



City Hall Council Chambers, 298 W. Washington
Tuesday, April 19, 2022 at 5:30 PM

COUNCIL COMMITTEE AGENDAS

CALL TO ORDER

NOMINATIONS COMMITTEE

Gerald Cook, chair; LeAnn Durfey, Justin Haschke, Alan Nix

- [1.](#) Proposal for Development of Historic Downtown District Facebook Page
- [2.](#) Review Council Rules of Procedure
- [3.](#) Discuss Vacancies on Citizen Boards and Commissions
- [4.](#) Discuss Downtown Lighting

PARKS AND LEISURE SERVICES COMMITTEE

Daron Trussell, chair; Justin Haschke, Alan Nix, Ricky Thurman

- [5.](#) Discuss Parks, Recreation, and Open Space Master Plan Proposal
- [6.](#) Discuss Splashville Splash Pad UV System

ADJOURN

SPECIAL CITY COUNCIL MEETING AGENDA

CALL TO ORDER

EXECUTIVE SESSION

In compliance with the provisions of the Texas Open Meetings Law, Subchapter D, Government Code, Vernon's Texas Codes, Annotated, in accordance with

- 1. Section 551.071 Consultation with Attorney** - Mediated Settlement Agreement, Bachus v. City of Stephenville (2007)
- 2. Section 551.074. Personnel Matters** - to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, to wit: City Manager

ACTION TAKEN ON ITEMS DISCUSSED IN EXECUTIVE SESSION, IF NECESSARY

ADJOURN

In accordance with the Americans with Disabilities Act, persons who need accommodation to attend or participate in this meeting should contact City Hall at 254-918-1287 within 48 hours prior to the meeting to request such assistance.

Note: The Stephenville City Council may convene into Executive Session on any matter related to any of the above agenda items for a purpose, such closed session allowed under Chapter 551, Texas Government Code.



STAFF REPORT

SUBJECT: Proposal for Development of Historic Downtown District Facebook Page

DEPARTMENT: Administration

STAFF CONTACT: Allen Barnes, City Manager

RECOMMENDATION:

Staff recommends the committee make the decision it deems to be appropriate.

BACKGROUND:

Marla Bush reached out to staff with a proposal to develop a Facebook page of the findings of the Mary Saltarelli study that was the basis of our Historic Downtown District designation. The report discusses the history of the 35 blocks and explains the significance of the 17 contributing buildings.

FISCAL IMPACT SUMMARY:

Ms. Bush is proposing a two month engagement and is willing to negotiate the cost.

ALTERNATIVES

The Committee can decide to present the item for consideration by the full council. The Committee can decide not to move the item to Council. The Committee can table the item to consider it at a later date.

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

HISTORIC NAME:
STEPHENVILLE DOWNTOWN HISTORIC DISTRICT

----- COPY -----

United States Department of the Interior
National Park Service
National Register of Historic Places Registration Form

1. Name of Property

Historic Name: Stephenville Downtown Historic District
Other name/site number:
Name of related multiple property listing: NA

2. Location

Street & number: Roughly bounded by McNeil St. to the south, Tarleton St. to the north, Barton Ave. to the west and Devine Ave. to the east
City or town: Stephenville State: Texas County: Erath
Not for publication: [] Vicinity: []

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this [X] nomination [] request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property [X] meets [] does not meet the National Register criteria.

I recommend that this property be considered significant at the following levels of significance:
[] national [] statewide [] local

Applicable National Register Criteria: [] A [] B [] C [] D

Signature of certifying official / Title: State Historic Preservation Officer
Date:
Texas Historical Commission
State or Federal agency / bureau or Tribal Government

In my opinion, the property [] meets [] does not meet the National Register criteria.
Signature of commenting or other official
Date
State or Federal agency / bureau or Tribal Government

4. National Park Service Certification

I hereby certify that the property is:
[] entered in the National Register
[] determined eligible for the National Register
[] determined not eligible for the National Register.
[] removed from the National Register
[] other, explain: _____

Signature of the Keeper Date of Action

Stephenville Downtown Historic District, Stephenville, Erath County, Texas

5. Classification

Ownership of Property

<input checked="" type="checkbox"/>	Private
<input checked="" type="checkbox"/>	Public - Local
<input type="checkbox"/>	Public - State
<input type="checkbox"/>	Public - Federal

Category of Property

<input type="checkbox"/>	building(s)
<input checked="" type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

Number of Resources within Property

Contributing	Noncontributing	
74	41	buildings
	1	sites
1		structures
2		objects
77	42	total

Number of contributing resources previously listed in the National Register: 2

6. Function or Use

Historic Functions:

Commerce: professional, financial institution, specialty store, department store, restaurant, warehouse, auto-related business, livery stable

Domestic: single dwelling, multiple dwelling, hotel

Education: school

Government: county courthouse, city hall, fire station, police station, post office, correctional facility

Recreation and Culture: theater, auditorium, monument/marker

Religious: church, education hall

Social: meeting hall

Transportation: bus depot, streets

Industry: waterworks, mill, machine shop, milk depot

Vacant

Current Functions:

Commerce: professional, financial institution, specialty store, restaurant, warehouse

Domestic: single dwelling, hotel

Government: county courthouse, city hall, police station

Stephenville Downtown Historic District, Stephenville, Erath County, Texas

Recreation and Culture: monument/marker
Religious: church, education hall, administrative offices
Social: meeting hall
Transportation: streets
Landscape: Walk of Fame
 Vacant

7. Description

Architectural Classification:

Late Victorian: Romanesque Revival

Late 19th and 20th Century Revivals: Neoclassical, Beaux Arts

Late 19th and Early 20th Century American Movements: Commercial Style, Craftsman

Modern Movement: Art Deco, Moderne, International Style

No Style

Principal Exterior Materials: Brick, Stone, Metal/cast iron, Wood, Stucco, Concrete, Glass

Narrative Description (see continuation sheets 13 through 71)

8. Statement of Significance

Applicable National Register Criteria

X	A	Property is associated with events that have made a significant contribution to the broad patterns of our history.
	B	Property is associated with the lives of persons significant in our past.
X	C	Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
	D	Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations:

Areas of Significance: Community Planning and Development, Commerce, Architecture

Period of Significance: 1854—1967

Significant Dates: 1854, 1873, 1891-92

Significant Person (only if criterion b is marked): NA

Cultural Affiliation (only if criterion d is marked): NA

Architects: J. Riely Gordon, J.J. Kane, Mark Lemmon, Wyatt Hedrick, Joe V. Line, Stanley Brown

Builders: Heck and Baker, Vernon Gunn Construction, K.A. Sparks, Williams and Young

Narrative Statement of Significance (see continuation sheets 72 through 90)

Stephenville Downtown Historic District, Stephenville, Erath County, Texas

9. Major Bibliographic References

Bibliography (see continuation sheets 91 through 97)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey #
- recorded by Historic American Engineering Record #

Primary location of additional data:

- State historic preservation office (*Texas Historical Commission, Austin*)
- Other state agency
- Federal agency
- Local government
- University—Special Collections, Dick Smith Library, Tarleton State University
- Other -- Specify Repository: Stephenville Historical House Museum

Historic Resources Survey Number (if assigned): NA

10. Geographical Data

Acreage of Property: Approximately 24

Coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: NA

1. Latitude: ° Longitude: °

Verbal Boundary Description: Each block in Stephenville is one acre, and the historic downtown district is 23 full contiguous blocks along with parts of two additional contiguous blocks, so it is approximately 24 acres. The boundaries are delineated on attached maps. The district roughly extends from McNeil St. south of the Erath County Courthouse Square to Tarleton St. north of the square, and from Devine Ave. east of the square to Barton Ave. to the west. Although the courthouse square and historic district are not situated along true north and south directions, this description uses north, south, east and west, rather than variants. In the following description, north is approximately 30 degrees west of true north.

Beginning at the northwest corner of the intersection of E. McNeil St. and S. Virginia Ave., proceed west to the southeast corner of W. McNeil St. and S. Barton Ave. Proceed north to the northwest corner of W. College St. and S. Barton Ave. Proceed west along W. College St. to the west property line of 422 W. Washington St., then proceed north to W. Washington St. and east on W. Washington St. to the northwest corner of the intersection of W. Washington St. and Barton Ave., encompassing the property known as the Hutchison Annex of First Methodist Church (Resource No. 128). Proceed north to the northwest corner of the intersection of W. Green St. and N. Barton Ave. Proceed east one block to the northwest corner of W. Green St. and N. Columbia Ave. Proceed north one block on N. Columbia Ave. to

Stephenville Downtown Historic District, Stephenville, Erath County, Texas

the northwest corner of W. Tarleton St. and N. Columbia Ave. Proceed east to the northwest corner of W. Tarleton St. and N. Graham Ave. Proceed south one block to the northeast corner of Green St. and N. Graham Ave. Proceed east on E. Green St. one block to the northwest corner of E. Green St. and N. Virginia Ave. Proceed north one block to the northeast corner of E. Tarleton St. and N. Virginia Ave. Proceed east to the west property line of 252 E. Tarleton St. Proceed north to the north boundary of 252 E. Tarleton St. Proceed east along the north boundary of 252 E. Tarleton St. to N. Floral Ave., encompassing the building known as the Cornelia Graves School (Resource No. 137). Proceed south along N. Floral Ave. to the northeast corner of the intersection with E. Washington St. Proceed east to the east property line of 406 E. Washington St. Proceed south along the east property line of 406 E. Washington St. to the south property line of 406 E. Washington St., encompassing the building known as Jake and Dorothy's Café (Resource N. 129). Proceed west to S. Floral Ave., along the south property lines of 406 E. Washington St., 374 E. Washington St. (Resource No. 148), and 306 E. Washington St. (Resource No. 149). Proceed south along S. Floral Ave. to the northwest corner of the intersection of E. College Ave. and S. Floral Ave. Proceed west one block to the northwest corner of the intersection of E. College Ave. and S. Virginia Ave. Proceed south one block to the northwest corner of W. McNeil St. and S. Virginia Ave., or the beginning point.

Boundary Justification:

The boundaries of the Stephenville Historic District contain the largest collection of historic resources that represent the development and growth of the city since its founding in 1854. Significant resources include landmark civic, commercial, and institutional buildings dating throughout the city's history, from the 1870s through 1967. The south-central area of the district includes the Erath County Courthouse and the commercial development around it. The northern, eastern, and western areas of the district include commercial, civic, and religious buildings. The northeastern section of the district encompasses significant resources from the city's African-American neighborhood, which has been giving way to the business district since the mid-twentieth century. These resources include a school and two houses, one of which was built during the 1850s by an early settler.

11. Form Prepared By

Name/title: Mary G. Saltarelli
 Organization:
 Street & number: 410 Heritage Trail
 City or Town: Granbury State: TX Zip Code: 76048
 Email: maryestellegott@sbcglobal.net
 Telephone: 817-559-1596, 817-573-2787
 Date: May 1, 2017

Additional Documentation

Maps (see continuation sheets 98 through 101)
Additional items (see continuation sheets 102 through 111)
Photographs (not printed)

Stephenville Downtown Historic District, Stephenville, Erath County, Texas

Photograph Log

Stephenville Downtown Historic District
Stephenville, Erath County, Texas
Photographer: Mary G. Saltarelli
Photographed: Dec. 30, 2016 except otherwise noted

Photo 1

Resource No. 1, Erath County Courthouse
100 W. Washington St.
Camera facing south

Photo 2

Resource No. 2, Erath County Honor Roll
100 W. Washington St.
Camera facing southeast

Photo 3

Resources No. 4—7, South Side of Erath County Courthouse Square
148-190 W. College St.
Camera facing southeast

Photo 4

Resources No. 8 and 9, Gentry and Shelton Building and Auto Garage
104 E. College St. and 221 S. Graham Ave.
Camera facing southeast

Photo 5

Resources No. 8 and 10, Gentry and Shelton Building and Gentry Building
104-118 E. College
Camera facing south

Photo 6

Resource No. 11, Higginbotham's Lumber Building
164 E. College
Camera facing south

Photo 7

Resources No. 12—14
193 E. Graham Ave., 141-151 E. College
Camera facing northeast

Photo 8

Resource No. 15, Farmers National Bank Building
181 S. Graham Ave.
Camera facing east

Stephenville Downtown Historic District, Stephenville, Erath County, Texas

Photo 9

Resource No. 12 and Resources No. 15-20, East Side of Erath County Courthouse Square
193 E. Graham Ave., 107-181 S. Graham Ave.
Camera facing northeast

Photo 10

Resources No. 19 and 20
107-119 S. Graham Ave.
Camera facing east

Photo 11

Resources No. 21 and 22, Tatum and Sons Building
148-154 E. Washington St.
Camera facing south

Photo 12

Resource No. 23, W. W. Rutherford Building
160 E. Washington St.
Camera facing south

Photo 13

Resources No. 30 and 31, Cage and Crow Building-Crow Opera House and Theo Bauer Building
171-187 W. Washington St.
Camera facing northeast

Photo 14

Resources No. 30-35, North Side of Erath County Courthouse Square
115-187 W. Washington St.
Camera facing northwest

Photo 15

Resources No. 40 and 41
153-199 N. Belknap Ave.
Camera facing southeast

Photo 16

Resource No. 42
147 N. Belknap Ave.
Camera facing east

Photo 17

Resource No. 43, First National Bank Building
198 S. Belknap Ave.
Camera facing northwest

Stephenville Downtown Historic District, Stephenville, Erath County, Texas

Photo 18

Resources No. 43—50, West Side of Erath County Courthouse Square
116-198 S. Belknap Ave., 200 W. Washington St.
Camera facing northwest

Photo 19

Resource No. 50, F.A. Schnabel Building
200 W. Washington St.
Camera facing southwest
Photographed April 21, 2017

Photo 20

Resource No. 53
257 W. College St.
Camera facing northeast

Photo 21

Resources No. 55 and 56
200-216 W. College St.
Camera facing southwest

Photo 22

Resources No. 56 and 57
216-230 W. College St.
Camera facing south

Photo 23

Resource No. 58 and 59, Miller Photography Studio
240-250 W. College St.
Camera facing south

Photo 24

Resources No. 60 and 62, Altaras Medical Clinic Building and Dental Clinic Building
270-290 W. College St.
Camera facing southeast

Photo 25

Resource No. 61
299 S. Columbia Ave.
Camera facing northeast

Photo 26

Resource No. 63 and 64, "Rock Barn" Livery Stable
272 N. Belknap Ave. and 211 W. McNeil St.
Camera facing northeast

Stephenville Downtown Historic District, Stephenville, Erath County, Texas

Photo 27

Resource No. 63
272 N. Belknap Ave.
Camera facing northwest

Photo 28

Resource No. 65
254 S. Belknap Ave.
Camera facing west

Photo 29

Resource No. 89, Bus Station
223 E. College St.
Camera facing northwest

Photo 30

Resource No. 90, Long Hotel
221 E. College St.
Camera facing northwest

Photo 31

Resource No. 92
265 E. Washington St.
Camera facing northwest

Photo 32

Resource No. 91
129 N. Virginia Ave.
Camera facing northeast

Photo 33

Resources No. 93 and 94, Waterworks Pump House and Feed Mill Building
351 N. Virginia Ave., 240 E. Green
Camera facing north

Photo 34

Resources No. 95 and 96
227-241 E. Mason St.
Camera facing northeast

Photo 35

Resource No. 98
211 N. Belknap Ave.
Camera facing northeast

Stephenville Downtown Historic District, Stephenville, Erath County, Texas

Photo 36

Resources No. 99—102
221-299 N. Belknap Ave.
Camera facing southeast

Photo 37

Resource No. 103
234 N. Belknap
Camera facing west

Photo 38

Resource No. 106
280 N. Columbia Ave.
Camera facing northeast

Photo 39

Resource No. 107, First Baptist Church
334A W. Green St.
Camera facing south

Photo 40

Resource No. 108, First Baptist Church Education Building
334 W. Green St.
Camera facing southeast

Photo 41

Resource No. 109
210 N. Columbia Ave.
Camera facing north

Photo 42

Resource No. 110, U.S. Post Office Building
174 N. Columbia Ave.
Camera facing west

Photo 43

Resource No. 111
309 W. Washington St.
Camera facing northwest

Photo 44

Resource No. 113, First United Methodist Church
328 W. Washington St.
Camera facing northeast

Stephenville Downtown Historic District, Stephenville, Erath County, Texas

Photo 45

Resource No. 115, First United Methodist Church Education Building
328 W. Washington St.
Camera facing east

Photo 46

Resource No. 114, Knights of Pythias Lodge Hall
110 S. Columbia Ave.
Camera facing northwest

Photo 47

Resources No. 116 and 117
132-142 S. Columbia Ave.
Camera facing west

Photo 48

Resource No. 118, Erath County Jail Building
320 W. College
Camera facing southeast

Photo 49

Resource No. 128, Stephenville Savings and Loan Building
422 W. Washington St.
Camera facing southwest

Photo 50

Resource No. 129, Jake and Dorothy's Café Building
406 E. Washington St.
Camera facing south

Photo 51

Resource No. 139, Stephenville City Hall
354 N. Belknap Ave.
Camera facing northwest

Photo 52

Resource No. 137, Cornelia Graves School
252 E. Tarleton St.
Camera facing northwest
Photographed April 21, 2017

Photo 53

Resource No. 138, James Beech House
252 E. Tarleton St.
Camera facing north

Stephenville Downtown Historic District, Stephenville, Erath County, Texas

Photo 54

Resource No. 148, Heffley Building
374 E. Washington St.
Camera facing southwest

Photo 55

Resource No. 149
306 E. Washington St.
Camera facing northeast
Photographed April 21, 2017

Photo 56

Resource No. 158
291 E. Tarleton St.
Camera facing south

Photo 57

Resource No. 163, Graham Street Church of Christ
312 N. Graham Ave.
Camera facing west

Photo 58

Resource No. 164
313 N. Belknap Ave.
Camera facing east

Stephenville Downtown Historic District, Stephenville, Erath County, Texas

Description

Stephenville's Downtown Historic District is the traditional commercial and civic core of the city, which is the seat of Erath County. Situated along a bend in the Bosque River, Stephenville is located in the center of the county where the North Central Texas Grand Prairie meets the Western Cross Timbers. Stephenville is 68 miles southwest of Fort Worth and 89 miles northwest of Waco on generally flat terrain with an elevation of 1,273 feet. Stephenville's downtown historic district contains 23 full blocks and parts of three contiguous blocks, or approximately 24 acres, around the Erath County Courthouse Square. The district features a concentration of significant commercial, civic, and religious resources that reflect the historic and architectural development of Stephenville, including streets paved with Thurber brick during the 1920s. Most of the resources that contribute to the historic district are located in the six blocks immediately around the 1891 Romanesque Revival courthouse designed by J. Riely Gordon. The contributing buildings represent a variety of architectural styles from the late nineteenth century through the 1960s, including Classical Revival, Beaux Arts, Art Deco, Art Moderne, and International, but most of them are one- and two-part commercial blocks constructed of limestone or brick with retail storefronts. Business owners modernized some contributing buildings during the period of significance and these resources reflect changing styles in architecture and retailing concepts. There are some late twentieth century and early twenty-first century intrusions into the district, but it retains its overall historic appearance and character of a Texas commercial center that grew and developed from 1855 through 1967. Within the Stephenville Downtown Historic District there are 115 buildings, one structure, two objects, and one site. Of the 119 resources, 77, or 65 percent, contribute to the significance of the district.

Definitions

Terms used in this nomination are identified in two National Register Bulletins published by the National Park Service: *How to Complete the National Register Registration Form* and *How to Apply the National Register Criteria for Evaluation*.

Historic Significance is the importance of the Stephenville Downtown Historic District to the history, architecture, and culture of the community through its association with commerce and with community planning and development, and through the distinctive physical characteristics of its architectural resources.

Integrity is the authenticity of a property's historic identity evidenced by the physical characteristics it exhibits that existed during the district's historic period. Historic integrity is evaluated through seven qualities: location, design, setting, materials, workmanship, feeling, and association. To retain integrity, a resource must resemble its historic appearance and retain physical materials, design features, and aspects of construction from the district's period of significance.

Contributing means that a resource was present during the district's period of significance and adds to the significant historic associations and architectural qualities of the district. Buildings contributing to the Stephenville Downtown Historic District are not necessarily unaltered. During the early-to mid-twentieth century, business owners modernized their facilities to reflect changing trends in architecture and retail businesses. Some incorporated two or more buildings to create enframed-window-wall storefronts. These buildings retain integrity to the mid-twentieth century modern years of Stephenville's period of significance. Other building owners made less drastic changes such as installing new plate-glass metal windows, enclosing

Stephenville Downtown Historic District, Stephenville, Erath County, Texas

windows, or adding stucco finishes. Alterations made within the period of significance that remain sensitive to individual character and the unique character of the district as a whole do not detract from a building's integrity or its ability to convey historic significance. In some cases, a building's relationship to adjoining resources, such as being part of a contiguous row with no setbacks, helps it convey historic integrity.

Non-contributing means that a resource does not add to historic associations or qualities because it was not present during the period of significance or has been altered to obscure its historic appearance. During the middle to late twentieth century, some building owners in Stephenville covered original façade details with slipcovers that hide architectural detail. After 1967, some owners adorned their buildings with inappropriate architectural features or completely sheathed them with stucco or concrete panels that obscured their original facades.

General Overview

The Stephenville Downtown Historic District (Map 1 and Map 2) contains 19 of the original 25 blocks platted by surveyor George B. Erath in 1855, plus an additional four blocks. Erath planned Stephenville as a typical Shelbyville, Tennessee-style courthouse square along a bend in the Bosque River (Map 3). Although the courthouse square is not situated along true north and south directions, this nomination will use north, south, east and west in its description, rather than variants. In this nomination, north is approximately 30 degrees west of true north. Four roads frame the courthouse square: Belknap Ave. and Graham Ave. run north and south, with Belknap on the west side and Graham on the east, and Washington St. and College St. travel east and west, with Washington on the north and College on the south. Washington St. is U.S. Highway 377 Business and Graham St. is State Highway 108.

Because Erath platted the courthouse square along a bend in the Bosque River, it is not in the exact center of the historic district. South of the district and west of Belknap Ave., there are a block of houses and the riverbed, where city park, established in 1910, is located. South of the district and east of Belknap Ave., there are three to four blocks of houses, and the riverbed and city park. Although the terrain of the district is mostly flat, the streets slope downward south toward the river, and on the west side of the district, there is a drop into a creek bed.

Because of flooding to the south and the construction of railroad tracks to the north and west of the courthouse square, the commercial center of the city grew in those directions. Railroad tracks bisect Washington St. nine blocks west of the courthouse. Five blocks to the northwest is the original location of the passenger and freight depots and industries like the cottonseed oil mill, built during the 1890s. Although improved transportation influenced the growth of the downtown commercial area, the railroad tracks are not within the Stephenville Downtown Historic District. John Tarleton Agricultural College, now Tarleton State University, developed ten blocks west of the courthouse at the end of the nineteenth century. As the college grew and prospered, it also affected the development of the city's commercial center.

As Stephenville expanded, the community maintained the simple square-and-grid pattern of Erath's Shelbyville-style plan. Maps created by King in 1931 and 1952 illustrate the continuation of the plan (Map 4). The entire downtown historic district reflects the design except in the northeastern area, which originally developed as a housing addition and became the city's African-American neighborhood.

Stephenville Downtown Historic District, Stephenville, Erath County, Texas

To the south of the Stephenville Downtown Historic District are houses built during the late nineteenth century through the twentieth century. Just south of the houses are the Bosque River and riverbed, where there are clusters of trees. To the west are non-contributing commercial buildings, houses, the traditional school grounds with a contemporary school, and the railroad tracks. To the north are non-contributing commercial buildings including the contemporary hospital and associated businesses. To the northeast are a few houses remaining from the traditional African-American neighborhood. To the east are non-contributing commercial buildings constructed or altered during the twentieth century and the Stephenville Historical House Museum grounds, centered around the 1869 Berry House, which is listed in the National Register of Historic Places.

Center Section

The Stephenville Downtown Historic District will be described in four sections: central, eastern, western and northern. The block numbers referred to in this description are identified on Map 2. The center contains the Erath County Courthouse and the eight blocks immediately surrounding it (Blocks 1 through 8). On these blocks are the majority of resources and 40, or the majority, of the contributing resources, including the Romanesque Revival Erath County Courthouse and two monuments on its grounds. All of the buildings within the center section appear in rows facing sidewalks except the courthouse, which is freestanding. The Erath County Courthouse square has remained a predominant Shelbyville-style square as defined by Robert E. Veselka in his book, *The Courthouse Square in Texas*. The overall design of the square has not changed since George B. Erath created it in 1855. It remains the center of commerce and government and the focal point of the landscape and urban activities in the city of Stephenville. Both the county and the city have kept their central governmental functions in the courthouse or on the blocks surrounding the courthouse.

Like a typical Shelbyville-style square, the four blocks around the Erath County Courthouse feature rows of buildings with no setbacks facing the courthouse. Most of the buildings around the courthouse square were built during the 1880s and 1890s. Constructed of limestone and brick, they are examples of one- and two-part commercial blocks as identified by Richard Longstreth in his book *The Buildings of Main Street*. Businessmen used them as retail stores or service businesses, so most of them feature first floors of glass windows and inviting entryways, some with cast-iron details. Businessmen used the second floors of the two-part commercial block buildings around the square for offices, social and entertainment gathering spaces, or hotels and living quarters. Many of the buildings feature ornamental cornices or parapets. There are 15 contributing buildings facing the courthouse that retain integrity to the period of significance. Two were built during the 1880s, twelve during the 1890s, and one in the early years of the twentieth century. Eight of these contributing buildings facing the courthouse are two-part commercial blocks and seven are one-part commercial blocks.

Significant buildings anchor corners of the courthouse square, and all but one are two-part commercial blocks. Northwest of the courthouse, at the intersection of Washington St. and Belknap Ave., the limestone Cage and Crow Building and Crow's Opera House, built in 1890, commands the northeast corner as a Recorded Texas Historic Landmark. The southwest corner of the intersection features the Schnabel Building, constructed of brick in 1898. Southwest of the courthouse, at the intersection of College St. and Belknap Ave., the limestone First National Bank Building, built in 1889 on the northwest corner, features a temple front and turret. The bank building is individually listed in the National Register and is a Recorded Texas Historic Landmark. On the southwest corner, the limestone Lawyers Building, constructed during the 1890s,

Stephenville Downtown Historic District, Stephenville, Erath County, Texas

features distinctive arcaded windows on its second floor. On the southeast corner, the one-part commercial block limestone Dawson Saloon Building, constructed during the 1890s, is a Recorded Texas Historic Landmark. Southeast of the courthouse, at the intersection of College St. and Graham Ave., is the Gentry-Shelton Building, the oldest extant building in the district, constructed of limestone in 1873. A two-part commercial block, this building on the southeast corner of the intersection is a Recorded Texas Historic Landmark.

During the 1920s to 1960s, owners modernized buildings in Stephenville to present a more streamlined appearance, reflecting Art Deco, Moderne and post-war modern design movements. There are two contributing examples on the square of early- to mid-twentieth century modernization that incorporated two or three existing buildings to create enframed window-wall stores. These buildings are the old Beall's Department Store on the east half of the north side and the old Perry Brothers Variety Store in the middle of the south side.

Some owners simply covered original façade details with slipcovers, some of which still remain, like the Ben Franklin Store on the west side of the square, with its upper façade covered in vertical wood planks. After 1967, a few buildings were adorned with inappropriate architectural features or covered with stucco or concrete panels that obscured their original facades. There are seven examples of these types of non-contributing buildings around the courthouse square. On the south side of the square, at the southwest corner of the intersection of College St. and Graham Ave., is the non-contributing Donald R. Jones Justice Center, built in the late 1980s.

The four blocks around the courthouse square also feature buildings on lots not facing the courthouse. Block 3 on the east side of the courthouse square contains a row of five buildings facing north along E. Washington St. that were built of limestone and brick between 1902 and 1907. Four of these buildings are contributing to the historic district. On the south side of Block 3, there are two contributing buildings along W. College St. The largest is a tin shop built of limestone between 1902 and 1907. Adjacent to it to the west is a narrow building constructed of Thurber brick during the twentieth century that enclosed an original alley opening. Block 7 to the west of the courthouse contains two non-contributing buildings covered in stucco facing north along E. Washington St. There are two buildings on the south side of Block 7, along W. College St. One of these buildings, constructed of Thurber brick, is contributing. On Block 5, located north of the courthouse, a row of three contributing buildings faces east along N. Belknap Ave. The two larger buildings were constructed of brick between 1902 and 1921. Between them and the rear of Crow's Opera House is another narrow building constructed in an original alleyway between 1930 and 1949. On the east side of Block 5, there are three non-contributing buildings in a row facing N. Graham Ave. These buildings, constructed between the 1880s and 1920s were altered and do not retain integrity.

Of the four blocks located across from the corners of the courthouse square, Block 8 off the southwest corner remains the most developed and contains nine contributing buildings. The north side of Block 8 features a row of five buildings facing north along W. College St., anchored by the Lawyers Building on the corner of W. College St. and S. Belknap Ave. The Lawyers building and two of the four buildings to its west are contributing resources constructed during the 1890s of limestone and brick. Across the alleyway to the west are two contributing buildings facing north along W. College St. These two one-part commercial buildings were constructed of brick during the middle of the twentieth century and they both display post-war modern stylistic influences. Behind them, on the southwest corner of Block 8 is a post-war modern building

Stephenville Downtown Historic District, Stephenville, Erath County, Texas

constructed of hollow clay tile. To its east, along W. McNeil St. is another building constructed of clay tile in the mid-twentieth century. East of it is a contributing limestone livery stable on the corner of W. McNeil St. and S. Belknap Ave. To its north is a contributing concrete one-part commercial block building facing S. Belknap Ave. Constructed during the early twentieth century, it connects with the Lawyers Building on the corner.

Block 2 off the southeast corner of the courthouse square features a row of contributing buildings on its north side along E. College Ave. On the corner of E. College and S. Graham is the Gentry-Shelton Building. To its east are the two-part commercial limestone Gentry Building, constructed during the late nineteenth century, and a brick one-part commercial lumberyard building constructed between 1908 and 1912. Block 4 off of the northeast corner of the square contains four non-contributing buildings and Block 5 off of the northwest corner is home to Stephenville's Cowboy Walk of Fame, opened in 1998, and one non-contributing contemporary building.

The roads around the courthouse square were the first to be paved of brick in the city in 1924, but today they are covered with asphalt. In a large improvement project in 1929, the city paved many of the streets downtown with vitrified brick manufactured in Thurber, located 27 miles northwest of Stephenville in Erath County. Map 1 and Map 2 reflect the existing historic brick streets in Stephenville that contribute to the historic district. In addition to the streets, there are a few contributing buildings within the downtown historic district constructed of Thurber brick.

Eastern Section

To the east, the historic district extends one block from the courthouse square and includes four full blocks that run north from E. College St. to E. Tarleton St. (Blocks 15 through 17 and Block 32). The eastern section also includes portions of one additional block to the north (Block 63) and two to the east (Blocks 33 and 34). Within this section are 12 contributing buildings. Historic brick streets extend east on E. College St. from N. Graham Ave. through to the district border at N. Floral Ave. They also run north along Virginia Ave. from E. College St. to E. Mason St. Block 15, just behind the east side of the square, was home to Stephenville's public "Jokey Yard" or "Jockey Yard," where the community hosted large First Monday Trades Days. The contributing Wyatt Hedrick-designed Art Deco Long Hotel, constructed in 1938 to 1939, is located there now, facing south along W. College St. The large, three-story hotel was built of brick and hollow clay tile. To its east is a contributing Streamline Moderne bus station constructed of brick during the 1930s to 1949.

Along E. Washington St., or U.S. Highway 377 Business, which leads into the square from the east, are five contributing buildings and one non-contributing building constructed during the 1930s to 1940s. Unlike most of the historic district, these buildings do not have sidewalks in front of them. On the south side of E. Washington St. are three contributing buildings and one non-contributing resource on Blocks 15, 16, 33 and 34. On the north side of the street are two contributing buildings on Block 16. The contributing resources include three auto-related buildings and two buildings that were restaurants. The auto-related buildings include a petrified wood service station, a large brick garage, and a non-contributing concrete-block service station enclosed in brick after 1966. The restaurants are Jake and Dorothy's Café, a mid-twentieth century diner still in business, and a small brick-and-concrete building used by Stephenville's cheese plant as a restaurant.

Stephenville Downtown Historic District, Stephenville, Erath County, Texas

To the north, Block 17 contains four contributing resources and one non-contributing building. On the south side of the block, along E. Mason St., is a row of three buildings constructed during the 1930s and 1940s. Two of the buildings originally had industrial uses as a milk depot and a machine shop. The milk depot on the corner of W. Mason St. and N. Virginia Ave. has been altered and is non-contributing. To its east is a contributing building constructed of brick that was a furniture store, and to its east is a clay-tile building that was a machine shop. Block 17 was the longtime home of a mill and gin and the city's first waterworks and power plant. On the block's northwest corner is the contributing waterworks pump house, constructed of limestone during the early twentieth century. Behind it is a contributing brick feed mill building constructed in the 1930s to 1940s.

Block 32, north of Block 17, was once part of Stephenville's African-American neighborhood. In 1949, there were four houses and four outbuildings on the block. During the 1950s, Stephenville's business district encroached on the neighborhood and Anderson Feed Mill replaced three of the houses with four large galvanized metal feed storage buildings, which are non-contributing. On the northwest corner of Block 32, one of the houses remains and is contributing. This is one of two domestic resources included in the district. Across the street to the north on Block 63, at the corner of E. Tarleton St. and N. Floral Ave., is the contributing limestone folk Beech House built during Stephenville's early settlement period. Behind it is a row of three buildings along the west side of N. Floral Ave. At the north end of the row is the Cornelia Graves School, the African-American community's school, constructed in 1951. These resources are included in the downtown historic district because they are some of a few that remain of Stephenville's historic African-American community, which has been giving way to the city's commercial development. This neighborhood does not have sidewalks.

Northern Section

The northern section of the Stephenville Downtown Historic District extends one to two blocks north of the courthouse square and contains five blocks with 10 contributing buildings and two non-contributing buildings (Blocks 18 through 20 and Blocks 29 and 30). Historic brick streets run through the northern section of the district along Mason St. from Virginia Ave. on the east to Columbia Ave. on the west and along Green St. from Graham Ave. on the east to Columbia Ave. on the west.

Block 19, directly behind the north side of the courthouse square, features a row of five contributing buildings facing west along N. Belknap St. with no setbacks. A brick two-part commercial block building constructed between 1902 and 1907 anchors the corner of W. Mason St. and N. Belknap Ave. To its north is a row of one-part commercial block retail buildings constructed between 1930 and 1966 of hollow clay tiles or concrete masonry units faced with bricks or stucco. Block 18 to the east contains one contemporary non-contributing building. Block 20, to the west, features two buildings constructed during the 1930s and 1940s along the west side of N. Belknap St. with no setbacks. To the south is a contributing two-part commercial building built of hollow-clay tile faced with brick. To its north is a one-part commercial block non-contributing building. Around the corner to the northwest is a one-part commercial block non-contributing building facing W. Green St. On the northwest corner of the block is a contributing Streamline Modern-style one-story brick office building constructed between 1930 and 1949.

North of W. Green St., on Block 29, is the Post-War Modern City Hall building, designed by Stanley Brown of Dallas and constructed in 1954. To its east is Block 30, home of the Graham Street Church of Christ,

Stephenville Downtown Historic District, Stephenville, Erath County, Texas

constructed in 1949 and early 1950s on the west side of N. Graham Blvd, facing east. Also on Block 30 is a contributing two-part commercial block building along the east side of N. Belknap Ave. that was built of brick during the 1930s or 1940s.

Western Section

There are 12 contributing buildings and one non-contributing building on five blocks within the western section of the Stephenville Downtown Historic District (Blocks 21 through 24 and Block 111). The western section extends one to two blocks west of the courthouse square and runs north from W. McNeil St. to W. Green St. This section features several freestanding large institutional and civic buildings that exhibit characteristics of high architectural styles. Historic brick streets in this section run north along Columbia Ave. from W. McNeil St. to W. Green St., east along W. College St. to Belknap Ave., and east along N. Mason St. and N. Green St. from N. Barton Ave. to N. Columbia Ave.

Block 24, on the south side of this section, was the traditional home to Erath County's jails from the 1880s through 1994. The contributing Erath County Jail, designed by Wyatt Hedrick's office and constructed in 1964, is located on Block 24 along S. Barton Ave. On the same block is a non-contributing Masonic Lodge Hall constructed in 1973 on the site of the county's first jail.

Block 23 to the north features a row of commercial buildings on its west side facing east along S. Columbia Ave. These contributing buildings were constructed from 1930 through 1966. On the corner of W. Washington St. and S. Columbia Ave. is a two-part commercial building constructed of hollow clay tile with brick facing that functioned as an auto sales business with a lodge hall on the second floor. To its south is a contributing one-part commercial building constructed of concrete block with brick facing on the façade, and a one-part commercial building constructed of brick and concrete masonry units. On the northeast corner of Block 23 is the monumental Beaux Arts-style First United Methodist Church, built in 1917 of brick and limestone and its brick education center, built in 1925. Both buildings are contributing.

Block 22, north of W. Washington St. is home to two contributing buildings. A service station constructed of brick during the 1930s or 1940s faces south along W. Washington St. On the northeast corner of the block is the concrete Art Deco-style U.S. Post Office building, designed by Dallas architect Mark Lemmon and built in 1935. Block 21 to the north features three contributing buildings. Facing north along W. Green St is the impressive Beaux Arts-style First Baptist Church, constructed of brick and limestone in 1925. Behind the church and facing west along N. Barton Ave is the church's brick-and-limestone education center, constructed in 1952. Behind the church, along W. Mason St, is a contributing brick two-part commercial building.

