

*Historic Resources Suvey Report
for the City of Richmond*



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Methodology Used in Conducting the Historic Resources Survey of Richmond

Overview of the Survey of Richmond

During May of 2001, the consulting firm of Knight & Associates conducted a comprehensive survey of the historic resources of the City of Richmond. The purpose of this historic resources survey is to identify the historic resources within the city and to provide data and information that can be integrated into the historic preservation efforts of Richmond. This survey provides the basis for making sound judgements in planning and can be utilized in conjunction with the Richmond Comprehensive Preservation Plan to identify the historic, cultural, and visual relationships that define the City's unique heritage.

After conducting preliminary research on the history of the city, principal investigator Lila Knight along with research associate Lea Hilty, systematically drove the streets of Richmond's Historic District and adjacent neighborhoods, in order to identify each pre-1955 property within the area. Each of these properties was photographed with black and white film and basic information on each property was recorded on an inventory form (including address, date, priority, type of property, sub-type of property, and stylistic influence or typology). Each of these properties was assessed a priority rating of either (1) landmark priority, (2) high priority, (3) medium priority, (4) low-contributing priority, or (5) low-noncontributing priority. This priority rating is based on an established criteria utilized by the National Register of Historic Places and the Texas Historical Commission. A more complete discussion of the priority rating is discussed in the following section on methodology. Each of the identified properties was given a site number and recorded on a survey map. Although there are 120 site numbers, a total of 134 individual buildings and structures were identified, as some sites contained ancillary buildings, outbuildings and other features associated with the principal building.

Dates supplied for each property are often approximate. It is not feasible to do the necessary research to document the exact construction date for each individual building at the survey level. The Richmond Historic District Commission was asked to review a draft of the preliminary survey database (inventory) and map. Addresses were recorded when they were readily available. When not, the block in which they were located were recorded. In addition, information regarding a property's historic designation at the federal and state level are indicated in a column utilizing the following abbreviations:

NR - listed in the National Register of Historic Places
RTHL - Recorded Texas Historic Landmark
SAL - State Archeological Landmark

After the initial survey of the Historic District and adjacent areas was completed, Knight & Associates re-visited each structure identified as either a landmark or high priority property. These properties were re-evaluated in light of newly gained knowledge of the City. All landmark and high priority properties received additional photo documentation, using color slide film, and a historic site form was completed for each of these properties to provide additional documentation. The historic site form is specified and required by the Texas Historical Commission. In some cases, this form is already on file at the Texas Historical Commission for Richmond properties designated as Registered Texas Historic Landmarks, but these were updated nonetheless. The resulting inventory of all pre-1955 properties included in this report is sorted five different ways:

- | | |
|--------------------|-----------------------|
| (1) By site number | (4) by date |
| (2) By address | (5) By building type. |
| (3) By priority | |

All information on each property has been entered into the survey database (inventory) utilizing Microsoft Excel, and these files are compatible with both Windows and Macintosh systems. An electronic copy of the database is included in this report. The information within the inventory will be placed on the Texas Historic Sites Atlas Database of the Texas Historical Commission by that state agency in the future.

The following products are included in this report for the Richmond Survey:

Photographs and Maps

- Black and white photographs (contact sheets) for all pre-1955 buildings
- Color slides of all landmark and high priority properties
- Site forms completed for each landmark and high priority property
- Map of the Richmond Historic District and adjacent areas, indicating the location of all pre-1955 buildings

Final Report

- Outline of the methodology of the Survey
- Survey results
- Overview history of the City of Richmond
- Building analysis of the Survey
- Inventory of all pre-1955 properties indicating priority level

Electronic Copy of Database

Methodology Used in Determining Assessments of Priority

The purpose of priority assessments is to guide both the survey team and the City of Richmond in determining which properties may be eligible for listing in the National Register of Historic Places, either individually or as part of the locally designated Richmond Historic District. In addition, this type of priority rating is useful for other types of assessments such as 106 reviews for federal undertakings and for helping the City make determinations on their preservation priorities at the local level. Each historic property identified during the survey process received priority rating, based on the following:

- (1) *Landmark Priority*: Resources that are of irreplaceable architectural, historical or cultural value. These are the most important structures within the city whose architectural character and historic integrity is important at a state or national level of significance. These resources should receive the highest level of care in their maintenance, restoration, and conservation.
- (2) *High Priority*: Resources that are of major significance to the history of Richmond. Every effort should be made to carefully preserve these buildings. They should not be radically altered or destroyed.
- (3) *Medium Priority*: These resources contribute to the overall historical and architectural ambiance of the community. Care should be taken with these resources to ensure that they continue to contribute to the historical context of the City. These resources are prime candidates for possible restoration or rehabilitation and their priority rating could change.
- (4) *Low-contributing Priority*: While these resources are not examples of distinguished merit in terms of craftsmanship and materials, primarily because of non-historic alterations, they nonetheless contribute to the historical character of Richmond.
- (5) *Low-noncontributing Priority*: Resources of minor importance or buildings that have received insensitive and major alterations to their historic fabric. These resources are potential candidates for possible restoration or rehabilitation that could change their priority rating

Landmark and high priority sites are potentially eligible for listing on the National Register of Historic Places on an individual basis. Medium priority properties may be considered contributing to a potential National Register historic district, although they may be ineligible for listing on an individual basis. As the survey process does not allow for in-depth research on individual properties, some medium priority properties could conceivably be eligible on an individual basis if additional research reveals a significant historical association. Low-contributing priority properties are common building types with little historical significance or properties that have been altered as to deem them ineligible for consideration for listing on the National Register of Historic Places. In some cases, these common building types may be considered contributing to a historic district under Criterion A of the National Register Criteria. In addition, some of these altered buildings could become eligible with proper restoration or rehabilitation. Low-noncontributing priority properties are common building types that have been so irreparably altered that it is highly unlikely they will ever receive the type of restoration necessary to restore the required integrity for listing on the National Register of Historic Places.

This survey team utilized Criterion C of the National Register Criteria for Evaluation to identify the types of resources and their significance that will qualify such properties for listing in the National Register. As it is not possible during the course of a survey to conduct in-depth historical research on each and every property, the main evaluation of properties is based upon their architectural significance, or Criterion C, which emphasizes the significance of a building's design or construction. The National Register includes a total of four such Criteria for listing, however, that are broadly written and interpreted to recognize the wide variety of historic properties associated with our past. These Criteria are listed on the following page.

- Criterion A: Association with events that have made a significant contribution to the broad patterns of our history.
- Criterion B: Association with the lives of persons significant in our past.
- Criterion C: Embody the distinctive characteristics of a type, period, or method of construction or represent the work of a master architect.
- Criterion D: If they have yielded or may be likely to yield information important in prehistory or history (primarily archeological sites).

In order for a property to qualify for the National Register, a building must both meet one of the National Register Criteria for Evaluation by being associated with an important historic context and retain sufficient historic integrity necessary to convey its significance. Integrity is the ability of a property to convey its significance by the survival of physical characteristics that were present during the property's period of significance. The assessment of historic integrity is based on guidelines set forth by the National Park Service. The seven aspects of historic integrity as defined by the National Park Service are:

1. Location – The place where the historic property was constructed or the place where the historic event occurred. The relationship between a property and its historic associations is destroyed if the property is moved (although there are exceptions in rare cases). If a property was moved more than 50 years ago, it is considered a historic move and the property is eligible for listing.

