca. June 1809).

Portilla's apparent success notwithstanding, the colony could not sustain itself. Political upheaval both in Spain and Mexico, culminating in Mexican independence, pulled troops from the frontier and left the colonies open to unrelenting

attacks by Comanche, Tawakanes, and Tawehash tribes. In July 1812, only four years after it's founding, Villa San Marcos was abandoned by its residents who feared annihilation by a confederation of Indians led by Comanches (Dobie 1932: 19). In 1995, what is thought to be the original villa site was discovered after a rainstorm. Following the ill-fated San Marcos de Neve experiment, travelers passed through the area now encompassing present Hays County but it remained unsettled and unclaimed until 1831 when Juan Martin Veramendi, a citizen of San Antonio and an official of the Mexican Government, located an 11-league (approximately 49,000 acres) land grant that included the springs at the headwaters of the San Marcos River.

Rural Settlements in Hays County 1846-1956

Antebellum Settlements

Although Americans made the first tentative moves to colonize present Texas while Spain still ruled Mexico, it wasn't until the Spanish were overthrown in 1821 that United States citizens were encouraged by the newly formed Mexican government to settle in earnest. Under colonization laws of 1823, 1824 and 1825, Mexico granted lands to individuals and *empressarios* who in turn attracted colonists from the United States and other countries (Austin 1837 in Wallace et al. 1994:46-50). By 1831, individual land grants were awarded within Ben Milam's colony, in present Hays County (Dobie 1932: 20).

The first was issued to Juan Martin Veramendi of San Antonio on November 10, 1831. Veramendi located an eleven-league land grant (approximately 49,000 acres) that included the springs at the headwaters of the San Marcos River and the future site of San Marcos. Veramendi served as governor of Coahuila and Texas from 1832 to 1833 and it was he and Erasmo Seguin who confirmed Stephen F. Austin's claim to the colonization contract of Austin's father, Moses (Richardson et al.1981:109 467). His son-in-law was Jim Bowie (Fehrenbach 1983:136, 225), one of the most famous defenders of the Alamo.

Another early land grant was one of those issued to Thomas Jefferson Chambers and dated September 23, 1834. Conflicting grants covering the same territory were also filed, but the Veramendi and Chambers grants were ultimately judged to be the legitimate claims (Dobie 1932: 20-22). Despite their land claims, there is no evidence that either Veremendi or Chambers settled on their grants. Chambers was a notorious land speculator -- even by Texas standards -- and in all likelihood filed claim to the Hays County land for investment purposes.

Native Americans resisted Anglo incursions in Central Texas throughout the period of the Republic and it was not until the United States annexed Texas that pioneers made serious attempts to settle present Hays County. Thomas Gilmer McGehee who took possession of his headright of a league of land (4,428 acres) at the outset of the Mexican War in 1846, is the county's first known Anglo settler (Dobie 1932: 14, 23). McGehee appears to have been one of a handful of intrepid pioneers including the W.W. Moon and Eli Merriman families who ventured into the virtual frontier of Central Texas in the mid-1840s. He had come to Texas from Huntsville, Alabama in 1834 and was issued a grant by the Mexican Government on February 19, 1835 (Dobie 1932: 24). He moved his family and slaves from Bastrop to his claim on the north bank of the San Marcos River in 1846.

McGehee's grant was bordered on the west by the Blanco River, on the south by the San Marcos River, and on the east by the *Camino de Arriba* (General Land Office 1880). The McGehee house was located near the confluence of the Blanco and San Marcos rivers, above the ford and about 500 yards west of the old road (also known as the San Antonio-Nacogdoches Road). It was the only dwelling in the region. The nearest settlement was at Manchaca Springs, eighteen miles to the northeast on the Austin Road (Dobie 1932: 24).

A three-room dwelling of cypress, cedar and walnut woods, the McGehee house was considerably more elaborate than those of the other early Hays County settlers who built small log houses. W.W. Moon, for instance, built a small log house at the corner of East Hutchinson and Union streets in present San Marcos. General Edward Burleson's original house near San Marcos' great spring was a simple, two-room house and hallway -- a dogtrot -- built of hewn oak and elm logs in 1847 (Dobie 1932: 26). McGehee's house reportedly had a porch and featured walnut floors in the living room and red cedar in the hall and was considered elegant for the time (Morton 1926). The family moved to San Marcos about 1885 and their former home is thought to have been demolished about 1896 (Dobie 1932: 23-24; Wyatt 1977: 168).

Others quickly followed McGehee to the unsettled territory. Among the early settlers in the San Marcos area were William W. Moon, Dr. Eli Merriman, and Mike Sessom, all of whom had served in John C. "Jack" Hays' Texas Ranger Company. Under the command of Captain H.E. McCulloch, they had camped near San Marcos in the 1840s and were no doubt drawn back to the area's reliable springs and agricultural possibilities. William W. Moon was the first Anglo to settle near the San Marcos Springs where he opened a hotel on the stagecoach line between Austin and San Antonio. General Edward Burleson and others settled on the San Marcos and Blanco Rivers, near the San Marcos Springs, in the mid-1840s as well (Thrall 1879:668). There, Burleson established a mill and Caton Erhard opened the first store and post office by 1847 (Tyler et al. 1996 IV: 868).

San Marcos grew slowly at first. William McClintock passed through the village in September, 1847. In his journal McClintock referred to the place as Saint Mark's, an Anglo name that did not stick. He reported that the village consisted of four houses, all constructed in the last month, adding that only a few months previously it had been a favorite camping ground of the Comanche (McClintock 1930:32-33).

In 1847, shortly after General Burleson settled on his land, he sold about 1,500 acres of his grant to John D. Pitts, an official under State Governor Wood. Pitts returned to his home state of Georgia to recruit settlers for his land which lay a few miles west of the as-yet unplatted town of San Marcos. Pitts led a lengthy wagon caravan of his former neighbors, along with his own family and slaves, to what became known as Stringtown, a settlement "strung out" along the San Antonio Road (Dobie 1932: 27). The settlers brought all of their livestock -- chickens, turkeys, sheep, horses, mules, oxen and cows -- necessary to introduce the type of crop cultivation they practiced in Georgia in their new homes in Hays County. Pitts' Stringtown endeavor was the first organized "colonization" effort by Americans in Hays County and it attracted many new settlers in the next few years.

More typical of settlement patterns in Hays County were the unplanned communities that attracted family groups by virtue of natural resources, the most important of which was water, followed by abundant wood for building and heat, and game for food and clothing. For these reasons, some of the earliest settlement in Hays County occurred in the Hill Country along the Blanco River and near the headwaters of the Onion, Bear and Slaughter creeks. Wimberley, on the Blanco River, about 14 miles northwest of San Marcos and Mountain City, a few miles north of present Kyle and about a mile and a half west of present Buda fall into this category. William Winters was one of the first known settlers on the Blanco River, in what is now Wimberley, in 1848. He soon built a sawmill and gristmill that became the economic basis for the community that grew up around them. His two-room limestone hall and parlor house, built about 1856, is the community's oldest surviving building and one of the earliest stone dwellings in Hays County.

Mountain City developed on the stagecoach road from Austin to San Antonio. Despite its impressive name, it was not on a mountain and was never a city. The sprawling rural settlement stretched from the Kyle Bluff on the Blanco River to Manchaca Springs just over the Travis County line (Simon and Johnson in Stovall et al 1986:205). One of the first settlers in the area was Phillip Allen, who came to Texas with his wife, Jane Walker, in 1834. Allen brought his family from Bastrop to what has since been called "Allen's Prairie" in 1847 (Dobie 1932: 28). John Wheeler Bunton was another early arrival as were James and Mary Ann Stephenson. Ira and Patience Breedlove were early Mountain City residents who ran a cotton gin powered by mules.

In the two years since McGehee led the way, settlers had poured into the region, establishing dozens of communities in the former wilderness and prompting the creation of a new county. In 1848, following the conclusion of the Mexican War, Hays County was created from part of Travis County and named for Texas Ranger, John Coffee Hays. A stage line known as Tarbox and Brown began operating in the Spring of 1848 between San Antonio and Austin on the road that Lamar had ordered built in 1840 (*West Texas Free Press*, August 14, 1874). Three times each week the stage left Austin in the evening. If all went well, it would arrive in San Antonio 18 hours later. Along the way, the stage made stops at Manchaca Springs, San Marcos, Stringtown, New Braunfels, Hillsborough, and finally in San Antonio (De Cordova 1858:195).

Despite its new status, Hays County remained largely wilderness. More in the manner of frontiersmen than seasoned farmers, the area's pioneers depended on its natural bounty for sustenance. Early settlers relied on the area's plentiful game, including deer, wild turkey, wild hogs and javelina for most of their food and augmented their diets with corn (Dobie, 1932: 14). They likely erected corn cribs, smoke houses and rudimentary shelters for horses and milch cows soon after establishing their home sites.

The 1850 census was the first taken after the formation of the county. Hays County counted about 400 residents, nearly a third of whom were slaves. Most of the settlers came from Georgia, the Carolinas, Tennessee, and Arkansas. Like most southerners, the newcomers were Democrats, slave owners and farmers. Ten years later, the population had increased to 1,200 with the same percentage of slaves. The earliest Anglo settlers engaged primarily in a subsistence-level agricultural economy. Even within settlements such as San Marcos, most people maintained gardens and at least partially supported themselves through agriculture. The earliest mercantile stores catered to farmers and a small company of rangers stationed near San Marcos. Industries such as ginning and grist mill operations were based on the small scale farming activities that employed the majority of the county's residents.

During the 1850s, ad hoc agricultural settlements continued to spring up throughout the rural countryside. In 1850, Major Ezekiel Nance and his family moved from Arkansas to the Blanco River near Mountain City, about three miles west of the present town of Kyle. Within a few years a sizeable settlement known as the Blanco Community grew up around the Nance homestead. Nance erected a small log house to serve as a community church and school (Dobie 1932: 30). Live Oak Academy and Cumberland Presbyterian Church opened in 1855. Colonel W. W. Haupt arrived in 1857 (Carpenter 1970:17-22). His place later became the center of the Blanco community, where he built a beautiful chapel of limestone and cypress in 1865. The building served as a church and school until the 1880s (Simon and Johnson in Stovall 1986:297). About 1856, the Wanslow and Massey families settled the Catlin Community, in the northern part of the county.

John Day owned a ranch in the Mountain City area where he first raised sheep by the 1850s. Native Americans developed a taste for mutton and he lost a lot of his stock to theft. Thomas Harrison boarded on the Day ranch. He married Elizabeth Fielder and bought land on Allen's Prairie in 1866, where he built a log cabin (Cooper 1970:6-9). Jesse Day moved to Mountain City in 1851 (Padgitt 1953:348) after being recorded in the 1850 census in San Antonio (U. S. Census Bureau 1850). Jesse had seven sons and they were sometimes called the Week brothers, as in seven Days in a week. After Jesse drowned on a cattle drive trying to cross the Brazos River at Waco in 1860, his son Perry took over operations at the ranch (Hunter 1925:1004).

Dripping Springs was first settled in 1853 by the families of William Fawcett, Dr. Joseph Pound, John L. Moss, and Robert L. Wallace (Storm in Stovall et al. 1986:435).[3] Dripping Springs lies between Little Barton Creek and Onion Creek, in the northwest corner of the county. The springs, for which the settlement was named, issue from Glen Rose Limestone of the Edwards-Trinity (Plateau) aquifer (Brune 1975:44). Indian raids were a serious problem in the first two decades of the Dripping Springs' existence. As late as 1859, for instance, two young boys, Clinton and Jeff Smith, were stolen from an area ranch by a band of about twenty-five Comanches and Lipan Apaches. They spent years in captivity (Smith 1927:28-30).

One of the more ambitious endeavors of this period was the establishment of the Johnson Institute near Dripping Springs in 1852. At first, classes were held in a log cabin. Thomas Johnson and his wife, Catharine Hyde Hart were dedicated to educating young men in a rural atmosphere away from the temptations of the area's towns and they opened their school with 50 students. During the years 1867 and 1868 a two-story, ten-room building was erected on the site. The school was closed in 1872. In 1947 it was purchased by Walter Prescott Webb and his wife, Jane, who restored it and used it as writer's retreat with the name, Friday Mountain Ranch. In an idyllic setting, the site later became Friday Mountain Boy's Ranch (Storm in Johnson et al. 1986:467-68) and in the 1980s, a Hindu religious center.

The Manchaca settlement was on the Hays-Travis County line and later it came to be considered as part of Mountain City. Adolphus Weir, who bought 500 acres there in 1852, settled the land around Manchaca Springs in 1852. He built an impressive house above the springs under giant live oak trees. Weir had about 50 slaves, whom he brought with him from Columbus, Mississippi. Although the springs are known as "Manchaca," the post office at Weir's place was spelled "Manchac," which is how "Manchaca" is pronounced locally.

About 1858, William Cannon platted Cannonville and established a postal station on his headright which spanned northern Hays and southern Travis counties. The townsite lay east of Onion Creek on the road from San Marcos to

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[3]Dobie states that Fawcett arrived in the vicinity of Dripping Springs as early as 1849 (Dobie 1932: 29).

Dripping Springs, about four miles south of Dripping Springs. The first three houses, built around 1859, were washed away by a flood in April of 1861. William Cannon died the same year. The post office remained open for several years after the flood and Cannon's death but the village declined and has long since disappeared (Schwartz 1986 in Stovall et al.:343-44).

San Marcos grew in large part as a result of its selection as county seat. In 1851, Edward Burleson, William Lindsey, and Dr. Eli T. Merriman laid out the San Marcos townsite on the Juan Veramendi 640-acre tract (Dobie 1932: 19). Although it was one of the county's only platted townsites until the advent of the railroad in the 1880s, San Marcos was not impressive in the 1850s. When Frederick Olmsted passed the village on his way to San Antonio in 1856, he described it as "a town of about three shabby houses" (1857:137). Most of the county's citizens lived in the western Hill Country section of the county and they pressed to move the county seat from San Marcos, which was on the eastern, prairie side of the county, to a more central location. In 1859, the issue was put to a vote and the recently platted town of Cannonville was chosen as the new county seat. San Marcos contested the vote but before the issue could be resolved, the Civil War intervened and Cannonville was abandoned. The issue of moving the county seat never again gathered momentum.

Despite continued growth in the 1850s, the county had only four post offices, at San Marcos, Cannonville, Manchaca, and Dripping Springs in 1858 (De Cordova 1898:395). Despite Cannonville's challenge for the county seat, San Marcos remained the most promising site for town development. On the eve of the Civil War, it claimed the largest population and greatest commercial development of any Hays County community. The county's other settlements were little more than way stations on country roads in an otherwise rural landscape.

Town Building: San Marcos in the Antebellum Period

Like the Native Americans and Spanish, Anglo American settlers were drawn to Hays County by the abundance of good, reliable water and in those places settlements began to spring up. Edward Burleson, who commanded First Texas Volunteer Regiment during the Battle of San Jacinto and served as Vice-president of the Republic of Texas under Sam Houston, bought part of the Veramendi Grant from the heirs about 1845 and built his home near the headwaters of the San Marcos River where he established a grist and saw mill at Spring Lake, now the site of Aquarena Springs (THC NR files). As a state senator, Burleson pushed a bill that created Hays County, named for Captain John Coffee "Jack" Hays of the Texas Rangers, in 1848. It was no coincidence that the bill designated San Marcos as the new county's seat of government since such recognition afforded his property instant drawing power for settlers, commercial and industrial development, professional status, etc. Burleson, Eli Merriman and William Lindsey laid out the town of San Marcos on part of the Veramendi Grant in 1851 but Burleson died that year and didn't live to see the town develop. It was his son, Edward Burleson, Jr. who would be active in developing the city of San Marcos.

Edward Burleson Jr. grew up on the homestead land and fought with the Texas Mounted Volunteers with Ben McCulloch in the Mexican War. He married Emma Kyle in 1854 and, after his father's estate was settled in 1855. He built a rock house which is thought to be the oldest extant dwelling in Hays County on the property (Burleson-Knispel Homestead, NR 1979). It is the central feature of the Burleson homestead (NR files). The homestead and farm were built with slave labor - the elder Burleson had brought the slaves Texas from Tipton County, Tennessee. It included at least one stone slave house, a well, and a storehouse that was later incorporated into the hose. After Burleson's death in 1877, his son James Green inherited the farm and it was he who built most of the remaining outbuildings between 1877-1912 when he sold it to the Knispel family.

While San Marcos is exceptional as the only real city to arise in Hays County, other contemporaneous frontier settlements such as those at Dripping Springs, along Onion Creek, Mountain City, and Wimberley sprang up in Hays County in the 1850s, as well. Some of the early, scattered settlements including Mountain City and Onion Creek were nearly abandoned when they were bypassed by the railroad in the 1880s. Others like Dripping Springs continued to grow and prosper. Dripping Springs was settled as early as November 13, 1853, when Willis Fawcett bought a quarter league of land on Archers Fork of Onion Creek. Other frontier settlers included John L. Moss, Robert Lee Wallace, and Dr. Joseph M. Pound. Dr. Pound and wife Sarah Ward came to Texas from Kentucky in 1853 and bought approximately 600 acres on Onion Creek. Wimberley was a trading post consisting of only a few frame buildings when William C. Winters arrived in the area about 1856 and established a mill on Cypress Creek that became the economic basis of the community. His stone house, built by 1858, was one of the first permanent dwellings in Wimberley and is the earliest house on its original site in the community today.

Agriculture as the Early Basis for Hays County's Economic Growth

From its formation as a county to the outbreak of the Civil War in 1861, stock raising formed the basis of Hays County's economy, although its residents put some valley acreage in cotton as early as 1847 (Dobie 1932: 43). The blackland prairies had yet to be identified as prime cotton growing land and the early settlers used them instead as open range to graze cattle where buffalo roamed only a few years earlier (Dobie 1932: 43). Large scale cotton cultivation was also limited by the unsettled conditions of the Texas interior and the long distances from farm to market in the years before the arrival of the railroad in the postbellum era. Farmers who grew cash crops for outside manufacturing, such as cotton, endured long wagon trips over bad roads to coastal markets at Port Lavaca, Indianola or Galveston. They had to be prepared to ward off attacks from Comanche or Lipan Apache raiders and bands of outlaws who were drawn to the Texas hinterlands in the early settlement years. Overall, cotton production in Hays County remained a risky and fairly unfeasible occupation in the decades preceding rail transportation.

In addition to cattle and cotton, nearly all of Hays County's early settlers raised corn as a subsistence crop. Corn was the mainstay of the frontier diet, supplemented by wild game. It was also an important food product for domestic livestock.

Early farming efforts in Hays County got off to an inauspicious start. Farmers were beset with back-to-back natural disasters within the first decade of settlement. In 1853, the first of several yearly grasshopper plagues destroyed fields and gardens throughout Hays County. An observer noted that grasshoppers were particularly fond of wheat and onions but they consumed everything in cultivation from mid-April to early May. Luckily, late rains and good conditions throughout the remainder of the growing season allowed farmers to make fair crops despite the grasshopper campaigns.

More devastating were three years of drought, beginning in 1856, resulting in such complete crop failure in 1857 that nothing was salvaged and farmers had to start over by importing seed corn from outside the region. According to storekeeper Caton Erhard, the only thing that kept people from starving was that all the farmers raised some stock, the sale of which allowed them to buy sufficient staple goods to see them through the lean years. The drought not only taught Hays farmers to rely on stock but also not to depend entirely on corn and cotton and they began to diversify by growing cereals such as wheat, rye and oats (Dobie 1932: 46).

The drought was so severe, it threatened the survival of the county's earliest settlers and the county commissioners were compelled to grant extensions for tax payments. They also provided what may be the county's first public assistance by appropriating $75 to buy 50 bushels of corn for distribution to the county's most needy citizens (Dobie 1932: 47-48). Despite these difficulties, the county's agriculturalists persevered and conditions had improved somewhat by 1860 when the specter of war once again cast a shadow on the county's economic prospects.

As the American Civil War loomed before the country in 1860, Hays County had observed 12 years of continuous occupation since its establishment as a county in the state of Texas. In that time, farmers turned open prairies into farms and even plantations, frontier outposts grew into towns, and citizens built permanent facilities that replaced the makeshift arbor churches and schools of the county's pioneers.

Hays County During the Civil War

The great majority of Texans maintained strong allegiances to the South through blood ties, common interests, and common institutions. Delegates to the Texas secession convention early in 1861, decided to put the issue to a popular vote and ultimately the state followed South Carolina and the other Confederate states in removing itself from the Union (Dobie 1932: 62). The majority of Hays County citizens, most of whom hailed from the South, voted for secession and prepared for the coming war. Camp Clark, in Guadalupe County on the south side of the San Marcos River, about six miles south of San Marcos, was established in 1861 to train recruits for active duty. In 1862, the Fourth Texas Regiment which later became part of General John B. Hood's Fourth Texas Brigade, was mobilized at Camp Clark. Later that year, Wood's Regiment, the Thirty-Second Texas Cavalry consisting largely of Hays County men, trained at the camp. At least 125 men from Hays County served the Confederate cause during some part of the war (Dobie 1932: 65-69).

Domestic development in Hays County was largely curtailed during the war due to the loss of men and materials to the war effort. Much of the county's agricultural yield went to the war effort with young boys and slaves working the cotton

fields and garden plots. Women worked household spinning wheels and looms throughout the county to turn cotton into cloth for the Confederacy. The county assisted the small-scale production of cotton goods by distributing cotton cards to women making cloth at home (Dobie 1932: 71). As the war raged on, the county appropriated money to help feed and provide fuel for soldiers' families. Toward the end of the war, the county accepted farm products such as corn in payment for taxes (Dobie 1932: 76).

Reconstruction

One of the most noteworthy development changes in the immediate aftermath of the war was the exodus of ex-slaves from their former owners' land. Most stayed on their former masters' farms until the crops were harvested. Within a few years of emancipation, many former slaves left the farm for cities and towns, typically living in small communities on the edges of established urban areas such as Austin and San Marcos. Still others remained in the country, purchasing small farms of their own, sometimes with the assistance of their former masters.

Like many places in Texas after the war, Hays County experienced both economic and social disruption. Throughout the South, emancipation devastated farmers who depended on slave labor for their livelihoods, but few Hays County residents owned substantial numbers of slaves and thus most of the county's citizens were spared the sudden loss of their income. Racial tension and the influx of outsiders -- scalawags and carpetbaggers -- appear to have had a greater impact on social stability in the county than the loss of slave labor. In his 1932 thesis, Dobie related several violent incidents that occurred between whites and blacks during the Reconstruction era. An apologist, Dobie defended the actions of "law-abiding [white] citizens" who turned to mob violence and vigilantism, including near lynchings and outright murder (Dobie 1932: 77-80). Dobie made light of Hays County residents' participation in the Ku Klux Klan; its membership included "law-abiding men" who did not kill anyone "so far as is known" but who did administer the "wet rope" although "[the] only harm that resulted, if any, probably was an increase in the price of rope" (San Marcos Free Press, April 1, 1976 in Dobie 1932: 81).

Along with racial tension, the county was plagued with vagrants and outlaws, all of which led to the construction of a new county jail in San Marcos (County Court records, Vol. A: 234). According to Dobie, horse stealing became so common after the war that farmers locked their plow horses in the stables at night. In March 1876, the San Antonio stage coach was robbed with the thieves taking money, other valuables and the stage horses (Dobie 1932: 80). In addition, land disputes, possibly between old timers, most of whom supported the Confederacy, and newcomers, many of whom came from the North, were common. Mortgage and deed records were destroyed in a courthouse fire that was widely believed to have been an act of arson, in August 1876 (San Marcos Free Press August 5, 1876 in Dobie 1932: 80). That year, Texas was reconciled with the Union and restrictions against former Confederates owning firearms were rescinded and Hays County citizens immediately formed a militia in response to what was perceived as unchecked lawlessness. Known as the San Marcos Greys, the militia was organized ostensibly to train troops for state emergencies. According to Dobie, the state furnished the Greys with arms and ammunition for target practice with the understanding that it could call upon the militia at will (Dobie 1932:81).

Doubtless, the presence of an armed, trained militia helped curtail outlaw activities but it also helped re-establish the prewar dominance of white over black citizens in the county. Former slaves and, later, Mexican American residents of Hays County were typically shunted to less-desirable sections of towns and enjoyed fewer housing and job opportunities than their white counterparts. Although some managed to buy their own farms after the Civil War, many worked as tenant farmers or as laborers on the farms and ranches owned by whites. Wayne Roberson, in his 1972 Masters thesis, postulated about the lives of African Americans before and after emancipation: "Little data is available about slaves in Hays County and it is assumed that their existence before the Civil War was miserable and that their lives after manumission were only slightly less miserable" (Roberson 1972: 75).

Despite the postwar unrest, Hays County residents were primarily concerned with making a living, which for the most part meant farming, ranching and small-scale mercantilism. Hays County pioneer families were joined by a multitude of newcomers primarily from Southern states devastated by the war. New settlers filled in gaps between earlier, relatively isolated ranches, farms and tiny rural communities. They enlarged existing communities and formed new ones of their own, which led to an increase in the number of commercial enterprises, industries and institutions to serve them. When the International and Great Northern Railroad (I. & G. N.) pushed through the county in 1880, it spurred even greater development along its route in the decade that followed.

Railroads Facilitate Town Building and Market Expansion

After the Civil War, railroad construction extended into Texas, opening previously inaccessible areas to development. As the railroads were built through the state, new towns sprang up along their tracks. Land developers and railroad officials often worked together to plat new town sites on previously undesirable or remote tracts where they could realize the greatest profits in the ensuing land sales. If the railroad by-passed an existing town, either because landowners wouldn't sell or land was cheaper in an undeveloped area a few miles away, it often spelled disaster for the town as merchants and service jobs were drawn to the railroad towns. Entire communities became virtual ghost towns when the railroad developed new town sites just a few miles away.

Hays County was typical of other rural Texas counties in this regard. The railroad had a profound impact on the county's development. It inspired new townsites along its path in eastern Hays County, while it spelled the demise of small, nearby communities with no direct access to the line. Still other communities were relegated to relative obscurity as small farming and ranching hamlets in outlying parts of the county.

In Hays County, the railroad had a positive effect on the existing town of San Marcos as the International and Great Northern Railroad (I&GN) linked it with the state capital of Austin on October 2, 1880. Already benefitting from its role as the county seat, the railroad further enhanced San Marcos' economic outlook as a center of cotton and cattle and other livestock transportation in the county. San Marcos' population nearly doubled from 1,232 in 1880, to 2,335 in 1890, after the arrival of the railroad (Dobie 1932: 98).

In addition to promoting growth in San Marcos, the I&GN (later the Missouri Pacific) railroad virtually created the towns of Buda and Kyle. The I&GN Railroad from Austin to the present town of Buda was completed September 1, 1880. Originally dubbed Dupre (or Du Pre), landowner Cornelia Trimble had the town platted into 17 blocks with dedicated streets, alleys and public lands on the west side of the railroad tracks on April 1, 1881. Trimble immediately sold 17 town lots ranging in price from $60 to $100 per undeveloped lot (Schwartz in Stovall et al. 1986: 376-378). Typical of similar railroad spawned town development in Texas at the time, commercial enterprises including dry goods stores, confectioneries, and hotels quickly lined the main street which fronted onto the railroad while dwellings appeared in the blocks behind the main street.

