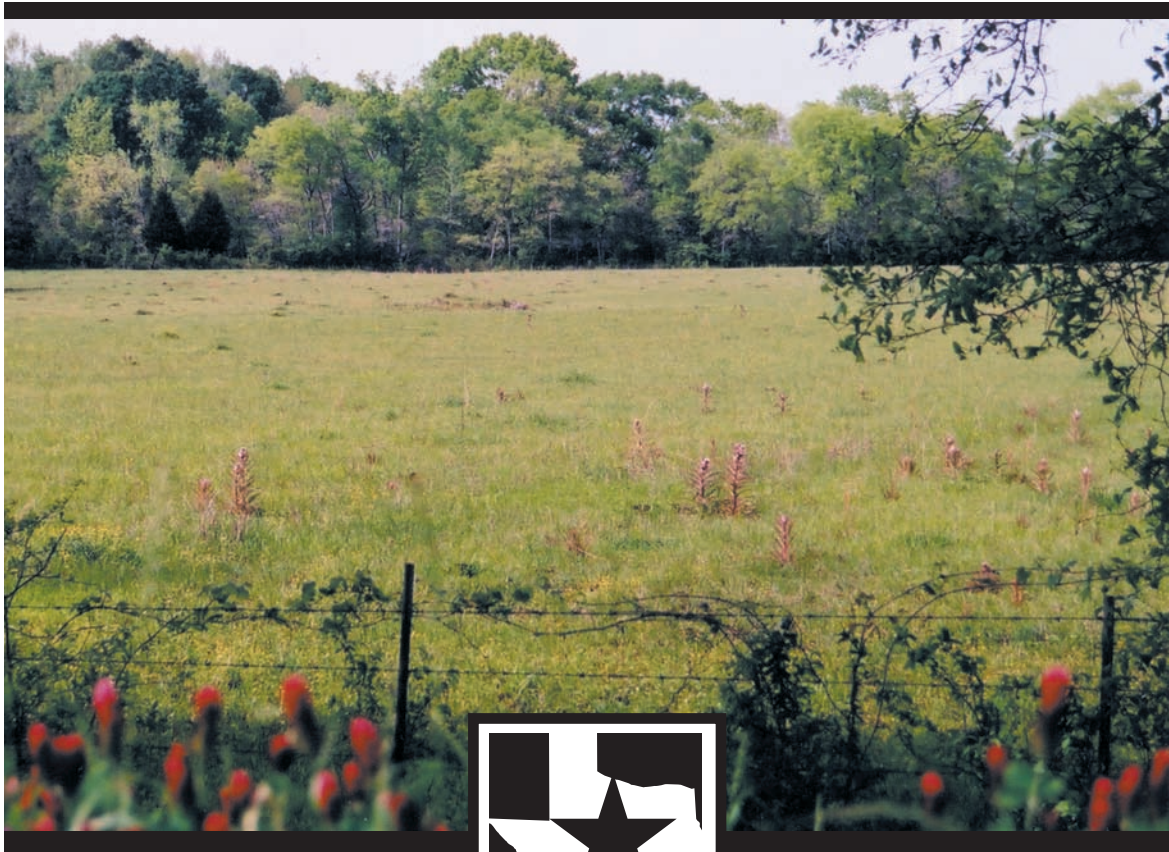


TEXAS HISTORICAL COMMISSION

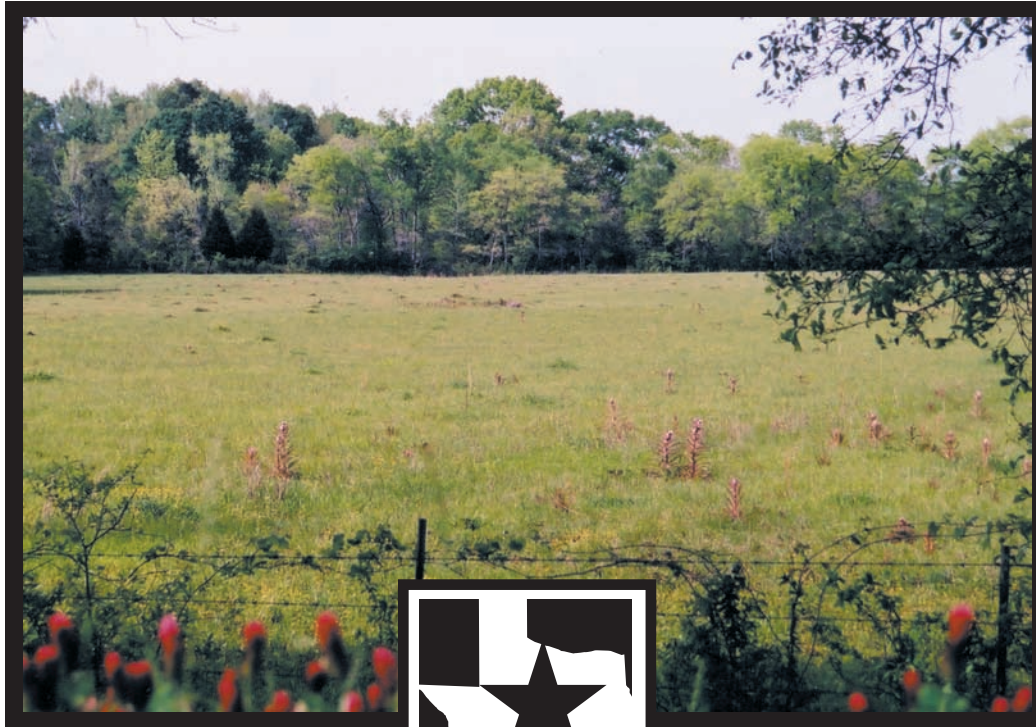
SAN AUGUSTINE

Historic Preservation Action Plan



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TEXAS
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**TEXAS
HISTORICAL
COMMISSION**

The State Agency for Historic Preservation

RICK PERRY, GOVERNOR

JOHN L. NAU, III, CHAIRMAN

F. LAWRENCE OAKS, EXECUTIVE DIRECTOR

November 2003

To the Preservation Community of San Augustine:

Congratulations! You have shown terrific spirit and enthusiasm as a pilot community for our Visionaries in Preservation Program. As you know, the built environment in San Augustine County was influenced by a unique convergence of sources. These historically significant structures add not only to the character of San Augustine County, but also to the state, and to the entire nation. Your groundbreaking work will serve to inspire and engage future communities interested in defining the future of their preservation efforts through visioning and planning.

Throughout the process of developing this plan, you continually have been asked to answer and refine your answers to four important questions: Where are we now? Where are we going? Where do we want to be? How can we get there? Your answers to these questions form the backbone of the enclosed action plan. The ability to continually reassess these same questions will provide the sparks for you to successfully implement the plan.

We at the Texas Historical Commission are proud to list San Augustine County as an example of a community that is sensitive to preservation and motivated to proactively manage the future of its historic assets. You are an inspiration to us all — best wishes as you carry this important effort forward.

Sincerely,

F. Lawrence Oaks
Executive Director

S San Augustine County is a community that acknowledges the importance of using its history and historic assets as the foundation for the future: economic prosperity, tourism, managed growth and an excellent quality of life. San Augustine County builds its success on partnerships, inclusiveness and generating a strong sense of pride in its significant history and bright future.



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INTRODUCTION

Less than 30 miles from the border of Louisiana and nestled between the Angelina and Sabine National Forests in East Texas sits San Augustine County. Sam Houston officed in San Augustine; the home of Texas' first governor, James Pinckney Henderson still stands proud; and the county hosts a formative and stately collection of Greek Revival residential architecture, reminiscent of its early Anglo-settlement roots. San Augustine boasts many firsts in Texas and does so with a characteristically generous East Texas smile.

In San Augustine County, visitors get more than a snapshot of these early days of the Texas Republic. San Augustine is the confluence of its Ais Indian foundation (a tribe of the Caddo Indians), Spanish occupation, lush forests, bayous and rolling pastures, Texas revolutionary spirit, vernacular African American community and spirituality, early industrial growth and development and Russell Lee depression-era images. A vitality among its residents helps preserve the facets of this history that are its foundation for the future.



San Augustine County southside Highway 21

San Augustine County also faces the impacts of a century of little population growth, economic stagnation, a high poverty rate, youth leaving the area, and challenged cooperation and communication between blacks and whites in the community. Projections estimate that county population will gradually decline over the next 40 years. According to the 2000 census, 28 percent of the county population is African American, compared to 60 percent in the city of San Augustine. As the 21st century progresses, folks in San Augustine are seriously contemplating how they can gain momentum in the community.

San Augustine County residents and leaders realize the importance of confronting these issues to advance preservation efforts for the overall prosperity of the community. In fall 2001, community leaders approached the Texas Historical Commission (THC) to become a pilot project in the agency's new Visionaries in Preservation Program. This program helps communities forge a path to capitalize on their historic buildings and environment through a community-based process (visioning) where residents and stakeholders set a course for the future of their community. The outcome of visioning is a community-driven direction for preservation and the publication of a historic preservation plan. Work commenced in August 2001.

The resulting plan is the cumulative work of four taskforces composed of approximately 30 residents and community leaders, a nine-person leadership committee, a visioning workshop attended by more than 100 residents and a planning team of six THC staff.



Purpose

Historic preservation is a demanding endeavor — a priority that a community must set for itself and consistently address. If successful, it will be an ongoing accomplishment that yields great returns and rewards. For communities with a solid historic fabric, preservation can be an economic generator, the impetus for tourism, the draw for new residents and the basis for an excellent quality of life.

The opportunity for a community to come together and positively explore how it can preserve and enhance its historic environment is rare. Preservation policy is often formulated in battle or controversy — the outcome of a demolished treasured building or the uphill efforts of a few convincing the leadership.

The visioning process that has resulted in this preservation plan was an open forum for residents, leaders, government, community organizations, schools and even children, to express their concerns, practical strategies and out-of-the-box dreams regarding San Augustine County. But most important, the purpose of the process was to create a dialogue about what preservation means to the community, and cooperatively establish a vision and a plan of action. Often, the process is more important than the product.