2. Design – The combination of elements that create the form, plan, space, structure, and style of a property. A property's design reflects historic functions and technologies as well as aesthetics. It includes such considerations as the structural system; massing; arrangement of spaces; pattern of fenestration; textures and colors of surface materials; and type, amount and style of ornamental detailing. Design can also apply to districts in the way in which buildings are related including spatial relationships; visual rhythms in a streetscape; layout of walkways and roads; and the relationship of other features.

3. Setting – The physical environment of a historic property. Whereas location refers to a specific place or site, setting refers to the character of the place. Setting involves how (not just where) a property is situated and its relationship to surrounding features and open space. The physical features that constitute setting can be either natural or man made and might include topographic features; vegetation; man made features such as paths and fences; and relationships between buildings and other features or open space. Particularly important for districts is the relationship between the property and its surroundings.

4. Materials – The physical elements that were combined during a particular period of time and in a particular pattern or configuration to create a historic property. A property must retain the key exterior materials and significant features dating from its period of significance.

5. Workmanship – The physical evidence of the crafts of a particular culture or people during any given period in history. It is the evidence of artisans' labor and skill and can be expressed in vernacular methods of construction and plain finishes as well as highly sophisticated configurations and ornamental detailing.

6. Feeling – The ability of a property to express the aesthetic or historic sense of a particular period of time. Feeling results from the presence of physical features that, taken together, convey the property’s historic character.

7. Association – The direct link between an important historic event or person and a historic property. A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer.

To retain historic integrity, a resource will always possess several, and usually most, of the seven aspects. Because feeling and association depend on individual perceptions, their retention alone is never sufficient to support eligibility. But all properties change over time and it is not necessary for a property to retain all of its historic physical features or characteristics. It must retain, however, the essential physical features (those that define both why and when it was significant) that enable it to convey its historic identity. Determining which of these aspects are most important to a particular property requires knowing when, where, and why the property is significant.

With the above qualities in mind, each property or site is assessed as to its historic integrity during the survey process. This does not take into account what a property could be after restoration or rehabilitation. Alterations to the property or its environment are the fundamental circumstances that lower a property’s assessment. Alterations fall into two principal categories; major and minor alterations. A single major alteration or the combination of several minor alterations may lower the assessment of a property. The following is a sample listing of examples from each category:

Major Alterations:

- Demolition of a dominant portion of the property.
- Additions to the front or sides of a building visible from the front of a building; or additional stories added.
- Change in a majority of the fenestration, such as replacement of all windows with non-historic windows; altering the size of windows; or infilling windows.
- Alteration of original exterior materials including synthetic or fabricated siding applied over original materials, or the addition of brick, stone, stucco or other non-historic materials.
- Change in massing or design (i.e. roof change or parapet removed).
- Insensitive design or construction of adjacent buildings associated with the property’s history.
- Relocation of the property less than 50 years ago.

Minor Alterations:

- Only one or two windows replaced, as long as they are not dominant features on the front facade.
- Windows replaced on side elevations.
- Porch columns replaced with incompatible materials.
- Replacement of wood porch with concrete porch.
- Infilling of porch bays with wire screen or clear glass.
- Replacement of original fabric such as doors or screens.
- Covering or infilling of transoms.
- Demolition of significant outbuildings, structures, or landscape features.

The assessment of landmark, high, medium, low-contributing, or low-noncontributing for a particular property is not based entirely on alterations to its historic integrity but also on its context. For example, a property significant for its association with a major event or individual (when it is known) may be assessed a high priority rating despite a major alteration or multiple minor additions, to take into account the property's significance to the community.

The priority assessments of the survey are not static and a review of documentation and future alterations may effect the property's future assessment. The development of any National Register nominations should re-evaluate the assessments in light of additional research.

Results of the Historic Resources Survey of Richmond

The historic resources survey of Richmond conducted in 2001 identified 134 historic properties within the Historic District and adjacent areas. The main objectives of the Richmond Survey were: (1) to identify and prioritize all pre-1955 buildings within this area, and; (2) to establish priorities for the historic designation of individual buildings.

Landmark priority	10 properties	(7% of all properties)
High priority	42 properties	(31% of all properties)
Medium priority	32 properties	(25% of all properties)
Low-contributing priority	12 properties	(9% of all properties)
Low-noncontributing priority	38 properties	(28% of all properties)

Richmond has a significant percentage of properties that have landmark and high priority. Thirty eight percent of the properties surveyed fall into these two categories. In 1998, the City of Richmond took steps to provide protection for many of these resources by enacting a local Historic Ordinance, appointing the Richmond Historic District Commission, and establishing the locally designated Richmond Historic District. The District boundaries should be expanded to include those properties identified in this survey that currently are adjacent to the District boundaries. Information on determining boundaries for both National Register districts and local districts is provided within the Appendix B included in the Comprehensive Preservation Plan prepared for the City by Knight & Associates. There are serious issues that need to be resolved concerning Richmond's historic ordinance. These issues are discussed in-depth within the Preservation Plan prepared in conjunction with this Survey.

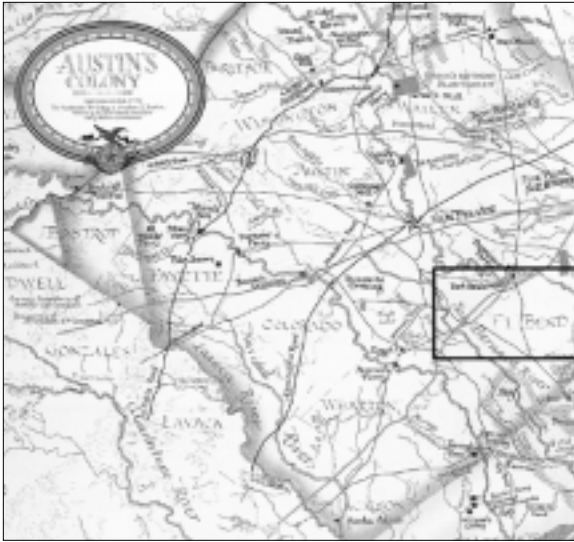
*Buildings Eligible for Nomination to the National Register of Historic Places
or for Designation as Recorded Texas Historic Landmarks*

Several individual buildings not included within the current Historic District constitute important resources for the City. The following list is based on the inventory of those high priority properties not included in the existing Historic District. Buildings were selected based on their historic integrity and their ability to reflect the broad historic contexts of the city. Although the preparation of a historic context for Richmond is not part of this phase of the project, one can begin to contemplate which contexts might be the most significant.

613 Eighth Street	210 Ninth
611 Houston	300 Ninth
810 Jackson	404 Ninth
1010 Main	410 Ninth
907 Morton	412Ninth
Jane Long School buildings	

These resources could be nominated on an individual basis in conjunction with one or more historic districts as part of a "multiple resource" National Register nomination. The City should seek to include a range of buildings that represent the diverse culture and history of the City, including a variety of historic periods, and a sampling of different architectural styles and building types. In addition, any economic incentives for listing should be incorporated into the decision making process.

The Richmond Historic District Commission should work with property owners and the City to encourage the designation of these properties as Recorded Texas Historic Landmarks. Designation at the state level offers far more protection for a property than that of the National Register. Furthermore, these properties should be carefully considered for designation at the local level as well.