On Block 111 is the western-most contributing resource within the Stephenville Downtown Historic District, the International-style Stephenville Savings and Loan Building, designed by architect Joe Line of Cleburne and constructed in 1967. This Modern movement building is a split-level form, because it is located on a hill along the south side of W. Washington St., where there is a drop to a creek bed.

Stephenville Downtown Historic District, Stephenville, Erath County, Texas

Methodology

Students studying historic preservation in Dr. T. Lindsay Baker's public history classes at Tarleton State University conducted a survey of historic resources in downtown Stephenville in 2015. Based upon the survey results and data, professional staff members at the Texas Historical Commission proposed a historic district in downtown Stephenville, which they deemed eligible for listing in the National Register of Historic Places.

This nomination is the result of the students' survey and the historical commission's proposal. The boundaries of the proposed district have been revised slightly to include additional resources, including a church and properties in Stephenville's traditional African-American neighborhood. Resource numbers assigned during the survey are retained. Students surveyed several resources, including houses, not included in the Stephenville Downtown Historic District, so the numbers used in the nomination are not always sequential.

Following is a full inventory of resources within the Stephenville Downtown Historic District and a brief description of each resource.

Stephenville Downtown Historic District, Stephenville, Erath County, Texas

Map No.	Add. No.	Street	Current Name	Historic Name	Date	Type/Style	Contributing/ Non-Contributing
1	100	W. Washington	Erath County Courthouse	Erath County Courthouse	1891-1892	Romanesque Revival	C
2	100	W. Washington	Erath County Honor Roll	Erath County Honor Roll	1950	Object	C
3	190	S. Graham	Erath County Courthouse RTHL Plaque	Erath County Courthouse RTHL Plaque	1963	Object	C
4	190	W. College	Greer's Ranch Café	Dawson Saloon	1891-1896	One-Part Commercial Block	C
5	160	W. College		Drugstore	1891-1896	Two-Part Commercial Block	C
6	150	W. College	Blue Eyed Buffalo	General Mercantile Building	1885-1896	Enframed Window Wall	C
7	148	W. College	United Country Alliance Auction and Realty	Hardware and Harness Store	1896-1902	Two-Part Commercial Block	C
8	104	E. College		Gentry and Shelton Building	1873	Two-Part Commercial Block	C
9	221	S. Graham		Automobile Repair, Garage	1930-1949	One-Part Commercial Block	C
10	118	E. College	Senior Citizens Center	Gentry Building	1885-1891	Two-Part Commercial Block	C
11	164	E. College	Senior Citizens Center	Higginbotham's Lumber	1912-1921	One-Part Commercial Block	C
12	193	S. Graham	FWB Attys.	Saloon and Billiards, General Merchandise, and Hardware	c. 1885	One-Part Commercial Block	NC

Stephenville Downtown Historic District, Stephenville, Erath County, Texas

Map No.	Add. No.	Street	Current Name	Historic Name	Date	Type/Style	Contributing/ Non-Contributing
13	141	E. College	FWB Attys.		1930-1949	One-Part Commercial Block	C
14	151	E. College	FWB Attys.	Compton Tin Shop, Homer Nix Plumbing	1902-1907	One-Part Commercial Block	C
15	181	S. Graham	Allen Firm Attys	Harness Store, Grocery Store, Farmers National Bank	c. 1885	Temple Front	C
16	159	S. Graham	Kings Abstract	Oxford Building	c. 1891	One-Part Commercial Block	NC
17	157B	S. Graham	Lewellen Law Firm	Oxford House	c. 1891	One-Part Commercial Block	NC
18	157A	S. Graham	Lewellen Law Firm	Oxford Building	c. 1891	One-Part Commercial Block	NC
19	117-119	S. Graham	Solar Nails and Spa	L.W. Chiles Building	1891-1896	One-Part Commercial Block	C
20	107	S. Graham	Cowboy Way Travel	Grocery Store	1902-1907	One-Part Commercial Block	C
21	148	E. Washington	Skinny's	Originally two buildings	1930-1949	One-Part Commercial Block	C
22	154	E. Washington		Tatum and Sons Building	1902-1907, 1920	Two-Part Commercial Block	C

Stephenville Downtown Historic District, Stephenville, Erath County, Texas

Map No.	Add. No.	Street	Current Name	Historic Name	Date	Type/Style	Contributing/ Non-Contributing
23	160	E. Washington	Literary Lion	W.W. Rutherford Building	1905	One-Part Commercial Block	C
24	140	S. Virginia	Nance Chiropractic Clinic	Automobile Repair, Garage	1921-1930	One-Part Commercial Block	NC
25	144	S. Virginia			1949-1966	One-Part Commercial Block	NC
26	115	N. Graham	Bank of America	Neblett Building	1902-1907	Two-Part Commercial Block	NC
27	160	E. Mason	Hayden Real Estate	Stephenville Motor Company	1930-1966	One-Part Commercial Block	NC
28	155	N. Graham	Hayden Real Estate, LLC	Stephenville Motor Company	1949-1966	One-Part Commercial Block	NC
29	127	W. Washington	Bank of America	Grocery Store, Hotel Rooms	1907-1912	One-Part Commercial Blocks	NC
30	183-187	W. Washington	Stephenville Chamber of Commerce, Law Firm of Scott Osman	Cage and Crow Building and Crow Opera House	1885-1891	Two-Part Commercial Block	C
31	171	W. Washington	Lawyers Abstract and Title Co.	Theo Bauer Building	1898	Two-Part Commercial Block	C
32	157	W. Washington	Bennett's Office Supply	Jake Wilson Building	1898	Two-Part Commercial Block	C
33	145	W. Washington	Rockin' P	Grocery, Bakery, Lunch Room	1896-1902	Enframed Window Wall	C

Stephenville Downtown Historic District, Stephenville, Erath County, Texas

Map No.	Add. No.	Street	Current Name	Historic Name	Date	Type/Style	Contributing/ Non-Contributing
34	133	W. Washington	Rockin' P	Saloon and Confectionary	1896-1902	Enframed Window Wall	C
35	115	W. Washington	Rockin' P	Grocery Store	1896-1902	Enframed Window Wall	C
37	154	N. Graham	Raymond James Investment	Empire Printing, Harness Store	1885-1891	One-Part Commercial Block	NC
38	164	N. Graham		Steam Laundry, Confectionery, Restaurant, Bakery	1896-1902	One-Part Commercial Block	NC
39	188	N. Graham	Coan and Elliot Attorneys	Feed Store Building	1912-1921	One-Part Commercial Block	NC
40	199	N. Belknap	Aloha Tanning, Island Cowgirl	Automobile Repair, Garage	1912-1921	One-Part Commercial Block	C
41	153	N. Belknap	Stephenville Dance Center, Security Finance	Carriage Sales, Hardware Store, Movies, Dry Cleaning	1902-1907	One-Part Commercial Block	C
42	147	N. Belknap	Austin Finance		1912-1921	One-Part Commercial Block	C
43	198	S. Belknap	First National Bank Building	First National Bank Building, Telegraph Exchange	1889	Temple Front	C
44	166	S. Belknap	Cross Timbers Title	Drugstore	1891-1896	One-Part Commercial Block	NC

Stephenville Downtown Historic District, Stephenville, Erath County, Texas

Map No.	Add. No.	Street	Current Name	Historic Name	Date	Type/Style	Contributing/ Non-Contributing
45	160	S. Belknap	Law Offices of Landon Northcutt	Dry Goods Store, Agricultural Implements	1891-1896	One-Part Commercial Block	NC
46	150	S. Belknap	Kickin' Colt Boutique	Grocery Store, Movies	1896-1902	One-Part Commercial Block	NC
47	134-140	S. Belknap	Ben Franklin Store	Drugstore	1885-1902	Two-Part Commercial Block	NC
48	128	S. Belknap	Ben Franklin Store	General Mercantile Building	1885-1902	One-Part Commercial Block	NC
49	116	S. Belknap	Ben Franklin Store	General Mercantile Building	1885-1902	One-Part Commercial Block	NC
50	200	W. Washington	L Bar Western Art	F.A. Schnabel Building	1898	Two-Part Commercial Block	C
51	252-270	W. Washington	City of Stephenville Council Chambers	Shoe Shop	1930-1949	One-Part Commercial Block	NC
52	298	W. Washington	Stephenville City Hall	Stephenville State Bank	1953	Two-Part Commercial Block	NC
53	257	W. College	The Vine		1930-1949	One-Part Commercial Block	C
54	231	W. College	Cowboy Capital Land Co., Stronghold Construction		1930-1949	One-Part Commercial Block	NC

Stephenville Downtown Historic District, Stephenville, Erath County, Texas

Map No.	Add. No.	Street	Current Name	Historic Name	Date	Type/Style	Contributing/ Non-Contributing
55	200	W. College	Scott's Flowers on the Square	Barber, Grocery, Hardware, Auto Repair, and Lawyers' Building	1891-1896	Two-Part Commercial Block	C
56	216	W. College	Stephenville Counseling	J.H. Hatchett Building	1898	One-Part Commercial Block	NC
57	230	W. College	Cellar Photo Frames, Southwest Properties	Printing Shop, Bakery	1896-1902	Two-Part Commercial Block	C
58	240	W. College	Miller's Studio	Photography Studio, Optician	1902	One-Part Commercial Block	C
59	250	W. College	Lone Star Insurance	Insurance Office Building	c. 1967	One-Part Commercial Block	NC
60	270	W. College	Craig Beman Artwork	Altaras Medical Clinic	1949-1956	One-Part Commercial Block	C
61	299	S. Columbia	McKeathan and Espinoza, Attys at Law	Commodity Credit Corp., Land Bank Bulding	1950	One-Part Commercial Block	C
62	290	W. College		Dental Clinic	1949-1966	One-Part Commercial Block	C
63	272	S. Belknap	In The Garden	"Rock Barn" Livery Stable Building, Garage, Auto Repair	1899	One-Part Commercial Block	C
64	211	W. McNeill	Ruby's Texas Bistro		1930-1949	One-Part Commercial Block	C

Stephenville Downtown Historic District, Stephenville, Erath County, Texas

Map No.	Add. No.	Street	Current Name	Historic Name	Date	Type/Style	Contributing/ Non-Contributing
65	254	S. Belknap	Willow's Gift Shop	Hardware Warehouse, Auto Repair Garage	1921-1930	One-Part Commercial Block	C
88	240	E. Washington	Warren Building		1930-1949	One-Part Commercial Block	NC
89	223	E. College		Bus Station	1930-1949	Streamline Moderne	C
90	221	E. College	Long Hotel	Long Hotel	1938-1939	Art Deco	C
91	129	N. Virginia	Paperback Lion	Triangle Produce Restaurant	1930-1949	Art Deco	C
92	265	E. Washington	Fuzzy's Tacos	Marting Brothers Supply Co., Garage	1930-1949	One-Part Commercial Block	C
93	351	N. Virginia		Water Works Pump House	1907-1912	Industrial Building	C
94	240	E. Green		Anderson Feed Mill	1930-1949	Industrial Building	C
95	241	E. Mason	City Electric	Machine Shop and Welding	1930-1949	Industrial Building	C
96	227-239	E. Mason			1930-1949	One-Part Commercial Block	C
97	201-213	E. Mason	Pendleton Law Offices	Milk Depot	1930-1949	Industrial Building	NC
98	211	N. Belknap		Telephone Exchange, Auto Repair	1902-1907	Two-Part Commercial Block	C

Stephenville Downtown Historic District, Stephenville, Erath County, Texas

Map No.	Add. No.	Street	Current Name	Historic Name	Date	Type/Style	Contributing/ Non-Contributing
99	221	N. Belknap	Frames, Etc.	General Mercantile Building	1949-1966	One-Part Commercial Block	C
101	245	N. Belknap	Castle's Furniture	General Mercantile Building	1930-1949	One-Part Commercial Block	C
102	299	N. Belknap	Castle's Furniture	Furniture Store	1930-1949	One-Part Commercial Block	C
103	234	N. Belknap	Kirbo's Office Systems	Wholesale Tire Sales	1930-1949	Two-Part Commercial Block	C
104	260-270	N. Belknap	Brad Thompson Co. Storage		1930-1949	One-Part Commercial Block	NC
105	240	W. Green	Keene Law Firm	General Mercantile Building	1930-1949	One-Part Commercial Block	NC
106	280	N. Columbia	Parker and Associates Architects and Planners	Office Building	1930-1949	Streamline Moderne	C
107	334A	W. Green	First Baptist Church	First Baptist Church	1923	Temple Front, Beaux Arts	C
108	334B	W. Green	First Baptist Church Education Building	First Baptist Church Education Building	1952	Beaux Arts	C
109	210	N. Columbia	Century Link, Embarq Building	Telephone Exchange	1949-1966	Commercial Building	C
110	174	N. Columbia	Stephenville Public Library	Stephenville Post Office	1935	Art Deco	C
111	309	W. Washington	Soup & More Café	Filling Station, Restaurant, Bus Station	1930-1949	One-Part Commercial	C

Stephenville Downtown Historic District, Stephenville, Erath County, Texas

Map No.	Add. No.	Street	Current Name	Historic Name	Date	Block Type/Style	Contributing/ Non-Contributing
112	375	W. Washington	Fraser Agency, Inc.	Filling Station	1930-1949	One-Part Commercial Block	NC
113	328	W. Washington	First United Methodist Church	First Methodist Episcopal Church South	1917	Temple Front, Beaux Arts	C
114	110	S. Columbia		Knights of Pythias Lodge Hall	1921-1930	Two-Part Commercial Block	C
115	328B	W. Washington	First United Methodist Church Education Building	First United Methodist Church Education Building	1925	Religious Building	C
116	142	S. Columbia	First United Methodist Church		1930-1949	One-Part Commercial Block	C
117	132	S. Columbia	First United Methodist Church		1949-1966	One-Part Commercial Block	C
118	320	W. College	Erath County Courthouse Annex II, Tax Office	Erath County Jail	1964	International Modernism	C
127			Brick Streets of Stephenville	Brick Streets of Stephenville	c. 1929	Structure	C
128	422	W. Washington	Hutchison Annex, First United Methodist Church	Stephenville Savings and Loan Building	1967	International Modernism	C
129	406	E. Washington	Jake and Dorothy's Café	Jake and Dorothy's Café	1948	One-Part Commercial Block	C

Stephenville Downtown Historic District, Stephenville, Erath County, Texas

137	252	E. Tarleton	Cornelia Graves School		1951	Community School	C
138	252	E. Tarleton	Beech House		c. 1857	National Folk House	C
Map No.	Add. No.	Street	Current Name	Historic Name	Date	Type/Style	Contributing/ Non-Contributing
139	354	N. Belknap	Stephenville Public Safety Bldg	Stephenville City Hall and Police Station	1954	International Modernism	C
148	374	E. Washington		Heffley Building	c. 1946	One-Part Commercial Block	C
149	306	E. Washington	Reynaldo's Mexican Restaurant	Petrified Wood Gas Station	1930-1949	One-Part Commercial Block	C
150	112	W. College	Erath County Courthouse Annex		1988	Government Building	NC
151	200 Block	W. Washington	Walk of Fame		1988	Site	
152	281	N. Graham	Bank of America Motor Bank		1981	Drive-Through Facility	NC
153	202	N. Graham			1981	One-Part Commercial Block	NC
154	351	E. Tarleton			c. 1950s	Industrial Building	NC
155	351	E. Tarleton			c. 1950s	Industrial Building	NC
156	351	E. Tarleton			c. 1950s	Industrial Building	NC
157	351	E. Tarleton	VB Orthapedics		c. 1950s	Industrial Building	NC

Stephenville Downtown Historic District, Stephenville, Erath County, Texas

158	291	E. Tarleton			c. 1920	Craftsman-Style House	C
159	252	E. Tarleton			c. 1990s	No Style	NC
160	252	E. Tarleton			c. 1990s	No Style	NC
Map No.	Add. No.	Street	Current Name	Historic Name	Date	Type/Style	Contributing/ Non-Contributing
161	244	S. Columbia	Stephenville Lodge No. 267, AF & AM		1973	Meeting Hall	NC
162	199	N. Columbia	Stephenville Bank & Trust		c. 1980	Drive-Through Facility	NC
163	312	N. Graham	Graham Street Church of Christ		1949, 1954	Vault	C
164	313	N. Belknap	Basic Needs Ministry		1930-1949	Two-Part Commercial Block	C

Stephenville Downtown Historic District, Stephenville, Erath County, Texas

Resource No. 1
Erath County Courthouse
100 W. Washington St.
Central Section, Public Square

RTHL, SAL, National Register
Contributing
Romanesque Revival
Photo 1, Figures 1 and 2

J. Riely Gordon designed the Erath County Courthouse in a Romanesque Revival style with a striking polychromatic exterior of native limestone and Pecos sandstone. It features the rhythm of recessed planes and projecting pavilions common in Gordon's work. Contractor S.A. Tomlinson of Fort Worth constructed the three-story courthouse for a cost of \$59,173. Built in 1891 to 1892, the courthouse is the center of the Shelbyville-style Erath County Courthouse square and the commercial district of Stephenville and is the heart of the community.

The courthouse has been renovated twice and then restored. First, architect Wyatt C. Hedrick of Fort Worth supervised \$75,000 of renovations in 1950. In 1982, Phillips Swager Associates of Dallas prepared a preservation, renovation, and modernization study for the courthouse, and in 1988, a renovation project was completed. In 2002, the Texas Historic Courthouse Preservation Program, along with architect Norman Alston of Dallas, restored the Erath County Courthouse to its original picturesque composition. Its central clock tower has been the most prominent feature of the Stephenville landscape for 125 years.

Resource No. 2
Erath County Honor Roll
100 W. Washington St.
Central Section, Public Square

Contributing
Marble Monument
Photo 2

Dedicated on May 16, 1950, this marble shaft with a beveled face bears the names of 147 "Erath County Sons Who Lost Their Lives in World Wars I and II." The monument is located just off the northwest corner of the Erath County Courthouse and faces northwest. The rectangular pink marble base measures 50 inches square and six inches high with a steel flagpole mounted in a concrete footing at the rear, where an American flag flies continuously. The marble shaft measures 45 inches deep by 39 inches wide. The back is 47.5 inches high and slopes to 20.5 inches in the front.

The American Legion and the Turnbow-Higgs and Powell-Davidson Posts of Stephenville and Dublin and the Erath County Commissioners Court sponsored the monument and public dedication ceremony on a day that Judge Dale W. Harbin declared an official holiday. During the ceremony, the Tarleton State College band played the Star-Spangled Banner and the college Cadet Corps firing squad gave a salute to the county war dead being honored. Texas Attorney General Price Daniel delivered the dedication address before the monument was unveiled. At the conclusion of the monument dedication ceremony, the Erath County Courthouse reopened for tours after a \$75,000 rehabilitation project overseen by architect Wyatt C. Hedrick of Fort Worth.

Stephenville Downtown Historic District, Stephenville, Erath County, Texas

Resource No. 3

**Erath County Courthouse Recorded Texas Historic Landmark Plaque
190 S. Graham Ave.
Central Section, Public Square**

**Contributing
Monument**

The metal plaque designating the Erath County Courthouse as a Recorded Texas Historic Landmark, or RTHL, sits atop a rectangular concrete monument. The concrete monument, which measures 47.5 inches wide by 61 inches long and 21 inches high, rests upon a slightly larger concrete base. The monument and plaque are located on the southeast corner of the courthouse lawn and face northwest toward the courthouse.

The Texas Historical Commission designated the Erath County Courthouse as an RTHL in 1963, and that date is inscribed in the plaque, which is 27 inches wide by 42 inches long. The plaque is also inscribed with a description of the history and significance of the courthouse.

Resource No. 4

**Dawson Saloon
190 W. College St.
Central Section, Block 1**

**RTHL
Contributing
One-Part Commercial Block
Photo 3, Figure 3**

W.A. "Billy" Dawson's Saloon was the first occupant of this one-story native limestone building with a flat roof constructed between 1891 and 1896 on the southwest corner of the square. The façade, or north elevation, of this building features four large bays. During the 1950s, Novitt's Department Store occupied this building, which they modernized by removing its original limestone columns. Current owners rehabilitated the building in 2011, replacing its original limestone columns and large clerestory windows above a metal awning supported by rods. The front doors and windows were replaced with a setback wall of glass and metal, creating an open-air eating area.

Resource No. 5

**Drugstore Building
160 W. College St.
Central Section, Block 1**

**Contributing
Two-Part Commercial Block
Photo 3, Figure 3**

Traditionally home to a drugstore for many years, this two-story native limestone building was constructed between 1891 and 1896. Its façade, or north elevation, features a first-floor concave double-door entry with four plate-glass windows topped by large transom windows. Four cast-iron pilasters support the second story and roof. Above the original entryway are four tall narrow bays filled with one-over-one wood windows.

Resource No. 6

**General Mercantile Building
150 W. College St.
Central Section, Block 1**

**Contributing
Enframed Window Wall
Photo 3, Figure 3**

Owners originally constructed this building between 1885 and 1896 as two separate buildings of native cut limestone that shared what appeared to be a common pressed tin cornice. During Stephenville's

Stephenville Downtown Historic District, Stephenville, Erath County, Texas

improvement boom of the 1920s, when roads were first paved with Thurber bricks, the two buildings became one building.

From the 1920s through the 1960s, as owners modernized buildings in Stephenville, this building's Victorian-influenced cornice was removed and the limestone front was covered with tan brick. The lower half of the building is one large bay or enframed window wall with fixed metal plate glass windows and two concave entries with double doors and transoms. A wide continuous border frames the windows and doors below. The rear wall is limestone and the building has a flat roof that drains to the rear. The window-wall appearance of the façade indicates modernization during the late 1920s through the 1940s, possibly when the two buildings were incorporated. In 1940, this large building was home to Perry Brothers Variety Store.

Resource No. 7

Hardware/Harness Store Building
148 W. College St.
Central Section, Block 1

Contributing
Two-Part Commercial Block
Photo 3, Figure 3

Constructed between 1896 and 1902, this two-story building features native limestone on the first floor and red brick on the second floor. On the first floor, four bays are filled with metal-framed plate glass windows topped with large transoms. Three cast-iron pilasters support the second story, which contains four bays filled with one-over-one wood windows. A triangular pediment once topped the decorative brick cornice of alternating patterns. It was removed by 1993.

Resource No. 8

Gentry and Shelton Building
104 E. College St.
Central Section, Block 2

RTHL
Contributing
Two-Part Commercial Block
Photos 4 and 5

Constructed in 1873, the two-story native limestone Gentry and Shelton Building was the first masonry building on the courthouse square and is the oldest extant building within the Stephenville Downtown Historic District. The first-floor façade features a three-bay central concave entryway surrounded by four metal plate-glass windows and topped by a narrow band of transom windows. The second floor has three arched bays filled with one-over-one wood windows topped with transoms. Atop the arched windows are distinctive decorative limestone eyebrows with central keystones. The east elevation along S. Graham Ave. features four of the same arched windows on the second floor. On the first floor, at the northeast corner of the building, a single wood door with a transom above faces west. On the southeast corner is a single one-over-one window. The east elevation also has four rectangular openings at ground level that serve to ventilate this building's rare basement. White plaster or stucco once covered all or part of this building and it was removed in 1993. The ground floor of this building was typically occupied by a mercantile store or restaurant, while the second floor has served as offices and lodge meeting space.

Stephenville Downtown Historic District, Stephenville, Erath County, Texas

Resource No. 9

Automobile Repair Garage
211 S. Graham Ave.
Central Section, Block 2

Contributing
One-Part Commercial Block
Photo 4

Built between 1930 and 1949 of concrete block, this rectangular building has a double-vehicle wood-framed garage bay facing west toward Graham St., filled with a corrugated metal door. Its façade also features a wood pedestrian door with an enclosed transom on the building's north end. A cut through the curb on the sidewalk still exists for use of the garage door. The south side of the garage has two small wood double-hung windows. The building has a flat roof that drains into two downspouts on the south side. The north elevation of this building abuts the Gentry and Shelton Building. The 1949 Sanborn map depicts a doorway cut through the south wall of the Gentry and Shelton Building to provide access to the garage.

Resource No. 10

Gentry Building
118 E. College St.
Central Section, Block 2

Contributing
Two-Part Commercial Block
Photo 5

Constructed between 1885 and 1891, this wide two-story native limestone building occupies two lots. The façade's lower floor features six bays, with a recessed door on the west end and a central concave entry on the east half of the building. Four large wood fixed plate-glass windows fill the remaining bays. Above the bays is a narrow band of transom windows, and seven cast-iron pilasters support the second story and roof. The second story has six tall narrow bays filled with six-over-six double-hung windows. A bracketed pressed metal cornice tops the façade. Stephenville's post office occupied the east half of the first floor from the 1880s through the 1920s, and the second floor hosted lodge meetings and community dances.

Resource No. 11

Higginbotham Brothers Lumberyard Building
164 E. College St.
Central Section, Block 2

Contributing
One-Part Commercial Block
Photo 6

Between 1912 and 1921, Stephenville's Higginbotham family constructed this large brick rectangular one-story building as part of their lumberyard that occupied the southern and eastern sides of Block 2. Located at the west end of a row of buildings along the south side of E. College St., this building has a flat roof. The façade features six bays; two doors on the east half of the building and four metal plate-glass windows. A contemporary metal awning tops the bays. The roofline features recessed panels in the brick walls. The front, or north elevation, and west elevation are painted with cream-colored paint.

Resource No. 12

Saloon-Billiards Building
193 S. Graham Ave.
Central Section, Block 3

Non-Contributing
One-Part Commercial Block
Photo 7, Figure 7

This one-story limestone building was constructed as a saloon by 1885. According to local historian Wayne Sherrod, the front of this building originally extended into the public right of way. At some point, the front

Stephenville Downtown Historic District, Stephenville, Erath County, Texas

was cut back to align with the setbacks of the other buildings along the east side of the courthouse square. The 1907 Sanborn Map of Stephenville showed this building and the adjacent building to the north extending into the sidewalk area. The next map, published in 1912, indicated they are aligned with the setbacks of the buildings to the north. This building is at the corner of W. College St. and Graham Ave., and the east end of the south elevation features half of a window arch, reflecting the removal of part of the front of the building. Today the façade reflects renovations made after 1993 that include a brick front with three bays and a fabric awning over a central door. The south elevation features the original native limestone walls and an arched entry on the west end.

Resource No. 13
Thurber Brick Connecting Building
141 E. College St.
Central Section, Block 3

Contributing
One-Part Commercial Block
Photo 7

Constructed between 1930 and 1949 of Thurber paving brick, this building connected the two limestone buildings to the east and west. The 1949 Sanborn map of Stephenville shows an interior door on each side of this small building connecting it to both adjoining existing buildings. During times of financial shortfalls, the City of Stephenville sold its downtown alleyways to raise money. This resulted in the construction of several narrow buildings that extended existing businesses or created new retail or office space.

This brick building is seven feet, nine inches wide with a single off-center door and a flat roof. Photos dated 1976 show it in its original dark brick color, but it has since been painted cream to match the buildings on either side. Today, this building is part of the offices of FWB Attorneys, along with the building to its west that faces the courthouse on Graham St, and the building to its east that faces south.

Resource No. 14
Compton Tin Shop
151 E. College St.
Central Section, Block 3

Contributing
One-Part Commercial Block
Photo 7

Constructed between 1902 and 1907 of native rough-quarried limestone, this rectangular-plan building housed a tin shop through 1930. Its façade, or south elevation, has one entryway on its west end covered by a fabric awning. This building has a flat roof that slopes and drains slightly toward the east. Sometime after 1976, owners covered its rough-quarried limestone exterior walls with cream-colored paint to match the two buildings to its west.

Resource No. 15
Farmers National Bank
181 S. Graham Ave.
Central Section, Block 3

Contributing
Temple Front
Photo 8, Figures 7 and 8

This limestone building on the east side of the courthouse square was constructed by 1885. Like resource No. 12 to its south, it is shown on the 1907 Sanborn Map extending into what is now the sidewalk. By 1912, this building had been cut back to align with the buildings to its north and became home to Farmers National Bank. The bank added its distinctive stone temple front featuring four monumental fluted classical columns

Stephenville Downtown Historic District, Stephenville, Erath County, Texas

with Corinthian capitals that support a large pediment. Behind the columns the façade has three bays on the first floor with a central entry and three bays on the second floor. Two fixed-metal sash windows fill each bay. Behind this building, adjoining the east elevation, is a two-story brick-veneered addition and a metal carport.

Resources No. 16, 17, and 18

Oxford Building
159, 157A, and 157B S. Graham Ave.
Central Section, Block 3

Non-Contributing
One-Part Commercial Block
Photo 9, Figure 7

These buildings on the east side of the courthouse square were built circa 1891 as one building with a mezzanine or gallery. The Sanborn Maps of Stephenville identify these buildings as one and a-half stories. All three buildings shared a common ornamental cornice, which was removed by 1945. They also featured street-level glass storefronts topped by a common awning and tall transom or clerestory windows. Today, these buildings appear as two separate resources. Owners enclosed the transom windows on each section of the building and added their current non-contributing fronts. The two buildings to the north were given common Spanish Mission details. It is unknown how much of the original façade remains on each building. At the rear, or east elevation, of the southern-most building is a two-story frame addition covered with stucco and a metal carport. At the rear of the center building is a rectangular brick-veneered addition.

Resource No. 19

L.W. Chiles Building
117-119 S. Graham Ave.
Central Section, Block 3

Contributing
One-Part Commercial Block
Photo 9, Figure 7

Constructed between 1891 and 1896, this one-story building on the east side of the courthouse square is the width of two buildings. The brick façade features two identical storefronts. Each storefront has three bays containing a center entryway flanked by large fixed-metal plate-glass windows. Above each double door is a transom window and above each storefront are three transom windows. Eight cast-iron pilasters support the upper walls and roof and bear the maker's mark "Moore Iron Works, Fort Worth, Texas." The thresholds contain plates identifying the buildings as "L. W. Chiles Drugs," and "L.W. Chiles." The rear wall, or east elevation, is limestone and the roof is flat. Atop the façade are two identical stair-stepped parapets outlined in a brick pattern. During the 1960s, Western Auto occupied this building.

Resource No. 20

Grocery Store Building
107 S. Graham Ave.
Central Section, Block 3

Contributing
One-Part Commercial Block
Photos 9 and 10

This single-story native limestone building was constructed between 1902 and 1907 on the corner of W. Washington St. and S. Graham Ave. For years, it was home to local grocery stores. The façade features three bays, with a central entryway flanked by fixed-metal windows. Above the storefront is a row of transom windows. This building has four rectangular openings at the ground level of the north elevation along E. Washington St., indicating that it may have a rare basement.

Stephenville Downtown Historic District, Stephenville, Erath County, Texas

Resource No. 21
General Mercantile Building
148 E. Washington St.
Central Section, Block 3

Contributing
One-Part Commercial Block
Photo 11

Two separate resources combine to create this business space. After the city sold its alleyways, owners constructed a narrow building and combined it with the east end of an existing building to create a home for a new commercial business. The east one-fourth section of the business is a small building constructed between 1930 and 1949 by erecting two concrete block walls—the north and south elevations—to adjoining sidewalls of existing buildings. This created a narrow building with an entrance offset to the east and a flat roof. A wood transom window tops the door.

The larger portion of the business is the west section, which is the rear one-fourth of Resource No. 20, 107 S. Graham St., constructed between 1902 and 1907. This east end of Resource No. 20 was partitioned off between 1930 and 1949 at the same time the small building to the east was constructed. At an unknown date, someone added two entrances and a recessed wooden bay window facing East Washington St. Today, these two resources have been covered in stucco, creating one business front with three doors and a bay window.

Resource No. 22
Tatum and Sons Building
154 E. Washington St.
Central Section, Block 3

Contributing
Two-Part Commercial Block
Photo 11

S.B. Watts constructed the first floor of the Tatum and Sons Building of native limestone between 1902 and 1907 to house a grocery store. In 1920, John Wesley Tatum purchased the building and, before 1921, he added a second floor of brick and masonry and opened Tatum and Sons Furniture Store, which remained in business for a few years. The added second story of brick and masonry visually separates the two parts of the Tatum and Sons building. Projecting limestone blocks surround two double shallow arched windows. A stair-stepped parapet tops the second floor and within the middle is the inscription “Tatum and Sons, 1920.” The lower floor features three bays with wood transom windows. At the floor of the center entry, black and white tiles spell out “J.W. Tatum.”

Located along East Washington St. or old Highway 10, the Tatum and Sons Building stood a half-block from the courthouse square, facing a major road into Stephenville from the northeast and towns like Bluff Dale, Tolar, Granbury, and Fort Worth. When Watts first constructed the building in 1907, it was one of two limestone stores standing side-by-side. By 1930, three additional adjoining buildings lined the sidewalk east to South Virginia Ave., creating a solid row of commercial businesses.

By 1930, Tatum and his family had moved to Wichita Falls. His building remained in commercial use through at least 1949, and, in 1940, Moser Grocery and Market occupied the Tatum and Sons Building. Today, the building has been adapted for use as apartments.

Stephenville Downtown Historic District, Stephenville, Erath County, Texas

Resource No. 23

**W.W. Rutherford Building
160 E. Washington St.
Central Section, Block 3**

**Contributing
One-Part Commercial Block
Photo 12**

W.W. Rutherford had this limestone building with a brick front constructed in 1905. The façade features three bays with a central entry flanked by fixed wood windows. Above the bays are three transom windows that are now enclosed with signs. Two cast-iron pilasters support the upper wall and roof. At the top of the front wall is a brick-patterned cornice and a center brick parapet. Within the parapet is the name "W.W. Rutherford" and the date, 1905.

Resource No. 24

**Automobile Repair Garage
140 S. Virginia Ave.
Central Section, Block 3**

**Non-Contributing
One-Part Commercial Block**

Located at the corner of E. Washington St. and S. Virginia Ave., this large masonry building accommodated a filling station at the corner with two retail stores to the west toward the town square, facing along Washington St. Behind the filling station was an auto repair garage. Constructed between 1921 and 1930, the corner featured a diagonal cut-out entry so cars could enter the filling station. That corner has been enclosed with wall and windows. The façade, or north elevation along E. Washington St., now features several fixed plate glass windows and a central entry. An awning supported by tie rods extends across the façade and wraps around the corner to the east elevation. The north elevation and north end of the east elevation have been covered with a metal slipcover. The remainder of the east elevation is covered with stucco.

Resource No. 25

**Brick Commercial Building
144 S. Virginia Ave.
Central Section, Block 3**

**Non-Contributing
One-Part Commercial Block**

Between 1949 and 1966, this building assumed the footprint it has today. There was a smaller building on this site that was enlarged or replaced by this building. Constructed of hollow clay tile, the façade or east elevation facing S. Virginia Ave. has been completely filled in with variegated brown brick. The south elevation had four windows that have been enclosed with brick. This building has a flat roof that drains to the rear or west.

Resource No. 26

**Neblett Building
115 N. Graham
Central Section, Block 4**

**Non-Contributing
Two-Part Commercial Block**

This large two-story building was constructed of limestone and brick between 1902 and 1907 on the corner of E. Washington St. and N. Graham Ave. to house Charles Neblett's Dry Goods Store. The original building featured a first-floor storefront with transom windows facing west on S. Graham Ave. that wrapped around the corner to E. Washington St. The corner had the appearance of a tower with parapets atop. The entire

Stephenville Downtown Historic District, Stephenville, Erath County, Texas

building had large windows and was divided visually by vertical brick pilasters. Sometime between 1956 and 1980, Farmers-First National Bank enclosed most of the windows and covered the building's west and south elevations with stucco or concrete panels.

Resource No. 27
Stephenville Motor Co. Service Department Building
160 E. Mason St.
Central Section, Block 4

Non-Contributing
One-Part Commercial Block

Constructed between 1930 and 1966, this brick building has two large bays to accommodate overhead garage doors on the north elevation along Mason St. and one on its east elevation. The westernmost bay on the north elevation has been filled with brick and a pedestrian door. The east elevation has five window openings that have been filled with brick.

Resource No. 28
Stephenville Motor Co. Building
155 N. Graham Ave.
Central Section, Block 4

Non-Contributing
One-Part Commercial Block

Constructed between 1949 and 1966, this masonry building is on the corner of W. Mason St. and N. Graham Ave. In 2014, owners extensively remodeled it and added two shades of grey stucco to the facade, or west elevation along N. Graham Ave., and to the north elevation along W. Mason St.

Resource No. 29
Grocery Store/Hotel Rooms Building
127 W. Washington St.
Central Section, Block 4

Non-Contributing
One-Part Commercial Blocks

These two limestone and brick buildings were constructed along E. Washington St. as two-part commercial blocks between 1907 and 1912. By 1966, the second floors of these buildings had been removed. These buildings were incorporated into Resource No. 26 as part of a bank facility and their façades along E. Washington St. were covered with stucco or concrete panels and metal slipcovers. Large tinted windows and a recessed entry fill the storefront of the building to the east.

Resource No. 30
Cage and Crow Building and Crow Opera House
183-187 W. Washington St.
Central Section, Block 5

RTHL
Contributing
Two-Part Commercial Block
Romanesque Revival
Photos 13 and 14, Figures 4 and 5

Located on the northeast corner of W. Washington St. and N. Belknap Ave., this limestone two-story building with a hipped roof was constructed between 1885 and 1891. Its distinctive Romanesque Revival-style design has been attributed to two different architects. The Texas Historical Commission, in its text for the Erath County Courthouse Recorded Texas Historic Landmark, attributed the design to J. Riely Gordon, who also designed the courthouse and the First National Bank building on the southwest corner of the town square.

Stephenville Downtown Historic District, Stephenville, Erath County, Texas

Local historian and native son C. Richard King wrote that J.J. Kane and son designed the Cage and Crow Building and Heck and Baker of Fort Worth built it. In 1886, Kane was the first president of the Texas State Association of Architects.

Dr. M. Crow and his partner, J.J. Cage, renovated this building in 1899 to accommodate their new bank, Cage and Crow. Upon the request of Dr. Crow's wife, Mollie, the second floor, identified as a "hall" on the 1891 Sanborn Map, became the Crow Opera House, where entertainers and musicians performed plays and concerts until after 1912.