This plan should not be mistaken for a comprehensive preservation plan. While containing similar elements, this plan is not overly technical, does not fully develop the historic context of the city, does not define in-depth architectural styles, nor fully analyze the historic resource inventory. This action plan provides the basis from which a comprehensive preservation plan can be developed.

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This document articulates San Augustine County's vision and outlines a course of action for historic preservation for the next 10 years. It is a guide for using preservation to improve the community and involve a broad base of residents in making decisions and implementing change. This plan serves as a tool to:

- State the goals of historic preservation in San Augustine County.
- Incorporate preservation into the economic development strategies of the community.
- Develop the heritage tourism potential in the county.
- Inform and educate that preservation is a quality of life/economic development issue.
- Involve more residents in efforts to preserve the county's historic fabric.
- Provide a framework for measuring progress toward goals and allow for flexibility in updating and revising the plan.

Process

San Augustine County's participation in the program began in August 2001 with an informational meeting led by the THC. Representatives of preservation organizations, as well as San Augustine's county and city government, chamber of commerce and education professionals, attended and voiced their support for the county's participation in the program. Attendees of this meeting elected a local leadership committee to guide the process.

The leadership committee formally met in October 2001, brainstormed critical preservation issues, developed four taskforces to explore these issues and recruited members to serve on these workgroups. San Augustine County's taskforces included: Preservation, Economic Development, Heritage Tourism and Youth and Education.



In late January 2002, the taskforce members assembled for a training session by the THC with support from the Texas Main Street Program and the Texas Forest Trail Region. Volunteers learned about the visioning process, further brainstormed critical issues and initiated a four-month work plan to research preservation activities in San Augustine County. Taskforces regularly met independently and with the THC, completed a rigorous work plan and profile of preservation in the county and prioritized key issues and strategies. In early April, Visionaries staff met with the taskforces and facilitated a session on their progress and findings. This visit distilled and prioritized the ideas of the taskforces in preparation for a community-wide visioning workshop.

The visioning workshop, held the evening of April 29, 2002, was an open forum for residents to explore how they wanted San Augustine County to grow, what to preserve and protect and what values would guide residents' efforts in shaping the county's future. More than 100 residents attended the workshop, which introduced the community to the work of the taskforces through the Issue Exploration Station and encouraged participants to comment on the results. In addition, participants worked through three interactive sessions — a Visual Preference Survey, a downtown San Augustine Vision Map and Future Statements. Participants had 20 minutes to complete each exercise.



**San Augustine County Visioning Workshop,
April 2002**

The following evening, April 30, the leadership committee and taskforces reconvened to examine the results of the workshop. With affirmation from the public on their work to date, THC staff helped this group develop and prioritize goals for preservation and brainstorm desired actions to achieve these goals.

Visionaries staff took the research and profile developed by the taskforces, integrated their own research on the community, included the feedback from the public and refined the developed goals and actions to produce a draft plan. The draft plan was sent to the leadership committee and taskforces for review and feedback, revised accordingly and presented to the community in an open public forum in September 2002.

Agendas and minutes from all of the above meetings and workshops, in addition to a full analysis of the community visioning workshop, can be found in the appendix.



PRESERVATION PROFILE

Community Context

Known as the Cradle of Texas, San Augustine County is one of the oldest European settlements in the state and is one of the 23 original Texas counties established in 1836 by the Congress of the Republic of Texas.¹ Located in the East Texas piney woods, San Augustine County is 23 miles from Louisiana. It is bordered by the Attoyac River to the west, Sabine County to the east, Shelby County to the north and the Sam Rayburn Reservoir to the south. Pines, hardwoods — particularly oaks — and native grasses cover the area. Parts of two national forests, the Angelina and the Sabine, are in San Augustine County.

San Augustine County is the 200th largest county of the 254 in Texas. It covers 528 square miles and has a population of 8,946.² San Augustine, the county seat and largest town, is located north of the county center with a population of 2,475.³ Broaddus, located south of the county center, is the next most populous town with 212 residents.⁴

Historic Context

Pre-European Settlement

Native Americans occupied San Augustine County for several centuries before Europeans explored and settled the area. The Ais (or Ayish), an independent community of the Caddo Indian tribe of the Hasinai, occupied the area that would become San Augustine. Known by the tribal name Cadohadacho, the Caddo Indians occupied the eastern half of Oklahoma's Red River basin and surrounding areas of Arkansas, Louisiana and Texas for more than 11,000 years.⁵

The Caddos were an agricultural society and by 800 A.D. had developed a distinct culture defined as Caddo.⁶ However, the introduction of Anglo Americans and the epidemic diseases they brought with them reduced the Caddo population by about 80 percent between 1691 and 1772.⁷ In 1859, the 1,050 people remaining of the Caddo Nation in Texas were removed to Indian Territory in western Oklahoma.

European Exploration

The desire to claim new lands north of the Rio Grande led to continuous Spanish expeditions through present Texas during the 16th, 17th, 18th and 19th centuries. The first Europeans in the San Augustine County area were probably members of the Moscoso expedition from Spain in the 1540s. Several Spanish expeditions followed as well as French exploration in the early 1700s. The French presence in the area drove Spain to establish a series of missions to protect Spanish Texas from French invasion and to convert the Native American population to Christianity.

¹ Hardeman, Dorsey B. "The Marking of Straddlefork Farm." *The Southwestern Historical Quarterly* (Austin: The Texas State Historical Association, October 1965), Vol. LXIX, 236.

² 2000 U.S. Census records

³ Ibid

⁴ Ibid

⁵ Carter, Cecile Elkins. *Caddo Indians: Where We Come From*. (Norman: University of Oklahoma Press, 1995), 6.

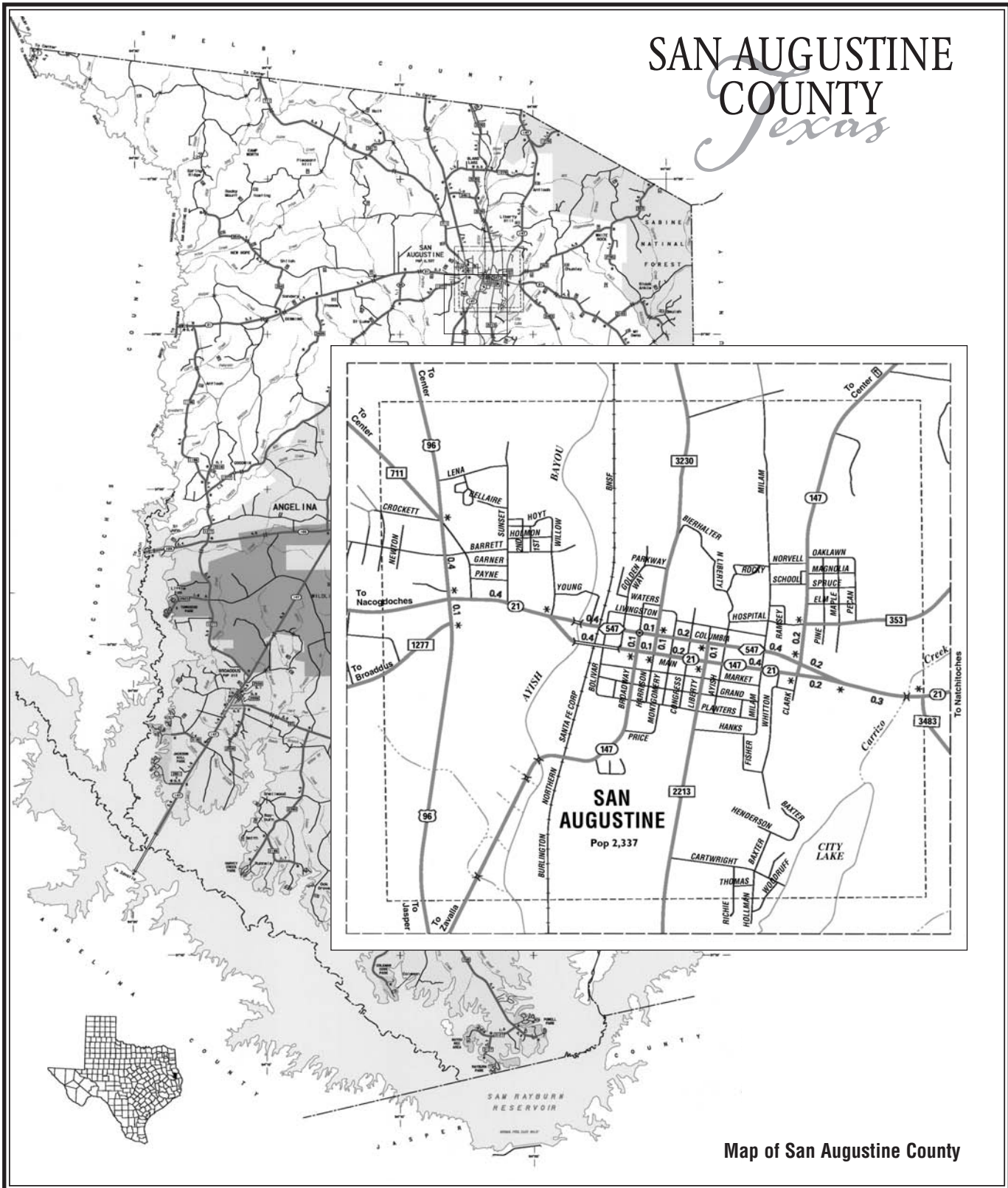
⁶ Ibid

⁷ Perttula, Timothy K. *The Caddo Nation: Archaeological and Ethnohistoric Perspectives*. (Austin: University of Texas Press, 1992), 152.