*Stephen F. Austin's original colonies, 1821-1836.
The Fort Bend area is indicated above.*

Fort Bend County owes its origins to the Spanish government in Mexico during the early 1800s. By then, Spanish settlements were well established throughout the Rio Grande area. But there was a need to buffer the northern borders of the region from the native Indians, and there was also the desire to advance social and economic growth in the vast stretches of the unsettled territory. Looking north to the United States, the Spanish government reasoned it would be beneficial to encourage settlement of the unoccupied areas of Tejas. Thus began the policy and practice of contracting with land agents, such as Stephen F. Austin, and the colonization of the Texas territories commenced. The original grants required

little or no cash and contained only a few restrictions. As the United States were suffering hard economic times, the adventure of relocating and starting over appealed to a good number of adventurous spirits.

As history and circumstance have proven, some mistakes can actually be fortuitous. In the case of Fort Bend County, such a mistake led to the settlement of the area in 1822. A small group of men, led by William W. Little and Joseph Polley, sailed the Gulf of Mexico, planning to meet Stephen Austin at a location upstream on the Colorado river. However, they mistook the mouth of the Brazos River for the Colorado and unknowingly sailed ahead. They forged upstream and then camped and built a stockade at the first clearing on the river's bend. Communication was soon established with Austin, and the new site became known as Fort Settlement, later becoming Fort Bend. Little and Polley's men were soon followed by a group of approximately 60 settlers from the Old Three Hundred; the Old Three Hundred were the first brave immigrants to arrive and lay claim to land provided by Austin's first land grant in the Tejas territory.

Over the next two years, farmers built their houses, planted cotton and corn and raised cattle along the rich river banks. The Brazos River provided a natural shipping route for their stock and crops to the busy ports and markets of New Orleans. The original settlers were thriving in their new homes and the immigration of new families continued at a steady pace. However, the flow of newcomers began to taper off as conflict arose between the colonists and the newly formed Mexican government over taxes. In 1830, Mexico halted immigration, ignored the pleas of Austin and other land agents, and refused offers by the United States to buy the territory. Finally, Texas leaders responded by forming a temporary government, thus triggering the Texas revolutionary war of independence from Mexico in 1836. As the conflict grew, Mexican troops led by General Santa Anna swept past the fallen Alamo and south down the Brazos River. The settlers fled east to escape the invading army, and on April 1, 1836, Fort Settlement was abandoned in what became known as the Runaway Scrape. Three weeks later, Santa Anna's troops were defeated by General Sam Houston's small army in the fields of San Jacinto, sixty miles northeast of Fort Settlement.

The newly established Republic of Texas began to organize its government and the inhabitants of Fort Settlement continued to prosper. In early 1837, the young town was named Richmond by realty partners Robert Eden Handy and William Lusk. There is debate as to whether the growing town was named after Richmond, North Yorkshire, England, or if it was named after Richmond, Virginia to honor that city's early colonists. The latter is more likely, as the Old Three Hundred had come to Fort Settlement with the same pioneer spirit. The town was incorporated in April of 1837, and in 1839 was designated the governmental seat of newly formed Fort Bend County.

The Brazos river played a crucial role in the early development of the Richmond area. It served as the main passage from towns north to the shipping trade of the Gulf of Mexico. During the 1840s, life improved as small farms prospered with the river trade. The area supported extensive ranching, and horse racing at the Richmond Course became a popular sport for breeders and citizens alike. A number of important estates and plantations flourished in the area, and several became an important part of the area's history.

The Foster Plantation, located ten miles northwest of Richmond, was home to Randolph Foster, who played an important role during the Texas Revolution, helping supply Sam Houston's army and supporting the colonists cause. The Harlem Plantation was a major producer of sugarcane and was purchased by the State of Texas in 1886, becoming the site of the first state farm, known today as the Jester Prison Unit. The Hunter Plantation was settled by Dr. Johnson Calhoun Hunter and his wife Martha; their home, built in Fort Bend County in 1829, became an important landmark to the area. Pecan Grove is near the original Hunter survey. The Long Plantation was established in 1837, two miles southeast of Richmond along the Brazos river by Jane Wilkerson Long. Jane Long is remembered as a remarkable part of the area's history. She is considered one of the first Anglo woman to come to Texas, and is often referred to as the Mother of Texas. Her original home, built along the West side of the Brazos, is now located next to the Fort Bend Museum and is open to the public.



Jane Long, beloved citizen of Richmond and the Mother of Texas

One of the most notable of the grand family estates was the Jones Plantation, known today as the George Ranch Historical Park. Henry and Nancy Jones' original log cabin home survived both the Runaway Scrape and the Civil War, and by the 1850s, their large plantation home was known as Old Prairie Home. In 1860, the original 4,428 acre property was one of the most valuable in Fort Bend County. Oldest daughter Mary "Polly" Moore Jones inherited most of her parents vast estate and along with her husband, William Ryon, continued the success of the plantation with vast plantings of cotton and corn, and ranching operations supporting herds of Longhorn cattle. Their daughter, Susan Elizabeth, continued the family legacy. She married in 1875 and husband J.H.P. Davis, better known as Judge Davis, managed the Ryon Farm as they became one of the wealthiest and most influential families in Fort Bend County.

Throughout the 1800s, Richmond remained one of the river's major ports, moving goods and people, and supporting the mail route, with deliveries to the county twice a week. But as bountiful as the Brazos could be to life in Richmond, it could also be devastating. Severe flooding in 1833 destroyed property and crops, and led to an outbreak of cholera. Still, Richmond recovered and saw the growth of business, social services and a lively population. In 1839, Richmond gained both a newspaper, the Richmond Telescope and Texas Literary Register and its first established church, the Methodist Episcopal Church. Individuals important to the state's history resided in Richmond, including Jane Long, Erastus "Deaf" Smith and Mirabeau B. Lamar. Jane long owned and operated the Veranda Hotel on Fourth Street, and entertained many of the most important politicians of the day. Long and Lamar were neighbors on their adjoining plantations, and remained so in death, as both now rest in the historic Morton Cemetery along with other prominent Richmond residents. The Morton Cemetery, established in 1825 by William Morton, is a landmark historic resource to the City of Richmond.

Public education in the area began in 1834, established by Dr. P.W. Rose at Stafford's Point. This first school was a small log cabin, and by 1850 the Fort Bend area supported three schools. In 1852, the Richmond Male and Female Academy was established. This was followed by the establishment of the Frongst Institution, located north of Richmond. By 1860, the Richmond Male and Female Academy boasted two teachers, 100 students and was supported by both public and private funds. Education in the area came to a halt during the Civil War, and it was not until the late 1800s that public education regained its strength. In 1903, a two-story school building was constructed on the site of the Male and Female Academy. All grade levels were taught in the one building, until the Richmond High School was established. The red brick building then became the Jane Long Grammar School.

Even though Richmond had been designated the governmental seat of Fort Bend County in 1839, it went without a formal courthouse until 1849. The first two-story brick courthouse was built by John H. Herndon, but was destroyed by fire in 1887. Justice in Richmond was also well served by the Fort Bend County jail, constructed in 1897. It has since served the community as the Confederate Museum, and was purchased by the City of Richmond in 1996 to serve as the police administration building. It remains one of the most important historic buildings in the City. Another courthouse was built at the corner of Morton and Third streets and remained in use until the construction of the present day courthouse. Designed by C.H. Page and Brothers of Austin, it was built by the Texas Building Company in 1908 for a cost of \$75,000. The Fort Bend County Courthouse is one of the finest examples of Classical Revival architecture found in Texas courthouses of this period.



The Fort Bend County Jail housed a gallows on its third floor.

