

Historic Resources Survey Report
for the City of Castroville, Texas
2002

Castroville Historic Review Board
City of Castroville, Texas

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"Dropping into Castroville is finding peace. A weight is lifted from your soul; for here you are free from the strident discord of the multitudes of false forms and lines and colors that scream at you from almost every angle of our modern streets. Castroville is quiet. Each house is interestingly different from its neighbors, but still they are alike in friendliness of color and form. They are in good taste, for they sit quietly and make no noisy clamor after attention. They have done this for 90 years, but they are fresher and younger than our 10 or 15 year old bungalows whose "gingerbread is falling off and whose sheetmetal decorations are already rusting away."

Dave Williams
"An Indigenous Architecture: Some Texas Colonial Houses"
Southwest Review (October 1928)

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Chapter 1

Methodology Used in Conducting the Historic Resources Survey of Castroville

Overview of the Survey of Castroville

A comprehensive survey of the historic resources of the City of Castroville was conducted during 2000 and 2001. The purpose of such a historic resources survey is simply to identify the historic resources within a community and to provide the preliminary information necessary to begin integrating historic preservation into community planning. Such a survey provides the basis for making sound judgements in planning and can be utilized in the preparation of a preservation plan for a community that identifies the historic, cultural, and visual relationships that define its unique heritage and defines and establishes policies, procedures, and strategies for maintaining and developing these non-renewable resources.

After conducting preliminary research on the history of the city, each pre-1955 property within the city limits was systematically identified and documented. 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 were given a site number and recorded on a map. Although there are only 287 site numbers, 446 individual buildings and structures were identified, as many of the sites contained multiple ancillary buildings, outbuildings and other features associated with the principal building.

Dates supplied for each property are approximate. It is not feasible to do the necessary research to document the exact construction date for each individual building at the survey level. Local historians were consulted and asked to review a draft of the preliminary survey. 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 entire city was completed, each property identified as either a landmark or high priority property was re-evaluated in light of the knowledge of the entire city. All landmark and high priority properties received additional photo documentation, using color slide film, and a historic sites form was completed for each of these properties to provide additional documentation. The historic sites form is the one specified and required by the Texas Historical Commission. In many cases, this form is already on file at the Texas Historical Commission for many of the properties, but these were updated nonetheless.

The resulting inventory of all pre-1955 properties included in this report is sorted five different ways:

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

The database, utilizing Microsoft Excel, is compatible with both DOS and Macintosh systems. An electronic copy of the database is also included in this report. Furthermore, 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 Castroville Survey:

Photographs and Maps

- Black and white photographs (contact sheets) for all pre-1955 buildings
- Negatives are deposited with the Texas Historical Commission
- Color slides of all landmark and high priority properties
- Map of the entire city 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 Castroville
- Building analysis of the survey
- Specific options for implementing a successful preservation program
- Inventory of all pre-1955 properties indicating priority level

Electronic Copy of Database

Methodology Used in Determining Assessments of Priority

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

(1) **Landmark Priority:** Resources that are of irreplaceable architectural, historical or cultural value. These are the most important buildings 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 Castroville. 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 the city.

(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 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 history:

Criterion A

Event: resources that are associated with events that have made a significant contribution to the broad patterns of our history

Criterion B

Person: resources that are associated with the lives of persons significant in our past

Criterion C

Design/Construction: resources that embody the distinctive characteristics of a type, period, or method of construction; or that represent the work of a master, or that possess high artistic values; or that represent a significant and distinguishable entity whose components may lack individual distinction

Criterion D

Information Potential: resources (most commonly, archeological resources) that have yielded, or may be likely to yield, information important in prehistory and history.

In order for a property to qualify for the National Register, it must both meet one of the National Register Criteria for Evaluation by being associated with an important historic context and retain sufficient historic integrity of those features 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 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 why, where, and when 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 it 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 Castroville

The historic resources survey of Castroville conducted in 2000/2001 identified 446 historic properties within the city limits. The main objectives of the Castroville Survey were: (1) to identify and prioritize all pre-1955 buildings within the city limits; (2) to establish priorities for the historic designation of both individual buildings as well as any potential historic districts, and; (3) to make recommendations for future preservation activities in Castroville.

Landmark priority	27 properties	(6% of all properties)
High priority	93 properties	(21% of all properties)
Medium priority	93 properties	(21% of all properties)
Low-contributing priority	65 properties	(15% of all properties)
Low-noncontributing priority	168 properties	(37% of all properties)

Castroville has a significant area encompassing the vast majority of the city already listed in the National Register of Historic Places. In addition, the City of Castroville took steps in 1975 to provide additional protection for these resources by enacting a local preservation ordinance. No additional historic districts were identified during the survey process. However, there are serious issues that need to be resolved concerning the Castroville National Register Historic District, as well as the local historic preservation ordinance. These issues are discussed in-depth within the recommendation section of this report. Information on determining boundaries for both National Register districts and local districts is provided within the appendix included at the end of this report.

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 National Register 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 Castroville is not part of this phase of the project, one can begin to contemplate which contexts might be the most significant.

Site No. 29	810 Petersburg
Site No. 37	500 Block Paris
Site No. 240	1200 Block Jackson
Site No. 241	1200 Block Jackson
Site No. 242	1300 Block Jackson

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, a sampling of different architectural styles and building types, and representation of the entire ethnic history of the city. In addition, the economic incentives for listing should be incorporated into the decision making process.

In addition, the Castroville Historic Review Board should work with the property owners and the Medina County Historical Commission 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.

Chapter 2

Historical Perspective of Castroville

Founded on September 3, 1844, the establishment of Castroville represents the efforts of entrepreneur Henri Castro to establish a thriving community in the newly independent Republic of Texas. Castro immigrated to the United States in the late 1820s, becoming a naturalized citizen in 1827. He returned to France in 1838 to join the banking house of Lafitte and Company. As a partner in the firm, he was involved in negotiations for a loan to the newly formed Republic of Texas. Castro became fascinated by the young republic. President Sam Houston