SAN AUGUSTINE COUNTY

Texas



Map of San Augustine County



Mission Nuestra Señora de los Dolores de los Ais

The earliest European settlement in the area was the Spanish Mission Nuestra Señora de los Dolores de los Ais (Our Lady of Sorrows) established in January 1717 on the banks of the Ayish Bayou by Father Antonio Margil.⁸ The mission was one of six established by Spain in what was called New Spain. The first Mission Dolores was abandoned in 1719 due to hostilities between the Spanish and French.⁹ The mission was reestablished in 1721 one-fourth of a league — east of the first mission site on a hill now known as Mission Hill.¹⁰

Throughout its history, several padres, lay brothers and soldiers occupied the mission. The missionaries' task was to convert the Ais Indians to Christianity, but they generally refused to live at the mission. This failure and the cessation of hostilities between Spain and France led to the eventual closure of Spanish missions in East Texas including Mission Dolores in 1773.¹¹

Settlement on the Ayish Bayou

The site of the earliest settlements in San Augustine County, Ayish Bayou is approximately seven miles north of San Augustine. This area was favorable to settlement due to the abundant wildlife and fertile soil. The first recorded land grant in the San Augustine County area was four leagues of land to Antonio Leal from the King of Spain in 1800.¹² This land was eventually sold to Edmund Quirk and would become the site of the town of San Augustine.



Ayish Bayou behind civic and tourism center

In 1833, a committee of 15 men was established to select the location of a centrally located town. The site chosen was on the east side of the Ayish Bayou on the land owned by Edmund Quirk. Thomas McFarland laid out the town in 48 blocks divided into 356 lots of 80 feet by 160 feet with 40-foot-wide streets. Two blocks in the center were for public squares; the courthouse was later built on one of these. This was in contradiction to Spanish law requiring certain specifications in laying out a town. It is believed that San Augustine was the first town in Texas laid out in the American plan.¹³

⁸ Crocket, G.L. *Two Centuries in East Texas: A History of San Augustine County and Surrounding Territory*. (Dallas: The Southwest Press, 1962, repro.), 19.

⁹ Benavides, Jr., Adán. *Archival Investigations for Mission Nuestra Señora de los Dolores de los Ais, San Augustine County, Texas: A Catalog of Documents and Maps of the Mission Dolores de los Ais Historical Materials Collection*. (Austin: Texas Department of Transportation Environmental Affairs Division Archeological studies Program, Report No. 11, 1998), 1.

¹⁰ One league equals 4,428.4 acres.

¹¹ Benavides, Jr., Adán. *Archival Investigations for Mission Nuestra Señora de los Dolores de los Ais, San Augustine County, Texas: A Catalog of Documents and Maps of the Mission Dolores de los Ais Historical Materials Collection*. (Austin: Texas Department of Transportation Environmental Affairs Division Archeological studies Program, Report No. 11, 1998), 1.

¹² Title transfer to Edmund Quirk, box 113, folder 11, Spanish Collection, Texas General Land Office.

¹³ Crocket, G.L. *Two Centuries in East Texas: A History of San Augustine County and Surrounding Territory*. (Dallas: The Southwest Press, 1962, repro.), 101.



The new town was called San Augustine, also referred to as Saint Augustine.¹⁴ Various sources give different origins for the name. Some claim the town was named for a nearby Mexican town of the same name.¹⁵ Others state the town name was chosen by Mexican officials to honor St. Augustine of Hippo.¹⁶

The municipality of San Augustine was created in 1832 and originally encompassed present day San Augustine, Sabine and Shelby counties as well as parts of Panola, Newton and Jasper counties. After gaining independence from Mexico, Texas created San Augustine County in 1837 and designated San Augustine as county seat.¹⁷

The Athens of Texas

As early as 1836, educational organizations were established in San Augustine to serve the surrounding areas. The first attempt at large scale public education was the incorporation of San Augustine University in 1837; however, the university did not begin classes until 1842 when a building was acquired and a president employed.¹⁸ The university was on the east side of town along the south side of Main Street and consisted of introductory, junior and senior departments, a grammar school for children under 12 and a female academy. The school closed in 1847.

Wesleyan College, incorporated in 1844 by the Methodist Church, only existed for a short time and issued only two degrees.¹⁹ It was located on the north side of Main Street, one block east of San Augustine University.²⁰ The college offered primary, secondary and collegiate level instruction and a department for women. After declining enrollment, due in part to competition from other institutions, the college closed in 1847 and united with the University of East Texas. The school property was also transferred to the University of East Texas. Fire destroyed the building in 1870.

Chartered by the state in 1848, the University of East Texas was a non-denominational college and offered primary and preparatory classes for both male and female students.²¹ This school also failed after a short time. The Masonic Lodge then established an institution of higher education in San Augustine.

The Masonic Institute of San Augustine opened in 1851 with two separate branches — the Masonic Female Institute and the Masonic Male Institute. This school was the longest running institution of higher education in San Augustine and similar to a modern high school.²² While the school had sound financial backing from the Masonic lodges, the coming of the Civil War brought an end to the institute in 1862.²³

No more institutions of higher education were established in San Augustine.

¹⁴ Henson, Margaret Swett and Deolece Parmelee. *The Cartwrights of San Augustine: Three Generations of Agrarian Entrepreneurs in Nineteenth-Century Texas*. (Austin: Texas State Historical Association, 1993), 61.

¹⁵ *Ibid*, 60.

¹⁶ "SAN AUGUSTINE COUNTY." Handbook of Texas Online., Crocket, G.L. *Two Centuries in East Texas: A History of San Augustine County and Surrounding Territory*. (Dallas: The Southwest Press, 1962, repro.), 99.

¹⁷ San Augustine County Records. Steen Library. <http://libweb.sfasu.edu/etrc/collect/rhrd/sanaug/sanmain.htm>.

¹⁸ Oglesbee, John and Betty. *San Augustine: A Texas Treasure*. (Nacogdoches: East Texas Historical Association, 2001), 55.

¹⁹ "WESLEYAN COLLEGE." The Handbook of Texas Online.

²⁰ Henson, Margaret Swett and Deolece Parmelee. *The Cartwrights of San Augustine: Three Generations of Agrarian Entrepreneurs in Nineteenth-Century Texas*. (Austin: Texas State Historical Association, 1993), 124.

²¹ *Ibid*, 167.

²² *Ibid*, 171.

²³ Crocket, G.L. *Two Centuries in East Texas: A History of San Augustine County and Surrounding Territory*. (Dallas: The Southwest Press, 1962, repro.), 313.



Religious Heritage

Catholicism was the primary religion in the early development of the San Augustine County area. American settlers who came into the area were required to practice Catholicism and Protestant services were forbidden under Mexican law.²⁴ In 1716 Franciscan missionaries held the first Catholic services near the present St. Augustine Catholic Church. The first Catholic Church was built on the site in 1881, and the present structure was completed in 1937. In 1975, the Diocese of Beaumont renamed the church St. Augustine.

While Protestant missionaries ventured into the area during Mexican control, it was not until after the Texas Revolution that they began to make a foothold in the area. Several Protestant sects were established in San Augustine following Texas' independence from Mexico. As early as 1833, Rev. James P. Stevenson established a religious society. The precursor to the McMahan Chapel, it is considered the oldest Protestant and Methodist Church in Texas.²⁵

Several Protestant churches followed in the late 1830s and 40s including the Antioch Church of Christ in 1837, the First United Methodist Church in 1838, the First Presbyterian Church in 1838 and the Christ Church Episcopal of San Augustine in 1848. Additional churches of these sects as well as Baptist churches were established in later years. These churches served primarily the white population of San Augustine.

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First United Methodist Church

²⁴ Crocket, G.L. *Two Centuries in East Texas: A History of San Augustine County and Surrounding Territory*. (Dallas: The Southwest Press, 1962, repro.), 270.

²⁵ Oglesbee, John and Betty. *San Augustine: A Texas Treasure*. (Nacogdoches: East Texas Historical Association, 2001), 47.



In 1845, the Jerusalem Memorial Christian Methodist Episcopal Church was established to serve the African American population of San Augustine. Two slaves known as Sutton and Bartlett were granted licenses to preach in the Methodist Episcopal Church, South. In 1870, the church joined the Colored Methodist Episcopal Church, a separate conference of the Methodist Episcopal Church, South for its African American members; the congregation had declined previous invitations to join the African Methodist Episcopal Church. The church is considered one of the oldest African American congregations in the state.



Jerusalem Memorial Christian Methodist Episcopal Church

It was not until 1872 that another African American church, the Roberts Baptist Church, was established. Originally meeting under a brush arbor, the congregation later constructed a church northeast of its present site. The current structure is located two-and-a-half miles south of San Augustine and was built in 1967.

Phases of Development

Through the 1840s and 50s, San Augustine County experienced an economic success which would not be repeated. The county population in 1850 was 3,648, including 1,561 slaves.²⁶ Cotton and corn were the major crops of the area; however, residents of the county also grew wheat, tobacco and rice and raised livestock. Four cotton gins and a watermill were established as well as manufacturing operations, mercantile stores and a newspaper. Without the restrictions of the Mexican government, Protestant churches were established. Several public schools and colleges were opened and by 1854, 13 school districts were in place.

By 1860 San Augustine County's population had increased to 4,094 including 1,717 slaves.²⁷ Crop production and manufacturing also grew substantially. However, like in so many other counties in the South, the Civil War put an end to San Augustine's prosperity. While food and supplies were plentiful early in the war, the county court was distributing corn, money and cotton cards to dependent families by 1863.

The latter part of the 19th century was difficult for the county. Larger trade centers were drawing settlers away from the area. Wages dropped and land values declined. By 1890, there were only three manufacturers in the area.²⁸ Despite a fire that destroyed most of the town, San Augustine remained the most populous city in the county.

The railroad brought a new prosperity in the early 1900s, but it would not match the glory years of the mid-19th century. The Gulf, Beaumont and Great Northern Railroad and the St. Louis and Southwestern Railway built lines in the county, allowing for the harvest of the lumber resources. Railroad and logging towns developed, bringing more money and people to the county and creating another economic boom for the area.

An overabundance of logging and farming created a depressed economy in the 1920s. Logging companies closed and crop prices fell. During the Depression, the Work Projects Administration

²⁶ U.S. Census

²⁷ Ibid

²⁸ Ibid



and Civilian Conservation Corps brought some relief; however, by the beginning of World War II, any remnant of the earlier economic prosperity was gone. Only three manufacturers remained in the county, and by 1950 corn production had decreased by 50 percent.