By the 1850's, Richmond could boast a Masonic Hall, the County courthouse, several stores and the Richmond Male and Female Academy. Over the next five years, the City gained numerous additional stores, two hotels and a cotton warehouse. All these enterprises were enhanced by the extension into the City of the Buffalo Bayou, Brazos and Colorado Railway. Marketing and shipping contributed to the growth of farming, ranching and a thriving mercantile population. In 1867, Anton Wessendorff established his Wessendorff Lumber Company. The business was a fine success and ownership was passed on to T.B. Wessendorff, so well liked by his fellow citizens that he was elected mayor in 1909 and held that office till 1924. His beautiful, Victorian home occupied a block of Eleventh Street, bounded by Jackson, Union and Morton. The house was considered a valuable landmark and maintained its historic integrity until, tragically, it was demolished in 1961 to make way for a commercial structure.

The Civil War did not bring physical destruction of crops and homes to Richmond, but it impacted both the economy and society. The decade following the war's end was marked by cultural, business and political upheaval. The results were failing banks, plunging land values and fierce struggles for political control. These struggles led to the infamous Jaybird-Woodpecker War in 1888. This conflict between the powerful Jaybirds and the disenfranchised Woodpeckers marks a time in reconstruction that afflicted cities throughout the defeated Southern states. Eventually, conflicts and tensions eased sufficiently to allow the Richmond economy to recover, though it was very different from the original days of farming, ranching and plantations. By the turn of the century, tenant farming became common, prisons with convict farming were established and the sugar industry became a major part of the area's economy.

By the 1880's Richmond's population grew to approximately 2,000 citizens. The thriving population now supported sugar mills and refineries, six schools, four churches and the J.H.P. Davis Bank. This Victorian Romanesque Revival structure graced the corner of Morton and Third Streets, and also served as a site for several county offices, as well as Richmond's first telephone exchange. Sadly, the grand old structure was demolished in the 1950s. Other prosperous business included the J.E. Dyer Store, 206 Morton Street, which offered a variety of general merchandise. Groceries could be bought at the Jones and Hinson Grocery, at 208 Morton Street. The McNabb and Varga Saddlery Shop provided tack and custom gear, and area farmers and ranchers could do wholesale business at the Real F. Ransom Groceries and Grain business.



The J.H.P. Davis Bank.

Up until the turn of the century, Richmond's economy had been based on the agricultural bounty that nature provided. Its location on the Brazos river assured rich land for farming and ranching, and this prosperity in turn supported the prosperous mercantile enterprises in town. As the area moved into the early 1900s, Richmond began to share in the wealth to be found in oil and minerals. The City was ringed by eight productive oil fields and sulfur mining operations were established. Richmond began to enjoy the amenities of paved sidewalks and citizens could gather at a newly built public swimming pool. The Richmond Cotton Company, incorporated in 1899, formed the Richmond Electric Company and kept the City's homes and business humming. Richmond was the site of the first hospital in Fort Bend County. The Physicians and Surgeons Hospital was established by four area doctors in 1919, but sadly, it was lost to fire later that year. The City was spared most of the ravages of the Great Depression, relying again on its agricultural base to support the local economy. Surrounding rice fields remained productive and the City's two large cotton gins continued to serve the Fort Bend County area and support badly needed jobs.

Throughout the 1930s and early 1940s, Richmond's economic base remained secure with mineral and oil production and the ongoing prosperity of its rich agricultural and ranching resources. However, World War II took its toll on the local economy, with much of the male population shipped overseas. Those residents remaining home were confronted by a labor shortage, facing the loss of crops not harvested and production facilities unmanned. The designation of the Fort Bend County Fairgrounds as a prisoner of war camp provided some relief to the ailing economy. The fairgrounds, built in 1933, housed 250 German prisoners of war, and these men helped salvage the crops, worked the area ranches, and built badly needed production facilities. Still, even as the prisoners helped fill in for those citizens serving their country, the war years were hard for the county and the citizens of Richmond. At the end of World War II, Richmond struggled to restore its past economic vitality and began to succeed by 1950, with its population growing rapidly from approximately 2,000 to over 3,600 by 1960. The City truly began to prosper economically by 1970, with a population close to 6,000, and reaching over 9,000 by 1980.

While these population increases in Richmond did not develop as rapidly as some communities in the area, it still remains a prosperous and friendly city. Richmond has also been blessed by the kind spirits and generosity of Albert P. and Mamie George. Mamie's family roots and history in Richmond stretched back to the 1800s, and she and husband Albert managed the ranching land that had been passed down from three generations. Their 23,000 acre George Ranch was a prosperous operation, and its value was greatly enhanced by the discovery of oil on the property in the 1920s. Mamie and Albert formed the George Foundation in the middle 1940s, with the intention to help the less fortunate. Thanks to their efforts, Richmond regained hospital facilities in the early 1950s. The Polly Ryon Memorial Hospital had its beginnings in 1947, when Mamie and Albert generously contributed land and cash to the charter of the non-profit facility. The hospital was named for Mrs. George's grandmother, Mary "Polly" Moore Jones. In her time, Polly had been known for her devotion to tending the sick throughout the Fort Bend area. Polly Ryon Hospital enjoyed four expansions through the late 1960s. Mamie and Albert's George Foundation has flourished and expanded to support the community and the County with such endeavor as parks, scholarship programs and the George Memorial Library. The George Foundation has helped support the Fort Bend Museum and has also made possible numerous restoration projects in the area. The original George Ranch is now the George Ranch Historical Park, providing rich and various programs devoted to the history of the area. Mamie and Albert's generosity has become a benevolent legacy enriching the lives and landscape of both Richmond and Fort Bend County.



Polly Ryon Memorial Hospital today.

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Analysis of Property Types Identified in the Historic Resources Survey of Richmond

The purpose of a building analysis is to provide statistical information that can be useful in setting priorities for the existing Richmond Historic District, areas adjacent to the district boundaries, and individual properties. Establishing the priorities of historic resources can help assure a proper representation of a particular building type or historical period. The importance of the architecture of Richmond has been recognized and appreciated by its citizens, though over the years, the city has lost a number of important historic resources. One notable example is the J.H.P. Davis Bank building, which graced the corner of Third Street and Morton from 1886 until its tragic demolition in the 1950s. Another loss is the T.B. Wessendorff home, built at the turn of the century. This residence was a landmark example of Victorian style homes in Richmond; sadly, it was torn down in 1961 for commercial construction, even though it remained in excellent restored condition. Richmond has had a number of preservation successes, but the city must recognize that has lost portions of its architectural history that can never be reclaimed. It is vital that Richmond understand the priorities of its remaining historic resources in order to forge successful preservation undertakings in the future.

Introduction: Statistical Overview

A property type analysis illustrates how an individual property or an entire historic district relates to the physical development of a community. Statistical information from this Historic Resources Survey can provide the foundation for developing the associated property types section of a Multiple Property National Register nomination, in addition to setting priorities for the existing Richmond Historic District and identified historic properties. The Historic Resources Survey conducted in 2001 by Knight & Associates identified a total of 134 historic buildings, residences and structures in Richmond.

The Historic Resources Survey of Richmond revealed domestic architecture represents 54% of the historic structures in Richmond. This group comprises 72 of the 134 structures identified in the survey. Richmond's commercial buildings represent 29% of the structures surveyed, with 38 commercial properties identified. All other categories of structures encompass 17% of the total number of historic resources. The building types and structures represented in the survey break down as follows:

Total Historic Structures In Richmond		134
Domestic	72 structures	54%
Commercial	38 buildings	29%
Institutional	8 buildings	6%
Ecclesiastical	4 buildings	3%
Monuments	4 structures	3%
Transportation	3 structures	2%
Infrastructure	3 structures	2%
Industrial	1 building	less than 1%
Funerary	1 cemetery	less than 1%

Each of these types have the potential for illustrating an important aspect of Richmond’s history and should be considered in any overall plan for the preservation of the City’s historic resources. The residential and commercial buildings and sites are important historic references to the development of Richmond. Also of great importance are the institutional buildings that represent the governmental, educational and religious history of the city. The following analysis of the dates of the buildings identified in the survey can provide important statistical data. This analysis shows that an impressive 28% of the historic structures in Richmond date from 1820 to the late 1890s.