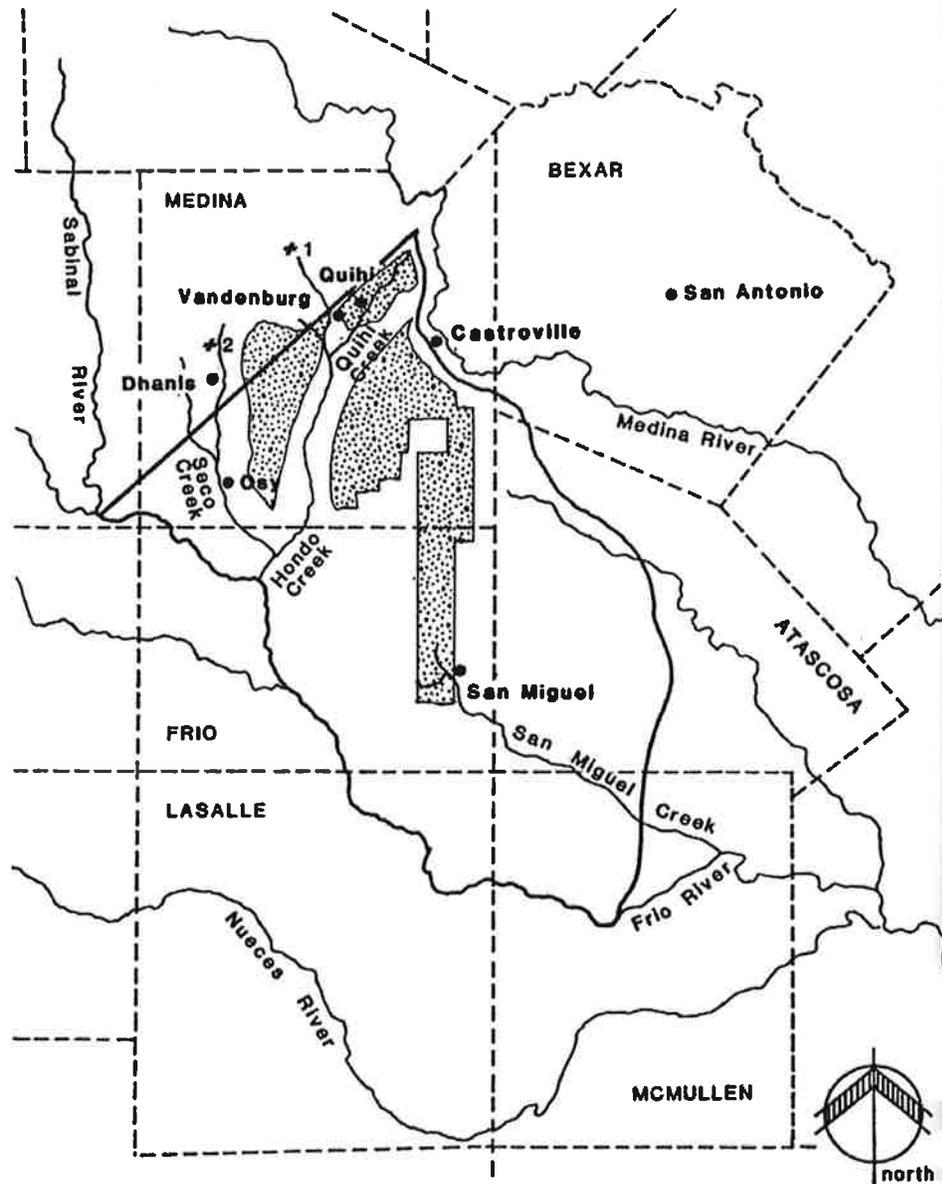


*Henri Castro, in the mid-1860s.
Source: Castro's Colony: Empresario
Development in Texas, 1842-1865
by Bobby D. Weaver*

greatly appreciated Castro's efforts on behalf of Texas and appointed him the consul general for Texas in France. Castro formed a contract with the Texas government in 1842 to settle a colony in southwest Texas; he chose the Medina River as the site for his colony (see map, following page). Beginning in 1843, Castro brought 785 families and 457 single men to the area. He settled the first families of Castroville in the fall of 1844. The earliest colonists came from France, Germany and Switzerland with immigration continuing well into the 1850s. Towns established within Henri Castro's league included D'Hanis, Quihi, Vandenburg and Castroville. As a result of Castro's financial difficulties, there were several attempts to rename the town in 1853 and 1855. The failure of these attempts attests to the loyalty and appreciation of the early settlers to Castro for his vision and success in establishing the new settlement.

The colonists came from areas where houses and farmsteads were clustered together in unplanned, irregular villages that were replicated, albeit in a modified fashion, in their new home in Texas. In Castroville, the first settlers were given one-third acre town lots and forty acres for farming, in addition to their land grants of 360 acres or 640 acres depending upon their marital status. The town initially developed in a half-moon pattern around the inside of the bend in the Medina River as the town lots along the river were the most desirable. But a regular grid pattern quickly filled the intervening space. The town of Castroville was carefully surveyed and laid out with a market square or plaza at the center of town upon which eventually faced the main church. This carefully laid out grid, however, was not apparent for years as the houses appeared to be scattered randomly with many empty spaces between, giving slight indication of the direction of the streets. The primary streets, named after the capitals of the world, faced roughly east to west. Houses facing these streets were built with minimal exposure to the east and west to avoid the strong sun in the early morning and late evening. By 1847 the village of Castroville included a population of approximately 700 with over 100 homes and 4 stores.

The San Antonio to El Paso Road crossed the Medina River at Castroville. Leading from San Antonio to California, via El Paso, this was one of the main southern routes of the California Gold Rush. The location of Castroville near this road was fortuitous as the United States government began building forts in the area in the late 1840s to protect settlers from Indians. Fort Lincoln, established in Medina County in 1849, was soon followed by Fort Duncan, Fort Inge and Fort Clark. Not only did these forts become major agricultural markets for the community, but they also hired local teamsters and their ox-wagons to deliver the supplies. Adjacent to the Medina River crossing of the San Antonio to El Paso Road, Cesar Monod, a Swiss merchant, established a store in 1849. By 1853, this was sold to John and Rowena Vance who continued to use the building as both a store and their residence. The following year, Vance sold a portion of his property near the river to Laurent Quitle and George Louis Haass for the construction of a mill complex. A dam across the Medina River allowed for water to be diverted to an underground headrace that provided energy for the mill. Eventually, a cotton gin was also located next to the grist mill. The Vances continued to operate the store and constructed a new house for themselves in 1859.



CASTRO'S COLONY:

LANDS GRANTED to CASTRO and HIS COLONISTS

- | | | | |
|--|-------------------|-----|--------------|
|  | Granted lands | ✦ 1 | Verde Creek |
|  | County boundaries | ✦ 2 | Parker Creek |
|  | Grant boundary | | |

Map: Lands granted to Henri Castro for settlement.
 Source: *Castro's Colony: Empresario Development in Texas, 1842-1865* by Bobby D. Weaver

Corn was the primary crop raised the first five years in the Castroville area, but initially the colonists waited too late to plant the corn and it was destroyed by summer drought. By 1850, wheat was becoming more common in the area, as well as a greater diversity of crops. The spacious, in-town lots supported large gardens. The production of vegetables from these gardens not only supported the subsistence needs of the households, but were also marketed to the area forts as well as in San Antonio, despite the thirty mile distance between the two cities.

In 1856, the renowned Boston landscape architect, Frederick Law Olmsted, described the small settlement of Castroville on his travels through Texas: "The Medina is the very ideal of purity... Upon its bank stands Castroville - a village containing a colony of Alsations, who are proud here to call themselves Germans, but who speak French, or a mixture of French and German. The cottages are scattered prettily, and there are two churches - the whole aspect being as far from Texan as possible. It might sit for the portrait of one of the poorer villages of the upper Rhone valley. Perhaps the most remarkable thing is the hotel, by M. Tardé, a two-story house, with double galleries, and the best inn we saw in the state. How delighted and astonished many a traveler must have been, on arriving from the plains at this first village, to find not only his dreams of white bread, sweetmeats and potatoes realized, but napkins, silver forks, and radishes, French servants, French neatness, French furniture, delicious French beds, and the *Courrier des Etats Unis*; and more, the lively and entertaining bourgeoisie."

During the Civil War, the large number of forts established in the area in the 1840s became virtually unoccupied. The loss of this base of support slowed the agricultural economy of the area. However, wagon trains carrying freight and supplies from the United States to Mexico passed through the town on a daily basis. This traffic helped the Castroville economy flourish during the war years, and by the middle of the 1860s, Castroville ranked twelfth in size of all Texas settlements. At the end of the Civil War, the area forts were quickly re-established and greatly expanded, allowing Castroville to thrive and prosper. In the 1880s, the railroad bypassed the community resulting in some economic decline. With the advent of the railroad, the importance of the San Antonio - El Paso Road also declined. Still, by 1884, Castroville could boast a population of 1,000 residents. During this time, the town saw the establishment of Catholic and Lutheran churches and a convent. Public education was available to the citizens and the economy supported a cotton gin, steam gristmill and brewery. The Castroville Waterworks was begun approximately 1890 when an initial supply of water from the Medina River was pumped to a storage tank for future use.

The privately funded Medina Irrigation Project, built between 1911 and 1912, impounded floodwaters on the upper Medina for use in irrigation. When complete, it was the fourth largest dam in the U.S. and the largest in Texas at that time. Alexander Walton expressed the idea for the Medina Dam project as early as the mid-1890s, but failed to raise the necessary capital until he met Dr. Fred Stark Pearson, an international builder of dams and hydroelectric plants. The company purchased land for both the dam and the irrigable lands to the south where they planned to establish towns and sell farmland. Drought delayed the filling of the reservoir and the outbreak of World War I had a negative economic impact upon the English investors of the project. The company went into receivership and was eventually bought by the San Antonio Suburban Irrigated Farms in 1927, then by the Medina Irrigated Farms Company in 1930 and finally passed to the ownership of the Bexar-Medina-Atascosa Counties Water Improvement District No. 1.