The population of San Augustine County has stabilized since the 1950s, remaining around 8,000. Poultry production is now the major source of income.

Historic and Cultural Resources

The Old San Antonio Road

The Old San Antonio Road, also known as the King's Highway, served as a major transportation artery into Texas. Originally a trace used by Native Americans to travel between villages, the Old San Antonio Road linked Coahuila, Mexico, with Los Adaes (near present-day Robelene, Louisiana), the first Spanish capital of the province of Texas. Later, the road connected the Texas frontier to Saltillo and Mexico City.²⁹ The Old San Antonio Road was a major westward route for Anglo American immigrants to Texas, as well as a vital military highway, both for Texans and Mexicans. It served Fort Inge (Camp Leona) in Uvalde and the string of forts established to protect the new frontier. It extended to El Paso and to Santa Fe, New Mexico, and ended in San Diego, California, becoming one of the main southern routes to the gold fields in the Sierra Nevada in the 1840s and 50s.



View from Highway 21 in San Augustine County

In 1911, the Texas Society of the Daughters of the American Revolution, with assistance from the State of Texas, began the process of placing commemorative markers along the Old San Antonio Road in Texas. Four of these markers are located in San Augustine County — 4.7 miles east of the Sabine County line, on Mission Hill, 5 miles west of San Augustine, and 2 miles west of Deming. In 1929, the Texas Legislature designated The San Antonio Road as a historic trail and directed the highway department to maintain and preserve the road. Much of the road is still used as State Highway 21, which runs through San Augustine south of Mission Dolores.

Mission Dolores Visitors Center

Between 1721 and 1773, Mission Dolores served as a way station between Los Adaes and Nacogdoches on the San Antonio Road. While the exact location of the mission is unknown, it is generally believed to have been located on the banks of the Ayish Bayou on what is now called Mission Hill. In 1994, a visitors' center was developed on and around Mission Hill to interpret the lives of the missionaries and Ais Indians. Located on Texas 147, just south of downtown San Augustine, the center opened to the public in 1998 at the cost of \$2.5 million and consists of a museum, archive and archeology lab. Artifacts include Caddoan pottery, documents, letters and notes about the mission.



Mission Dolores Visitor Center

²⁹Camino Real para los Texas National Historic Trail Feasibility Study Newsletter, www.nps.gov/planning/elcatx/



Greek Revival Architecture

Though a devastating fire destroyed much of San Augustine in 1890, there still remain several examples of Greek Revival architecture in the town; several of these are Recorded Texas Historic Landmarks and/or are listed in the National Register of Historic Places.

Captain Thomas Blount House

The Captain Thomas Blount House, 2.5 miles west of San Augustine on Hwy. 21 is an unaltered example of vernacular Greek Revival plantation houses built in East Texas in the mid-19th century. Built in 1854 by Jonas Hail, the house is two stories set on brick piers. Hail lived in the house until 1865 when he established a mercantile business in San Augustine.



Captain Thomas Blount House, 2.5 miles west of San Augustine on Hwy. 21

Captain Blount bought the property in 1865 after serving in the Civil War. Blount was elected to the Texas House of Representatives in 1866; however, he preferred to live at his plantation where he resided until 1910. A Recorded Texas Historic Landmark since 1962 and listed in the National Register in 1973, the property remains in the Blount family.



Steven W. Blount House - 902 Columbia St.

Matthew Cartwright House

The Cartwright property consists of a schoolhouse, an office, a well house and other dependencies as well as the main structure at 912 E. Main St. Constructed in 1839 by Augustus Phelps, the main house is a two-story Greek Revival with a central hall and a single room on each side.



Matthew Cartwright House - 912 E. Main St.

Originally built for Isaac Campbell, the house served as the quarters for Wesleyan College for a short time following Campbell's death in 1843. Matthew Cartwright purchased the property in 1847 for his wife Amanda, Isaac Campbell's sister-in-law. Cartwright was a prominent businessman in San Augustine and fought in the Texas Revolution.

Cartwright lived in the house until his death in 1870 and it remains in the possession of his descendants. The house received Recorded Texas Historic Landmark status in 1962 and was listed in the National Register of Historic Places in 1971.



Ezekiel Cullen House

Augustus Phelps constructed the Cullen House, 207 S. Congress St., in 1839 for Ezekiel Wimberly Cullen. It is an unusual example of Greek Revival for Texas. Rather than being wider than it is deep with gables on the side, this house is deeper than it is wide with the gable on the front giving it a temple form. The house has six rooms on the main level, an attached rear kitchen and ball-room in the attic.



Ezekiel Cullen House - 207 S. Congress St.

Cullen, a lawyer, came to Texas from Georgia in 1835 and participated in the siege of Bexar during the Texas Revolution. He served in the House of Representatives and as a judge. In 1850 he was appointed purser in the U.S. Navy and later moved to Florida and Washington D.C. before returning to Texas in 1871.

The house was sold in 1850 to James M. Ardrey and has gone through a succession of owners until Hugh Roy Cullen, grandson of the builder, purchased the house. The Cullens restored the house and gave it to the Ezekiel Cullen Chapter of the Daughters of the Republic of Texas who now use the house as a museum. The house received a Recorded Texas Historic Landmark designation in 1965 and was listed in the National Register of Historic Places in 1971.

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William Garrett Plantation House

Built in 1861 by slave labor, the William Garrett Plantation House, 1 mile west of San Augustine on Hwy. 21, is typical of Texas colonial architecture with some Greek Revival influences. Built of heart pine from Garrett's sawmill, the house is large in comparison to other Texas houses of this period. The property included some out buildings which no longer stand. The house once stood on the San Antonio Highway, but due to the relocation of the highway in 1936 it now sits a quarter mile off the highway.

William Garrett came to the Texas from Arkansas in 1830 and set up a mercantile business in Nacogdoches. The house and property remained in the Garrett family until 1904 when it was sold to Sam Parker. The Parkers often rented rooms to individuals in San Augustine to attend court at the county seat. The Parkers added baths and closets for convenience and the interior corners of the two front rooms were cut off to make the rooms appear smaller.

Sam Parker died in 1958, leaving the house to his daughter and her family who still reside there. It was listed in the National Register of Historic Places in 1977.

Horn-Polk House

The main block of this house, 717 West Columbia St., was built in 1858 by prosperous San Augustine cabinet maker Ransom H. Horn and is a unique example of early Greek Revival architecture in Texas. Horn received some training from Augustus Phelps, the builder of several Greek Revival houses in San Augustine (see listings above). The main five-bay façade of the Horn-Polk House features two projecting gabled end bays with an inset three-bay porch between them. Other than the addition of electricity, the division of the "Saddle Room" into a bathroom and storage closet has been the only alteration to the main block of the house.



Horn owned the house until 1901 when it was sold to Judge Harry Kinsey Polk, descendant of President James K. Polk. Judge Polk's great grandfather, Charles Polk, was one of San Augustine's first settlers. Polk's wife, Ella Burleson Polk, was an art student at Baylor University and painted the ceilings and walls of the parlor and bedrooms with floral designs and "mourning scenes." This type of decoration was popular in the mid-19th century but it is unusual to discover its application in an early 20th century Texas setting. These painted interiors are preserved intact and are the only remaining examples of hand painted interior decorations in the San Augustine area.

Kate Polk Gillian, the daughter of Judge H. K. Polk, currently owns the house. It was listed in the National Register of Historic Places in 1958.

August Theatre

Located at 110 E. Columbia St. in San Augustine, this building was constructed by prominent citizen E. H. Blount in the 1920s. Originally divided for three businesses, the August Theatre operated by William M. Wade moved into the central portion of the building in 1927. The theatre expanded in 1933 and occupied the western two-thirds of the building until 1971. The building renovation of the 1990s stayed true to the architectural style based on photographs taken by Russell Lee in the 1930s. The August Theatre became a Recorded Texas Historic Landmark in 1998.

China Grove

Located five miles northwest of San Augustine off Hwy. 96, this structure was built from hand-hewn logs in 1848. The dogtrot cabin's name is derived from the Chinaberry trees that surround the structure. The structure was built by Dr. Steve Wilson and later sold to A.M. Davis and B.F. Sharp. It consists of four rooms, two large rooms in the front and two smaller rooms in the back. Two original stone chimneys stand on each end with pine mantels. The house was recently given to the San Augustine County Historical Foundation.



China Grove

Fairway Farm

Located five miles east of San Augustine, Fairway Farms was established by J.C. and Sarah Benedum in the 1940s as an exclusive golf course and hunting/fishing facility. By the 1950s the property included the golf course and Benedum Mansion in addition to a lodge, swimming pool and convention center. Nine lakes are located on the property, the largest being 36 acres. Celebrities and prominent golfers including John Wayne, Tex Ritter, Brian Keith and Dale Robertson came on weekends for golf, hunting and relaxation. The property is currently owned by Dr. C.R. Haley and family. They plan to return the property to its original condition.

The Lewis Hotel

A two-story structure near the railroad tracks, the Lewis Hotel was built circa 1870. It is named for William and Malvina Lewis, who rented rooms to African American railroad workers and other travelers. The city of San Augustine received grants in 2001 from the Summerlee and Gill Foundations for the purchase and stabilization of the building. After renovation, the building is intended to house a railroad museum and African American history center.



Cemeteries

San Augustine has several old and historic cemeteries, both public and private. Many graves are more than 100 years old. The largest cemetery in the area is the San Augustine City Cemetery, originally the burial ground for the J.C. Anderson family. The cemetery contains between 500 and 700 graves, some dating from the 1830s. Several prominent San Augustine citizens are interred there, including members of the Cartwright family, Stephen Blount, George L. Crocket, and Edward Clark, an ambassador to Australia.