The facade of this building is 46 feet wide along W. Washington St. The first floor features two storefronts and each has a central double-door entry flanked by two large fixed windows. Above the doors and windows are transom windows. Each storefront has two cast-iron pilasters that support the upper wall and roof. The second floor of the façade features a central arched three-part bay window with two tall narrow arched windows on either side. Atop the façade is a decorative limestone cornice topped by a triangular pediment containing the words "Crow Opera House." A small second-floor decorative turret projects from the corner of the building. Along the 80-foot depth of the west elevation on N. Belknap Ave., the first floor has 10 windows and an arched entry at each end. The second floor features a central arched bay with a row of five tall arched windows on each side.

Resource No. 31

Theo Bauer Building
171 W. Washington St.
Central Section, Block 5

Contributing
Two-Part Commercial Block
Photos 13 and 14, Figure 5

Merchant Theo Bauer had this two-story limestone building with a brick front constructed in 1898. Between 1960 and 1976, owners covered the upper wall with a metal slipcover that has since been removed, revealing much of the original façade. The first-floor storefront was remodeled about 1980. The second story features five original tall, narrow arched bays with limestone sills now filled with double-hung metal windows. The original arched eyebrows above the windows have been removed. Atop the wall is a decorative brick cornice containing the date "1898." A rectangular parapet contains the name "Theo Bauer."

Resource No. 32

Jake Wilson Building
157 W. Washington St.
Central Section, Block 5

Contributing
Two-Part Commercial Block
Photo 14, Figure 5

Merchant Jake Wilson had this two-story limestone building with a brick front constructed in 1898. Between 1960 and 1976, owners covered the upper wall with a metal slipcover that has since been removed, revealing much of the original façade. The first floor of this building has a concave glass entryway featuring large fixed plate-glass windows that were installed about 1960. The second floor is almost identical to the Theo Bauer building to its west, featuring five original tall, narrow arched bays with limestone sills now filled with double-hung metal windows. The original arched eyebrows above the windows have been removed. Atop the wall is a decorative brick cornice containing the date "1898." A rectangular parapet contains the name "Jake Wilson."

Stephenville Downtown Historic District, Stephenville, Erath County, Texas

Resources No. 33, 34, and 35
General Mercantile Building
115-145 W. Washington St.
Central Section, Block 5

Contributing
Enframed Window Wall
Photo 14, Figures 5 and 6

This building was originally constructed as three separate brick buildings between 1896 and 1902. Each building featured a stepped or ornamental brick parapet. Between 1949 and 1952, Beall Brothers of Texas combined all three buildings into one mid-twentieth century department store on the north side of the Stephenville courthouse square.

Beall's removed all three parapets and covered the top half of their wide building with uniform tan brick, incorporating two existing pilasters on the eastern-most original building. A narrow wood awning creates a visual horizontal band separating the upper wall from the lower level. Below the band, Beall's created an enframed window wall with a concave entry in the center of the two buildings to the west. Large plate-glass windows surrounded a glass double door. The section to the east featured plate-glass windows flush with the sidewalk.

In 1998, current owners converted the department store into a restaurant and bar. They replaced Beall's glass door with a wood door and added limestone around windows on the bottom half of the façade. They enclosed two large windows east of the entrance with wood, added frosted glass to others, and painted the tan brick red. With these modifications, the building façade retains the integrity and the appearance of a mid-twentieth century department store.

Today, all three back walls are red brick and the building has a flat roof that drains to the rear. Current owner Carol Gibson said she and her employees discovered an underground room under the western-most building with a tunnel leading east toward Graham St. that is now collapsed. They believe that it is the remains of a speakeasy and tunnel that operated during prohibition in Erath County, but local historian Wayne Sherrod said that the building was home to Schnabel Bakery, and Mr. Schnabel did all of his baking in the basement.

Resource No. 36
Harness and Farm Implement Store
105 W. Washington St.
Central Section, Block 5

Non-Contributing
One-Part Commercial Block

This building, located on the northwest corner of W. Washington St. and N. Graham Ave., was originally constructed of limestone walls and a brick façade between 1896 and 1902. After 1960, owners covered the façade, or south elevation along W. Washington St., with stucco or concrete panels and new brick. They also covered the east elevation along N. Graham Ave. with stucco or limestone panels and the rear or north elevation with stucco. The east elevation features its original stair-stepped parapet atop the wall.

Stephenville Downtown Historic District, Stephenville, Erath County, Texas

Resource No. 37

Stephenville Empire Building
154 N. Graham Ave.
Central Section, Block 5

Non-Contributing
One-Part Commercial Block

The Stephenville Empire had this one-story building constructed of quarried limestone between 1885 and 1891. A subsequent owner altered the front, covering it with a cut-limestone veneer. Between 1949 and 1966, someone added onto the rear or west elevation of this building using hollow clay tile. This building is separated from the building to its south by a narrow alleyway.

Resource No. 38

Steam Laundry Building
164 N. Graham Ave.
Central Section, Block 5

Non-Contributing
One-Part Commercial Block

Constructed between 1896 and 1902, steam laundry building did not originally adjoin the one to the south, but a narrow connecting wall has been built between them. This building is constructed of native quarried limestone with a flat roof. The façade, or east elevation, has been covered with brown stone.

Resource No. 39

Feed Store Building
188 N. Graham Ave.
Central Section, Block 5

Non-Contributing
One-Part Commercial Block

This building on the corner of W. Mason St. and N. Graham Ave. was constructed of limestone walls and a brick front between 1912 and 1921. Its façade, or east elevation along Graham Ave., and its north elevation along Mason St. were recently covered with cut limestone applied in a random pattern. The rear wall, or west elevation, has six window openings that have been enclosed with limestone. This building has a flat roof that drains to the rear.

Resource No. 40

Auto Repair Garage
199 N. Belknap Ave.
Central Section, Block 5

Contributing
One-Part Commercial Block
Photo 15

Built of brick between 1912 and 1921 on the southeast corner of W. Mason St. and N. Belknap Ave., this building has a stucco-covered façade. It features two storefronts facing west, each with a large bay of fixed metal windows and a glass door. Owners added connecting metal shed awnings across the tops of both bays. It was first built as an auto repair shop with a concrete floor on the north side and a restaurant and meat market on the south side. The north side of the building along Mason St. has a parapet that steps down to the rear or east elevation. The building has a flat roof that drains to the rear.

By 1930, owners cut a concave bay in the building at the corner of Mason and Belknap and created a filling station and garage with iron columns and a capacity of 40 cars. They also added gas-stove heat and electric lights to the building. By 1949, this building became two retail shops and the filling-station bay was filled in

Stephenville Downtown Historic District, Stephenville, Erath County, Texas

to create two slightly concave bays leading to the corner. Today, the walls meet at the corner at a 90-degree angle flush with the sidewalks.

In 1940, this building was home to Rivers Gift Shop, and, in March 1963, it was “modernized” to accommodate a Montgomery Ward catalog store, which is probably when it acquired its current façade appearance. The Virgil Gunn Construction company gave the store a “modern front, display windows, new lighting system, heat control and all other modern facilities,” according to the *Stephenville Empire Tribune*. This corner building anchors a row of adjoining buildings extending south along the east side of N. Belknap St. Together, they convey the historic integrity of businesses constructed during the first six decades of the twentieth century.

Resource No. 41
Carriage Sales Building
199 N. Belknap Ave.
Central Section, Block 5

Contributing
One-Part Commercial Block
Photo 15

This large building was constructed between 1902 and 1907 as one carriage sales building with limestone walls and a brick front. By 1921, it housed two different businesses, and the building now has the appearance of two storefronts side-by-side. By 1930, the south half of this building became an early movie theater and by 1940, it was known as the Palace Theater. Today, each storefront has four bays, with one entry on the north side storefront and two on the south. The bays on the north half of the building are filled with larger plate-glass windows that extend almost to ground level. Above both storefronts is a common metal awning. The brick on the façade, or west elevation, has been painted white, and atop the building’s upper wall is a stair-stepped parapet.

Resource No. 42
Office/Store Building
147 N. Belknap Ave.
Central Section, Block 5

Contributing
One-Part Commercial Block
Photo 16

Built between 1912 and 1921, this building features a painted brick and stucco façade with a cast-iron storefront. Narrow openings filled with original Art Deco glass blocks flank both sides of the central entry, and the old cast-iron pilasters bear the marks “Mosher Manufacturing Co., Dallas.” The rear wall is rough-quarried limestone and the building has a flat roof that drains to the rear. This building is an example of the narrow buildings constructed in Stephenville as the city sold its alleyways.

Sometime after 1976, owners extended this building’s concave storefront toward the west so it is flush with the sidewalk and replaced a metal awning with a metal-framed fabric awning. Fixed metal windows now frame both sides of the center glass-and-metal door. Above the entry is a rectangular area filled with stucco, which gives the appearance that the glass entry area of this building was once taller and perhaps had transom windows.

The 1921 Sanborn map identifies this building as an office just off the courthouse square, located along a row of buildings lining the east side of North Belknap Ave., an entry to the courthouse square from the north. A

Stephenville Downtown Historic District, Stephenville, Erath County, Texas

retail store occupied this building in 1930, located between the Western Union office to the south and a movie theater to the north. In 1940, Hub Beauty shop operated in this building.

**Resource No. 43
First National Bank Building
198 S. Belknap Ave.
Central Section, Block 7**

**RTHL, National Register
Contributing
Temple Front
Photos 17 and 18, Figure 11**

This two-story building, prominently located on the corner of E. College St. and S. Belknap Ave., was constructed by the city's first sustained bank in 1889. J. Riely Gordon, who later designed the Erath County Courthouse, designed this building in a Romanesque Revival style with a distinctive corner entry. Romanesque features include its rough stone exterior walls, rough stone arched entry, arched storefront along S. Belknap Ave. filled with windows and cast-iron pilasters, and finials at the roof. In 1897, a fire damaged this building, and when the bank repaired it, they added a Neoclassical corner entrance portico with a Queen Anne-style turret above it. The portico features two pairs of blue marble columns supporting an entablature that bears the inscription "First National Bank" and a pediment above. In 1921, Farmers National Bank of Stephenville absorbed First National Bank. A new owner recently rehabilitated this significant bank building and individually listed it in the National Register.

**Resources No. 44 and 45
Drug Store and Dry Goods Store Buildings
166-160 S. Belknap Ave.
Central Section, Block 7**

**Non-Contributing
One-Part Commercial Blocks
Photo 18 and Figure 9**

Built between 1891 and 1896, these two masonry buildings on the west side of the courthouse square have been combined into one office. Sometime after 1993, they were covered in limestone veneer and stucco or concrete panels that obscured their original architectural details.

**Resource No. 46
Grocery Store Building
150 S. Belknap Ave.
Central Section, Block 7**

**Non-Contributing
One-Part Commercial Block
Photo 18 and Figure 9**

This limestone and brick building was constructed on the west side of the courthouse square between 1896 and 1902. In old photographs from 1908 to 1930, it was part of R.E. Cox Dry Goods Store and shared a common ornate brick cornice and parapet with Resources No. 44 and 45 to the south. Sometime between 1930 and 1949, this building was extended to the west, or from its rear wall. Today it features a plate glass storefront and an upper wall of tan brick, a much lighter shade than appears on this building in historic photos, with no cornice or parapet.

Stephenville Downtown Historic District, Stephenville, Erath County, Texas

**Resources No. 47, 48, and 49
General Mercantile Buildings
116-140 S. Belknap Ave.
Central Section, Block 7**

**Non-Contributing
One- and Two-Part Commercial Blocks
Photo 18 and Figure 9**

These three mercantile buildings on the west side of the courthouse square were constructed between 1885 and 1902. The building to the south, Resource No. 47, was built of limestone between 1896 and 1902 as a two-story building with a brick front. The façade featured a storefront on the first floor and four tall narrow windows with limestone sills on the second floor. The façade was topped with a decorative brick cornice and parapet topped by a triangular pediment. The two buildings to its north, Resources No. 48 and 49, were built of limestone between 1885 and 1891 as one-part commercial blocks. They featured identical storefronts and a common ornate pressed-metal cornice and parapet.

In 1963, M.A. Burgess opened a Ben Franklin Store in the two one-story buildings (Resources No. 48 and 49). By then, most of their decorative cornices and parapets had been removed. Burgess combined the two buildings and covered the upper walls with a flat surface that resembled stucco. Sometime between 1976 and 1993, the two-story building to the south was incorporated into the Ben Franklin Store and the upper walls of all three buildings were covered with vertical wood planks that reach to the flat roof of the two-story building. Today, the storefront features one central concave entry with two large bays on each side. The bays are filled with plate-glass windows separated by wood pilasters that were built to look like a cast-iron storefront. The glass bays and entry are surrounded by narrow strips of limestone wall space.

**Resource No. 50
Schnabel Building
200 S. Belknap Ave.
Central Section, Block 7**

**Texas Historic Subject Marker
Contributing
Two-Part Commercial Block
Photos 18 and 19, Figure 9**

F.A. Schnabel had this two-story brick building constructed in 1897 to 1899 for a total cost of \$6,000. Schnabel personally hauled the brick for this building to Stephenville from the Thurber manufacturing plant. In October 1899, the *Erath Appeal* wrote, "F.A. Schnabel's new building is being built as rapidly as a large force of workmen can raise the walls. It will be one of Stephenville's most beautiful business houses and will add a great deal to the appearance of the town."

Located on the southwest corner of the intersection of W. Washington St. and S. Belknap Ave., this building originally featured a decorative brick parapet that wrapped around the northeast corner of the building, creating the appearance of a corner tower. This parapet has been removed. The Schnabel building features a lower storefront along S. Belknap Ave. and an upper wall with four narrow arched windows. The building retains its decorative cornice of alternating brick, and its arched window eyebrows, but the windows have been filled with stucco material. Below the windows is a band of limestone visually separating the two parts of the building. Below the band, some of the original storefront has been filled with stucco and contemporary brick, but it retains its original corner entry. The north elevation of the building along W. Washington St. has a narrow band of contemporary brick veneer along the sidewalk and a band of brick that has been painted. Within the painted band, three porthole windows have been added. There is an original arched entry at the west end of the north elevation. The second floor of the north elevation features a row of 13 arched windows with their original eyebrows. The windows have been enclosed with stucco material.

Stephenville Downtown Historic District, Stephenville, Erath County, Texas

This building housed drugstores from 1899 until 1994, and the Texas Historical Commission in 2009 approved a subject marker about the history of Stephenville Drugstores that stands at this site. A Rexall Drugstore sign from the 1960s still hangs from the corner of the building.

Resource No. 51

Shoe Shop Building
252-270 W. Washington St.
Central Section, Block 7

Non-Contributing
One-Part Commercial Block

This resource is actually three small adjoining one-story shops constructed of brick between 1930 and 1949 along W. Washington St. Originally, these buildings did not adjoin the buildings to their west or east. In 2005, the City of Stephenville incorporated these buildings into their city hall to serve as the city council chambers. During this remodeling, the buildings were covered with stucco and veneer panels, obscuring their original materials and architectural features.

Resource No. 52

Stephenville State Bank Building
298 W. Washington St.
Central Section, Block 7

Non-Contributing
Two-Part Commercial Block

Stephenville State Bank built their headquarters in 1953 as a post-war modern building on the corner of W. Washington St. and S. Columbia Ave. It featured stone walls and a second-story narrow ribbon of continuous windows on the west half and architectural veneer panels on the east half. One large post on the west end supported a wide and deep awning that covered an off-center entry. In 2005, the City of Stephenville adapted this building for use as its offices. The city covered the building with stucco and veneer panels, obscuring many of its original architectural details, including covering some of the ribbon of windows.

Resource No. 53

General Mercantile Building
257 W. College St.
Central Section, Block 7

Contributing
One-Part Commercial Block
Photo 20

This brick building was constructed along W. College St. between 1930 and 1949. The façade, or south elevation, features tan bricks and two large bays. The west elevation and rear, or north elevation, are built of Thurber paving bricks. Some of the bricks on the west elevation have been painted.

Resource No. 54

General Mercantile Building
231 W. College St.
Central Section, Block 7

Non-Contributing
One-Part Commercial Block

This small masonry building was constructed between 1930 and 1949. Its two small rectangular windows along the roofline are original. Since the inventory of Stephenville's historic resources was completed in 2015, this building has been covered with vertical wood planks and a metal awning has been added.

Stephenville Downtown Historic District, Stephenville, Erath County, Texas

**Resource No. 55
Lawyers Building
200 W. College St.
Central Section, Block 8**

**Contributing
Two-Part Commercial Block
Photo 21, Figure 10**

Lawyer Lee Young and his partners had this two-story limestone building constructed between 1891 and 1896. Located on the southwestern corner of W. College St. and S. Belknap Ave., their headquarters featured retail space on the first floor and six offices on the second. According to local historian Wayne Sherrod, each one of the offices had its own full fireplace, a sign of Young's affluence. Old photos show six chimneys along the roofline of the east elevation of the building, which have since been removed.

The appearance of the original storefront remains intact, featuring a recessed corner entry with sidelights and two large bays on either side of the entry. Each bay contains two large wood windows. Above the entry is a continuous band of wood transom windows. Three cast-iron pilasters and one cast-iron column support the upper wall and roof. The upper wall of the façade, which faces W. College St., features four tall and narrow arched windows and is topped by a limestone parapet. The west elevation has 12 tall and narrow arched windows on the second floor and six small square windows on the first floor. The south end of the west elevation has two arched entryways.

**Resource No. 56
J.H. Hatchett Building
216 W. College St.
Central Section, Block 8**

**Non-Contributing
One-Part Commercial Block
Photos 21 and 22**

This one-story limestone building with a brick front features its date of construction, 1898, within its brick parapet. Sometime before 1993, someone filled this building's storefront with limestone and added a fixed shed-roofed awning made of wood. Above the awning is a band of stucco, which is probably not original. Above the stucco, the original upper wall, from a patterned brick band to a limestone cap and parapet, is intact.

**Resource No. 57
Printing Shop and Bakery Building
230 W. College St.
Central Section, Block 8**

**Contributing
Two-Part Commercial Block
Photo 2**

This two-story limestone building with a stucco-covered brick front was constructed between 1896 and 1902. It housed a retail store on the ground level and a printing shop on the second floor. The original storefront is mostly intact, featuring a recessed central entry flanked by two bays. The east bay is filled with a wood window, while the west bay has been modified to include a second recessed entry door. Along the sidewalk is a narrow band of new brick under the window and between the doors. Two cast-iron pilasters within the storefront support the upper wall. The stucco on the façade has been there since at least 1976. Above the door and entries are three large transom windows, where wood-framed stained glass has replaced clear glass. The upper wall features two arched windows filled with wood shutters and topped with pronounced stucco-covered eyebrows. Above the windows is the original centered parapet.

Stephenville Downtown Historic District, Stephenville, Erath County, Texas

Resource No. 58
Photography Studio
240 W. College St.
Central Section, Block 8

Contributing
One-Part Commercial Block
Photo 23

This one-story limestone building was constructed as a photography studio in 1902 and remained a photography studio until 2015. From the 1920s through the middle of the twentieth century, it was home to Baxley Studio, and then from 1956 to 2015, it was home to Miller Studio. From 1902 until 1924, this building had two storefronts. According to the February 1924 *Stephenville Tribune*, Baxley expanded his studio to incorporate the smaller store and created a “larger and more inviting entrance.” His \$3,500 improvement project for the building also included enlarging and updating the interior photography studio.

The storefront now features a recessed concave entryway with a center door topped with a transom. Two wide bays of aluminum plate-glass windows surround the doorway. Below the unusually short windows are brick walls. Two ornate cast-iron columns support a shallow wood awning and upper wall. One column bears a plate marked “Gainesville Iron Works,” and “1902.” The upper wall is covered in stucco, which has been there since at least 1976. This building has a flat roof that drains to the rear.

Resource No. 59
Insurance Office Building
250 W. College St.
Central Section, Block 8

Non-Contributing
One-Part Commercial Block
Photo 23

A one-story limestone building first appears in this location on the 1907 Sanborn Map. From 1907 through 1949, the limestone building extended more deeply toward the back of the lot than the current building, which has a tan brick exterior. In 1949, the limestone building on this lot is identified as a feed mill. Sometime after 1966, the building on this lot assumed half the depth shown on Sanborn Maps and an aerial photo taken that year. The current occupant, Letha Stegall, said that a fire occurred in the building sometime during the middle of the twentieth century. Blackened limestone walls exist on the south end of the west elevation of the adjoining building to the east. Today, this one-story building has tan brick on its north, west, and south elevations. It is unknown if it was constructed after 1966, or if it is the front half of the 1907 building with an added brick veneer.

Resource No. 60
Altaras Medical Clinic
270 W. College St.
Central Section, Block 8

Contributing
One-Part Commercial Block
Photo 24

Constructed of brick between 1949 and 1956, this one-story building is an example of post-war modern architecture. It features a low horizontal appearance with simple, straight lines. A recessed entry supported by three simple posts includes an upper wall ribbon of narrow metal casement windows. The façade of this building faces north along W. College St., but the entry door faces east. West of the entry is a three-part bay window filled with metal glass windows divided into eight panes on each window. This building has a flat roof that drains to the rear. An alleyway separates it from the row of buildings along W. College St. to the east.

Stephenville Downtown Historic District, Stephenville, Erath County, Texas

Resource No. 61

**Community Credit Corporation/Land Bank Building
299 S. Columbia Ave.
Central Section, Block 8**

**Contributing
One-Part Commercial Block
Photo 25**

This one-story rectangular building on the corner of W. McNeil St. and S. Columbia Ave. was constructed in 1950 of hollow-clay tile with post-war modern characteristics. Its north, west, and south elevations are covered with rectangular white blocks that convey the appearance of limestone. A limestone cap tops the walls. The façade, or west elevation along S. Columbia Ave, features a slightly off-center metal entry door with a large fixed metal window on its south side. An off-center metal hipped-roof awning supported by wood posts has been added to the north half of the front of the building. There is a narrow, rectangular fixed-metal tinted window positioned horizontally on the south half of the façade. The north elevation features a band of four of these windows interrupted by wall space and entryways on the west and east ends. The south elevation has two of these rectangular windows and two smaller square windows.

Resource No. 62

**Dental Clinic Building
290 W. College St.
Central Section, Block 8**

**Contributing
One-Part Commercial Block
Photo 24**

This post-war modern influenced building adjoins the west wall of the Altaras Medical Clinic building. It was constructed on the corner of W. College St. and S. Columbia Ave. between 1949 and 1966. With brick walls painted cream, it features an angled recessed entryway at the northwest corner of the building. The façade, or north elevation along W. College St., features narrow rectangular fixed metal windows positioned horizontally and a wood awning supported by a group of three metal posts. Four of the same narrow rectangular windows appear in an interrupted band along the west elevation, where there is a single door at the south end.

Resource No. 63

**Rock Barn Livery Stable Building
272 S. Belknap Ave.
Central Section, Block 8**

**Contributing
One-Part Commercial Block
Photos 26 and 27**

Faulkner and Faulkner constructed this large square building on the corner of W. McNeil St. and S. Belknap Ave. as a livery stable in 1899. Built of rough-hewn limestone, it replaced their livery stable destroyed by fire in August of that year. Their stable reopened in November and the *Erath Appeal* called it "one of the finest buildings in this city." According to Wayne Sherrod, a long narrow room along the south side of the building was a stable for horses and the main section of the building housed buggies and wagons. By 1921, this building became an auto repair garage. New business owner Grundy Fenner replaced the wood floors with a concrete floor and covered the limestone walls with stucco. Fenner and his staff provided rides for patrons to and from the railroad depot and the college and rented cars to customers. During the 1930s to 1940s, Wayne Barham ran a produce company and small hatchery from this building. Barham added the doors and windows that exist today.

Stephenville Downtown Historic District, Stephenville, Erath County, Texas

The façade, or east elevation, of this building along S. Belknap Ave., features two entries under arched bays, four arched bays filled with fixed-metal windows, and one large rectangular bay supported by a wood lintel and filled with fixed metal windows. Atop the façade is one large straight parapet with a curved side facing south. The south elevation along W. McNeil St. has four arched windows, an arched entryway and two small rectangular windows at the roofline. The curved parapet, stucco walls and arched bays convey a Mission Revival appearance to this building, which reflects the continuum of history from its use as a livery stable to auto garage to produce company.

Resource No. 64

General Commercial Building

211 W. McNeil St.

Central Section, Block 8

Contributing

One-Part Commercial Block

Photo 26

This one-story building was constructed of hollow-clay tile with a brick front between 1930 and 1949. The west elevation, located along an alleyway, is covered with stucco. The façade, which faces south along W. McNeil St., features a center entryway flanked by two large bays filled with fixed metal windows. Above the entryway is a metal awning supported by metal tie rods. Atop the façade is a continuous straight parapet that wraps around the southwest corner with a straight edge. The east elevation of this building adjoins the old livery stable building, Resource No. 63, on the corner of W. McNeil St. and S. Belknap Ave. When owners rehabilitated his building in 2014 to 2015, they painted the buff-colored brick on the façade a deep red and added a white metal railing to the sidewalk in front.

Resource No. 65

Hardware Warehouse/Auto Repair Garage

254 S. Belknap Ave.

Central Section, Block 8

Contributing

One-Part Commercial Block

Photo 28

A building first appeared on this lot on the Sanborn Map of 1907 as an iron-clad wooden building used as a hardware store that remained on two subsequent maps dated 1912 and 1921. The 1930 Sanborn Map indicated an auto repair facility on this lot that had walls of poured concrete, concrete masonry units, and stone. It is unknown if this 1930 building was new construction or an adaptation of the previous building. This building adjoins the Lawyers Building to the north (Resource No. 55) and the old livery stable to the south (Resource No. 63). The façade, which faces east along S. Belknap Ave., is now covered with stucco. It features a concave central entryway with an off-centered door facing north. The remainder of the entryway is filled with wall space rather than glass. Two bays filled with fixed metal windows flank the entryway. Above the storefront is a new metal shed-roof awning.

Resource No. 88

Filling Station Building

240 E. Washington St.

Eastern Section, Block 15

Non-Contributing

One-Part Commercial Block

A concrete block filling station was built here along E. Washington St. between 1930 and 1949. Between 1966 and 1987, it was enclosed inside a brick office building. According to the Erath County Appraisal

Stephenville Downtown Historic District, Stephenville, Erath County, Texas

District, the building was enlarged in 1982 and again in 1987. It now has a hipped roof and fixed metal windows, with a separate storage building in the rear.

Resource No. 89
Bus Station and Restaurant Building
223 E. College St.
Eastern Section, Block 15

Contributing
One-Part Commercial Block
Streamline Moderne
Photo 29

This rectangular Streamline Moderne bus station was constructed of brick next to the Long Hotel between 1930 and 1949. Its rounded corners on the south elevation along W. College Street feature large wraparound bays of fixed glass block windows that provide a streamlined effect. There is a rounded cantilevered wood and metal awning projecting from the east elevation. A similar awning once existed on the west elevation. These awnings provided for unloading and loading of passengers on both sides of the building, but the awning on the west elevation was recently removed and replaced with a wooden portico to provide for outdoor dining. There are two doors on the west elevation, one door on the east elevation, and one on the south. The east and west elevations also have two bays filled with metal casement windows. The bus station has a flat roof and its exterior yellow-colored brick has been painted grey. A steel addition with a shed roof and elevated concrete loading dock were added to the north elevation, or rear of the building, between 1966 and 1987.

Resource No. 90
Long Hotel
221 East College St.
Eastern Section, Block 15

Contributing
Two-Part Commercial Block
Art Deco
Photo 30, Figure 16

Fort Worth architect Wyatt Hedrick designed this Art Deco-style hotel for Charles Long in 1938. Hedrick's original drawings for the Long Hotel are archived as Project No. 2577 at the Alexander Architectural Archive at the University of Texas Libraries in Austin. Built in 1938 to 1939 of fireproof construction, the Long Hotel features a three-story concrete frame with brick-faced curtain walls and hollow-clay tile partitions. The exterior walls are faced with cream-colored brick. Art Deco details include its horizontal linear composition and limestone horizontal line separating the building's lower floors from the rooms above. Vertical limestone parapet ornamentation and a cantilevered rounded metal canopy over the entry exhibit Art Deco influence. The Long Hotel has a flat roof that drains to the rear, and the current owner, Erath County, installed a rubber roof in 2006.

The façade, or south elevation of the hotel along W. College St., features a central entryway topped with a rounded canopy. The sidelights and transom around the door are enclosed with wood. Four bays flank each side of the entry and are now enclosed with wood, although first-floor windows on the west elevation are filled with double-hung wood windows. Nine bays on the second floor of the south elevation are filled with metal windows that feature a vertical fixed pane alongside a double-hung window. Nine bays on the third floor of the south elevation are either open to the elements or boarded up.

Stephenville Downtown Historic District, Stephenville, Erath County, Texas

Built at a cost of \$35,000 and \$999 for the lot, the Long Hotel offered air conditioning, a first-floor grand lobby with terrazzo tile, a dining room, and kitchen. In 1948, 40 guest rooms accommodated visitors who paid \$2.25 and up per night to stay at the Long Hotel. The Art Deco hotel most likely replaced the two-story Long Hotel built in the late nineteenth century one block west of the courthouse square. The earlier hotel is no longer standing.

Located on Block 15, one block southeast of the Erath County Courthouse Square, the Long Hotel is next door to a bus station built between 1930 and 1949. Over the years, various cafes and restaurants served customers from the first floor of the hotel, and during the 1970s, a dinner club offered dining followed by dancing on the third floor. The hotel has been vacant since the late 1970s and is deteriorating from neglect. Before the hotel was built, Block 15 was Stephenville’s “public square,” where citizens gathered for decades at a “jockey yard” for trades days and entertainment.

Resource No. 91
Triangle Produce Restaurant Building
129 E. Washington St.
Eastern Section, Block 16

Contributing
One-Part Commercial Block
Art Deco
Photo 32

This unusual Art Deco parallelogram-shaped building was constructed between 1930 and 1949 of stone and brick with a stucco veneer. It was constructed as a store and restaurant as part of Triangle Produce’s cheese factory, which was located on the same block, one lot to the north. A filling station once stood south of this building, between it and E. Washington St., and its footprint is still visible. The façade, or west elevation, of this building faces N. Virginia Ave, and has three entryways separated visually by ornamental vertical pilaster-style features. Two of the entryways have two nearby wood-framed bays filled with fixed metal windows and transoms above the doors and windows. A three-part horizontal band runs across the upper façade. The building’s angular composition and vertical features create a vernacular Art Deco appearance.

Resource No. 92
Martin Brothers Supply Company Building
265 E. Washington St.
Eastern Section, Block 16

Contributing
One-Part Commercial Block
Photo 31

Built of Thurber brick between 1930 and 1949, this large building was originally a garage with a capacity of 30 cars. It has a concrete floor and is supported by iron posts and pilasters in the walls. The façade, or south elevation along E. Washington St., features a large open portico supported by four brick columns. Three gasoline tanks were once located beneath the portico. Four large garage bays interrupt the facade, three of which have been filled with glass windows, metal, and doors. There is a center pedestrian door surrounded by two plate glass windows and each end of the building has a square bay with a stone sill containing a metal casement window. Sometime between 1949 and 1966, a shallow brick shed-roof addition was built along the rear or south elevation of the building.

Stephenville Downtown Historic District, Stephenville, Erath County, Texas

Resource No. 93

Stephenville Water Works Pump House
351 N. Virginia Ave.
Eastern Section, Block 17

Contributing
Industrial Building
Photo 33

Between 1907 and 1912, this limestone building was constructed on the corner of E. Green St. and N. Virginia Ave. as a water works pump house for Stephenville. The city's first water system, constructed in 1898, was part of A.C. Baldwin's large industrial facility that occupied Block 17. It contained a cotton gin, a gristmill, the Stephenville Light Co., and a water works system for the city. In July 1912, the city assumed control of the water works system, and this pump house building appeared for the first time on the November 1912 Sanborn Map, so it could have been constructed by the city after it assumed control of the waterworks. That year, the system included two wells and an 80,000-gallon concrete reservoir for a community that consumed 40,000 to 60,000 gallons of water daily. By 1930, the city had relocated its waterworks and this building became part of a feed mill. By 1949, a large gabled roof covered it and a small ancillary office building constructed of Thurber brick to its south. Between the two buildings is an open area covered by the roof. The roof also covered two buildings constructed of Thurber brick behind the pump house.

Today, the roof is covered with sheets of corrugated metal. The façade, or west elevation, of the pump house features two doors and the faded remains of an advertising mural for Evergreen products. The north elevation has two doors and two window bays along the sidewalk that have been enclosed with stone. According to local historian Wayne Sherrod, the wood used to construct the pump house came from the old Blakney homestead that was once located along E. Washington St.

Resource No. 94

Brick Feed Mill Building
240 E. Green St.
Eastern Section, Block 17

Contributing
Industrial Building
Photo 33

This building was constructed of Thurber bricks between 1930 and 1949 as part of the A.L. Ward Gin. Block 17, where this building is located, was the home of local industry—cotton gins and grain mills—since N.C. Baldwin built his cotton gin there between 1885 and 1891. By 1898, Baldwin built a private water works for Stephenville at this location with two deep wells of 300 feet and two concrete reservoirs. By 1902, he also opened an electric company on Block 17. In July 1912, the city purchased the water system, making Block 17 the home of public services for several years.

By 1921, the Baldwin Gin Co. changed ownership and became A.L. Ward Gin Company. The city water works moved to a new location by 1930. This brick building is built on or adjacent to a deep-water well and pump jack that appeared on Sanborn Maps in 1912 and 1921. In 1949, the Sanborn Map identifies this building as part of a feed mill.

The north elevation of this feed mill building along Green St. features two bays, which are now open, supported by limestone lintels. The west wall extends toward the south, with three small window openings. The south wall extends parallel with just the east half of the north wall, and has one large open bay. There is a west elevation wall that extends from south to north, intersecting halfway along the north wall. This creates

Stephenville Downtown Historic District, Stephenville, Erath County, Texas

an empty space behind the west end of the north wall. The west elevation wall rises to a rounded peak at the top, and there is no existing roof over the building.

Resource No. 95
Machine Shop/Welding Building
241 E. Mason St.
Eastern Section, Block 17

Contributing
Industrial Building
Photo 34

Owners constructed this building of hollow-clay tile with a concrete floor between 1930 and 1949 to accommodate a machine and welding shop in an industrial area. Its façade, or south elevation, along E. Mason St., originally featured eight bays, but two of the door openings have been enclosed, leaving one off-center entryway. Three of the five tall narrow window bays contain fixed wood windows covered with steel security bars and two are covered with metal and security bars. Most of the exterior tile walls are painted white, and this industrial building has a low-pitched, side-gabled roof covered with metal.

Resource No. 96
Commercial Building
227-239 E. Mason St.
Eastern Section, Block 17

Contributing
One-Part Commercial Block
Photo 34

Built between 1930 and 1949, this one-part commercial block building features walls of rusticated brick painted white and six bays, which have been enclosed. A metal cornice tops the façade. The bays retain their original form of two storefronts side-by-side. Each storefront features a center doorway flanked by large rectangular window openings.

The 1949 Sanborn Map identifies this building as a store, located between a milk depot to the west and a welding and machine shop to the east, in an agricultural industrial area two blocks northeast of the courthouse square. Sometime between 1949 and 1966, the rear or north wall of this building was extended to the north to make the building the same depth as the buildings to its east and west. Its low-pitched, side-gabled roof matches the roofs of the adjoining buildings. During the 1960s, this building was home to the U.S. Post Office in Stephenville while a new facility was being built. It was then home to Ratliff Furniture store.

Resource No. 97
Milk Depot Building
227-239 E. Mason St.
Eastern Section, Block 17

Non-Contributing
Industrial Building

This building was constructed on the corner of E. Mason St. and N. Virginia Ave. of hollow-clay tile as a milk depot between 1930 and 1949. Its façade, or south elevation along E. Mason St., and part of its west elevation along N. Virginia Ave, have been covered with stucco and brown brick. Contemporary windows and a door have been installed, covered by a wood shed-roof awning. These alterations obscure its integrity as an agricultural industrial building of the mid-twentieth century. This building has a low-pitched gable roof covered in metal.

Stephenville Downtown Historic District, Stephenville, Erath County, Texas

Resource No. 98

Telephone Exchange Building
211 N. Belknap Ave.
Northern Section, Block 19

Contributing
Two-Part Commercial Block
Photo 35, Figure 19

Built of brick between 1902 and 1907, this two-story building is located on the northeast corner of W. Mason St. and N. Belknap Ave. From 1907 through 1921, the local telephone exchange occupied the second floor of this building. The first floor was an office for Wells Fargo Express in 1912 and an auto repair facility in 1921. It was apparently not used as a retail store until 1930.

The façade, or west elevation along N. Belknap Ave., does not have a typical early-twentieth century storefront appearance. In an undated old photo of women on horseback in front of this building, the storefront is obscured under a curved metal awning. Today, it features a central entrance with sidelights topped by a fanlight. On either side of the entryway are two especially narrow tall window openings filled with double-hung metal windows. Four cast-iron pilasters support the upper wall. The second floor retains its historic appearance and features four tall, narrow bays with double-hung metal windows. Above an ornamental horizontal line in the brick is a parapet with a raised center and corners. This building has a flat roof that drains to the rear.

Today, this building houses offices on the first floor and an apartment on the second. A metal balcony and balustrade has recently been added to the second floor of the façade and south elevation. At the rear southeast corner of the building, there is a metal stairway that leads to the balcony. Five metal poles across the façade and around the corner support the balcony.