In 1925, the mill (then operated by Joseph Courand) closed. Purchased by J.T. Lawler, he converted the mill into a hydroelectric plant that provided Castroville with its first electricity. With the advent of the automobile and the construction of Highway 90 through Castroville in 1939, the town began to experience a new wave of economic growth. With the advent of World War II, the economy experienced some downturn due to the wartime conditions. The Lawlers, however, began renting out the second floor of their home to military couples stationed at Hondo Air Base. The inn eventually became known as the Landmark Inn. Ruth Lawler continued to operate the Landmark Inn begun by her brother J.T. Realizing the importance of the property, she arranged to donate the historic complex to the State of Texas in 1974. Today, it is operated by Texas Parks and Wildlife Department.

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Center for the Study of American History, The University of Texas at Austin

Journal of Henry Castro

Henri Castro Papers, 1839-1884

Papers of Louis Huth

Samuel Gideon Collection of Photographs

Memorial of Henry Castro, the founder of Castro's Colony: to the Senate and House of Representatives of the State of Texas (San Antonio, Texas, 1855)

A Bill, to be entitled An Act to perfect land claims of colonists in Castro's Colony, and for the final settlement of all classes of claims for said colony. 185?

653 Acres in a Proven Field (San Antonio: 192??)

Texas Historical Commission

National Register Nomination for the "Castroville Historic District" (1970)

Recorded Texas Historic Landmark nominations, files of the Texas Historical Commission

Newspapers

Castroville Quill (1901)

The Quill (1879-

The Anvil (1886-19??) issues to 1914 on file

Archival Sources

Dave Williams Collection, The Drury B. Alexander Architectural Archives, The University of Texas at Austin.

A collection of photographs of buildings in Castroville and Medina County taken by Dave Williams and others. These photographs comprise both personal photographs taken by Williams during the 1920s and copies of photographs taken in 1940 while Williams was head of the National Youth Administration.

Samuel Gideon Collection, The Center for the Study of American History, The University of Texas at Austin.

A former professor in the School of Architecture at The University of Texas, Gideon photographed buildings throughout the state including Castroville. His collection of photographs and papers are housed at The University of Texas and comprise both black and white prints and color slides. They are not fully cataloged.

Chapter 3

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

The purpose of a building analysis is to provide statistical information that could be useful in setting priorities for both proposed historic districts as well as individual properties in order to assure a proper representation of a particular building type or historical period. The importance of the architecture of Castroville has long been recognized by scholars, though in recent years it has not received the attention it so deserves. During the 1920s and 1930s, architects Dave Williams and Samuel Gideon recognized the importance of the architecture of Castroville and undertook extensive photo documentation of the area. As early as 1933, steps were taken to preserve the unique architecture of Castroville by the federal government in its Historic American Buildings Survey (HABS), one of the Works Progress Administration projects (see appendix included at the end of this report.). By 1935, the project was continued on a permanent basis by the National Park Service, the Library of Congress, and the American Institute of Architects. Two buildings in Castroville (Vance Hotel and Andrew Carle House) were among the first buildings in Texas recorded under the HABS program in 1934 under the direction of Marvin Eickenroht of San Antonio. Additional buildings were recorded in 1936.

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 an historic resources survey provides the foundation for developing the associated property types section of the Multiple Property nomination in addition to setting priorities for proposed historic districts and individual properties.

The historic resources survey of Castroville revealed domestic architecture represents 83% of all of the historic buildings in Castroville. This group comprises 247 of the 446 buildings identified in the survey. All other categories of building types encompass 17% of the total number of historic buildings. The building types represented in the survey break down as follows:

Domestic	247 buildings	83%
Commercial	33 buildings	12%
Institutional	10 buildings	2%
Cemeteries	7 site	2%
Industrial	1 buildings	less than 1%
Transportation	2 structures	less than 1%

Each of these types have the potential for illustrating an important aspect of Castroville's history and should be considered in the overall plan for the preservation of the city's historic resources. The commercial, industrial and transportation buildings and sites, in particular, are important for their role in the economic development of Castroville. 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 information for the selection of priorities:

1840s	7%	1900s	8%
1850s	12%	1910s	5%
1860s	10%	1920s	3%
1870s	11%	1930s	11%
1880s	5%	1940s	16%
1890s	4%	1950	8%

These statistics indicate a progressively larger number of surviving buildings until the Depression era, after which a small decline in the number of surviving historic buildings is indicated. The small percentage of surviving nineteenth century buildings would indicate a need to look carefully at the surviving buildings from this period for incorporation into preservation priorities. The following is a description of the primary property types identified through the historic resources survey of Castroville. This section includes an overview description of the main types (commercial, institutional, and domestic) followed by a brief description of sub-types.

Domestic Buildings

Domestic buildings are the most common property type found in Castroville, representing an overwhelming 83% of all historic buildings identified within the city. Domestic buildings are generally classified into three major classifications: vernacular, popular or high style. All of the major classifications are well-represented within the housing stock of Castroville. Vernacular building forms, however, dominate the city's surviving houses. A breakdown of the major types of house types utilized during the survey includes the following:

Alsatian	87	37% of all residential buildings
Bungalows	52	22% of all residential buildings
Two-Room	19	9% of all residential buildings
L-plan	19	9% of all residential buildings
Minimal Traditional	14	8% of all residential buildings
Center-Passage	11	7% of all residential buildings
Modified L-Plan	7	3% of all residential buildings
Pyramidal Cottage	4	2% of all residential buildings
Duplex	4	2% of all residential buildings
Cumberland Plan	3	1% of all residential building

Residential building types that represent 1% or less of the total number of domestic buildings include: Board and Batten, Fachwerk, Hall Parlor, Log House, One-Room, Ranch, Servants' Quarters, and Shotgun. As these building types are uncommon in Castroville, their significance should be carefully reviewed in order to prioritize their importance to the history of the residential development of Castroville. Castroville is unusual in the number of outbuildings located on most properties. This survey identified 114 structures classified as outbuildings, including barns, smoke houses, wells, stone fencing and sheds. Thirty two percent of these outbuildings have either high or medium historic priority and are an integral part of a property's history.

Bungalows represent not only 22% of the total number of residential buildings, but also 17% of all historic buildings in Castroville. This building type played an essential role in the development of residential architecture in Castroville and its significance should be carefully considered. Popularized by magazines such as the Ladies Home Journal and The Craftsman, it dominated the housing market of the early decades of the 20th century as suburbs developed around urban centers.

Description of Domestic Properties: Vernacular Housing Types

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.

Alsatian Architecture

The architecture of Castroville is unique within the state of Texas for its Alsatian character, making it significant at a state level. Indeed, this is one of the reasons Castroville was selected by the Texas Historical Commission as one of the first three National Register nominations from the entire state submitted to the National Park Service in 1970. The Alsatian style of architecture is characterized by its rectangular plan, sloping roof line, unusual placement of exterior openings and chimneys, and its use of casements windows.

One of the most graceful and elegant characteristics of the Alsatian homes is the roofline. The end gabled roofs are characterized by a short sloping roof on the front of the house and a long, extended roof line to the rear of the house, which often covered a back porch or work area and frequently came within five feet of the ground. Originally used in the Alsatian region to efficiently shed snow, this high pitched roofline gradually evolved to a more flattened pitch over time. The earliest roofs were probably thatched as were used in Alsace. Once mills were established in the area, however, cypress shingles were utilized. Towards the end of the nineteenth century and into the early twentieth century, galvanized tin became more common as the cypress became less available in the area and the gentler slope of the roofs allowed for the accommodation of the new metal roofs.

The earliest homes were probably built of mud and straw, according to contemporary accounts. Three main construction methods were used for permanent construction, including vertical logs set in the ground and filled with mud and straw; vertical logs set into a timber sill and filled with stone; and a combination of either stone with logs or timber. Solid masonry construction, however, was also utilized. The exterior walls were generally plastered to provide additional protection from the elements. Entire north walls of masonry were common to protect from the winter winds. Exterior walls were commonly fourteen inches thick.

The typical Alsatian floor plan was rectangular. Surviving records from Castro's papers describe several homes approximately sixteen feet by thirty-two feet in dimension. Although small by today's standards, every inch of space was utilized and rooms were multi-functional. The main room often functioned as a bed room at night and lofts often provided additional sleeping quarters within the steeply pitched roofs. Lean-tos or rear ells, commonly added to the rear or sides of the buildings, extended the floor space and lengthened the original roof lines of the earlier structures. While some kitchens were housed in lean-tos at the rear of the houses, others used separate outbuildings within the yard as a fire prevention measure and to prevent heating the entire house during the hot, Texas summers. Porches were not originally used, but were rather a later adaptation to the Texas climate.