In 1887, the town was renamed *Viuda*, which is Spanish for widow. It seems there was already a post office named Dupre in East Texas. A local version of how it got its new name is that a Mexican railroad employee referred to two women who cooked at Mrs. Carrington's dining room as las viudas. It was mispronounced as "Buda so often that the name stuck (Schwartz in Stovall et al. 1986:377-78). An original 1853 General Land Office gives the name of the town as *Viuda* (General Land Office 1853). It is not known by whom, or at what date, the town was drawn on the map, but it was presumably done around the time that the post office there changed its name from DuPre.

The town of Kyle was another beneficiary of the railroad. Although a small community known as Science Hall existed near present Kyle as early 1871, it was the railroad that spurred the town's development. Kyle was platted on land owned by Captain Ferguson Kyle, son of Claiborne Kyle, one of the county's earliest pioneers. Older settlements in the area, such as Mountain City, were abandoned, or nearly so, when their residents moved to Kyle to attend schools and churches and take advantage of other amenities that accompanied the town's development. Among Kyle's earliest buildings were the Kyle Seminary, which opened in October 1881, and a saloon operated by Tom Martin (Dobie 1932:96).

General mercantile, dry goods and feed stores catering to area farmers and ranchers were mainstays of rural towns like Kyle. David A. Young was one of Kyle's first grocers. His father, Alpha Young was a Cumberland Presbyterian minister who moved with his wife, Olivia, and his family to Mountain City in 1857. Like many Mountain City residents, Young moved to the railroad town of Kyle, which promised greater economic opportunities than those offered by more isolated rural communities. He opened his general merchandise store in 1881, shortly after the arrival of the railroad. In 1889 he moved his operation into a new limestone building that survives to the present (Simon and Johnson in Stovall et al. 1986:236, 241-42). Kyle was large enough to support several stores, including one built by N. C. Schlemmer in 1884. Schlemmer also served as an agent for the Texas Express Company (Simon and Johnson in Stovall et al. 1986:246). Every community regardless of rail access had a blacksmith. Gustav Herzog moved to Kyle in 1894 (Simon and Johnson

in Stovall et al. 1986:248) where he built a blacksmith shop that burned in 1900. A second burned in 1906. In 1908 he built a metal building that still stands (Hardy-Heck-Moore Associates 1994:Appendix B:9).

Railroads not only created a venue for new towns, they also made available the means for their construction. Milled lumber could be hauled by rail to the Texas interior inexpensively and in large quantities and frame construction supplanted log and limestone not only in new communities like Buda and Kyle but in rural settings, as well. Lumber yards became fixtures in railroad towns, supplying construction materials for the postwar Texas building boom. H. C. Wallace and J. A. Thompson opened the first two lumber yards in Kyle in 1881. They soon became partners and opened a second lumber yard in Lockhart operated by Thompson. Wallace was born in Missouri and served the Confederacy during the Civil War. After the war he moved to Columbus, Texas, then to Schulenburg where he married his wife, Julia Frierson. They moved to Rockdale where he ran a lumber yard when he heard of the new town of Kyle. The Wallace Lumber Company was a fixture in Kyle well into the twentieth century (Simon and Johnson in Stovall et al. 1986:236, 280).

Railroad towns like Kyle and Buda grew to include hotels, restaurants, banks, schools and churches. Residential neighborhoods grew around the central business district that, in most cases, like Buda, fronted the railroad tracks. In Kyle, a town square typical of Texas county seats, was established and businesses fronted the square. Ginning operations and loading docks for shipping agricultural products lined the railroad siding that defined the eastern edge of the town.

Despite the advantages of rail access, small communities continued to spring up in rural settings after the railroad pushed through the county. Although the community of Goforth was established in 1880, the year the International and Great Northern (I.&G.N.) track was laid through Hays County, it had no access to the railroad and never grew beyond a few stores and a church (Dobie 1932:97). The village was named for James Taylor Goforth, who bought land sixteen miles northwest of San Marcos in 1878. In 1890, Goforth opened a store that became the headquarters of a farmers' co-operative known as the Goforth Supply Company in 1897. By 1925 the prairie around Goforth had been entirely depleted by a combination of drought, flood, lack of erosion control and resistance to progressive farming methods such as crop rotation. As a result, the farming community passed into history (Simon and Johnson in Stovall 1986:297). Many of its commercial buildings are depicted on the 1936 General Highway Map for Hays County, but by then most were boarded up and stood vacant (Texas Highway Department 1936).

Some families lived in the vicinity of Driftwood, in northwestern Hays County, as early as 1850, but the present community did not develop until about 1881. Far from the I.&G.N. tracks to the east, Driftwood remained a small hamlet with two churches, a school and a post office that served local ranchers, until recently. Since the 1960s, the Driftwood area's most successful business has been the Salt Lick Barbeque restaurant, which was carved from the Rogers-Roberts family ranch on Onion Creek. Centerpoint was another small community that emerged in the post-railroad era. About five miles south of San Marcos, Centerpoint grew up around a public school in the late nineteenth and early twentieth centuries. A school for Mexican-American children, whose parents probably worked on local farms, once operated there (Tyler et al. 1996:(II)16).

Other communities that developed without benefit of rail access included Mount Sharp, in the northwest part of the county, the Yell community established near present Dripping Springs in 1874, and a settlement called Science Hall formed around a school of that name near Kyle in the 1870s (Dobie 1932:90). Most of the communities lacking rail service originated to take advantage of natural resources such as creeks or springs for reliable water. Despite their natural attractions, they were soon eclipsed by new towns built along the path of the railroad and most languished or were eventually abandoned for the better opportunities the railroad towns afforded.

Towns at the turn of the century

Beginning near the close of the nineteenth century, the United States Geological Survey and the Corps of Engineers began producing topographical maps covering much of the United States. Several of these, when combined, mapped most of Hays County between 1894 and 1916. The maps depicted the following locations in Hays County: Dripping Springs, Henly, Jacob's Well, Elm Grove, Carpenter Hills, Rogers Ranch, Butler's Ranch, Clark's Ranch, Johnson's Institute, Mountain City, Buda, Science Hall, San Marcos, Centerpoint, Purgatory, Kyle, Uhland, Goforth, and the High Prairie School near Goforth.

A 1916 Corps of Engineers map shows Wimberley with the notation "5 stores." Another contemporaneous map identifies locations of all the post offices in the county at the end of World War I. These include Kyle, Centerpoint, San Marcos, Buda, Driftwood, Science Hall, Goforth, Elm Grove, Uhland, Wimberley, Henly, Fitzhugh, Mount Sharp, Kuehn, and Johnson School (in northeast Hays County, not be confused with Johnson's Institute). It can be inferred that earlier settlements not depicted on these maps had disappeared by the early twentieth century (U.S. Geological Survey 1894, 1910, 1911, U.S. Army Corps of Engineers 1916; U.S. Post Office 1918).

Churches

Spanish settlement efforts differed from those of early Anglo pioneers in part because it was their spiritual duty to convert Indians and spread Christianity sometimes through the establishment of mission settlements. While this was not the case among Anglo settlers in Hays County, churches were among the earliest institutions established and among the earliest communal buildings erected after individual dwellings.

The earliest religious services in frontier Texas usually took place in private homes, sometimes alternating among different members of the community. Itinerant preachers sometimes visited communities on a regular basis if there were sufficient numbers of congregants to make it worth their while. Otherwise the members themselves conducted scripture reading, prayer sessions and sang hymns on their own. In frontier environments as characterized by much of Hays County in the 1840s and early 1850s, there was little need or desire to discriminate between different Christian denominations and people living near one another who wished to participate in some kind of religious service gathered together to worship regardless of spiritual nuances. In addition to individual homes, rural communities in Central Texas commonly worshipped in "brush arbor" churches that served as a central meeting place when the community didn't have funds to build a permanent church building. Brush arbor churches consisted of simple, open pole-supported structures that allowed for free flow of air in the hot Texas summers. They were covered with tree branches for shade. Often set in or near cemeteries so that people had a place to commemorate their dead. Few, if any, brush arbor churches survive today. Most were replaced when congregations could afford to erect churches or were abandoned as communities disappeared.

As rural populations grew and small communities took shape at various crossroads throughout the county, people felt the need to build permanent houses of worship large enough to accommodate increased membership and which provided better shelter from the elements than the simple brush arbors. As more people settled in the area, differences of religious belief compelled them to distinguish themselves from others and building permanent churches helped confirm and strengthen their faith and promote their particular brand of Christianity. Sometimes churches were the only community meeting places in a rural area and they often played multiple roles by serving as a school during the week or allowing different congregations use of the building for evening services or even on a rotating basis. In San Marcos, a single building served the community as courthouse, school and church for all denominations in the early 1850s. Presbyterian minister Rev. J.H. Zively recalled that "In that good old time the people of all denominations came together, in buggies, wagons, and on horseback, to worship a common Redeemer, and there was always the most perfect concord and brotherly love" (Zively in *Kyle News*, April 20, 1928 in Dobie 1932: 50). In the small community of Driftwood, Methodists and Baptists still share a single church building (Hisako Roberts 1999).

In some communities, however, there was no conflict between denominations because everyone was of the same persuasion. Often relatives, former neighbors or other like-minded people settled near one another, all sharing common belief systems. Throughout the South and most of Texas, the most common Christian denomination, historically, has been a Baptist variant, usually Southern Baptist and more Baptist churches are found in Hays County than any other Christian denomination.

However, the first church organized in Hays County was the First Methodist Church of San Marcos organized in 1847. Typical of frontier settlements where funding, labor and materials were severely limited, the church was organized and services held in a private home before a building was constructed. General John D. Pitts invited Rev. A.B. F. Kerr to preach at his home where the small Methodist congregation met for two years before sharing space with a school building on College Hill. In the early 1850s, a combination church, school and courthouse building served all of the community's institutional and governmental needs in a single building. All denominations shared what a Presbyterian minister recalled as "the old dingy court house" (Dobie 1832: 50) In 1855, the Methodists joined with the Masons to build a two-story building for their combined use. Again common in frontier settlements, the Methodists and Masons allowed other denominations to meet in their building when they were not using it (Dobie 1932: 48).

Of the established Christian denominations, Presbyterians were next to organize in Hays County. In the spring of 1854, Jesse Day, a Presbyterian and newly arrived settler from Missouri, met Rev. J.H. Zively in Austin and asked him to preach at his home in Mountain City. Presbyterians from miles around, including settlers on the Blanco River and residents of San Marcos attended the first service at Day's home. Shortly afterward, Zively organized a congregation at San Marcos (Dobie 1932: 50).

Baptists were relative latecomers in the San Marcos area. They didn't organize until 1857 when they met at an old school house near the river (Dobie, 1932: 49).

Schools

Schools started much like early churches in San Marcos with children being taught at home until there were sufficient numbers of students, funding, labor and materials to warrant construction of a building. The first known organized classes were taught to the Moon and Merriman children at W.W. Moon's house, probably between 1846-1849. As early as January 1849, less than three years after the first Anglo settler arrived in the county, teacher D.S. Morris was retained to teach a full load of 36 children of San Marcos' pioneer settlers, among them Moon, Pitts, Sessom, Burleson and Merriman children. Perhaps the large number of school-age children convinced the community that a permanent school house was needed and a building was erected on a hill known as College Hill opposite General Edward Burleson's homestead late in 1849. After only a few months however, the College Hill site was found to be too far away from the village of San Marcos where most of the children lived and it was moved to what is now Union Street where it served as courthouse, school and church to the various congregations forming in the area (Dobie 1932: 51). In the 1840s and 1850s, the Stringtown settlement rivaled San Marcos in population and in fact, had more school-age children than the county seat. A school was organized on John Pitts' farm to serve the children at Stringtown but by the late 1850s, it was moved into San Marcos on present Belvin Street.

Even in the more rural areas of the county, school establishment was considered of great importance. As early as 1851, Snake Lake School was founded at that community about five miles southeast of San Marcos on the old San Antonio Bastrop Road (Dobie 1932: 52). At the Nance settlement on the Blanco River, a small log house served as both church and school until 1860 when Major Nance erected a more permanent rock building known as the Blanco Chapel. As its name implies, it continued in use as both school and church for several decades until after the railroad spawned the town of Kyle in 1881, drawing the rural school population to the new community center. Blanco Chapel remained in use, however, by Mexican Presbyterians (*Kyle News*, April 20, 1928 in Dobie 1932: 53).

The Johnson Institute founded near present Driftwood in 1852, was an anomaly in the context of Hays' County's frontier schools. Where small communities struggled to build rudimentary schools or share space in log or modest frame churches near concentrations of settlers, the Johnson Institute was a private school founded by an established educator, Professor Thomas Jefferson Johnson who purposefully chose a site far from "the temptations of town life" (Johnson in Kyle News April 20, 1928 in Dobie 1932: 54). It was an idyllic setting in the hill country about 16 miles southwest of Austin and about thirty miles north of San Marcos, with Bear Creek running close to the southern boundary and within view of a small mountain, farm and pastureland. In the first year it was open, the Johnson Institute counted 40 students. By Johnson's death in 1868, the school's reputation had attracted an enrollment of two hundred students, many of whom lived on the site. Some students commuted from nearby Hays County communities, but many traveled from as far away as Austin, San Marcos and other Texan towns, and still others arrived from outside the state (Dobie 1932: 53).

Although the school's first buildings were of log construction, the Institute was a more complex endeavor than the one-room log buildings that served as schools throughout Hays County. The original complex consisted of a separate classroom building and a large dormitory-type building that housed Johnson and many of the students who boarded at the Institute. The residential building contained a one-and-a-half story, central section with one large room downstairs for the girls and little boys and a half--story room upstairs for the older boys. Two one-story shed rooms extended from either side of the central first floor room. Within a few years, Johnson built a large two-story rock building to house young women. Separate dormitories for young men were erected about two hundred yards from the women's residence hall (Dobie 1932: 55). Johnson was the guiding force behind the school and upon his death in 1868, it faltered and closed.

The Johnson Institute was an unusual experiment in higher education especially since it occurred so early in Hays County history and because it was relatively isolated from population centers even by frontier standards. Its founder's desire of

escaping the lure of city life for a purer, picturesque setting amid the hills, creeks and pastureland may have presaged the 20th century trend toward excursion trips to scenic areas of the Texas hill country, including western Hays County where rural resorts, camps and vacation homes sprang up along the area's clear spring-fed streams. Even those who didn't have the luxury of spending a week at a dude ranch or tourist court or of owning a vacation home on the Blanco River could spend a day at one of the county's scenic picnic spots or swimming holes.

In fact, in the absence of a suitable building, many early social and religious activities occurred out of doors in Hays County, usually under shade trees along creeks or on hilltops where people could escape the unrelenting summer heat and take advantage of breezes. Packing a lot of people indoors in any of the generally small, cramped buildings of the pioneer period would have been oppressive in the summer. The first known wedding ceremony in Hays County, the marriage of Elizabeth Colbath and George Leinneweber, was held under the shelter of a tree along the San Marcos River in February 1848. A few months later, in June 1848, the first recorded wedding celebration and supper in San Marcos was held under the shade of a large Live Oak tree (Dobie 1932: 56).

Camp meetings or religious revivals were like combination marathon sermons and picnics, functioning as social gatherings as much as spiritual renewal. Participants packed sufficient food and clothing for several days. Politicians held outdoor barbeques in election years. Such events as weddings, revivals, and barbeques drew people from as far away as 25 or 30 miles to relieve the monotony of frontier life. Neighbors pitched in to raise barns, build houses and harvest crops and such endeavors were followed by a celebrations. Young people held contests, particularly of the type that highlighted horseback riding ability, while women held quilting bees. Few special buildings are associated with these frontier social activities although sites may be found along creeks or on hilltops where people habitually gathered for such events.

Tourism in Hays County

The natural beauty of Hays County has always attracted outsiders. Writing of his visit to Texas in 1842, William Bollaert remarked that people he met who had visited the upper San Marcos River spoke of it with rapture (1956:213). Beautiful spring-fed pools like the San Marcos Springs, Blue Hole, and Jacob's Well have been tourist attractions since almost the earliest settlement. Ferdinand Roemer saw the San Marcos Springs during his tour of Texas in 1846-47 and left this account:

> The springs of the San Marcos are only several hundred feet above the ford. Surrounded by the evergreen bushes of the palmetto and shaded by the stately forest trees, to whose pinnacle the mighty grapevines climb, resembling anchor ropes, they break forth under the thick limestone boulders with such tempestuousness and volume of water that they could turn mills at their immediate source. In this respect the San Marcos resembles his neighbors, the beautiful Comal and the San Antonio Rivers (Roemer 1849 in Mueller 1935:175-76).

The spring known as Jacob's Well, located about three miles north of Wimberley, is the source of Cypress Creek. There a vertical shaft in a fault overlying impermeable beds issues a constant stream of water from Glen Rose Limestone of the Edwards-Trinity (Plateau) aquifer. The mouth of the "well" is ten feet in diameter and the shaft descends to a depth of about 150 feet (Brune 1975:44). An emigrant's guide from the 1850s describes one of Hays County's world class swimming holes:

> We cannot forbear mentioning a very singular spring, situated on the Cypress fork of the Rio Blanco [Cypress Creek], known as Jacob's Well, and owned by Judge Benjamin C. Franklin of Galveston. This spring, which is very cold, rises out of a well about 15 feet in diameter and 46 feet deep, the well is perfectly round, looks as if it had been cut out of solid rock by a skillful artist . . . This point is well worth the visit from all who delight in the sublime and beautiful (De Cordova 1858:298).

Although the county's early settlers had little free time to recreate, they nonetheless appreciated the area's natural beauty in the time they could spare from work. By the turn of the century, however, Hill Country entrepreneurs began promoting the region's scenic beauty, particularly its higher elevation and clear swimming holes to the growing leisure class. Camps and retreats sprang up along creeks and rivers throughout the Hill Country, offering relief from the hot, congested conditions of cities like Dallas, Houston, San Antonio and even Austin. In the early years, most camps and resorts were

lauded for health rather than beauty. In 1906, the *Texas Almanac* noted that, "Because of the excellence of its climate, equability of temperature, Hays County is a considerable health resort" (*Galveston-Dallas News* 1906:287).

In addition to the commercial health resorts and camps, local people were often granted permission to enjoy beautiful sites such as caves and swimming holes on private property for special events, school excursions and picnics. Some of these sites were later opened to the public for a fee like the Blue Hole, in Wimberley. Aquarena Springs, at Spring Lake in San Marcos, and nearby Wonder Cave are among the area's natural sites that were developed for tourist trade. Other places, were developed for public or special interest use such as Camp Ben McCulloch is another, which began as a campgrounds for Confederate veterans and their descendants after the Civil War.

Due to its higher elevation, scenic vistas, cool breezes and clear pools such as Jacob's Well, the Blue Hole and the Blanco River, the Wimberley area became particularly popular as a vacation spot and several youth camps sprang up in the area in the early twentieth century.

RURAL LAND USE IN HAYS COUNTY: 1846-1955

Farming and Ranching in Hays County

Introduction

Most of Hays County lies west of the Balcones Fault, comprising a portion of the eastern Edwards Plateau. Nomadic bands of Native Americans who ranged throughout the Edwards Plateau for some 11,000 years made no attempts to cultivate crops. They followed game and gathered native plants for food and medicinal purposes. Europeans, whose culture and economy were agriculturally based, introduced stock raising and farming to the virgin land but their initial efforts were hampered by frequent raids and livestock theft by the Native inhabitants, principally Comanches. Trouble with Comanches in Texas began during the Spanish period and largely contributed to the failure of the San Marcos de Neve colony in the early nineteenth century. In the 1840s, large numbers of Americans and European immigrants ventured into the region in spite of the continuing threat. Protected by military forces to a greater extent than the ill-fated Spanish colonists, they established the first successful farms, ranches, and agriculture-based communities in Hays County in the 1840s.

As the military gradually reduced the Indian threat -- and buffalo hunters eliminated their major source of food [4] -- more settlers flowed into Hays County. Their numbers exploded in the aftermath of Civil War when many Southerners left their devastated farms for fresh opportunities in Texas. Between 1870 and 1880 the population of Texas more than doubled. Land was still cheap and, with Native-American resistance at an end, the frontier was pushed rapidly toward the west. Cattle had been an essential economic pursuit along the San Marcos River from the earliest days of European settlement. San Marcos de Neve, founded in 1808, was intended to be a ranching community and the settlers brought their stock with them all the way from present-day Matamoros. Cattle quickly replaced bison on the Great Plains in the mid-nineteenth century.

Stock Raising in Hays County

Stock raising was practiced in much of early Texas, but it was critical west of the Balcones Escarpment where farm land is scarce. This industry was a synthesis of Mexican ranching practices and those of stock raisers in the lower South. The great advantage of grazing cattle on an open range was, of course, that the grass and water was literally free for the taking. For that matter, so were the cattle in many cases. This made open range cattle ranching an industry that took a very small investment of capital and labor with the possibility of enormous returns relative to other frontier economies

[4] Annihilation of the great southern bison herd during this period was a major contributing factor to the successful removal of the "Indian problem." The Comanches and other Texas Indians had killed an average of a hundred settlers a year from 1840 to 1870. By 1875, they had been exterminated through disease, starvation and warfare or removed to reservations. By 1878, the southern bison herd was gone, as well. The great northern herd lasted only another six years. In a decade the number of buffalo on the continent went from 100,000,000 to 1,000 (McComb 1989:82-83).

(Strickon 1965:246-248 in Earls et al. 1993:19). When Anglo American and German settlers began moving into the area in the late 1840s, many of them relied on stock raising as much of the land appeared unsuitable for any but subsistence farming. The blackland prairie had not yet been identified as good for cotton production. Much of Hays County was covered with mesquite grass, hailed by stockmen "as about the best thing a cow could eat" (Doughty 1987:67).

Cattle Industry

Hays County played a role in the development of the Texas cattle industry from the outset. One of the first big cattle drives north from Texas departed from Hays County. In 1857, Jesse Day of Mountain City, with the aid of one of his seven sons, James Monroe "Doc" Day, drove a herd from Hays County to Quincy, Illinois via Preston and Fort Gibson (Gard 1954:33). His family typifies the early Texas pioneers whom Dobie called Cow People. Life for stockmen during this period was challenging, at best. In 1860, the Days started another herd up the trail, this time heading for Sedalia, Missouri. Tragedy struck the family on the way as reported in the newspapers of the time.

> Jesse Day drowned in the Brazos River near Waco, on the 23rd. (Monday afternoon) in attempting to swim that river with a drove of cattle on route for Missouri. One of his sons almost lost his life in trying to save him but was rescued by Col. Robert Stone and others. Mr. Day was a resident of Hays County (*Texas State Gazette*, May 5, 1860, *Kimball Herald*, May 20, 1860).

Despite their reliance on livestock during the antebellum period, most Hays County residents identified themselves as "farmers" in the 1850 and 1860 census reports with only a few giving their principal occupations as "stock raisers." By 1860, Hays County had nearly 15,000 head of cattle with an additional 4,000 oxen and milch cows. Among the larger Hays County ranches in the pre-war era were those of the Bunton brothers and Christian Wilhelm, established in the 1850s (Hindes 1996:28).

During the Civil War, with most adult men and older boys away from home, cattle strayed from the farms and ranches to the prairies where they became wild. After the war, however, Northern markets clamored for beef and the demand spawned the Texas cattle industry. Cattle raising emerged as one of the state's most significant early postwar industries. Stockmen rounded up the wild cows, which numbered in the hundreds of thousands throughout central and west Texas and the Panhandle (Roberson 1972:86). In herds of between 1,500 and 3,000 head, cattle were driven to towns such as Dodge City and Abilene, Kansas, where they were sold and shipped to market by the newly built railroad (Hindes 1996:28). Thousands of cattle moved up the Chisholm Trail through Hays County from about 1867 to the mid-1880s.

According to Roberson and others, ranching was more important in Blanco County, to the west, than in Hays County in the early postwar years. Only a handful of Hays County citizens described their occupation as stock raisers or stockmen according to the 1880 census records. All resided in Precincts 3 and 4 in the western part of the county. John and Harriet Clayton and John and Mary Cruz and their families raised stock in Precinct 3 and Chester Drake, his wife Caroline, George Gisen, William W. Wallace, Will Petit, Edward Huntsiger, Cal W. Ro/, his brothers Charles and Rufus and Isham Good were listed as stockmen in Precinct 4. Benjamin Fairchild, Willie P. Collins, William Daniel, and Jeff Davis all described their occupation as "cowboy" (U. S. Census Bureau 1880).

Nevertheless, Hays County ranchers participated in the drives and part of the Chisholm Trail passed through the farming community of Goforth (Zehrer 1956:50; Hindes 1996: 28). As a local source recalled, George Neill organized the first drive from Hays County to Abilene, Kansas in 1867 (Sam R. Cone interview February 27 1932 in Dobie 1932:84). Other county stockmen who made cattle drives were Bob Barton of Buda, Bill and P. Allen of Kyle, Eli Hill of Wimberley, and Alec McGehee, Will Jackman, and Frank Johnson of San Marcos (Dobie 1932:85-86). In 1868, James "Doc" Day drove several thousand head of cattle to Abilene (Gard 1954:37, 90). Through the 1870s the Day family continued to prosper in the cattle business, though with some notable failures. D. S. Combs of San Antonio left this account of one of James Day's less successful cattle ventures:

> In the year 1871 I drove with Dock Day a herd of steers from San Marcos to Red Cloud, Nebraska, where we concluded the winter. This was my first setback, for the winter was the worst I have ever seen or heard of, the country froze over in early November and never thawed until Spring. Our cattle literally starved to death (D. S. Combs in Hunter 1925:468).

The 1880s saw the end of the open range and the last of the big cattle drives. By 1880, the western range was being fenced with barbed wire restricting the free movement of cattle. At the same time, in 1880, the International and Great Northern Railway (I&GN) extended its line from Austin to San Antonio (Tyler et a. 1996 IV:520), passing through Hays County and essentially eliminating the need for cattle drives. Henceforth, cattle was moved increasingly by rail. Railroads also provided ranchers with access to new markets in the eastern United States and abroad and encouraged the development of larger, more commercially viable farms and ranches in Hays County. In addition, railroads brought previously unattainable or prohibitively expensive consumer goods and supplies to local farmers and ranchers at reasonable transportation rates. Groceries, dry goods, lumber yards and other retail stores serving local farmers and ranchers sprang up in the railroad towns. Kyle and Buda emerged along the newly laid track and became shipping points for area farmers and ranchers while earlier settlements at Mountain City and Onion Creek declined. San Marcos, the county seat, was one of the few existing communities not entirely bypassed by the railroad and it, too, prospered as a regional hub for agricultural shipping.

Although the nation was generally prosperous at the time, the latter half of the 1880s was a period of decline for Texas agriculture. The state experienced a prolonged drought and, with the loss of open range, cattle could no longer be easily moved to greener pastures. Overgrazing of fenced pastures soon resulted in a loss of between one half and two thirds of the carrying capacity of the land (Earls et al. 1993:20). The great blizzard of January 1886 dealt a crushing blow to many heretofore prosperous cattlemen (Wheeler 1991:415-418).