San Augustine City Cemetery

Smaller cemeteries in the area include the Antioch Cemetery. Used in association with the Antioch Church, the earliest marked graves are from the 1880s although the cemetery has been in use since the 1860s. The Chinquapin Cemetery, formerly the Loggins Family Burial Ground, was used as a burial site as early as 1839 and contains more than 200 monuments and gravestones, including 35 military markers and 12 Republic of Texas markers. The Little Flock cemetery was so named because of the size of the first church building with which it was associated. First used in 1883 for the burial of 6-year-old Carrie Bell Hawkins, it now contains more than 400 burials including those of veterans from the Civil War through the Vietnam War. Several other smaller family burial grounds exist in the area.

Natural Resources

Ayish Bayou

Named for the Ais Indians, the Ayish Bayou begins approximately seven miles north of San Augustine in northern San Augustine County. The banks of the stream are heavily wooded in places with pine and hardwood trees. Before the development of the Sam Rayburn Reservoir, the stream ran through central San Augustine County before emptying into the Angelina River in Jasper County. The earliest settlements in San Augustine County were established on the Ayish Bayou.

The Big Thicket

President Gerald Ford established the Big Thicket National Preserve in 1974. It has since been designated an International Biosphere Reserve by the United Nations Educational, Scientific and Cultural Organization (UNESCO) in 1981 and a Globally Important Bird Area by the American Bird Conservancy in 2001. The preserve contains 97,000 acres with 1,000 species of wildflowers and nearly 200 species of shrubs and trees.

National Forests

Portions of two national forests are in San Augustine County. The Angelina National Forest consists of 153,179 acres and is located in Angelina, Nacogdoches, San Augustine and Jasper counties. Two recreation areas in the Angelina Forest are managed by San Augustine County — Harvey Creek and Townsend Park. The Sabine National Forest forms part of the border between Texas and Louisiana and consists of 160,656 acres. The Sabine Forest offers many recreational activities including camping, hiking, picnicking, boating, hunting and fishing.



Sam Rayburn Reservoir

The Sam Rayburn Reservoir, formerly known as McGee Bend Reservoir, lies in Jasper, Angelina, Sabine, Nacogdoches and San Augustine counties. Initiated in 1956 with the deliberate impoundment of water beginning in 1965, the reservoir was renamed the Sam Rayburn Dam and Reservoir in 1963 in honor of the recently deceased Speaker of the U.S. House of Representatives.

The lake created by the dam is the largest body of water within the boundaries of Texas, with a surface area of approximately 114,500 acres when at conservation pool level.³⁰ At this level the lake is nearly 60 miles in length, with approximately 750 miles of shoreline.

San Augustine County manages two recreational facilities on the reservoir — Harvey Creek and Townsend Park. Both facilities offer camping and boat ramp access to the lake.

³⁰ US. Army Corps of Engineers Fort Worth District Reservoir Control District: <http://swf67.swf-wc.usace.army.mil>



ANALYSIS OF HISTORIC RESOURCES

History

While the preservation movement did not formally begin until the 1950s and 1960s, San Augustine County was fortunate to be documented at an unfortunate time. In the 1930s, the United States Farm Security Administration sent noted documentary photographer Russell Lee to San Augustine County as part of the Works Progress Administration to photograph the many Greek Revival homes, downtown street scenes and landscapes. This collection of photographs serves as an irreplaceable record of the county and its environs, both beneficial for preservation efforts today, as well as a vehicle that can be used for heritage tourism and community heritage education efforts.

Noted architect and historic preservationist Raiford Stripling inspired and impacted preservation efforts in San Augustine in the 1950s and for several decades thereafter. Instrumental in starting the San Augustine Historical Foundation, Stripling also officed out of the original downtown county jail, which he restored in 1970.



San Augustine Old Jail on Harrison

The 1960s and 1970s were a period of raised consciousness about the importance of historic preservation at the national, state and local level. San Augustine County followed this trend, with the majority of markers, National Register listings, and Recorded Texas Historic Landmarks designated during this time. San Augustine also welcomed archeology endeavors on the site of Mission Nuestra Señora de los Dolores de los Ais. After several attempts revealed no artifacts, a team led by Jim Corbin of Stephen F. Austin University discovered remnants of the mission's activities.

The last two decades of the 20th century saw only a minor decrease in formal historic building preservation activity. Several markers and National Register listings were added throughout the county; San Augustine County became a Certified Local Government in 1997; and a major restoration of the August Theatre (now the Museum Theater) was organized by the San Augustine Historical Foundation. Attention also focused on the exciting project of the mission and the unearthed artifacts. In 1998, a museum, visitors' center, and RV park opened to the public, funded through a Texas Department of Transportation matching grant. In addition, community efforts addressed the state of important but endangered records in the county courthouse archives.



At the beginning of the 21st century, the energy for preservation in San Augustine County continues. Key projects include the courthouse restoration grant application with the THC's courthouse program; a grant from the Gill Foundation to transfer documents to microfilm; cataloging and preserving the county records and archives; acquisition and a grant from the Gill Foundation for stabilizing and preserving China Grove by the San Augustine Historical Foundation; and acquisition and restoration of the Lewis Hotel by the newly formed San Augustine Heritage Society (2001).

When the THC initiated Texas Forest Trail Region, a regional heritage tourism program in 2001, the county became and has remained active. Also in March 2001, the community hosted, in partnership with the Summerlee Foundation and the Gill Foundation, *San Augustine: Days of the Texas Republic*, a conference designed to educate regional and statewide leaders of current preservation practices. Future conferences will include the annual meeting of the East Texas Historical Society in February 2004 to be held in the city of San Augustine.

San Augustine County began a survey of historic resources in 2002, with the first phase focusing on the city. This, coupled with participation as a pilot community in the Visionaries in Preservation Program, will give San Augustine County a solid foundation to successfully preserve, enhance and promote the assets that make it truly unique.

Reflecting on San Augustine's recent preservation activity and its determination to use preservation as a primary vehicle for economic development and tourism, the National Trust for Historic Preservation published an article about the town in the November/December 2001 issue of *Preservation*.

The Preservation Community in San Augustine

The San Augustine County Historical Commission officially oversees preservation activity in the county. The main responsibility of the county historical commission has been the review of state subject markers and Recorded Texas Historic Landmarks. The San Augustine County Historical Foundation is also involved in preservation activities. The county is a Certified Local Government (CLG) but has no professional staff assigned to preservation or planning activities. They are preparing a county-wide survey funded by the Gill Foundation and a matching CLG grant, undertaken by preservation consultant Diane Williams.

Preservation organizations in the county include:

- Daughters of the American Revolution Dolores de los Ais Chapter, established 1984 — preserving patriotism, dedicating and marking patriot grave sites, preserving military records, holding Veteran's Day program
- Daughters of the Republic of Texas Ezekiel Cullen Chapter, established 1953 — dedicating and marking patriot gravesites, maintaining the Ezekiel Cullen home and museum, executing tours of the city
- Redland Masonic Lodge No. 3, established 1837 — promoting education, laying cornerstone markers and preserving records
- San Augustine County Historical Commission, established 1956 — preservation of historical sites and records
- San Augustine County Historical Foundation (established as the Historical Society 1950s) — fund raising for preservation, maintaining the museum/theatre and China Grove



- San Augustine Garden Club, established 1948 — preservation of the courthouse and rehabilitation of a Queen Anne home in 2001 for community meetings and educational extension of the public library
- San Augustine Heritage Society, established 2001 — preserving African American history and genealogy and coordinating the Lewis Hotel restoration and fund raising events
- Sons of the Republic of Texas Alexander Horton Chapter, re-chartered in 1981 — dedicating and marking patriot grave sites
- Research Center at Mission Dolores de los Ais — archeology lab and American Indian/Spanish museum
- Historical Preservation Office — preserving, protecting and accessing public records
- San Augustine Public Library — housing historical records and family histories
- San Augustine County Courthouse — housing original historical documents



San Augustine Garden Club

Designations

The majority of designations and markers were erected in San Augustine County in the 1960s and 1970s. For a complete listing of properties listed in the National Register or designated as Recorded State Historic Landmarks, please see the appendix. Also see the appendix for definitions of each type of designation.

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Federal

San Augustine County's heritage and historic resources have received national attention for more than 70 years. In 1933, properties in San Augustine County were documented by the Historic American Buildings Survey, which highlights significant buildings across the nation through measured drawings, photographs and written history.

There are six sites in San Augustine County listed in the National Register of Historic Places: the Captain Thomas William Blount House, the Matthew Cartwright House, the Ezekiel Cullen House, the William Garrett Plantation House, the Horn-Polk House and the Mission Nuestra Senora de los Dolores de los Ais site. All six were added to the Register in the 1970s.

State

There are 70 historical markers in San Augustine County — 34 of which are Recorded Texas Historic Landmarks. The majority of the sites were marked in the 1960s and a few markers have been added each decade. Markers are on homes, 13 cemeteries and eight churches (four of which are first of their denomination in Texas). In 1936, 10 Centennial Markers were erected during the statewide Texas Centennial Celebration. San Augustine County secured the Certified Local Government status from the THC in August 1999 and became a pilot community in the Visionaries in Preservation Program in 2001.

Local

The city of San Augustine does not have a local preservation program, designations, districts or incentives. A local volunteer committee is investigating the creation of a local historic district, landmark commission and ordinance. Preliminary plans focus on creating a local district in the downtown or original townsite to ensure that future developments, restorations and rehabilitations maintain the architectural integrity of the historic buildings in the district.



ISSUES

A significant phase of the visioning process included taskforces and the community reaching consensus on key issues impacting historic preservation efforts. The following section outlines the six issues that San Augustine County residents perceive to be the necessary steps, both positive and negative, to make preservation happen in the present and future. These issues were affirmed by the public in a visioning workshop that attracted more than 100 residents of the county, and their responses are incorporated into the discussion below. These issues form the backbone of the vision and action plan that follows.

Money, Heritage Tourism and Economic Development

San Augustine's economic status impacts efforts to preserve its history and historic places. It is a poor county with limited job opportunities, a lack of funds and ability to match grants. Economics is perhaps the biggest factor that affects the character of San Augustine.