Resource No. 99

General Mercantile Building
221 N. Belknap Ave.
Northern Section, Block 19

Contributing
One-Part Commercial Block
Photo 36

This one-story mercantile building was constructed between 1949 and 1966. Its façade, or west elevation along N. Belknap Ave., is built of brick and its rear wall, or east elevation, is built of hollow-clay tile. It shares common walls with the two buildings on either side of it in this row of commercial buildings along the east side of N. Belknap Ave., two blocks north of the courthouse square. The façade features two storefronts side-by-side. The two entryways are in the center of the façade. On either side of them is a large bay filled with fixed metal plate-glass windows. The entryway to the south is recessed, while the one to the north is flush with the sidewalk. Above the storefront is a large metal shed-roof awning spanning both storefronts. There is no wall surface visible above the awning.

Resource No. 100

General Mercantile Building
241 N. Belknap Ave.
Northern Section, Block 19

Contributing
One-Part Commercial Block
Photo 36

Built of concrete block between 1930 and 1949, this mercantile building, labeled as a store on the 1949 Sanborn map, has two bays facing west. The façade and rear wall are covered in stucco and owners added a

Stephenville Downtown Historic District, Stephenville, Erath County, Texas

metal shed awning over the bays. The metal entry door is on the south end of the façade, and to its north are four large fixed metal windows.

This building is located along a row of businesses two blocks north of the courthouse square on the east side of Belknap Ave., an entry to the courthouse square from the north. These contributing buildings date from the first decade of the 20th century through the mid-1960s.

Resource No. 101
General Mercantile Building
245 N. Belknap Ave.
Northern Section, Block 19

Contributing
One-Part Commercial Block
Photo 36

Built between 1930 and 1949, this building features concrete block walls faced with a light ochre brick on the façade, or west elevation. Six bays on the front of the building face west, with a continuous fabric awning spanning across the top of the bays. The building retains its original configuration of two storefronts, with two glass and metal doors, surrounded by two bays filled with two metal fixed windows. The building has a flat roof that drains to the rear. In 1949, this building housed a printing shop in the store to the south and a mercantile store in the space to the north.

Resource No. 102
Furniture Store Building
299 N. Belknap Ave.
Northern Section, Block 19

Contributing
One-Part Commercial Block
Photo 36

Located on the southeast corner of W. Green St. and N. Belknap Ave., this large one-story building anchors the row of commercial buildings along the east side of N. Belknap Ave. between W. Mason St. and W. Green St. It was constructed of hollow-clay tile with steel posts and a concrete floor between 1930 and 1949. The tile is faced with tan brick on all four visible elevations. The façade, or west elevation, features a three-bay storefront. The south and north bays have a door and a fixed-metal plate-glass window. The center bay has a large fixed-metal plate-glass window. The storefront wraps around the corner along W. Green St., where there is a single bay with two fixed metal plate-glass windows. Atop the storefront is a black fabric awning that also wraps around the corner. The upper wall features a decorative rectangular panel in the brick above each bay. This store was built to house a retail furniture business and is occupied by a furniture store today.

Resource No. 103
Wholesale Tire Store Building
234 N. Belknap Ave.
Northern Section, Block 20

Contributing
Two-Part Commercial Block
Photo 37

This large two-story building was constructed along the west side of N. Belknap Ave. between 1930 and 1949. It is built of hollow-clay tile faced with red brick. The façade, or east elevation along N. Belknap Ave., features a three-bay storefront along the sidewalk with a central entryway. A transom tops the metal glass door. To the south of the door is one large bay filled with three fixed-metal plate-glass windows. To the north of the door are two bays filled with fixed metal plate-glass windows. Above the storefront is a shed-roofed

Stephenville Downtown Historic District, Stephenville, Erath County, Texas

metal awning. Three square bays punctuate the second floor above the awning, each filled with two wood double-hung windows. The upper wall features four pilasters and extends up to a stair-stepped parapet. On the south elevation, abutting the sidewalk next to the wholesale tire store building, is a small single-story adjoining ancillary building with stucco walls and a hipped roof. Behind it, along the south elevation, are two metal carports.

Resource No. 104
General Mercantile Building
260-270 N. Belknap Ave.
Northern Section, Block 20

Non-Contributing
One-Part Commercial Block

This one-story building was constructed of concrete masonry units between 1930 and 1949 to accommodate two retail stores. It adjoins the wholesale tire store building, which is to its south. The façade features two storefronts side-by-side, but it has been altered to house two offices. By 1992, the front was covered with variegated tan brick. Today, it has a flat metal awning supported by suspension rods and a wide wood cornice. The north elevation is covered with stucco. Before 1966, a metal carport was added to the west, or rear, elevation.

Resource No. 105
General Mercantile Building
240 W. Green St.
Northern Section, Block 20

Non-Contributing
One-Part Commercial Block

Built of brick between 1930 and 1949, this one-story building features a concrete or limestone front. It originally housed two retail stores. The façade, or north elevation along W. Green St., currently features four bays, with an entryway in the westernmost bay. The two center bays extend all the way to the sidewalk and appear to have been garage bays at one time, but are now filled. The bay on the east end of the façade is filled with two narrow fixed-metal windows. The upper wall of the façade features a horizontal band or panel above the storefront and is topped by a full-width straight parapet.

Resource No. 106
Office Building
280 N. Columbia Ave.
Northern Section, Block 20

Contributing
Office Building
Streamline Moderne
Photo 38

Built between 1930 and 1949 of brick, this one-story, ell-shaped Streamline Moderne-style office building features four rounded corners with glass block windows and a hipped roof with composition shingles. Located on the southeast corner of W. Green St. and N. Columbia Ave., this building has two visible entryways, with the primary façade and entrance on the west elevation along N. Columbia Ave. The entry, which faces south, is under the main roof within a small porch supported by one wood post. In addition to the glass block windows, the façade also features two bays filled with metal casement windows. The north elevation along W. Green St. has an off-center door and two bays containing metal casement windows. This building was originally constructed to accommodate a commercial office and remains an office today.

Stephenville Downtown Historic District, Stephenville, Erath County, Texas

Resource No. 107
First Baptist Church
334A W. Green St.
Western Section, Block 21

Contributing
Temple Front
Beaux Arts
Photo 39, Figure 14

In 1923, the congregation of Stephenville's First Baptist Church constructed this monumental Beaux Arts-style building of brick and limestone in the center of Block 21. The façade, or north elevation along W. Green St., features six classical columns of the Ionic order that support a projecting central pavilion topped by a pediment. The pavilion sits atop a broad staircase leading up from the sidewalk, giving the church an imposing appearance. The three-story church has a classical cornice with dentils, a flat roof, and corners accentuated by limestone quoins. In 1963, the church spent \$38,000 remodeling this building, replacing the roof and installing central heat. At some point, the original wood windows, doors, and transoms were replaced with fixed metal windows and metal doors. First Baptist organized in Stephenville in 1857 and this building replaced a church constructed in 1898.

Resource No. 108
First Baptist Church Education Building
334B W. Green St.
Western Section, Block 21

Contributing
Religious Building
Beaux Arts
Photo 40

In 1952, the congregation of First Baptist Church constructed this three-story, ell-shaped, brick-and-limestone education building. This building features a more subdued Beaux Arts stylistic influence than the church building, which it adjoins on the southwest corner. The education building's main entryway is there, where the buildings adjoin, facing northwest under a simple portico featuring a pediment supported by two classical columns. The portico leads into a connector shaped like half of a hexagon. Quoins accentuate each corner of the education building and a simple limestone cornice tops the exterior walls. In 1977, church members constructed a new sanctuary, and sometime later they built a raised walkway across N. Barton Ave., connecting the education center and the new church.

Resource No. 109
Automatic Telephone Exchange Building
210 N. Columbia Ave.
Western Section, Block 21

Contributing
Commercial Building
Photo 41

Gulf States-United Telephone Company constructed this ell-shaped telephone exchange building between 1949 and 1966, replacing an earlier telephone exchange building on this block. According to the Erath County Appraisal District, this three-story brick building was constructed in 1952. The south elevation, along W. Mason St., has five upper window openings enclosed with brick. Along the sidewalk, there are two doors. The east elevation, along N. Columbia Ave., features an enclosed large bay and one enclosed upper window, both filled with brick. The building has a flat roof. In 1966, Gulf States-United Telephone Company invested \$375,000 to construct a second telephone exchange facility in Stephenville because of the community's growth. They constructed the new facility in the northwestern area of the city.

Stephenville Downtown Historic District, Stephenville, Erath County, Texas

Resource No. 110
U.S. Post Office Building
174 N. Columbia Ave.
Western Section, Block 22

Contributing
Government Building
Art Deco
Photo 42

Architect Mark Lemmon of Dallas designed this Art Deco U.S. Post Office building in 1935 during the New Deal. Constructed of reinforced concrete, Stephenville's Art Deco post office is two stories with a basement. The façade, or east elevation along N. Columbia Ave., features five vertical strips of windows separated by vertical fluted panels. The windows and center entryway are topped by spandrels decorated by geometric ornamentation. The entryway features a double door topped by a large transom. Two large Art Deco-style metal lanterns flank the entryway. The post office building has a flat roof that drains to the rear. The building is slightly set back from the sidewalk with landscaped gardens, a walkway, and a center staircase. The rear, or west elevation, faces a parking lot and features a center entryway under a small simple portico and an exterior chimney. In 1968, the U.S. government deeded the post office building to the City of Stephenville and it is now home to the community's library.

Resource No. 111
Filling Station Building
309 W. Washington St.
Western Section, Block 22

Contributing
One-Part Commercial Block
Photo 43

Located on the northwest corner of W. Washington St. and South Columbia Ave., this filling station was constructed of brick between 1930 and 1949. The façade, or south elevation facing W. Washington St., has an open portico supported by two brick columns on its east end to accommodate gas pumps and cars. Under the portico is a storefront bay with a door flanked by two fixed metal windows. The west end of the façade has two large garage bays filled with fixed metal windows. Between the garage bays and the storefront is a window with metal security bars. The east end of this building also served as a bus station, so the east elevation along N. Columbia St., has two pedestrian doors and one window. The rear wall, or north elevation of this filling station, is built of Thurber brick.

Resource No. 112
Filling Station Building
375 W. Washington St.
Western Section, Block 22

Non-Contributing
One-Part Commercial Block

Between 1930 and 1949, this building was originally constructed of hollow-clay tile as a filling station. Sometime between 1966 and 1987, the filling station was remodeled for use as an ell-shaped office building. The building was enlarged and covered in brick, and an arcaded façade was added.

Stephenville Downtown Historic District, Stephenville, Erath County, Texas

Resource No. 113
First Methodist Church
328A W. Washington St.
Western Section, Block 23

RTHL
Contributing
Temple Front
Beaux Arts
Photo 44, Figure 13

In 1917, the 413 members of Stephenville's First Methodist congregation constructed this three-story, exuberant Beaux Arts-style church of brick and limestone. The church faces the southeast corner of W. Washington St. and S. Barton Ave. A copper-colored dome supported by two colossal Corinthian columns and two Corinthian pilasters surmounts the church's curved front. Three tall arched bays between the columns and pilasters contain three wooden double doors topped by stained-glass windows. A wide staircase leads up to the church entry from the corner sidewalk. On either side of the curved façade and domed entryway are two wings with gabled roofs. The east wing faces north along W. Washington St. and the west wing faces west along S. Barton. Large pediments surmount both wings within their gables. The façade of each wing features three upper arched windows and three lower rectangular windows separated by brick pilasters with Corinthian capitals. First Methodist, organized in 1854, was Stephenville's first church. This Beaux Arts building replaced a frame sanctuary constructed on the same location between 1895 and 1897.

Resource No. 114
Auto Dealer/Lodge Hall Building
110 S. Columbia Ave.
Western Section, Block 23

Contributing
Two-Part Commercial Block
Photo 46

Located on the southwest corner of W. Washington St. and S. Columbia Ave., this two-story building was built of hollow-clay tile faced with brick between 1921 and 1930. It was originally constructed to house an auto dealership and garage with a concrete floor and a capacity of 40 cars. The second floor was a Knights of Pythias Lodge Hall. Between 1930 and 1949, the lower northeast corner of the building was opened at the intersection, probably to accommodate a filling station, because the 1949 Sanborn Map shows the opening and four gas tanks within it. Today, the corner has been filled with glass, wood, and brick. The first floor of the façade, or east elevation along S. Columbia Ave., has a door with three plate-glass wood windows in the bay on the northeast corner. There are transoms above the door and the windows. There are two additional doors on the south end of the lower façade. The upper wall or second story has three window openings supported by limestone lintels that are boarded up. The north elevation, along W. Washington St., features two large bays on the first floor at the east end near the intersection. They are filled with a short wall of brick at the sidewalk level and corrugated metal, with some glass remaining in the bay to the west. The west half of the first floor has a door with two boarded-up windows on each side. The second floor of the north elevation has five window openings supported by stone lintels. The two on the west end are enclosed with corrugated metal and the other three contain what appear to be two double-hung one-over-one metal windows separated by wood trim.

Stephenville Downtown Historic District, Stephenville, Erath County, Texas

Resource No. 115

**First Methodist Church Education Building
328A W. Washington St.
Western Section, Block 23**

**Contributing
Religious Building
Photo 45 and Figure 13**

First Methodist's congregation constructed this three-story brick-veneered masonry education building between 1925 and 1927. The façade, or west elevation facing S. Barton Ave., features a recessed arched entryway with center keystone. Each floor has three bays, which were originally filled with wood windows painted white. The roof is a low-pitched gable roof and at the top of the façade, within the gable, is a small arched window that mimics the arch of the door. The education building adjoins the church through a connector at the north elevation of the education building and the south elevation, or rear, of the church. In 1975, architects Joe V. Line and C. Douglas Cain of Cleburne prepared plans to renovate the education building and designed an addition to its south. There were two visible changes to the exterior of the education building. Some of the glass was removed from window openings and replaced with what appears to be wood, however, the original window openings are intact. A tall narrow tower, which probably housed an elevator, was erected on the south elevation of the education building. The added one-story Fellowship Hall to the south adjoins the education building through a connector that leads into the added tower. With the modifications made during the 1970s, the education building retains architectural integrity and conveys its historic identity. However, the 1975 addition adjoining the education to the south is not contributing to the historic district.

Resource No. 116

**General Mercantile Building
142 S. Columbia Ave.
Western Section, Block 23**

**Contributing
One-Part Commercial Block
Photo 47**

Constructed as a retail store between 1930 and 1949, this building has brick on its façade, or east elevation along S. Columbia Ave., and its south elevation. It shares a wall with the mercantile building to its north. Its rear wall, or west elevation, is built of concrete masonry units. The façade has three bays, with a door on its north end. The other two bays appear to have been windows, but they are now filled with wood. The upper wall extends to a straight parapet with raised corners on either end of the façade. This building has a low-pitched shed roof that drains to the rear, and is the south end of a row of three commercial buildings along the west side of S. Columbia Ave.

Resource No. 117

**General Mercantile Building
132 S. Columbia Ave.
Western Section, Block 23**

**Contributing
One-Part Commercial Block
Photo 47**

This building, constructed between 1949 and 1966, features a façade, or east elevation, of dark tan brick and wood infill within what appears to have been a large bay of windows. The front wall angles in to the door on the north end of the facade at a distinctive 45-degree angle, drawing customers in toward the door. Within the wood-infill area, there are now three metal double-hung windows. Above the bay is a wood awning that appears to be original, separating the lower bay and the upper brick wall. A wide metal cornice has been added to the top of the façade. The west, or rear wall of this building is constructed of concrete block and is

Stephenville Downtown Historic District, Stephenville, Erath County, Texas

also topped with an added metal cornice. The roof is a low-pitched shed roof that drains toward the rear of the building. This building is in the middle of a row of three commercial buildings along the west side of S. Columbia Ave.

Resource No. 118
Erath County Jail
320 W. College St.
Western Section, Block 24

Contributing
Modified International Modernism
Photo 48 and Figure 17

Designed by the firm of architect Wyatt Hedrick of Fort Worth in 1963, this brick building is located on the same block as the county's jails since the first was built before 1885, and it replaced a larger jail that resembled a castle built in 1905. This Modern-design jail still features its original light-colored brick walls, unusual concrete buttress along its west elevation, and narrow ribbons of wood-framed windows along its west and east elevations. Local contractor Vernon Gunn Construction Co. built the jail, which cost \$120,859.

In 1994, Erath County hired local architectural firm Huckabee and Associates to remodel the jail building and convert it into offices as Erath County Courthouse Annex II. According to Tax Assessor-Collector Jennifer Carey, who has worked for the county for 38 years, contractors enclosed the original entry along the west elevation and built a recessed entry with a parapet above it on the building's north elevation. They also enclosed windows along the south elevation, filling the original entries and windows with matching brick. Contractors added a small shed addition to the east elevation, modified the roof from flat to low-pitched gable, and added a metal cornice at the top of all of the exterior walls.

Even with these significant changes, much of the architect's original Modern design remains, especially on the west elevation that runs along S. Barton Ave., where the striking concrete buttress supports the building. On August 14, 1963, the architect's rendering appeared in the local newspaper. Although it is difficult to clearly see the drawing, it looks as if the buttress structure may have supported a portico roof. Unlike much mid-twentieth century architectural design, architects situated the building with very little setback along the sidewalk and built parking at the building's north elevation. The modifications made in 1994 changed the entry so the parking lot is now at the front of the building. Hedrick's original architectural drawings for this building, Project No. 6320, are archived as part of the Sanguinet, Staats, and Hedrick inventory at the University of Texas Libraries in Austin.

Resource No. 127
Brick Streets
Throughout District

Texas Historic Subject Marker
Contributing
Structures

Throughout the Stephenville Downtown Historic District are streets paved with bricks produced in Thurber located 27 miles northwest in Erath County. These high-quality vitrified bricks were laid over a macadam base and bonded with a tar-like substance. The streets were paved after the city council signed a contract with Thurber Construction Co. in March 1929. Several historic brick streets remain throughout downtown Stephenville, contributing to the commercial center's unique historic character. In 1978, residents applied for, received, and erected a Texas Historic Subject Marker about the community's brick streets. Historic brick streets remaining with the downtown historic district are indicated on Maps 1 and 2 and shown in photos.

Stephenville Downtown Historic District, Stephenville, Erath County, Texas

Resource No. 128

Stephenville Savings and Loan Building

422 W. Washington St.

Western Section, Block 111

Contributing

International Modernism

Photo 49 and Figure 18

Architect Joe Line of Cleburne, who oversaw the remodeling of the First Methodist Church Education Building across S. Barton Ave. in the 1970s, designed this International-style bank building in 1966. He designed a horizontal split-level composition, built into a hill along W. Washington St. that was created by a naturally formed dry creek bed. The main entryway is on the upper level at the northeast corner of the building, facing north toward W. Washington St. It features a plate-glass wall of doors and windows that wraps around the northeast corner of the building under a broad concrete portico supported by concrete posts. There is a solid wing to the east that accommodated a drive-through facility. A concrete canopy extends from the east elevation toward S. Barton Ave., supported by two concrete posts. Under the canopy is a square window. The center of the building projects above the drive-through wing with a ribbon of clerestory windows along S. Barton Ave. The lower level of the façade along W. Washington St. features another wall of plate-glass windows with a door topped by a solid concrete upper wall that cantilevers out over the windows.

According to an article in *Stephenville Empire-Tribune* in 1966, Stephenville Savings and Loan spent \$200,000 to design and construct its new headquarters downtown, three blocks west of the courthouse square. Architect-engineer Joe Line was quoted as saying that “the most modern and durable materials available” would be used in the construction. Line designed the building to contain 6,500 square feet on the upper level and 6,000 square feet on the lower level, which originally included a community meeting room that seated 250 people. About 1,500 residents attended Stephenville Savings and Loan’s open house for its new building on March 19, 1967. Today, this building is home to First Methodist Church’s Hutchison Annex and is used as offices.

Resource No. 129

Jake and Dorothy’s Café Building

406 E. Washington St.

Eastern Section, Block 34

Contributing

One-Part Commercial Block

Photo 50

Jake and Dorothy Roach had this masonry one-story building constructed in 1948 when they opened their restaurant. Because of the immediate success of their café, the building was enlarged three times between 1948 and 1953. Jake and Dorothy’s Café presents a horizontal rectangular profile set back from E. Washington St. with a shallow parking lot in front. The façade, or north elevation along E. Washington St., features tan brick walls and a straight mansard roof covered with scalloped wood shingles. The off-center main entryway is under a dry-stacked stone portico with a shed roof and two glass and metal doors facing east and west. The façade features two other door openings; one has a glass and metal door and plate-glass window and one has a wood door surrounded by wood enclosures. There are three window bays filled with fixed-metal windows. A rear metal addition adjoins the southwest end of the building and houses kitchen facilities under a gabled composition roof, with a stair-stepped parapet facing west along S. Vine Ave. A rear addition on the southeast end of the building has vertical wood plank walls and a gabled metal roof. Jake and Dorothy’s Café has been in continuous operation since 1948. In December 2008, *Texas Monthly* featured Jake and Dorothy’s as one of Texas’ 40 best small-town cafes.

Stephenville Downtown Historic District, Stephenville, Erath County, Texas

Resource No. 137

**Cornelia Graves School
436 North Floral St.
Eastern Section, Block 63**

**Contributing
Small Community School
Photo 52**

Constructed in 1951, this building served as a school for children in Stephenville's African-American neighborhood, which was located for years northeast of the courthouse square—north of Mason St. and east of Virginia Ave. The school is named for Cornelia Graves, who taught African-American students in Stephenville from 1907 to 1926.

The Cornelia Graves School is built of red brick, with the brick on the front or east façade painted green. The south half of the school's facade features wood-framed plate-glass windows and a wood-framed double-door. Above the door-and-window bay are five transom openings covered with wood louvers. The north half of the building's façade has two doors, one wood and one enclosed, and two enclosed bays, which once contained metal casement windows. Along the roofline is a deep wooden eave. Metal poles support a wood awning that features an underside of bead board.

The north elevation of the school has two metal casement windows and the south wall was removed to open the school up to a contemporary metal building with a wooden front. The rear, or west elevation of the school building has a wide ribbon of metal casement windows running across the top half of the brick wall. The rear roofline also features a deep wooden eave.

In 2012, Thetis Edwards, a resident of the community who lives across N. Floral Ave. from the school, applied for and received a Texas Historic Subject Marker honoring Cornelia Graves. Members of the Erath County Historical Commission dedicated the marker at the site of the Bethesda School on College Farm Road, where Graves taught students. Two teachers taught students of all ages at Cornelia Graves School until 1959, when the local school district bused high school students to Fort Worth for secondary schooling. In 1963, the school district integrated and this school building closed and became a community center. Today, it is privately owned.

Resource No. 138

**Beech House
252 E. Tarleton St.
Eastern Section, Block 63**

**Contributing
National Folk House
Photo 53**

Three local historians have identified this house as the oldest building in Stephenville, which would make it older than the 1869 Berry House on E. Washington St. In 1991, the late professor C. Richard King wrote in an article entitled "Inside History" in the *Stephenville Empire-Tribune* that this house was home to James Beech, an early miller, ginner and liquor dealer. In 1975, the late professor O.A. Grant told the *Erath Observer* that his research led him to conclude that Beech had this house built in 1857. Grant also said that while rehabilitating the house to serve as a gift shop, he and his wife found a penny dated 1866 behind one of the baseboards.

Local historian Wayne Sherrod said he has documentation that the Beech House was built in 1857. Sherrod said that the Beech House neighborhood, located northeast of the courthouse square, was the first housing

Stephenville Downtown Historic District, Stephenville, Erath County, Texas

addition in Stephenville, where the city's most prominent citizens lived. This addition developed after settlement around the courthouse square, where there were once five or six folk houses similar to the Beech House. Later, the housing addition where the Beech House is located became Stephenville's African-American neighborhood.

Tax records first indicate Beech living in Erath County in 1873 and paying \$1 in poll tax, but no property tax. By 1877, he owned Block 63, where this house is located, and paid an evaluation of \$600, which indicates the land was improved, probably with this house. Beech was born in England in 1846, and by 1878 he owned and operated James Beech City Flour Mills and Cotton Gin, one-fourth mile southeast of the courthouse square along the Bosque River.

Erath County Census records in 1880 show that Beech was a 34-year-old widower living with his four-year-old son and nine-month-old daughter. King wrote that in 1899, Beech estimated his annual income from the mill and gin at \$12,000, along with \$15,000 he made from a saloon he owned in Stephenville. However, in 1899, Beech sold his property in Erath County and moved to Stillwater, Oklahoma.

This National Folk Hall-and-Parlor House features thick native limestone walls and a side-gabled roof with a chimney on each end. Today the house is covered with a standing-seam metal roof, and features a shed-roof front porch supported by wood posts. An undated old photograph shows this house with a wood shingle roof and shed-roof porch supported by turned wood posts.

The façade of this house, which represents a traditional British folk form, features a center doorway leading to a center hall with two double-hung wood sash windows on either side of the door. On the east and west elevations, there are double-hung wood sash windows on either side of each chimney. This house first appears on Stephenville's 1921 Sanborn Maps, because earlier maps, which dated from 1885, did not record its neighborhood. The map shows a shed addition from the center of the rear or north elevation. Today, there is a shed addition on the east end of the north elevation and an ell-addition on the west end.

Resource No. 139
City Hall
354 N. Belknap Ave.
Northern Section, Block 29

Contributing
International Modernism
Photo 51

Architect Stanley Brown of Dallas designed this post-war modern building for the City of Stephenville in 1954 and K.A. Sparks constructed it. According to a grand-opening invitation printed by the city, this building is constructed of cement tile faced with brick and a front wall of stone. Asphalt tile floors were installed upon a cement slab except in the lobby, which featured terrazzo tile, and the restrooms, which had ceramic tile floors. The roof was fireproof poured gypsum over steel joists covered with a 20-year bonded tar and gravel finish. The total cost of the building was \$78,531. In 1962, Stephenville enlarged their city hall, which also accommodated the fire station and police department. Stanley Brown designed the expansion and Williams and Young did the construction for the addition.

Brown designed the Stephenville City Hall with a horizontal composition and deep overhanging eaves. It is set back from N. Belknap Ave., with a shallow parking lot in front. The façade, or east elevation, features a central solid stone wall and an off-center entrance to the north. The double door is beneath a cantilevered

Stephenville Downtown Historic District, Stephenville, Erath County, Texas

canopy. The south end of the façade has a row of metal casement windows along the roofline. A two-story wing in the rear of the building extends over the façade with a narrow ribbon of windows facing east along its roofline. The south elevation along W. Green St. has one simple pedestrian door. The west end of the south elevation is a large garage with two large vehicle bays that accommodate fire trucks. There are no windows on the south elevation of the building. Today, this building is home to Stephenville's Police Department.

Resource No. 148
Heffley Building
374 E. Washington St.
Eastern Section, Block 33

Contributing
One-Part Commercial Block
Photo 54

This one-story building was constructed circa 1946 of brick and hollow-clay tile. It is set back from E. Washington St. with a shallow parking area in front. The façade, or north elevation along E. Washington St., features a polychrome arrangement of brick and tile and a brick dentil cornice. Below the cornice, the name "Heffley" is painted on the wall. The central entry contains a metal double door topped by a transom. Square wood-framed display windows flank the door. Above the storefront are wood remnants of an awning. The 1949 Sanborn Map shows this building as adjoining a two-story auto dealership, and remnants of its concrete foundation remain to the east of the Heffley Building.

Resource No. 149
Petrified Wood Service Station
306 E. Washington St.
Eastern Section, Block 33

Contributing
One-Part Commercial Block
Photo 55

According to Sanborn Maps of Stephenville, this service station was built between 1930 and 1949. Featuring large chunks of petrified wood and pieces of other fossils, like ammonites and tufa, it was built during the era when residents of neighboring Glen Rose constructed houses and businesses of "wood turned to stone" that was so plentiful in the region. During the same time period, Ross Wolfe created "the house that time built," in Stephenville as an office for his business, Wolfe Nursery. Unfortunately, his elaborate building of petrified wood and fossils has been demolished.

But this 1930s service station built of fossils remains along old Highway 10, the entrance into Stephenville's business district from the northeast. Some of the large pieces of petrified wood in the station feature bits of shimmering silica and chunks of isinglass, or pieces of translucent, white quartz. Along the east elevation, large logs of petrified wood support two window openings and a door, and the west side features two of these petrified wood lintels. Throughout the exterior walls, petrified wood is interspersed with other stones, mostly limestone, laid in a random, or mosaic pattern with beaded white mortar.

The front of the service station had a recessed entry protected by the building's gabled roof, supported by two petrified wood and stone columns. Recent owners enclosed this open area, where the gas pumps were located, with wood and vinyl windows, and added two limestone planters along the front and east side. With this enclosure of contemporary materials, the original façade remains evident.

Inside the enclosure, the station's front wall of petrified wood and stone is intact, with a central door flanked by two window openings. Pieces of petrified wood and fossils project from the wall. The window openings

Stephenville Downtown Historic District, Stephenville, Erath County, Texas

along the east and west elevations are still trimmed in wood, but metal windows have been installed. Under the same gabled roof is a rear addition built of wood, which is shown on the 1949 Sanborn Map.

Resource No. 150

**Donald R. Jones Justice Center
112 W. College St.
Central Section, Block 1**

**Non-Contributing
Government Building**

Erath County constructed this justice center on the southeast corner of the courthouse square in 1987 to 1988. Architect Fred Parker designed the brick and concrete building and contractor Vernon Gun constructed it. The façade, or north elevation along W. College St., features a projecting center section and recessed entryway on the west end.

Resource No. 151

**The Cowboy Capital Walk of Fame
200 Block, W. Washington St.
Central Section, Block 6**

**Non-Contributing
Site**

The Walk of Fame recognizes Stephenville's cowboy heritage by honoring individuals who have made contributions to the community's Western way of life. A paved walk through a park-like setting contains bronze plaques honoring inductees who were named in 1988 and 2000. A wood pergola frames the entrance to the Walk of Fame along W. Washington St. The Walk of Fame is on the northwest corner of W. Washington St. and N. Belknap St., where the G.M. Carlton and Brothers large two-story brick department store was once located.

Resource No. 152

**Bank of America
281 N. Graham Ave.
Central Section, Block 18**

**Non-Contributing
Drive-Through Facility**

This motor bank or drive-through facility was constructed in 1981 and features eight drive-through banking lanes facing west along N. Graham Ave. It also has pedestrian doors on its south and east elevations.

Resource No. 153

**Automobile Dealership
202 N. Graham Ave.
Central Section, Block 19**

**Non-Contributing
One-Part Commercial Block**

This contemporary auto dealership building was constructed on the northwest corner of W. Mason St. and N. Graham Ave. in 1981. It features a wall of plate-glass windows on its façade, or east elevation along N. Graham Ave.

Stephenville Downtown Historic District, Stephenville, Erath County, Texas

Resources No. 154—157

Metal Feed Storage Buildings
351 E. Tarleton St.
Eastern Section, Block 32

Non-Contributing
Industrial Buildings

During the 1950s, Anderson Feed Mill constructed four large metal buildings on this block where there were once four houses and several outbuildings and garages that were part of the city’s African-American neighborhood. Recently, Resource No. 157 has been covered with brick and renovated as an orthopedic office.

Resource No. 158

Saddler House
291 E. Tarleton St.
Eastern Section, Block 32

Contributing
Craftsman House
Photo 56

Built circa 1920, this frame Craftsman-style house has a hipped roof with exposed rafter tails and an inset porch on the west side of its façade. Sometime after 1949, someone enclosed the east side of what once was a full-width front porch. Simple wood posts support the porch, and the house has double-hung windows that appear to be wood.

From the 1920s through 1949, this house was home to Chester and Josephine Saddler and shared Block 32 with three other houses and several outbuildings and garages, a bustling part of Stephenville’s African-American neighborhood. After 1949, all of the other houses on Block 32 were demolished, and large metal buildings were erected for use in the community’s agribusiness.

This house and the nineteenth-century James Beech House across the street are the only two houses included in Stephenville’s National Register Commercial District. Today, with the growth of Stephenville’s downtown business area, they are both on its northern edge, along with the Cornelia Graves School. These houses and the school are reflections of the neighborhood that developed northeast of the courthouse square that is now giving way to commercial growth.

Resources No. 159—160

Business Storage Buildings
291 E. Tarleton St.
Eastern Section, Block 32

Non-Contributing
No Style

These two structures adjoin the Cornelia Graves School to the south and were constructed by Donald Sparks, who was a previous owner of the property, before 2006. Resource No. 160 is a metal building and Resource No. 159 is a wood building constructed to look like a historic house, with vertical plank wood walls and a porch covered by a shed roof portico.

Stephenville Downtown Historic District, Stephenville, Erath County, Texas

Resource No. 161
Masonic Lodge
244 S. Columbia Ave.
Western Section, Block 24

Texas Historic Subject Marker
Non-Contributing
Meeting Hall

Stephenville Masonic Lodge No. 267 formed in 1860, shortly after the community was established. They built their first lodge hall in 1912 to 1913 on the site where Erath County's first jail was located, on the corner of W. College St. and S. Columbia Ave. In 1973, the lodge replaced that two-story limestone building with the one-story brick ell-shaped building with a hipped roof that is their meeting hall today. The lodge building's entryway is at the bottom of the ell, on the façade, or east elevation facing S. Columbia Ave. A single door is located under a flat metal awning. There are no windows on the east elevation. The north elevation along W. College St. has no doors or windows. In 2012, the lodge erected a Texas Historic Subject Marker that honors their rich history in the community.

Resource No. 162
First Financial Bank
199 N. Columbia Ave.
Central Section, Block 6

Non-Contributing
Drive-Through Facility

This small motor bank or drive-through facility was constructed on the corner of W. Mason St. and S. Columbia Ave. in 1980. The brick and concrete building has three drive-through lanes. It shares Block 6 with Stephenville's Cowboy Capital Walk of Fame.

Resource No. 163
Graham Street Church of Christ
312 N. Graham Ave.
Northern Section, Block 30

Contributing
Vault
Photo 57 and Figure 15

Residents organized Stephenville's Graham Street Church of Christ before 1887 and by 1888 members joined together and constructed a wood frame church on N. Graham St. near the intersection of W. Green St. In 1949, the church built the current building and auditorium around the old frame church. Constructed of tan brick, the north end of the new facility is three stories tall and features an 800-seat auditorium with five tall narrow metal windows on the façade, or east elevation.

Just to the south of the auditorium is the main entry, with two metal double doors flanked by sidelights topped by a flat concrete awning. Above the entry is a recessed concrete wall featuring the design of a cross and a circular window filled with stained glass. The west elevation, or back of the auditorium and entry, is nearly the same as the façade. There, the auditorium has five tall narrow windows and there is a rear entry topped by a concrete wall with a circular window filled with stained glass.

South of the front entry on the east elevation is a two-story office area with five bays on each floor filled with original metal casement windows. Above and below the bays are horizontal bands of concrete. This office area was actually built around the church's 1888 building and featured its old hipped roof. The original 1949 church contained just three sections—the auditorium, the entry, and the two-story, five-bay office area.

Stephenville Downtown Historic District, Stephenville, Erath County, Texas

According to church members Deborah Robinson and Alta Lois Pipes, the east third of the existing wing along Green St. was built as an addition in 1954. This addition is built of the same tan brick and features two bays on each floor facing Graham St. On the south elevation along W. Green St., there are five bays on the second floor and three bays on the first floor. All of these bays are filled with the same metal casement windows in the original building. When the church added this wing, members replaced the old hipped roof over its original offices with a flat roof.

In 1974, the congregation had the old city hall and fire station behind the church torn down. Then they extended the existing wing along Green St. west to North Belknap St. From the second doorway along Green St. to the west is the newer addition. Although the church continued to use the same color brick and compatible mass and scale, this newer addition is not contributing to the National Register historic district.

Resource No. 164
Tax Appraisal Office
313 N. Belknap Ave.
Northern Section, Block 30

Contributing
Two-Part Commercial Block
Photo 58

This two-story brick building features a three-bay storefront on the first floor with a central wooden door and an enclosed transom. On each side of the door are two sets of three fixed wooden windows, vertically stacked. The top windows on each side have been enclosed with wood. A metal standing-seam awning now covers the windows and door.

The second floor has three metal casement windows surrounded by stucco and is separated from the brick below by a limestone band. A wood cornice tops the façade, and the building has a hipped roof. The brick on the façade or west elevation of this building is red, but the brick on the rest of the building is terra cotta. The north and south elevations feature six bays filled with metal casement windows. On the south elevation, one of the bays is covered with plywood.

This building first appears on Stephenville's Sanborn Map in 1949, built next door to old city hall, which has since been demolished. It is identified as an office. Erath County Tax Appraisal records indicate it was built in 1941, and it once served as home to local tax appraisal offices. Nurses who worked at the Stephenville Hospital lived on the second floor of this building. Today, this building is the home of Graham Street Church of Christ's Basic Needs Ministry.

Stephenville Downtown Historic District, Stephenville, Erath County, Texas

Statement of Significance

Nestled in a bend of the Bosque River in the North Central Texas Grand Prairie and Western Cross Timbers, Stephenville's predominant Shelbyville-style courthouse square and surrounding downtown business district retain the same simple grid-and-square pattern platted by surveyor George B. Erath on July 4, 1855. As Stephenville's downtown grew around the courthouse square and north and west toward the late 1880s railroad and 1890s John Tarleton Agricultural College, businessmen and leaders alike continued to locate significant commercial, civic, and social buildings along the major thoroughfares leading into the courthouse square, creating a vibrant commercial and civic business district.

The Stephenville Downtown Historic District reflects the continuum of history and development in this Central Texas ranching gateway and "cowboy capital," from the platting of the city in 1855 and the building of its oldest extant commercial property in 1873, through design and construction of modern-influenced buildings until 1967. Most of the resources in the district are one- and two-part commercial blocks, constructed of limestone and brick. However, several noteworthy buildings designed by professional architects exhibit influence of higher styles of architecture such as Romanesque Revival, Neo-Classicism, Art Deco, and International. From the 1920s through the 1960s, some buildings in Stephenville were modernized to present a more streamlined appearance, and they still retain their twentieth century modern design. A majority of the resources within the district, including its original brick streets, retain their integrity to the period of significance.