Ranchers responded to these problems by improving stock tanks, drilling wells, erecting windmills, and breeding better cattle. These new breeds produced more meat on less grass (Earls et al. 1993:20). Stock raising remained an important, and in some parts of the state, an essential part of the economy. According to Roberson and others, ranching was more important in Blanco County to the west than in Hays County in the early postwar years; however, cattle raising increased in importance after 1890, primarily in the eastern part of the county (Roberson 1972:86). Much larger stock raising operations such as the 12,000 acre John Good ranch and the 5,000 acre M. G. Michaelis Sr. Ranch near Kyle, appeared during this time (Hindes 1996:28).

Other Livestock

In addition to cattle, other large domestic animals raised in the county included horses, sheep, and swine. Sheep raising in the area predated the establishment Hays County and many early settlers attempted to establish herds. Although never raised extensively, sheep probably played a more significant role in the lives of Hays County's earliest settlers, who used the wool for clothing, than it did in the postwar years when manufactured cloth was available. In the early years, ranchers hired Mexican shepherds to care for their flocks, but later built stone, picket, and cedar rail fences to pen the flocks and better protect them from predators. They also built dipping vats to control fleas and ticks (Dobie 1932:107). What appears to be an old stone dipping vat survives on the former Christian Wilhelm property.

In 1858, Jacob De Cordova published the following information about the potential value of wool to the area.

> **Sheep Raising in Texas** - A friend engaged in sheep and stock raising has kindly furnished us with the following as a result of his first year's experience as regards a sheep raising farm.

Cost of 160 acres of land @ $2.50 per acre	$400
Fencing and breaking 50 acres	$600
Horses and mules necessary for working	$200
Oxen and farming tools	$350
A house suitable for a prudent small farmer	$500
Furniture necessary for family comfort	$250
1000 head of Mexican sheep or half breeds	$2000
Full blooded rams about	$500
200 head of stock cattle @ $7	$1400
Wages of 2 farm hands	$500
Wages of 2 shepherds	$400
Interest @ 10% per annum, say	$700
Total	$7,800

At the end of the first year he sold:	
26 cows @ $18	$408
5 yoke of oxen @ $150	$250
13 beef cattle	$249
800 improved breed lambs @ $4	$3200
1600 lbs. of wool @ $20 per lb.	$320
Total	$4417

After giving this rather optimistic recipe for success, De Cordova provided an anecdote supplied by his friend, Thomas McGehee about how a neighbor gave a ram and a ewe to his daughter in 1847 By 1856 the flock had grown to 34 after the family had eaten ten, the old ewe had died, and several lambs were killed by dogs and hogs through negligence of the owners (De Cordova 1858:55). A Texas humorist writing in the 1880s warned that the arithmetic looks good on paper, but was less impressive on the ground, noting that, "when you come to look among sheep-men for the practical demonstration of these figures, you find difficulty discovering them" (Sweet and Knox 1883:467). Regardless of the veracity of the claims, Cordova's list provides a good overview of the requirements of starting a livestock operation in Hays County during the antebellum period.

Although some Hays County stockmen experimented with sheep in the years before the Civil War, sheep and goat raising did not really expand as commercial endeavors until the latter part of the 19th century, and then mainly in the hilly, western part of the county. Some of the earliest attempts in the prewar period occurred along Onion Creek, a few miles above Buda, and in the northern part of the county (Dobie 1932: 106). After the war, W.W. Haupt began raising goats and sheep in the Mountain City area near present Kyle.

In 1870, Hays County counted 14,387 head of cattle -- fewer than existed it had in 1860 -- 5,877 horses, and 4,168 sheep (Dobie 1932: 86). The amount may have been lower in 1870 because stockmen may not have recovered from wartime losses by that time. By the 1880s, James Allen ran 3,000-4,000 sheep on his ranch on the Blanco River, a few miles west of Kyle and near Haupt. At least one attempt at commercial sheep herding in Hays County was recorded in the 1880 Hays County census manuscripts. Five British sheep herders lived on land owned by "Paxton and Co.", near the Wilhelm Ranch in northern Hays County, though their endeavor lasted only a few years (Roberson 1972:88). Edward Williams, a 67 year old Englishman, his wife Mary, 57, three grown sons and 15 year old daughter were one of only two families of the precinct's 181 families who identified themselves stock raisers. In Precinct 4, Williams' elder sons, Thomas and Edward L. also raised sheep (U.S. Census Bureau 1880).

Goats and sheep declined in importance fairly rapidly in the latter part of the nineteenth century and by 1895 only 44 goats and 40 sheep were recorded in the county, compared with 5,625 cattle and 3,381 hogs (Texas Agriculture Commission 1895:334, 340); however, sheep and goat raising increased in the early 20th century due to the quality and value of wool and mohair. World War I provided a fresh market for wool and the industry really came into its own in the twentieth century. By 1930 the agricultural census recorded 9,302 sheep and 59,519 goats in Hays County (Dobie 1932:108).

According to Roberson, nearly all Texas farmers in the period spanning 1830-1860 kept some swine although they were raised on a small scale. From 1850 to 1890, more swine were raised for meat in Hays County than any other animal (Roberson 1972:88). This was true of almost every farming community in the United States at the time. Nearly every Hays County farmer and rancher built pens to contain and fatten their hogs and protect them from predators. Most farmers kept chickens and some raised turkeys, as well.

In addition to cattle and other livestock, most ranchers and farmers in Hays County kept horses, primarily for transportation and as draft animals. In its early years, the Kyle area was known for its horse races and some of the area ranchers raised racing horses. According to family tradition, M. G. Michaelis Sr. won a 288-acre ranch in a horse racing bet with Fergus Kyle about 1898. There he established a ranch that remains in the family. Although he raised horses, Michaelis gained fame as one of the country's best mule breeders. Mules were used for all types of hauling and freighting operations before the widespread availability of trucks and tractors. At one time, the Michaelis Ranch had more Jennets than any other breeder and the ranch supplied the U.S. army and foreign countries with Jacks and Jennets. In 1934, Max

Michaelis introduced the French Charolais cattle to the United States via Mexico, two years before the breed was brought to the famous King Ranch of South Texas. Max Michaelis III continues to breed and show the Charolais, for which the ranch is known, to the present.

Ranching and Farming in Western Hays County in the 20th Century

While its hills and rocky terrain made crop cultivation in western Hays County challenging, farmers also ventured into the area, although they too were forced to rely heavily on stock raising for survival. In the twentieth century, cotton was often grown on small plots and sorghum was grown as a cash crop, but small grains such as oats and wheat were the main crops. While much of the food consumed by farm families was homegrown and eaten fresh or canned, their diets were supplemented by items bought in town (Earls et al. 1993:21).

By the end of the nineteenth century a typical Hill Country ranch or farm consisted of 200 to 500 acres often owned by second and third generation German families. Cattle, sheep, goats, and swine were raised as well as grains, fruits, and vegetables (Freeman 1994:43). Vera Flach left an interesting account of her life on a ranch near Sisterdale, Bandera County, that began in the 1920s after she married a German rancher and moved to the Texas Hill Country from Chicago. She described her first grain harvest on the ranch:

> I polished off my first year by meeting up with the grain harvest. In the Hill country it usually came in late June. The threshing machine the first year was called a Steamer. It had a shrill whistle and we knew it was coming when it was still miles away. The crops on our farm were oats and wheat. They were cut and put in shocks and in a few days, if there was no rain, they were ready for the thresher. In payment, the owner of the machine took one sack, the rancher seven. This was commonly known as "the seventh," which, of course, it was not. My mother-in-law, with the help of one girl and me as a sort of supernumerary, did all the cooking and washing for the threshers. In those first days there were eighteen to twenty men and seven wagons. We fed them three meals and two lunches every day. They were supposed to set up at our ranch for two and a half days to finish 175 acres in cultivation (Flach 1973:21).

Flach mentioned that the cultivated fields were small and far apart. Roads were often in poor condition and the machines broke down frequently. A few years after her first experience with the grain harvest, several local ranchers pooled their resources and bought a threshing machine. Then work was done by these men and their families in a cooperative effort. It took longer, but the labor costs were reduced, as well as the demands upon the women for food and clean clothes (Flach 1973:22). While Bandera County lies further west in the Hill Country, Flach's experience was probably similar to that of farmers and ranchers in Hays County.

Virginia Bradley in 1949examined Land use in three Edwards Plateau counties of the area during the first half of the twentieth century. These counties, Comal, Kendall, and Kerr, are fairly typical Hill Country counties with the exception of the eastern part of Comal County on the edge of the Blackland Prairie. They resemble western Hays County in both topography and settlement patterns. Most of the following information is based on her work.

> Between the Balcones Escarpment to the east and the undulating Divide to the west, the dissected Hill Country forms a unit that is distinctive both in its natural and its cultural features. Fine textured relief places in close association areas of gently sloping upland, steep, rocky slopes, and smooth valley lands. Since the uplands and slopes generally are suitable only for grazing, while the valley lands are satisfactory for cultivation, the organization of the producing units reflects the mingling of land types in the varying emphasis on stock and crops. The majority of the units contain both range and crop land, but there are also ranches with no cropland. The areas in which farming predominates are interspersed with the areas of ranching to form a very intricate pattern. However, rangeland constitutes by far the greater part of the area, the proportion ranging from 86 per cent to 95 per cent in the minor civil divisions wholly within the Hill Country. A further element of diversity is added by the varying emphasis on specific stocks and crops. Corn predominates in the eastern section, while to the west oats is the chief crop and sheep and goats increase in importance (Bradley 1949:19).

Rangeland produces livestock on low-cost forage. Cattle, sheep, and goats predominate in the Texas Hill Country. All three are found together on most ranges. This is because while cattle eat grass and few weeds, about 40 percent of the diet of sheep consists of weeds. Goats browse the brush and compete little with the other two species. Of these animals, cattle require the most grass and predominate in the eastern counties of the area. Goats require the most care because of their susceptibility to cold. Although cotton, sorghum, hay, or other crops might be raised for cash, much of the land is planted with forage crops for livestock raised within the same unit (Bradley 1949:28-29).

A typical ranch in the Guadalupe Valley in the mid-twentieth century was examined by Bradley in 1949. Ranches in western Hays County were built on similar patterns. The homestead stood on a wooded hill, near its base, overlooking crops growing on an alluvial terrace adjoining the Guadalupe River. The uplands were used for pasturage. The hill sheltered the house from the north wind, while breezes from the south were unimpeded. The house was set back a short distance from the modern highway and was even farther from the old river road, which was the original access for the farm. The plan of croplands conformed to physical limitations at the north and south ends. Transportation lines established nearly all field divisions. Because of the mixed use of the land, good fencing was critical. Although the range area was determined primarily by topography, it was fenced according to a rectangular land survey.

The range was a hilly, open woodland with oak mottes and open areas with trees clipped clean as high as a goat could reach. Limestone outcroppings and caliche were common. Overgrazing was a problem in general, but was most severe around the homestead, where the cattle came for water. The area under cultivation was terraced to prevent erosion in areas where the slope was sufficient to cause it. In addition, two diversion terraces led to a creek on the west and a drainage ditch to the east to keep runoff from the hills from flooding house and fields. Sheep were the dominant livestock because of the poor shape of the range. There was a herd of six Jersey cows and calves. The dairy products derived from these was not sold, but used within the family (Bradley 1949:39).

In 1949, plans were being made to restock the farm along new lines following an aggressive land improvement program. The plan was to raise forty cattle, one hundred sheep, and fifty goats. The crop rotation that year was Hubam clover, corn, wheat, and oats. Deer leases were already an important part of the family income, so deer could also be considered as part of the farm's livestock (Bradley 1949:40).

This kind of diversification meant that the family could harvest different crops and livestock in different seasons. This decreases labor peaks and provides cash at acceptable intervals throughout the year. Grain, wool, and meat were marketed mainly at Centerpoint, the nearest rail shipping point, or at San Antonio or New Braunfels. The farm operations were oriented toward commercial production. Items produced for use by the family included mainly milk, chickens, and wood for fuel, which was generated as a byproduct of pasture clearing activities (Bradley 1949:44).

In the middle of the twentieth century Herefords were the predominate breed of cattle and they were kept for the production of calves for slaughter. Fine wool sheep included mostly the Delaine and Ramboullet varieties. Corriedale sheep were being introduced at the time. Angora goats were also common (Bradley 1949:55). They were brought to the area in the 1880s and 1890s. The breed originally comes from Turkey, but was hybridized in Georgia and California prior to their introduction to Texas (Barnett 1987:347-359).

Throughout most of the twentieth century, cattle ranching has been a mainstay of the county's economy and much of western Hays County remained in range land until recent development pressures from the Austin area began to break longstanding family ranches into subdivisions.

Farming on the Blackland Prairie in Hays County

The Blackland Prairie extends into Hays County from the east as far as the Balcones Fault. Agricultural practices there have been adapted to a different set of circumstances than those that prevail on the Edwards Plateau. Early settlers on this prairie could not farm it as it is farmed today. The thick black clay was considered good only for grazing until late in the nineteenth century. Spaniards who settled on this prairie were confined to farming on thin alluvial interstices between watercourse and prairie.

All of the Spanish settlements, weather military, ecclesiastic, or *empresario*, were established near streams and farming was done on alluvial terraces adjacent to those streams. Both irrigation and dry farming were attempted. The prairie was

used as rangeland for cattle, horses, burros, sheep, goats, and hogs. Neither the Spanish nor the French succeeded in settling the Blackland Prairie. Even during the early Anglo period, settlements existed only in alluvial enclaves along the major drainages. The prairie was used for hunting and harvesting of free-range cattle (Amsbury 1993:123-135).

Although Spanish settlements such as *San Xavier*, *Bucareli*, and *Trinidad Salcedo* technically lay on the Blackland Prairie, this was true of them as well. For instance, in testimony given concerning the establishment of a presidio and more missions on Brushy Creek and the San Gabriel River in 1755, Don Joseph Joaquin de Ecay y Musquiz is quoted as follows.

> He said that as regards the land, those that exist are deposits from the river and that the only one and the largest is below the San Xavier Mission, which is probably a league long and that he has heard it said that at high tide season the river overflows, its banks inundate it and that he who is declaring this has seen debris overrun the entire plot of the deposit, wherefore, if it was sown, with or without irrigation, the corn would be ruined in whatever state it may be (Rabago y Teran in Gilmore 1969, Appendix 3:137).

This farming strategy meant that flooding was always a concern. Stephen F. Austin believed that the San Marcos River would prove suitable for irrigation (Austin 1821:194-96), but this was not the case, partly because of the flooding of the Blanco. Ferdinand von Roemer wrote that while crossing below the springs on the San Marcos River in the summer of 1846, he and his travelling companions saw debris fifteen to twenty feet up in the trees (Roemer 1849 in Mueller 1935:175-76). Not only floods, but also droughts made farming a risky endeavor. In 1857, the area experienced a severe drought and the crops died in the fields. In 1868, too much rain, followed by a plague of grasshoppers that ate crops down to the roots, devastated area farmers (Padgitt 1950:349-50).

General Land Office maps depicting areas of Texas settled before the Civil War confirm that most of these parcels of land were laid out in rectangles with one side adjacent to a drainage. Some well-placed grants might have a rectangle with both short sides resting on a different drainage (General Land Office 1936). Ideally, this gave settlers a mixture of alluvial terrace for planting, riparian zones containing water and timber, and uplands suitable for grazing cattle. Dobie observed in 1932:

> When Hays County was first settled, the prairies were used as open ranges for cattle, and the raising of stock was the principal industry. The growing of cotton began, however, with the first white settlement, and small areas of valley lands were cultivated to this crop as early as 1847. The valley lands were first put under cultivation, as the black prairies were better adapted to stock raising than agricultural purposes (Dobie 1932:43).

Until well after the Civil War, these uplands were considered worthless for farming. The waxy, black clay of the Blackland Prairie that is now considered some of the state's most fertile ground could neither be plowed nor fenced economically throughout most of the nineteenth century. Even if it had been economically viable, transportation in Texas was not sufficiently advanced to support a large agricultural economy so far from the coast (Sharpless 1993:155) before the arrival of the railroad in Hays County in 1880.

Four things happened in the 1870s that permanently changed land use practices on the Blackland Prairie. First, improvements in the manufacture of plows in the mid-1870s mitigated one of the major impediments to breaking the thick "gumbo" soil. John Deere's steel plow, introduced in 1857 had made turning the black clay feasible, but James Oliver's cold-chilled iron plow developed in the 1870s made it economical. John Deere and other companies soon produced their own versions of Oliver's plow (*West Texas Free Press*, January 10, 1874). With such advances in agricultural technology, the land of eastern Hays County could be plowed and it proved suitable for raising cotton. An ad in the San Marcos weekly newspaper reported the following:

> To the Farmers - If you want the best plow ever introduced into this country, and best adapted to our black land, go to Rylander and Kones and get you a John Deere Moline Plow. They have a good stock on hand, and guarantee each plow. Sizes 6, 8, and 10 inches (*West Texas Free Press*, December 27, 1873).

Barbed wire became available in quantity by 1875, making it possible to fence large expanses of land economically. Within a decade of its introduction in Central Texas, free-range cattle raising on the Blackland Prairie was no longer

possible. The railroads also arrived in Central Texas in the late 1870s and 1880s. Railroads could carry the cotton to distant markets and supply farmers with tools, equipment, and domestic items at competitive prices. A new cotton economy was soon established (Sharpless 1993:156-57). Improvements in water well technology such as augers, pumps, and windmills allowed farmers to move their houses out onto the prairie, close to their newly cultivated fields.

There were soon farms of all sizes on the prairie, but few contained as many as 1,000 acres. At the beginning of World War I, a study showed that in fifteen selected cotton counties in Texas, bale production had fallen by almost seventy percent (Moss 1914) but during the war, demand drove cotton prices to unprecedented levels and farmers planted as much as they could. When the war ended, prices plummeted. The boom and bust cycle was typical of cotton prices in the late nineteenth and early twentieth century. Another problem that plagued cotton production was the boll weevil, which appeared in the Corpus Christi area around 1893 and quickly spread to other cotton-producing areas of the South (Sharpless 1993:162-63).

In the early twentieth century, the percentage of tenant occupied farms grew compared with those tended by resident owners. Many farm owners lived in nearby towns and engaged in other occupations while they leased or otherwise profited from their land. There were three categories of arrangements between absentee farmers and their tenants: sharecropping, share renting, and cash renting. Tenants agreed to furnish the landowner with part of the crop they raised, usually a third or a half (Orser 1988:56).

The worst of these arrangements for the tenant farmer was sharecropping. Tenants who agreed to this type of contract generally were among the area's poorest farmers and had few other occupational opportunities. Sharecroppers typically furnished his labor and that of his family and half the fertilizer needed for cultivation. The landowner furnished everything else: land, house, tools, equipment, animals, feed, seed, wood, and water, as well as half of the fertilizer. As owner, he took half of the crop and this system was often referred to as "working on halves." The owner also often provided the sharecropper basic necessities on credit until just before harvest, a practice known as "furnishing time" (Orser 1988:56). These goods were bought on credit either at a store or directly from the landlord. While the interest was usually set at ten percent, it was applied to the length of time taken to raise a crop rather than on at annual basis; therefore, the actual interest rate was closer to twenty percent than ten. Because there is a seasonality to crop production, so it was with loans. For example, in Ellis County, Texas, tenants could obtain credit until October (White and Leonard 1915:7-9).

At harvest, the landlord took the crop to the gin and brought the sharecropper a check for his share. Since the sharecropper was not involved in the end process he might not know the exact amount of crops produced. Obviously, this system led to fraud and abuse (Orser 1988:58) and many sharecroppers were reduced to the equivalent of debt slavery.

In 1900, about eighty percent of the Texas population lived in rural areas and almost six of every ten workers was occupied in agriculture. At the turn of the twentieth century, land was broken mostly with horses and mules. Larger operations soon began to employ steam tractors, threshers and reapers but even the smaller farms benefitted from new technology in the form of better plows and riding cultivators. Although railroads made long distance shipping easier, most rural people in Hays County traveled by horseback, wagon, or buggy over bad roads as late as 1920. In most instances, it required the good part of a day to go twenty miles by wagon or buggy. The advent of the automobile in the early twentieth century did little to improve transportation in rural areas until the 1920s, when tractors and Model Ts became commonplace (Richardson et. al 1981:357-58). Even then, good all weather roads in the county were rare.

The Blackland Prairie does not lend itself to subsistence farming. The labor involved in cultivating the black clay is considerably more than that required along the alluvial corridors, therefore farmers raised cash crops primarily cotton. Wild fluctuations in cotton prices and production made it difficult -- if not impossible -- to predict income and curb debt. A good crop in a good year, like those following the entry of the United States into World War I, could be very profitable. Increased production invariably followed a good year, flooding the market and forcing prices down. Extension services and farm cooperatives encouraged diversification, but farmers planted what they thought would return the most money in a given year, and that was usually cotton.

The revival of a cotton kingdom on the Blackland Prairies in the late nineteenth and early twentieth centuries was based largely on tenant farming and the abuses of this system have been well documented. In Hays County, the heyday of the cotton economy dates from the arrival of the railroads in 1880 until about 1925. Floods, droughts and poor land use, combined with the invasion of the boll weevil, ruined the county's cotton fields in the mid-1920s. World War II sent

thousands of young Texans abroad and many never returned to the farm after the war. Despite these obstacles, the Blackland Prairie is today one of the most productive agricultural areas in the United States and farming is still practiced on a large scale in eastern Hays County.

Communities of the Blackland Prairie

During the 1880s, when cotton was first cultivated on a large scale on the Blackland Prairie, the communities of Uhland and Niederwald formed along the old Nacodoches Road segment of the Camino Real (Highway 21), at far eastern edge of the county. In fact, the road defines the boundary between Hays and Caldwell counties and both communities are divided between the two counties. Uhland encompassed an earlier community called Live Oak, founded about 1860, but both Uhland and Niederwald were settled largely by an influx of German farmers who had moved into the area by 1880. Most, if not all, followed the tenants of the German Evangelical movement and they organized St. John's Evangelical Church in Uhland in 1889 (Simon in Stovall et al., 1986: 308).

From the 1880s until the turn of the century, Uhland was an unnamed collection of farmsteads with a cluster of buildings including a blacksmith shop and general mercantile store, built in 1892. By 1900, the area's population warranted a post office; it was named Uhland in honor of the German poet Ludwig Uhland (1787-1862). Mail arrived by wagon from Kyle (Simon in Stovall et al., 1986: 310). By the 1930s, the cluster of buildings included the Uhland Mercantile Co., Louis Krause's Blacksmith Shop, garage and filling station, Wranitzky's Blacksmith Shop, garage and filling station, and a gin. A second gin was located at nearby Pecan Springs. Between Uhland and Niederwald, west of present Highway 21, families of both communities attended dances and other social events at Plum Creek Hall (Simon in Stovall et al. 1986: 312-313). The village grew very little beyond the few businesses that served the immediate needs of the area's agricultural economy but the surrounding farmsteads prospered and increased in the early twentieth century. Virtually all of area's farmers were of German descent and members of the Evangelical Church in the 1930s -- with the exception of Natividad Moreno (Simon in Stovall et al. 1986:312). Uhland remained a predominantly German community throughout the historic period.

A few miles north of Uhland, Niederwald straddles the Hays-Caldwell county line which is defined by State Highway 21. Like Uhland, Niederwald was founded by German immigrants, though about 20 years later. Niederwald was also a haven for followers of the German Evangelical movement who attended the Uhland church until they built their own, Trinity Evangelical and Reformed Church, in 1946 (Simon in Stovall et al., 1986: 317). Hugo Buass built the community's first General Merchandise Store about 1901. Buass became postmaster shortly afterward. Niederwald also supported a combination hardware, blacksmith, buggy and wood working shop operated by E.A. Grobowsky, as well as a cotton gin, in its early years. It is not known when the New Hope School and teacherage were built for Niederwald but it was listed among county schools by 1928 (Simon in Stovall et al., 1986: 317). Older students attended high school in nearby Uhland in the 1940s and later in Buda. Smaller than Uhland, only about 80 people were counted as residents of Niederwald from 1910 to 1940 (Simon in Stovall et. al. 1986: 318). In the 1930s, most though not all of Niederwald's farmers had German surnames. Area farms on the west side of Niederwald adjoin those in Buda and the Goforth community (Simon in Stovall et al., 1986: 318) and there is little to distinguish them from the other area farmsteads. Farming remains an important industry in Niederwald.

Historically, rural communities of the Blackland Prairie included small villages like Uhland and Niederwald and larger towns like Kyle and Buda, surrounded by family farms of between about 80 and 250 acres apiece. The smaller communities were often located in the center of farming districts defined by ethnic or religious origins or by limiting topographical features such as rivers and creeks. They functioned somewhat like neighborhoods within urban areas that have a school, one or two churches, a few groceries and a gas station to serve the immediate needs of the surrounding households. Nearly every such hamlet in the Blackland Prairie had a cotton gin. Larger towns in the region, like Buda and Kyle, were generally located at the crossroads of two or more county roads, often with railroad access, supported more diverse commercial, institutional and social activities. Such towns generally had several general merchandise stores, a few specialty retail shops, a small railroad hotel or inn and a few cafes or restaurants. Their religious and institutional buildings included a regional high school, several churches serving different denominations, and occasionally a cultural or civic building such as a community hall or masonic lodge. Larger rural towns sometimes had banks, law offices and doctor's offices or small clinics. They usually had several small industries including one or more gins, a lumber yard and sometimes a mill or quarry.

The rural landscape in the Blackland Prairie featured farm complexes situated on high ground and set back some distance from the nearest public roads. As much as possible, farmers attempted to locate their building complexes near the center of their farms to minimize the distance from barn to field and thus reduce the strain on their draught animals. Oxen were known to die of exertion while plowing or hauling loads through the deep, thick clay of the Blackland Prairie. Farmsteads typically contained a primary family dwelling, one or more small tenant houses, privies, smoke houses, storage sheds, animal and vehicle barns and small animal shelters such as pig pens and chicken coops. Auxiliary structures included cisterns, wells, well houses, windmills and dipping troughs.

Rural landscape features included plowed fields and pastures fenced with cedar post and barbed wire fencing, timber lots along creeks, stock ponds. Every farmer had large vegetable gardens near the house and some had small fruit orchards, as well. Some had grape arbors. Farmers typically did not have large yards but nearly every farm wife planted flowers near the house and lined walkways with rocks or fossilized shells found in nearby creekbeds. They usually built metal fences around the small yards immediately surrounding their houses to keep stray animals out of the gardens and small children from wandering into the fields or work areas.

Industrial Development of Hays County

Although many businesses and industries came to the railroad towns of San Marcos, Buda, and Kyle, Hays County remained largely an agricultural region throughout the nineteenth and the first half of the twentieth century and its industrial base reflects that fact. Historically, most of Hays County's industries have been associated with local construction and agriculture.

Wood shingle production was one of the county's first industries. From the earliest days of Anglo-American settlement in Hays County, settlers exploited the abundance of giant cypress trees that grew along the rivers and major creeks. At first the trees were cut into blocks, piled on oxcarts, and taken back to homesteads where shingles were split off (rived) with froe and mallet for roofing and siding materials. Later, whole tree trunks were taken to the sawmills (Wimberley 1969:1). The first sawmill in the county was the one built by Edward Burleson at San Marcos in the late 1840s.