This Alsatian residence at 714 Lisbon is a Registered Texas Historic Landmark, dating from 1870.

It was not uncommon in Castroville to combine living and business spaces, a common European tradition. The Carle House, built by Castro and Leopold Menetrier before 1850, is perhaps the best surviving example of such a building. The lower front section, with three doors facing the street, housed a store approximately twenty-five feet by forty feet along with a kitchen, dining area, and a small warehouse. The main living quarters, however, were upstairs.

The original designs of these houses featured wooden casement windows, often with solid wood shutters, arranged asymmetrically. The earlier homes had few openings to protect the houses from the weather. This irregular fenestration resulted either from the houses being constructed over a period of time or their placement being a result of function rather than aesthetics. Most of these casement windows were eventually replaced with double-hung wooden sash windows as they became commercially available and allowed more light into the interiors. Some of the old casement windows still survive, however, particularly in the upper floors and in the rears of some of the houses.

The battered chimneys resemble the French construction methods and are unique in their unusual placement. The use of angled flues within the walls allowed for the chimneys to be placed over windows or doors, an unusual sight on the Texas landscape. A few homes, such as the Vance House, have fireplaces located in the corners of the room as is typical in both Mexican and European examples.

Some of the early log outbuildings constructed by the Castro colonists are also unique to Texas in both their use of a double-notching and in the total lack of chinking. These two characteristics are unique to Medina County in Texas and originate in Switzerland and the Upper Rhine plain, where half-timbering rather than log construction is found. Other colonists, however, who were not familiar with log construction, adapted the more common construction techniques being utilized by other Anglo groups in the area.

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 located at 401 Vienna (c.1915).

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. Produced 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 house at 1105 Alamo (1871) is a good example of this building type in Castroville.



*L-Plan house, 1105 Alamo
1871*

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. Castroville contains several good examples of this type of house, especially the residence at 1317 San Jacinto (1910).



*Modified L-Plan house, 1317 San Jacinto
1910*

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. Castroville contains only four examples of this building type, but the house in the 400 block of Lafayette at Highway 90 (1900) is a good example.



*Pyramidal cottage, 400 block of
Lafayette at Highway 90
1900*

Description of Domestic Properties: High Style Building Types

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 the monumental character not found in vernacular or popular housing types and were built by affluent residents. High style buildings utilize ornament and detailing, in addition to form and massing, to express the particular style.

Greek Revival Style

Generally rectangular and two stories high, this style was popular in Texas from the 1830s through the 1880s. The roof is generally flat but is also sometimes gabled, especially on vernacular forms. Chimneys are generally not prominent. The use of Greek ornament including anthemions, dentil moulding, swags, fans, and key frets is common. Windows are double-hung, even triple-hung and are often floorlength with a row of small, attic-level frieze windows just below the cornice. A highly symmetrical facade is a common characteristic with a heavy, flat cornice flanked by Greek pilasters at the corners.

Queen Anne

Sometimes known as Victorian or Late Victorian, this style dates from the late 19th century through the early 20th century. Characterized by asymmetry with a wealth of ornamental detailing, these houses generally have a hipped roof with turned columns and balusters, ornamental shingled gable ends, multi-light decorative windows, and jig-sawn brackets and friezes

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. An example of this style is the house located at 914 Gentilz (1900).

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.

Georgian

This style is one of the many eclectic revival styles of the early 20th century. It exhibits a strict symmetry in the composition of the facade with a restrained use of architectural ornament. Doorways are often accented with fanlights. Roofs are generally hipped with eaves detailed as classical cornices.

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. High 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 high style is located at 1203 Athens at Highway 90 (1935).



*Tudor style house, 1203 Athens
at Highway 90
1935*

Mission Revival Style

Derived from the Spanish Colonial style throughout the Southwest, this style was developed in California during the late nineteenth century. Typical features include stucco walls, low-pitched roofs with tile roofs, and overhanging eaves with pronounced brackets. Many examples also feature large porches supported by heavy square piers or squat columns.

Prairie Style

Developed by a group of architects from Chicago and the Midwest, particularly Frank Lloyd Wright, this style is often considered the first truly original American style. House are distinguished by open floor plans, low ceilings, and casement windows grouped together in horizontal bands. The integration of the landscape into the house is achieved through horizontal massing and the use of windows to integrate the interior with the exterior. Low-pitched roofs with large overhanging eaves provide further horizontal emphasis. This style was disseminated throughout the country between the years of 1890 and 1920, although later examples are not uncommon.

Craftsman Style

This style reflected the influence of the English Arts and Crafts movement which rejected the Industrial Revolution in favor of traditional hand-craftsmanship and natural materials, as well as the craftsmanship of Japanese architecture. It was widely disseminated from 1901 through 1916 by Gustav Stickley's Craftsman magazine. The Craftsman style found its apogee in the work of the California architects Greene and Greene. Characteristics include projecting eaves and exposed rafters; grouped casement windows; the use of quarry stone; pergolas used to extend the house into the landscape and exquisitely wrought detailing. The house at 233 May (1910) is an example of the Craftsman Style.

Art Deco and Art Moderne

Characterized by open floor plans, flat or very low-pitched roofs with low profile parapets, smooth stucco walls, and horizontal groupings of metal casement windows, this style was popular during the 1920s and 1930s. Glass block is often used in place of traditional clear window glass. Art Deco detailing utilizes geometric motifs whereas the Art Moderne uses streamlined, stylized, and horizontal detailing.

Commercial Properties

The Historic Resources Survey of Castroville identified 29 commercial properties in Castroville, approximately 11% of the entire building stock of the town. While a few examples of commercial properties are scattered throughout the town, the vast majority are located within an area roughly bounded by Paris to the north, Highway 90 to the south, Angelo to the west and Fiorella to the east. While a few examples of late nineteenth and early twentieth century commercial properties survive, most of the commercial properties in Castroville date from the 1920s through the 1940s.

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. Many examples display detailing associated with Alsatian style, such as Mission Revival. Twenty three percent of all commercial buildings in Castroville are of the One-Part type. An excellent example of this commercial building type is seen at 1101 Alamo (1869).



*Commercial One-Part Block,
1101 Alamo
1869*

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 architectural precedent for this building type can be traced to Roman antiquity where urban buildings contained shops at street level with living quarters above. This shop-house form has continued in use throughout Europe to this day. Castroville is unique in the survival of mid-nineteenth 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. There is only one example of the two-part commercial block in Castroville, located in the 1300 block of Lorenzo (1925).



*Two-Part Commercial Block,
1300 Lorenzo
1925*

Description of Institutional Buildings

Institutional properties include educational, governmental, fraternal and social organizations, and religious resources. Only 2% (or 6 properties) of the buildings identified in the historic resources survey of Castroville are institutional buildings, yet 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. Castroville's institutional buildings are scattered around the city and generally do not form a cohesive group or district. These buildings may, however, be individually contributing to a district in which they may be located.

Institutional properties are divided into five subcategories: educational properties; governmental properties; fraternal and social 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 school on the 1400 block of Angelo (1925) exhibits characteristics of the Mission Revival style with its symmetrical facade terminating in projecting pavilions.



*St. Louis Catholic School, 1400 block of
Angelo
1925*

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 governmental properties in Castroville represent some of the best examples of the major styles of their period. The courthouse at 1209 Fiorella is a Landmark example of a governmental property.



*Old County Courthouse, 1209 Fiorella
1878*

Fraternal and Social Properties

This type of resource houses recreational activities as well as social activities. The lodge located at 1210 Lorenzo (c.1935) is the only example of a fraternal property in Castroville.



*Fraternal lodge, 1210 Lorenzo
c.1935*

Religious Properties

Religious properties include any such ecclesiastical buildings such as churches and synagogues, as well as their educational annexes. The Moyer Center is an outstanding collection of religious properties, with some structures dating back to the 1840's. The oldest example of a religious property in Castroville is the Old St. Louis Church, located in the 600 block of Angelo (c.1846).