Because the overall cohesive appearance of the downtown historic district still reflects this city's roots in the Upland South and subsequent late- nineteenth and early- to mid-twentieth century development as the commercial center of the community, the Stephenville Downtown Historic District is nominated under Criterion A on a local level of significance in the areas of Commerce and Community Planning and Development. Because a majority of the buildings in the district still exhibit historic and architectural integrity from the period of significance (1855-1967), thereby reflecting local and regional trends in commercial architecture, the district is also nominated on a local level of significance under Criterion C, Architecture.

Settlement and Establishment

In 1854, pioneer John M. Stephen set out to locate land he had recently acquired from the estate of Alamo hero John Blair, which was located on the edge of the Texas frontier. He brought with him surveyor and scout George B. Erath, who described Stephen's settlement as "the farthest west of any on the waters of the Brazos." The following year, Erath led 30 pioneers who dreamed of settling the lush land in the Western Cross Timbers back to Stephen's land to start a settlement. The location they chose along a bend of the Bosque River was once the site of a Caddo Indian village.

Like many of the settlers who surged into Texas after it became a state, Stephen hailed from the Upland South, an area encompassing Tennessee, Kentucky, Missouri and Arkansas. Of the 24 original members of Stephenville's Masonic Lodge, 12 came from Tennessee.¹ On July 4, 1855, Erath laid out the town of Stephenville as a Shelbyville, Tennessee-style square, reflecting the Upland South heritage of most of its

¹ C. Richard King, "By the Square in Stephenville," (n.p.: May 16, 1987), 3.

Stephenville Downtown Historic District, Stephenville, Erath County, Texas

early settlers. Stephen donated the land for the center of the town square and for the streets. The simple square-and-grid pattern featured 25 blocks one acre in size and streets 50-feet wide. County Clerk George W. Gentry copied Erath's original plat in the Erath County Deed Records in 1871 (fig. 1). Stephen also donated lots around the square to his fellow settlers. By 1859, there were a handful of log and rawhide lumber buildings in Stephenville, including two stores, a hotel, a whiskey shop and a cabin. In 1856, the Texas Legislature created Erath County from parts of Bosque and Coryell County. Residents chose the settlement on the Bosque as the county seat and christened it "Stephenville" in honor of the man who donated land for its establishment. In 1857, settlers built the first courthouse of rawhide lumber. Stephen became postmaster and established the first post office, where a horseback rider delivered mail once a week.

During the Civil War, Erath County lost residents and Stephenville grew slowly, but Reconstruction brought new settlers into Texas looking for a fresh start. By 1870, approximately 300 residents called Stephenville home, and the courthouse square featured 12 frame business buildings. Businesses included two hotels, a barbershop, a grist and sawmill, a photography shop, a newspaper, a meat market, a livery stable and blacksmith shop, a gun shop, and three saloons.

Cattle ranching became Erath County's first lucrative agricultural pursuit because of the abundance of lush prairie grasslands and open-range grazing. Texas Longhorns were left out to graze and ranchers gathered to brand cattle each spring. By 1865, local cowboys drove their cattle to markets in Shreveport, Louisiana, and later to Abilene, Kansas. As the center of the county and its seat, Stephenville served as a natural place for ranchers and residents to gather, socialize, and purchase supplies brought to town by ox-drawn wagons from bigger cities.

During the 1870s, the Chidester Stage Line arrived in Stephenville from Fort Worth, opening up connections to the outside world. Residents built their first limestone courthouse in the center of the town square and, on the southeast corner, the first building of limestone, which still stands today (Resource No. 8—Gentry and Shelton Building, Contributing). They also built a schoolhouse, which is no longer standing, five blocks west of the courthouse square. James Beech, who purchased Stephenville's first flour mill, brought his young family to Stephenville during its establishment and set up their home in a limestone folk hall-and-parlor house, located in the northeastern portion of the downtown district (Resource No.138—Contributing).

The city had one or two water wells and James Mansker delivered water to homeowners and residents from a barrel in his horse-drawn cart. Several businessmen joined together and established the city's first bank in 1872, and W.J. Brockett delivered a hand-operated printing press to town and published the first newspaper called the "Texas Pacific," which new owners later changed to "The Stephenville Empire."

By 1880, Erath County grew to a population of 11,596 and open rangeland was giving way to cotton farms enclosed with wire fencing.² Railroads arrived in Dublin and Alexander during the early 1880s, providing transportation to cotton markets for area farmers. The *Dallas Morning News* wrote: "A large immigration has come to this and adjoining counties during the present fall, and many have purchased homes."³ An immigration committee met in Stephenville and coordinated recruitment of more settlers to Erath County.

² *Texas Almanac*, "Population History of Counties from 1850–2010," <https://texasalmanac.com/sites/default/files/images/topics/ctypophistweb2010.pdf>.

³ "Stephenville," *Dallas Morning News*, Dec. 5, 1885, 7.

Stephenville Downtown Historic District, Stephenville, Erath County, Texas

In Stephenville, James Beech installed new roller mill equipment at his flour mill and enlarged it to include the city's first cotton gin in order to process crops of area farmers. In 1888, N.C. Baldwin built a gin three blocks northeast of the courthouse square that could accommodate unloading of 12 wagons under a shelter. Designed in Little Rock, Arkansas, Baldwin's gin featured "all the latest modern ideas of gins," including elevating and cleaning machinery and fireproof construction.⁴ Today, one brick industrial building remains from the mill and gin located on Block 17, though it was built during the early twentieth century (Resource No. 94—Contributing).

In 1885, Stephenville's first Sanborn Fire Insurance Co. map indicated a population of 1,200 and detailed Erath's original 25 blocks, with development concentrated in just six blocks, including the courthouse square and one block off each corner.⁵ Before 1891, businessmen built nine stone buildings that still remain around the square, all but one facing the courthouse in a typical Shelbyville style. Buildings that remain on the square from the 1880s include the Gentry Building, adjacent to the southwest corner (Resource No. 10—Contributing); and Farmers National Bank on the east side of the square (Resource No. 15—Contributing).

In 1882, the editor of *The Stephenville Empire* complained of pistol shooting at night in downtown Stephenville, writing that "such outrageous and promiscuous night shooting should be stopped."⁶ Sheriff R.T. Long, who served from 1860 to 1880, once arrested 36 cowhands who wanted to "shoot up" the village. As early as 1882, the community held a prohibition election, with prohibitionists seeking to close businesses like the Palace Saloon and Billiard Hall and Sol's Saloon, both located on the east side of the courthouse square. The local paper wrote that the effort failed, causing saloon patrons to "fire anvils," while prohibitionists "coaxed out their sorrows by the slow, measured tolling of the church bell."⁷ Before 1885, the county built its first jail of limestone, located on Block 24, one block southwest of the square.

Church congregations formed early in the settlement of Stephenville, and by 1885, Methodists and Baptists constructed frame churches within a block of the courthouse. During the 1880s, churches and fraternal groups organized picnics and barbecues, traditionally held near the river just south of the town square. Periodic flooding prohibited permanent construction to the south, so the area south of Long Street and Crow Street became an early social gathering spot for the community. City and county leaders organized the Erath County Fair in 1888, held along the river to the south, and built a racetrack at the fairgrounds.

Infrastructure improvements arrived slowly. In 1882, Sheriff Long drilled a well on the east side of the courthouse square, where it reached 206-feet deep with 20 feet of water pumped by a "self-regulating, vaneless pattern windmill made by Powell and Douglas."⁸ He added a 100-barrel tank and bathhouse with hot and cold running water for ladies and gentlemen. In January 1886, a new telephone line connected Stephenville to Alexander, a small Erath County town 13 miles to the south.⁹ By 1891, Stephenville could boast of two new lumberyards, each located just one block from the square.

⁴ *The Stephenville Empire*, June 30, 1888, 4.

⁵ Sanborn Map Co., "Stephenville, Erath County, Texas" (New York: Sanborn Map & Publishing Co., Limited, March 1885).

⁶ *The Stephenville Empire*, Nov. 25, 1882, 4.

⁷ *The Stephenville Empire*, Dec. 23, 1882, 3.

⁸ King, "By the Square in Stephenville," 63.

⁹ "Stephenville," *Dallas Morning News*, Jan. 1, 1886, 2.

Stephenville Downtown Historic District, Stephenville, Erath County, Texas

As early as 1882, speculation began about the Fort Worth and Rio Grande Railroad coming through Stephenville on its route from Fort Worth to Brownwood. In 1879, representatives of the Texas Central Railroad came to town and asked residents to donate right-of-way for tracks and pay a bonus to secure the railroad line. Because residents believed the railroad would have to go through the county seat, they did not agree upon incentives to lure the Texas Central and lost the line to nearby Dublin. From 1882 until 1889, excitement and anticipation waxed and waned as the Fort Worth and Rio Grande Railroad slowly progressed westward from Fort Worth to Granbury in 1887, and then on to Stephenville in 1889. As the railroad company threatened to bypass Stephenville because of the terrain, community leaders united and paid more than \$30,000 in right-of-way donations and cash to bring the railroad to town.¹⁰

With the tracks just a few miles east of Stephenville in 1889, the *Dallas Morning News* featured a story entitled “Stephenville on the Jump” about the town’s lively appearance. “The sound of the hammer and of the saw is heard from early morn to dewy eve,” wrote the newspaper’s regional reporter. “On every hand improvements are going on. Substantial residences and magnificent business houses are going up—some just completed and many others to follow, mostly of building stone. Now everything is on a boom. Real estate in town has trebled its value.”¹¹ One of the magnificent business houses going up in 1889 was the First National Bank Building on the southeast corner, designed by architect J. Riely Gordon (Resource No. 43—Contributing).

Post-Railroad Boom

After the Fort Worth and Rio Grande reached Dublin 15 miles to the southwest of Stephenville in 1891, the little town with two railroads challenged Stephenville for designation as the seat of Erath County. Commissioners called for a county-wide election. On Aug. 1, 1891, the *Stephenville Empire-Tribune* proudly reported that the election results were a resounding victory for Stephenville. After the election, Stephenville developed into the commercial and banking center of the region’s agricultural market.

By 1890, cotton was king in Erath County, where farmers produced 17,390 bales. During the 1890s, a cottonseed oil mill was built along the railroad tracks six blocks northeast of the courthouse square, along with a cotton compress and roundhouse for servicing locomotives. Other new development near the railroad tracks included another cotton gin, an ice plant, and a beer warehouse. This area is not within Stephenville’s Downtown Historic District, but new agricultural industries and residential services created a thriving trading center downtown and brought the city new citizens.

Historian and native son C. Richard King called 1890 to 1900 “the decade of building” in Stephenville, which began with Masons laying a cornerstone in December 1891 for the Romanesque Revival Erath County Courthouse, designed by architect J. Riely Gordon (Resource No. 1—Contributing). Built in the center of the square using some of the foundation of the 1876 courthouse, the dramatic and vividly polychromatic native limestone and Pecos sandstone courthouse remains the center of the city’s downtown and the heart of the community. Most of the existing buildings around Stephenville’s courthouse were built between 1891 and

¹⁰ “We Challenge Comparison,” *Stephenville Empire*, Aug. 8, 1891, 4.

¹¹ “Stephenville on the Jump, High onto Prosperity and Developing Rapidly,” *Dallas Morning News*, July 22, 1889, 8.

Stephenville Downtown Historic District, Stephenville, Erath County, Texas

1902, which “suggested permanence and beauty,” and “give the square some of its personality,” wrote King.¹² The L.W. Chiles Building on the east side (Resource No. 19—Contributing) is a remaining example.

King also called the final decade of the nineteenth century “the Phoenix years,” because the town rose from the ashes resulting from devastating fires downtown. In January 1891, a fire destroyed all of the frame buildings on the north side of courthouse square along Washington Street. After this fire, the *Stephenville Empire* reported that a number of businessmen considered building on land near the railroad depot for passenger convenience. But this proposal brought a strenuous objection from the paper’s editor, who wrote: “The town is now around the square,” and business owners around the courthouse “would not allow their business center to be changed without a contest.”¹³ All of the masonry buildings located on the north side today were built after the fire, from 1891 to 1902, including the Cage and Crow Building and Crow Opera House on the northwest corner (Resource No. 30—Contributing), the Theo Bauer Building (Resource No. 31—Contributing), and the Jake Wilson Building (Resource No. 32—Contributing.) In 1891, brick supplier and contractors Taylor & Smith offered complimentary bricks to the first business built of brick, and Bauer and Wilson added brick fronts to their buildings in 1895.

Three months later, fire erupted on the south side of the square, starting in the “Bachelor’s Hangout,” where 12 single men lived. This fire spread through the block and adjoining blocks, destroying ten business buildings valued at \$20,000 and merchandise valued at \$30,000. The masonry buildings located along the south side of the square today were built after this fire, from 1891 to 1902. They include Dawson’s Saloon on the southwest corner, (Resource No. 4—Contributing), the drug store building, (Resource No. 5—Contributing), and the hardware and harness store building (Resource No. 7—Contributing).

Although residents valiantly fought against these large fires, their effectiveness with buckets brigades was limited. Residents and the Stephenville Board of Trade began to call for a waterworks system and fire department, and in a petition signed by a majority of residents in 1895, they signified their willingness to pay more taxes to finance them. In 1886, the county commissioners agreed to pay half of the cost of a waterworks system if the city would join them. In 1897, another fire erupted, damaging the beautiful new First National Bank Building on the southwest corner of the square. After that fire, the city established a waterworks and volunteer fire department and purchased two hand-drawn carts with 50 feet of hose each. The well and carts cost \$5,000. The new waterworks system was located at N.C. Baldwin’s gin and mill, two blocks northeast of the courthouse square, along with an electric light plant, approved by the city council in 1896, that provided power to the courthouse and buildings around the square. By 1902, the privately owned waterworks system had two 300-foot wells with a pumping capacity of 85,000 gallons and a 75,000-gallon reservoir.¹⁴ The old limestone waterworks pump house remains standing in the northeast portion of the downtown historic district at the corner of N. Virginia Ave. and E. Green St. (Resource No. 93—Contributing).

W. College St. developed during the 1890s, with a row of buildings off the southwest corner of the square. Several buildings remain there, including the prominent Lawyers Building on the southwest corner, (Resource No. 55—Contributing). In 1899, the final major fire of the decade occurred. It started in the Faulkner and Faulkner livery stable along S. Belknap St. behind the new limestone Lawyer’s Building. The

¹² C. Richard King, “To Every Thing There is a Season...A Time to Break Down, and a Time to Build Up,” (n.p, n.d.), 19.

¹³ C. Richard King, “Inferno on Square Almost Killed City in 1891,” *The Erath Observer*, Dec. 4, 1975, 1B.

¹⁴ Sanborn Map Co., February 1902.

Stephenville Downtown Historic District, Stephenville, Erath County, Texas

new fire department fought the fire and saved the Lawyer's Building. The livery stable was a total loss, but owners rebuilt it of limestone, and it still stands one block off the courthouse square today (Resource No. 63—Contributing).

In July 1899, *The Erath Appeal* called the previous 12 months “a year of greater improvement in Stephenville than has been before experienced since the founding of the city,” boasting of \$150,000 in development.¹⁵ The city's first cement sidewalks and an expansion of telephone service to cities to the north and west are two improvements touted. Businessmen constructed new brick buildings downtown that year, including the two-story Schnabel Building at a cost of \$6,000, which is still standing on the northwest corner of the courthouse square (Resource No. 50—Contributing).

In 1889, Stephenville organized as a city and elected its first mayor and city council. After building their first waterworks, council members turned their eyes toward other improvements, including purchasing the city's first dumping ground and approving the purchase and installment of 32 streetlights around the town square, powered by the electrical plant at Baldwin Gin, for which they paid \$24 per month. The city initiated its first street improvement program when it paid to put gravel on Washington St., and its first public safety policy when the council outlawed breaking wild horses on the town square.

The citizens of the community raised \$6,500 to establish Stephenville College in 1893. They purchased six acres of land located 10 blocks west from courthouse square along W. Washington St., erected a building and established a preparatory school known as a college, which closed by 1895 to 1896. In 1895, wealthy rancher John Tarleton passed away, leaving an \$85,000 endowment for a college that would bear his name. In September 1899, John Tarleton College admitted its first students on the former campus of Stephenville College. The school has grown into Tarleton State University, since 1917, part of the Texas A&M University System. “Tarleton State College has meant more to Stephenville than any other institution,” wrote author Arden Jean Schuetz in 1965.¹⁶

Toward the end of the nineteenth century, community leaders set aside Block 15, two blocks east of the courthouse, as a public hitching lot. This block, located within the downtown historic district, developed into what has been called a “jokey yard” or “jockey yard,” where people came from miles around to trade horses, livestock, and other items. “First Monday” trades days became a custom on Block 15 through the late 1930s, when the lot became home to the Long Hotel. The jockey yard featured musical entertainment and medicine shows, where carnival barkers called out selling their latest miracle cures. Musician Milton Brown grew up in Erath County and visited the Stephenville jockey yard often. There he was influenced by the banter and cadence of barkers and musicians, developing the stage presence that helped him become an original member of the Light Crust Doughboys and developer of Texas swing music. In October 1899, the jockey yard hosted the “biggest day” and “largest trade” Stephenville had ever seen. *The Erath Appeal* reported that people came into town from all directions and spent more than \$6,000 on merchandise. Horse traders were in Stephenville “in plenty,” 1,240 visitors ate dinner in the city, and First National Bank transacted \$60,000 in business.¹⁷

¹⁵ “One Year's Growth,” *The Erath Appeal*, July 27, 1899, 1.

¹⁶ Arden Jean Schuetz, *People-Events and Erath County, Texas*, (Stephenville, TX: Ennis Favors, 1965), 83.

¹⁷ “Monday, Oct. 2nd,” *The Erath Appeal*, Oct. 5, 1899, 1.

Stephenville Downtown Historic District, Stephenville, Erath County, Texas

In 1894 to 1895, *The Texas State Gazeteer and Business Directory* described Stephenville as processing considerable shipments of cotton, livestock, wheat, corn, oats, sorghum, wool hides, flour, rye, and fruits. The directory listed 98 businesses and professionals in town, including a telephone system and Western Union Express.¹⁸ In 1902, Stephenville's Sanborn Map indicated a population of 2,000 with four lumberyards, two cotton yards, a bottling works, two large wagon yards, five churches, and one public school.¹⁹ One of the largest cattle deals made in Stephenville occurred in 1897 when banker Otho S. Houston sold 1,500 head of steers for \$19,000.

The decade of building ended in Stephenville with a demand for more housing for new residents. Developers subdivided 16 acres west of John Tarleton College with plans to create "one of the prettiest residence portions of the city."²⁰ In his annual address to the city in 1899, Mayor James Collins called for a public health officer, a street engineer, extended water mains, horse watering troughs downtown for the convenience of shoppers, and for a law requiring landowners to build sidewalks on their property along principal streets. He especially called for sidewalks along W. Washington St. from the courthouse square to Tarleton College.

During the early twentieth century, Stephenville's downtown development extended three blocks north and three blocks west, away from the river and toward the railroad tracks and new college. Businesses opened along either side of Belknap Ave. north of the square, where, in 1899, a lot along the avenue, 30-foot wide by 125-foot deep, sold for \$1,000. Businesses built along Belknap Avenue still standing include the limestone and brick carriage sales building (Resource No. 41—Contributing) and two-story brick telephone exchange building (No. 98—Contributing). Business owners also constructed buildings along E. Washington St., the main thoroughfare into the courthouse square from the east and bigger cities like Fort Worth. Early twentieth-century buildings remaining along E. Washington St. include the limestone grocery building on the northeast corner (Resource No. 20—Contributing), the Tatum & Sons Building (Resource No. 22—Contributing), and the W. W. Rutherford Building (Resource No. 23—Contributing). Lumber yards like Higginbotham's supplied this extensive post-railroad building boom. Part of its large facility is still located along W. College Ave., just off the courthouse square (Resource No. 11—Contributing).

In 1910, Erath County cotton production reached its peak at 57,673 bales.²¹ The same year, the county reached a twentieth century population high of 32,095, and Stephenville boasted 2,501 residents. City residents turned their attention toward needed improvements like those proposed by Mayor Collins at the turn of the century. In 1900, the county installed a sanitary sewage system for the courthouse, and, in 1912, the city laid two miles of sewage pipe and extended its water mains about 6,000 feet for a total cost of \$12,000. At the same time, Stephenville assumed control of the water system, but the electric company, identified as Stephenville Light Co. on the 1912 Sanborn Map, remained part of Baldwin Gin. In 1919, Texas Power and Light Company purchased the city's electrical system and Gulf States Telephone took over phone service.

Streets and sidewalks became a major concern for practical, safety, and aesthetic reasons. In October 1899, the editor of *The Erath Appeal* wrote of wet and muddy streets throughout Stephenville's downtown: "For days it was almost impossible for men to get to their places of business. Shopping was suspended. Ladies

¹⁸ *Texas State Gazeteer and Business Directory*, "Stephenville," in *Grand Ol' Erath, The Saga of a Texas West Cross Timbers County, Vol. I*, written by H.G. (Grady) Perry (Stephenville, TX: 1974), 219-220.

¹⁹ Sanborn Map Co., February 1902.

²⁰ *The Erath Appeal*, Dec. 1899, 1.

²¹ M.L. Auten, "A History of Erath County, Texas" (master's thesis, Hardin-Simmons University, 1951), 123.

Stephenville Downtown Historic District, Stephenville, Erath County, Texas

would not leave their homes. Farmers were kept away from town. Every road whether graded or un-graded was impassable.”²² When weather was dry, the fire department sprinkled the roads with hoses to keep down dust. In 1906, Mayor Collins estimated there were 100 miles of streets in Stephenville and they were not in good condition. In 1905, the city employed a street maintenance supervisor whose department owned one grader, two first-class scrapers, one drill bar, a five-foot chain, and a wrench.²³

Beginning in 1899, individual building owners constructed sidewalks of cement or limestone outside their businesses downtown. In May 1900, stonemasons laid a rock sidewalk in front of the Cage and Crow Building on the northwest corner of the square, while next door, Theo Bauer installed a cement sidewalk. In October of that year, First National Bank tore up its stone sidewalk and poured one of cement.

In 1900, *The Erath Appeal* lobbied for a public park in the “pretty grove” south of the courthouse square near James Beech’s mill and gin, where public barbecues and picnics had been held for years. Mrs. Mollie Crow led a community effort to raise money and purchase the property, which the city did in 1910. Citizens also raised \$900 to build a large pavilion in the park. This early picnic grounds and park, located just two to three blocks south of the courthouse square, has remained Stephenville’s traditional recreational center.

Automobile and Roadway Development

W.H. Grouce, who owned Stephenville’s telephone company, purchased the first automobile in town, a 1907 Ford with red leather upholstery. By 1912, Stephenville had its first auto-related commercial enterprise, a repair business owned by Henry Cole located along E. Washington St., one block from the courthouse. By 1921, the city had 12 new auto-related businesses, including two auto sales dealers, 10 repair shops, an accessories shop and one gas station. In 1930, Stephenville had 27 auto-related businesses and the number of filling stations had risen to 12. By 1949, the city boasted 39 auto-related businesses, including 15 service stations. Automobile-related resources within the downtown historic district that retain integrity include the lodge hall and auto dealership building on the southwest corner of W. Washington St. and S. Columbia St. (Resource No. 114—Contributing), the filling station building directly across W. Washington St. on the northwest corner of the intersection with Columbia St. (Resource No. 111—Contributing), the petrified wood filling station on the corner of E. Washington St. and S. Floral Ave (Resource No. 147—Contributing), the large garage built of Thurber brick on the north side of E. Washington St. between N. Virginia Ave. and N. Floral Ave. (Resource No. 92—Contributing), and the automobile repair garage on S. Graham Ave. behind the Gentry and Shelton Building on the southeast corner of the square (Resource No. 9—Contributing).

In 1912, the editor of the *Stephenville Tribune* wrote that “autos are getting so plentiful in Stephenville that a man must be on the lookout when he turns corners or saunters across the square.”²⁴ In a sign of the times that automobiles were becoming more commonplace, the county’s street committee voted in 1924 to remove the horse-hitching rack from the courthouse lawn. With so much auto traffic, the need for better streets became urgent and local residents joined the statewide good roads movement. In 1923, the Stephenville city council decided to begin with improving the public square, or heart of the city, by “raising, filling, grading, and paving it with vitrified brick.”²⁵ In order to lower property insurance rates, the city decided early the next year

²² *The Erath Appeal*, Oct. 5, 1899, 3.

²³ C. Richard King, “Stephenville Streets,” (n.p., n.d.), 1,2.

²⁴ King, “By the Square in Stephenville,” 111.

²⁵ King, “Stephenville Streets,” 3.

Stephenville Downtown Historic District, Stephenville, Erath County, Texas

to improve its water system by laying eight-inch mains to the central plant, so road paving waited for the new water mains to be buried in April 1924. In 1928, Stephenville residents approved a \$75,000 street bond issue and in March the next year the city signed a \$208,000 contract with Thurber Construction Company for a massive paving project for several streets around the courthouse square using 2 ½-inch vitrified brick on an eight-inch water-bound macadam base. The brick was manufactured in Thurber, which is 27 miles northwest of Stephenville in Erath County. Although the 1920s brick streets around the courthouse have been covered in asphalt, many of the other original brick streets remain within the downtown historic district and are included as one historic resource (map 1 and 2). Before the brick paving, the city built sidewalks in most areas in 1919 and 1920.

In 1917, residents began a concerted effort to advocate for paving the road from Fort Worth to Stephenville, and then to Brownwood. By 1922, a road district improved Erath County's stretch of the highway, known as State Highway No. 10, making it one of the best-graveled highways in Texas. In Stephenville, Highway No. 10 ran through downtown across the north side of the courthouse square as Washington St. The increase of heavy truck traffic eventually damaged the gravel highway, and by 1935, it was paved from Bluff Dale through Stephenville as U.S. Highway 377. Texas State Highway 108 also runs through the Stephenville Downtown Historic District as Graham St. This was originally the old road to and from Thurber, which became a state highway in 1929, but was not paved until 1947.

As early as 1910 and 1911, Erath County farmers began to realize that their single-crop system was seriously deteriorating the land and affecting their profits. The great "plow-up" with motorized tractors during the 1920s accelerated soil erosion. This deterioration, along with the affects of the boll weevil, which hit from 1916 to 1920, led to a steady decline in cotton crops. In 1928, before the Great Depression began, the county cotton production dropped by more than half to only 12,429 bales.

As cotton-related business faced declining profits in Stephenville, businessmen formed a local chamber of commerce in 1911 to attract industries. The next year, the group helped bring a creamery to the city, a harbinger of the growth of the county's dairy business. In 1917, the Texas Legislature voted to make John Tarleton College a state college and part of the Texas A&M University system, which ensured its future stability.

As the state reveled in the frenzy of the Petroleum Age, Stephenville was not immune. In 1918, prospectors discovered oil in Desdemona in Eastland County, 21 miles to the west of town and one mile west of the Erath County border. In 1920, prospecting in Exray, 14 miles northwest of Stephenville, led to the discovery of natural gas. These finds led to great local excitement and plans for an oil refinery in the city, which never materialized. However, Stephenville became a distribution center for oil and oil-related products. By 1921, Stephenville had four petroleum depots and an oil-supply warehouse adjacent to the railroad tracks. "Skinners" like John Hampton prospered by hauling boilers, rigs, and pipes aboard eight-wheeled wagons drawn by as many as 12 horses and mules from Stephenville to Desdemona.

During this era of improvements and prosperity in Stephenville, the congregations of First Methodist Church and First Baptist Church replaced their frame sanctuaries with monumental brick buildings featuring the exuberance of detail and colossal columns of Beaux Arts Classicism. These magnificent churches still remain in their original locations in close proximity to the courthouse square, just two blocks west and two blocks northwest, within the area of development during the early twentieth century (Resource No. 107,

Stephenville Downtown Historic District, Stephenville, Erath County, Texas

Contributing, and Resource No. 113, Contributing). In 1926, citizens of Stephenville joined together and donated a lot three blocks north of the courthouse square to Dr. J.C. Terrell, who built the community's first hospital, a brick building with 16 rooms, for \$20,000. By 1929, Dr. Terrell built an annex, doubling its size. These original medical buildings are no longer standing, but the hospital has grown to become Texas Health Harris Methodist Hospital.

Great Depression, New Deal, World War, and Post-War Growth

The reduction in cotton production caused by soil deterioration and the boll weevil resulted in a loss of population in Erath County, which by 1930 had declined by more than 9,000 residents from its high of 1910. When the Great Depression and drought hit Texas, local farmers were in desperate conditions and the diversification efforts they had already undertaken accelerated. They planted peanuts and fruit and pecan orchards, turned to dairy farming, poultry raising and ranching, and engaged in soil conservation practices.

As the rural population in Erath County declined, Stephenville as a town continued to grow. By 1930, it increased to 3,994 residents. Rural residents were moving to cities looking for jobs, and Stephenville was striving to attract businesses and industries. John Tarleton Agricultural College was growing, and so was the new hospital. By 1940, 52 percent of Erath County's labor force worked in agriculture and 48 percent in trade and commerce.²⁶

During the 1930s, New Deal programs positively affected quality of life and development in Stephenville and Erath County. In 1935, the federal government began a soil conservation project on 30,000 acres in the upper watershed of Green Creek between Stephenville and Dublin, where 25 to 75 percent of topsoil had been lost to erosion. This model restoration project employed members of the Civilian Conservation Corps (CCC) and 185 local men, who worked on conservation efforts. National Park landscape architect Norfleet Bone designed a short-lived Stephenville State Park, which was built in 1933 by members of the corps 12 miles north of town.

In Stephenville, the U.S. Post Office built a new concrete Art Deco facility within the business district, two blocks northwest of the courthouse. The Post Office, which Dallas architect Mark Lemmon designed as one of the New Deal's "public works of enduring character," still stands today and is used as the city library (Resource No. 110—Contributing).²⁷ In 1938, the Works Progress Administration built a new City Recreation Hall two blocks south of the courthouse square, on the site of the city park pavilion built by citizens in 1910. Architect Wyatt Hedrick of Fort Worth designed the two-story rustic limestone recreation hall, which still serves residents today.

The City of Stephenville received aid from the WPA with roadwork and local leaders agreed to hire a superintendent for federally funded projects in 1940. During times of limited funds like the Great Depression, the city sold its alleyways downtown to raise money. This resulted in the construction from 1912 to 1949 of several especially narrow buildings that filled alleyway openings along rows of businesses. Three of these

²⁶ "1948 Economic Survey of Erath County Produced for the Texas and Pacific Railway Co.," (Austin, TX: University of Texas, 1948), Section 3, p. .0201-03.

²⁷ Advisory Council on Historic Preservation, "Preserving Historic Post Offices: A Report to Congress," March 20, 2014, www.achp.gov/docs/Preserving%20Historic%20Post%20Offices.pdf.

Stephenville Downtown Historic District, Stephenville, Erath County, Texas

buildings still remain in the downtown district (Resource No. 13—Contributing, Resource No. 21—Contributing, and Resource No. 42, Contributing).

Diversification efforts of county farmers were reflected in new agricultural industries in Stephenville in 1930, including a new poultry business and peanut warehouse. By 1935, the county's cotton production dropped to 7,479 bales, causing Stephenville's cottonseed oil mill to convert to a peanut oil mill. In 1937, farmers grew crops on 197,384 acres in the county and livestock grazed on 409,525 acres. That same year, three Stephenville nurseries were selling fruit trees and the Fort Worth Poultry and Egg Company opened a cheese factory in the city, two blocks northeast of the courthouse square. The new cheese factory processed 5,000 gallons of milk a day into 3,000 to 4,000 pounds of cheese. In 1936, there were more than 8,000 dairy cows on farms and ranches in Erath County and milk production exceeded 3.5 million pounds.²⁸ The only remaining structure related to the cheese plant is a brick and concrete Art Deco building that the company operated as a restaurant on the northwest corner of E. Washington St. and N. Virginia Ave. (Resource No. 91—Contributing).

By 1940, five highways entered Stephenville from seven directions, and the *WPA Guide to Texas* described Stephenville as a ranching gateway where visitors could buy cowboy boots downtown. Besides Santa Fe Railway passenger and freight service, four bus lines and four freight lines served Stephenville. The city had grown to encompass 2,112 acres, or 3.3 square miles, and contained 1,505 dwelling units. John Tarleton Agricultural College had an annual enrollment of 1,300 students in 1940 and employed 85 administrative and academic employees in 1942. New construction in Stephenville in 1939 was valued at more than \$500,000, mostly financed with private capital. The chamber of commerce boasted that the city was "known as a retail shopping center and for its progressive merchandising methods. The large volume of business reflects a high standard of living."²⁹

Part of the late 1930s building boom included the construction of the Long Hotel, which Wyatt C. Hedrick designed for businessman Charles Long in 1938. The three-story Art Deco hotel, built for \$35,000 upon the public block where Stephenville held its jockey yard market for decades, is still standing and retains integrity, although it has recently suffered from neglect (Resource No. 90—Contributing). Next door to the east is a Streamline Moderne-style bus station built during the 1930s to 1940s that is being adapted for use as a restaurant (Resource No. 89—Contributing).

During World War II, many members of the community joined the military. Lyndsay W. Phillips, manager of the chamber of commerce, wrote regular letters to local men and women serving overseas, including his son. In a November 1942 letter to 41 service members, he described the business district in Stephenville as lively and filled with activity related to the war effort:

You could not buy a gallon of gas or a 10-gallon hat, a pack of cigarettes or a coke, a hamburger or cash a check from 1 to 6 p.m. on Oct. 27—everything closed to gather scrap. Big junk piles on the square everywhere. There is so much passenger traffic you can hardly get in the bus station, dozens of buses going through each day. Gas and tire rationing, that's

²⁸ Valerie Eoff, "A History of Erath County," (master's thesis, University of Texas, 1937), 110, 121, 122, 133.

²⁹ W.B. Sansing, "Stephenville, Texas, Where the West Begins," *The Baldwin Stephenville Texas ConSurvey Directory* (Parsons, KS: Robert Morton Baldwin, 1940), 7-8.

Stephenville Downtown Historic District, Stephenville, Erath County, Texas

okay with us, too. Trains whistling all through the night. Airplanes flying low over the square—a Stephenville boy likely giving us a farewell buzz.³⁰

In ten years, from 1940 to 1950, Stephenville's population increased by 50 percent, even though the city did not benefit from military-related manufacturing. After the GI Bill passed in 1944, student enrollment at Tarleton spiked, prompting the college to bring in mobile homes as housing. By 1947, Stephenville had 18 manufacturers that employed from 200 to 350 people, including the Swift and Company Peanut Shelling Plant, which was the largest and employed the most workers. The chamber of commerce was proud of the community's diversity in industry, which included a women's clothing manufacturer, cheese plant, automobile accessories manufacturer, tin-ware shop, mattress manufacturer, and pecan shelling plant. The city's peanut products and auto-related goods shipped to international markets. Area nurseries prospered and employed a large workforce; Wolfe Nursery became a nationally known company for its hybrid pecan trees. Stephenville's hospital, just north of the historic district boundary, had grown to 55 beds, with a full-time staff of 46. The hospital's total assets in 1947 were \$252,025.³¹ Some of the hospital's nurses lived on the second floor of a two-part commercial office building that remains on N. Belknap St., two blocks north of the courthouse square (Resource No. 164—Contributing).

In its November 1947 issue, *West Texas Today* attributed Stephenville's growth to a "Wide Variety of Productive Assets of the Soil." Author J.W. Clements wrote, "Many modern business buildings have been constructed and occupied with new business, and others are being planned." Like cities throughout the country, sudden growth and prosperity led to an acute housing shortage in Stephenville. Every carpenter in the city was busy constructing new houses. By then, the city had 15 miles of paved roads and was engaged in an extensive paving program and construction had started on a loop highway around downtown.³²

Most of the "modern business buildings" constructed within the downtown historic district between 1930 and 1949 were built north and west of the courthouse square, along the path of development toward industry near the railroad tracks and Tarleton College. They included a row of general mercantile buildings along the east side of N. Belknap Ave. between Mason St. and Green St., anchored by a traditional furniture store on the corner (Resources 100 to 102—Contributing). Across the street was a two-story brick building that was originally used for tire sales (Resource No. 103—Contributing). On the same block, along W. Green St., is a Streamline Moderne brick office building (Resource No. 106—Contributing). One block north, along the northern border of the downtown district, is the Graham Street Church of Christ, constructed in 1949 to accommodate an expanding congregation (Resource No. 163—Contributing).

West Texas Today noted that with all of Stephenville's burgeoning growth during the 1940s, the community was planning together for a dynamic but orderly future. "Exceptional educational advantages, churches, the network of modern highways, progressive civic organizations and an alert Chamber of Commerce are assets that should be conducive to a sound and sane future growth," wrote Clements.³³

³⁰ Lyndsay W. Phillips, Letter to 41 service members, November 1942, Local history vertical files in Local History Room, Special Collections Suite, Dick Smith Library, Tarleton State University.

³¹ "1948 Economic Survey of Erath County," 4.05-4.06.

³² J.W. Clements, "Erath a Top Diversifying County—Growth of Stephenville, the County Seat, is Founded on a Wide Variety of Productive Assets of the Soil," *West Texas Today*, November 1947, 12.

³³ *Ibid*, 26.

Stephenville Downtown Historic District, Stephenville, Erath County, Texas

African-American Community

Stephenville's first African-American residents were slaves brought to the settlement by early pioneers. Because most of the settlers in Erath County were yeoman farmers from the Upland South, only a few of them owned slaves. John M. Stephen left a small group of slaves under a grove of trees in 1854 until he and George B. Erath returned in 1855 to survey the settlement. By 1860, Stephen identified himself as a planter who owned \$25,000 in real estate and a \$30,000 personal estate that included 15 slaves and four slave cabins.³⁴

As early as 1894, descendants of freed slaves attended a separate school in Stephenville. The city's public school building first appeared on the 1891 Sanborn Map, located one-fourth mile west of the courthouse square along W. College St. By 1921, white students attended a large public school at the same location west of the courthouse square and a high school, located several blocks northwest. None of those historic school buildings remain intact.