Not surprisingly, grist mills and cotton gins were among the county's historic agricultural industries. Again, Edward Burleson led the way by opening a grist mill at San Marcos in the late 1840s. Winters Mill, at present Wimberley, was built about 1856. A second mill was built by his daughter and her husband, John Cude after the first washed away in a flood in 1869. This mill was later bought by Pleasant Wimberley (Kerbow in Stovall et al. 1986:528) whose family continued to operate the business through the 1920s.

Once cotton was established in the Blackland Prairie of eastern Hays County, local entrepreneurs built cotton oil mills. Likewise, cotton compresses sprang up to press and bale the product for shipping. The San Marcos Compress Company processed approximately 10,000 bales of cotton per year in the early 1930s (Dobie 1932:105).

San Marcos was also home to Kreuz Milling and Grain Company where ranchmen from Hays County and elsewhere sold large quantities of wool and mohair in the twentieth century (Dobie 1932:108). For example, in 1935, the company sold about 175,000 pounds of mohair to a mill in Rhode Island (*San Marcos Record*, January 25, 1935). In Kyle, Sion's Gin, Round Bale Gin, and Kyle Oil and Gin Company, were all in operation by 1900 (Simon and Johnson in Stovall et al. 1986:255).

Cedar provided a living for many families in the western part of the county. The so-called red cedar or post cedar that covers the limestone hills on the Edwards Plateau is known to botanists as the ash juniper (*juniperus ashei*) and is the dominant species in much of the Texas Hill Country (Hatch et al. 1990). The families who cut the trees were an independent lot, cutting and selling fence posts as contractors, not laborers. Cedar burners and choppers, as they were called, came to the Hill Country -- including Hays County -- from the hills and forests of Tennessee, Indiana, Georgia, New York, England, and Ireland (Cartwright 1966:247-255).

On the cedar-covered hills in the western part of the county, charcoal burning emerged as an important local industry by the late nineteenth century. Charcoal was in steady demand in the growing towns at the edge of the Escarpment where, among other things, it was used to heat flat irons. There were so many cedar burners in the Guadalupe Valley above New Braunfels that a camp there was known as Charcoal City. Although the demand for charcoal shrank, cedar gained

popularity as fencing material. When barbed wire became available in the 1880s, cedar posts were cut to support fences made of the new invention. Cedar burners became cedar choppers. In the 1880 census for Hays County, two men, Albert Everett from Holland and Andrew W. Lackey, a Texan, listed their occupation as fence builders. Cedar posts are still a viable industry in Hays County (Cartwright 1966:247-255).

Agricultural industries predominated in Hays County. Dairy production and sales increased during the early part of the twentieth century. San Marcos' Maid Pure Pasteurized Milk Products company advertised in newspapers during the 1920s and the San Marcos Dairy Products Company paid as much as $7,500 per month to local dairymen and farmers in 1925 (*San Marcos Record*, October 16, October 23, 1925).

Between 1940 and 1944 the Green Valley Cattle Company, supported by Green Valley Farms, established a cattle feeding operation near San Marcos that was considered "state of the art" in its time. Jim Cummings founded the company, which included an auction barn and feeding facilities for 7,000 head of cattle. The company's modern dehydrator processed 10,000 tons of green forage crops each season and the feed plant was capable of handling 40 tons of forage per hour. Up to 11,000 pounds of feed could be warehoused on site and an impressive irrigation system supported both the feed lot and the farms (Green Valley Cattle Company ca 1946). At one point in its operation, it was one of the largest feed lots in the country. It thrived until the drought years of the 1950s, which it survived. The company was bought by Robert Cooper in 1962 (personal communication, Ernest Cummings, June 2000). Both the farms and the cattle company are located on land once belonging to Thomas McGehee, the county's first Anglo settler. Cummings is also known for his inventions including the bulldozer, patented in 1925, as well as other devices that transfc med the pipeline industry (Crutcher-Rolfs-Cummings Inc. 1960s).

The Cummings family moved to Wimberley, Texas in 1933. Jim and Ora had two sons, James Jr. and Ernest. James Cummings Jr. was one of many army engineers killed at the Battle of the Bulge in World War II. In 1944 Jim Cummings bought 1,000 acres of the old Thomas McGehee grant, which already had a dam on the San Marcos River below its confluence with the Blanco. Local people told him that this land was agriculturally sterile, worn out by years of poor land practices. He re-engineered the abandoned dam and hydro-electric plant into a water system for his farm and cattle company. He used thousands of pounds of manure from his feed lot to restore the exhausted farm land and make it grow again (Crutcher-Rolfs-Cummings ca. 1960s). Ernest became an inventor in his own right and holds many patents on pipeline machinery. Today he and his wife Sally Diffin Cummings live on the Blanco River near the Hays-Caldwell county line (personal communication June, 2000).

By 1950, the majority of people recorded in the census of Hays County lived in its towns rather than on farms or ranches. The U.S. Census Bureau classified sixty percent of the county's population as urban and more than twenty-four percent as rural, non-farm laborers. Less than twenty percent of the county's citizens made their living directly from the land. That trend continued through the second half of the twentieth century as farms and ranches were divided into suburban housing tracts. Ironically, many such subdivisions are given names reminiscent of the county's agricultural heritage, such as Ruby Ranch.

ETHNICITY IN THE SETTLEMENT OF HAYS COUNTY: 1846-1951

Anglo-Americans in Hays County

The recorded history of Hays County is almost entirely devoted to Anglo-American settlement, reflecting their larger numbers as well as their political and economic dominance during the historic period. Those in power tend to write their own history. Therefore, it need not be repeated here except in the broadest terms.

Anglo-Americans and their African-American slaves settled Hays County in the middle of the nineteenth century. Only forty-one households were counted in the census of 1850. Of the county's free population in 1850, fifty-five percent were born in what has been termed the Old South while thirty-seven percent were born in Texas. Approximately one-third of the county's population lived in bondage and the cultural landscape reflected this fact; homesteads typically contained a primary dwelling, simple animal shelters and rudimentary outbuildings and slave quarters.

Most of the free men in Hays County listed their occupation as that of "farmer" in the 1850 census. At that time, the area was still subject to Indian raids and farmsteads tended to be loosely clustered together for mutual defense. These

communities formed at reliable water sources and along the few existing roads. Most of the early dwellings were two-room log houses built in either a hall-parlor or center-passage plan like those in which many of the settlers were raised. In many cases, the center passage was left open to take advantages of breezes in the summer. Such dwellings are sometimes called "dogtrot" houses. Later, the open passageways were enclosed and the log structure covered with milled siding. Hall-parlor plans were less common than center-passage dwellings in Central Texas most likely because of the region's long, hot summers. Slave dwellings were simple, one-room log shelters with a door and possibly a window opening.

Early Anglo farmers in Hays County hoped to profit by using slave labor to raise cash crops on large tracts of inexpensive land acquired from the state of Texas. This strategy was not successful because of the great distance and difficulty involved in taking crops to eastern markets. Cotton was not recognized as a viable cash crop in the Blackland Prairie until after the railroad arrived in 1880 and people began to farm the prairie. However, the prairie communities were built around smaller farms that were more intensively cultivated than the earlier plantations. This florescence in agriculture lasted about fifty years or less. By then, most of the blackland cotton fields were exhausted.

More pastoral strategies were adopted by later settlers who moved into the county after the Civil War. Some raised cattle for beef as well as dairy products. Others, particularly in the rocky western part of the county, tended goats. Sheep herding was attempted at different times with varying degrees of success. Farmers and ranchers alike raised hogs and chickens.

African-Americans in Hays County

The African-American experience in Hays County began in slavery. One hundred and twenty-eight slaves were recorded in the 1850 census, constituting a third of the county's total population. They had come to the county with their owners from the southern states. Nearly half were owned by four men: Claiborne Kyle from Tennessee owned twenty-eight and the Cheatham family, from Mississippi, owned twenty-two slaves. Thomas McGehee from Georgia, the first Anglo settler in the county, owned seven slaves and John Pitts from South Carolina, developer of Stringtown, owned ten. By 1860, the county's slave population had increased to 802, comprising about thirty-eight percent of the total population. Only 87 of 245 white families in Hays County in 1860 owned slaves (U.S. Census Bureau 1850, 1860).

After the defeat of Confederacy in 1865, the slaves in Texas were emancipated to pursue lives plagued by poverty, prejudice and violence. Some remained on their former masters' plantations where they were subject to wage contracts that forbade travel during certain times and legally sanctioned working conditions that would today be considered Draconian. If they left the relative safety of the plantation, life could be even harder. Vagrancy laws were instituted as part of the onerous "Black Codes" in 1865. According to the law, unemployed African-Americans could be jailed and their labor rented out to local planters with proceeds benefitting the county (Orser 1988:50). Unlike some states of the Old South such as Mississippi, freedman in Texas were allowed to purchase land (Hermann 1981:110). However, suffrage was not granted for years and the intention of the new "labor laws" was clearly to convert ex-slaves into peons on the Mexican model (Richardson et al. 1981:249-50). At the very least, they provided monetary incentives for counties to imprison African Americans.

Violence against African Americans in Reconstruction Texas was especially harsh in rural areas away from the protection of federal garrisons. From mid-1865 through 1866, authorities in Texas issued more than five hundred indictments for the murder of blacks by whites. Since African American Texans were not allowed to sit on juries or to give testimony against whites, there were no convictions. Many murderers were not even indicted. Some white men continued their pre-war depredations on black women under their control and the Freedmen's Bureau was swamped with complaints of rape, none of which were investigated (Smallwood 1981:33).

Under such circumstances, African Americans often left rural areas where they had few employment opportunities or legal protections. African Americans left Hays County in large numbers after the war. The percentage of African-Americans in the Hays County population decreased dramatically from thirty to nineteen percent, between 1870 and 1880. The rise of tenant farming in the postwar era reinforced the exploitation of black agricultural workers but also drew large numbers of white farmers into the system of debt slavery (Bailey 1971:492-93). Even though it was not in their economic interest to do so, poor white farmers allied with large landholders and became violent enforcers of the new labor policies. These conditions did not essentially change until the final destruction of cotton tenancy in the 1930s due to purely economic reasons. A group of Southern agronomists summarized the situation this way:

> Because of his economic condition, and because of his race, color, and previous condition of servitude, the rural Negro is helpless before the white master. Every kind of exploitation and abuse is permitted because of the old caste prejudice. The poor white connives in this abuse of the Negro; in fact, he is the most violent protagonist of it . . . Because of their insistence upon the degrading of three million Negro tenants, five and a half million white workers continue to keep themselves in virtual peonage (Johnson et al. 1935:10-11).

German-Americans in Hays County

The German approach to colonization in Texas was somewhat different from that of their American neighbors. Although their numbers were small, amounting to only three percent of the population of Hays County in 1850 (U.S. Census Bureau), they constituted up to a quarter of the inhabitants in several other Central Texas counties at that time. Although Tiling (1913:124-25) claimed the German portion of the Texas white population in 1850 at 20 percent, Jordan arrived at the much smaller figure of 7.5 percent based on a line by line review of the population schedules of the census (1969:193-94).

New Braunfels became the center of German settlement in Texas and some of those families expanded into adjacent Hays County where they bought farms or opened businesses. Two thousand German settlers were soon established at Fredericksburg. Other German groups settled in Victoria, Seguin, and Yorktown. By 1860 a broad band of German settlements stretched from Indianola, on the Gulf Coast, to the San Saba River (Meinig 1969:52).

German colonization in Texas had began in 1831 when Frederick Ernst of Oldenburg, living barefoot in a leaky log cabin in Austin's Colony, wrote a letter that was reprinted in a German newspaper. According to Ernst, Texas was a paradise with a climate similar to Southern Italy. Ernst's letter enticed more Germans to move to the frontier. They soon found that if there was to be a paradise in Texas, they would have to build it themselves (Schroeder et al. 1996:13-16).

Approximately 600,000 Germans arrived in America between 1831 and 1847. Their emigration was influenced by several factors, many of them political in nature. Upon entering Texas in the mid-1850s, Frederick Law Olmsted remarked that he had not known there were larger German settlements in Texas than in any other Southern state (1857:133). When Olmsted crossed York Creek just south of the Hays-Comal County line in 1856, he described German farms consisting of log cabins with an average of ten acres of land enclosed for cultivation. Cotton was being raised on small plots of about an acre per farm. He noted a greater variety of crops in their fields than he had seen on the American farms of East Texas. He also mentioned that the prairie was largely unoccupied except by herds of cattle (1857:139-141).

Germans tended to maintain small family farms, rather than plantations, throughout the antebellum period in Texas. Wives worked alongside their husbands in the fields, a practice noted with amazement by their neighbors. Although German slave owners existed, far fewer German planters used slaves than did their Anglo counterparts (Jordan 1966:61, 109). Most Germans found slavery abhorrent and they were among the state's most vocal opponents of secession.

Following the Civil War, German immigration was encouraged by railroad companies who advertised their lands extensively in Germany. Most of the distinctively German settlements in Hays County, such as Uhland and Niederwald, date from this period. After emancipation, many former slave owners moved west, while others gave up cotton farming and began subdividing their plantations, breaking them into smaller parcels and selling them piecemeal. This allowed later immigrant families like Germans and Swedes to establish farms in areas where previously land had not been available. German immigration slowed in the twentieth century, but continued to be a significant factor in Texas until the 1920s (Jordan 1969:197-98).

In general, it can be said that German farmers tended to own small family-operated farms concentrating on a variety of crops and a balance of pasture, field, orchard, and garden. They raised corn, cotton, and cattle like their Anglo neighbors, but large cotton plantations using slave labor and concentrating on a monoculture cash crop was largely unknown to them (Meinig 1969:53).

Mexican Americans in Hays County

With the abandonment of San Marcos de Neve and the removal of Spanish and Mexican troops from the area in the early nineteenth century, few people of Spanish or Mexican descent were known to settle in Hays County until the late 1850s. This migration accelerated after the Civil War. By 1870, there were 156 Mexicans recorded in the county and by 1880 this number had increased to 382, including many family units. Most of the families were farmers living around Stringtown while a few lived in the Mountain City settlement. The earliest known Mexican-American residents of the county included Vicente Ybarra in the Kyle area (1871), Florencio Trejos in the Wimberley area (1873) and a man named Cisnero from the Buda area (1871). According to Vasquez Philo, there was a Catholic church for Mexican-Americans in San Marcos by the late 1860s (*Times of Hays County* 1996:C-14, D-7, D-9).

By far, the greatest impetus for Mexican immigration to Texas in the first half of the twentieth century was the Mexican Revolution. Census records for 1920 indicate that hundreds of Mexican born residents in Travis and Hays counties emigrated during this period, the majority in 1910 at the outset of the revolution (U.S. Census Bureau 1920). Many longtime Mexican American residents date their family history in the county to this period. Immigrant families in the early twentieth century primarily found work in agricultural fields as tenant farmers or seasonal laborers. Others established lifelong, multi-generational ties with local ranchers and farmers. Typically, entire families lived in their own small houses on area ranches. Men generally tended livestock, built and repaired fences, constructed buildings and trained horses while women assisted with domestic chores. By 1935, separate "Mexican Schools" were established in Kyle, Stringtown, Hemphill, Westbrook, Centerpoint, Goforth, and Bell Springs (*San Marcos Record*, April 5, 1935).

F. Associated Property Types

Significance and Registration Requirements

Classification System for Historic Resources of Rural Hays County

Hays County lies in the heart of Central Texas and is composed of a rural landscape with scattered farms, ranches and small semi-rural communities, with intermittent suburban development stretching from the capital city of Austin to the north. San Marcos, the county seat lies on I-35 near the southeast corner of the county. The county's only sizeable city, San Marcos is an exception to the overall rural context and therefore is not included in the Multiple Property Nomination. Six cultural resources surveys conducted over a period of nearly ten years beginning in 1988, recorded the county's historic buildings, structures, objects and sites, and identified potential historic districts throughout the rural project area. Properties in the small towns of Buda, Kyle, Dripping Springs and Wimberley were included among the county's rural resources because of their historic associations with agriculture. Due to variations in methodology and completion dates among the separate surveys, it is impossible to determine exact numbers for the county's rural properties. However, 1186 separate historic resources were cataloged in the six surveys.

The historic resources surveys of Hays County conducted between 1988 (Dripping Springs) and 1996 (Precinct 2), identified a wide variety of building styles, types and forms that reflect the county's rich, largely agricultural history. A classification system was devised to categorize the many kinds of historic buildings into more meaningful and manageable groupings, thereby facilitating their evaluation and assessment. This system was based on material presented by the National Park Service Bulletin 16, which classifies historic buildings by Property Types. Categories of buildings within each major Property Type are further defined by Subtypes. A structure was generally defined according to its original or intended use and definitions were intentionally broad to include as many kinds of related buildings under a single Property Type. For example, retail and service establishments and office buildings and were grouped under the Property Type Commercial Buildings because of their associative qualities and because they share many physical attributes. Subtypes were also defined to further aid in the review and analysis of these structures. Subtypes of Domestic Buildings, for instance, were based on plan types and included two-room, center-passage, L-plan, modified L-plan and other widely used forms.

The classification method used to define Commercial Buildings, Domestic Buildings, and other Property Types in this discussion is indicative of changes in the perception, understanding and appreciation of historic resources. Although past studies tended to examine only the most prominent and obvious landmarks within a survey area, this investigation reflects a more democratic philosophy toward the built landscape. Structures whose modest appearance and humble origins once guaranteed their omission from consideration were included in these cultural resources surveys. Consequently, the inventories recorded cotton gins, workers' housing, small cottages, and tenant farmers' houses, barns and agricultural buildings, as well as the county's larger and more elaborate Victorian-era houses, commercial buildings and civic structures. Therefore, a more complete picture of the past is obtained, and the contributions of all classes of people, not just the affluent, are acknowledged and recognized.

The outline on the following pages is only an estimate of the numbers and types of historic properties identified in six surveys conducted over a ten year period in rural Hays County. Variations in methodology and interpretation between different consultants resulted in some inconsistencies among the six surveys that affect the numbers of properties in each category. For instance, in her 1996 survey of Precinct 2, Kay Hindes enumerated 38 separate farmsteads, ranches, and dairy farms as historic sites. She also recorded 43 individual or groups of agricultural resources and 96 domestic properties in her project area. The Hardy Heck Moore survey of Dripping Springs, conducted in 1988, identified two farm complexes but did not record individual domestic and agricultural resources within the sites. None of the other four surveys identified farmsteads as individual historic sites but they all counted individual agricultural properties. Some surveyors recorded cemeteries as Funerary properties while others listed them among Institutional/Religious properties. Most differentiated between property subtypes such as 1-part and 2-part commercial buildings or Center Passage plan and Two-room plan houses, but the Dripping Springs survey recorded properties only as "dwellings", "commercial buildings", etc. Thus, exact figures for subtypes cannot be determined.

Other factors such as changes in the status of individual properties since they were recorded will necessarily affect the tallies. Some properties have been demolished or altered significantly since they were inventoried. Others that were not

yet 50 years old when surveyed, and thus did not meet the recommended age criteria, might now be included in the totals. For the purposes of this analysis, therefore, some standardization has been adopted for the six surveys; cemeteries are categorized as Funerary properties and farmsteads and ranches are not counted as separate properties but all individually recorded agricultural properties are counted according to subtype. No areas were resurveyed so numbers reflect the status at the time the survey was completed. Thus, older surveys such as Dripping Springs (1988) and Buda (1992) are less likely to reflect current conditions and will not include properties that have since attained sufficient age to be within the historic period.

The following outline illustrates the Property Type and Subtype system and how it is used to organize Hays County's historic sites. In most cases, the numbers should be considered for general comparisons between property types and in the analysis of broad patterns in the rural landscape. Even then, caution should be taken in drawing conclusions from these tallies. For example, historic domestic properties far outnumber other property types, with agricultural buildings a distant second. However, many agricultural buildings were grouped together under subtypes recorded as "barns" or "sheds" while domestic buildings were individually documented in virtually all cases. Likewise, institutional and commercial buildings are almost always recorded as discrete properties while industrial resources are often documented as a site or by function rather than by their individual components. Many more individual agricultural and industrial properties exist in the county but only the most noteworthy have been identified in many cases.

Historic Properties Identified in Hays County Surveys

Historic Archeological Sites (Identified)	**4**
Cistern	1
Cooking feature (*horno*)	1
Foundation ruins	1
Plum Creek	1
Domestic Buildings	**860**
Single Family	*832*
Vernacular Plan Types	327
Popular Plan Types	292
No Plan Identified/Rectangular	146
Unknown (Dripping Springs)	58
Ancillary Dwellings (garage apartment)	2
Domestic Auxiliary (garages, 1 kitchen)	7
Multiple Unit Dwellings	*28*
Hotel	1
Motel cottages	3
Recreational cabins	11
Barracks	12
Dormitory	1
Agricultural Properties	**199**
Farm/Ranch Composition and Layout	40
Barns and Outbuildings	159
Commercial Buildings	86
One-Part Commercial	49
Two-Part Commercial	3
Warehouse	1
Office Buildings (cotton gin office)	1
Theaters (none identified)	0
Service Stations	9
Restaurant	1
Other - Commercial garages	2

"General"	1
"Stores"	4
Carriage barn	1
Unknown (Dripping Springs)	14
Institutional Buildings	**33**
Meeting Halls (Fraternal)	1
Schools	10
Government Buildings	3
Churches	15
Unknown (Dripping Springs)	4
Industrial Buildings	**10**
Cotton gins	4
Grain gins	2
Grist mills	1
Water tower	1
Warehouse	1
Other - Rectangular	1
Funerary	**22**
Cemeteries	21
Single grave - Sarah Rector	1
Landscape Features	**5**
Parks - Camp Ben McCulloch	1
Tree	1
Memorials (Historical Markers identified)	3
Engineering/Infrastructure	**10**
Transportation Related	
Railroad car	1
Train depot	1
Railroad bridges	2
WPA bridge	1
Bridge	2
Road (1915)	1
Other/Infrastructure	
WPA Dam	1
Concrete culverts	1
Uncategorized	**1**
Object - Concrete dated 1940	1

In all, 1186 historic resources have been identified over six surveys conducted over a period of almost ten years. The great majority are domestic properties, primarily single family dwellings in communities and on farms and ranches. Agricultural properties follow with 159 individual resources identified but many more are uncounted either because they were not visible from public right of way, were not individually noteworthy or were grouped according to subtype within a farmstead or ranch. Other properties that may have been missed include historical markers, WPA improvements, historic roadways and fords, cemeteries and isolated grave sites and countless pre-historic and historic archeological sites.

Property Types in Rural Hays County

Potential Historic Archeological Sites in Hays County

Historic cultural resources associated with Native Americans and early Spanish explorers and settlements may be found near permanent water sources and along old trails and spurs of the Camino Real. Native American sites of the historic period may include campsites; battle sites and game kill sites. Spanish Colonial and/or Mexican Period historic archeological sites stemming from Spanish Colonial efforts may include camp sites, abandoned mission sites and the original settlement of San Marcos de Neve about four miles from the city of San Marcos.

Historic archeological sites dating from the period of Anglo settlement may occur throughout Hays County. Like Native American and Spanish Colonial sites, they most likely occur near reliable water sources and close to transportation routes. Historic period ranches, farms, ranching and/or farming communities, abandoned settlements and existing towns all contain potential archeological sites associated with Anglo occupation of Hays County. Examples would include frontier homestead sites, abandoned townsites related to early communities such as Cannonville, Catlin and Goforth, military sites related to the Texas Ranger encampment that protected the early townsite of San Marcos, abandoned roadways, trails, and bridges, and other abandoned or derelict resources of the historic settlement period.

Only four potential historic period archeological sites were identified in the six surveys of rural Hays County but many more may exist. Those recorded consist of foundation ruins, a cistern, an outdoor oven or *horno* and a battle site at Plum Creek. Remains of San Marcos de Neve, the only known Spanish settlement attempt in Hays County, have been identified and are being investigated by archaeologists. Prehistoric archeological investigations have been conducted in Hays County and new sites will doubtless be discovered in the future. Such identification and classification was beyond the scope of the cultural resources surveys conducted in the county.

General Architectural Trends of Anglo and African American Settlement

Although permanent, non-native settlement in Texas occurred as early as the late seventeenth century in the El Paso area and the eighteenth century elsewhere in the state, little physical evidence remains to document this early phase in the state's development. Several historic archeological sites in and around the city of San Marcos attest to the presence of Spanish Colonial settlement in Hays County but no extant buildings or structures are known to date from that effort. Rather, it was the massive migration from the Upland and Deep South that dominated most of the state's architectural development from the antebellum period through the last decades of the 19th century. These pioneers transported their traditional domestic building types and construction techniques to many parts of Texas, including Hays County.

Vernacular Forms

Use of common building types, usually described as vernacular structures, and modest construction materials account for the simple forms of these settler's buildings, which typically consisted of only a few rooms. With few exceptions these vernacular structures are the ordinary buildings constructed by common people, and encompass the vast majority of all the structures within a community's stock of built resources. Most were built by the resident-owner, a local carpenter, or mason who essentially replicated a known and accepted building form. Decorative trim secured from a local sawmill or lumber yard reflected the owner's level of affluence and stylistic tastes. Even large, impressive buildings and structures with elaborate detailing often prove to be vernacular structures embellished by Victorian period porch trim or made grander by the addition of a classically inspired portico.

Vernacular structures are complex solutions to the organization of daily life and their particular forms evolved slowly. Resistant to quick, fashionable modifications, vernacular structures retain their characteristic forms over long periods of time. For this reason, they are defined by their floor plan and overall shape, which remain stable despite stylistic changes and technological advances. Vernacular building types endured through the 1920s, adopting the prevailing stylistic details to mask their conservative forms. During the early 20th century, however, modern, more fashionable dwellings eclipsed the vernacular forms. Victorian-era houses with their turned porch posts were replaced by bungalows with squat posts set atop square piers; asymmetrical dwellings lost their columns and irregular form and adopted the blocky shapes of their bungalow and four-square neighbors. An interest in revival-style architecture surfaced after World War I, possibly due to American soldiers returning from European campaigns. Romantic interpretations of the "English

Cottage," "Spanish Hacienda" and other exotic stylistic extractions began to decorate popular forms of domestic and other architecture. By the eve of the Great Depression, standardized machine-cut houses dominated domestic architecture and the vernacular, master-carpenter built house became something of a historic artifact.

Popular Plans

While traditional building types continued to be built well into the second quarter of the 20th century, new domestic forms were promoted in the popular reading material of middle-class Americans by the early 1900s. Advice manuals, domestic fiction, ladies magazines, including the *Ladies Home Journal*, *Good Housekeeping*, and *Godey's Ladies Magazine*, religious and medical tracts, and widely distributed agricultural journals instructed, admonished, and prodded Americans, especially women, in the care and shelter of their families. Architects, designers, doctors, social reformers, and religious leaders used print literature to advance their belief that tasteful physical surroundings, which resulted from the use of appropriate architectural forms, could exert a very powerful, positive social impact upon American culture (Handlin 1979; Wright 1980; Clark 1986). Consequently, local traditional buildings (identified in the Vernacular Plan Types section) yielded to new architectural building types known as popular architectural forms or "popular plan types" that appeared simultaneously throughout the country. Most popular forms are dwellings and include bungalow-plan and Four-square plan houses, although the stylistic detail associated with popular domestic architecture often appears on contemporaneous commercial and institutional buildings.