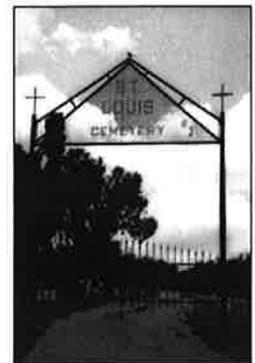
*Old St. Louis Church, 600 block
of Angelo
c.1846*

Funerary Properties

This property type includes cemeteries as well as mausoleums and other funereal types. The cemeteries in Castroville dates from the 1840s and are notable for their historic gravestones and monuments. They are all located along Jackson street on the west edge of town.



View of St. Louis Cemetery, Jackson Street



*Entrance, St. Louis Cemetery, Jackson Street
1860*

Chapter 4

Recommendations, Strategies and Options for the Preservation of Historic Resources in the City of Castroville

The implementation of the goals and objectives of the Castroville Historic Review Board requires a blueprint for taking action in a systematic way. It is important, however, to understand that such a plan is subject to continual change and revision as the needs of the city and its citizens evolve over time. A successful course of action for preservation will require several activities to take place simultaneously. The ultimate goal of the comprehensive survey of historic resources in Castroville is to suggest options and strategies for the preservation of the identified resources.

The most critical issue to address is the continued preservation of the Alsatian architectural character of the city that is unique among Texas cities. These buildings are essential to preserving the city's history, as well as to the future economic development of Castroville. If properly developed, Castroville could become a major destination point for heritage tourism. With its location near the number one destination point in Texas, San Antonio, its tourism potential is hampered only by a lack of vision.

In addition to the preservation of the unique Alsatian heritage, the commercial development along Highway 90 is having a serious impact upon the historic integrity and future preservation of the area. As this is the gateway to Castroville, its appearance is of the utmost importance to the future economic development of the town. Furthermore, it is not too soon to be considering the preservation of all of the town's historic resources. There is a tendency to overlook the more recent history of Castroville as the Alsatian period overshadows the importance of historic resources of the late nineteenth and early twentieth centuries. The history of Castroville needs to be viewed as a continuum, and not as a static moment frozen in time.

In the past, Castroville appeared to be on the forefront of preservation activities within the state. As early as 1934, the unique historical significance of the architecture of Castroville was recognized by the federal government when it was selected for documentation during the initial year of the Historic American Buildings Survey. In 1970, Castroville became one of the first three Historic Districts to be listed in the National Register of Historic Places from the State of Texas. In 1974, The Alamo Area Council of Governments selected Castroville as a pilot city for a project (to be funded by in a grant from the National Endowment for the Arts) to provide citizens with information on how to develop museums, establish tours, incorporate heritage education in its schools, and match up buyers with sellers of historic buildings. The Texas Parks and Wildlife Department made the financial commitment to undertake the acceptance, restoration, and operation of the Landmark Inn in 1974 as well. The City of Castroville's recognition of the importance of the town's heritage and its architectural resources resulted in the implementation of a historic zoning ordinance in 1975.

But by 1980, the enthusiasm for preserving the unique character of Castroville was on the wane. Saint Louis Church decided to demolish the Old Parish Hall in 1980. Also in that year, letters to the Texas Historical Commission expressed concern that a new city council wanted to revoke the historic preservation ordinance. The shortcomings of that initial 1975 ordinance are discussed in several letters, many of which continue to plague the city today. Yet, despite these problems, people still flocked to Castroville to experience the unique flavor of another country. The Castro Garden Club published an outstanding book on the history of many of the town's older buildings in 1994, and people still fight to acquire one of the truly unique Alsatian homes still standing.

National Register of Historic Places: The Castroville Historic District

The Castroville Historic District was honored by becoming one of the first three National Register of Historic Places nominations to be submitted from the State of Texas in 1970 when the program was first initiated by the National Park Service. Unfortunately, this nomination was prepared before the National Park Service finalized their regulations and requirements for documentation for such nominations. Enormous changes were made to these regulations with the enactment of the Tax Reform Act of 1976 (P.L. 94-455) that established important tax incentives for the rehabilitation of income producing properties listed in the National Register of Historic Places.

While the nomination for the Castroville National Register Historic District does give a description of the boundaries of the district, it does not include a comprehensive list of all contributing and noncontributing properties that is currently required in order to determine specifically which properties are included and which ones are not. The original nomination included historic site survey forms for a limited number of buildings that offered but a sample of the types of properties included within the district. These properties are definitely included as contributing within the historic district. Since 1970, the staff of the Texas Historical Commission has made some determinations of contributing and noncontributing status on a case by case basis as requested by individual property owners. The files of the Texas Historical Commission were thoroughly reviewed during the survey process to compile a list of the buildings determined "contributing" to the historic district at this time (see appendix included at the end of this report). There is not, however, a definitive list of contributing and noncontributing buildings within the entire historic district.

This represents an unusual issue and the National Register Coordinator at the Texas Historical Commission was consulted for his comments. After his consultation with the Keeper of the National Register at the National Park Service, he recommended that the City of Castroville submit a revised National Register nomination for the Castroville Historic District. If the same boundaries are maintained, it will not be necessary to submit the nomination to the State Board of Review for their approval before sending the amended nomination to the National Park Service for final approval. The amended nomination would need to include a complete revision of the following elements:

- An expanded section 7 of the nomination form that gives a physical description of the historic district
- A complete inventory of all the buildings within the historic district (including both historic and contemporary buildings). This inventory should include address, date of building, and a determination of its contributing or noncontributing status.
- An expanded section 8 of the nomination form that explains the significance of the historic district in terms of the history of the district.

The staff of the National Register Division of the Texas Historical Commission will work closely with the City of Castroville on such a project and would be available for a site visit. Indeed, such a site visit should be the first step in this process. We would not recommend changing the boundaries of the existing historic district as there are not significant resources outside the existing boundary to warrant such a change.

It is critical that this issue be resolved as soon as possible by the City of Castroville and the Castroville Historic Review Board. Without such a definitive list of contributing buildings, it is difficult for property owners to apply for the 20% rehabilitation tax credit and it makes the administration of the local historic district more complex. The City of Castroville should attend to this matter immediately. Funds from the Certified Local Government Program should be made available, although it could be done by volunteers from the community as well using the priority rating from the historic resources survey to guide them as to which buildings are contributing to the historic district.

Local Historic Districts in Castroville

Although listing on the National Register of Historic Places is important, listing at the local level provides the best protection for a community's historic resources and can offer additional incentives to local businesses through potential tax abatements for such designation. It is important to remember that a local historic district can have larger or smaller boundaries than that of a National Register district, allowing for greater protection and offering more incentives to additional businesses. Historic preservation has been used successfully in many communities to encourage economic development and attract investors and businesses to the older city centers. The city may want to pursue innovative preservation tools, such as a reinvestment zone in certain areas, to further promote its use and economic revitalization. Such techniques could offer additional economic incentives for property owners and attract new investors to targeted areas.

The residential area comprising the vast majority of the Alsatian homes in Castroville is the jewel of the city and its property owners appear to take great pride in their homes as evidenced by the high quality of the integrity of the neighborhood as a whole. It is currently well maintained by the residents of the area as a whole, although there appears to be some degradation of contributing structures due to a lack of enforcement of the existing historic preservation ordinance. Any immediate efforts towards this existing historic district should involve the residents in the decision-making process for its future as there appears to be a lack of education and understanding of the rewards of preservation by members of the community. Members of the Castroville Historic Review Board and city staff should meet with members of the neighborhood and prepare a workshop to supply information on the benefits and restrictions of designation. The residents should be informed as to the options and benefits for historic designation. This should be done forthwith and the lack of professional preservation staff resources within the city could be compensated by utilizing the Texas Historical Commission in the organization of a workshop and the distribution of educational materials to the residents.

Individual Buildings Recommended for Listing on The National Register of Historic Places

A number of individual buildings are not included within the boundaries of the Castroville National Register Historic District, but constitute important resources for the city. These resources could be nominated on an individual basis or they could be nominated together as part of a "multiple property" nomination. A multiple property nomination would allow for listing on the National Register of the outstanding examples of residential architecture located outside the current boundaries of the National Register historic district. 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, a sampling of different architectural styles, and representation of the entire ethnic history of the city. In addition, the economic incentives for listing should be incorporated into the decision making process. While there currently are no financial benefits for listing on the National Register of Historic Places for privately owned residences, income producing properties, such as bed and breakfast facilities, could benefit from listing. The city has several bed and breakfasts which are beautifully maintained and an important attraction for potential tourists visiting the city. Methods for encouraging such investments in the community should be pursued. This recommendation should be considered as part of the City's long-range planning goals for future preservation activities.