African-American residents clustered in an early settlement addition northeast of the courthouse square and built a thriving neighborhood of houses, churches, lodge halls and schools, including a CME Church north of the downtown district on the southwest corner of Frey St. and N. Miller Ave. that remains active today. Between 1912 and 1921, when several Texas towns were passing segregation laws, additional separate facilities for African-Americans appeared on Stephenville's Sanborn Maps within their neighborhood. The community built an African-American school on the southwest corner of Tarleton St. and Vine St., and an African-American lodge hall along Vine St.

In 1922, Stephenville's West End Cemetery Association purchased land to help the "Colored Cemetery Association" establish a separate burial ground. Residents buried in the African-American section of Stephenville's West End Cemetery were exhumed and reburied in Mount Olive Cemetery, which is located along College Farm Road, north and east of the courthouse square. The Bethesda School, where Cornelia Graves taught African-American students for 19 years, was also located along the same road. When the Bethesda School closed, the school district constructed a new "colored" school along Floral Ave. in 1951 and named it for longtime teacher Cornelia Graves. This small school is still standing today on the northeast edge of the downtown district. (Resource No. 138—Contributing).

In 1955, the Stephenville school board voted to hire a part-time teacher to instruct three junior high school students and three high school students at the Cornelia Graves School, but, by 1959, the African-American school only taught students through the eighth grade. High school-aged students had to go out of town to receive an education. According to an article in the *Stephenville Empire-Tribune* in July 1963, the Stephenville school district sent African-American high school students to Fort Worth for their education, at "considerable expense to the local system."³⁵

In October 1958, the Chamber of Commerce printed "Industrial Facts About Stephenville." This publication included the following information about the city's schools: two white elementary schools with 742 students enrolled, one "colored" elementary school with 10 students enrolled, one white junior high school with 253

³⁴ Ricky L. Sherrod, *Images of America, Stephenville*, (Charleston, S.C.: Arcadia Publishing, 2010), 8.

³⁵ "Local Schools to Integrate," *Stephenville Empire-Tribune*, July 5, 1963, 1.

Stephenville Downtown Historic District, Stephenville, Erath County, Texas

students enrolled, and one white high school with 503 students enrolled. The industrial-recruiting tool also printed that two-tenths of one percent of the city's labor force was African-American and the city had "no racial problems."³⁶

In September 1963, Stephenville integrated its schools, several years after the U.S. Supreme Court's 1954 landmark ruling, *Brown versus the Board of Education*, which mandated integration in the country's schools. In an article entitled "No Problems at the Public Schools," the *Empire-Tribune* wrote that "14 colored children enrolled and there was no embarrassment to anyone."³⁷ After desegregation, Cornelia Graves School became a community center for Stephenville's African-American neighborhood, where about 100 residents gathered for meals, games, and social interaction. During the 1990s, the Stephenville Independent School District sold the Cornelia Graves School building.

Today, just a few homes and the privately owned school building are what remain of a once-thriving neighborhood. Stephenville's business district has encroached and replaced many of the houses and lodge halls. One of the remaining African-American neighborhood homes is located within the northeast area of the downtown historic district, surrounded by galvanized metal feed mill storage units constructed during the 1950s (Resource No. 158—Contributing).

Mid-Twentieth Century

During the 1950s, Stephenville grew less drastically than it did in the years immediately after the end of World War II. The city's chamber of commerce attributed its rapid post-war growth to "the educational, religious, recreational and highway advantages, together with a favorable and healthy year round climate," which made Stephenville attractive. The chamber also touted the city's highway advantages as making it the "Crossroads of Texas," where U.S. 281, "The American Legion Memorial Highway," from Canada to Mexico intersected with U.S. 67, "The Big Bend Trail," from Texarkana to Mexico, and U.S. Highway 377, "The Old Camp Bowie Highway." Chamber leaders wrote, "Thus it is seen that a tourist can travel through Stephenville on a wide, safe, U.S. designated highway."³⁸

In 1950, the county undertook \$75,000 of "improvements" to its 58-year-old courthouse, supervised by architect Wyatt C. Hedrick of Fort Worth. Upon completion of the project in May, the county and the American Legion Halls of Stephenville and Dublin dedicated a memorial monument to 147 Erath County service members who lost their lives in World Wars I and II. Although a loop around downtown along U.S. Highway 377 was being planned, citizens erected this monument at the northwest corner of the county courthouse, which they still considered the heart of Stephenville. In 1954, citizens celebrated the centennial of their city with several activities, including a parade, the Erath County Fair, and a pageant entitled "Stephenville in Review, One Hundred Years of Progress."

In July of 1954, the City of Stephenville dedicated its post-war modern City Hall and Fire Station, designed by architect Stanley Brown of Dallas and constructed by K.A. Sparks of Hamilton for a total cost of \$78,033, which the city paid in cash. The new building, erected on the site of a large house built before 1881, housed

³⁶ "Industrial Facts About Stephenville," (Stephenville: Chamber of Commerce, 1958), 1,3.

³⁷ "No Problems at Public Schools," *Stephenville Empire-Tribune*, Sept. 6, 1963, 1.

³⁸ "Stephenville, Texas, Educational, Highway and Diversified Farming Center," (Stephenville: Chamber of Commerce, 1950) 2, 3.

Stephenville Downtown Historic District, Stephenville, Erath County, Texas

city offices, the fire department, and the police department. Today, the building houses the Stephenville Police Department at its original location three blocks north of the courthouse square and along the northern border of the downtown district. (Resource No. 139—Contributing).

One block southwest of the courthouse, businessmen had two other post-war modern buildings constructed during the early 1950s. At the corner of S. Columbia Blvd. and W. McNeil St. is a one-part commercial building constructed of hollow clay tile blocks faced with limestone blocks (Resource No. 61—Contributing). Along W. College St. is a one-part commercial block built of red brick for doctors who opened the Altaras Medical Clinic adjacent to the courthouse square rather than near the hospital (Resource No. 60—Contributing).

From the 1920s through the 1960s, buildings in Stephenville, as in other North Central Texas communities, were modernized to present a more streamlined appearance, reflecting Deco, Moderne and post-war modern design movements. Two examples remain on the Stephenville Courthouse Square of mid-twentieth century modernization that incorporated two or three existing buildings to create enframed window-wall stores. On the north side of the square, Beall Brothers adapted three nineteenth century buildings to create a department store in the early 1950s (Resources No. 33, 34, and 35—Contributing). On the south side of the square, Perry Brothers Variety Store adapted two nineteenth century buildings to create a modern storefront (Resource No. 6—Contributing).

In 1959, the Texas Legislature voted to make John Tarleton Agricultural College a four-year school and changed its name to Tarleton State College. Effective in 1961, the college's first students to earn bachelor's degrees graduated in 1963. This improvement guaranteed sustainability and growth for Tarleton and increased its economic impact upon the Stephenville community. According to research economists at the Federal Reserve Bank of New York, colleges and universities boost local economies by spending money in their communities, employing workers, educating local workers, and helping businesses create jobs for skilled workers. They also contribute stability to a region because higher education is less susceptible to economic downturns than other sections of the economy. For example, the education sector continued to expand before, during, and after the Great Depression.³⁹ Since its inception in 1899, the college, now known as Tarleton State University, has grown and improved, and so has Stephenville. From 1950 to 1970, the enrollment at Tarleton increased 42 percent from 900 to 3,027, while the population of Stephenville increased 29 percent from 7,155 to 9,277.⁴⁰ During the same time period, Tarleton added seven new buildings and remodeled several others on its campus.

During the 1960s, as Stephenville grew, plans materialized for a loop highway around the city on its south side, which was completed in two phases. In 1963, developers promoted "quiet suburban living" in Stephenville's newest addition west of the college campus, near where the new loop connected with U.S. Highway 377. Called Park Terrace, its spacious, lush lots were priced at \$795 and quality homes started at \$7,950. Even as suburban development blossomed, businessmen continued to construct important buildings

³⁹ Jaison R. Abel and Richard Deitz, "How Colleges and Universities Can Help Their Local Economies," *Liberty Street Economics*, Federal Reserve Bank of New York, accessed March 26, 2017, <http://libertystreeteconomics.newyorkfed.org/2012/02/how-colleges-and-universities-can-help-their-local-economies.html>.

⁴⁰ *Handbook of Texas Online*, J. Thomas Davis and Nancy Beck Young, "Tarleton State University," accessed March 26, 2017, <http://www.tshaonline.org/handbook/online/articles/kct02>.

Stephenville Downtown Historic District, Stephenville, Erath County, Texas

downtown, including an International-style dental clinic on the corner of W. College St. and S. Columbia St., one block southwest of the courthouse (Resource No. 62—Contributing). In February 1964, the *Stephenville Empire-Tribune* reported that bank deposits were up and new building was brisk. During 1963, 88 residences and eight commercial buildings were constructed for a total of \$912,525. Among the new buildings was the Erath County Jail, designed in an International style by the office of Fort Worth architect Wyatt C. Hedrick and opened in 1964 two blocks southwest of the courthouse square on Block 24, the traditional location of the county jail since 1880 (Resource No. 118—Contributing).

With new suburban building and development underway, the community and its leaders never lost focus on Stephenville's downtown business district. Like the rest of the country, residents became aware of preserving their heritage, and in 1963, the county erected a Recorded Texas Historic Landmark plaque for the Erath County Courthouse on a concrete monument on the southeast corner of the courthouse lawn. (Resource No. 3—Contributing). In 1966, preservationists formed the Stephenville Historical House Museum to preserve the history of the Cross Timbers region, and set about honoring and restoring the 1869 Berry House, located four blocks east of the courthouse square and just outside the downtown business district. The Gothic Revival Berry House is listed in the National Register of Historic Places and is a Recorded Texas Historic Landmark.

In 1965, downtown business owners formed a merchants association and worked with a city comprehensive development committee to prepare plans for improvements to the courthouse square and the surrounding area. Their plans focused on retaining the square as the city center by doubling available parking, erecting lights for traffic flow, and making the downtown more aesthetically pleasing through plantings. The city council approved the \$200,000 plans in 1967. The same year, Stephenville Savings and Loan decided to keep its headquarters in the downtown business district, rather than moving to developing suburban areas around the loop. The savings and loan designed and built a split-level International-style building three blocks west of the courthouse square along W. Washington St. (Resource No. 128—Contributing).

The 1960s ended in Stephenville with 14 industries; a growing university; \$1.45 million in building permits; three banks; a 70-bed hospital; clean, pure water from 18 deep wells; five paid and 27 volunteer firemen with eight pieces of mobile equipment; nine policemen; 22 churches; four schools; one railroad; four motor-freight companies; two bus companies; and an appreciation for a thriving downtown.⁴¹ In recognition of the significance of the courthouse square in Stephenville to all of Erath county, dairy farmers in 1972 erected "Moola" the Holstein cow on the northwest corner of the courthouse square to tout and advertise the contributions of their industry to the community.

Commerce and Community Planning and Development (Criterion A)

This continuing recognition of the significance of the Erath County Courthouse square and downtown Stephenville as a center of business from its inception in 1855 until 1967 qualifies the downtown district for listing in the National Register in the area of Commerce. This recognition continues through today, because the downtown merchants have formed a new association to promote commerce and the chamber of commerce maintains an electronic sign along Washington St. on the courthouse square that notifies residents of ongoing commercial and community activities and special events.

⁴¹ "Prosperity and Leisure Unlimited, Stephenville, Texas," (Stephenville: Chamber of Commerce, 1969-1970), 2, 3, and "Stephenville Chamber of Commerce Growth, 1950—1967," (Stephenville: Chamber of Commerce, 1968-1969).

Stephenville Downtown Historic District, Stephenville, Erath County, Texas

As the Stephenville Downtown Business District grew beyond its original 25 blocks designed by George Erath, city staff and businessmen maintained its original orderly square-and-grid pattern throughout the period of significance. Maps created by abstractor King in 1931 and 1952 reflected this orderly development (Map 4). Infrastructure development from 1855 to 1967 included water systems from cart delivery through 18 wells, streets from dirt through brick to more than 15 miles of pavement, and electricity from a 12-volt Edison electric system through Texas Power and Light Co. and three transmission line feeds. This organized, significant growth and improvement qualifies the Stephenville Downtown Business District for listing in the National Register in the area of Community Planning and Development.

Architectural Significance (Criterion C)

The Stephenville Downtown Historic District contains a majority percentage of contributing buildings that retain integrity, along with several established landmarks, that altogether convey local architectural significance from 1873, the date of the oldest extant building, through 1967. Within the district, there are two buildings individually listed in the National Register for architectural significance (Resource No. 1—Erath County Courthouse and Resource No. 43—First National Bank) and six Recorded Texas Historic Landmarks (Resources No. 1 and 43, Resource No. 4—Dawson’s Saloon, Resource No. 8—Gentry and Shelton Building, Resource No. 30—Cage and Crow Building and Crow Opera House, and Resource No. 113—First Methodist Church).

Although the majority of the buildings within the Stephenville Downtown Historic District retain architectural integrity to the period of significance, some unsympathetic rehabilitation and new construction within the district has occurred, mostly after 1967, when buildings were covered with slipcovers or stucco or adorned with inappropriate architectural features.

Most of the buildings within the district were constructed during Stephenville’s post-railroad decade of development from 1890 through 1902 (24 resources) and during the New Deal, World War II and immediate post-war era from 1930 to 1949 (26 resources). Because they do not exhibit characteristics of high architectural styles, the majority of the buildings in Stephenville’s Downtown Historic District are commercial one-part and two-part commercial blocks as identified by Richard Longstreth in his book, *The Buildings of Main Street*.

One-part commercial block buildings were usually designed for use as retail stores. One-story tall, they featured narrow fronts with windows and an entry topped by transom windows. Above the windows was a wall space for signage and the building was often topped with parapet or cornice. In Stephenville, one-story commercial block buildings are located in rows among other one- and two-story commercial blocks along streets, but several free-standing examples were built. They were usually built of limestone or brick, but several brick- or limestone-faced clay tile and stucco-covered examples exist. Late nineteenth century examples of one-part commercial block buildings include Resource No. 19 on the east side of the courthouse square and Resource No. 57 on W. College St. During the early to mid twentieth century, owners modernized some typical one-part commercial block examples by combining one or more buildings, removing Victorian-era cornices and parapets, and creating enframed window walls. Examples of enframed window-wall retail buildings include Resource No. 6 on the south side of the courthouse square and Resources No. 33, 34, and 35 on the north side. Some examples of one-part commercial block buildings constructed during the twentieth

Stephenville Downtown Historic District, Stephenville, Erath County, Texas

century exhibit characteristics of modern architectural movements, including Resources No. 60 and 62 located adjacent to each other on W. College St.

Longstreth called two-part commercial block buildings “the most common type of composition used for small and moderate-sized commercial buildings throughout the country.”⁴² Usually two- to four-stories tall, these buildings featured a horizontal division into two distinct zones reflecting differences in use. First floors of these buildings were most often used for retail, while upper floors were offices, meeting halls, hotels, or apartments. In Stephenville, two-part commercial block buildings were most often located in rows. They were usually built of limestone or brick, but several brick- or limestone-faced clay tile and stucco-covered examples exist. Late nineteenth century examples of two-part commercial block buildings include Resource No. 55, the Lawyers Building on the southwest corner of the square; Resource No. 50, the Schnabel Building on the northwest corner of the square; and Resource No. 30, the Cage and Crow Building and Crow Opera House, also on the northwest corner. Some late-nineteenth-century examples were modified right after the turn of the twentieth century to exhibit Neoclassical architectural features, becoming temple-front buildings, including Resource No. 43, First National Bank Building on the southwest corner of the square, and Resource No. 15, the Farmers National Bank Building on the east side of the square.

Several institutional and civic buildings within the district exhibit characteristics of high architectural styles, including Resource No. 113, the 1917 Beaux Arts-style First Methodist Church, and Resource No. 107, the 1923 Beaux Arts-style First Baptist Church. Several of these high-style buildings were designed by professional architects including Resource No. 1, the 1891 Romanesque Revival Erath County Courthouse designed by J. Riely Gordon; Resource No. 110, the 1935 Art Deco-style U.S. Post Office building designed by Mark Lemmon of Dallas; Resource No. 139, the 1954 Post-War Modern City Hall designed by Stanley Brown of Dallas; and Resource No. 128, the 1967 International-style Stephenville Savings and Loan designed by Joe V. Line of Cleburne.

Fort Worth architect Wyatt C. Hedrick had a marked influence on Stephenville through his designs of four major buildings, two of them contributing to the downtown historic district. In 1938, Hedrick first designed Resource No. 90, the Art Deco-style Long Hotel located one block west of the courthouse square. In 1963, shortly before Hedrick died, associates in his office designed Resource No. 118, the International-style Erath County Jail, located two blocks southwest of the courthouse square. Hedrick also designed two institutional buildings outside the boundaries of the historic district, including the WPA Rustic-style Stephenville Recreation Hall in 1938 and the American Legion Hall on E. Washington St. in 1939.

Summary

The Stephenville Downtown Historic District features historic sites, buildings, structures, and objects that retain architectural integrity and reflect the special sense of place and continuum of history through commercial, civic, and institutional development in this North Central Texas town from 1855 to 1967. Because it served as the city’s primary commercial center for 112 years, the district meets Criterion A in the area of commerce at the local level. As an outstanding example of small town planning and growth in Texas during the period of significance, the district meets Criterion A in the area of Community Planning and

⁴² Richard Longstreth, *The Buildings of Main Street, A Guide to American Commercial Architecture* (Walnut Creek, CA: Alta Mira Press, 2000), 24.

Stephenville Downtown Historic District, Stephenville, Erath County, Texas

Development at the local level. And because the district contains an excellent cohesive collection of late nineteenth to mid-twentieth century commercial and civic architecture, it meets Criterion C at the local level of significance.

Stephenville Downtown Historic District, Stephenville, Erath County, Texas

Bibliography

“1948 Economic Survey of Erath County Produced for the Texas and Pacific Railway Co.” Austin: University of Texas, 1948.

Abel, Jaison R. and Richard Deitz. “How Colleges and Universities Can Help Their Local Economies.” *Liberty Street Economics*. Federal Reserve Bank of New York. <http://libertystreeteconomics.newyorkfed.org/2012/02/how-colleges-and-universities-can-help-their-local-economies.html>. Accessed March 26, 2017.

Ancestry.com and The Church of Jesus Christ of Latter-day Saints. *1880 and 1900 United States Federal Census, Stephenville, Erath, Texas* [data base on-line]. Provo, Utah: Ancestry.com Operations Inc., 2010.

Ancestry.com and The Church of Jesus Christ of Latter-day Saints. *Assessment Roll of Property in Erath County, Texas, 1873 and 1877, Texas: County Tax Rolls, 1837-1910* [data base on-line]. Provo, Utah: Ancestry.com Operations Inc.

Auten, M.L. “A History of Erath County, Texas.” Master’s Thesis, Hardin-Simmons University, 1951.

Carey, Jennifer. Interview by Mary G. Saltarelli. Stephenville, Texas, Feb. 21, 2017.

Clements, J.W. “Erath a Top Diversifying County—Growth of Stephenville, the County Seat, is Founded on a Wide Variety of Productive Assets of the Soil.” *West Texas Today*, November 1947.

Cross Timbers Historic Images Project. A Project Done in Cooperation with Tarleton State University. <http://www.tarleton.edu/library/crosstimbers/>

Dallas Morning News

Dec. 5, 1885, “Stephenville,” 7.

Dec. 9, 1885, “Stephenville,” 7.

Jan. 1, 1886, “Stephenville,” 2.

Jan. 23, 1886, “Stephenville,” 2.

May 2, 1886, “Stephenville Boom,” 7.

Aug. 9, 1886, “Stephenville Items,” 2.

Aug. 28, 1886, “Stephenville Matters,” 5.

March 7, 1887, “Condensed State Specials,” 3.

Sept. 25, 1897, “Stephenville Notes,” 12.

July 22, 1889, “Stephenville on the Jump, High onto Prosperity and Developing Rapidly,” 8.

June 26, 1891, “The State Press, What the Papers Throughout Texas are Talking About,” 4.

Feb. 16, 1892, “Fort Worth and Rio Grande,” 4.

Dec. 8, 1893, “The State Press, What the Papers Throughout Texas are Talking About,” 4.

April 24, 1895, “Water, Electric, and Ice Plant,” 7.

Sept. 26, 1897, “Big Cattle Deal,” 6.

Dec. 8, 1897, “Big Blaze at Stephenville,” 2.

June 17, 1909, “Sewerage at Stephenville,” 4.

Stephenville Downtown Historic District, Stephenville, Erath County, Texas

Davis, J. Thomas and Nancy Beck Young. "Tarleton State University." *Handbook of Texas Online*.
<http://www.tshaonline.org/handbook/online/articles/kct02>, accessed March 26, 2017.

"Dawson Saloon, Stephenville, Texas." Application for Recorded Texas Historic Landmark by Quimby
McCoy Preservation Architecture, 2015.

"Directory." Stephenville, Texas: Chamber of Commerce, 1942.

Erath County Deed Records.

Erath County Tax Appraisal District Records.

Edwards, Thetis and Sherman. Interview by Mary G. Saltarelli. Stephenville, Texas, March 9, 2017.

Eoff, Valerie. "A History of Erath County," Master's thesis, University of Texas, 1937.

Erath County Deed Records. Local History Room, Special Collections Suite, Dick Smith Library, Tarleton
State University.

Erath County Historical Commission, *History of Erath County, a Pictorial, Limited Edition, Family History
of the People of Erath County, 1978-1980*. Dallas: Taylor Publishing, Co., 1980.

"First National Bank." Nomination for Listing in the National Register of Historic Places by Quimby-McCoy
Preservation Architecture, 2015.

Fort Worth Star-Telegram

April 6, 1949, "Erath Courthouse to be Modernized, But Not the Old Cupola—No Sir-ee-e," 11.

March 20, 1950, "Erath Plans Courthouse Celebration," 3.

May 16, 1950, "Erath County Unveils War Memorial, Opens Courthouse."

"Gentry and Shelton Building." Application for Recorded Texas Historic Landmark by Michelle Lloyd,
2015.

Gibson, Carol. Interview by Mary G. Saltarelli. Stephenville, Texas, January 27, 2017.

Hall, Ariel and Clifford Jones. "Tarleton's Enrollment Throughout the Years." *Texan News Service*, Tarleton
State University. <http://texannews.net/tarletons-enrollment-throughout-the-years/>. Accessed
March 26, 2017.

"Industrial Facts About Stephenville." Stephenville: Chamber of Commerce, 1958.

Inventory of Historic Resources. Stephenville, Texas. Conducted by Dr. T. Lindsay Baker and his students at
Tartleton State University, 2015. Files at Stephenville City Hall.

Jordan-Bychkov, Terry G. *The Upland South*. Santa Fe: Center for American Places, 2003.

Stephenville Downtown Historic District, Stephenville, Erath County, Texas

King, C. Richard. "By the Square in Stephenville." n.p.: May 16, 1987.

King, C. Richard. "Inferno on Square Almost Killed City in 1891." *The Erath Observer*, Dec. 4, 1975, 1B.

King, C. Richard. Papers. Vertical Files, Special Collections Room, Dick Smith Library, Tarleton State University.

King, C. Richard. "Stephenville Streets." n.p., n.d..

King, C. Richard. "To Every Thing There is a Season...A Time to Break Down, and a Time to Build Up." n.p, n.d., 19.

King, C. Richard. *We Sing Their Harvest Songs, A History of the First Methodist Church, Stephenville, Texas*. Stephenville, Texas: self-published, 1978.

King's Second Revised Map of City of Stephenville, Dec. 10, 1931. Local History Collection. Berry House Archives at Stephenville Historical House Museum.

Lewis, Lena R. "Erath County, a Compilation." n.p.: 1936-1940.

Local History Collection. Vertical files in Local History Room, Special Collections Suite, Dick Smith Library, Tarleton State University.

Local History Collection. Berry House Archives at Stephenville Historical House Museum.

Longstreth, Richard. *The Buildings of Main Street, A Guide to American Commercial Architecture*. Walnut Creek, California: Alta Mira Press, 2000.

"Mine Eyes Have Seen." *Stephenville Centennial and Fall Fair, 1854-1954*. Stephenville, Texas: Stephenville Centennial and Fair Committee, 1954.

Minutes. Stephenville Independent School District, April 3, 1950—April 15, 1962.

McPeck, Jan and Naomi McPeck. "Merchants, Tradesmen and Manufacturers Financial Condition for Erath County, Texas, 1920." Salem, Ohio: Aaron's Books, 2004.

National Register Bulletin: How to Apply the National Register Criteria for Evaluation. Washington DC: U.S. Department of Interior, National Park Service, 1997.

National Register Bulletin: How to Complete the National Register Registration Form. Washington DC: U.S. Department of Interior, National Park Service, 1997.

"North Texas: The People Behind the CCC." Texas State Library and Archives Commission. <https://www.tsl.texas.gov/lobbyexhibits/parks-northTX>. Accessed March 16, 2017.

Stephenville Downtown Historic District, Stephenville, Erath County, Texas

- Pape, Amanda and Gary Spurr. "Tatum Building Research." Presentation to Dick Smith Library Staff, Tarleton State University, Nov. 16, 2016.
- Perry, H.G. (Grady). *Grand Ol' Erath, The Saga of a Texas West Cross Timbers County, Vol. 1*. Stephenville, Texas: self-published, 1974.
- Phillips, Lyndsay W. Letter to 41 service members, November 1942. Local History Collection, Vertical Files in Local History Room, Special Collections Suite, Dick Smith Library, Tarleton State University.
- Phillips Swager Associates. "A Preservation, renovation and modernization study for Erath County Courthouse, Stephenville, Texas." Dallas, 1982.
- "Population History of Counties from 1850–2010." *Texas Almanac*.
<https://texasalmanac.com/sites/default/files/images/topics/ctypophistweb2010.pdf>. Accessed Jan. 2017.
- "Preserving Historic Post Offices: A Report to Congress." Advisory Council on Historic Preservation. March 20, 2014, www.achp.gov/docs/Preserving%20Historic%20Post%20Offices.pdf. Accessed Feb. 2017.
- "Prosperity and Leisure Unlimited, Stephenville, Texas." Stephenville, Texas: Chamber of Commerce, 1969-1970.
- Robinson, Deborah, and Alta Lois Pipes. Telephone interview by Mary G. Saltarelli. Dec. 6, 2015.
- Sanborn Map Co. "Stephenville, Erath County, Texas." New York: Sanborn Map & Publishing Co., Limited, March 1885, April 1891, Feb. 1896, Feb. 1902, Nov. 1907, Nov. 1912, Sept. 1921, March 1930, and March 1949.
- Sansing, W.B. "Stephenville, Texas, Where the West Begins." *The Baldwin Stephenville Texas ConSurvey Directory*. Parsons, KS: Robert Morton Baldwin, 1940.
- Schuetz, Arden Jean. *People-Events and Erath County, Texas*. Stephenville, Texas: Ennis Favors, 1965.
- Schuetz, Arden Jean and Wilma Jean Schuetz. *People-Events and Erath County, Texas*. Stephenville, Texas: Ennis Favors, 1971-1972..
- Sherrod, Ricky L. *Images of America, Stephenville*, Charleston, S.C.: Arcadia Publishing, 2010.
- Sherrod, Wayne. Interview by Mary G. Saltarelli. Stephenville, Texas, March 12, 2017.
- Stafford, Cindy. Email to Mary G. Saltarelli, Feb. 27, 2017.
- "Stephenville, at the Crossroads of Texas." Stephenville, Texas: Chamber of Commerce, 1954-1956.

Stephenville Downtown Historic District, Stephenville, Erath County, Texas

“Stephenville Chamber of Commerce Growth, 1950—1967.” Stephenville, Texas: Chamber of Commerce, 1968-1969.

Stephenville Empire

- Nov. 25, 1882, 4.
- Dec. 2, 1882, “Railroad Magnates,” 3.
- Dec. 16, 1882, “Fort Worth and Rio Grande Railway,” 2.
- Dec. 23, 1882, 3.
- Jan. 6, 1883, 1.
- May 22, 1886, “The Picnic,” 1.
- Feb. 4, 1888, 3.
- Feb. 11, 1888, 1.
- Feb. 18, 1888, “Railroad News,” 3.
- Feb. 25, 1888, “Railroad News,” 3.
- June 30, 1888, “Fair Association,” and “Big Barbecue,” 4.
- July 7, 1888, “Trades Procession,” 4.
- July 14, 1888, “Our Railroad Prospects, 4.
- Aug. 25, 1888, “The Railroad,” 2.
- Sept. 1, 1888, “Railroad News,” 3.
- Sept. 22, 1888, 2.
- Sept. 29, 1888, “Railroad Officials,” 4.
- Dec. 22, 1888, “Railroad Matters,” 1.
- Aug. 1, 1891, “Election Returns,” 1.
- Aug. 8, 1891, “We Challenge Comparison,” 4.

Stephenville Empire-Tribune

- Sept. 9, 1949, “Early Days in Erath County Are Recounted by Pioneer Settler.”
- April 14, 1950, 7.
- June 13, 1952, 4.
- Aug. 30, 1952, “Ben Franklin Store Will Open September 12,” 1.
- May 6, 1959, “Busting Broncos Nixed on Stephenville Square.”
- June 14, 1963, “County Court Approves Final Plans on New Jail,” 1.
- July 5, 1963, “Local Schools to Integrate,” 1.
- Aug. 2, 1963, “Park Terrace Addition Opening Plans Revealed,” 1.
- Aug. 14, 1963, “Jail Building Started Friday,” 1.
- Sept. 6, 1963, “No Problems at Public Schools,” 1.
- Jan. 10, 1964, “Bank Deposits Up; New Buildings Brisk,” 1.
- Feb. 7, 1964, “Formal Opening of New Jail Set for Sunday,” 1.
- Feb. 14, 1964, “Over 2,000 Visit New County Jail,” 1.
- April 3, 1966, “S&L Project Starts Monday.”
- Feb. 10, 1967, “Face-Lift is Assured,” 1.
- March 17, 1967, “S&L Plans Open House, \$200,000 Building Completed,” 1.
- Jan. 13, 1981, “All Around the Courthouse Square,” 6A.
- Jan. 24, 1983, “Opera House Restoration.”
- June 4, 1989, “Early Stephenville Found Ways to Entertain,” C1.

Stephenville Downtown Historic District, Stephenville, Erath County, Texas

July 2, 1989, "First 50 Years of First National."
Dec. 17, 1989, "Community has Rowdy History."
Jan. 21, 1990, "French Clause Applies to Cultural Development," C1
Feb. 24, 1991, "Inside History," 1.
Oct. 26, 1994, "Downtown Landmark Closed," 1.
April 9, 1995, "In the Garden Building Once Known as the Rock Barn, C6.
March 21, 2010, "Discovering Cornelia Graves," C1.
June 26, 2012, "Erath Honors African-American Teacher with Historical Marker."

"Stephenville, Texas Comments on Construction and Development and Report of Area Labor Survey,"
Stephenville, Texas: Chamber of Commerce, 1969.

"Stephenville, Texas, Educational, Highway and Diversified Farming Center." Stephenville, Texas: Chamber
of Commerce, 1950.

"Stephenville." *Texas State Gazeteer and Business Directory*. In *Grand Ol' Erath, The Saga of a Texas West
Cross Timbers County, Vol. I*, written by H.G. (Grady) Perry. Stephenville, Texas: 1974.

Stephenville Tribune

Feb. 8, 1924, "City Will Extend Eight-Inch Main to Central Water Plant," 1.
Feb. 15, 1924, "Brick Laying for Public Square Soon, and "Baxley Studio Will Make
Improvements," 1.
Feb. 22, 1924, 2.
Feb. 24, 1924, 3.
March 7, 1924, "City Saves Nice Sum on Street Paving Work," 1.
March 14, 1924, "Brick Laying On Square Shows to Good Advantage," 1, and "Statement from Street
Committee with Reference to Removing Horse Rack," 1.
March 28, 1924, 4.
April 4, 1924, "Highway No. 10 is Well-Maintained," 1, and "Stephenville Merchants to Conduct
Dollar Day, Monday, April 7," 1.
April 11, 1924, "8-Inch Mains to Central Plant," 1.

The Baldwin Stephenville Texas ConSurvey Directory. Parsons, KS: Robert Morton Baldwin, 1940.

The Erath Appeal

July 27, 1899, "One Year's Growth," 1.
Aug. 24, 1899, 3.
Aug. 31, 1899, "Sunday's Fire," 2.
Oct. 5, 1899, "Monday, Oct. 2nd," 1.
Oct. 19, 1899, 2.
Oct. 26, 1899, 3.
Nov. 9, 1899, "Stephenville Grows," 3.
Nov. 23, 1899, 3.
Dec. 7, 1899, "What Stephenville Needs," 1.
Jan. 4, 1900, 3.

Stephenville Downtown Historic District, Stephenville, Erath County, Texas

May 10, 1900, 1, 3.
June 28, 1900, 3.
Sept. 6, 1900, 2.
Sept. 27, 1900, 3.
Oct. 18, 1900, 2.

The Erath Observer

Dec. 4, 1975, "Old Beech House Now a Gift Shop."

Texas Monthly Staff. "The 40 Best Small-Town Cafes." *Texas Monthly*. December 2008.

Veselka, Robert E. *The Courthouse Square in Texas*. Austin: The University of Texas Press, 2000.

Willis, Jim. *James Edward Flanders, Dallas' First Architect*.

<http://jameseflanders.homestead.com/index.html>. Accessed April 4, 2017.

Young, Dan. "Stephenville, Texas," *Handbook of Texas Online*. June 15, 2010.

<http://www.tshaonline.org/handbook/online/articles/hes07>. Accessed Nov. 11, 2016.

Stephenville Downtown Historic District, Stephenville, Erath County, Texas

Map 1: Stephenville Downtown Historic District



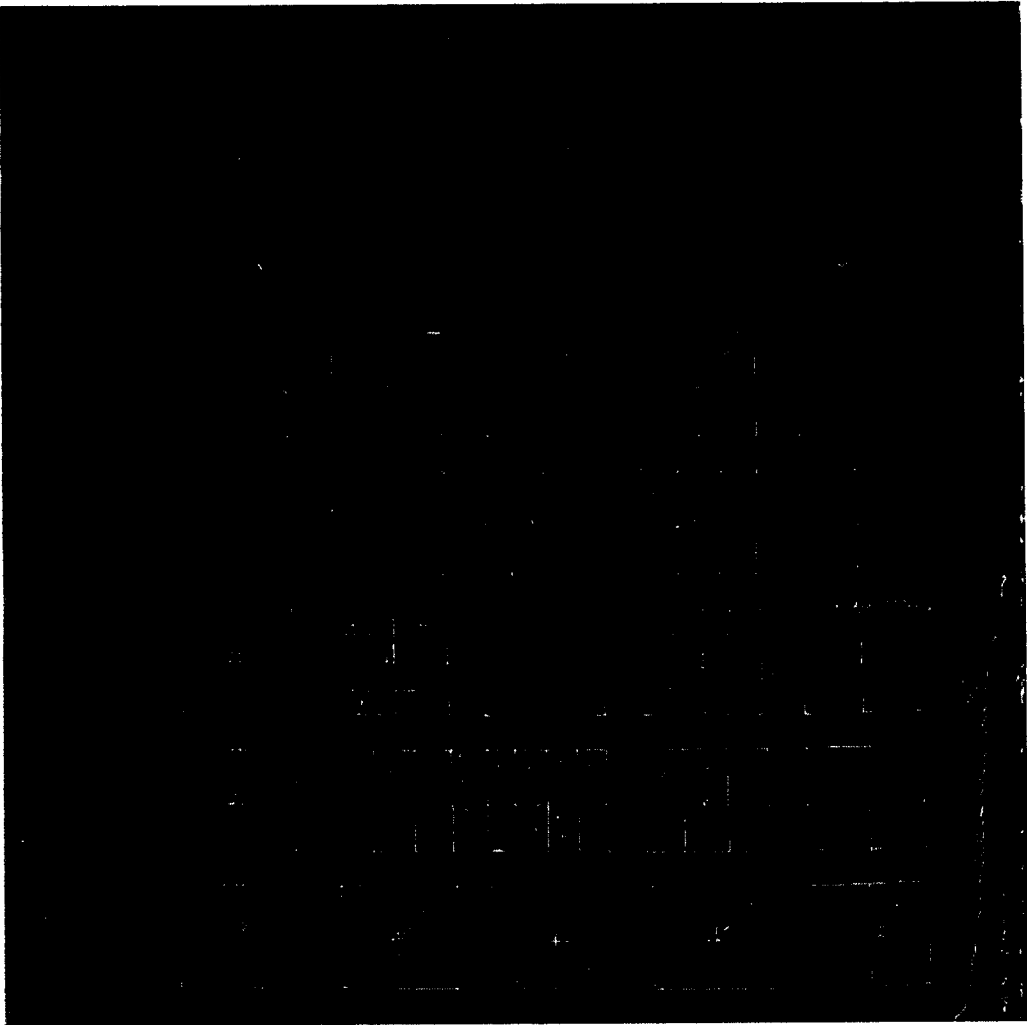
Stephenville Downtown Historic District, Stephenville, Erath County, Texas

Map 2: Stephenville Downtown Historic District



Stephenville Downtown Historic District, Stephenville, Erath County, Texas

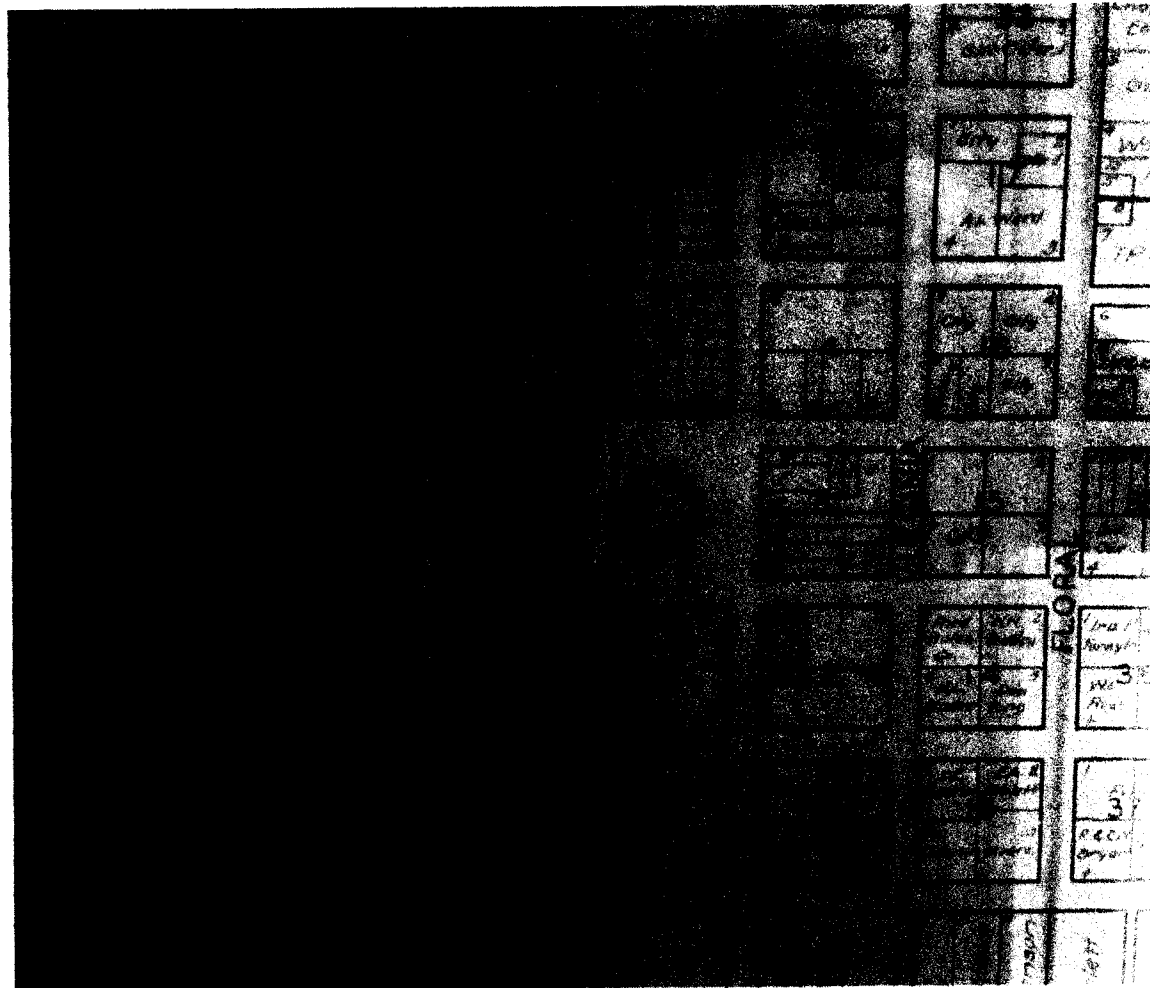
Map 3: Original 1855 Plat of Stephenville Drawn by George Erath. This map was copied by Erath County Clerk George W. Gentry in 1871. From Erath County Deed Records, Volume B, Page 398.