1820-1870s	9%	1920s	14%
1880s	8%	1930s	14%
1890s	11%	1940s	14%
1900s	10%	1950-1960s	8%
1910s	12%		

Domestic Buildings

Domestic buildings are the most common property type found in Richmond, representing 54% of all historic structures identified within the City. Domestic buildings are generally grouped into three major classifications: vernacular, popular or high style. All of the major classifications are well-represented within the housing stock of Richmond. Vernacular building forms, however, dominate the city’s surviving houses. Bungalows in Richmond represent 43% of the residences in the surveyed area and Center Passage homes represent 31%.

A number of residential building types that represent the remaining 26% of domestic buildings include: Four Square, I-House, L-Plan, Minimal Traditional, Modified L-Plan and Pyramidal Cottage. As several of these building types are uncommon in Richmond, their significance should be carefully reviewed in order to prioritize their importance to the history of the residential development of Richmond. This survey also identified 7 structures classified as outbuildings, including a barn, servants’ quarters, two wells, a gazebo and two sheds. These outbuildings have either landmark or high historic priority and are considered an integral part of a property’s history.

Center Passage homes represent not only 31% of the total number of residential buildings, but also 20% of all landmark and high priority residences in Richmond. Of the total 19 center passage homes, 12 are of landmark or high priority. This building type played an essential role in the development of residential architecture in Richmond and its significance should be carefully considered.

Bungalows	26 buildings	43%
Center-Passage	19 buildings	31%
Pyramidal Cottage	5 building	8%
Pyramidal Cottage	4 buildings	7%
L-Plan	4 buildings	7%

Description of Domestic Properties: Vernacular Housing Types in Richmond

The definition of vernacular (often referred to as "folk" architecture) remains hotly debated by scholars, but is essentially a building type that reflects a traditional way of building which is often adapted to the local materials and needs of a given region. While some believe that this building type ceased to be produced about 1930, being replaced by "popular houses," others continue to see a vernacular tradition up to the present. Vernacular housing types are most often described in terms of their plan type or building form.

Bungalow

One of the most common house types of the 20th century, this building type dates from c.1910 through the 1940s and reflects a national movement of popular domestic architecture. Bungalows are usually one-story with a strong horizontal emphasis. Gable roofs are most common with either a front, side or cross gable. Details include knee brackets under the eaves, square or tapered porch columns (often on brick piers), inset porches, and 1/1 wood windows. The plan is characterized by an efficient use of space with commodious rooms. There are a large number of bungalows in Richmond. The residence located at 613 Eighth Street (1910) is a landmark example of this housing type.



This 1910 bungalow is located at 613 Eighth Street.

Center-Passage

The center-passage house form dates from the mid-19th century through the early decades of the 20th century. It is characterized by a central hallway running all the way through the house and bisecting it into two equal parts (it is often confused with the hall-parlor plan defined by two rooms of unequal size). A side-gabled roof is typical and attached porches are very common. This house type typically has 1/1 or 2/2 wood frame windows and the front door often contains a transom and/or sidelights. Wood frame construction is typical, but such a house type is often found executed in brick or stone. These houses often display detailing and ornamentation from high styles of the period including the porch details, windows and gable ends. An important example of this housing type is the McNabb House, located at 112 Sixth Street (c.1870). This historic home was designated as a Registered Texas Historic Landmark in 1979.



The McNabb House, located in Decker Park, is an example of the Center-Passage type house.

Four-Square

The American Four-Square is typically two stories with both floors divided into four rooms of equal size. Side or front gabled roofs are common with a dormer found in many examples. Porches project over the principal entryway and windows are 1/1 or multi-light configuration. Other architectural elements include knee braces and Craftsman details. There are only two examples of the Four-Square housing type in Richmond: 412 Ninth Street (1900) and the 200 Block of Ninth Street (1910).



Built in 1900, this Four-Square house is located at 412 Ninth Street.

I-House

I-Houses are traditional folk forms that were common in pre-railroad America. This house type consists of two stories and is most often two rooms wide and one room deep. I-House plans often feature a central chimney. Later examples of this type feature stylistic detailing and may be elaborated with varying patterns of porches, chimneys and rearward extensions. Richmond has only one example of this housing type, located at located at 704 Main (1920).



This 1920 I-House is located at 704 Main.

L-Plan

This house type is so-called because of the L-shaped plan of the house created by a gable front wing that extends outward on the front of the house from the main, rectangular mass of the house. This house type dates from c.1880 to c.1910, although later examples are not uncommon. It is the most common house form of the late 19th century in Texas. Wood frame construction is typical and weatherboard siding is commonly used to sheath the exterior walls. Constructed after mass produced siding and exterior ornamentation was readily available, L-plan houses often display elaborate detailing or ornamentation, particularly of the porch, windows, and in the gable ends. Many of these decorative details are of Queen Anne or Eastlake influence. A central hallway or passage provides access to interior rooms. The Farmer House, located at 210 South Ninth Street (1899) is an outstanding example of the L-Plan.



The Farmer House, 210 South Ninth, is an L-Plan house and was built in 1899.

Minimal Traditional

Minimal Traditional is a non-descript style employing the massing and scale of period styles, but with little of the details. Common from 1930 through 1950, its typical features include a low-pitched roof, no overhanging eaves, prominent chimneys, and at least one facing gable. Two homes on Main, 700 and 800 both 1950), are the only surviving examples of the housing type in Richmond.



800 Main is an example of the Minimal Traditional house.

Modified L-Plan

This house type consists of a cube-shaped central mass with projecting front and side wings that distinguish it from the simpler L-plan. In addition, a hipped roof (rather than a gable roof of the L-plan) emphasizes the vertical mass of the central section. Queen Anne ornamentation is common on earlier versions of the modified L-plan. Later examples often exhibit classically inspired detailing, such as columns with a wrap-around porch. The Victorian styled residence located at 810 Jackson (c.1850) is the only remaining example of the Modified L-Plan in Richmond.



This Victorian styled Modified L-Plan is located at 810 Jackson.

Pyramidal Cottage

Pyramidal Cottages are characterized by the dominant hipped roof forming a pyramid shape. Some pyramid roofs terminate in a point, but others may simply end in a short ridge. Inset porches, projecting gable fronts and roughly equal-sized rooms in a square plan are common elements. Pyramidal Cottages date from the late 19th to early 20th century and are often embellished with Victorian or Classical Revival detailing. Richmond contains only five examples of this building type, including the home located at 1010 Main (1905).



This Pyramidal Cottage, built in 1905, is located at 1010 Main.

Shotgun

Common to southern cities by the late 19th century, this house type is characterized by a simple gable front and a narrow floor plan. Typically one-story, the Shotgun house is one room wide and features a steep roof pitch. It may be styled or a simple folk form. The residence at 911 Jackson (1890) is the only example of the Shotgun housing type in Richmond. It is considered a Shotgun house only by its floor plan, as the roof is atypical of this housing type.