Although lumberyards and speculators brokered lots and houses to homebuilders as early as the 1880s, most Americans continued to contract directly with local builders for their houses until the first decade of the twentieth century. Then, lumber dealers and developers competed with well-known mail order companies like Sears and Montgomery Ward and specialty companies like Aladdin and Redi-Cut, who supplied plans and pre-cut building materials for thousands of homes throughout the country. In some instances, entire communities were made up of mail-order houses. These mass-produced houses -- the common fabric of the uniform city block and suburban street -- exhibited a range of stylistic references from the more expensive, fully rendered Classical Revival styles to modest cottages and workers' housing with few stylistic pretexts.

Throughout the country, familiar two-story Queen Anne-style dwellings were replaced by one- and one-and-a-half-story asymmetrical frame house in the early 20th century. Reduced in scale, stripped of towers and turrets, and their turned posts replaced by classically inspired columns, the new form was offered in countless catalogs and lumberyard publications. But it was the modest frame structure, enhanced by a bungalow-style porch or Craftsman-inspired trim, that dominated the streetscape. Following the First World War, real estate developers, lumberyards and mail-order companies launched massive advertising campaigns to promote the notion that all Americans deserved a home of their own. It could be argued that the American Dream of home ownership was manufactured and sold to the nation by real estate developers and building supply companies. Their strategy was wildly successful, resulting in a flurry of new home construction along long suburban blocks in every part of the country during the prosperous 1920s (Gowans 1986; Stevenson and Jandl 1986).

Stylistic Classification

Architectural styles are a helpful system of organizing buildings on the basis of shared key physical properties that are in constant use within a specific time span. Defined by the presence or combination of architectural details, or in the case of modern architecture, the lack of such ornament, stylistic categories are an efficient basis for ordering the built environment and function as a shorthand in architectural analysis. Some buildings, especially a community's most impressive edifices, can be effectively understood using stylistic categories, but the concept falls short when pressed into service to classify most domestic buildings, the commercial structures that comprise the business precinct, and the architecture of the Strip -- gas stations, motels, shopping centers, factories, and warehouses. For this reason, the concept of style serves as a companion to vernacular and popular building types to account for all structures when describing and assessing a community's built resources (Longstreth 1984).

At the middle of the 19th century, American popular literature depicted the private house as far more than a protective shelter and place of repose. It was a refuge from a changing, sometimes cruel world where families of all classes could retreat from the noise and confusion of an increasingly industrial and urban world. The building trades, professional architects, theorists, and domestic experts offered countless books, journals, and pamphlets that illustrated handsome

suburban villas for the upper classes, and demonstrated the manner in which a few turned posts, carved brackets, and a steeply pointed gable easily and cheaply transformed a simple farmer's dwelling into a cozy, protective cottage (Wright 1980; Clark 1986). The restricted, early 19th-century palate of Greek and Roman Revival styles gave way to a freedom to select from among many competing styles, including Gothic, Romanesque, and Eastlake, in accordance with one's own aesthetic sensibilities. Proper enhancements for vernacular dwellings, which were now inexpensive and readily available at a nearby lumberyard, included bay windows, small porches, and appropriate landscaping. Larger structures took on towers or elaborate verandas and projecting bays and wings.

From the late 19th century well into the 20th century, the promotion of academically correct historic styles in builder's magazines, professional journals, and the popular press created a demand for houses in the Classical, Spanish Colonial, Tudor (English), and other revival styles. The 1893 World's Columbian Exhibition also gave a significant boost to classicism that has scarcely diminished since. Architects drafted ambitious and stylistically correct examples of domestic architecture, but plans for smaller, less-detailed versions were purchased from women's magazines and the growing number of mail-order catalogs.

Style could also be achieved in commercial architecture by the addition of a decorative Italianate cornice or by incorporating Romanesque elements into the design of a public building. Formerly sedate business districts were transformed by rich palettes of fanciful Victorian-era ornamentation, and grand institutional buildings incorporated historic stylistic details in their designs, often imitating the forms of landmark structures.

Domestic Buildings

Vernacular Plan Types

Historians and architectural historians have found that changes in the use and name of rooms in vernacular houses are powerful sources of information and often reflect transformations in gender roles, familial relationships, economic situations, and in concepts of public and private realms. Usually no written documents exist to reveal the precise room use of vernacular dwellings, but function can be inferred from size and spatia' arrangement. The degree of finish, dimensions, quality of detail, and hardware provide further evidence of function (Glassie 1972; Upton 1979, 1982).

The diversity of Texas' 19th- and 20th-century domestic architecture reflects the many ethnic groups who settled in the state, the introduction of new building technologies and materials, as well as the altered social relations and stylistic associations that shaped American architectural practices during different periods. Although the state's domestic vernacular buildings appear to exhibit an infinite variety of plans and styles, most can be assigned to one of the following plan types: Two-room, Center-passage, L-plan, Modified L-plan, and Shotgun houses. The physical characteristics of each are described in the following summaries.

The Two-room plan type (also known as a hall-chamber plan) consists of two rooms -- a hall and a chamber -- of unequal size and decoration. Immigrants from the Upland and Lowland South introduced the form into East Texas in the mid-19th century, and it was retained in the builder's repertoire into the early years of the 20th century. Newly arrived immigrants from Western and Central Europe also embraced the plan type's simple lateral configuration but used stone or *fachwerk* construction to achieve the same effect. Most examples of the Two-room house are one story in height and of frame construction with weatherboard or board-and-batten siding. In areas like the Texas Hill Country where milled lumber was not plentiful, Two-room houses were built of local stone, usually limestone. Among rural properties in Hays County, the ca. 1858 Winters-Wimberley House in Wimberley, is an outstanding example of the Two-room (hall-chamber) plan rendered in limestone. Nearly all Two-room houses had side-gabled roofs. If chimneys were built, they are constructed of brick and stone and typically extended from one or both gable ends. The larger room, or hall, was the public space, used for entertaining, family gatherings and meals, whereas the smaller room was the family's private chamber. Both rooms were simply detailed; however, the hall usually exhibited some enhancement, designating its important social role (Upton 1982).

Insertion of a passage between the rooms of a Two-room plan creates a Center-passage dwelling. The added volume provides an additional degree of spatial control and privacy, since entry no longer is made directly into the house. This plan type appeared in Texas during the mid-19th century when emigrants from the Upland and Lowland South replicated the familiar frame form in their newly adopted domain. Center-passage dwellings are organized and used much as Two-

room houses. Unlike Two-room houses, they appear in both one- and two-story versions, often with gable-end chimneys. The two-story Center-passage dwelling is known as an I-house (Upton 1982). Although wood-frame construction is most typical, examples of Center-passage houses of masonry construction are not uncommon. Again, availability dictated use and in areas where stone was more plentiful than lumber, we find limestone and granite Center-passage houses. Other distinctive physical characteristics include a side-gable roof and central entrance within a symmetrically arranged facade. Center-passage houses sometimes were embellished with transoms and sidelights that further reinforced the central entry. The Onion Creek "Stagecoach House" (McElroy-Severn House), near Buda, is a good example of a modified Center-passage house. As built, the house may have been a "dogtrot" house -- two rooms with an open breezeway connecting them. The breezeway was enclosed and a transom and sidelights added around the door.

The L-plan dwelling, Texas' most common late 19th century house form, is probably an elaboration of the Center-passage house. The transformation from a symmetrical to an asymmetrical dwelling form was a response to the late 19th-century preference for irregular, picturesque forms (Lewis 1972). The most common examples of L-plan houses are one or one-and-a-half stories in height, although two-story versions exist, especially in urban areas. L-plan houses characteristically have cross-gable or intersecting roofs with an off-center gabled wing extending forward and another one to the rear. Wood-frame construction is typical and weatherboard siding is often used to sheath the exterior but masonry dwellings of this type are found, as well, again most often in cities. Because most were built during the late 19th century, L-plan dwellings often display the elaborate detailing and ornamentation, particularly on porches and in gable ends, that was widely popular at that time. Entry is made into the central hallway or passage, and interior arrangement follows the basic plan of the Center-passage house. Access to the projecting rooms extends from within one of the main rooms off the central hall. The projecting wing can be divided into two rooms, of which the front room is the most important public space. The two areas can be paired, if necessary, to form a circuit of entertaining spaces. The remaining room functions as a private chamber.

The Modified L-plan house, which was built in considerable numbers throughout the state, represents a turn-of-the-century elaboration of the L-plan type. The enlarged central section with its steeply pitched hipped roof distinguishes this type from the simple L-plan house form. Small, secondary gables extend from the hipped roof and often display noteworthy architectural detailing. Late-19th-century versions typically have Queen Anne-style ornamentation, such as elaborately cut wood trim in gable ends and on porches. Those erected in the early 20th century, however, often have classically inspired detailing with Doric or Tuscan columns on a wraparound porch. Transoms and sidelights are common features framing the front door. Although the type was common throughout the state, few good examples exist in the countryside outside of towns in rural Hays County. The Michaelis Ranch house, built near Kyle about 1898, is an excellent example of a Modified L-plan house with Queen Anne ornamentation.

The T-plan house is an elaboration of the L-plan dwelling and also may have evolved from the Center-passage house type. First built in the state during the third quarter of the 19th century, the T-plan house endured into the early years of the 20th century but is less common than the L- and Modified L-plan house. Its T-shaped configuration is produced by the addition of centrally placed, projecting wing onto the front. The primary entrance often is at the front-facing wall of this projecting wing. Other T-plan houses have two front doors that open on the setback portion of the structure flanking the projecting wing. With few exceptions, T-plan dwellings are of frame construction with intersecting gable roofs. Weatherboard siding is typical, and ornamentation usually reflects the Victorian taste for elaboration.

In the third quarter of the 19th century, the Center-passage house was transformed into the U-plan dwelling by the placement of symmetrically organized, front-projecting wings at each end. This modification enabled the builder to retain the familiar Center-passage plan while acknowledging the taste for picturesque forms that dominated the period. Most examples are of frame construction and exhibit some Victorian trim across the porch or around openings. The primary entrance remains at the passage, which in some instances may divide the house into private and public quarters. Like the similar T-plan form, U-plan houses are less frequently encountered than other traditional domestic building types.

The Shotgun house type may have evolved from a traditional African house form that was transported through the Caribbean to the Southern river deltas (Vlach 1976). The origin of the plan type's name has been the subject of debate among architectural historians. Although often associated with African American urban settlements, the shotgun house also is a common feature of rural Texas landscapes. The shotgun house is a vigorously stable form and was built in the state from the late 19th century well into the second quarter of the 20th century. In plan, the shotgun is a single-room

wide and varies from two to four rooms in depth. The distinctive form was built in wood, often with a front facing gable roof and with little embellishment, although some urban examples used Victorian trim or Classically inspired porch posts to enhance their spare profile.

Popular Plan Types

Of the popular plan types built throughout the nation in the early 20th century, the bungalow was the most significant and common. They appeared in the first decade of the 20th century, reaching a peak of popularity from 1910 to 1930, when they were featured in songs, literature and magazines devoted exclusively to the house type. Early 20th-century writers were apt to call any small, intimate dwelling a bungalow, making the term vague, confusing, and somewhat useless. It may be helpful to consider the bungalow as a building type, not a style, since the squat, cozy dwellings were offered with Craftsman, Spanish Colonial, Classical, Mission, Shingle, and Prairie stylistic ornamentation and features. Typical bungalow features include a low-slung profile of only 1 or 1-1/2 stories and a broad roofline that incorporates the porch or veranda in an attempt to minimize the contrast between exterior and interior space. Bungalow designs typically feature angular brackets supporting widely spreading and often decoratively carved eaves. The roof form most often identified with bungalows is a multiple-gabled roof, although hipped roofs and even flat roofs hidden by parapets are common. Bungalows display a wide variety of porch treatments; however, the most common porch elements are tapered box columns that rest on brick or stone pedestals or that extend the full height of the porch.

Once the basic bungalow model was established, it was adorned with every possible stylistic dress, built of log and frame, faced with brick, stucco and cobblestone, and sheathed with shingles stained a dark, natural color imitative of nature. Offered as a middle-class dwelling, the bungalow attained considerable popularity because of its modern appearance and efficient layout. The interior of a bungalow was small, its spaces compressed. Typical bungalow plans have two rows of side-by-side rooms, staggered front to back, providing space for a substantial front porch. Kitchens were vastly reduced from their grand, Victorian-era size to practically proportioned rooms filled with up-to-date, time-saving appliances. Dining and living spaces were opened to each other or folded compactly into a single room. Bungalows often contained a short hall with a bathroom that separated two bedrooms. Parlors and music rooms -- by then considered superfluous -- were generally eliminated in this move toward a new informality of living (King 1984; Gowans 1986).

Bungalow enthusiasts possessed an almost religious zeal, touting its "healthful benefits" and unpretentious, "American" design as morally superior to the more ostentatious Queen Anne and European influenced styles. Bungalows often exhibited exposed structural elements and featured natural, unpainted wood throughout the house emphasizing craftsmanship and the beauty of the natural world. In accordance with new health philosophies of the early twentieth century, bungalow fenestration and porch configurations were designed to "bring the outside in" and allow its inhabitants to enjoy and benefit from fresh air and sunlight. Many bungalows featured screened sleeping porches in accordance with the belief that it was more healthful to sleep outside. Large, paired windows allowed were spaced to allow free movement of air throughout the house, as well. Bungalows are found throughout rural Hays County, in both the small towns and as ranch or farm houses. Excellent examples exist in every quarter of the county.

Another popular house form of this period was the Four-square or American Four-square. This house type developed in the first decade of the 20th century as a reaction to the picturesque, asymmetrical Victorian era dwellings that dominated domestic designs of the previous decades (Hanchett 1982). Supplied in countless styles by mail-order concerns and lumberyards, Four-square forms were built through the 1920s. Their simple cubed shape conferred a fresh, modern appearance, and they were often built in the same neighborhoods as the period's other new house type, the bungalow. Four-square exterior organization displays a near-uniform character. Almost by definition, examples are two stories in height and capped by a hipped roof whose profile is broken by a dormer at the facade elevation. Fenestration patterns are asymmetrical, with the entry offset to one end of the facade. A one-story porch stretched across the entire facade, creating a horizontal illusion that contrasts with the basic form. Exterior detailing typically displays features that are characteristic of Prairie School or Classical Revival styles. The house type takes its name from its interior configuration (see Figure 17), which is simply divided into four similarly dimensioned rooms (Gowans 1986).

Stylistic Influences

The popular ideal of American domestic architecture changed in the last decades of the 19th century when the house was no longer perceived primarily as an asylum but rather was considered as a picturesque or artistic expression. Both

exteriors and interiors were transformed to conform to this new taste for the complex and ornate, which in many ways celebrated the technological advances of the Industrial Revolution. Nationally and locally, these trends were promulgated by wealthy Anglos, although by this time, other socio-economic and ethnic groups emulated High Style trends in deference to the wealthy. Architectural assimilation transcended wealth, race, or position, and High Style influences can be seen from the most modest vernacular buildings to grand, consciously "styled" homes.

The Queen Anne style perfectly personified the nature of the late 19th-century picturesque movement. An elaborate arrangement of ornamental details drawn from English architecture gave the Queen Anne its appeal. The style's asymmetrical form typically appeared in frame, raised to two stories. A collection of rounded towers, fanciful domes of every shape, turrets, and steeply pitched roofs with conical, pyramidal, and hipped shapes distinguished the Queen Anne. No other style exhibited such a rich variety of textures, as smooth clapboard, imbricated shingles, polychrome roof tiles, carved brackets, turned balusters and porch supports, and sawn bargeboards were used to create a harmonious and lively configuration (Clark 1986; Gowans 1986).

By the turn of the century, new technologies, transformations in family life, the expansion of the middle and upper classes, and changing aesthetic tastes diminished the appeal of the picturesque house from previous decades. The clutter of detail and curved, ornate lines yielded to the simple horizontality and spare ornament of the early 20th-century family dwelling; carriage houses and barns were supplanted by that new, essential component of the modern house, the auto garage. Newly introduced bungalows and Four-square houses were praised for their practicality and simplicity. This preference for the natural and well-crafted over the ornate and intricate of the preceding period dictated interior as well as exterior details. Domestic interiors were reorganized for efficiency and touted for their functional use of space. Living and dining rooms of modest homes and, to a lesser degree, highly crafted "Popular" houses, were opened up into a single space and furnished with Mission or Craftsman style pieces whose design and detail mirrored the clean lines of the house.

Prairie School-influenced dwellings (for very few exhibit the overt horizontality and interpenetration of interior and exterior spaces specific to Prairie-style houses) based on the turn-of-the-century domestic designs of Frank Lloyd Wright were considered the epitome of style during the period. The strong horizontal emphasis that dominates Prairie School-influenced houses is underscored by long bands of ribbon windows; long, low, or flat rooflines; elongated terraces projecting from side elevations; contrasting coping materials; wide, low chimneys; and horizontally placed decorative materials. Architect-designed versions often feature stained glass and Sullivanesque ornament at window and door openings. Undaunted by the challenge of modifying Wright for middle-class homebuilders, style-book authors and mail-order catalogs adapted Prairie School details to enhance their bungalow and Four-square designs (Clark 1986; Gowans 1986).

A renewed enthusiasm for Colonial-era-inspired forms first emerged during the late 19th century but blossomed during the early 20th century. Impetus for this movement is traced to the 1876 Philadelphia Centennial, which spurred interest in the country's pre-Revolutionary past and its architectural history. Post-Civil War doldrums, deleterious consequences of industrialization, and a backlash against the influx of immigrants at the century's end strengthened the movement, and the Colonial Revival style became a mainstay of the builder's repertoire, surviving even to the present. With a mixture of patriotism and nostalgia, Americans sought to identify a particularly national style in the decades after the Southern surrender at Appomattox. The result was a romantic interpretation of Colonial architecture based on surviving pre-Revolutionary structures, which had in many instances, been altered by Federal- and Victorian-period remodelings.

The balanced facades of Colonial-style dwellings are relatively undecorated except for the entry bay, where single-story porticoes or molded door surrounds embellish the opening. Dormers enhance the hipped roof, as do exaggerated chimney stacks. Especially ambitious examples of the style employ Palladian windows to mark stair placement. With few exceptions, frame versions are unsympathetically painted a stark white. Brick variants often acknowledge the original model in their use of jack arches, plastered and unplastered, or plastered keystones (Axelrod 1985; Gowans 1986).

A popular architectural expression of the late 19th and early 20th century was the Classical Revival style. The slippery, imprecise term is often used synonymously with Edwardian and Neoclassical Revival. The style is chiefly characterized by its use of the classical orders, pediments, temple front motifs and symmetrical organization. A two-story portico, which was found on both private and public architecture, is the style's signature detail.

During the 1920s and 1930s, large courthouses, movie theaters, fashionable resort hotels, and even small cottages were capped with low-pitched tile roofs, smoothly stuccoed to imitate adobe, and entered via an arched opening in a nation-wide revival of Spanish Colonial stylistic motifs. Architect-designed buildings of this style exhibit the full range of ornamental possibilities, including wrought-iron grillwork, tiles set into exterior walls, exposed wood, Plateresque-, and Churrigueresque-inspired-door and window surrounds, tile paving, and interior courtyards. Suburban developers and plan books reduced this Spanish Colonial vocabulary to its barest elements -- thin stucco coating, arched openings, and tile roofing -- to suggest the style on the countless number of bungalows and cottages they offered.

The Mission Revival style is closely related to and often confused with the Spanish Colonial Revival style. Adapted from the distinguishing features of a Spanish mission, the Mission Revival style is differentiated by its more sparsely detailed exterior, which often includes a scrolled gable, parapet and dormers, arcaded entries and, on occasion, a tower capped with red clay tile. Although the style was applied to domestic buildings, it is more often found in civic, institutional and religious buildings. Kyle City Hall built in 1912, outstandingly combines elements of Mission Revival and Classical Revival stylistic characteristics.

The Tudor Revival was a popular architectural expression of the 1920s and 1930s. Mail-order catalogs and style books of the period made no distinction between Tudor, Elizabethan, and Jacobean styles, instead distilling the various shapes and details under the name Tudor or English style. Architect-designed interpretations appeared in new upper class suburban developments, whereas the steeply pitched gable roofs, half-timbered detail, decorative chimney, and arched porch opening marked the modest cottages built in the 1920s and 1930s (Gowans, 1986). Modest examples generally follow a bungalow plan but most lack deep porches. Instead, they have shallow stoops sheltered by high-pitched entries over round-arched doorways.

Although the Great Depression stifled overall economic growth in the state, modest amounts of residential construction took place during the 1930s, much of it related to oil and agricultural activity. Some new forms -- Moderne and Art Deco -- were utilized but they were few in numbers and were limited primarily to institutional buildings in larger cities. Residential construction of the 1930s tended to rely on revival styles (Tudor, Colonial, etc.), which perhaps were perceived as reminders of simpler times during a period of extreme economic and social uncertainty.

World War II marked a turning point in the architectural history of the state and nation. Little residential construction occurred in the early 1940s, as the country's resources and energies were directed to the war effort. Following the war's conclusion, however, an unprecedented residential construction boom ensued. Post-World War II houses largely abandoned historical precedents and instead turned to new and modern forms that de-emphasized stylistic detailing. Ranch and Minimal Traditional "styles" are most often associated with the phenomenal building boom of the postwar era.

Domestic Buildings in Hays County

The Property Type Domestic Buildings, which includes single-family houses, duplexes, and other structures originally used for residential purposes, is the most common building form found in Hays County. A total of 860 structures (slightly more than 67 percent) inventoried in this survey were classified in the Domestic Buildings category and were erected between circa 1845 and 1945. Because of this time span, Hays County's domestic buildings display a wide range of architectural influences, ornamentation, and forms. Only a small number of the region's mid-19th-century houses survive from the relatively few built, as many were small, frame or log pioneer structures that were replaced by more modern dwellings as a family's economic circumstances improved. Although numerous dwellings date to the last decades of the 19th century, most of the extant historic domestic buildings were constructed in the first quarter of the 20th century as a result of booming cotton production and processing. Notable domestic buildings that survive from the earliest Anglo settlement period in Hays County include the unusual Claiborne Kyle log house, a double-width dogtrot built about 1850 southwest of the present town of Kyle, Eli T. Merriman's 1846 single pen log house built in San Marcos, the Winters-Wimberley ca. 1856 Two-room stone house in Wimberley and the log house of Dr. Joseph and Sarah Ward Pound built by slaves in Dripping Springs about 1853.

This discussion highlights broad trends and patterns that were observed during field investigations rather than unique variants or one-of-a-kind domestic buildings found in the county. Architectural descriptions were completed for every identified historic building in the county and most have been entered into the computer database program of the Texas Historical Commission.

Vernacular and Popular Plan Types

Domestic Buildings, more than any other Property Type, display the greatest range of forms, plan types, and stylistic influences. Consequently, Subtypes are defined to better understand architectural trends and to identify noteworthy examples in the county. These Subtypes further substantiate assessments as to a residential building's architectural significance, uniqueness, and/or noteworthiness. They also reveal much about the county's history and development, and demonstrate the skill of local builders and contractors and how they conformed to or deviated from prevailing architectural trends. These groupings are based on Vernacular and Popular Plan Types (discussed earlier in this section), as few architect-designed residences exist in rural Hays County.

Two-Room Houses

The Two-room house was built locally from the mid 19th century to the first decade of the 20th century, and examples are found throughout the county, in both urban and rural settings. Because of its simple and straightforward method of construction and its efficient use of interior space, the Two-room house was extremely popular for use as rental property. Many such structures in rural areas housed the large number of cotton tenant farmers at the turn of the century. The rapid decline of the tenant-farming system in Hays County following World War II resulted in the abandonment of a large number of these structures throughout the county. Many are vacant, unused, and in varying stages of collapse; others have been converted into barns and are used for storage. Two-room houses in urban areas typically are in less-affluent neighborhoods, next to railroad tracks, and/or industrial structures, and like their counterparts in the countryside, are generally in fair-to-poor condition. Numerous examples were surveyed in Precincts 3 and 4, including Wimberley (70) as well as in the Buda area (28), and Kyle and its extraterritorial jurisdiction (17). A total of 138 dwellings identified in the historic resources surveys are classified as examples of this subtype of Domestic Buildings, which makes it one of the most common historic house forms in Hays County.

Two-room houses in Hays County, for the most part, conform to the prototype defined earlier in the Domestic Buildings discussion. The typical Two-room house in Hays County is one story in height and has a side-gable roof. The front has either a three- or four-bay configuration with a door in the middle or inner bays. Wood-sash double-hung windows are dominant and have either 1/1, 2/2, or 4/4 light sashes. The type and amount of ornamentation on these structures varied considerably, although most displayed little, if any, high-style detailing. Common architectural detailing included the use of chamfered or squared wood supports on the porch.

Most Two-room houses identified in the survey had wood exterior sheathing but the Winters-Wimberley House, a limestone hall-parlor house built about 1856 in the present town of Wimberley is an exception. Two methods of box framing were observed during field investigations. The most common type was double-wall construction, a moderately durable building form of the late 19th and early 20th centuries. This structural method usually consists of vertical planks attached to an inner wall of horizontal boards, the foundation, and roof plates. The other method of construction utilizes vertical boards anchored directly to the foundation and roof plates, creating a less stable, single layer of sheathing. Thin wood strips or battens were applied to these vertical boards to conceal the joints and thus better insulate interior spaces from outside weather. Balloon framing was commonly used for Two-room houses that had timber framing for an air space between the outside and inside sheathings.

Center-Passage Houses

Center-passage houses, like Two-room houses, were built locally from the mid-19th to the early 20th centuries and are found in rural as well as urban areas. This house type was a favored building form for many of the county's pioneers, many of whom hailed from the Upland South. Consequently, some of the oldest structures in Hays County are Center-passage dwellings. Their popularity continued well into the 20th century; however, most extant examples date to the last quarter of the 19th century. Surveyors identified 59 Center-passage houses in rural Hays County, although San Marcos, which was not included statistically in this survey effort, also has examples.

Because they were built over a long period of time, Center-passage houses are seen in seemingly endless variations and with a broad range of stylistic influences and ornamentation. Nevertheless, several trends and patterns were discerned following field investigations. Most Center-passage houses were one story in height. Most were of frame construction

and had weatherboard siding. Chimneys, if they existed, extended from one or both gable ends. Windows were double hung and had wood sashes with 1/1, 2/2, or 4/4 light sashes. The oldest Center-passage houses (i.e., those erected during the mid-19th century) sometimes displayed simple Greek Revival ornamentation around the front entrance and on the porch. Late-19th-century versions were more likely to have Victorian-era influences such as Gothic Revival dormers or jigsawn porch detailing, whereas those built after 1900 displayed little stylistic ornamentation. The McElroy-Severn (Stagecoach) House near Buda, is a good example of a frame Center-passage house although its appearance has been modified by an addition attached at the front.