United States Department of the Interior
National Park Service / National Register of Historic Places REGISTRATION FORM
NPS Form 10-900 OMB No. 1024-0018

Stephenville Downtown Historic District, Stephenville, Erath County, Texas

Map 4: King's Second Revised Map of City of Stephenville, Dec. 10, 1931, showing growth to north and northwest and square and grid pattern of development.



Stephenville Downtown Historic District, Stephenville, Erath County, Texas

Historic Photographs

Figure 1: Aerial Photograph of Stephenville Downtown Historic District and Surroundings. True North is Straight Toward Top of Photograph. Circa 1966 Photograph Courtesy of Stephenville Historical House Museum.



Figure - Page 102

Stephenville Downtown Historic District, Stephenville, Erath County, Texas

Figure 2: Erath County Courthouse, 100 W. Washington St., Resource No. 1. Undated Photograph Courtesy Stephenville Historical House Museum.



Figure 3: South Side of Erath County Courthouse Square Along W. College St, Resources No. 4 through 7. Undated Photograph Courtesy Stephenville Historical House Museum.



201

BUSINESS STREET SCENE STEPHENVILLE, TEXAS

Figure - Page 103

Stephenville Downtown Historic District, Stephenville, Erath County, Texas

Figure 4: North Side of Erath County Courthouse Square Along West Washington St., Resources No. 30-36. Undated Photograph Courtesy Stephenville Historical House Museum.



Figure 5: Cage and Crow Building and Crow Opera House, Resource No. 30, 183-187 W. Washington St., North Side of Erath County Courthouse Square. Undated Photograph Courtesy Stephenville Historical House Museum.

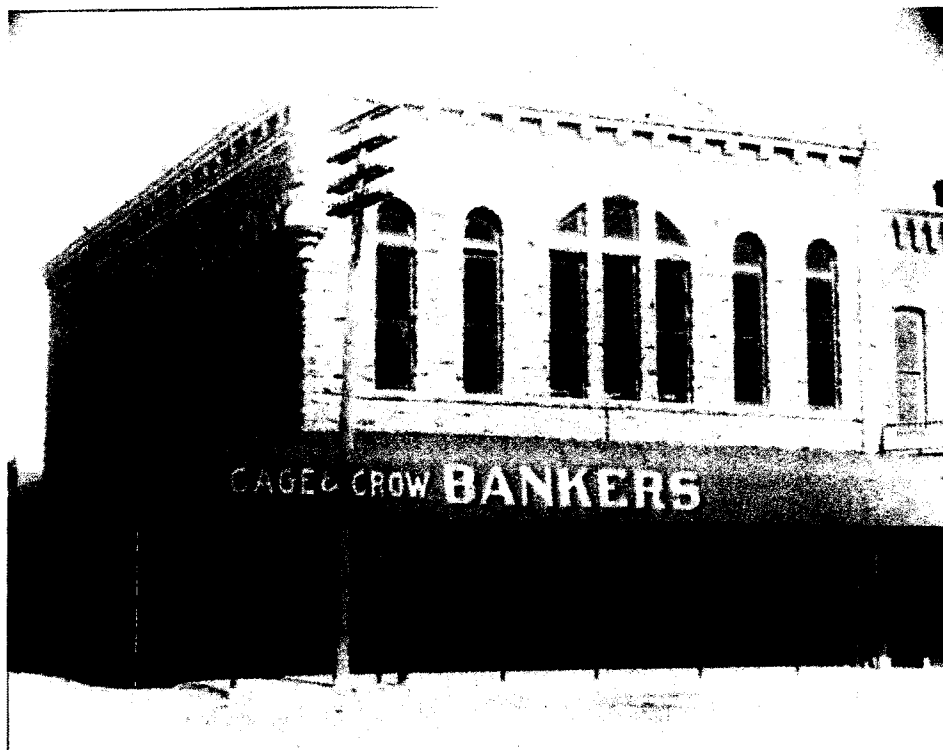


Figure - Page 104

Stephenville Downtown Historic District, Stephenville, Erath County, Texas

Figure 6: Beall's Department Store, Resources No. 33-35, 115-145 W. Washington St., North Side of Erath County Courthouse Square,. Circa 1960 Photograph Courtesy Stephenville Historical House Museum.

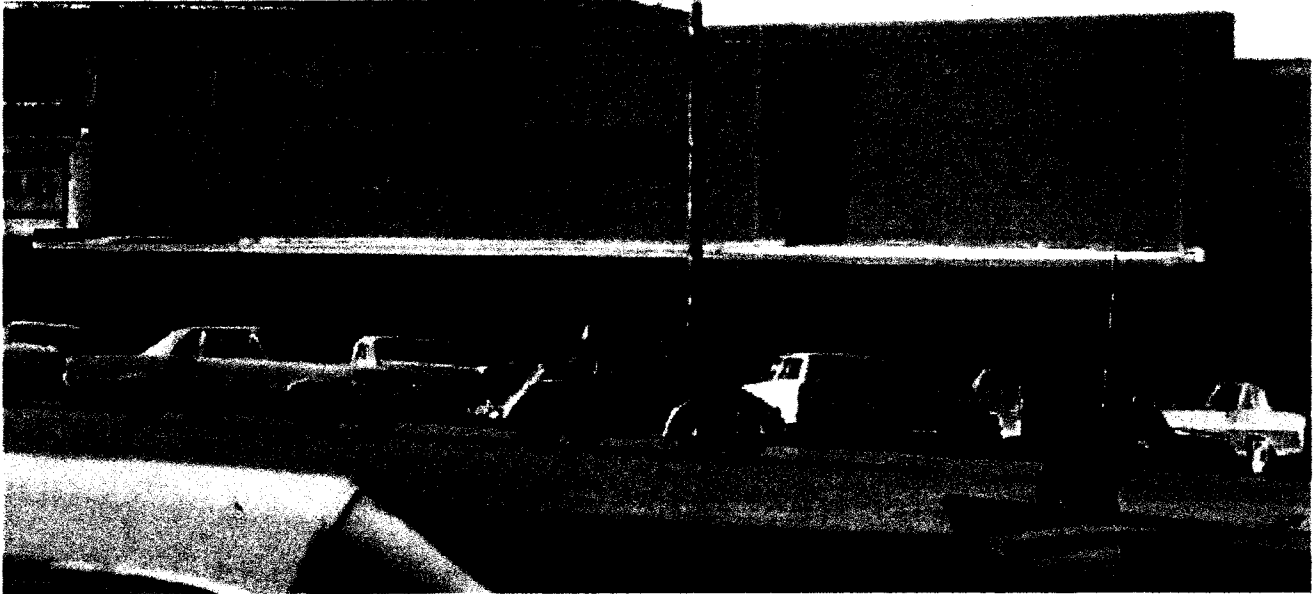


Figure 7: East Side of Erath County Courthouse Square Along S. Graham Ave, Resources No. 12 and No. 15-20. Undated Photograph Courtesy Stephenville Historical House Museum. Paving Bricks Stacked in Front of Buildings.



Figure - Page 105

Stephenville Downtown Historic District, Stephenville, Erath County, Texas

Figure 8: Farmers National Bank, Resource No. 15, 181 S. Graham Ave., East Side of Erath County Courthouse Square. Circa 1924-1929 Photograph Courtesy Stephenville Historical House Museum.



Figure 9: Schnabel Building and West Side of Erath County Courthouse Square Along S. Belknap Ave., Resources No. 50-44. Undated Photograph Courtesy Stephenville Historical House Museum.



Figure - Page 106

Stephenville Downtown Historic District, Stephenville, Erath County, Texas

Figure 10: Lawyers Building, 200 W. College St. Undated Photo Scanned from 1981 Town and Country Bank, "A Calendar of Erath County History," by Dan Young.

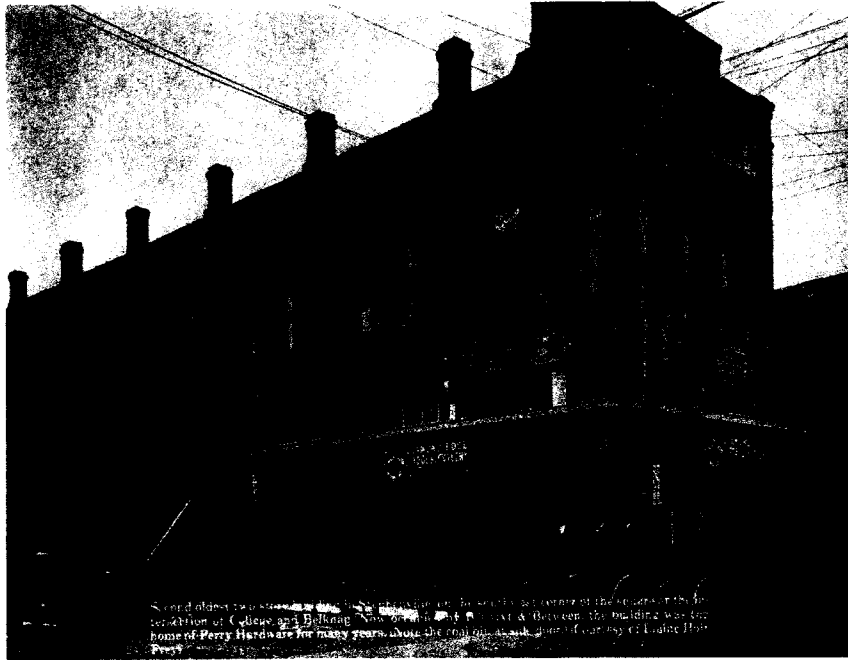


Figure 11: First National Bank Building, Resource No. 43, 198 S. Belknap, West Side of Erath County Courthouse Square. Undated Photograph Courtesy Stephenville Historical House Museum.



Figure - Page 107

Stephenville Downtown Historic District, Stephenville, Erath County, Texas

Figure 12: Beech House, Resource No. 102, 252 E. Tarleton St. Undated Photograph Courtesy Erath County Historical Commission.



Figure 13: First United Methodist Church and Education Building, Resources No. 113 and 115, 328 and 328B W. Washington St. Undated Photograph Courtesy Stephenville Historical House Museum.



Figure - Page 108

Stephenville Downtown Historic District, Stephenville, Erath County, Texas

Figure 14: First Baptist Church, Resource No. 107, 334A W. Green St. Circa 1920 Photograph Courtesy Cross Timbers Historic Images Project.



Figure 15: Graham Street Church of Christ, Resource No. 163, 312 N. Graham Ave. Circa 1940 Photograph Courtesy Cross Timbers Historic Images Project.



Stephenville Downtown Historic District, Stephenville, Erath County, Texas

Figure 16: Long Hotel, Resource No. 90, 221 E. College St. Designed by Architect Wyatt C. Hedrick. Undated Photograph Courtesy of Stephenville Resident.



Figure 17: Architectural Rendering by Architect Wyatt C. Hedrick of Erath County Jail, Resource No. 118, 320 W. College St. Copied from *Stephenville Empire-Tribune*, June 14, 1963.



Figure - Page 110

Stephenville Downtown Historic District, Stephenville, Erath County, Texas

Figure 18: Stephenville Savings and Loan, Resource No. 128, 422 W. Washington St. Circa 1967
Photograph Courtesy Stephenville Historical House Museum.



Figure 19: Telephone Exchange Building, Resource No. 98, 211 N. Belknap St., Undated Photograph
Courtesy Cross Timbers Historic Images Project.

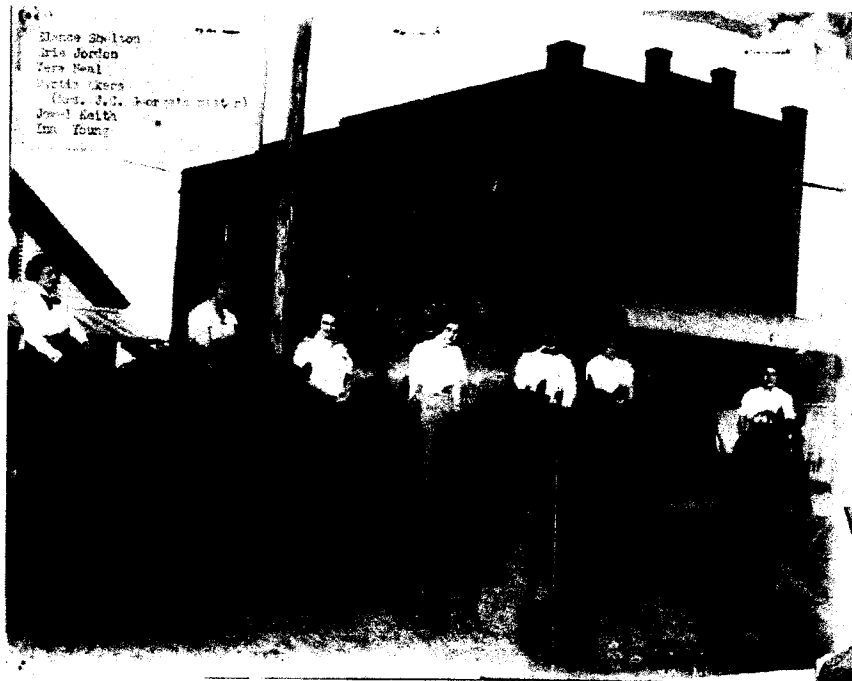


Figure - Page 111

**CITY OF STEPHENVILLE CITY COUNCIL
RULES OF PROCEDURE**

PROLOGUE

These rules and procedures represent an effort to clarify unwritten policies, to expedite matters needing council attention, and to streamline agendas. They are intended to supplement the existing Code of Ordinances and City Charter by addressing areas either left unclear or not addressed at all. Unlike the Charter and Code of Ordinances, these rules and procedures can be modified to fit the personality of the Mayor and Councilmembers. No conflict with the Charter or the Code of Ordinances should exist.

It is the purpose of this document to present guidelines for the maintenance of decorum and presentation of a favorable impression to the public and press in attendance at the meetings of the City Council.

SECTION 1. AUTHORITY

Charter. The City Council of the City of Stephenville shall establish its own rules of procedure for meetings as provided by City Charter. The following set of rules shall be in effect upon their adoption by the Council, and until such time as they are amended or new rules adopted in the manner provided by these rules.

SECTION 2. GENERAL RULES

- 2.1 Meetings to be Public. All official meetings of the Council shall be open to the public (except where State or local law allows Executive Sessions for certain limited topics). The journal of proceedings shall be open to public inspection.
- 2.2 Quorum. The presence of at least five (5) members of the Council shall constitute a quorum and be necessary for the transaction of business. ~~If a quorum is not present, those in attendance will be named and may hear business before them, taking no official action, or may adjourn to a later time.~~
- 2.3 Compelling Attendance. The Council may adjourn from day to day to compel the attendance of absent members. The names of Councilmembers arriving late shall be noted upon the minute pages of the City Council. ~~Each March and September the City Secretary shall prepare an updated attendance roster of the City Council and its Boards and Commissions. Such roster shall be included with the City Council agenda packets.~~
- 2.4 Journal of Proceedings. An account of all proceedings of the Council shall be kept by the City Secretary and shall be entered in a book constituting the official record of the Council.
- 2.5 Right of Floor. Any member desiring to speak shall be recognized by the Chair and shall confine his or her remarks to one subject under consideration or to be considered.
- 1.6 City ~~Administrator~~ Manager. The City ~~Administrator~~ Manager shall attend all meetings of the Council unless excused. The City ~~Administrator~~ Manager may make recommendations to the Council and shall have the right to take part in all discussions of the Council but shall have no vote.
- 1.7 City Attorney. The City Attorney or his/her official designee shall attend all meetings of the Council unless excused and shall, upon request, give an opinion, either written or oral, on questions of the law. The City Attorney shall act as the Council's parliamentarian.

- 1.8 City Secretary. The City Secretary or his/her designee shall attend all meetings of the Council unless excused and shall keep the official minutes and perform such other duties as may be requested by the Council.
- 1.9 Officers and Employees. Department Heads of the City, when there is pertinent business from their departments on the Council agenda, shall attend such Council meetings. Department Heads are encouraged to attend all meetings of the City Council as information or their expertise may be required.
- 1.10 Rules of Order. "Roberts Rules of Order Revised" shall govern the proceedings of the Council in all cases unless they are in conflict with these rules.
- 1.11 City Stationery. City Stationery will be used for official business only and will be kept at City Hall. All Mayor and City Council correspondence will be handled through the City Secretary's office and kept on file in that office.
- 1.12 Compensation. The City Council shall be compensated at the rate of \$200.00 per month. The Mayor shall be compensated at the rate of \$400.00 per month.

SECTION 3. TYPES OF MEETINGS

- 3.1 Regular Business Meeting: The Council shall meet in City Hall for Regular Business, Adjourned, and Special Meetings. The Regular Business Meetings are to commence at 5:30 p.m. on the first and third Tuesday of each month, unless otherwise specified in accordance with state law.
- 3.2 Special Meetings. Special meetings may be called by the Mayor or by a majority of the members of the Council. Any individual member may call a special meeting upon securing concurrence of four other members, whom he must personally contact and upon confirmation, each of the four concurring members must personally contact the City Secretary. **Councilmembers may only state the reason for the called meeting when contacting other Councilmembers. No further discussion may take place regarding the subject(s) of the meeting.**
- ~~The call for a special meeting shall be filed with the City Secretary, except that an announcement of a special meeting during any regular meeting at which all members are present shall be sufficient notice of such special meeting.~~ The call for a special meeting shall specify the day, the hour, and the location of the special meeting and shall list the subject or subjects to be considered. No special meeting shall be held until at least seventy-two hours (72) after the call is issued. No item will placed on the agenda unless submitted to the City ~~Administrator~~ **Manager** at least twenty-four (24) hours prior to the posting of the called meeting agenda.
- 3.3 Recessed Meetings. Any meeting of the Council may be recessed to a later date and time, provided that no recess shall be for a longer period than until the next Regular Meeting.
- 3.4 Emergency Meetings. The City Council may hold meetings dealing with emergency conditions as provided by state law.

- 3.5 Work Sessions. The Council may meet informally in Work Sessions (open to the public), at the call of the Mayor or of a majority of the Council, to review forthcoming programs of the City, receive progress reports on current programs or projects, or receive other similar information from the City ~~Administrator~~ Manager, provided that all discussions and conclusions thereon shall be informal. On-site inspections of project sites and facilities by individual Councilmembers are strongly encouraged. Department Heads will schedule times to accompany any councilmember who wishes to tour city facilities.
- 3.6 Executive Sessions. Executive Sessions or closed meetings may be held in accordance with the provisions of the Texas Open Meetings Act, Texas Government Code Chapter 551. Topics that may be discussed would include, ~~but are not limited to: (1) Personnel Matters, (2) Consideration of acquisition of property for public purposes, (3) Potential or pending litigations in which the City has an interest.~~ (1) Consultation with Attorney, (2) Deliberations Regarding Real Property, (3) Deliberation Regarding Prospective Gift, (4) Personnel Matters, (5) Deliberation Regarding Security Devices, (6) Meeting Concerning a Municipally Owned Utility, (6) Deliberation Regarding Economic Development Negotiation. The City Council may convene into executive session on any matter related to agenda items for a purpose, such closed session allowed under Chapter 551, Texas Government Code.
- 3.7 Committee Meetings and Reports.
- A. Standing Committees shall be appointed annually following the City's General Election in May.
- B. The Mayor shall submit suggestions for committee assignment and chairmanship designation to the City Council not later than the second regular council meeting following the City General Election in May. In formulating recommendations, the Mayor shall be guided by the following considerations:
1. At the first regular council meeting following each council election, the Mayor shall request that each council member submit their prioritized request for committee assignments. These requests shall be submitted to the Mayor within 14 days of being requested.
 2. The Mayor shall consider each council member's request for committee assignments in arriving at a recommendation. In the event a council member fails to submit a committee assignment request, the Mayor shall attempt to make fair and equitable assignment recommendations for that council member. In arriving at recommendations, the Mayor shall consider the following factors in the priority listed:
 - a. The Mayor shall serve as a non-voting member of all committees. The Mayor shall not serve as the chairman of any committee.
 - b. Council members may serve as chairman of only one committee unless the number of standing council committees is expanded to more than eight.
 - c. Incumbent council members shall retain their current chairmanship assignments unless they request and receive assignment as chairman of another committee.
 - d. Open chairmanship recommendations shall be based on council member's seniority

of total council service and prioritized written assignment requests, in that order.

- e. Council members who are not selected as chairmen shall receive their first four prioritized committee assignment requests.
 - f. The Mayor shall make committee assignment recommendations to achieve a fair and equitable distribution based on council member's prioritized written requests.
 - g. The assignments shall be approved by a majority vote of the City Council.
 - h. Special Committees may be appointed by the City Council as needs arise and the membership of such special committees shall remain intact until the committee's assignment is completed.
- C. It is the duty of the committee chairman to call meetings and see that the committee's assignment is completed. Each committee that has met since the last Regular Business Meeting shall be required to give a status report to the City Council at each monthly meeting. All final committee recommendations shall be filed in written form with the City Secretary and included with the Council's agenda packet.
- 3.8 Attendance of Media at Council Meetings. All official meetings of the City Council and its committees shall be open to the media, freely subject to recording by radio, television, and photographic services at any time, provided that such arrangements do not interfere with the orderly conduct of the meetings. Exceptions to this rule will apply to meetings or parts of meetings which are held in accordance with Vernon's Texas Civil Statutes regarding executive sessions.

SECTION 4. CHAIRMAN AND DUTIES

- 4.1 Chairman. The Mayor, if present, shall preside as Chairman at all meetings of the Council. In the absence of the Mayor, the Mayor Pro Tem shall preside. In the absence of both the Mayor and the Mayor Pro Tem, the Council shall elect a Chairman.
- 4.2 Call to Order. The meetings of the Council shall be called to order by the Mayor, or in his/her absence, by the Mayor Pro Tem. In the absence of both the Mayor and the Mayor Pro Tem, the meeting shall be called to order by the City Secretary for the election of a temporary Chairman.
- 4.3 Preservation of Order. The Chairman shall preserve order and decorum, prevent attacks on personalities or the impugning of members' motives, and confine members in debate to the question under discussion.
- 4.4 Points of Order. The Chairman shall determine all points of order, subject to the right of any member to appeal to the Council. If any appeal is taken, the question shall be, "Shall the decision of the Chairman be sustained?"
- 4.5 Questions to be Stated. The Chairman shall state all questions submitted for a vote and announce the result. A roll call vote shall be taken upon the request of any member, in the manner provided in Section 6.7 of these rules. Before taking a final vote, the Chairman shall ask for discussion on the

motion.

SECTION 5. ORDER OF BUSINESS AND AGENDA

5.1 Order of Business. The general rule as to the order of business in regular meetings shall be as follows:

AGENDA OF THE CITY COUNCIL

- I. Call to Order
- II. Pledges of Allegiance
- III. Invocation
- IV. **Proclamations, Recognitions, and Presentations**
- V. Citizens' General Discussion
- VI. **Regular Agenda Items (these are items not discussed in committee)**
- VII. **Planning and Zoning Commission**
- VIII. Reports from Boards and Commissions
- IX. Council Committee Reports
- X. Consent Agenda
 - i. Approval of Minutes
 - j. Bid Considerations
 - k. Resolutions
- XI. **Comments by City ~~Administrator~~ Manager's Report**
- XII. **Comments by Council Members ~~Council members' Discussion of Other Matters~~**
- XIII. Executive Session
- XIV. **Action Taken on Items Discussed in Executive Session, if necessary**
- XV. Adjourn

The Mayor may, at his/her discretion, limit the amount of time allowed for the agenda item, "Citizens' General Discussion".

5.2 Agenda. The order of business of each council meeting shall be as contained in the agenda prepared by the City ~~Administrator~~. **Secretary**. The order of business of the City Council shall include a Consent Agenda. The Consent Agenda is used as a tool to help shorten council meetings. It contains routine items which are not controversial in nature and do not need further discussion. The Consent Agenda can be handled with one motion from the City Council, "I move that the Consent Agenda, ~~Item III (or Items "A" through "D"~~ be approved as **indicated**. If an item needs to be removed from the Consent Agenda and discussed separately, a typical motion to affect this might be, "I move that we approve the Consent Agenda Items "A" through "D" with the exception of Item "C".

The Agenda shall be delivered to members of the Council at least ~~twenty-four (24)~~ **seventy-two (72)** hours preceding the meeting to which it pertains. The order of the agenda may be adjusted by the ~~Mayor City Council~~ as situations warrant. The Mayor shall announce at the opening of the meeting any items which have been removed.

~~5.3 Presentation by Members of the Council (General Discussion). The Agenda shall provide a time when the Mayor or any Councilmember may bring before the Council any business that he/she feels should be deliberated upon by the Council. These matters need not be specifically listed on the~~

~~Agenda. However, discussion and formal action on such matters shall be deferred until a subsequent council meeting.~~

- 5.4 Placing Items on the Agenda. Any member of the City Council or general public may request items ~~for consideration of placement be placed~~ on the agenda by submitting such items to the City Secretary, City ~~Administrator~~ Manager, Mayor or applicable Committee Chairman, in writing, by 5:00 p.m. seven days preceding the Regular Business Council Meeting or applicable committee meeting.
- 5.5 Reading of Minutes. Unless a reading of the minutes of a council meeting is requested by a member of the Council, such minutes may be approved without reading, if the City Secretary previously furnished each member with a copy ~~thereof and has previously posted same on the City Secretary's bulletin board.~~

SECTION 6. ORDINANCES, RESOLUTIONS, AND MOTIONS

- 6.1 Form. Ordinances and resolutions shall be presented to the Council only in printed or typewritten form.
- 6.2 Funding. All ordinances authorizing an expenditure of money shall include the exact source of the funds to be expended.
- 6.7 City Attorney to Approve. All ordinances and resolutions shall be "Approved as to Form and Legality" by the City Attorney. Such approval shall be so indicated by signature on the last page of the ordinance ~~or resolution. before presentation to the Council.~~ ~~Ordinances or Resolutions shall not be presented to the Council without first being approved by the City Attorney.~~
- 6.8 City ~~Administrator~~ Manager to Review. All ordinances and resolutions shall be "Reviewed By" the City ~~Administrator~~ Manager. Such review shall be so indicated by signature on the last page of the ordinance ~~or resolution. before presentation to the Council.~~
- 6.9 Distribution of Ordinances. ~~The City Secretary shall prepare~~ Copies of all proposed ordinances ~~for distribution shall be distributed~~ to all members of the Council at least twenty-four (24) hours before the council meeting ~~as part of the agenda packet in~~ which the ordinance is to be introduced. If the ordinance carries an emergency clause, copies of the ordinance must be distributed at least twelve (12) hours prior to the meeting of the Council at which said ordinance is to be considered.
- 6.10 Recording of Votes. The ayes and noes shall be taken upon the passage of all ordinances and resolutions and entered upon the official record of the Council.
- 6.1 Majority Vote Required. Where a quorum of the City Council is present, a proposition is carried by a majority of the votes cast, although some of the members present refuse to vote. Where a member of the City Council is present, but has not voted on a matter, his or her silence shall be construed as concurring with the majority, at least where such concurrence is needed for adoption of the matter before the deliberative body. Abstaining votes shall therefore be construed as concurring with the majority favoring adoption of the matter. Councilmembers filing Conflict of Interest affidavits with the City Secretary shall be considered as not casting any vote on the issue at hand.

Exceptions to the majority vote rule shall apply where ~~required by Charter, ordinance, or state law. ordinance requires otherwise, such as in the Zoning Ordinance, where a "super majority" of the City Council is required to reverse an unfavorable recommendation by the Planning and Zoning Commission. The proposed change does not become effective unless there are at least three fourths (3/4) affirmative votes of all members of the City Council overruling the Planning & Zoning Commission recommendations.~~

- 6.2 Voting. Two voting methods will be used by the City Council – voice votes and roll call votes. Voice votes are votes cast by the City Council in unison, either aye or nay, when requested by the Mayor. Roll call votes are votes which are cast individually. Voice votes will be used on all issues, ~~or when~~ unless the Mayor or a councilmember requests a roll call vote. When roll call votes are used, the Mayor will be the last councilmember to vote.

When any vote is called, each Councilmember shall respond "yes (aye)", "no (nay)", "abstain", or "pass". Any Councilmember who responds "pass" shall be given an opportunity at the end of the roll call to change his or her vote to "yes (aye)", "no (nay)", or "abstain". Any "pass" response not so changed shall be recorded as an abstention.

In the event of a tie in votes on any motion, the motion shall be considered lost.

- 6.3 Numbering Ordinances and Resolutions. Upon passage, a number shall be assigned to each ordinance or resolution by the City Secretary.
- 6.4 Ordinance Passage Procedure. When passed by the City Council, an ordinance shall be signed by the ~~presiding officer~~ Mayor or Mayor Pro Tem and be attested by the City Secretary; and it shall be immediately filed and thereafter preserved in the office of the City Secretary. Ordinances shall be ~~published and read~~ adopted in accordance with City Charter Article III, §19.

Any ordinance imposing a penalty, fine, or forfeiture for a violation of its provisions shall become effective not less than ten (10) days from the date of its passage. The City Secretary shall give notice of the passage of every ordinance imposing a penalty, fine, or forfeiture for a violation of the provisions thereof, by causing the caption or title, including the penalty, of any such ordinance to be published in a newspaper of general circulation in Stephenville at least within ten (10) days after the passage of said ordinance.

- 6.5 Requests for Ordinances or Legal Opinions. Any member of the City Council may request the City ~~Administrator~~ Manager to have prepared proposed ordinances with such ordinances to be placed on the agenda of the next scheduled Council meeting, provided the ordinance can be drafted and distributed to members of the Council in accordance with time schedules set forth in Section 6.5 of these rules. Any member of the City Council may request written legal opinions, relating to City business, from the City ~~Administrator~~ Manager. Upon receiving requests for a proposed ordinance or a written legal opinion, the City ~~Administrator~~ Manager shall forthwith request same from the City Attorney; and upon return receipt thereof, the City Administrator shall forthwith cause to have distributed the subject ordinance or written legal opinion to all members of the Council so that all members of the Council may be fully informed of the status of City affairs. Any member of the Council may, for purposes of inquiry, request verbal opinion or advice on City legal matters directly from the Attorney.

SECTION 7. CREATION OF COMMITTEES, BOARDS AND COMMISSIONS

- 7.1 Citizen Committees, Boards and Commissions. The Council may create committees, boards, and commissions to assist in the conduct of the operation of the City government with such duties as the Council may specify not inconsistent with the City Charter or City Code.
- 7.2 Membership and Selections. Membership and selection of members shall be as provided by the Council if not specified by the City Charter or City Code. Any committee, board, or commission so created shall cease to exist upon the accomplishment of the special purpose for which it was created, or when abolished by a majority vote of the Council. No committee so appointed shall have powers other than advisory to the Council or to the City Administrator, except as otherwise specified by the City Charter or City Code.
- 7.3 Removal of Members of Boards and Commissions. The Council may remove any member of any board or commission which it has created or as created by the City Charter or by a vote of at least a majority of the Council.

SECTION 8. CITIZENS' RIGHTS

- 8.1. Addressing the Council During a Regular Business Meeting. Persons addressing the Council shall complete a Registration ~~Card~~ **Form** prior to the Call to Order and present it to the City Secretary. Questions from citizens will be directed to the Mayor, and the Mayor will inform the citizen that the question will be directed to the appropriate person, staff, or Councilmember.
- 8.2 Time Limit. Each person addressing the Council shall step up to the microphone, shall give his/her name and address in an audible tone of voice for the record. Individual citizen presentations shall be limited to three (3) minutes, and group presentations shall be limited to ten (10) minutes. At least three members of the group or organization shall be in attendance and their names shall be listed on the Registration Card. The Mayor, at his/her discretion, may reasonably extend these limits.
- 8.3 Manner of Addressing the Council. All remarks shall be addressed to the Council as a body, and not to any member thereof. No person, other than members of the Council and the person having the floor, shall be permitted to enter into any discussion, either directly or through the members of the Council. No questions shall be asked of the Councilmembers, except through the presiding officer. **The Mayor may ask questions of the relevant department director at his or her discretion. Statements made by the Mayor or department director may only be statements of fact; no discussion or consideration may occur.**
- 8.4 Personal and Slanderous Remarks. **The Mayor may, at his or her discretion, have removed** any person making personal, impertinent or slanderous remarks, ~~or who shall become boisterous,~~ while addressing the Council and may ~~be forthwith, by the presiding officer, barred~~ **bar** such persons from further audience before the Council.
- 8.5 Reading of Protests. Interested persons, or their authorized representatives, may address the Council for the reading of protests, petitions, or communications relating to any matter over which the Council has control when the item is under consideration by the Council, if a majority of the Council present agrees to let them be heard.

- 8.6 Mayor May Appoint Committee or Refer Citizen's Complaints. The Mayor may appoint a committee of three members of the City Council to hear citizens' complaints, or may refer citizens' complaints to an Executive Session of the City Council, whenever the subject would be appropriate.
- 8.7 Written Communications. Interested parties, or their authorized representatives, may address the council by written communication in regard to any matter concerning the city's business or over which the council has control at any time ~~direct mail or by addressing the City Secretary and copies will be distributed to the councilmembers~~ mailing or emailing such communication to the City Secretary, or mailing or emailing such communication to individual Councilmembers. All members of the Council shall have an email address issued by the City.

SECTION 9. SUSPENSION AND AMENDMENT OF THESE RULES

- 9.1 Suspension of These Rules. Any provision of these rules not governed by the City Charter or City Code may be temporarily suspended by a vote of a majority of the Council. The vote on any such suspension shall be taken by ayes and nays and entered upon the record.
- 9.2 Amendment of These Rules. These rules may be amended, or new rules adopted, by a majority vote of all members of the council, provided that the proposed amendments or new rules shall have been introduced into the record at a prior council meeting.

Resolution No. 1986-3. Revised February 7, 1990; April 3, 1990; October 3, 1995; April 1, 1997; November 3, 1998; March 7, 2000; June 17, 2003; September 9, 2008; March 1, 2016



STAFF REPORT

SUBJECT: Downtown Lighting

DEPARTMENT: Main Street

STAFF CONTACT: Julie Smith

RECOMMENDATION:

Staff recommends purchasing the eight light units for downtown.

BACKGROUND:

Staff recommends accepting the proposal for decorative street lighting for the downtown square to replace the existing, outdated and nonworking fixtures we currently have in place. Additionally, the proposed eight fixtures will accommodate banner signage with sturdy structures not presently available on the existing light poles. The turnaround for delivery of the lights is two-six months, however, the price does not include new bases and installation costs.