San Augustinians feel they do not have a presentable town to attract people. A lack of places to stay, eat, and shop hamper San Augustine's ability to promote itself and encourage heritage tourism. Residents of the county do not have a strong sense of image and pride. Roadsides are littered and few take the time to clean their community.

Yet to the outsider, San Augustine is authentic — a real place, not fabricated for tourists. Visitors can walk downtown and the surrounding residential areas and feel as if they are truly experiencing an East Texas community. This is the experience heritage and cultural tourists are looking for. Coupled with thoughtful and tasteful attractions and information that highlights the history, culture and architecture of the area, San Augustine could be a place for tourists to spend more money in the community.



Produce stand on Highway 147

Taskforces and the community identified pertinent issues that influence a visitor's experience in San Augustine County:

- Service/retail workers need hospitality training. Merchants tend to tell visitors there is nothing to do or see in San Augustine.
- Need for restaurants that are nice, unique or different, and provide traditional lunch and evening dining
- Better marketing and print materials about things to do in San Augustine
- Develop living history — something that people can easily relate to
- No positive and well-marked entrances and gateways into the city and county
- Better signage for historic sites/tours in town and downtown
- Need viable mix of businesses downtown to serve tourists and residents (see paragraph below on suggested retail that resulted from the downtown vision map exercise of the visioning workshop)
- Marketing the city as the El Camino Real is a possible draw



- Restore the Lewis Hotel to serve as an African American history center (We also suggest, if possible, to utilize some upstairs rooms as accommodations so there is a sustainable revenue stream in addition to its use as a tourist attraction.)
- More effective utilization of the Mission Delores facilities, either as an active archeology lab or another use that would bring more activity to the site

San Augustine County is fortunate to have, in addition to its heritage and architecture, a host of nature and recreation opportunities. Partnerships, especially for tourism, are a key goal for San Augustine. The opportunity to forge a partnership between the wealth of natural attractions (Angelina and Sabine National Forests, Sam Rayburn Reservoir, etc.) would enhance the tourist base tremendously.

San Augustine residents also realize that they can use their historic assets as a means of generating money for the local economy. The responses to the range of exercises at the community visioning workshop clearly illustrate the desire of San Augustine County residents (as reflected in those participating in the workshop) to not only preserve and protect their historic character and assets, but also to use their historic assets as a way to generate economic growth and enhance the quality of life in the county (see Workshop Results in Appendix). It has a solid early 20th-century downtown surrounding its Beaux-Arts courthouse, and very little commercial development outside the downtown fringing the highways. Through Main Street principles for downtown revitalization, coupled with several Office of the Governor, Economic Development and Tourism (EDT) programs, San Augustine County residents can begin to build, step by step, their local economy through the heart of their county seat.



**North side of Columbia Street
Courthouse Square**

The ability to leverage state and local money for economic development, historic preservation and business development is a key component for San Augustine. EDT offers the 4a and 4b programs, which allow communities to leverage additional local sales taxes for the use of manufacturing and industrial development (4a) and quality of life improvements (4b). EDT programs such as the Texas Leverage Fund, Linked Deposit Program and the Capital Access Program, new and existing businesses can access incentives and capital to start and sustain their operations in San Augustine (see appendix for a list of EDT programs, in addition to other sources of revenue for economic development). These programs should focus on businesses and rehabilitation/restoration efforts of downtown San Augustine — the core of the county and not on strip or highway development.

There are several key buildings along the square and Columbia Street that stand vacant and are prime opportunities for rehabilitation. They include a 1920s gas station and the old hospital, a grocery and mercantile until its closure in the early 1990s, and an excellent example of Art Moderne commercial architecture. This building would be an excellent adaptive use project, using federal rehabilitation tax credits and low interest loans. Ideas at the action planning



session ranged from starting a culinary academy in this building to developing an artist-in-residence program with lofts and studios on the second and third floors.

Participants at the visioning workshop identified many potential downtown businesses, including: a boutique, specialty shops focusing on locally made items (furniture, syrup, etc.), a bookstore, furniture maker, grocery store, restaurants, farmer's market, hotel (Lewis Hotel or the old grocery) and department store. Residents of the area feel strongly that downtown should have curb appeal. Improvements such as street lamps in a historic style with banner signs, tree and flower plantings and benches along the buildings and brick marking the edge of the sidewalk would be appropriate enhancements. Creative use of spaces in downtown can be a significant improvement to the overall character, including cleaning up and enhancing the alleyways so they become pedestrian thoroughfares, or even allowing for access to retail or restaurant seating in the alleys.



San Augustine former hospital on the northeast corner of Harrison and Main

Strengthening Historic Preservation Policy

Lack of Local Historic District and Policies

A frequent concern about historic preservation in San Augustine County is the lack of an ordinance to protect the historic buildings and character of the city, specifically the original town grid of San Augustine. San Augustine currently does not have zoning, so passing a local historic district ordinance would be their foray into land use regulation. Participants in the community visioning workshop affirmed the taskforces' opinion to establish a local district that is not excessively rigid, but will clearly guide preservation efforts and ensure compatible new development within the historic district.

Incompatible remodeling and alterations to historic buildings, especially in the historic downtown, has become a concern. With downtown revitalization becoming an objective for the city, it becomes important to put in place protective, but not overly rigid measures, so that any work to historic buildings will only enhance San Augustine's commercial character. If San Augustine is to encourage development within its historic district, it must ensure new construction is compatible with its existing character. User-friendly design guidelines for preservation of existing historic homes and guidelines for new construction are critical.

San Augustine County is at the beginning of conducting an inventory of historic resources within the county seat. Most building records are on file at the courthouse and library, and written histories of several homes exist. San Augustine County needs more intensive research on the homes and buildings and written histories for each. One incentive could be to provide a plaque for owners who research and write a report on their home. That information can be archived in the library and courthouse, and also be available for future research.

Need for Design Guidelines

A strong, enforceable and fair ordinance is the key to successfully protecting the historic resources and character of an area. Design guidelines are the interface between the ordinance and the property owner, illustrating the principles of preservation and the standards that owners of historic properties should follow. Design guidelines are also a critical tool for the



Landmark Commission to use in reviewing Certificates of Appropriateness. Design guidelines can be a powerful educational tool for all parties involved in activities and decisions related to the preservation and rehabilitation of historic properties. Design guidelines should be comprehensive, educational, visual and tailored to the specific character and features of San Augustine's historic district.

Partnerships

While economic development, heritage tourism and historic zoning are perhaps the biggest needs in San Augustine County, residents realize partnerships are the top priority and integral to every project.



**West side of Broadway
courthouse square**

The partnerships that participants identified range from local preservation organizations and civic clubs, youth clubs, cities and nearby communities, nature and recreation organizations, regional organizations such as the Texas Forest Trail and the East Texas Historical Association, foundations such as the Summerlee Foundation and the Gill Foundation, and organizations in Natchitoches and the rest of Louisiana. San Augustine County also is ready to take advantage of state resources and programs, especially those that relate to economic development, heritage tourism, the arts and historic preservation.

Education and Awareness/Communication and Coordination

The common theme of all the issues that San Augustine County explored was the need to educate and communicate the benefits, meaning and activities of historic preservation to the community. Without effective educational materials targeted to the many stakeholders of San Augustine County, preservation efforts will be hampered. It is critical for preservation to be an open forum in which the community feels an active and desired participant. Through clear and regular communication with opportunities for feedback, preservation can be a positive experience for everyone.

Youth education was also identified as a strong priority. Participants identified youth retention as a major issue if San Augustine is going to be a vital place in the future. Involving youth in hands-on preservation activities is one way to bring history to life and provides needed volunteers for key projects such as cleaning and restoring China Grove and the Lewis Hotel. San Augustine currently does not have a curriculum focusing on local history. This is another fundamental avenue for incorporating information about the historic buildings of the county and their importance. Preservation education can have a profound effect on how youth perceive their place in the community, and their community's place in the past and future.

Participants identified a lack of unified goals as an adverse trend — everyone's attitudes need to be on the same page if San Augustine is going to make positive changes. The community's limited political standing and clout is also a factor in accomplishing their goals. Projects such as the restoration of the courthouse and the Lewis Hotel need support and leveraging at a higher level.



Community Pride and Beautification

Residents of San Augustine County identified a lack of civic pride in the general population as a serious detriment to the community's overall image and appeal. Many residents and youth are ignorant about the history of the county and have little interest in learning. Pride in heritage must be reinforced through getting residents involved in numerous creative activities throughout the year, such as festivals, performances, hands-on projects and traditional educational sessions.

Litter and garbage along the downtown square, courthouse grounds and highways make San Augustine County look like it has little pride. There is no enforcement or tickets for littering, which could be a source of money for other projects. Perhaps more effective than punishment are programs that encourage residents to become involved and invested in keeping their community clean and beautiful. Ideas such as setting up volunteer crews and giving commendation for citizens who participate, as well as adopt-a-block programs and group clean-up efforts organized through churches and civic organizations can be very successful.

Those who leave town and are successful often seem more proud of San Augustine than those still there. These folks may be a logical starting point for building education and awareness programs, and bringing appreciation for their town and county back home.

Insert
“Action Plan”
Tab Here



ACTION PLAN

San Augustine County's vision and goals are the inspiration and foundation of the preservation action plan. The vision establishes the big picture of what San Augustine County desires to be — an affirmative statement for the future. San Augustine County's preservation goals provide the basis for specific actions carried out by a variety of individuals and entities. This section reflects, at times verbatim, the goals and actions developed and prioritized by the taskforces and affirmed by the community at the visioning workshop.

The goals and actions are not set in stone, but rather are a road map to a specific destination. They are also not mutually exclusive. All goals reinforce one another, and several actions appear in multiple goals. All actions are cross-referenced where they repeat.

Actions are organized by the goal they are primarily associated with, as well as the time frame in which they will occur. Timeframes for priorities are:

- 1 – Ongoing, Immediate, Short term (1–2 years)
- 2 – Mid term (2–3 years)
- 3 – Long term (4 or more years)

Vision

San Augustine County is a community that acknowledges the importance of using its history and historic assets as the foundation for the future: economic prosperity, tourism, managed growth and an excellent quality of life. San Augustine County builds its success on partnerships, inclusiveness and generating a strong sense of pride in its significant history and bright future.