This unusual example of the Shotgun house is located at 911 Jackson.

Description of Domestic Properties: High Style Housing Types in Richmond

High style houses are those most commonly associated with the designs of professional architects, although they were often the work of local builders. Regardless of whether they are the work of architects or builders, they exhibit a monumental character not found in vernacular or popular housing types and were built by affluent residents. High style residences utilize ornament and detailing, in addition to form and massing, to express a particular style.

Classical Revival Style

This style utilizes classically inspired columns on porches, window details, enclosed entablatures, columns with capitals and turned balusters. Large hipped roofs with intersecting gables and dormers are common. Houses often exhibit a mixture of architectural influences and it was common to update Victorian houses with Classical Revival details. The lovely John M. Moor House is a landmark example of the Greek Revival Style. This residence, located at 406 South Fifth Street (1883) was designated a Registered Texas Historic Landmark in 1962.



The John M. Moor House is a landmark example of the Classical Revival Style.

Colonial Revival Style

Derived from the designs of the American colonial period, particularly the Georgian and late Georgian, the Colonial Revival is characterized by a rectangular plan and strictly symmetrical facade. The central part of the facade may project slightly to give it added emphasis and pediments are not uncommon. Columns are not used, but may appear on some examples. This style was made popular by the restoration and reconstruction of Colonial Williamsburg. The home located at 800 Jackson (1900) is a good example of the Colonial Revival Style.



This 1900 residence, located at 800 Jackson, is an example of the Colonial Revival style.

Tudor Revival Style

This style dates from c.1900 to c.1940 and exhibits a wide range of building materials including stucco, brick and stone veneers. Steeply pitched gable roofs with hipped or gable dormers are common and the entrance to the home is emphasized by these roofing elements, but the most distinguishing characteristic is the half-timbered and stucco walls. Chimneys are often a dominant feature. Other features include narrow, multi-paned casement windows, interior wood wall paneling, and wood box beams. Tudor style examples are monumental in scope with rambling plans, but many of the features of this style were also applied to smaller and more modest homes. A good example of the Tudor style is the home located at 512 Seventh Street (1925).



This lovely example of the Tudor style dates to 1925 and is located at 512 Seventh Street.

Commercial Properties in Richmond

The Historic Resources Survey of Richmond identified 38 commercial properties in Richmond, approximately 29% of the entire building stock of the City. While a few examples of commercial properties are scattered throughout the town, the vast majority are located within an area roughly bounded by Calhoun to the north, Jackson to the south, Fifth Street to the west and Second Street to the east. While a few examples of early 20th century commercial properties survive, most of the commercial properties in Richmond date from the late 1800s.

Commercial buildings do not always exhibit the characteristics of high styles. Due to the emphasis on functionalism within many such buildings, a topological analysis based on facade organization was established by Richard Longstreth in *The Buildings of Main Street* (1987). His typology includes two basic categories based on (1) the manner in which a facade is divided into distinct sections, and (2) the arrangement of a few major architectural features or enframing wall surfaces. The first type of category based on facade divisions includes six sub-types: two-part commercial, stacked vertical block, two-part vertical block, three-part vertical block, enframed block and central block with wings. The second category, based on defining features or enframed wall surfaces, includes four sub-types: enframed window wall, temple front, vault and arcaded block. The one-part commercial type, the most common found in Texas, utilizes neither basic divisions nor distinguishing elements. Rather, it constitutes its own basic type.

One-Part Commercial Block

The One-Part commercial block is the most common commercial form of the late 19th and early 20th century. It is a discrete, independently treated building located as a free standing individual building or together as part of a group, commonly found in a row along a block. The one-part commercial Block consists of one or two windows of varying size and a doorway. False parapet roofs or a brick coping are the most frequently used methods of enhancing the upper wall. Sixty eight percent of all commercial buildings in Richmond are of the One-Part type. An excellent example of this commercial building type is seen at 207 Calhoun (1890).

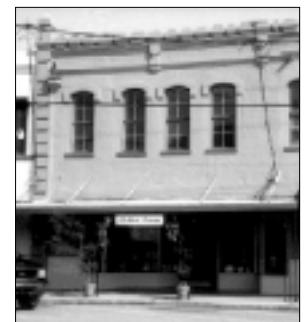


This One-Part commercial building, located at 207 Calhoun, is dated 1890.

Two-Part Commercial Block

The Two-Part commercial block is distinguished by its division of the facade into two distinct sections. The ground floor is very similar to the One-Part commercial block while the upper portion is commonly punctuated with smaller window openings placed at regular intervals. The upper floors of these buildings were generally used for office purposes but might also be used for meeting halls or as hotel rooms. The Richmond Historic District contains a number of late 19th century commercial buildings that combine this European precedent.

Architectural detailing may be either significant or totally lacking. Victorian versions of the two-part commercial block are quite ornate with an accentuated cornice and with windows embellished with decorative surrounds. Other types of ornamental embellishments include stringcourses, turrets, oriel windows, gables and attic stories. Many examples of the two-part commercial block, however, are relatively simple with few details. This type also became popular, beginning in the 1910s, for movie theaters. The building, located at 302 Morton (c.1890) is an outstanding example of the Two-Part commercial block.



An example of the Two-Part commercial building, located at 302 Morton.

Description of Institutional Buildings in Richmond

Institutional properties include educational, governmental, fraternal and social organizations, and religious resources. Nine percent (or 12 properties) of the buildings identified in the Historic Resources Survey of Richmond are considered institutional buildings, and these properties represent the most important expressions of the City's cultural, educational, social, religious and political life. These resources are often among the most monumental and visible buildings within a town and convey the community's pride, growth and success. Richmond's institutional buildings are located within the historic district, with the exception of the Jane Long School buildings, which are located along Main and South Ninth Street. Institutional properties are divided into five subcategories: educational properties; governmental properties; fraternal properties; religious properties; and funerary properties. Unlike domestic and commercial properties, they are not systematically organized by type or style, but rather by use or function. These buildings often exhibit the major stylistic characteristics of the period in which they were constructed.

Educational Properties

Educational properties include both primary and secondary resources, as well as higher education. Public schools are often at the center of the neighborhoods they serve and reflect the architectural styles current at the time of their construction. The Jane Long School buildings, located along Main, South Ninth Street and Fort Street, were built from 1935 through 1955, and are an excellent representation of Richmond's example of historic educational properties.



Main entrance to the Jane Long School.

The Jane Long School buildings date to 1935. The school is named after one of Richmond's most important historic citizens; Jane Long is considered the Mother of Texas, as she is believed to be the first Anglo woman to settle in what would become the state of Texas.

Governmental Properties

Governmental resources include city halls, county courthouses, post offices, libraries and other buildings operated by a local, state or federal government. This type of property is generally sited in a prominent position within the community and is carefully landscaped. Architects are usually employed to design these most important buildings for the community. The two governmental properties in Richmond represent some of the best examples of the major styles of their period. The Fort Bend County Jail building, located at 600 Preston, is a landmark example of the Richardsonian Romanesque style of architecture. This wonderful building was built in 1896 and was designated as a Registered Texas Historic Landmark in 1985. The Fort Bend County courthouse, located at 400 Jackson, was constructed in 1906 and it, too, is a Registered Texas Historic Landmark, receiving its designation in 1980. The courthouse is also listed on the National Register of Historic Places.



The Fort Bend County courthouse was constructed in 1906 and is listed on the National Register of Historic Places.



The Fort Bend County Jail built in 1896, is a designated Registered Texas Historical Landmark.