L-Plan Houses

L-plan houses are the most common vernacular plan type found in Hays County and are common in both rural and urban settings. Surveys identified 74 L-plan houses in rural Hays County. They were common in the country, serving as primary farm and ranch houses, as well as in the county's small towns like Dripping Springs, Buda, Kyle. Many others are in the city of San Marcos. Although they were built from the late 1870s until about 1910, most local examples date to the last two decades of the 19th century and are one or one-and-a-half stories in height. Wood-frame construction with weatherboard siding prevails, although many houses are now covered with synthetic siding. The majority display modest detailing and textural variety that are characteristic of the Queen Anne style, and these features often are seen on the porch and in the gable ends. Porch supports, for example, frequently have turned-wood supports, jigsawn brackets, and spindled friezes. The gable ends typically feature pent roofs and wood-shingled siding in contrasting patterns, occasionally with jigsawn bargeboards in the apex of gable ends. Although doors have single-light transoms, sidelights are rarely seen. The double-hung windows typically have 2/2-light sashes with vertical muntins that subtly reinforce the plan type's characteristic horizontality. Later versions -- that is, those of the early 20th century -- are more likely to have 1/1 light sashes.

A less common feature of local L-plan houses is the projecting front wing with angled corners where window openings are often placed. Jigsawn bargeboards and turned-wood pendants are frequently used. L-plan houses built in the early 20th century usually display less exuberant detailing but still retain the asymmetrical and picturesque massing that distinguishes this plan type from others.

Modified L-Plan Houses

Modified L-plan houses are a turn-of-the-century variant of the L-plan house and are another relatively common Subtype of Domestic Buildings. Erected as early as 1890 but more typically dating to the early 1900s, modified L-plan houses are found in both urban and rural settings but are more prevalent in cities and towns. A total of 9 examples were documented in surveys throughout the county, excluding the city of San Marcos, which has many examples of the type.

Most modified L-plan houses utilize wood-frame construction with weatherboard siding and have double-hung windows with wood sashes and 1/1 lights. They are often associated with middle-class families who frequently applied fashionable architectural trim as a way to demonstrate their social and financial standing as well as their aspirations. Earlier versions are likely to have Queen Anne-style ornamentation, which is seen on the porch and in gable ends. Turned-wood columns with jigsawn brackets and spindled friezes are common. Gable ends often have elaborately cut bargeboards, another architectural detail associated with Queen Anne-style traditions. Later versions, especially those built after about 1905, typically have less eclectic, classically inspired detailing. Doric or Tuscan porch columns are common as are palladian windows, oval glazing in entries, and denticulated cornices. The Michaelis Ranch house near Kyle, is an outstanding example of a modified L-plan with house with Queen Anne embellishment.

T-Plan Houses

T-plan houses are rare in the county and are found most often in urban areas as an alternative to the more common L-plan type. Only 1 was identified in the combined Hays County surveys, outside San Marcos. With their distinctive front-projecting center wing, T-plan houses were built from the 1880s to the first decade of this century during Hays County's emergence as a major cotton producing center. They often display stylistic features that are associated with the Queen Anne style. Architectural elements commonly seen on T-plan houses of Hays County include porches with turned-wood supports, jigsawn brackets, and spindled friezes that extend around the front wing. Fewer have two porches, one in each front L; this wing sometimes has angled corners with window openings. Double-hung windows with either 1/1- or 2/2-

light sashes prevail, although the latter is more common. These 2/2 windows have vertical muntins that were popular during the late 19th century. Almost all T-plan houses utilize wood-frame construction and weatherboard siding.

Shotgun Houses

Shotgun houses are one of the most easily recognized house forms throughout the South but they are found almost exclusively in urban areas. Closely associated with African American communities from Reconstruction through the first half of the 20th century, they provided affordable housing for thousands of emancipated slaves who flooded Southern cities in search of jobs and protection after the Civil War. Because of their narrow width and diminutive size, two or more shotgun dwellings could be squeezed on a lot, reducing costs and providing more housing opportunities than standard houses. Only two identifiable shotgun houses were recorded in the county surveys although others may exist in the city of San Marcos. It is thought that many more were built in rural areas, but are no longer standing. This particular type, perhaps because of their economical construction and identification with poverty, are among the be least likely to survive in both cities and rural areas.

The shotgun house has an elongated plan that is only one-room wide and two- to four-rooms deep. Most are front-gabled although hipped roof houses are not uncommon. They typically feature full-width front porches supported by simple posts. Shotgun houses are often found in historically African American neighborhoods and are typically used for rental purposes. Although shotgun houses may date to the late 19th century in San Marcos, the two in rural Hays County were estimated to have been built in 1910 and 1930. Most date to the 1910s and 1920s. Those erected in the late 19th century sometimes have modest Queen Anne-style detailing including jigsawn bargeboards and multi-patterned wood shingling in the gable ends. Shotgun houses of this period often feature turned porch posts, matching pilasters and decorative brackets, as well. More often, however, shotgun houses display only small amounts of stylistic detailing, if any.

Popular Plan Houses

Bungalows

Bungalows are, without question, the most common subtype of Domestic Buildings in Hays County. Because they are so prevalent, bungalows are found throughout the county in varying stages of integrity and condition. They were built locally from the 1910s until the 1930s. Their dominance reflects the bungalow's popularity and the county's general prosperity when most citizens benefited from the high yields of local cotton growers. A total of 287 bungalows were identified in the survey.

McAlester and McAlester (1986) have identified four subgroups of bungalows, and examples of each are found in Hays County. These subgroups are based on roof types and include side-gabled, cross-gabled, front-gabled, and hipped-roof bungalows. The most common in Hays County is the front-gabled bungalow that, as its name suggests, has a front-facing gable roof that extends over the entire house. A smaller, secondary front gable often covers a partially inset porch. Side-gabled bungalows, likewise, have a single-gabled roof with slopes on the front and rear elevations while the gable ends are on the side. Porches on earlier versions of this subgroup are completely inset, but more recent ones have small porches that only cover the main entrance. Cross-gabled bungalows have a front-facing gable and another gable that intersects at a right angle. Often, this second gable is located on the front and incorporates the porch, giving the structure a more horizontal emphasis.

Hipped-roof dwellings, the fourth subtype of bungalow, are less common in urban settings and, in sharp contrast to other subcategories, have steeply pitched hipped roofs and symmetrical facades. They usually have inset front porches that extend across the front and have squared or Doric-like columns, which suggest an influence of the Classical Revival style. Hipped-roof bungalows, especially those with pyramidal roofs and Classical influences, often feature hipped, centrally placed dormers extending from front, and sometimes side roof slopes. This bungalow variant made for a very popular farmhouse type from about 1910 through the mid-1920s. The high-pitched roof and dormers allowed for additional rooms to accommodate large farm families.

Earlier versions of the bungalow (those erected in the 1910s) are more likely to be found in urban areas where the newer styles were first adopted. They were constructed for fashionable middle-class families. These structures are larger and more architecturally ambitious than their later expressions. Strong Craftsman-style influences are seen in a stone

bungalow at the heart of a farm complex on County Road 101, the Thomas R. Richmond House (106 S. Meyer) and the L.C. Schlemmer House (207 N. Sledge), both in Kyle, and on RM 967 in Buda.

Although others in the county could have been designed by architects, the majority were built from plans that appeared in pattern books such as the one published by Ye Planry, a Dallas-based architectural design firm that mass-produced domestic plans. Common features of these early bungalows include a strong horizontal emphasis with low-pitched roofs, extended eaves, and broadly proportioned openings. The porch is a critical design element and a visually dominant feature. It is often partially inset and typically has tapered or canted supports with broad bases that suggest weight and mass to both the porch and the structure. The upper sashes of the double-hung windows or screens often have rails in a geometric design that add visual interest to the structure; conversely, the lower sashes are almost always single paned. The doors are wide and often have Craftsman-inspired detailing, such as a small band of windows in the upper section.

Although they display many of the essential components seen on earlier versions, bungalows built after 1920 often are less grand in scale, detailing, and level of craftsmanship, which made them more affordable to the growing numbers of middle-income families. Porches became smaller and a less dominant physical feature. Ornate woodwork was seen less often and windows typically were grouped in pairs and had 1/1-light sashes without the geometric designs frequently seen on pre-1920 bungalows. Tapered box columns, triangular knee brackets in gable ends, and extended eaves with exposed rafter ends are common features of post-1920 bungalows.

Four-Square Houses

The Four-square plan type, also called the American Four Square, first reached Hays County in the early years of the 20th century and remained popular until the 1920s. This house form, like other contemporaneous ones, is a link to the prosperous cotton era in Hays County's history and was built by farmers and merchants predominantly in urban areas. Surveyors identified only 5 examples in the county surveys, although many more are found in the city of San Marcos. A good example is found on U.S. 290. The N.C. Schlemmer House in Kyle (117 Goforth Road) is an excellent example of a Four-square house with Prairie School stylistic influences.

Almost always two stories in height, Four-square houses typically feature wood-frame construction with weatherboard siding. Their cube-like massing, medium- to high-pitched hipped roofs, and extended eaves are other distinctive characteristics. Most local examples have modest classically inspired detailing, which is usually seen on the one-story porch. Doric or Tuscan columns and molded trim are common features. The off-center front entrance often has a multi-paned transom and sidelights. The windows are double hung with wood sashes and 1/1-light sashes.

Architectural Style Influenced Dwellings

Stylistic influences vary considerably depending on the structure's date of construction and/or alteration; however, they reflect patterns documented throughout north-central Texas in previous surveys. Hays County's oldest extant domestic buildings from the 1840s and 1850s retain little of their original form or stylistic ornamentation. Greek Revival form and symmetry is evident in some of the buildings, but detail typically includes only pedimented architraves on window and door surrounds. The Gothic Revival style, which reached Hays County in the third quarter of the 19th century, had only slightly more influence on local architecture and is found primarily in churches that have multiple-gable fronts with steeply pitched roofs. The ca. 1887 (altered 1929) First United Methodist Church at 408 W. Lockhart in Kyle displays some Gothic Revival characteristics. An excellent example of a Center-Passage house with Gothic Revival influences was identified at 940 Hays County Road 117, in Buda.

The most prevalent late-19th-century domestic architectural style of the county is the Queen Anne style with its asymmetrical massing, picturesque form, Victorian or Classical detailing, and variety of textures and exterior finishes. Most were pattern-book houses that were built by local contractors, carpenters, and/or lumberyards. Others were designed by architects. The Queen Anne style was quite popular when the county's economy expanded during the late 19th century with more extensive agricultural development. Numerous outstanding examples of Queen Anne styled dwellings are found in San Marcos but they also exist in each of the county's smaller towns and in rural areas throughout the county. Among the best examples are an L-plan house at 308 Live Oak, in Buda, another L-plan on Spring Lake Drive, in Wimberley, and the E. C. Woods Sr. House at 802 W. Center, in Kyle. By the mid 1900s, the style lost favor (as it did elsewhere in Texas) and was replaced by simpler and less eclectic architectural forms such as the Classical

Revival style. Several houses in Kyle, including the R. J. Sledge House (200 S. Meyer) in Kyle, employ both Queen Anne and Classical Revival embellishment.

The Classical Revival enjoyed considerable popularity in Hays County during the first and second decades of the 20th century, and the most impressive and dramatic examples are seen in towns and cities. Classical Revival houses often were the residences of prominent citizens and stood as symbols of their owner's role and stature in the county and/or community. Only a handful were actually designed by architects; most were built from catalogs, pattern books, or other publications. The Classical Revival style also made its way to vernacular structures, and numerous modified L-plan houses, which earlier were built with Queen Anne-style ornamentation, were now fitted with Classical Revival details. An excellent Classical Revival house is part of a ranch complex on FM 967. An excellent Center-Passage house with Classical Revival features is found at 205 N. Cedar in Buda. Another good example of a 1-story house with Classical Revival influences such as Doric columns and a centrally placed dormer is the Charles Thiele House at 408 W. Moore in Kyle.

One architect-designed Prairie School house was documented in the Hays County surveys, in keeping with the statewide pattern. However, although few High Style Prairie houses were built in Texas, the style influenced domestic architecture throughout the state including Hays County. Prairie School attributes are seen most often on two-story Four-square houses built in the first and second decades of the 20th century. Most are in the county's urban areas. Local examples of houses with Prairie School influences are recognizable by low-slung porches with broadly proportioned columns, doors, and windows. The roofs are low pitched with wide overhangs. The Nicholas C. Schlemmer House at 117 Goforth Road in Kyle was designed by architects Giesecke and Green and is one of only a handful architect-designed buildings are identified in the rural county survey. Outstanding examples of bungalows with strong Prairie School influences are found at 211 N. Cedar and 110 N. San Marcos, both in Buda.

The other major architectural expression found in local houses was the Tudor Revival style, which was popular from the late 1920s until about 1940. A few were designed by architects and feature stone, stucco, and decorative half-timbering on their exteriors. More typically, however, the style merely influenced the manner in which houses were detailed and usually consisted of round-arched openings, brick-veneer walls, and multiple-gable roofs that are pitched steeply. The chimney, though still a prominent feature, is less detailed and ornamented than architect-designed Tudor Revival houses. Again, most are found in the county's urban areas such as San Marcos although a fine example of a Tudor Revival house lies on the south side of Highway 4 leading into Buda from IH-35. The Tudor Revival style is most often expressed in bungalow plan houses in rural Hays County and good examples are found in Buda at 101 S. Railroad and 210 Ash, Two excellent examples of Tudor Revival bungalows with stone siding are located on FM 2325 and US 290. Another outstanding Tudor Revival house is at 811 W. Center, in Kyle.

Other architectural styles were built in Hays County but are small in numbers. Examples include the Spanish Colonial Revival, Mission Revival, Georgian Revival, and Colonial Revival styles. They are concentrated in more affluent neighborhoods in Hays County's towns and cities, particularly the city of San Marcos. A good Spanish Colonial Revival bungalow is located on Ranch Road 165 and an excellent one on County Road 113. An excellent Colonial Revival bungalow is found at 100 N. Cedar in Buda.

Agricultural Properties

Hays County remained primarily rural or semi-rural in nature throughout the historic period. It can be argued that its small towns and communities -- with the exception of San Marcos, the county seat -- existed largely to serve the surrounding farmsteads and ranches crucial to the county's economic base. San Marcos, too, served as a regional agricultural supply and shipping center but the city enjoyed a more diverse economy with county government, as well as a succession of academies and colleges, supplying more professional and clerical jobs in addition to mercantile and service industries associated with local farming and ranching.

The county was comprised of farms in the eastern part of the county and ranches in the western section, due to geographic conditions, throughout most of its history. Thus, many of the county's historic resources can be classified as agricultural properties. Towns and villages in Hays County largely served the surrounding farms and ranches with commercial and industrial properties principally geared to agricultural families and their needs. Some farms and ranches remained in families for generations but in recent years many large holdings, especially those in particularly scenic areas along rivers

or creeks, have been platted into subdivisions or five- to ten-acre "ranchettes" as the Austin metropolitan area has expanded from Travis into the adjacent counties.

Some farm and ranch enclaves remain relatively little altered since their original construction in the historic period extending from the 1840s to 1950. Other traditional farm and ranch complexes have replaced or changed their historic buildings, objects and landscapes to meet modern standards or tastes. However, they may retain traditional landscape elements that provide physical links between historic farmsteads and ranches, thus maintaining both visual and cultural ties within the county's historic agricultural context. Within a rural historic district, such properties may be considered Contributing elements. Modern properties or historic properties that have lost significant integrity through the removal of historic buildings or destruction of traditional landscape, would be classified as Noncontributing elements of a rural historic district.

In Hays County, both Contributing and Noncontributing farmsteads or ranch headquarters contain two principal components; a building complex that includes the primary dwelling and the principal outbuildings, and the lands historically associated with the ranch or farm which may include cultivated fields, grazing pastures, meadows, stock ponds, timber tracts, fallow land, fence lines and other shaped features of the rural environment.

Interstate Highway 35 roughly divides the county, with farmland on the east and ranchland on the west. In the eastern section, farms of between 80 and 250 acres comprise the majority of county's historic farmsteads. The greatest acreage, usually about 80 percent, is reserved for large expanses of flat land capable of extensive cultivation. Typically, between 60 and 70 percent of the historic fields are planted with a cash crop, such as cotton. The remaining cultivated fields are planted with milo or grain sorghum, field corn and hay. Hays County farmers traditionally keep a portion, roughly 10 to 20 percent of their farmland, for grazing cattle. Ranches typically reverse these numbers with 10 to 20 percent of the land reserved for feed crops and the remainder fenced for livestock. Both farmers and ranchers plant vegetable gardens and some maintain remnants of orchards near the building complex. In addition, historic farms and ranches generally keep small timber plots along creek beds and stock ponds. In contrast, on nonhistoric or Noncontributing farms in Hays County, all available farmland is leveled and plowed for cotton cultivation.

Historic properties tend to be clustered late-19th and early-20th century farmsteads containing a 1- or 1-1/2- story wood frame dwelling set on cedar post, concrete block, or brick pier foundations and one to twenty agricultural buildings or structures set near the dwelling, frequently to the rear. On historic farms, the building complex contains the primary dwelling, smaller houses for tenants or shelters for hired hands, animal and vehicle barns and sheds. All buildings related to an individual farmstead are clustered on a few acres of elevated land around or behind the primary dwelling. As a rule, narrow graveled or packed earth driveways leading to the front or main entry to the house from county roadways. The front entry of the primary dwelling presents an official face to the outside world and nearly all are sited to take advantage of unobstructed views of the surrounding countryside. A few farmsteads contain tenant houses or other, sometimes temporary, accommodations for hired hands during peak periods of agricultural activity such as harvest. All contain outbuildings associated with agriculture. The number and type of outbuildings varies, depending on the crops, livestock and scope of a particular farm.

All of Hays County's farmsteads historically possess individual access to county roadways; however, many maintain a substantial setback from the county transportation routes probably to take advantage of a preferred site. Historic complexes are often positioned at a mid-point between fields for equal access to all parts of the farm for cultivation and harvesting purposes. In addition, Hays County farmers chose the elevated sites for views and drainage. Nearly all of the building complexes associated with farms in the eastern part of the county are visible from the nearest transportation route either because they occupy the highest elevation on their farmsteads, above the lower lying fields or because they lie closer to the roadway.

Hays County ranches historically were much larger than farms simply because more land is required to feed grazing livestock and the rocky land was cheaper than productive farmland. If located at mid-point on a ranch, the building complex may be set back so far that it is not visible from the county road. Also, many Hays County ranches lie in the western Hill Country and building complexes may be obscured as a result.
Recent farmsteads carry some of the same clustered site characteristics, but typically contain larger and fewer outbuildings and less surrounding vegetation. Most lie close to the main roadways. Modern equipment eliminates the need to reduce distance between the building complex and the fields.

Building Complex and Layout

Building complex configurations evolved over time as historic functions became obsolete and farmers adapted their buildings and spatial arrangements for new uses. However, some patterns remain consistent throughout the county. In nearly all cases, the driveway connecting the building complex with the main transportation route -- in most cases, a county road -- also separates buildings by function within the complex. Buildings associated with human use typically occupy space on one side of the drive while those used to house animals lie on the opposite side. This is true of modern farmsteads as well as historic ones. Animal and tractor barns, separated by a driveway, usually lie at a tasteful distance from the primary dwelling and auto garage. Within the historic building complexes, however, the house and surrounding yard of about 90' x 100' is often enclosed by a decorative fence. Buildings and objects closely associated with domestic use such as smoke houses, root cellars, privies, cisterns and wells lie within or just beyond the fenced yard. Ornamental flower gardens and occasionally vegetable gardens also occupied space within the fenced yard. Animal and utility barns stand beyond the fenced yards and across the driveway, usually about 70' from the fence line and about 100' from the dwelling itself.

Varying amounts of historic vegetation within fenced yards include roses, grape vines, oleander, cedar, irises and crepe myrtle, as well as examples of recently planted material. The vegetation usually surrounds the principal house and appears to be strictly ornamental. Vegetable garden plots are often found immediately next to the dwelling, occasionally replacing the traditional front yard. Some type of decorative fencing may enclose the primary residence and special garden areas to keep foraging animals outside the yard and garden. Lightning rods are common on the primary dwellings and large secondary buildings.

Dwellings

Center passage, L-plan and Modified L-plan houses and bungalows comprise the majority of historic farmhouse types in Hays County, reflecting the continuity of agricultural use over time and architectural tastes from the mid-1800s through the 1920s. The earliest of Hays County's extant farmhouses, from c. 1850 to c. 1880, tend to reflect a traditional American architectural influences of the Upland South as many of the county's early farmers migrated from the southern states to central Texas in the years preceding and following the Civil War. Later farmhouses, dating from the post-railroad period to about 1910, tend to be a hybrid of Victorian era L-plan houses combined with a modicum of German folk traditions as many German farmers moved to the region after the Civil War. Entire communities, notably Uhland and Neiderwald, were established by Germans in the late 19th century.

Dwellings dating from about 1910 forward follow fairly standard American traditions in rural housing with the bungalow predominating the rural countryside as it did the cities and suburban from the 1910s through the 1930s. Most historic dwellings in the county are of frame construction and many, particularly the bungalows built after 1900, appear to have been culled from standard planbooks of the period. Some are of stone construction or have flagstone veneers. Farmstead dwellings generally exhibit little ornamentation or stylistic influences but tend to reveal the practical nature of the regional vernacular architectural vocabulary. Drop and clapboard siding predominate, but some board-and-batten buildings, particularly among barns and sheds, are also present in the district. Dates for these dwellings are best estimated by the number of window lights, 2/2, 4/4, or 1/1. Many dwellings appear to be older than they are because their plan or design was popular in more settled or urban parts of the country about a decade earlier.

The oldest and second most common house form is the center passage (1850-1920), sometimes called a "dog-trot." This form contains a center hall with flanking single pens. A gable roof of sheet metal or composition asphalt shingles typically covers the wood frame construction. Some center passage houses may have originally been of log construction with siding applied at a later time for a more finished appearance. Gable front or hipped roof porches extend from the principal facade supported by simple wood columns. A simplified form of the center passage is a two-room, or double-pen, house (c.1850-1920). This form excludes a center hall but otherwise may be identical. Many houses built in these forms have two single doors on the principal facade. If a second story is added to either of these forms it is typically labeled an I-house, a typical farmhouse of the Midwest but uncommon in Hays County.

Another older house form seen in farms and ranches in Hays County is the L-plan (c. 1890-1920). Shaped like the letter "L," these houses have intersecting gable roofs covered in material similar to those mentioned above. A shed roofed

porch is typically found at the point of intersection. If the L-plan includes an extension, the form may be called a T-plan (c. 1900-1920). Porches may be found in several locations on the T-plan but generally are shed-roof and simple in design.

The most prevalent of the identified house forms is the bungalow (c. 1910-1940). Numerous examples of this early 20th century popular form occur in both ranch and farmlands throughout Hays County. Among the subtypes are the pyramidal roof bungalow plan dwelling (c.1900-1920). These are mostly double-pen, double-pile forms dominated by a large pyramidal-shaped roof. The roof sometimes covers an inset porch but occasionally the roof only covers the main block and a shed or hipped roof porch extends from the roofline or slightly below it. Most of the pyramidal roofed houses employ box or balloon frame construction with sheet metal or composite asphalt shingle roofs. Gable or hipped roof dormers with windows often extend from the sloping rooflines allowing light into the upper half story.

Remaining farm and ranch bungalows in Hays County usually contain a gable-front roof covered in composite asphalt shingles, often with a single window, and either an inset porch or slightly projecting lower gable porch. Most of Hays County's bungalows are simple, unadorned dwellings.

Agricultural buildings

Agricultural buildings dominate Hays County ranches and farmsteads both in size and number, thereby reflecting the multiple functions and needs of a rural property. Generally clustered near the primary dwelling, their location within the complex is largely determined by function (storage of corn, hay, etc.; shelter for horses, pigs, dairy cows, etc.) and relationship to a nearby land use. The existing buildings are best described using the common denominator of a pen, simply a square space of roughly even proportions defined by walls and either a gable or shed roof sometimes with a lean-to. Single pen outbuildings are common and tend to be used for privies, tool sheds, and small livestock purposes. Double and triple pen secondary buildings more frequently shelter livestock or agricultural machinery or store grain. Pens collected in a row on either side of a passageway within one large gable roof define a transverse barn. Several variations on the basic transverse form exist in the county, primarily on farms rather than ranches. Many of these barns also have shed-roofed lean-tos encircled with corrals or fencing. In the rocky Hill Country of western Hays County, stone barns and outbuildings are common. On the Michaelis Ranch, several historic cattle and horse barns have stone walls.

Agricultural properties in Hays County often use horizontal wooden fence rails or barbed wire connected to cedar posts but many old stacked stone walls survive, particularly in the western part of the county in the Mt. Sharp and Mt. Gaynor communities. Some farmsteads retain root cellars typically set on rock or brick foundations with gable roofs and horizontal wood siding. Almost every historic farmstead maintains a cistern near the rear of the primary dwelling. Generally, they employ brick and/or limestone construction with tin linings, concrete sheathing and metal hardware. Several cisterns include the date of construction incised on the side. Some wells and pump houses still exist within the farmsteads. Like the cisterns, most wells are of brick construction lined with concrete. A good example of a brick well with a limestone shaft exists next to the historic Onion Creek post office near Buda. A number of working windmills survive in conjunction with a cistern or in a nearby pasture.

Hays County farmers traditionally built large one-and-a-half story barns with open hay lofts above individual stalls for horses. Separate cow sheds and pens held cattle for feeding and milking. Ranchers on the other hand, typically had smaller, one-story barns. Nearly all Hays County farmyards contain chicken houses with well-ventilated screened windows and wood shutters. Some farmers raised turkeys, geese and other poultry and their farms contain numerous related buildings including hatcheries. Pig pens and houses abound as do cribs for storing corn and other animal forage.

Throughout rural Hays County, agricultural properties are often found within towns and settlements. Many residents of Kyle and Buda raised chickens or had a few cows and some coops and cow sheds still survive in these communities, as do a few cisterns and windmills. At the Winters-Wimberley House, in the town of Wimberley, an old cow shed still has its milk stanchions.

One of the most interesting of the ranch complexes is the Christian Wilhelm School/Ranch which contains a limestone house that appears to have been a center passage dwelling later modified with multiple ells. The complex also includes a large stone barn, stone water troughs and a stone *horno* or outdoor oven.

Since all communities in Hays County served the surrounding farms and ranches, agriculture-related buildings are found in most of county's towns. In Kyle, for instance, a creamery was one of the earliest businesses and several stone buildings associated with agricultural use remain standing.

Surveyors used different methodologies for identifying agricultural properties. Two surveys, one in Dripping Springs (1988) and the other in Precinct 2 (1996), which includes the Goforth area and farming region east of IH-35 as well as the ranches along County Road 150, identified individual farmsteads and ranches. Other surveys identified only the individual agricultural properties. Many of these appear to be more noteworthy buildings and structures. Smaller outbuildings, sheds and pens were not identified in many cases because the surveyors did not have access to the properties. As a result, it is difficult to know how many historic farms and ranches remain in the county and it is impossible to tally the number of individual agricultural properties. However, similar agricultural property types are found throughout the agricultural region and it may be useful to discuss those identified as a representative sample.

Surveyors documented 159 individual non-domestic agricultural buildings in rural Hays County. Most of the identified properties were classified as barns. Thirty-six individual barns were identified, two of which were further categorized as dairy barns. Another 13 properties were recorded as a group, such as "barns", "barns and corrals" or "barns and sheds" while eight were identified as "general" or unidentified agricultural buildings. Forty-nine sheds and outbuildings were recorded, among them two chicken sheds. Two single pen agricultural properties may have been used as pig pens. Two farmsteads in Dripping Springs probably had several barns and other outbuildings that were not individually recorded.