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Goals

Goal 1. Protect the historic character and buildings of San Augustine County through developing a local historic district and ordinance

Goal 2. Effectively communicate, educate and involve the diverse public to help preserve San Augustine County's history, culture and character

Goal 3. Build San Augustine County's local economy through heritage tourism, downtown revitalization and economic development

Goal 4. Undertake physical improvements to enhance San Augustine County's historic character

Goal 5. Develop a coordinating committee to implement San Augustine County's Preservation Plan



Goals and Actions

GOAL 1

Protect the historic character and buildings of San Augustine through development of a local historic district and ordinance.

1.1. Develop a user-friendly preservation ordinance and local historic district.

Priority: 1

Partners:

- Protect range of significant buildings and structures in San Augustine.
- Designate original town site as first historic district
- Establish San Augustine Landmark Commission with diverse representation to administer ordinance.
- Design review for alterations and new construction in historic district.
- Make ordinances “user friendly” – clear procedures with limited hassles.
- Identify other potential districts and individual landmarks through current survey efforts.
- Work with Certified Local Government and Visionaries programs on regular review and updating of ordinance.



**Columbia Street,
downtown San Augustine**

1.2 Complete county-wide historic resources survey and inventory.

Priority: 1 (ongoing)

Partners:

- Apply for CLG grant for multiple phases of county-wide survey.
- Start public relations program for preservation – educate property owners on what the survey is and how they can contribute, review and correct information on their property.
- Provide ongoing updates and systematic review every five to 10 years.
- Incorporate survey data in development of local and/or National Register Districts (see 1.1).
- Long term: Develop inventory into computerized database.

1.3 Develop illustrated design guidelines and information booklet for the historic district in San Augustine.

Priority: 2

Partners:

- Include illustrated standards for setback, height, lot coverage, massing, site plan requirements, materials and fenestration for alterations, additions and new construction. Remove slipcovers.
- Ensure appropriate treatments and maintenance for existing historic resources – “Caring for your Historic Building” (See www2.cr.nps.gov/tps/care/goodguides.htm for a good starting point).
- Use appropriate landscaping and streetscaping.
- Alleyways and outbuildings.



1.4 Research and develop appropriate incentives for preservation.

Priority: 2

Partners:

- Businesses – Provide matching grants for façade improvements, signage, landscaping; permit fee rebates; tax abatements.
- Homeowners – Provide tax abatements; matching grant program for low-income historic homeowners (potential Community Development Block Grant).
- Work with banks on low-interest loan program through Texas Economic Development.
- Develop volunteer program for low-income or vacant home clean up, painting, landscaping (through school or fraternal order).

1.5 Develop proactive strategies for enforcing a local preservation ordinance/district.

Priority: 3

Partners:

- Offer building inspector training for city staff.
- Create ex-officio position on Historic Review Board for building inspector.
- Educate property owners through information series on the benefits of preservation, what a local district means (myths and realities), before and after series, success stories.

1.6 Research and examine ways of incorporating preservation of cultural landscapes, historic landscapes and vistas into preservation ordinance.

Priority: 3

Partners:

- China Grove: Preserve rural cultural landscape which can be a vehicle for heritage/cultural tourism, living history, artist-in-residency program, small retreat center, etc.
- Highway 21 from Nacogdoches to Natchitoches via San Augustine: Develop heritage and scenic corridor.
- Fairway Farms: Create heritage and recreation destination; look into National Register designation of “site” or “district” with landscapes as component.

1.7 Designate landmark and high priority properties from survey as local, state and national landmarks.

Priority: 3 (ongoing)

Partners:

- Key properties: Steven Blount house and San Augustine County Courthouse.
- Research appropriate designations for significant properties not yet designated.
- Consider National Register Multiple Property Nomination for San Augustine.
- Encourage owners of significant buildings outside local district to designate their buildings as local landmarks.
- Encourage designation of Recorded Texas Historic Landmarks and National Register of Historic Places.



Columbus Cartwright house on Craft Street



GOAL 2

Effectively communicate, educate and involve the diverse public to help preserve San Augustine County's history, culture and character.

2.1 Involve elected officials and stakeholders and keep them informed about what San Augustine County is doing in preservation.

Priority: 1

Partners:

- State and national legislators
- City council
- County commission and judge
- County historical commission
- School district
- State agencies: Texas Department of Transportation, Texas Historical Commission, Texas Commission on the Arts, etc.
- Local and regional partners in tourism and economic development – Texas Forest Trail Region, Nacogdoches, Natchitoches, etc.

2.2 Outreach and involve diverse city and county groups in preservation efforts.

Priority: 1

Partners:

- Document the African American history in San Augustine – This is the foundation for the museum at the Lewis Hotel.
- Participate in Black History Month.
- Require diverse representation on all preservation organizations.
- Get involved in the activities of the San Augustine Heritage Society.



Jerusalem Memorial Christian Methodist Episcopal Church

2.3 Educate San Augustine's hospitality staff on the history and attractions of the area.

Priority: 1

Partners:

- Invite Chay Runnels, Forest Trail Region coordinator, to organize a hospitality seminar for business owners and employees along the highway and the downtown area.
- Provide up-to-date brochures on attractions at hotels, gas stations, restaurants, etc. Distribute monthly/yearly calendar of events to retail and service outlets.

2.4 Create San Augustine County alumni organization.

Priority: 2

Partners:

- Organize group of San Augustine natives to help fund, lobby or support local projects.



2.5 Create education and information packet on preservation in San Augustine County targeted to different audiences.

Priority: 2

Partners:

- Residents of historic homes: what it means to live in a historic district
- Developers/realtors: properties for sale, business opportunities
- Business owners: merchandising, window displays, streetscaping, maintaining their historic building, renovations, etc.
- Tourists: walking and driving tours, history information, special events
- Elected officials (see 2.1): update on progress of projects, projects on the table, funding issues, concerns, etc.

2.6 Series of local newspaper articles on San Augustine County history and buildings.

Priority: 2

Partners:

- Work with local newspapers to describe current preservation projects as well as featuring historic items.

2.7 Educate youth of San Augustine County on its history, culture, architecture and importance of preservation.

Priority: 2

Partners:

- Work with teachers and students on developing curriculum about San Augustine County history and architecture.
- Develop youth architecture identification tour of San Augustine.
- Develop youth volunteer program for building clean up, repairs, painting, etc. (China Grove, Lewis Hotel, low income homes).
- Offer hands-on archeology classes at Mission Dolores.
- Have 7th grade Texas history class research and write the history of a building, or research and write a THC subject marker, as a class project.
- Initiate a volunteer program for Lewis Hotel: research history, conduct oral histories, adopt a room to clean up, paint and furnish.



Vernacular architecture, San Augustine County



GOAL 3

Build San Augustine County's local economy through heritage tourism, downtown revitalization and economic development.

3.1 Leverage local, regional and statewide partnerships to develop and build San Augustine County's heritage tourism program.

Priority: 1 (ongoing)

Partners:

- Promote San Augustine County to Dallas, Houston and Louisiana tourist companies, as well as southeastern Texas towns such as Beaumont, Jasper, and even Bosier City, LA.
- Cultivate city/chamber partnership for funding advertisements for San Augustine County.
- Partner with Forest Service to cross-promote the National Forests, recreation in the county and historic sites.
- Build partnership and working relationship with Natchitoches, Louisiana and Nacogdoches to develop heritage corridor along Highway 21.
- Participate in El Camino Real heritage trail programs.
- Explore state partnerships and avenues for advertising and marketing – State Travel Guide, TxDOT, Arts, etc.
- Develop strong working relationship with Texas Forest Trail Region and the regional coordinator (invite coordinator to San Augustine for a heritage tourism assessment).
- Arrange for an intern from Stephen F. Austin's University hospitality program to help develop program.



Santa Fe Park on Columbia

3.2 Utilize and participate in Texas' economic development programs (see appendix for listing of programs and contacts).

Priority: 1

Partners:

- Re-investigate adopting 4B sales tax to use for quality of life improvement projects, including historic preservation projects.
- Work with Texas Economic Development and local banks to establish a Capital Access Program, Linked Deposit Program, and low-interest loan programs for façade improvements and preservation projects.

3.3 Establish and promote regular hours of operations for area attractions.

Priority: 1 (ongoing)

Partners:

- Establish guidelines for local museums, businesses and resources, such as the Mission and the Ezekiel Cullen house, to suggest regular hours of operation, even if they are limited, especially on festival days



3.4 Develop a web network for promoting San Augustine County.

Priority: 1

Partners:

- Improve/update San Augustine County's chamber web site. Consider creating an internship for a high school student to make updates.
- Secure links to San Augustine County on web sites:
 - Regional and statewide agencies and organizations
 - Nature organizations
 - Travel centers
 - Tourism web sites, including African American tourism web sites (for an example see www.soulofamerica.com/index.html)

3.5 Restore the Lewis Hotel.

Priority: 1

Partners:

- Research history of the Lewis Hotel and develop an interpretive program to promote African American heritage in East Texas/San Augustine.
- Apply for a Texas Preservation Trust Fund Grant for restoration master plan or for restoration expenses (Application deadline is in July 2004; Call the THC at 512/463-6094 for an application and information).
- Market as a heritage and cultural tourism destination, particularly for African American history and cross promote with black tourism sites (See web site in 3.2).
- Consider using some rooms or upstairs as working hotel or inn for sustainable revenue to cover maintenance costs, program development, marketing and advertising, personnel, etc.



Lewis Hotel

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3.6 Restore China Grove.

Priority: 1

Partners:

- Research complete history of China Grove and nominate as National Register site (Contact the THC's History Programs Division at 512/463-5853 for determination of eligibility and information).
- Develop plan for the use of China Grove as a community and tourism asset. Ideas include restoration and living history, artist-in-residence, mini-retreat center, architecture or preservation field school for students at Stephen F. Austin University or University of Houston, etc.
- Contact National Center for Preservation Technology and Training in Natchitoches for information, ideas and possible grants: www.ncptt.nps.gov/ and 318/356-7444.