State Level Designation of Important Building and Events: Recorded Texas Historic Landmarks and Official Texas Historical Markers

The Castroville Historic Review Board should work with the Medina County Historical Commission in developing a list of buildings and significant events that are eligible for either a Recorded Texas Historic Landmark designation or an Official Texas subject marker. The Review Board could begin by reviewing the list of individual buildings with a priority rating of "landmark" or "high" within the survey. Only buildings that are 50 years of age or older can be considered for RTHL designation. In addition, unlike the National Register of

Historic Places, for a building to be eligible for the Recorded Texas Historic Landmark status, it must be an outstanding example of preservation. It must maintain a very high level of its original integrity and historic photographs are generally required to document this. A list of these buildings should be supplied by the Castroville Historic Review Board to the Medina County Historical Commission. The City of Castroville might consider funding Official Texas Historical Markers that relate to the history of the city through hotel-tax funds in an effort to boost the number of such markers. These subject markers are often of great interest to visitors to a city and would help promote heritage tourism in the area.

Historic Preservation and Public Policy

Design Guidelines

The Castroville Historic Review Board should consider undertaking the preparation of formal, design guidelines for both commercial and residential properties to guide property owners in the proper preservation of the historic character of their buildings. Design guidelines are critical for maintaining the historic look and feel of an area by establishing specific suggestions for design that maintain the historic integrity of an area. Moreover, such guidelines can also be used to sensitively merge new construction with the older historic fabric of the city. While historic ordinances commonly contain general guidelines for design review, they do not offer the depth and detail that property owners often need in making sound decisions. Too often, the preparation and publication of design guidelines are made too late to make a contribution to a city's historic fabric. More importantly, detailed guidelines can make a citizen's contact with the city's design review commission a much more pleasant and relaxed experience.

Any design guidelines to be considered for adoption by the City of Castroville should conform or be based upon the Secretary of the Interior's Standards for Rehabilitation (see appendix included at the end of this report.) This document establishes nationally recognized criteria for determining the appropriate types of changes to make to historic buildings. Moreover, use of these standards can minimize misinterpretation or misapplication by members of local commissions. The Secretary of the Interior's Standards are ten broadly written standards that apply to most situations. Supplemental to these standards are an extensive set of illustrated guidelines, also published by the Secretary of the Interior, that illustrate concrete examples of how the standards are employed in specific situations. The current "Guidelines for Restoration" utilized by the Castroville Historic Review Board emphasize the Alsatian buildings and would be of little use if applied to buildings from a later period. Moreover, in one instance, they are in conflict with the Secretary of the Interior's Standards. Castroville's Guideline Number 7 stipulates that additions "must be in the architectural style of the house ... and made to look a part of the old house or building" while the Secretary of the Interior's Standard Number 9 clearly states that "new construction will be differentiated from the old and will be compatible with the historic materials, features, size, scale, proportion, and massing to protect the integrity of the property and its environment." The current design guidelines fail to address new construction within the historic district beyond outbuildings.

Design guidelines for historic districts are imperative to provide guidance to property owners before they begin to make changes or alterations to their buildings. The characteristics and features of each district are very different. Design guidelines define the significant characteristics of each, individual district and provide specific guidance (through both text and illustrations) on how changes and alterations can be made to a building while maintaining the historic integrity and character of the district. Such a tool provides more information than can be contained within the text of an ordinance. The clarification of the intent of the ordinance can prevent misunderstandings and conflicts when private property owner appears before the Castroville Historic Review Board to

seek a certificate of appropriateness. As commercial and residential buildings are very different in character, there should be separate design guidelines for each type of building. It is important that these design guidelines consider the individual characteristics of the buildings within the area in addition to the particular needs and goals of the area. Such design guidelines should be well-illustrated with both good and bad examples and written in a way that can be easily understood by those not familiar with the principles of historic preservation.

Effective Management of the Historic Districts

The City of Castroville took an important step towards a commitment to the good stewardship of its historic resources with the adoption of a historic preservation ordinance in 1975. This document is now over one-quarter of a century old and is in need of a critical, comprehensive review. It is not within the purview of a survey report to accomplish such a comprehensive review of such an ordinance. However, a preliminary review of the existing ordinance underscores the need to thoroughly review some of the following issues:

- There is no process by which an individual property owner can initiate a request to have his property designated as a local landmark. It should be a basic right of property owners to have the opportunity to initiate such a request before a local historic landmark commission and an ordinance should carefully outline the necessary criteria for establishing what constitutes a historic building or a historic district.
- Most ordinances also include a process whereby a local neighborhood group or association can also initiate a nomination for their neighborhood to be considered as a historic district.
- Most ordinances today specify nationally established criteria, such as the National Register of Historic Places, for deciding how to determine what constitutes a historic building or historic district.
- The criteria for designating potential landmarks should address specifically what type of documentation is required to demonstrate the significance of a proposed property or district. This might include such information as date, architect (when known), statement of significance with documentation including references, and legal description (required for recording in the deed). A form provided to citizens would probably be very helpful to them as well as guidelines for what type of information is required.
- In addition, most ordinances specify the Secretary of the Interior's Standards for Rehabilitation as the standard used for all design review, in addition to any formally adopted design guidelines. The "Texas Historical Commission Guidelines" referred to in the Castroville ordinance no longer exist.
- There is no appeals or grievance process for property owners who are denied a certificate of appropriateness within the ordinance itself, even though such an appeals process may, in fact, be available to a property owner. A separate section within the ordinance should outline the appeals process for a property owner.
- The ordinance lacks a section on economic hardship.
- The ordinance fails to address the issue of demolition by neglect.
- The decision making process in the issuance of certificates of appropriateness should reside with the local landmark commission. An appeals process should be provided in which a property owner can appeal directly to the City Council for a final decision. Very few historic preservation ordinances empower a building official to make the final decision regarding the issuance of a certificate of appropriateness. If the City of Castroville is not providing the necessary education to its building official with regards to historic preservation issues, and there is an inadequate appeals process for its citizens, then the effectiveness of the preservation ordinance is at great risk.

- All buildings within a locally designated historic district should be considered by the local landmark commission for a certificate of appropriateness. To be excluding some of the buildings for consideration only by the building official, and not the Castroville Historic Review Board, is confusing at best. This results in the treatment of some property owners within a designated historic district differently than that of others. The provisions of an ordinance should be fair and should apply equally to everyone within a specified group, i.e. the historic district.

The existing historic preservation ordinance needs a serious review that can not be accomplished within the scope of work of a historic resources survey. But it is the recommendation that the City of Castroville undertake such a review as soon as possible to ensure the future preservation of its very unique historic resources. The Texas Historical Commission has issued a publication, "Guidelines for Drafting Historic Preservation Ordinances and a Model Ordinance," in their Local Government Assistance Series that could be very helpful to the city.

Comprehensive Preservation Plan

The preparation of a preservation plan could further aid the city in integrating historic preservation into its overall planning process, as well as providing a strategy for implementing the Castroville Historic Review Board's goals and objectives. Preservation plans address such issues as: strategy for prioritizing the community's preservation efforts; review of the community's goals and objectives with respect to historic preservation; evaluating the role of the public and private sectors in preservation issues; identification of public and private sources of funding for preservation activities; review of existing historic preservation ordinances and recommendations on how to strengthen them; and recommendations for implementation of tax incentives. Such a preservation plan should include the entire community in discussions of preservation issues through plenary sessions open to the public.

A preservation plan, prepared and adopted by the community, provides a basis for integrating survey information and other planning data into a community's comprehensive planning efforts. It establishes priorities for dealing with historic resources within the framework of existing local planning programs and presents specific recommendations for meeting these priorities. Such a document can identify the legal and financial tools, such as easements, tax incentives, and funding sources, that will effectively promote the revitalization of a community's historic resources. The Texas Historical Commission is currently planning on implementing "Visioning in Preservation" (VIP) and "Preservation Education Training" (PET) programs across the state. The City of Castroville should contact the Texas Historical Commission for more information on these programs that could prove very helpful in providing the city with a preservation plan.