Other agricultural properties documented in Hays County include outhouses or privies (3), windmills (13), cisterns (4), water troughs (2), root cellars (2) and garages specifically associated with agricultural use (8). Landscape elements that were recorded include stock tanks (3), walls (5) and fences (4). One of the most unusual properties was a saddle shop recorded on a ranch near Driftwood.

Commercial Buildings

Commercial development shapes the evolution of any community, and a town's history is often vividly revealed in the remains of its old commercial core. In every community, a few buildings will resolutely have stood the test of time, somehow spared unsympathetic alterations (or perhaps display newly restored facades). First-story alterations of other buildings will attest to brief flirtations with Art Deco or Moderne styles or an encounter with popular 1930s publications such as *52 Designs to Modernize Main Street with Glass*, while still others have disappeared entirely under an aluminum wrap. For most cities, the 1950s allure of an easy and inexpensive modernization via the aluminum facade marks the final major architectural change, as it was about this time that the shopping center first began to siphon activity from Main Street.

Commercial buildings were among the first structures erected in the state, although remarkably few extant examples predate the 1870s. The earliest commercial buildings were relatively simple and straightforward in design and construction. They typically were built in towns, villages, and other locations where enough activity could support a business operation, often around a public square or at intersections of important roads. Milled lumber was the preferred building material because of the abundance of wood as well as its affordability. In the earliest settlement period, however, pioneer entrepreneurs used available materials to erect their mercantile establishments. In 1847, Caton Erhard built what is possibly the earliest store in Hays County in San Marcos. The original building was a log house to which he added a shed for his living quarters. At that time, there were only six houses and a nearby Texas ranger company that supported his business. When the ranger company was moved, only a few families were left in San Marcos. Some were compelled to move with the command since the head of household was in service (Erhard in Dobie 1932: 37). In the earliest years, a store might also serve as a combination post office, county clerk's office and general gathering place.

As the state's population grew and rail lines were extended, trade increased. A new wave of construction due to the commercial expansion ensued, creating dense concentrations of one- and two-story buildings in cities across the state. The face of these commercial buildings were as generously detailed as possible, for they functioned as signs to trumpet the company or business names, dates of construction, or company founding. Business owners often advantageously used rear elevations facing a broad rail frontage as a billboard for additional advertisements. At the time of their construction, these buildings were approached and seen from a walking gait at the street level, and were detailed and ornamented to

catch the eye of the passerby. Taken together, the dense collection of facades comprised the commercial district, the pride of a community.

Although wood-frame structural systems prevailed in the pre-railroad era, store owners turned increasingly to masonry which symbolized stability and permanence for both their own businesses and their communities. Masonry construction was preferred because it was less susceptible to fire and thus helped protect investments. A tradition of finely crafted masonry work developed, and many commercial buildings of the late 19th century displayed ornate parapets and other decorative features. Brick was the most popular building material but locally quarried stone was also utilized, especially in areas with an abundance of stone. The 1880 Davis-Chapman Store in Dripping Springs is a good example of a stone commercial building at the core of the rural trading district.

The arrival of the railroad also enabled other merchants to purchase prefabricated storefronts that were easily applied to facades. Storefronts manufactured by the Missouri-based Mesker Brothers Company and other firms became commonplace in Texas during the period. Another popular building material of the late 19th century was cast iron, which was often transported by rail. It was often used as elaborately detailed columns defining bay openings and as door thresholds where the name of the manufacturer and/or the storeowner was often seen.

Commercial building activity continued in the early 20th century but became increasingly diversified in form, detailing, and use. Professionally trained architects began to play an increasingly dominant role in the design and construction of commercial architecture, which brought a higher level of sophistication to downtowns throughout the state. An important innovation of the period was the introduction of the office building, a new building form that was erected in the state's largest and most prosperous communities. These structures often were two stories or higher and typically displayed High-Styled ornamentation and features. Other new building forms included service stations and theaters, which incorporated specialized designs for their unique functions.

The same problem with style that limits its usefulness in describing and assessing domestic building is true also when analyzing commercial architecture. For this reason, building-type analysis, paired with stylistic evaluation and descriptive summary, provides a more precise system of evaluating commercial structures. This typological analysis is based on facade organization and is adapted from Richard Longstreth's seminal typology of commercial architecture as set down in *The Buildings of Main Street* (1987). Their principal physical attributes define the 11 possible building types. Two of these building types, One-Part Commercial Block and Two-Part Commercial Block, form the majority of structures found in the county's commercial districts.

The One-Part Commercial Block is a discrete, independently treated structure that is found free standing or as part of a group. The facade typically consists of a plate glass display capped by a transom band. Corbeled brick, ornamental panels, pressed-metal cornices, and cast-stone coping are often used to enhance the parapet. The Two-Part Commercial Block is distinguished by its division into two distinct horizontal sections. The first story, or lower section, is both visually and functionally separate from the upper section of one to three additional stories. Like the One-Part Commercial block, Two-Part Commercial Blocks have commercial storefronts at the street level and a parapet often detailed similarly to One-Part structures. Upper stories are punctuated with windows in varying patterns. This building type is utilized by every commercial endeavor. Less common commercial building subtypes found in limited numbers locally include the Enframed Block, Two-Part Vertical Block, Enframed Window Wall, Temple Front, Vault, and Arcaded Block.

Post-World War II alterations made to commercial structures in the name of modernization and improvement reflect the philosophy that governed construction through the 1970s and lingers today. Turn-of-the-century facades, which after 50 years of use appeared outmoded, disappeared behind aluminum screens that were unceremoniously bolted into place. Large single-paned windows replaced multi-paned store-front glazing, and the upper stories were shorn of their decorative cornices and parapets. Store owners stripped away trim that in any way referred to the then much-maligned Victorian era.

Commercial Buildings in Hays County

Most of the county's commercial buildings are concentrated in San Marcos in the blocks surrounded the county courthouse. Significant groupings of historic commercial buildings are found in other communities of Hays County, including Buda, Kyle, Dripping Springs, Wimberley and, to a lesser extent, Uhland and Neiderland, but they rarely display the sophistication and attention to detail seen on many commercial buildings in the county's largest city. The vast majority are one- or two-part commercial blocks and utilize brick load-bearing construction. Most date to the late 19th and early 20th centuries and front onto the railroad tracks that pass through the towns. The facade typically includes a 3-bay configuration with a central door and flanking display windows. Prefabricated storefronts, which are found in other parts of the state, are not common in Hays County; Cast iron is also more common in urban areas and few, if any, exist in towns of rural Hays County; however, cast-iron columns are sometimes used to define bays on storefronts.

The following are subcategories of the property type **Commercial Buildings** and are based upon the intended function of the occupants. Consequently, these buildings have certain design elements and/or physical attributes that can be used with Longstreth's classification system to distinguish them from other kinds of commercial buildings.

Retail and Service Establishments

By the early 20th century, the general merchandise stores of the previous century that supplied groceries, clothing, household furnishings, and agricultural implements were supplanted by specialized retail businesses. The independent nature of these commercial endeavors was signaled by their architectural character, which was distinct from adjoining structures. On occasion a developer constructed a row of similarly detailed shops; others stand free of adjacent structures. Because their principal interest was in drawing customers into the store, these retail establishments adopted large plate-glass windows at their first levels where an owner's goods were placed on display. This open, unobstructed lower level contrasts sharply with the typical enclosed appearance of the upper levels.

Grocery stores developed from the general merchandise businesses that provided provisions to 19th-century shoppers. By the early 20th century, availability of pre-packed food and the widespread use of ice-boxes for storage created a demand for specialized trade in foodstuffs. Colorful displays of cans, boxes, and advertisements in the large glass storefront windows drew shoppers into the store. Open-plan interiors provided flexibility in organizing the various freezers, coolers, and shelves that held the inventory. Additional shelves, often reaching to the ceiling, encircled the store interior.

Few structures rose above three stories until well into the 20th century, and their narrow widths contrasted with deep, spacious building lengths. The most pronounced ornament occurred at the first level, around openings and at the cornice line or parapet. Because each establishment was selling fashion -- whose definition is constantly in flux -- retail buildings are highly susceptible to alteration.

Found often at major intersections in the commercial district, banks frequently were the city's most imposing buildings. Banks could afford the higher rentals and land costs of corner locations, and their profiles were marked by a taller structure. Banking lobbies occupied only the lower floor, with rental office space above. Banks wished to project the image of permanence, stability, and security, and to this end many favored the formal Classical Revival styles, which could be suggested by grand triumphal arches and the giant order of Corinthian columns or a simple entry bracketed by pilasters. Branch banking and drive-in windows diminished the importance of Main Street banks, which were among the earliest buildings abandoned in the suburbanization of a community.

Restaurants developed out of the tavern or saloon tradition as a response to the need for establishments appropriate for families, and provided meals for travelers, merchants, and shoppers who found themselves downtown at mealtimes. They range from unpretentious establishments with their name painted across the front windows to elaborate facades sheathed with Vitrolite and Carrara Glass. An open-plan interior permits a flexible layout, with the kitchens and other operations relegated to the building rear behind walls and swinging doors.

Warehouses

Warehouses -- low, expansive buildings that are often architecturally undistinguished -- can usually be found just beyond the finely detailed commercial buildings of Main Street. Simple, sturdy building materials, including brick, concrete block, or hollow tiles, and a spare design identify their utilitarian function. Because of its fireproofing qualities, masonry was the preferred material, although some historic timber-framed, metal-clad examples remain in agricultural areas and farming communities. Roof configurations are either flat, shallow hipped roofs or sawtooth forms with clerestories. Warehouses are subject to alteration primarily to enlarge or change their functions, rather than for aesthetic enhancement. In rural Hays County, there are two historic warehouses, both of which are located on or near railroad sidings to facilitate the transportation of agricultural products such as cotton to market. The two identified examples are in Buda and Kyle, both railroad towns.

Office Buildings and Hotels

Before the turn of the century, office buildings were predominately small structures of two or three stories that housed retail activity on the first floor. These One- and Two-Part Commercial blocks lined the streets of every city as the solution to early business practices and technological limitations. Vast numbers remain in small towns across the nation. The modern office building paradigm emerged in the early 20th century from this early prototype and has changed gradually since. Except in urban areas where they reached as high as 20 stories (rarely higher until the second half of the century), these buildings ranged from four to ten floors. These structures are somewhat less likely to have pedestrian-oriented first-floor space and often if they do, it is focused inward to a lobby or public area rather than to the street. Architecturally, the demarcation of function is defined by one of Richard Longstreth's organizational types, such as Stacked Vertical Block or Two- or Three-Part Vertical blocks. Symmetrically placed windows presented a uniform middle or upper zone between a base and upper zone. Deep, heavy cornices were favorite devices used to both decorate and visually terminate the structure. It is the lower floors, once again, that are most subject to modification.

A variety of forms and construction expressions are indicative of hotel construction, mirroring office building design. From early frame boarding houses and rooms above commercial retail outlets, hostelry spaces have evolved to resemble office buildings in form and appearance. More substantial structures from the late 19th on typically were masonry structures that stood 4 to 6 stories in height; later structures rose from 10 to 20 or 30 stories. Every sort of stylistic application imaginable, from spare vernacular expressions to elaborate High Style forms, are found.

In rural Hays County, however, there are only small scale office and hotel buildings of one and two stories. Predictably, they lie along the main streets of the communities they serve, often fronting onto the railroad tracks that define the town's Main Street. Hotels in these communities sometimes appear more like large residences than the multi-storied masonry hostels of larger cities. Tourist courts and camp cabins are counted in this category.

Theaters

The development of motion pictures in the 1910s enlivened Main Street for decades until local populations were drawn away by multi-screen suburban mall theaters in the 1960s. These stylist purveyors of entertainment, which are found in every possible architectural style, brightened the night street with their elaborate marquees and flashing neon signs. Large theaters sometimes included income-producing retail or office space, but the more typical, modestly scaled, small-town version was composed of a lobby and auditorium, built on an oversized lot in a commercial row. Physically, the theater subtype is very closely related to Meeting Halls, which are described in Institutional Buildings.

There are no identified theaters in Hays County outside of those found in San Marcos. However, the Kyle Community Center (City Hall) held both local and traveling theatrical productions in its auditorium (see Institutional Buildings). Wimberley still has a drive-in theater where movies are shown to people seated in folding chairs or on blankets.

Service Stations

The filling or service station is a 20th-century building type whose existence is inexorably linked to the automobile. The earliest examples, of which few remain, were small structures, scaled and detailed much like domestic buildings, with an office, perhaps a small garage, and a drive-through service bay. Located at the edge of the commercial district or on the

highway, gas stations often adopted the cottage appearance or Colonial style of the nearby residential areas. Art Deco details are common as well. With the increasing complex services provided to the vehicular traveler, service station architecture, as a unique form, reached its zenith in the 1960s. The transformation of the type has been ably demonstrated from its modest, domestic-like beginning through 1940s, Moderne-inspired treatments and sharp geometries of the 1950s to the high-tech designs that first appeared in the 1960s.

Agricultural properties in rural Hays County commonly had their own gasoline pumps but all of the county's communities have one or more service stations, a necessity for both automobiles and farm vehicles.

Institutional Buildings

Institutional buildings are often a community's most memorable structures, even though they exist in relatively small numbers. The seemingly exaggerated significance of churches, schools, post offices, and other public and religious buildings is do in part to the perception of institutional structures as grand buildings dominating the streetscape. This notion only holds true when their study is limited to an urban center. Upon broader examination, including small communities and rural landscapes, vernacular buildings far outnumber imposing, High Style landmarks. These buildings derive their importance as much for their symbolic aspects as the heart of social and civic activity, as for their physical characteristics.

Institutional structures are spaces designed for public, educational and religious activities and, in fewer numbers, for private functions such as fraternal meetings. Institutional buildings are where people congregate, socialize, obtain services, and engage in other activities most often undertaken in groups. They represent the efforts of groups -- congregations, city councils, school boards and others -- to create an appropriate facility and project a suitable image to convey pride, growth, and success. A rural, one-room frame school is no less representative of this phenomenon than an ornate, cast-stone Art Deco city hall on Main Street.

In Texas, the construction of institutional buildings often lagged behind domestic and commercial buildings as the frontier expanded westward in the mid-1800s. Dwellings often served dually for church services, schools, and meeting halls, and commercial establishments would often double as mail distribution centers and government offices. The first generation of institutional buildings, like their domestic and commercial counterparts, were crude buildings, built of logs, stone or rough-hewn timber. As milled lumber became increasingly available in Texas, more substantial construction ensued. Vernacular forms remained the predominant mode for most institutional buildings in the state through the 1870s, but slowly gave way to High Style buildings, especially in the cities. Vernacular churches and schools prevailed in the countryside into the 1920s, although many of these buildings are now gone. Increasingly substantial institutional structures similar to their urban equivalents began appearing in small communities and even in rural areas after the 1920s. Much of this building activity was prompted by federal public works projects of the Depression era. Like the architect-designed city landmarks built during the previous decades, rural institutional buildings began to incorporate distinctive stylistic influences and more substantial and permanent construction techniques.

The Property Type Institutional Buildings encompasses several Subtypes, including Meeting Halls, Schools and Government Buildings. Unlike Domestic Buildings and Commercial Buildings, Institutional Buildings as a group have not been broadly analyzed utilizing plan and form. Instead, use and stylistic influences have commonly been the primary factors in assessing and cataloging institutional architecture. The evaluation of institutional buildings in Hays County becomes a more comprehensive method of examining these structures by adding plan and form to the traditional means of examination. In fact, since a high percentage of the county's institutional buildings are vernacular, this in-depth format of analysis serves as the most useful tool for understanding local public and ecclesiastical architecture.

Meeting Halls

Structures designed for gatherings such as churches, tabernacles, and auditoriums are defined as Meeting Halls. Meeting Halls are the most common Subtype of Institutional Buildings and are distributed throughout the county. Churches constitute the vast majority of Meeting Halls and are divided into groups defined by form and stylistic influences. Less common meeting hall types are auditoriums, fraternal halls, and public pavilions.

Churches

Vernacular frame sanctuaries, the largest group, typically have a rectangular-shaped plan covered by a gable roof that encloses one large space. This standard form is expanded and specialized by the addition of an entry vestibule and one or two bell towers on the primary elevation. Additions for offices and classrooms are often attached to the rear of the sanctuary. Wood-siding patterns vary, although drop siding, 117, and weatherboard are common. Regularly spaced windows line the sides of the sanctuary and are most often standard, wood-sash double-hung units. The occasional use of lancet-arched windows suggests a naive suggestion of the Gothic Revival style. With their large scale and imposing towers, even the most modest vernacular churches often dominate the rural landscape and small communities where they are found.

Several late-19th- or early-20th-century frame churches incorporate Gothic Revival influences. The forms, plans and materials of these buildings maintain vernacular traditions and are similar to those previously described, but lancet-arched windows, steeply pitched roofs and Gothic-detailed towers suggest the influence of High Style. There are several examples of this modest Gothic-detailed churches in rural Hays County. One of the oldest and most noteworthy is the only historic remnant of the now-abandoned Goforth community. First United Methodist Church in Kyle also displays some Gothic Revival details.

A less common form for Hays County vernacular churches is a square plan, which occasionally includes projecting pavilions creating a cross plan. This building form usually has a complex roof form with gables or hipped extensions from a dominant hipped roof. Materials are commonly the same as rectangular-plan meeting halls, although a number of brick structures of this subtype are found. Subtle hints of style are evidenced by the application of simple Classical Revival detailing.

Classical Revival style churches in Hays County have square or cross plans with distinctive stylistic features, hipped roofs, and rarely, a low dome or centered skylight. Several utilize elements of a temple form, with Classical-inspired porticoes on one or two elevations. In the larger towns, the Classical Revival-inspired churches are built of masonry and are more highly ornamented than their frame counterparts.

Social Properties

Churches and schools also functioned as gathering places for social events such as weddings, dances and box dinners, but some properties were constructed solely as social or civic use in Hays County. Among them were Masonic lodges. It is difficult to separate social properties from religious or educational properties since buildings often served multiple uses in times when labor and materials were in short supply.

The county's unique and rare meeting hall forms include two fraternal halls. An excellent example of a meeting hall in Hays County is the Masonic Lodge in Dripping Springs. Fraternal halls often borrow from various traditional forms, which in most cases are more common elsewhere than Hays County. One unusual form of meeting hall in the county is an open air tabernacle. This once-common structure type is built of rough timber or simple frame construction and was most often associated with rural churches. One was identified in the community of Driftwood adjacent to the present community center.

Spaces that function secondarily as meeting halls such as the upper stories of Two-Part Commercial blocks, are not included in the Subtype Institutional Buildings. In these cases, the commercial space below contains the primary activity and the forms of the structures are clearly identifiable as commercial buildings.

School Buildings

Schools form a divergent group of buildings unified by their common function. Their forms may vary from small, one-room vernacular structures to sprawling masonry complexes incorporating stylistic accoutrements. The subtype School Buildings is defined foremost by use and, as with Meeting Halls, the plan, form, and stylistic influences (or lack thereof) provide a framework for creating groups within this subtype. Vernacular schools share physical characteristics that unify them as a recognizable group, as do most stylistically influenced "modern" historic school buildings. Accordingly, these are the two primary categories of School Buildings. Few physical characteristics are shared between groups, although

20th-century vernacular schools often have multiple classroom plans approaching the complex organization of the county's modern facilities of the 1930s. As a general rule, schools built in the county's rural areas and small communities after the 1920s are grander than earlier schools and are often constructed of brick with at least modest stylistic details. These schools share characteristics with city schools in San Marcos built in earlier decades. Most of these notable community landmarks were financed and built through Depression-era public works programs. Auxiliary educational structures form a third, less significant group of school buildings. Such ancillary structures as gymnasiums, cafeterias and athletic facilities constitute this group and most are located in the larger communities such as Buda and Kyle. Some rural schools provided small houses to attract teachers to their one- or two-room schools. One example of a historic teacherage survives in the Mt. Sharp area. In other areas, including Wimberley, local families boarded teachers in their own homes (Kerbow in Stovall et al., 1986: 549).

Vernacular Schools

Vernacular educational buildings assume many familiar, traditional forms in Hays County. This group includes Hays County's oldest extant rural schools. Several additional, similar structures from the late 1800s and the first quarter of the 20th century embody vernacular traditions. These structures are frame and one-story, and the smaller buildings with one-room plans have gable roofs. Larger two- and four-room vernacular schools have hipped roofs and a lateral arrangement of classroom spaces. Embellishment on the frame vernacular schools is limited to small, Craftsman-like porches with tapered box columns. Fenestration varies, often with the period of construction. Earlier designs have single, regularly spaced windows, and 20th-century vernacular schools most often have grouped wood-sash windows.

Unlike many other largely agricultural regions in Texas, rural Hays County boasted several private school complexes dating from the mid-19th century. Both the Johnson Institute, near Driftwood, and the Christian Wilhelm School, located on the Rutherford Ranch between Buda and Driftwood, were established in rural settings and drew boarding students from outside the local community. The Wilhelm School is vacant and most of the Johnson Institute has been destroyed or significantly altered by a Hindu temple that purchased the site. Science Hall was another important private boarding school in the eastern part of rural Hays County. It, too, has been demolished.

Modern Schools

By the 1920s and 1930s, school buildings evolved into much more complex and stylistically sophisticated structures in the rural districts. City schools in San Marcos had earlier departed from simple frame and brick vernacular forms, becoming large, modern community landmarks as a result of increased concern about public education. Many of the county's rural and small town schools were consolidated in the 1920s and 1930s, and new, sprawling masonry buildings were constructed to accommodate larger student bodies. Arguably, some of the more substantial and stylistically sophisticated schools built after the 1920s and identified in this group of Modern Schools could be categorized as vernacular structures, but are included here because of their complexity and modern design features. The low, one-story facilities usually have block massing with symmetrical facades and forms. A central projecting entry bay and wings projecting at the ends form expansive U- or H-shaped plans. A center hall from front to back intersects a lateral hall, along which the classrooms and offices are arranged in a linear fashion. Windows were clustered and were either double-hung wood sash or metal casement. Most have been replaced with modern units. Stylistic applications often dictate whether the roof is flat or hipped, with stark, modern designs using the former and revival-styled schools the latter.

Typically, ornamentation is spare with stone or cast stone coursing and some embellishment suggestive of style surrounding the entry, windows and atop the parapet. Several of the county's substantial schools of this period, including some architect-designed examples, consciously avoid historic references and could best be described as part of the "modern movement." Moderne, Art Deco, or simple, linear detailing is used. The more exuberant of the modern schools are treated with Spanish Colonial, Mission Revival, or Classical Revival styled details, with the suggestion of style somewhat arbitrarily imposed on the low, symmetrical masonry forms.

Ancillary Buildings

Another minor group of structures under the subtype of schools is ancillary buildings. Included in this collection are gymnasiums, cafeterias, utility buildings, and other associated structures. Although these structures are usually surveyed with primary buildings and not listed separately as sites, a handful of support buildings are noted with their own

identification. The construction and detailing of educational ancillary buildings varies from small frame vernacular buildings to substantial masonry structures similar to, but less ornate than, their primary buildings. Historic auxiliary buildings that were added after the school's initial construction may not share physical similarities, but possess their own significance.

Government Buildings

Buildings originally placed in use as government offices, power plants, courtrooms, fire stations, and libraries are organized as the Subtype, Government Buildings. The common quality unifying this group is the use of the structure as a public, non-educational, city, county, state, or federal office. Government buildings built before 1940 tend to be substantial construction, utilizing masonry, and incorporating some amount of stylistic ornamentation. Conversely, the forms and plans of public buildings vary considerably. These buildings are conspicuously located near the heart of a community's business district, often serving as a significant component of a small town's core.

Very few government buildings more than 50 years old exist outside of the county's major city, San Marcos, whose focal point is the county courthouse a community landmarks that directly influenced development around it. The county's smaller towns have far fewer historic public buildings designed specifically for these uses. Instead, public services are often housed in newer buildings or non-institutional historic structures such as converted commercial structures. An exception to this pattern is the Kyle city hall, a one-story brick structure with both Mission Revival and Classical detailing. It is one of the county's few architect-designed buildings outside the city of San Marcos and is a rare and excellent example of a historic governmental building in rural Hays County.

Other important government buildings include post offices. Early postal stations in Texas were often located in mercantile businesses and the local store owner served as postal clerk. As communities grew and postal service expanded, the need for separate post offices in larger communities became apparent. One of the most remarkable early postal stations surviving in Hays County is located on Onion Creek, near Buda. Part of the Buda Stagecoach Inn and Onion Creek Post Office complex, the unique one-room stone block building was apparently built as a post office in 1876, as evidenced by a carved inscription. The building is noteworthy for its small size, substantial construction, and evident craftsmanship, as well as its decorative stone carvings. In the early 20th century, masonry post office buildings were constructed in small towns, often on the Main Street near the town hall, police station or other civic buildings. The communities of Buda, Kyle and Dripping Springs had post offices dating to this period. In other places, local mercantile stores or other community centers received mail for area farmers and ranchers.

Engineering/Structures

Engineering structures are associated primarily by their construction, which usually includes metal- or concrete-exposed structural systems. Rather than providing shelter or enclosed space for people, engineering structures are support systems or containers for materials such as water or grain. The most common subtype of engineering structures includes bridges which are identified under the Transportation category. Other subtypes in Hays County include water towers and dams. Many other examples are ancillary structures and, therefore, are incorporated with other sites recorded in the surveys. Consequently, the actual number of engineering structures is much greater than the total cited above. The major subtypes are described below.

Transportation Related Properties

Transportation related properties of Hays County may include roads, trails, bridges ferries and other crossings, and stage/postal stations. There are no navigable rivers through the county. The earliest Native American travelers developed footpaths and doubtless, many Indian trails passed through present Hays County in both pre-historic and historic times. After the arrival of the Spanish, some tribes, particularly the Comanche and Apache, became excellent horsemen and footpaths probably were adapted to horse trails. A spur of the famed *Camino Real*, or Royal Road, linking Spanish Colonial outposts to the central government in Mexico also passed through Hays County. Spanish Colonial explorers, missionaries and settlers traveled by horse and wagon as did later Anglo settlers.

Early Anglo settlers expanded established routes to include stage coach for both passenger and mail transportation, especially between Austin and San Antonio. As early as 1848, the company of Tarbox and Brown opened a four-horse

stage coach line to carry passengers and mail from Austin to San Antonio. The road to San Antonio extended south from the foot of Congress Avenue in Austin, crossing the Colorado River by ferry until the first bridge was erected. The route passed numerous creeks including Slaughter and Onion creeks and Manchaca Springs, enroute to Hays County. At Manchaca Springs, about 12 miles south of Austin, was the first stage stop where horses were exchanged and there were stables for the horses . The stage line passed by homes, ranches and farms. Part of the old stage stop at Colonel J.S. Martin's farm in Stringtown still stood in 1932. Travel by stage took three days from San Antonio to Austin with stops located every 12 miles (Dobie 1932: 40).