Religious Properties

Religious properties include any ecclesiastical buildings such as churches and synagogues, as well as their educational annexes. The United Methodist Church at 406 Jackson was constructed in 1922 and is the oldest existing major church in Fort Bend County.



The United Methodist Church, located at 406 Jackson, was constructed in 1922.

Funerary Properties

This property type includes cemeteries as well as mausoleums and other funereal types. The Morton Cemetery, located on North Third Street, dates back to 1825. The cemetery is rich with the area's history and is the resting place of many illustrious pioneers. Most notable of those are 1838-1841 Republic of Texas President Mirabeau B. Lamar, and one of Texas' first women settlers and Richmond's most beloved citizen, Jane Long, known as "The Mother of Texas".



Morton Cemetery is the resting place of Jane Long, Mirabeau B. Lamar, and other figures from Richmond's history.

Chapter 4 Sources of Additional Information

Guidebooks and Dictionaries

McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1990.

An exhaustive guide to the many styles which flourished in the U.S. from colonial times to the present. Also addresses indigenous and vernacular traditions, but is less useful for these types of dwellings. Richly illustrated with many examples from Texas (the authors are from Dallas) and many charts.

Carley, Rachel. *The Visual Dictionary of American Domestic Architecture*. New York: Henry Holt and Co., 1994.

Rather than a dictionary of terms, this book contains line drawings of buildings with their construction and decorative elements identified. It is very useful when one does not know what to call a particular component. Arranged by style or type, this book contains numerous plans and covers vernacular building types as well as high styles. It also includes structural drawings, interior decorative details and outbuildings. The index is very good as well.

Whiffen, Marcus. *American Architecture Since 1780*. Cambridge, Mass.: MIT Press, 1993.

First published in 1969 by a well-respected scholar, this survey of American architecture focuses on the high styles. It is arranged by style and includes a good discussion of its sources and evolution illustrated with examples by major architects.

Howe, Barbara, et. al. *Houses and Homes: Exploring Their History*. Nashville: Association for State and Local History, 1987.

An excellent guide on how to research the history of your house. It includes an in-depth discussion of all the major research resources, as well as an overview of construction techniques and regional housing types. This is an essential resource for someone conducting research on their house.

Greene, Fayal. *The Anatomy of a House*. New York: Doubleday, 1991.

A small book which identifies the main construction techniques utilized in domestic architecture.

Phillips, Steven J. *Old-House Dictionary: An Illustrated Guide to American Domestic Architecture, 1600 to 1940*. Washington D.C.: Preservation Press, 1992.

Arranged in a dictionary format, the margins contain good illustrations of many of the terms. An index also helps locate terms not used as main entries.

Howard, Hugh. *How Old is This House?: A Skeleton Key to Dating and Identifying Three Centuries of American Houses*. New York: The Noonday Press of Farrar, Straus and Giroux, 1989.

Arranged chronologically and includes a discussion of the major styles, this book contains a wealth of general information about construction techniques and details such as nails, hardware, and doors. It also contains a good section giving hints on how to research a house.

Kyvig, David E. and Myron A. Marty. *Nearby History: Exploring the Past Around You*. Nashville: American Association for State and Local History, 1982.

An exhaustive guide on how to conduct historical research at the local level.

Lounsbury, Carl R. *An Illustrated Glossary of Early Southern Architecture and Landscape*. New York: Oxford University Press, 1994.

A scholarly dictionary, heavily illustrated, which traces the origins of terms as well as their meaning from the 1600s through the 1820s. Its focus is on the south but includes Tennessee and Kentucky as well. It is not terribly useful to the layman.

Walker, Lester. *American Shelter: An Illustrated Encyclopedia of the American Home*. New York: Overlook Press, 1981.

Covers American styles, indigenous and vernacular dwellings from native Americans to the present. Although not as useful as some of the other dictionaries and style guides, it has excellent diagrams which emphasize plans and architectural detailing.

Rifkind, Carole. *A Field Guide to American Architecture*. New York: New American Library, 1980.

Not as exhaustive a treatment as many of the other guides. It has a greater emphasis on high styles and examples from the East.

Pevsner, Nicholas, Hugh Honour and John Fleming. *The Penguin Dictionary of Architecture*. New York: Penguin Books.

First published in 1966, this paperback dictionary has been through numerous editions. Its emphasis is on European and English architecture from ancient times through the present. It is probably not terribly useful unless one is interested in a brief synopsis of European sources. Not well illustrated in the earlier editions.

Harris, Cyril. *Dictionary of Architecture and Construction*. New York: McGraw-Hill, 1993.

Heavily illustrated with wonderful graphics, this is a general dictionary which covers the architecture of the world. It is probably more easily understood by the layman than the Penguin dictionary and its illustrations are much better.

Clark, Clifford. *The American Family Home, 1800-1960*. Chapel Hill: University of North Carolina Press, 1986.

Focusing on the middle-class home, this book is as much a study of American social history as it is a survey of American domestic architecture. It includes an overview of the evolution of house plans and the role of mechanization in the family home. It includes a good discussion of bungalows. It is highly recommended reading.

Handlin, David. *The American Home: Architecture and Society, 1815-1915*. Boston: Little, Brown and Co., 1979.

A scholarly work which covers the social history of the American home including the development of towns and suburbs, the middle-class home, affect of modernization on homes, and the theoretical background. It is an exhaustive study and may not be of interest to the layman. But it is an excellent work and is included here for its importance.

Wright, Gwendolyn. *Building the Dream: A Social History of Housing in America*. Cambridge, MIT Press, 1993.

First published in 1981, this is a scholarly work which was somewhat controversial when first published (Wright is a feminist architectural historian, so watch out). It is, however, an excellent study focusing on the model of domestic architecture. It includes information on bungalows and suburban development.

Jackson, Kenneth. *Crabgrass Frontier: The Suburbanization of the United States*. New York: Oxford University Press, 1985.

This is probably the most important scholarly work on the history of American suburbs. My copy is tattered and torn from almost constant use. It is a must in understanding the development of American towns and cities, although it is sometimes a difficult read.

Lancaster, Clay. *The American Bungalow, 1880-1930*. New York: Dover Publications, 1995.

First published in 1985, this was the first survey of the bungalow in the United States. It includes a discussion of the origin of the term, its antecedents, and its overall development. It is well illustrated with both photographs, drawings and plans.

Stevenson, Katherine Cole. and H. Ward Jandl. *Houses by Mail: A Guide to Houses from Sears, Roebuck and Company*. New York: Preservation Press by John Wiley and Sons, Inc., 1986.

An excellent history of mail order houses and contains many illustrations of the different types of houses offered over the years with a guide to how to recognize them.

Schrenk, Lisa (foreword). *Your Future Home: The Architects' Small House Service Bureau*. Washington D.C.: American Institute of Architects, 1992.

Originally published in 1923, this is a facsimile reprint of architect designed houses made available to the average homeowner. It is a good resource for typical house plans of the period.

Longstreth, Richard. *Main Street: A Guide to American Commercial Architecture*. Washington D.C.: National Trust for Historic Preservation, 1987.

A scholarly, but brief, description of the evolution of small-scale commercial architecture. This was the first work which formulated a typology for describing this type of building. Its importance is underscored by the adoption of its terms for the National Register of Historic Places. Currently out of print, but there is talk it will be reprinted.

Liebs, Chester. *Main Street to Miracle Mile: American Roadside Architecture*. Baltimore: John Hopkins University Press, 1985.