3.7 Develop the courthouse square/historic downtown of San Augustine as a vital retail center for the county.

Priority: 2

Partners:

- Develop strong support network to encourage and sustain small business on square.
 - Information and education materials
 - Targeted incentives for façade improvements, restoration, displays, maintenance, etc.
 - Gateway and signage to divert cars off highways and into downtown
 - Walking and driving tours
 - Promotions
 - Special events downtown
 - Best practices (see 3.6)
 - Link resources and contacts
 - Advertise buildings for sale



North side of Columbus Street, courthouse square

- Work with local realtors to market historic commercial properties in San Augustine to potential businesses for lease or purchase.
- Work with potential businesses to relocate on the square (if appropriate) instead of off the highway.
- Encourage residents of San Augustine County to shop locally and support the businesses and restaurants on or near the square/organize a “First Thursday” open house once a month for businesses on the square, including sales, promotions, music, food, etc.
- Assess viability of Russell Lee project.
 - Narrative with history of site and future action planned
 - Contact Library of Congress regarding selling Russell Lee photos

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3.8 Encourage appropriate commercial uses in the historic downtown.

Priority: 2

Partners:

- Identify uses for vacant and underused buildings and recruit businesses and artisans that complement San Augustine’s historic character, are community-based but still support the tourist industry.

No Wal-Mart	Nursery
Women’s clothing store/boutique	Coffee shop
Small inn, bed and breakfast or hotel	Bookstore
Woodworker/carpentry/furniture maker	Grocery store
Restaurants	Country/general mercantile store
Pottery	Fabric store
Candy/confectioner/chocolate/ice cream	Cooking supplies/kitchenware
Jeweler	Feed store



3.9 Identify local model businesses and programs and their successes.

Priority: 2

Partners:

- Create “best practices” for local businesses in historic buildings.
- Include tips for window displays, merchandising, streetscaping and plantings, building maintenance, restoration, promotions, etc.



3.10 Consider creating an artist-in-residence or arts program in San Augustine that is linked to preservation.

Miller's Mercantile and Hardware

Priority: 2

Partners:

- Augment a downtown loft artist-in-residence program, or other arts programs, by contacting to become involved with the County Arts Expansion Program (CAEP). CAEP has a three-year flexible grant and offers technical assistance. Contact Jim Bob McMillan at 512/936-6572 or jimbob@arts.state.tx.us or Mia Marisol Buentello at 512/936-6571 or mia@arts.state.tx.us.

3.11 Ensure the special events and products sold in San Augustine County are high quality.

Priority: 2

Partners:

- Target demographics for attendance
- Develop standards for set-up and format of special events
- Market products unique to San Augustine County, such as syrups, sausage, wood and furniture products, art, etc.

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GOAL 4

Undertake physical improvements to enhance San Augustine County's historic character.

4.1 Sponsor Trans Texas Alliance pedestrian workshop.

Priority: 1

Partners:

- Consider partnering with neighboring communities to co-host, such as Nacogdoches.
- Provide free workshop, but community must host trainer.
- Call Trans Texas Alliance 512/469-7905, or visit www.transtexas.org

4.2 Initiate volunteer programs to enhance community pride and beautify San Augustine County.

Priority: 1

Partners:

- Bring the adopt-a-block success to all blocks in the city of San Augustine; ask county residents to participate by adopting highways near their residences; partner with TxDOT.
- Community service clean-up programs: Pick up trash in downtown and along highways, water flowers in pots downtown, etc.



4.3 Develop simple and cost-effective strategies for streetscaping and landscaping along highway intersections that keep with San Augustine County's historic character.

Priority: 2

Partners:

- Center median at Highway 21 and 96 — landscape with trees, flowers and shrubs along with gateway signage.
- Screen electric sub-station at highways 21 and 96.



Western gateway looking east

4.4 Create incremental enhancements to public squares and parks.

Priority: 2

Partners:

- Contact Texas Parks and Wildlife Department (TPWD) Local Assistance Program for information on grants and planning assistance for city and county parks (www.tpwd.state.tx.us/grants/local/index.htm or 512/912-7130).
- Contact TPWD's Small Communities Grant about assistance for acquiring and developing parkland (www.tpwd.state.tx.us/grants/small/index.htm or 512/ 912-7124).
- Enhance Mission Dolores walking trails to include more interpretation.
- Develop Lewis Hotel/Cotton Mill park site.



Mission Dolores Walking Trail Sign

4.5 Improved signage for historic district.

Priority: 2

Partners:

- Sign toppers
- Subject markers
- Signage for historic walking tour



Jerusalem Memorial Christian Methodist Episcopal Church

4.6 Develop gateway concept consistent with San Augustine County's character and use its existing assets to the greatest extent.

Priority: 3

Partners:

- Simple bridge enhancements with lighting and plantings
- Highway intersection enhancements (see 4.3)
- Electric sub-station enhancements/screening



Columbia Street looking east from civic and tourism center



GOAL 5

Develop coordinating committee to implement San Augustine County's Preservation Plan.

5.1 Taskforces and community reassemble and volunteer to be on coordinating "umbrella" committee.

Priority: 1

- Include representatives of all preservation-related organizations, elected officials, volunteers, etc.
- Recruit new members.
- Draft a mission statement.
- Elect a chair and vice-chair.
- Form working subcommittees based on goals.

5.2 Coordinating committee attends leadership and implementation training.

Priority: 1

5.3 Subcommittees select priority project for implementation.

Priority: 1

- Select a project that is easily achievable or of urgent nature.
- Identify and recruit necessary partners to undertake the project.
- Develop a more detailed timeline and list of sub-tasks.
- Delegate tasks to committee members and volunteers.

5.4 Establish communication network for preservation.

Priority: 1

- Progress reports on standardized forms
- Routine reports



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Title transfer to Edmund Quirk, box 113, folder 11, Spanish Collection, Texas General Land Office.

U.S. Army Corp of Engineers Fort Worth District Reservoir Control District.
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RESOURCES FOR HISTORIC PRESERVATION

National Trust for Historic Preservation: “Information” Series

- Basic Preservation Procedures
- Buyers Guide to Older and Historic Houses
- Design Review in Historic Districts
- Maintaining Community Character: How to Establish a Local Historic District
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- Aluminum and Vinyl Siding on Historic Buildings
- Cleaning of Masonry Buildings
- Rehabilitating Historic Storefronts
- Repair of Historic Windows
- Roofing for Historic Buildings

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Published by the U.S. Department of the Interior, National Park Service

Historic Preservation Forum

Published by the National Trust for Historic Preservation

Journal of the Association for Preservation Technology

Published by the Association for Preservation Technology

Preservation

The official magazine for members of the National Trust for Historic Preservation

This Old House Journal

Traditional Building: The Professional's Source for Historical Products

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

Office of the Governor, Economic Development and Tourism

www.txed.state.tx.us

National Register of Historic Places

www.cr.nps.gov/nr

National Park Service Preservation Programs

www.cr.nps.gov

National Trust for Historic Preservation

www.nationaltrust.org

Preserve/Net

www.preservenet.cornell.edu



National Conference of State Historic Preservation Officers
www.achp.gov

Preservation Action
www.preservenet.cornell.edu/pa.htm

Colorado Preservation Alliance
www.colorado.gov/dpa/doit/archives/cpa/links.htm

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



APPENDIX

Designations

National Register of Historic Places

National listing. Plaque noting National Register designation.

Library of Congress Designation

National designation. Plaque noting Historic American Building Survey designation.

Recorded Texas Historic Landmark

State designation. Medallion composed of outline of the state of Texas and the words Texas Historical Commission. May or may not accompany a subject marker.

State Archeological Landmark

State designation.

Preservation Partners

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The mission of Preservation Texas is to preserve the historic resources of Texas by direct action and by empowering individuals and organizations through education, communication and advocacy.

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The mission of the Texas Historical Commission is to protect and preserve the state's historic and prehistoric resources for the use, education, enjoyment and economic benefit of present and future generations.



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The National Trust for Historic Preservation provides leadership, education and advocacy to save America's diverse historic places and revitalize our communities.



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ANALYSIS OF HISTORIC RESOURCES

History

While the preservation movement did not formally begin until the 1950s and 1960s, San Augustine County was fortunate to be documented at an unfortunate time. In the 1930s, the United States Farm Security Administration sent noted documentary photographer Russell Lee to San Augustine County as part of the Works Progress Administration to photograph the many Greek Revival homes, downtown street scenes and landscapes. This collection of photographs serves as an irreplaceable record of the county and its environs, both beneficial for preservation efforts today, as well as a vehicle that can be used for heritage tourism and community heritage education efforts.

Noted architect and historic preservationist Raiford Stripling inspired and impacted preservation efforts in San Augustine in the 1950s and for several decades thereafter. Instrumental in starting the San Augustine Historical Foundation, Stripling also officed out of the original downtown county jail, which he restored in 1970.



San Augustine Old Jail on Harrison

The 1960s and 1970s were a period of raised consciousness about the importance of historic preservation at the national, state and local level. San Augustine County followed this trend, with the majority of markers, National Register listings, and Recorded Texas Historic Landmarks designated during this time. San Augustine also welcomed archeology endeavors on the site of Mission Nuestra Señora de los Dolores de los Ais. After several attempts revealed no artifacts, a team led by Jim Corbin of Stephen F. Austin University discovered remnants of the mission's activities.

The last two decades of the 20th century saw only a minor decrease in formal historic building preservation activity. Several markers and National Register listings were added throughout the county; San Augustine County became a Certified Local Government in 1997; and a major restoration of the August Theatre (now the Museum Theater) was organized by the San Augustine Historical Foundation. Attention also focused on the exciting project of the mission and the unearthed artifacts. In 1998, a museum, visitors' center, and RV park opened to the public, funded through a Texas Department of Transportation matching grant. In addition, community efforts addressed the state of important but endangered records in the county courthouse archives.