Continuation of Survey Efforts

The identification of the historic resources of Castroville completed in this report is just the beginning of what should be viewed as an on-going process. Generally, such surveys should be updated at least every ten years to both account for properties that have reached the minimum 50 year age and to re-evaluate the significance and priority level of properties already listed on the existing inventory. The City of Castroville should devise a plan for maintaining the survey of historic resources. A systematic review of a prior survey on a regular basis will prove to be far less costly.

Historic Preservation and Economic Development

Heritage Tourism

The Castroville Historic Review Board should continue to investigate ways in which to implement a successful heritage tourism program for the city to encourage tourism. A walking tour of historic homes should be developed and continued each year and should be carefully scheduled to bring in as many tourists as possible. Heritage tourism activities should be included into any of the festivals currently held at Castroville, such as the August 25 celebration of St. Louis Day.

The city should consider undertaking the publication of a series of brochures on the historic resources of the town. While the Chamber of Commerce publishes an excellent guide to many of the town's historic sites, additional walking tour brochures or driving tour brochures should be developed on a topical basis, such as the downtown commercial district, important residences of Castroville (focusing on architecture), or on the overall history of the town. Members of the Review Board should consider visiting other towns with successful heritage tourism programs to gain additional ideas.

Tax Incentives for Historic Preservation

The Castroville Historic Review Board should make information available regarding the Federal Rehabilitation Tax Credits to all appropriate property owners which provide a 20% tax credit for the restoration costs associated with an income-producing property listed in the National Register of Historic Places. As this would include bed and breakfasts, it could be important in encouraging others to consider opening such an establishment. This type of incentive would be most important, however, in promoting the revitalization of the commercial areas while simultaneously encouraging a sensitive approach to its preservation.

Income-producing properties, or commercial buildings, within the commercial areas of the Castroville National Register Historic District hold the greatest potential for applying preservation activities to the economic development of the city. Listing of buildings in the National Register of Historic Places can greatly benefit the property owners through the federal tax credit program which allows for a 20% tax credit of the amount of re-investment into the rehabilitation of a historic building. This would promote the rehabilitation of historic properties which currently are non-contributing to the district. Moreover, it could encourage economic development in the downtown area by assisting the establishment of new businesses in downtown Castroville. Property owners, as well as potential business owners, need to be well informed of the potential advantages of designation on the National Register. Such revitalization programs offer an incredible opportunity for preservationists to partner with and make allies of a broad range of influential citizens in the community which will spread to other areas of the city. This is an opportunity that should not be missed. Commercial resources are an important component of any city's past as they play a vital role in the economic and social life of the community. Design guidelines are a critical need for the downtown area. Such guidelines could serve as an important educational tool for property owners and could help prevent further erosion of the historic integrity of the commercial area and preserve potential tax credits in the area for property owners. This recommendation is discussed in more depth in a following section.

The city should also consider possible local tax incentives for property owners willing for their properties to be designated at the local level. The most successful local designation programs give some type of tax relief for locally designated properties (both commercial and non-commercial). The Castroville Historic Review Board should investigate the pros and cons of such before making a final recommendation, carefully taking into consideration any adverse financial impact upon the city's budget. Such a study could be part of a formal preservation plan.

Affordable Housing

The city of Castroville should investigate ways in which to save its historic housing stock while providing for affordable housing for its citizenry. Unfortunately, many cities have demolished historic houses which could have been rehabilitated had a program been in place. In addition to the 20% Rehabilitation Tax Credit for income producing properties (such as rental properties), individuals or companies can apply for the Low-Income Housing Tax Credits. Under the Community Reinvestment Act (CRA), some banks are required to adopt plans for low-income neighborhoods. The Castroville Historic Review Board should initiate discussion with the banking community to discuss how to implement some of these programs in Castroville. Neighborhoods to be targeted should be selected, based partially upon the inventory of historic buildings in Castroville. Furthermore, the inventory of historic resources should be consulted before the final decision on the demolition of sub-standard housing is made by city officials. Indeed, if federal funds, such as Community Development Block Grant funds, are utilized, it is necessary to assess the potential impact of any undertaking on a property that is potentially eligible for the National Register of Historic Places under federal law authorizing the use of such funds.

Historic Preservation and the Citizens of Castroville

It is important to find ways to build a consensus among the citizens of Castroville for the preservation of the city's historic resources. The Castroville Historic Review Board should continue its active program of educational workshops for the owners of historic buildings. The successful enactment of any preservation program should begin with the active involvement of its residents in the actual decision-making process. It is critical that residents understand both the benefits and restrictions of any proposed designation in order that they may make an informed decision.

Educational Programs

A pro-active preservation program with an emphasis on education will result in an informed citizenry able to make knowledgeable decisions. It is the key to a successful preservation program. A workshop should be designed that includes information on the various types of historic designation. The Texas Historical Commission could provide both staff and educational materials to aid in this effort. But it is very important that local members of the community, particularly city staff and members of the Castroville Historic Review Board, be actively involved in this effort. The process of providing such workshops can result in the compilation of educational manuals for both citizens and members of the Castroville Historic Review Board. Existing organizations in the city should be involved in the formulation of these workshops and other educational activities.

Information needs to be available to the community at all times. Important books and publications on preservation should be available in the public library. As many of these publications are available free of charge from the National Park Service, this should not be a financial burden on the library. The Castroville Review Board should work with the city's librarians in establishing modest exhibits that highlight the city's history while drawing attention to books on historic preservation. An annotated bibliography of helpful books is included in this report. Furthermore, a copy of this survey should be placed on file in the Castroville Public Library so its information is available to all citizens.

Local teachers should be contacted and the resources of the Castroville Historic Review Board be made available to them in the teaching of local history in the local schools. Many of the buildings within the inventory could use additional historical research. They present many potential topics for local students, as well as for other groups. The Castroville Historic Review Board might also consider instituting an oral history program to begin collecting valuable information which is so often lost. Innovative programs for children are essential so

they may learn of the importance of valuing the heritage of their community. The Castroville Historic Review Board may want to work in a cooperative venture with programs already in place by other organizations, such as the Castro Garden Club and the Castroville Conservation Society.

It is essential that members of the Castroville Historic Review Board and city staff continue their own education in order that they may provide the best possible preservation program for the community. All members of the Castroville Historic Review Board should be encouraged to attend the Certified Local Government Conference every year (funding is always available through the CLG grant program). In addition, any other conferences, such as those sponsored by the National Trust for Historic Preservation and the Texas Historical Commission Annual Preservation Conference, should be attended whenever possible. The staff of the Certified Local Government Program at the Texas Historical Commission are usually available to provide training workshops in Castroville as well. Such a training program should be requested annually as part of the Certified Local Government program for the city.

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Chapter 5

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.

Resources for the History of American Architecture: Popular House Types

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.

Foy, Jessica and Thomas Schlereth, eds. *American Home Life, 1880-1930*. Knoxville: University of Tennessee Press, 1992.

A collection of essays which focus on the interior of houses and their evolution.

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.

Non-Domestic Building Types

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.

Resources for Historic Preservation

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.

Magazines

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.

Preservation Web Sites

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

www.saa.org

Texas Architecture

Abernathy, Francis Edward, ed. *Built in Texas*. Waco: E-Heart Press, 1979.

Alexander, Drury B. *Texas Homes of the Nineteenth Century*. Austin: University of Texas Press, 1966; 1979.

Brandimarte, Cynthia. *Inside Texas: Culture, Identity and Houses, 1878-1920*. Fort Worth: Texas Christian University Press, 1991.

Cohen, Judith. *Cowtown Moderne: Art Deco Architecture of Fort Worth, Texas*. College Station: Texas A&M University Press, 1988.

Coursey, Clark. *Courthouses of Texas*. Brownwood: Banner Printing, 1962.

Culbertson, Margaret. *Texas Houses Built by the Book: The Use of Published Designs, 1850-1925*. College Station: Texas A&M University Press, 1999.

Culbertson, Margaret. "Mail-Order Mansions: Catalogue Sources of Domestic Architecture in North Central Texas," *Legacies: A History Journal for Dallas and North Central Texas*. (Fall 1992), 8-20.