FISCAL IMPACT SUMMARY:

\$69,960.00

ALTERNATIVES



Proposal

DATE: February 25, 2022
TO: Stephenville Texas
ATTN: Allen Barnes
PROJECT: **Decorative Street Lighting**

We are pleased to offer the following proposal:

Manufacturer: Spring City Electrical Mfg. Co.
1 South Main Street
Spring City, PA. 19475

Phone: 610-569-4254

Prime Contact: Dan Kovalchick

Email: dkovalchick@springcity.com

SPEC-33531

Quantity: 8

24'10" Boston Downtown Assembly – Exton & Washington LED Luminares

Standard: Decorative Site Lighting

Drawing Ref: SPEC-33531

Catalog Numbers: ALMETN-M1-LE___/EVX/2F2-___-CR3-GPLO-LACLB-FCR-CU (Luminaire)

ALMWSH-LE___/EVX/L19-___-CR3-YS29-TB-FPL-CU (Luminaire)

AWBCTB-M1-18-CU (Base)

SSHSM-G17-07.50-24.83-TN2.88-10.00-2BP-2GFWI-2SD-PF-SP-CU (Shaft)

SAROSG-1S-SD-66.36-TN2.38-6.23-CU (Roadway Arm)

AWKVNY-M1-1S-15.00-TN3.50-3.00-CU (Pedestrian Arm)

Unit Cost.....\$8,745.00

Cost Extensions:

Decorative Site Lighting (8) x 8,745.00 = **\$69,960.00**

Terms of Sale: Net 30 Days, Freight Allowed, FOB Factory

Lead times:

Shop Drawing Submission: 1 week

Materials: 10-12 weeks per shipment

Warranty:

10 Years LED Warranty

Attachments:

Drawing No. SPEC-33531



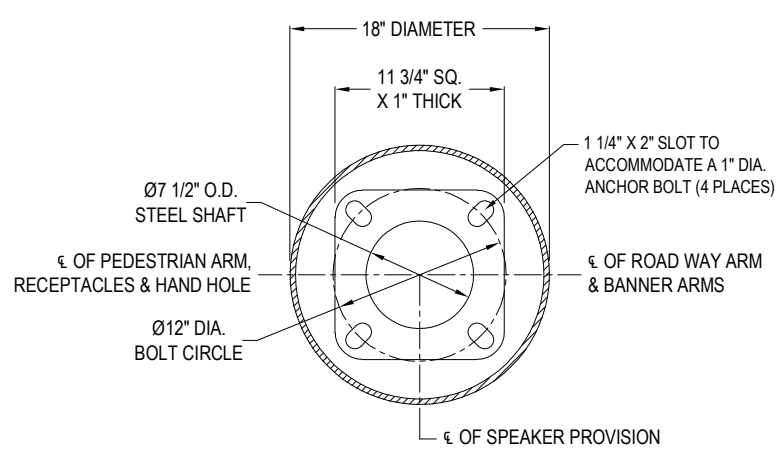
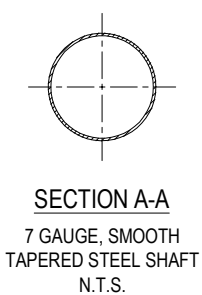
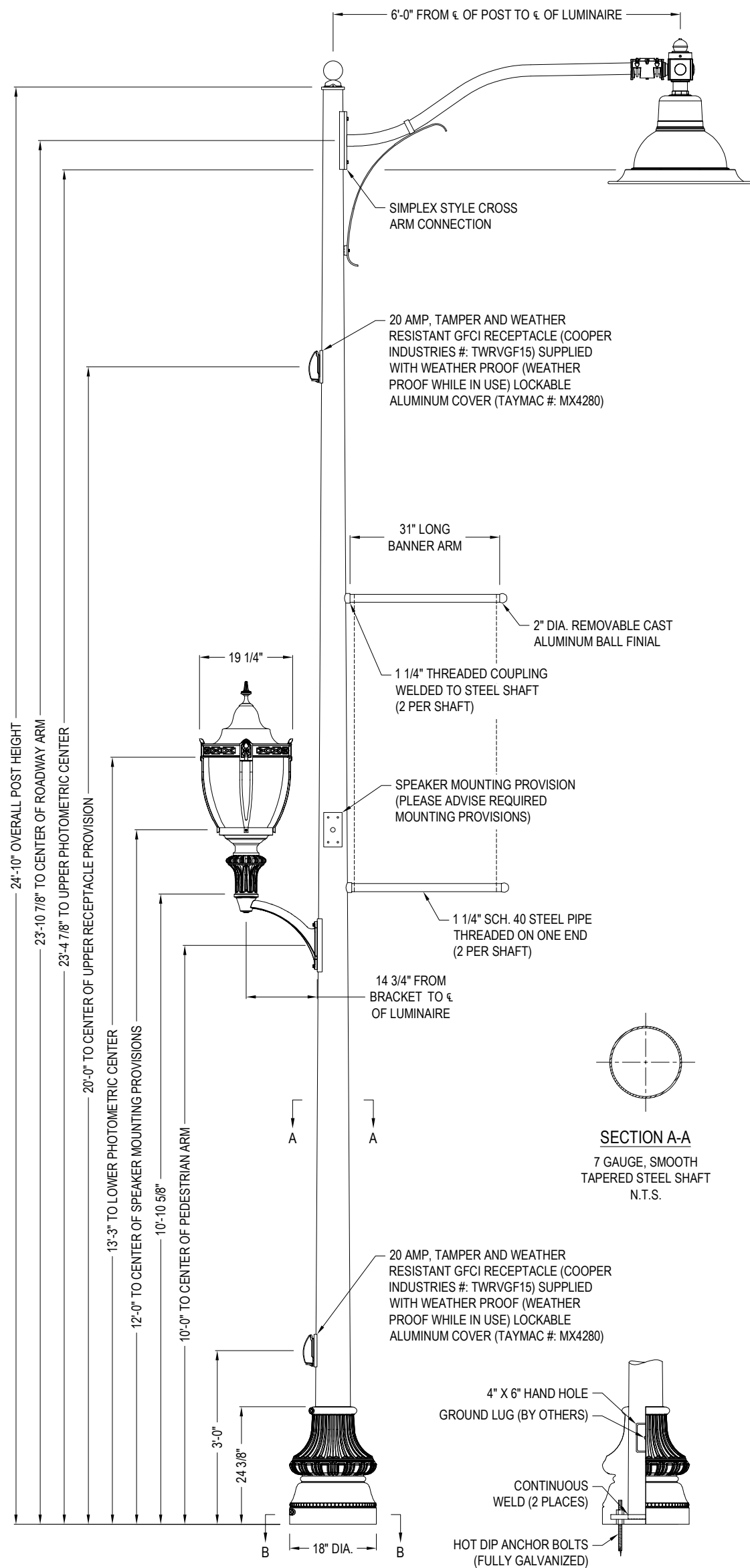
Notes:

1. A "Hold for Release" purchase or change order shall be generated for (8) units totaling \$69,960.00
2. Price includes (1) shipment to Stephenville, Texas.
3. Change orders will be accepted within (6) months of the original purchase order to increase the number of units required at the agreed upon price of \$8,745.00 each.
4. Pricing will be held for (6) months from the original purchase order date and price increases should not exceed the CPI for a (24) month period to offer Stephenville transparency on pricing moving forward.
5. Pricing does not include sales tax.

Thank You,

Daniel Kovalchick
Director of Product Development & Specification

This drawing is property of Spring City Electrical Mfg. Co. and is issued to the recipient with the understanding that it shall not be copied, duplicated, passed on to unauthorized parties, nor used for any purpose other than that for which it is specifically furnished except with Spring City's written permission.



ROADWAY LUMINAIRE SPECIFICATIONS:

STYLE: EXTON
 HEIGHT: 30 1/8"
 WIDTH: 30" DIAMETER
 MATERIAL: CAST ALUMINUM ALLOY A.N.S.I. 356, PER A.S.T.M. B26-95 WITH 12 GAUGE, 1100-0 SPUN SHADE CLEAR GLASS LENS
 GLOBE: POWDER COATED - PLEASE ADVISE COLOR
 FINISH: PLEASE ADVISE DESIRED WATTAGE
 LAMPING: ELECTRICALLY WIRE AT 120-277 VOLTS
 VOLTAGE: PLEASE ADVISE DESIRED COLOR TEMPERATURE
 COLOR TEMP.: TYPE III REFRACTIVE OPTICS (ASYMMETRIC DISTRIBUTION)
 OPTICAL SYSTEM: 10KV SURGE PROTECTION
 SURGE PROTECTION: FLAIR SHADE
 MODIFIER: COLUMBIA LUMINAIRE HOLDER WITH CHARLEROI BALL FINIAL

CATALOG NO.: ALMETN-M1-LE___EVX-2F2___CR3-GPLO-LACL-B-FCR-CU

ROADWAY CROSS ARM SPECIFICATIONS:

STYLE: OSAGE SINGLE
 HEIGHT: 36"
 WIDTH: 6'-0" FROM ϵ OF POST TO ϵ OF LUMINAIRE
 MATERIAL: STEEL PIPE WITH STEEL ORNAMENTATION
 FINISH: POWDER COATED - PLEASE ADVISE COLOR
 TENON: 2 3/8" DIA. X 6 1/4" LONG

CATALOG NO.: SAROSG-1S-SD-66-36-TN2.38-6.25-CU

PEDESTRIAN LUMINAIRE SPECIFICATIONS:

STYLE: WASHINGTON X-SERIES WITH TARBORO STRUTS
 HEIGHT: 44 1/8"
 WIDTH: 19 1/4"
 MATERIAL: CAST ALUMINUM ALLOY ANSI 356 PER A.S.T.M. B26-95
 GLOBE: CLEAR STIPPLED ACRYLIC GLOBE
 FINISH: POWDER COATED - PLEASE ADVISE COLOR
 LAMPING: PLEASE ADVISE DESIRED WATTAGE
 VOLTAGE: ELECTRICALLY WIRE AT 120-277 VOLTS
 COLOR TEMP.: PLEASE ADVISE DESIRED COLOR TEMPERATURE
 OPTICAL SYSTEM: TYPE III REFRACTIVE OPTICS (ASYMMETRIC DISTRIBUTION)
 SURGE PROTECTION: 10KV SURGE PROTECTION

CATALOG NO.: ALMWSH-LE___L19-EVX___CR3-YS29-TB-FPL-CU

PEDESTRIAN CROSS ARM SPECIFICATIONS:

STYLE: VINEYARD
 HEIGHT: 15 3/4"
 WIDTH: 14 3/4" FROM WALL TO ϵ OF LUMINAIRE
 MATERIAL: CAST ALUMINUM ALLOY ANSI 356 PER A.S.T.M. B26-95
 FINISH: POWDER COATED - PLEASE ADVISE COLOR
 TENON: 3 1/2" DIA. X 3" HIGH (TO ACCEPT LUMINAIRE)

CATALOG NO.: AWKVNY-M1-1S-15.00-TN3.50-3.00-CU

LAMP POST SPECIFICATIONS

STYLE: BOSTON DOWNTOWN STEEL
 HEIGHT: 24'-10"
 BASE: 18" DIAMETER
 MATERIAL:
 • SHAFT: 7 GAUGE, SMOOTH TAPERED STEEL MONOTUBE CONSTRUCTION
 • BASE: TWO PIECE, (WRAP AROUND) CAST ALUMINUM ALLOY ANSI 356 PER A.S.T.M. B26-95
 FINISH: POWDER COATED - PLEASE ADVISE COLOR
 ACCESS DOOR: LOCATED IN BASE SECURED WITH TAMPER PROOF HEX SOCKET SECURITY MACHINE SCREWS
 GROUND PROVISIONS: 1/4"-20 WELDED TO INSIDE STEEL SHAFT OPPOSITE ACCESS DOOR TO COINCIDE WITH HAND HOLE TO ACCOMMODATE GROUND STUD (GROUND STUD SUPPLIED BY OTHERS)
 ANCHOR BOLTS: (4) 1" DIA. X 36" LONG X 6" HOOK (FULLY GALVANIZED WITH 2 GALVANIZED WASHERS AND 2 GALVANIZED NUTS PER BOLT)
 BOLT PROJECTION: 5" REQUIRED
 TENON: 2 7/8" DIA. X 1/2" HIGH (TO ACCEPT POST TOP FINIAL)
 MODIFIERS:
 • (2) 1 1/4" THREADED BANNER PROVISIONS
 • (2) 20 AMP GFCI RECEPTACLE WITH IN-USE COVER (SEE SECTION B-B FOR ORIENTATION)
 • (2) STEEL MOUNTING PLATES WELDED TO SHAFT FOR ARM MOUNTING
 • POLE FINIAL
 • SPEAKER MOUNTING PROVISIONS

CATALOG NO.:
 • BASE: AWBCTB-M1-18-CU
 • SHAFT: SSHSM-G17-07.50-24.83-TN2.88-10.00-2BP-2GFWI-2SD-PF-SP-CU
 • BANNER ARM: SBNUBT-1S-1.25-31.00-F02
 • ANCHOR BOLT: 136/2NW

Spring City Electrical Mfg. Co.

HALL AND MAIN STREETS - P.O. BOX 19 - SPRING CITY, PA. 19475
 PHONE (610) 948-4000 - FAX (610) 948-5577 - WWW.SPRINGCITY.COM

DESCRIPTION	THE 24'-10" CITY OF BOSTON STEEL / ALUMINUM LAMP POST WITH THE VINEYARD PEDESTRIAN ARM WITH THE WASHINGTON STYLE LED LUMINAIRE AND THE OSAGE SINGLE CROSS ARM AND THE EXTON LED LUMINAIRE		
OPPORTUNITY	CITY OF STEPHENVILLE, TX		
SCALE	DRAWN BY:	DATE	DRAWING NO.
N.T.S.	B.K.R.	02-21-2022	SPEC-33531



February 25, 2022

Sole Source

To: Allen Barnes
Stephenville Texas
City Manager

Project: Street Lighting

Re: Sole Source – Spring City Product

Spring City appreciates the opportunity to supply the Decorative LED Outdoor Lighting Standards for Stephenville Texas. As a market leading manufacturer of outdoor decorative lighting, Spring City is equipped to support the Stephenville for these critical projects with our Exton LED Symphonic Luminaires, Osage Arms, Washington X-Series and Boston Downtown Lamp Posts. The quality, performance, durability, and longevity of the Spring City product identified in drawing number SPEC-33531 sets Spring City apart from its competition. The backbone of Spring City's patented design offers a long-term advantage for the Stephenville Texas.

Stephenville Texas is very confident in the design and performance, and based on the research, and have not found a comparable product, thus a making Spring City a Sole Source Vendor for the City's light standard.

Spring City Exton Luminaire and Washington X-Series Luminaire engineered design is proprietary to Spring City, as it is covered under the following patents:

The Spring City design covered under US Patent No. 8,104,929, which states the decorative cast housing serves as the heat-sink in which the LED circuit boards are directly attached to the cast metal dome. This will allow for the highest level of heat dissipation and ensure the longest life LED product on the market. This design cannot be duplicated and provides a tremendous advantage to Stephenville.

US Patent No. 8,104,929 also covers the vertical off axis location of the LED boards in the cast metal roof, which generates the downward efficiencies necessary to replace the traditional HID sources. This feature will capture the advantages of the point source of an LED and assist in focusing the light properly on the task while eliminating wasted up-light. The Spring City Exton Luminaire's off-axis design is the only product on the market that offers this design.

Design US Patent No. 9,765,956 covers the design of the X-Series casting. This feature will capture the advantages of the point source of an LED and assist in focusing the light properly on the task while providing the highest level of heat dissipation and ensure the longest life LED product on the market. The Spring City Washington Luminaire's off-axis design is the only product on the market that offers this design.



US Provisional Patent No. 62/039093 protects the injection molded optics, which are essential in reducing the energy consumption, and limiting the total number of luminaires needed to properly illuminate walkway or roadways. These optics gather and distribute 100% of the lumens being emitted from the LED source. The combination of optics, location of the LED boards, and the cast housing offers an efficient and attractive light source that Stephenville is seeking.

Stephenville will also take advantage of the following, based on the sole source approval:

- 10 Year Manufacturer's Warranty
- Reduce Inventory Costs for Stocking Multiple Components
- Upgradeable Design to Low Energy Consumption as the Technology Increases
- Reduce Maintenance Costs with Common Components
- Limit Disposal of Material with Spring City's Upgradeable Design
- Reduce Design Costs on Evaluating or Specifying New Projects
- Product Manufactured and Assembled in United States of America

Spring City will support the project direct from our factory and will provide a convenient avenue for procurement, training and support as these luminaires are purchased, installed, and maintained.

Thank you,

Daniel Kovalchick
Director of Product Development & Specifications



COMMITTEE REPORT

REPORT TYPE: Parks and Leisure Services Committee Report

MEETING: April 19, 2022

Present: Daron Trussell, Chair; Justin Haschke, Alan Nix, Ricky Thurman

Absent:

DEPARTMENT: Parks and Leisure Services

STAFF Kelli Votypka- Director

CONTACT:

Park Master Plan

A Park Master Plan was approved by City Council in the FY 21/22 in the amount of \$50,000.00. Staff is recommending a contract for Professional Services with Vista Planning & Design for a Parks, Recreation & Open Space Master Plan in the amount of \$49,750.00. The process of the master plan includes extensive review of existing conditions, a board public engagement process, and through the lens of best management practices. This plan will also identify important projects that could have economic development, tourism and sports venue revenue.

Vista Planning & Design has been working closely with Scott Polikov and the downtown master plan which will incorporate elements and themes supported that includes work on the Courthouse Square and its importance to city recreation, leisure, and City Park.

Contracting directly with Vista Planning & Design is allowed under the Texas state law that covers professional services.

March 28th, 2022

Proposal For:

Stephenville, Texas
**Parks, Recreation & Open Space
Master Plan**





vista

Planning and Design

E mitch@vistaplanningdesign.com

19 Sugar Shack Dr.

T 512 673 8274

West Lake Hills, Tx 78746

March 28, 2022

City of Stephenville Parks and Recreation Department
Parks, Recreation & Open Space Master Plan

Project Schedule and Work Plan:

The Stephenville Parks, Recreation & Open Space Master Plan project will take a comprehensive look at the parks and recreation facilities and programs to develop a pathway forward for a new master plan to guide City planning and budgets for the improvements of the parks and recreation system over time. The process includes an extensive review of existing conditions, a broad public engagement process, and through the lens of best management practices, develop the master plan that best serves the community’s expectations and the City’s vision moving forward. Importantly, this plan integrates elements of the downtown master planning by incorporating elements and themes supported in that process. This includes work on the Courthouse Square and its importance to city recreation and leisure; City Park as well as the Healthy Care district as described in that report.

The project will be graphic heavy with site photography, maps articulating different opportunities or elements, and survey results with graphs. The graphics will be accompanied by extensive writing of observations and analysis, standards to strive for, survey results and their interpretation as well as final determination of projects and priorities. The implementation section will include these priorities and list them in a matrix with a timeline for anticipated accomplishment. The projects will also be tied to a matrix for the overall goals of the project to ensure balance and equity.

The plan will also identify important projects that could have an impact of economic development and tourism such as hike and bike trails or sports complex may generate. Strategies outlined in the Downtown Master Plan as well describe parks and recreation concepts and strategies that tie directly into the parks and recreation master plan.

Overall Project & Tasks	Project Tasks	Department Lead	Project Team Lead	Priority Level	Cost	Funding Source	Economic Development	2021	2022	2023	2024	2025	2026	2027
Overall Park System														
Overall Park System	Develop and implement a comprehensive master plan for the city's parks and recreation system.	Parks & Recreation	[Name]	High	\$1,000,000	City	Yes							
Overall Park System	Conduct a comprehensive audit of existing parks and recreation facilities.	Parks & Recreation	[Name]	Medium	\$200,000	City	No							
Overall Park System	Develop a strategic plan for parks and recreation.	Parks & Recreation	[Name]	High	\$100,000	City	Yes							
Overall Park System	Implement the strategic plan.	Parks & Recreation	[Name]	High	\$1,000,000	City	Yes							
Overall Park System	Develop and implement a comprehensive master plan for the city's parks and recreation system.	Parks & Recreation	[Name]	High	\$1,000,000	City	Yes							
Overall Park System	Conduct a comprehensive audit of existing parks and recreation facilities.	Parks & Recreation	[Name]	Medium	\$200,000	City	No							
Overall Park System	Develop a strategic plan for parks and recreation.	Parks & Recreation	[Name]	High	\$100,000	City	Yes							
Overall Park System	Implement the strategic plan.	Parks & Recreation	[Name]	High	\$1,000,000	City	Yes							
Signature Projects														
Sports Complex	Develop and implement a comprehensive master plan for the city's sports complex.	Parks & Recreation	[Name]	High	\$5,000,000	City	Yes							
Sports Complex	Conduct a comprehensive audit of existing sports facilities.	Parks & Recreation	[Name]	Medium	\$500,000	City	No							
Sports Complex	Develop a strategic plan for the sports complex.	Parks & Recreation	[Name]	High	\$100,000	City	Yes							
Sports Complex	Implement the strategic plan.	Parks & Recreation	[Name]	High	\$5,000,000	City	Yes							
Deidrich to Houston Trail - 102	Develop and implement a comprehensive master plan for the Deidrich to Houston Trail.	Parks & Recreation	[Name]	High	\$1,000,000	City	Yes							
Deidrich to Houston Trail - 102	Conduct a comprehensive audit of existing trail facilities.	Parks & Recreation	[Name]	Medium	\$200,000	City	No							
Deidrich to Houston Trail - 102	Develop a strategic plan for the trail.	Parks & Recreation	[Name]	High	\$100,000	City	Yes							
Deidrich to Houston Trail - 102	Implement the strategic plan.	Parks & Recreation	[Name]	High	\$1,000,000	City	Yes							
Community Recreation Center	Develop and implement a comprehensive master plan for the community recreation center.	Parks & Recreation	[Name]	High	\$2,000,000	City	Yes							
Community Recreation Center	Conduct a comprehensive audit of existing recreation facilities.	Parks & Recreation	[Name]	Medium	\$400,000	City	No							
Community Recreation Center	Develop a strategic plan for the center.	Parks & Recreation	[Name]	High	\$200,000	City	Yes							
Community Recreation Center	Implement the strategic plan.	Parks & Recreation	[Name]	High	\$2,000,000	City	Yes							
1 Mile Bike Route	Develop and implement a comprehensive master plan for the 1 mile bike route.	Parks & Recreation	[Name]	High	\$500,000	City	Yes							
1 Mile Bike Route	Conduct a comprehensive audit of existing bike route facilities.	Parks & Recreation	[Name]	Medium	\$100,000	City	No							
1 Mile Bike Route	Develop a strategic plan for the bike route.	Parks & Recreation	[Name]	High	\$50,000	City	Yes							
1 Mile Bike Route	Implement the strategic plan.	Parks & Recreation	[Name]	High	\$500,000	City	Yes							
City Bike Lanes	Develop and implement a comprehensive master plan for city bike lanes.	Parks & Recreation	[Name]	High	\$1,000,000	City	Yes							
City Bike Lanes	Conduct a comprehensive audit of existing bike lane facilities.	Parks & Recreation	[Name]	Medium	\$200,000	City	No							
City Bike Lanes	Develop a strategic plan for bike lanes.	Parks & Recreation	[Name]	High	\$100,000	City	Yes							
City Bike Lanes	Implement the strategic plan.	Parks & Recreation	[Name]	High	\$1,000,000	City	Yes							
Castroville Regional Park														
Castroville Regional Park	Develop and implement a comprehensive master plan for Castroville Regional Park.	Parks & Recreation	[Name]	High	\$1,000,000	City	Yes							
Castroville Regional Park	Conduct a comprehensive audit of existing park facilities.	Parks & Recreation	[Name]	Medium	\$200,000	City	No							
Castroville Regional Park	Develop a strategic plan for the park.	Parks & Recreation	[Name]	High	\$100,000	City	Yes							
Castroville Regional Park	Implement the strategic plan.	Parks & Recreation	[Name]	High	\$1,000,000	City	Yes							

Sample Project Priority Timeline

The Work Plan that follows delineates the specific phases and related tasks to be undertaken in the development of the project. This is an outline of the process that will be followed to develop a master plan and presentations, meeting the requirements of the client. Variations are sure to happen as the project unfolds but the fee will remain constant as long as the variations do not depart from the intent of this work plan.



Work Plan Outline

1. Initial Project Setup

To launch the project, the team consisting of Vista and select leaders will meet to discuss schedules, timelines, scope, and set milestones and meeting dates. A group consisting of residents with strong interest in parks will comprise a Steering Committee and will be identified in the beginning for team meetings moving forward. The Steering Committee should include the parks director and one city council member. The process for public engagement will be discussed and decided upon including what stakeholder groups would be included for focused topics meetings. Scheduling an online survey open to all residents of Stephenville will be discussed along with a process of outreach.

2. Existing Conditions & Base Data Compilation

To begin, Vista will need all available data on the sites. Information needed will be topographic information, preferably in digital form (LIDAR) if available. All mapping that shows parks, roads, sidewalks, trails, existing facilities, city-owned property, and any places that are not official parks but function as parks. Once assimilated into Vista's formatting then additional data can be input such as high resolution aerial photography. With maps in hand, Vista anticipates trips to the City to photograph, drone fly, and inventory the parks while working on mapping key areas and concepts.

This front end activity is considered Vista's Parks 101 analysis and is comprised of extensive notes on existing conditions and potential opportunities.

3. Public Engagement

One of the most important phases in the project will be the public engagement. In the project beginning, Vista with the Steering Committee will identify several groups that have a little higher stake in the parks and recreation planning than the general citizens. Among the stakeholders maybe groups like sports leagues, river enthusiasts, educators, service organizations, or EMS and City personnel. The list will be determined with the Steering Committee. The fees listed anticipate a series of a maximum of 5 stakeholder meetings, each meeting with no more than about 8 people over a two day period. These meetings will have representatives of different organizations or groups to voice their opinion about the uses and planning of the parks. Meetings will be grouped by similar interests such as all representatives of the different sports leagues, or informal groups like cycling and running clubs. Another would be City personnel; maintenance, public works, EMS or police. Maps will be available showing the planning to date to keep the conversation focused on the topics central to that particular group.

Separately an online survey will be conducted. Vista will write the questions and the City will post on the official City website or Facebook page and advertise the survey through appropriate



outlets. The survey should be conducted with Survey Monkey or other quality online tool so that analytics can be generated for the results.

With public meetings a powerpoint will be shown to talk about the issues with the parks system and Mentimeter for short polls during the presentation which will show real time results during the meeting. Vista will report on the findings and dialog from stakeholders, online survey and public meetings in a report that will be a summary of all public engagement process.

4. Conceptual Master Plan

The largest park, City Park, is an important space and if a redesign of this park is important, then Vista would suggest a workshop format where ideas are presented up front and discussed in a forum, then concepts worked on as a group and a new concept presented. Many large investment features are existing in the park and so sensitivity to these will be important.

Another area of interest was an overall trails masterplan and an overall cycling plan. Although discussed, it has been decided that these efforts would be best served to delay to a future point in time. Comments that tie directly into the intersections of the downtown plan and the parks plan may be made as concepts emerge through site research or discussions.

Vista has been informed that a wetland creation project is anticipated south of the City. As with the cycling and trails planning, this area of interest will be deferred to a later date but commentary may be included based on research and discussions.

5. Vision, Goals, Priorities, Timeline and Implementation

This section of the project extends throughout the process of the project starting with the first Steering Committee meeting when we seek to learn what Stephenville's true vision for parks and recreation is. The goals that come out of this process eventually will have projects tied to each one. All projects identified through the process will be assigned to one or more goals as a check on being true to the vision and goals. Through the public survey and stakeholder process, there will be a lot of knowledge about what is needed and most important in projects or programming. These will be assigned a priority status and a timing over a 5-10 year period. The implementation will address funding sources and responsibilities so that twice a year, a checkup at council will be held and the status of each will be reviewed. The information regarding funding sources and responsibilities will be in concert with the staff and steering committee as they will be more aware of which department is capable of taking the lead. Funding sources will likely vary over time but a first round of suggestions might be assigned.

6. Report Writing, Council Updates and Final Approval Process

Report writing starts near the beginning of the project, as certain phases or tasks are worked on, notes and reports are generated. Vista uses InDesign for the final report production of the project so that written material and graphics can be inserted with ease. The format of the report will be presented early, likely with the first steering committee meeting. This will include a table



of contents written as a general outline. Changes to the organization will be discussed at that presentation to set the style and organization up front. The final deliverable will be a high resolution digital version of the report that can be published inhouse or at a local service provider.

The fee schedule accounts for three Council updates and a final presentation for approval. This way the Council will have confidence that the work on the project, is going as expected but also to give valuable feedback on the various elements and results.

1. Excluded Items from this Proposal

The following items **are not** included in this project scope and fee proposal and can be added as additional services and billed at \$140.00 per hour or with a lump sum proposal. With some of the services below, Vista would be outsourcing the work due to expertise or seal and therefore the project would be subject to the fee proposal generated by that sub:

- Wetland concepts
- Cycling trail concepts
- Trail master planning concepts
- Significant formatting changes to the report
- Construction document level of information
- Geotech or soils investigations, dam analysis or any structural /engineering analysis or design
- Site surveying
- Slopes or detailed ADA analysis
- Site layout (dimensioning) of any conceptual features
- Reproduction, materials cost or time
- Additional site concepts after conceptual plan is produced
- Engineering or architecture as defined by seal
- Sketchup 3D models, perspectives and rendering
- Educational interpretation other than indicating features worthy of this effort
- Revisions as a result of political changes, elections, or influence by interest groups

2. Summary of Fees and Reimbursements

Proposed project fees are based on an estimated amount of time of tasks performed by Mitch Wright. Mr. Wright’s fee is set at \$140.00 per hour and includes an averaging of time accumulated for the full range of actions (project administration, CAD or Photoshop work, public and client meetings, and design expertise) required for accomplishing the tasks as listed in the scope of services above. Driving time is included at \$50/hour as it is routine to make notes pre and post trip. The fee listed below represents a ceiling not to exceed without written confirmation of additional services. The ceiling is for the overall fee, not the individual tasks.

Project Initiation + Existing Conditions & Base Data _____	\$ 13,340.00
Public Engagement _____	\$ 13,740.00
Conceptual Design _____	\$ 7,110.00
Goals, Priorities, Timeline, Implementation _____	\$ 5,320.00
Report Writing _____	\$ 5,040.00
Council Presentations and Final Approval _____	\$ 5,200.00



TOTAL FEE _____ \$ 49,750.00
Receipt of the signed contract will be required to initiate the contract.

Reimbursable Expenses:

Reproduction costs _____ cost plus 10%
Travel per IRS _____ \$.56/mile
Hotel costs limited to 5 nights (Super 8 south of park is fine)

Invoices will be billed monthly based on percentage of work completed. Terms are thirty (30) days upon receipt of invoice by the client. Payments beyond that date are subject to a 4% per month additional charge. In the event of any additional consultation required of Vista Planning & Design and its sub-consultants for unforeseen or protracted developments in the project, work will be billed at the specified hourly rate as an addition to the specified contract fee. An estimate of time and fee will be provided to the client for approval prior to commencement of work and will be added as Addenda to the main contract.

If any errors occur during the project process that are the responsibility or oversight of Vista Planning & Design, then Vista Planning & Design reserves the right to address and correct this work without a formal legal process. Mr. Wright and Vista Planning & Design is a landscape architecture and certified land planning firm and though elements of a design may represent engineering or architectural related elements, We do not perform engineering or architecture tasks as regulated by the state and no work from Vista Planning & Design is to be misconstrued to be certified engineering or architectural work.

We would like to thank you for the opportunity to submit this proposal for master planning services for this project. We look forward to working with you and earning your work in the future. We would be happy to meet with you to discuss any items outlined above at your convenience and are ready to proceed immediately with all necessary resources to meet your overall schedule.

Accepting this proposal:

Kelli Votypka or City Representative

Date

Submitted By:


E. Mitchell Wright
Vista Planning & Design

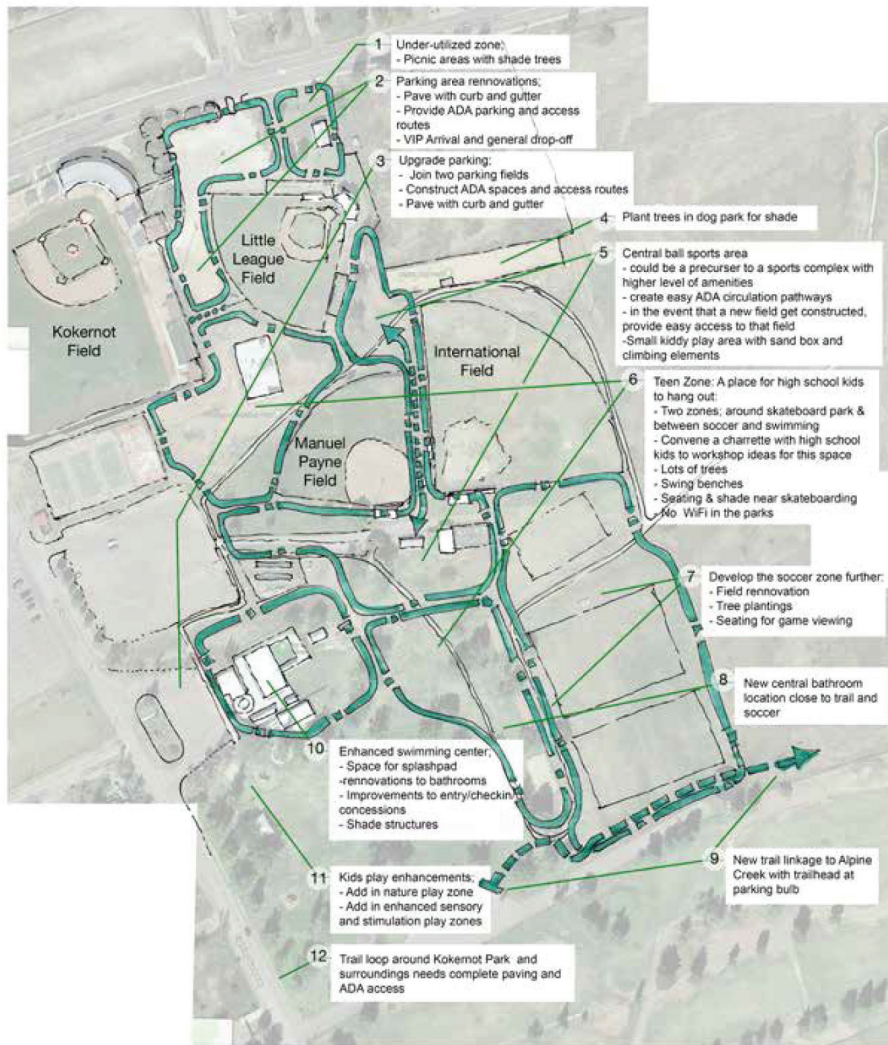
Potential Preliminary Schedule

	Monday week dates	Month 1				Month 2				Month 3				Month 4				Month 5				Month 6			
		Wk1	Wk2	Wk3	Wk4	Wk1	Wk2	Wk3	Wk4	Wk1	Wk2	Wk3	Wk4	Wk1	Wk2	Wk3	Wk4	Wk1	Wk2	Wk3	Wk4	Wk1	Wk2	Wk3	Wk4
B	Initial project setup																								
C	Existing Conditions & Base Data Compilations																								
D	Public Engagement																								
E	Conceptual Design																								
F	Goals, Priorities, Timeline, Implementation																								
G	Report Writing																								
H	Council Updates and final Approval Process																								
I																									
J																									

The preliminary schedule is dependent on several factors including City scheduling and holidays

Below is a sample concept developed for the City of Alpine's most significant park that was included in the City of Alpine Parks and Recreation Master Plan

Kokernot Park Concepts



NTS
Kokernot Park Enhancements



COMMITTEE REPORT

REPORT TYPE: Parks and Leisure Services Committee Report

MEETING: April 19, 2022

Present: Daron Trussell, Chair; Justin Haschke, Alan Nix, Ricky Thurman

Absent:

DEPARTMENT: Parks and Leisure Services

STAFF CONTACT: Kelli Votypka- Director

Splashville Splash Pad UV System

Splashville was built in 2009. The UV system for the splash pad is 13 years old. The purpose for the UV system is to lower chemical usage by up to 30-50% and achieve safer water by eliminating pathogens, viruses and chloramines. The computer control panel circuit boards are corroded and non-operational. The reset, and locking mechanism are designed as a safety feature and are malfunctioning. The liquid chlorine and acid fumes are causing the rust and corrosion to the circuit boards due being located a foot away and low air circulation.

At the January 18, 2022 special meeting, City Council approved a budget amendment for work to be completed at Splashville to include the cleaning of the UV filter housing unit. The malfunctioning and corrosion was not identified until the work on the UV housing unit began the first of April.

According to Texas Administrative Code Health Services, all Interactive Water Features or Fountains (PIWF) either a standalone PIWF or combined with a pool of water are required to maintain sanitizer, cyanuric acid, and Ph levels as required shall be equipped with a supplemental water treatment system such as a UV light filtration that will protect the public against infection by the parasite Cryptosporidium.

If we do not fix the UV light filtration circuit board before the summer season, staff will have to shut down the splash pad for the season due to not being in compliance with Texas Administrative Code.

- The UV circuit board is a Hanovia 1200+ UV control panel system (\$28,950 Progressive Commercial Aquatics Inc.)
- This product is on Buy Board #613-20 and will not need to go out to bid. As with everything, ordering today there is no guarantee of arrival before the season opens.

Staff is recommending the utilization of funds for other budgeted projects be used to purchase the UV circuit board made by Hanovia. This repair is critical to the operation of Splashville and has exceeded other budgetary priorities within the Parks and Leisure Services department.

Park Improvements 01-501-55272

- OYC outfield fencing - \$25,000

Building Maintenance (Aquatics) 01-507-54210

- Sound System - \$5,000

Combined Total: \$30,000