One historic route described in the 1870s was described in terms of the properties it passed. The stage passed Dick Well's place at present Buda and south about four miles to Colonel J.A.P. Carr's house, then a mile further south past John Tirmour's large farm followed shortly by Colonel W.W. Haupt at Mountain City. After Mountain City, the road passed about a mile south of Colonel Claiborne Kyle's residence and then crossed the Blanco River about a mile south of where the International and Great Northern railroad bridge and wagon bridge cross the river, a point due south of Major Clement John's farm. At that crossing point stood another stage stand. The road passed east of the Williams Court House (?) joining the road east of San Marcos and east of the Lirrie Kiln land leading to the old home of Major Edward Burleson and finally crossing over San Marcos springs (D.P. Hopkins "The Postroad" in *San Marcos Free Press*, July 7, 1874 (?) reprinted in Dobie 1932-40).

Early railroads in Texas and Hays County incorporated trestles and bridges to traverse waterways and flood-prone lowlands. As with road bridges, the earliest railroad structures in Hays County were probably heavy timber construction, although the tremendous forces placed on rail crossings mandated stronger, metal construction early in the expansion of local and state rail systems. The striking 1800s and early 1900s structures are usually substantial, through truss systems categorized like their highway equivalents. Massive stone abutments were common in the 19th century, and similar forms constructed of reinforced concrete supported spans built after the turn of the century.

By the 1930s, highway planners stipulated that viaducts and underpasses be constructed to eliminate dangerous railroad crossings on major roads. Substantial grading and construction of reinforced concrete abutments were required to support the paneled steel truss systems most often utilized for the spans that carried the tracks across roads.

Historic properties related to the transportation routes include stage stops, stables, blacksmith's shops, inns, roads and bridges. One of the more noteworthy transportation related properties is the Buda Stagecoach Inn attached to the Onion Creek Post Office (categorized as a domestic building). Thought to have been built in the mid-1870s, the inn appears to be a substantial Center-passage dwelling that received numerous additions and alterations since its construction but nonetheless retains sufficient historic fabric and associations to be eligible for the National Register of Historic Places.

Bridges

Bridges, a Subtype of Engineering Structures and associated with Transportation related properties, were vital in the Hays County's history and development and contributed to the growth of the cotton-based economy of the late 19th and early 20th centuries. A total of four historic period bridges, two of which are railroad bridges, were recorded in the survey. One is a low-water crossing on the Blanco River and another is a WPA era bridge.

Hays County's first "permanent" bridges were built in the mid-19th century following the county's official establishment in 1848. Road and bridge activity was encouraged by the state Legislature which authorized counties to create and maintain public passageways. Early local bridge construction probably incorporated milled or crudely hewn lumber fitted together by local carpenters, a system documented in other parts of central Texas. These structures spanned creeks and waterways on the few main roads of the mid-19th century.

Limited technology and the lack of durable building materials hindered efforts to erect stable and large-scale bridges. As a result, county officials were almost constantly having to repair old bridges and replace others that were easily washed away during floods. The influx of settlers to the region during the 1840s and 1850s spurred the establishment of new roads as well as new bridges in the county, and a more complex road network developed in subsequent years. Funds for the construction and maintenance of bridges came from property tax collections.

Hays County Commissioners were pressured to build more roads and bridges to accommodate the rapid expansion of the agricultural economy after the Civil War. The result was bigger, better, and stronger bridges, built by such companies as the Wrought Iron Bridge Company of Canton, Ohio. Iron and steel bridges gradually replaced the wooden structures, although on remote county roads, wooden construction is still practiced. Smaller projects were often assigned to a county commissioner who was instructed by the Court to "purchase" an iron or steel bridge to span a specific creek or waterway. Thus, county commissioners were given tremendous discretion over bridge construction in their precincts.

Metal-bridge construction remained popular until the 1930s, when reinforced concrete became the preferred material. Despite greater initial costs, they were more durable and required significantly less maintenance. Both types of bridges and combination structures were built until the outbreak of World War II, when local bridge-building efforts were scaled back dramatically. Many dilapidated metal bridges were dismantled and scrap materials used to help the war effort. Following World War II, bridge technology and construction changed considerably and many new spans were built in the county. Although only four historic bridges have been documented in the six cultural resources inventories for rural Hays County, others are known to exist and should be recorded.

Roads

Only one historic road was identified in the county surveys but others exist and should be documented. They include dirt or gravel roads, two-lane county roads, stage coach routes, and remnants of the old San Antonio Road.

Train Depot/Loading Platform

One train depot was documented in the surveys of historic rural resources in Hays County but loading platform and other railroad facilities may still be extant. One railroad car was documented as a historic property in Buda.

Other

Culverts, water towers, windmills and other infrastructural features are found among the historic resources of Hays County although some may be associated with agricultural or industrial resources.

Industrial Buildings

Industrial buildings are those structures erected for the processing, refinement, and/or manufacture of raw goods, and because of their utilitarian function, rarely display noteworthy stylistic features or architectural ornament. This property type includes a diverse collection of structures, including cotton gins, factories, and mills. Despite the obvious differences in scale, materials, and function, these structures share many common physical characteristics and associative qualities. Only a small percentage of any community's historic resources are industrial structures. Nevertheless, they played a critical role in the history and economic development of that community and region and are a significant (if often overlooked) tangible link to the past.

Industrial structures were built early in Texas' history but generally were small in scale and short on productivity. Virtually all relied on water- or animal-generated power. As a consequence, industrial capacity in Texas remained limited until the late 19th and early 20th centuries, when improved power sources such as steam, electricity, and combustible fuels provided seemingly unlimited energy. Texas' agricultural-based economy became diversified with the advent of significant industry.

Because of the symbiotic relationship of industry and transportation, industrial buildings typically are found near railroad tracks or at intersections of important roads or streets. The forms of industrial buildings are generally low, asymmetrical masses enclosing large spaces to accommodate machinery and production crews. Cotton compresses, grain elevators, and water towers that rise above the expansive buildings often are integral parts of these complexes and serve as physical landmarks. The threat of fire resulted in widespread use of non-combustible materials; consequently, masonry construction is most often used. Metal sheathing over heavy timber framing is also a typical construction material for industrial buildings and commonly associated with early cotton gins and their associated structures.

Cotton gins are the most common Subtype of **Industrial Buildings** found in rural Hays County. Dr. W.A. Thompson built the first cotton gin in Hays County along with his sawmill both on Thompson's Island just below San Marcos. Built in early 1850s and powered by eight mules (Dobie 1932: 41d). It consisted of a gin stand, lint room, press. Distributed throughout the county, the four remaining cotton gins are easily distinguished by their appearance: a grouping of metal-clad buildings with a slender square tower that rises above the complex. The gin is located in the largest of the structures, which typically is an elongated building with a rectangular plan. It is easily identified by an open bay at one end of the structure where farmers bring their cotton to be ginned. The narrow tower in this structure houses the cotton compress. Storage buildings are also a common feature of the complex and are used to store the cotton and the seeds that have been extracted from the fiber during the ginning process. These storage buildings are wood-frame structures with metal or wood siding. A company office building, often of wood construction, is found nearby with a drive-through scale to weigh the load of cotton on the vehicle. One cotton gin office was documented but classified as a commercial building. Surviving cotton gins are found in Buda, Kyle, Neiderland and Uhland.

Rural saw and grist mills are classified as industrial properties. Saw mills directly contributed to the area's built environment because they were necessary for milling boards for construction. Early sawmill and grist mills built near San Marcos by Edward Burleson and in operation by 1849 (Erhard in Dobie 1932: 38). Another owned by Dr. H.W. Davis, Stephen McKie, and Dr. William Thompson at what is now Thompson's Island built about 1855. San Marcos and Blanco rivers both had dense stands of timber. Sawed Elm and cedars trees made into lumber (Dobie 1932: 41). The "old Nance Mill" was on the Blanco River four miles west of Kyle. Between his arrival in hays County about 1855 and 1885, Ezekial Nance actually had five gins, five grist mills a sawmill, a shingle mill and a meat (beef) packer, all of which were set on the Blanco River and ultimately destroyed by floods at various times. Two grain gins were identified in Buda and a grist mill in the Neiderwald area.

Other historic industries in Hays County include early lime kilns remain in the eastern part of the county, near San Marcos. These facilities are most easily identified by their stone ovens and remnants of an early lime kiln can be seen on Lime Kiln Road near San Marcos.

Landscape Features

Any contrived land features that are the result of human efforts such as grading, planting (except for agricultural purposes), memorials, or recreational structures or bodies of water are classified as Landscape Features. The predominant historic landscape Subtype identified in the county are cemeteries, with only a few memorials, parks, and planned landscape elements noted. An exception is agricultural fields, pastures and layout which retain their historic configuration and use.

Funerary

The cemeteries, by and large, are traditional southern rural Christian configurations of low-density, above-ground stone markers. Most are carefully located in quiet, wooded settings and enclosed with metal fences. Many multiple plots are bordered with stone, concrete or fencing materials. Often, African-American, Catholic, and Mexican-American sections are located adjacent to the main Anglo area and contain crude hand-carved stone or concrete markers or no headstones at all. Often, these sections are nearly obscured from view by overgrowth. A total of 21 cemeteries and one lone grave maker were documented in rural Hays County although others are known to exist.

Trees, parks, campsites

The Kyle Auction Tree is the historic site of the first sale of lots in the town of Kyle and was documented as a landscape feature. Camp Ben McCulloch, near Driftwood, was originally a Confederate veterans reunion site and is now used for family reunions and civic occasions. On the banks of Onion Creek, it was classified as a landscape feature but might also be considered under Recreational properties. Although undocumented in cultural resources surveys, other sites such as Wonder Cave, the Blue Hole swimming site, Jacob's Well, "the Narrows" and other natural spots that are used as gathering places might be included among Landscape features.

Although a WPA era dam was listed as a landscape feature in a survey of cultural resources, it is classified here as an engineering property. Likewise, cemeteries are classified under funerary properties.

Recreational Properties

Hays County has long been cited for its natural beauty and most of its recreational properties were developed around clear springs, swimming holes, mountain vistas, caves and other natural features. Some of the county's natural sites remain undeveloped but others have been exploited for commercial potential or as public parks. Recreational Properties can be categorized by use into commercial properties such as tourist or youth camps and retreats, and private and public parks or day use destinations such as Wonder Cave, Aquarena Springs and the Lions Club Park in San Marcos.

Locales in the western part of Hays County has been home to retreats since the 1870s when the Johnson Institute was established, principally as a school but also as a natural retreat. In the 20th century, numerous camps have developed in and around Wimberley. The famous Blue Hole swimming spot on Cypress Creek is a private day use and camping spot as is Jacob's Well. Youth camps started gaining popularity in the late 19th century and early examples consisted of a few rudimentary frame buildings with campers sleeping in canvas tents. Later camps generally provided wood shelters for the campers and sometimes had elaborate stone lodges and meeting halls, tennis courts, swimming pools, bath houses, barns, horse corrals and riding arenas. Friday Mountain Camps, on the grounds of the former Johnson Institute near Driftwood, was a popular youth camp as were Camp Waloa and Camp Idlewild in Wimberley. Tourist courts appeared with the advent of automobile travel and several in the Wimberley area date from the 1930s. Several tourist courts, cabins, motels, and camp barracks buildings were identified in Hays County but they were classified under domestic properties.

Registration Requirements

Agricultural Properties

Agricultural resources represent a large percentage of the county's historic built environment. They are an important part of Hays County's legacy of the late 19th and early 20th centuries as tangible links to its physical development. Agricultural properties can have both historical and architectural significance and may be eligible for listing in the National Register under Criterion A, B or C, either individually or as part of a historic district. An agricultural property with historical significance is one that is representative of important events or trends of the past (Criterion A) or is associated with an individual(s) that made noteworthy contributions to the county's historic development (Criterion B).

An agricultural property with architectural significance is one that displays notable physical features, craftsmanship or design, or is an exemplary illustration of a type. They can be listed in the National Register under Criterion C. In general, however, agricultural properties are common utilitarian buildings and structures built with modest materials. They are subject to changes in function rather than fashion and retain their defining form and characteristics over time. Agricultural properties in rural Hays County are generally identified by subtypes that include barns, vehicle garages, chicken coops, pig pens, corrals, grain and feed sheds, dairy barns or sheds, and other buildings and structures related to the raising of crops and livestock. Most are of simple frame or corrugated metal construction with gabled or hipped roofs. However, a number of stone barns are found throughout Hays County, notably on the Wilhelm Ranch and the Michaelis Ranch.

Agricultural Buildings can be considered for nomination to the National Register if they are at least 50 years old and retain a significant amount of their architectural integrity. They should be recognizable to their period of significance which, in most cases, is the date of construction. To be listed in the National Register, an agricultural building must also meet at least one of the four National Register Criteria for Evaluation. An individual agricultural building or a historic district or site comprised primarily of agricultural properties must be strongly linked with and related to the associated historic context. The Statement of Significance should discuss how the individual property or historic district meets the National Register criteria and how the area relates to, and is associated with the historic context.

Because an individual agricultural property being nominated under Criterion A or B is one with strong historical associations, it does not necessarily have to be unaltered or a particularly noteworthy example of an architectural type or form. It should, however, be closely associated with important trends and events in the past (Criterion A) or with individuals who have been historically significant (Criterion B). Whether nominated under Criterion A or B, a strong argument must be made to establish the relative importance of that event, trend or person within 19th and early 20th century development in Hays County. Merely stating, for example, that a barn belonged to a locally successful farmer is

not enough to justify listing in the National Register. The accomplishments of that individual must be articulated and then related to the historic context. Also, such a property must have been used by that person when significance was achieved or be the residence most closely associated with that individual. The property must retain sufficient integrity to be recognizable to its Period of Significance.

Some individual historic agricultural properties are candidates for listing in the National Register under Criterion C as excellent or rare examples of a type or method of construction. Seldom do they represent the work of an architect or master builder. However, that property's relation with the historic context must also be addressed. Moreover, its physical integrity must be retained to a large degree. A building's exterior detailing should appear almost exactly as it did when it was originally constructed or when it was sympathetically altered before 1951. While architectural fabric inevitably deteriorates over time, restoration, rehabilitation and reconstruction efforts should be sensitive to a dwelling's historic character and should utilize shapes, forms and materials that are compatible with original detailing. The installation of historically inappropriate elements which obscure or detract from a property's integrity and, therefore, can make it ineligible for the National Register.

Domestic Properties

Since they represent such a large percentage of the county's historic built environment, *Domestic Buildings* are an important part of Hays County's legacy of the late 19th and early 20th centuries and they are tangible links to the city's physical development. A domestic building can have both historical and architectural significance and may be eligible for listing in the National Register under Criterion A, B or C, either individually or as part of a historic district. A domestic building with historical significance is one that is representative of important events or trends of the past (Criterion A) or is associated with an individual(s) that made noteworthy contributions to the city's historical development (Criterion B). A domestic building with architectural significance is a property that displays notable physical features, craftsmanship or design, or is an exemplary illustration of a style or an architect's or builder's work.

An individual domestic building considered eligible under Criterion A most likely will be a residence that was erected during the city's late 19th and early 20th century development and is associated with a period of widespread growth and prosperity in the community. An example might be a house linked closely with the local operation of the International & Great Northern Railroad. To be nominated under Criterion A in such a scenario, however, the property must be the building most closely associated with that historical event or trend.

Most domestic buildings that are eligible under Criterion A will be nominated as part of a historic district that is symbolic of the city's late 19th- and early 20th-century development. A neighborhood whose development reflects community-wide trends is an example of how a historic district can be eligible under Criterion A. Another example might be a historic African-American neighborhood that has survived with only a limited amount of new residential construction since the early 20th century. This neighborhood can be nominated if an argument can be made to demonstrate how the area and the houses within it are representative of broad trends in local African-American history. The dwellings need not be particularly noteworthy examples of an architectural style or type but should retain enough integrity to be recognizable to the period when the neighborhood attained its importance.

Historical significance can also involve associations with individuals who were important in the city's past (Criterion B). Typically, it involves a dwelling that was the home of a person who achieved importance while living in that property. If nominated under Criterion B, the house must be the residence of an individual who played a pivotal role in the city's 19th and early 20th century development and be of transcendent importance at a local level; thus, the house is directly related to the associated historic context. The property typically is nominated if the house is the primary building where that person achieved significance or when no better examples survive. An example might be the house of a individual who owned and operated a factory that employed many local residents and that played a pivotal role in the city's economic development.

A domestic building may also be nominated to the National Register under Criterion C as a noteworthy example of an architectural style, type or form, which are identified and discussed in the property type *Domestic Buildings*. If nominated for this reason, the property would be considered under the Area of Significance of Architecture. The house could also exhibit exceptional craftsmanship and detailing which might distinguish the property from others in the

community. More often, however, a dwelling is significant for its architectural merits and will be nominated because it best illustrates a specific type or method of construction.

Domestic buildings can also be nominated to the National Register under Criterion C as members of a historic district, including a concentration of similarly intact historic properties within a well-defined area. The historic district may include buildings that are not necessarily significant on an individual basis but are noteworthy because the area has few post-1945 properties and/or physical changes. The area should convey cohesiveness and invoke a strong sense of the past, which can be further reinforced by various historic landscaping and infrastructural features. When nominated within a historic district, domestic buildings can provide a more complete cross-section of the local history and can help reflect broad themes and influences that contributed to Hays County's growth and development of the 19th and early 20th centuries. Moreover, groupings of domestic buildings typically enable a better understanding of how the area functioned as a whole and often, but not necessarily, are associated with more significant individuals in local history. An analysis of architectural styles within a district can show developmental patterns and can also reveal to what degree designers, builders and contractors conformed to or diverged from prevailing tastes in architecture. If a historic district is nominated under Criterion C (as most are), it likely will be listed under the Architecture Area of Significance.

Commercial Properties

A commercial building being nominated individually must be at least 50 years old and retain sufficient integrity to evoke the property's date of construction or period of significance. A commercial building should maintain its original facade and/or fenestration, as well as its exterior finish. Superficial and easily reversible changes, such as the covering of transoms or the removal of signs, are less important than major remodelings or additions that can detract from a building's overall historic character. Alterations completed before 1951 sometimes are important in their own right and can represent the architectural evolution of a building over time. For example, a commercial building constructed in the 1910s but substantially remodeled in the 1930s can still be architecturally noteworthy. If essentially unchanged since the 1930s, such an alteration may not necessarily be intrusive to the property's integrity. Indeed, the changes could be regarded as architecturally significant.

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

An individual commercial building being considered under Criterion C must retain a greater degree of its integrity than those being listed merely for their historical associations. The building can be a noteworthy example of a particular style or type, or display outstanding craftsmanship or detailing. If important or distinguishing architectural elements such as parapets, cornices, original surface materials or fenestration patterns are changed, modified or removed, the building may not be considered eligible for National Register designation under Criterion C.

Institutional Properties

To be eligible for the National Register, an institutional building must be at least 50 years and meet at least one of the National Register Criteria for Evaluation. They may be nominated on an individual basis or as part of a historic district, although they may not necessarily be representative of the kinds of properties that predominant in the district.

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

Institutional buildings can also be considered for listing in the National Register under Criterion C as noteworthy examples of an architectural style or type. To be eligible for the National Register in this manner, a building must retain its integrity to a very high degree. The removal of important architectural features a classically inspired cornice, for

example or the replacement of historic fabric with incompatible modern materials can detract from the building's overall historic character and can keep a building from being listed under Criterion C. Common alterations that can detract from a building's integrity include the removal of original doors and windows and the installation of metal-frame replacements. In Hays County, several historic churches have undergone renovations ranging from the late 1950s through the present to modernize their appearances. Alterations including the removal of any distinguishing historic features, boarding over windows and doors and the application of cement stucco over the facades to achieve a smooth, uninterrupted surface greatly diminish a buildings' architectural significance.

Industrial and Transportation-related Properties

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

If, on the other hand, an industrial building is nominated under Criterion C, the exterior must be virtually unaltered and its overall architectural character must be intact. The property would be listed under the Area of Significance of Architecture. For all industrial buildings, whether nominated for their historical associations or for their architectural merits, ancillary buildings that contributed to the success of the industrial concerns should also be examined and catalogued, and their status as contributing or noncontributing elements be determined.

Industrial buildings nominated as part of a historic district in most Texas cities are likely to be the centerpiece of that district. However, in Hays County, such properties account for a very small amount of the historic fabric and are apt to be included in a larger district comprised primarily of commercial or commercial and residential resources. They would likely be secondary elements of such a district but may be Contributing elements. Industrial and Transportation related properties often occupy space between small commercial districts and the railroad tracks as in Buda, Kyle, Uhland and Niederwald.

Infrastructure

Infrastructural elements in Hays County will rarely be nominated to the National Register on an individual basis and are most likely to be listed as contributing properties in a historic district for their historical associations under National Register Criterion A. Their significance may not be obvious, but they often played supportive roles in the history and development of an area, and they should be acknowledged. Infrastructural elements should be at least 50 years and should be recognizable to the district's or property's period of significance. The most important concern for assessing the significance of infrastructural elements is integrity. Alterations, if any have occurred, should be documented and the extent to which these changes affect the resource's historic character should be determined. If unaltered or if the changes fall within the applicable period of significance, the Infrastructural Element may either be individually eligible for listing in the National Register or, as is more likely to be the case, may be a contributing property in a historic district.

Historic Districts

To be eligible for listing in the National Register, a historic district must be a well-defined area that contains a significant concentration of historic (pre-1951) properties that retain their architectural integrity to a noteworthy degree. At least 50 percent of *all* properties in the district should be classified as Contributing, a designation which requires that a building still possess enough of its original fabric to be recognizable to the district's period of significance. A property does not necessarily have to be unaltered but should retain its most important historic architectural details and materials. A Contributing property can also be a resource that does not necessarily relate to the architectural character of the district but may be eligible for the National Register on an individual basis.

Domestic buildings classified as Contributing typically should still have their original exterior sheathing and porch trim and materials. The application of asbestos, vinyl, aluminum or any other synthetic siding over the original exterior walls is often regarded as insensitive to a dwelling's historic character and proper maintenance, and can preclude listing as a Contributing property. The replacement of wooden porch floors and supports, likewise, can compromise a property's historic integrity, as the porch usually displays some of the most significant and distinguishing architectural detailing on a residence. One of the more common alterations is the installation of wrought-iron porch columns. For example, the tapered box columns of bungalows are an extremely important visual element of this house form, and the removal of these features can represent a severe modification to the property's historic appearance, thereby justifying its exclusion from the Contributing category. More superficial alterations, such as the application of non-historic colors or paint schemes or the installation of a metal roof, are less severe compromises of the resource's historic integrity and do not, by themselves, warrant rejection of the building as a Contributing element.

If, however, the district is nominated for its historical associations, architectural integrity of the dwellings is not as critical as it would be for a district nominated merely for its architectural significance. The integrity problems discussed in the preceding paragraph are not necessarily applicable. However, such a district must be extremely intact with very few non-historic properties within its confines. For instance, residents of a predominantly African-American neighborhood often could not afford to maintain the original architectural fabric and character of their residences. They were less concerned with historic integrity than they were with making their homes livable.

Associated historic outbuildings can also be considered as Contributing elements if they display architectural detailing that is in keeping with the overall district and if they are substantial enough in size and scale to be perceived as separate properties, independent of the main house. Such outbuildings may include 2-story garage/apartments that have an address which is separate from the primary dwelling, or they may be 1-story garages which incorporate stylistic elements similar to those exhibited on the main house.

Noncontributing properties are those that detract from a district's historic character and should comprise less than 50 percent of all buildings in a district. This category includes historic resources that have lost their integrity through severe exterior alterations, as previously discussed, or have been relocated to a new site within the last 50 years. They may have little in common with the prevailing historic character in the area.

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

H: Identification and Evaluation Methods

The Multiple Property nomination Rural Properties of Hays County, is the result of a multi-phased effort to identify, evaluate, and protect Hays County's historic rural resources. The surveys included all sections of Hays County except the city of San Marcos which has conducted separate cultural resources inventories. The first survey of county's rural historic resources was conducted by Hardy Heck Moore for the town of Dripping Springs in 1988. In 1992, consultant Ralph Newlan completed a survey of the Buda area. Newlan conducted a survey of Precincts 3 and 4, the following year. Diane Williams served as project director for Hardy Heck Moore & Associates on a comprehensive survey of Kyle and its Extra-Territorial Jurisdiction in 1994. Consultant Laurie Marder headed a survey of Precinct 1 and parts of Precinct 2 in 1995. In 1996, consultant Kay Hindes completed the county surveys with her documentation of rural agricultural properties in Precinct 2.

In 1998, the Hays County Historical Commission, with partial funding from the Texas Historical Commission's Certified Local Government program, contracted with Hardy Heck Moore & Myers to prepare a Multiple Property nomination of the county's rural historic resources. With a second CLG grant in 1999, the county hired Hardy Heck Moore & Myers to prepare several individual National Register nominations under the Multiple Property nomination umbrella. The Hays County Historical Commission selected properties that represented different areas of the county, in both towns and rural settings, and which portrayed the variety of architectural types and styles found in the surveys. Under the auspices of Hardy Heck Moore & Myers, Terri Myers conducted historical and architectural research and prepared the Multiple Property and individual nominations for the Rural Properties of Hays County in July 2000.

Multiple Property Submission

Ms. Myers met with members of the Hays County Historical Commission to identify research topics, potential historic contexts and resource materials. She reviewed general background information about the county through secondary sources, notably Clear Springs and Limestone Ledges, a county history published by the commission. Ms. Myers gathered historical information from the Center for American History at the University of Texas, National Register and Marker files at the Texas Historical Commission and photographic and vertical files at the State Library and Archives. She made copies of vertical files in the Tula Wyatt Townsend collection at the San Marcos Public Library and identified photographic sources through the libraries and commission members. James T. Jones assisted Ms. Myers by identifying archeological reports and preparing a background document on the county's Native American and Spanish Colonial settlement before 1848.

The most important sources for the Multiple Property nomination were the six survey reports on file with the Texas Historical Commission. Ms. Myers studied the county's architectural and historical development and enumerated the numbers and types of historic properties throughout the project area through an analysis of the findings in these reports.

At the same time, Ms. Myers met with Lila Knight and Kate Johnson of the Hays County Historical Commission, and Bruce Jensen of the Texas Historical Commission to identify themes and property types within the county. They conducted several field investigations of county resources and photographed representative building types throughout the project area.

During the course of these investigations, Ms. Myers conducted interviews and collected historic photographs from Hays County residents including Hisako Roberts (Driftwood), Katherine Cannon (Dripping Springs), Joy Purcell (Dripping Springs), Mary Giberson (Buda), Ann Strom (Kyle), Dorothy Kerbow (Wimberley), Ofelia Philo (San Marcos), Max, Sharon and Cuatro Michaelis (Michaelis Ranch) and Barbara Younts (Mountain City).

Ms. Myers prepared historic contexts and property types analysis for the county's rural development based on her research and field investigations. A total of 1186 historic properties were identified in the six cultural resources surveys. Most resources were categorized as domestic, agricultural, commercial, industrial, institutional, recreational, or infrastructure/engineering properties. Four potential archeological sites were identified in the surveys. Identified historic contexts for Rural Properties of Hays County include: Exploration and Settlement (1800-1951), Rural Land Use in Hays County (1846-1955), and Ethnicity in the Settlement of Hays County (1846-1951).

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