This is an excellent overview of the transformation of commercial development from centralized main streets to strip development and shopping malls. It also includes a discussion of such building types as motels, automobile showrooms, drive-in theaters, gas stations and restaurants.

Gebhard, David. *The National Trust Guide to Art Deco in America*. New York: Preservation Press by John Wiley and Sons, Inc., 1996.

A good general discussion of the differences between Art Deco and Art Moderne, as well as the history of the style. Contains a state by state guide to some of the best examples throughout the United States, including Texas.

Baker, T. Lindsay. *A Field Guide to American Windmills*. Norman: University of Oklahoma Press, 1985.

Simply the most exhaustive guide to the subject ever published. A weighty tome and very expensive. Not terribly relevant for Ennis, but I just love this book and feel the need to mention it.

National Trust for Historic Preservation: "Information" Series

The National Trust publishes a series of booklets on a variety of topics related to specific issues in preservation. This series is highly recommended and is currently available at the Ennis Public Library. Topics include:

- Maintaining Community Character: How to Establish a Local Historic District
- Design Review in Historic Districts
- Reviewing New Construction Projects in Historic Districts
- Basic Preservation Procedures
- Buyers Guide to Older and Historic Houses

Weeks, Kay and Anne Grimmer, eds. *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Illustrated Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings*. Washington D.C.: Superintendent of Documents, Government Printing Office, 1995.

An essential guide in understanding the Secretary of the Interior's Standards. The illustrations are most helpful in understanding how to apply the guidelines.

National Park Service: "Preservation Briefs" series

This series of pamphlets offer practical assistance to owners of historic buildings in solving problems associated with common preservation repair problems with an emphasis on preserving a property's historic character. These are available on-line at the National Park Service web site (see below). Topics include:

- Cleaning of Masonry Buildings
- Roofing for Historic Buildings
- Aluminum and Vinyl Siding on Historic Buildings
- Repair of Historic Windows
- Rehabilitating Historic Storefronts

Affordable Housing Through Historic Preservation: A Case Study Guide to Combining the Tax Credits. Washington D.C.: National Trust for Historic Preservation and the National Park Service, 1995.

This publication gives in-depth information on all of the programs currently available for the rehabilitation of historic structures for affordable housing including economic incentives. The book also gives descriptions of case studies from around the country.

The Economic Benefits of Preserving Community Character: A Practical Methodology. Washington D.C.: National Trust for Historic Preservation, 1991.

Offers practical arguments for a broad range of issues dealing with historic preservation and its impact upon local economies. Written for the layman, it supplies answers to many of the most common questions asked by communities.

Preservation Yellow Pages: The Complete Information Source for Homeowners, Communities and Professionals. Washington D.C.: National Trust for Historic Preservation, 1997.

A good guide to preservation sources and includes an overview of the major areas and disciplines in preservation. A good general introduction to historic preservation and its sources and organizations.

Procedural Due Process in Plain English: A Guide for Preservation Commissions. Washington D.C.: National Trust for Historic Preservation, 1997.

An explanation of procedural due process and guidance on topics that commonly arise in the context of local ordinances. This is a must for all members of landmark commissions (at only \$6.00, its a bargain).

Innovative Tools for Historic Preservation. Washington D.C.: National Trust for Historic Preservation and the American Planning Association, 1992.

Covers financial incentives, conservation districts, growth management, and regulatory techniques. A good overview of the major techniques used in historic preservation at the local level.

Foulks, William, ed. *Historic Building Facades: The Manual for Maintenance and Rehabilitation.* New York: Preservation Press (John Wiley & Sons, Inc.), 1997.

A technical publication on specific remedies for the restoration of facades including brick, stone, concrete, cast iron, metal and wood. It is an excellent source for information on the conservation of building facades, primarily commercial (although much of this information is applicable to residential architecture as well). Although technical in nature, it is readily understandable to the layman.

Hosmer, Charles B. Jr. *Preservation Comes of Age: From Williamsburg to the National Trust, 1926-1949.* Charlottesville, Virginia: University Press of Virginia, 1981.

The definitive history of the preservation movement in the United States, this two-volume work is a scholarly work that is eminently readable by the layman. It covers the development of preservation from early house museums and early amateur groups through the involvement of the federal government and the establishment of the first national organization for preservation.

Jester, Thomas, ed. *Twentieth Century Building Materials*. New York: McGraw-Hill: 1995.

An excellent and thorough overview of the use of modern materials in historic buildings, covering such topics as metals, concrete, plywood, terra cotta, all types of glass, tile, and asphalt, to name but a few. Each chapter presents a history of the material and suggestions for their conservation.

National Trust for Historic Preservation, Law Department. *Preservation Law Reporter*. Published periodically since 1982.

Issued periodically by subscription, this publication covers recent court decisions and legislative developments on a wide range of topics relating to historic preservation including tax credits, easements, historic ordinances, and takings.

Pregliasco, Janice. *Developing Downtown Design Guidelines*. Sacramento: California Main Street Program, 1988.

An excellent work on design guidelines for commercial districts.

Weaver, Martin. *Conserving Buildings: A Manual of Techniques and Materials*. New York: Preservation Press (John Wiley & Sons Inc.), 1997.

A highly technical book aimed at the professional architect. It includes information, however, that is useful to anyone considering the restoration of a building. Topics include the restoration of wood, stone, brick, metals, paints, glass, foundations, slate roofs, historic wallpapers, and the use of synthetic resins and polymers.

Cultural Resource Management

Published by the U.S. Department of the Interior, National Park Service and available free of charge upon request, this magazine focuses on a different topic each issue and offers a wide range of in-depth case studies.

This Old House Journal

A popular magazine (which now sponsors a television program) offers a wide-range of practical and technical advice to the owners of historic homes.

Preservation

The official magazine for members of the National Trust for Historic Preservation, this magazine is well worth the price of membership. Each issue highlights successful preservation projects from around the country and is full of useful information for preservationists.

Historic Preservation Forum

Also published by the National Trust for Historic Preservation, this small magazine is published for "forum" members of the National Trust. It focuses on current issues in preservation and is more technical in nature than the monthly magazine of the organization, *Preservation*.

Journal of the Association for Preservation Technology

Published by the Association for Preservation Technology, this publication covers technical information as well as current preservation issues. It is written primarily for the professional architect, but contains useful information.

Traditional Building: The Professional's Source for Historical Products

Provides information on the sources for both historical and facsimile reproductions for use in the restoration of historic buildings.

Texas Historical Commission

www.thc.state.tx.us

THC database of historical markers, National Register properties, data and survey records

www.thc.state.tx.us/atlas

Texas Department of Economic Development

www.tded.state.tx.us/commerce

National Register of Historic Places

www.cr.nps.gov/nr/nrhome.html

National Park Service Preservation Programs

www.cr.nps.gov

National Trust for Historic Preservation

www.nationaltrust.org

Preserve/Net

www.preservenet.cornell.edu/preserve.html

National Conference of State Historic Preservation Officers

www.achp.gov

Preservation Action

www.preservenet.cornell.edu/pa.htm

Colorado Preservation Information Network

www.copin.org

American Association for State and Local History

www.aaslh.org

Association for Preservation Technology

www.apti.org

National Center for Preservation Technology and Training

www.ncptt.nps.gov

National Main Street Center

www.mainst.org

American Planning Association

www.planning.org

Partners for Sacred Places

www.sacredplaces.org

African American Studies at Columbia University

www.cc.columbia.edu/cu/libraries/subjects/afam/afambibl.html

Society of Architectural Historians

www.sah.org

Society for American Archeology

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