Fox, Daniel. *Traces of History: Archaeological Evidence of the Past 450 Years*. San Antonio: Corona Publishing Company, 1983.

Francavaglia, Richard. *Main Street Revisited*. Iowa City: University of Iowa Press, 1996.

George, Mary Carolyn Hollers. *O'Neil Ford, Architect*. College Station: Texas A&M University Press, 1992.

Goeldner, Paul, comp. *Texas Catalog: Historic American Buildings Survey*. San Antonio: Trinity University Press, 1974.

Goeldner, Paul. "Temples of Justice: 19th Century County Courthouses in the Midwest and Texas." Ph.D dissertation, Columbia University, 1970.

Harwood, Buie. *Decorating Texas: Decorative Painting in the Lone Star State from the 1850s to the 1950s*. Fort Worth: Texas Christian University Press, 1993.

Heimsath, Clovis. *Pioneer Texas Buildings: A Geometry Lesson*. Austin: University of Texas Press, 1968.

Henry, Jay. *Architecture in Texas, 1895-1945*. Austin: University of Texas Press, 1993.

Jordan, Terry. *Texas Log Buildings: A Folk Architecture*. Austin: University of Texas Press, 1978.

Kelsey, Maris and Donald Dyal. *The Courthouses of Texas: A Guide*. College Station: Texas A&M University Press, 1993.

Robinson, Willard. "Architecture," in *The New Handbook of Texas*. Vol. 1, pages 226-234. Austin: Texas State Historical Association, 1996.

Robinson, Willard. *Gone From Texas*. College Station: Texas A&M Press, 1982.

Robinson, Willard. *The People's Architecture*. Austin: Texas State Historical Association, 1983.

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Appendix
Survey Report
Castroville, Texas

Methodology for Identification and Selection of Historic Districts

A concentration of buildings with a common significance constitute a historic district. Approximately 50% of the total number of buildings in a district should be classified as contributing. The scale, detailing and composition of contributing buildings must provide a streetscape that is representative of the period. Boundaries should be logically determined and, whenever possible, follow street lines and local historical trends. The boundaries of a historic district are identified using the following considerations: (1) the areas must contain a high concentration of high and medium priority properties (or, properties that retain a high degree of historic integrity) to give the district a sense of continuity; (2) there should be little or no contemporary in-fill to intrude upon the proposed district; (3) the proposed districts should reflect significant aspects of the historical development of Castroville. Furthermore, boundaries for a National Register historic district may be different from the boundaries of a locally designated district due to the different criteria used for each.

Contributing properties include those that add to the district's overall historic character. Contributing properties are generally at least 50 years of age, but need not be unaltered. The buildings must, however, retain sufficient integrity to be recognizable to the district's period of significance. The buildings should retain a majority of their historic architectural materials and details and be able to convey the significance of the period. A contributing property, however, need not be unaltered to be included as it is common for buildings to have received some alterations in order to accommodate changes in use of the buildings over the years. If there are many such changes and they obscure the original form, massing or overall appearance of the building, such a property can no longer be considered contributing to the district.

Noncontributing properties are those which detract from the district's historic character and appearance. These properties may be of recent construction or be historic buildings that possess little or no architectural or historic significance that relates to the district or have received such drastic alterations that the original building is unrecognizable. These properties commonly have been severely altered through multiple changes, resulting in a modification of their original form, massing and overall appearance. Moreover, age and relative rarity of plan type or style may be mitigating factors in classifying a building as contributing or noncontributing. If restored, such properties could be re-classified as contributing if such restoration efforts follow the Secretary of the Interior's Guidelines. Owners should exercise caution in any such restoration work and should contact the Texas Historical Commission and the Castroville Historic Review Board for advice prior to the commencement of any such work.

A contributing building (high or medium priority) must retain sufficient integrity to be recognizable to the district's period of significance. Contributing buildings should retain a majority of their historic architectural materials and details and be able to convey the significance of the period. A contributing property, however, need not be unaltered to be included as it is common for commercial buildings to have received some alterations in order to accommodate changes in marketing and use of the buildings over the years. Examples of such changes might be the alteration of storefront windows to increase the visibility of merchandise or the installation of aluminum doors for original wooden ones. If there are many such changes and they obscure the original form, massing or overall appearance of the building, such a property can no longer be considered contributing to the district. Non contributing properties (low priority) have received major alterations that obscure their historic architectural characteristics. A common type of major alteration would be the slip-casing of a building with an aluminum storefront or the radical alteration of a building's facade. Other changes that can affect integrity include the replacement of original windows, doors, and storefronts. Alone, these alterations do not necessarily justify a property's classification as contributing, but collectively they destroy a property's ability to convey the significance of the district's time and place.

Once an historic district is designated to the National Register of Historic Places, owners of income producing properties would be eligible for a 20% tax credit for rehabilitation projects undertaken on buildings listed as contributing to the district. Local designation could also offer tax relief to property owners. This could encourage owners of buildings currently considered non-contributing to undertake rehabilitations that would strengthen the historic integrity of the district.

Buildings in Castroville Recorded under the Historic American Buildings Survey

Records for the Historic American Buildings Survey are deposited at the Library of Congress in Washington D.C. Each building received a survey number which is given in parenthesis following the name of the building. It is necessary when ordering reproductions of these records to cite these numbers in addition to data such as the name of the building and its full location (state, county and city). The level of documentation recorded for each structure varied for each building. The following list gives the complete description of what type of documentation is available for each building recorded by the Historic American Buildings Survey. Drawings refer to measured drawings; photographs are normally 5" x 7" black and white prints; and data pages refer to a typewritten, narrative, physical history and architectural description of the building. Reproductions may be ordered from:

Division of Prints and Photographs

Library of Congress

Washington D.C. 20450

In addition, the Texas material is now available on microfilm and is available at most larger research libraries. Information on these records may also be accessed online at www.cr.nps.gov/habshaer.

Joe Bendele (TEX-357)

2 exterior photographs; 1 data page (1936)

Andrew Carle House (TEX-33-A-5)

3 drawings (1934); 1 exterior photograph; (1934); 1 data page (1936)

Joseph Carle House and Store (TEX-390)

5 drawings; 3 exterior photographs; 1 interior photograph; 1 data page (1936)

Henry Castro Storehouse (TEX-356)

Demolished

2 exterior photographs; 2 data pages (1936)

First Catholic Church (TEX-359)

2 exterior photographs; 1 data page (1936)

First Lutheran Church (TEX-363)

Demolished

2 exterior photographs; 1 data page (1936)

C.F. Goldberg House (TEX-358)

3 exterior photographs; 1 data page (1936)

Louis Haass house (TEX-367)

3 exterior photographs; 2 data pages (1936)

Gerhard Ihnken House and Store (TEX-365)

Demolished

4 exterior photographs; 1 data page (1936)

Landmark Inn (also known as the Vance Hotel) (TEX-

Vance Hotel (TEX-33-A-4)

4 drawings (for hotel, storeroom and kitchen); 4 exterior photographs; 1 data page (1934)

Simon Cabin or Vance Hotel Bathhouse

1 exterior photograph; 1 data page (1934)

Kitchen

1 exterior photograph; 1 data page (1934)

Old Store

1 exterior photograph; 1 data page (1934)

John Vance House (TEX-361)

4 exterior photographs; 1 data page (1936)

John Merian House (TEX-368)

3 exterior photographs; 1 data page (1936)

Old Medina County Courthouse (Castroville City Hall) (TEX-364)

2 exterior photographs; 1 data page (1936)

P.F. Pingenot House (TEX-360)

4 exterior photographs; 2 interior photographs; 1 data page (1936)

Quintle and Haass Mill (TEX-360)

6 exterior photographs (1936)

Laurent Quintle House and Store

Demolished

6 drawings; 3 exterior photographs; 1 data page (1936)

Tarde Hotel (TEX-389)

4 exterior photographs; 2 interior photographs (1936)

Nicolas Tondre House (TEX-366)

(also known as the Peter Hoog House)

3 exterior photographs; 1 data page (1936)

The Secretary of the Interior's Standards for Rehabilitation

The Standards (Department of Interior regulations, 36 CFR 67) pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior, related landscape features and the building's site and environment as well as attached, adjacent, or related new construction. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.