

# JEFFERSON

## Historic Preservation Action Plan



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TEXAS  
HISTORICAL  
COMMISSION

*The State Agency for Historic Preservation*

[www.thc.state.tx.us](http://www.thc.state.tx.us)



**TEXAS  
HISTORICAL  
COMMISSION**

*The State Agency for Historic Preservation*

RICK PERRY, GOVERNOR

JOHN L. NAU, III, CHAIRMAN

F. LAWERENCE OAKS, EXECUTIVE DIRECTOR

To the Preservation Community of Jefferson:

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 Jefferson was influenced by a unique collection of sources. These historically significant structures add not only to the character of Marion 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 have continually 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.

The Texas Historical Commission is proud to list Jefferson 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,

A handwritten signature in black ink, appearing to read "F. Lawrence Oaks".

F. Lawrence Oaks  
Executive Director

*J*efferson has friendly and hospitable residents, walkable streets, historic 19th-century neighborhoods and a character that defines itself as the “only Louisiana town in Texas.” Jefferson’s progressive outlook to protect and capitalize on its authentic sense of place and history is its foundation for future growth and prosperity.



<b>ACKNOWLEDGMENTS</b> .....	6
<b>INTRODUCTION</b> .....	7
Purpose of a Preservation Action Plan .....	8
Visioning Process Outlined .....	9
<b>HISTORY</b> .....	10
Phases of Development .....	10
Capitalizing on History – Jefferson Today .....	16
Historic and Cultural Resources .....	17
Cemeteries .....	22
Natural Resources .....	23
<b>ISSUES</b> .....	24
Money, Heritage Tourism and Economic Development.....	24
Building a Local Preservation Program .....	24
Neglected and Vacant Properties .....	25
Diverse Partnerships .....	26
Education and Awareness .....	26
Cultural Landscapes .....	26
Community Pride and Beautification .....	27
<b>ACTION PLAN</b> .....	29
Goals .....	29
Actions .....	30
<b>RESOURCES</b> .....	38
Jefferson History .....	38
Guidebooks and Dictionaries .....	39
Resources for the History of American Architecture:	
Popular House Types .....	40
Non-Domestic Building Types.....	40
Texas Architecture .....	40
<b>RESOURCES FOR HISTORIC PRESERVATION</b> .....	43
Magazines .....	44
Preservation Web Sites .....	44
<b>DESIGNATIONS</b> .....	46
<b>PRESERVATION PARTNERS</b> .....	55
<b>APPENDIX</b>	
Meeting Minutes	



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## INTRODUCTION

Known as the Riverport to the Southwest, Jefferson is situated on Big Cypress Creek in the south central portion of Marion County, Texas, approximately 46 miles west of Shreveport, Louisiana. The majority of the early settlers of Jefferson and the surrounding area migrated from other southern, slaveholding states and the character of Jefferson is still that of the Deep South.

Established in the 1840s, Jefferson became the second most important port in Texas, preceded only by Galveston in volume of trade. Jefferson's commercial success hit its apex by the late 1860s and early 1870s. After the loss of steamboat traffic, Jefferson's population and importance as a trading center declined.

Jefferson has more than 100 state and nationally recognized historic structures, 56 of which are in Jefferson's National Register Historic District. Much of the historic architecture of Jefferson is late Greek Revival, which is prevalent in East Texas.



**Sanford Street**

Jefferson's main industry is tourism; antique shops and bed and breakfasts occupy many of the town's historic structures. Residents understand the need to maintain this economic base balanced with community-based and quality-of-life services such as affordable housing. A lack of zoning and preservation ordinances threaten the character of Jefferson. Buildings stand empty and are not maintained (especially in the African American neighborhoods) and new construction and rehabilitation is incompatible with Jefferson's character.

Preservation organizations in the community have been working since the 1940s to preserve Jefferson's character and built environment. Plans are also being discussed to interpret and preserve the Cypress Bayou area. Educating the community and visitors on Jefferson's history and preservation ethic is an integral part of ensuring that preservation will become a driving force in community policy.

Jefferson residents and leaders realize the importance of confronting these issues. In February 2002, Jefferson became a pilot community in the Texas Historical Commission (THC) 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 action plan.

The resulting plan is the cumulative work of four taskforces composed of residents and community leaders, the leadership committee, a visioning workshop attended by more than 75 residents, and the planning team of THC staff and PageSutherlandPage design consultants.



## **Purpose of a Preservation Action Plan**

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 activity that yields great returns and rewards. For communities with a solid foundation of historic fabric, preservation can serve as an economic generator, an impetus for tourism, a draw for new residents and a 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 conflict or controversy — the outcome of a demolished treasured building or the uphill efforts of a few convincing the powers that be.

The visioning process that has resulted in this Preservation Action Plan was an open forum for residents, leaders, government and community organizations to express their concerns, practical strategies and out-of-the-box ideas regarding Jefferson. But most importantly, 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 for preservation policy in Jefferson. 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 avoids being overly technical. It does not fully develop the historic context of the city or define in-depth architectural styles; nor does it fully analyze the historic resource inventory of the community. This action plan provides the basis from which a comprehensive preservation plan can be developed.

This document articulates Jefferson’s vision and outlines a course of action for its historic preservation over the next 10 years. This plan 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:

- Clearly state the goals of historic preservation in Jefferson.
- Provide a framework for measuring progress toward goals and allow for flexibility in updating and revising the plan.
- Develop and guide a local historic preservation program, which includes an ordinance that protects designated historic and cultural resources.
- Incorporate preservation into the economic development and growth strategies of Jefferson.
- Develop heritage tourism in the community.
- Inform and educate the public on how to use preservation as a quality of life/economic development tool.



## Visioning Process Outlined

Jefferson's participation in the program began in February 2002 with an informational meeting by THC staff. Jefferson was working on a citywide Master Plan with consultants PageSutherlandPage, and the Visionaries in Preservation Program joined the effort to complete the historic preservation component of the plan.

The steering committee formally met several times between February and August 2002 to establish the goals for the process, brainstorm critical preservation issues and articulate key character-defining features of the community.



**Steering Committee 2002**

The Visioning Workshop, held the evening of August 5, 2002, was an open forum for residents to explore how Jefferson wants to grow, what it wants to preserve and protect and what values will guide residents' efforts in shaping the community's future. Approximately 75 residents attended the workshop, which introduced the work of the steering committee through the Issue Exploration Station and encouraged participants to comment on the results. Participants heard presentations on archeology in Jefferson, the importance of preservation ordinances and new approaches to heritage tourism, in addition to completing a Visual Preference Survey on different approaches to preservation and development in the community.

The following evening, the steering committee and taskforces reconvened to examine the results of the workshop. With affirmation from the public on their work to date, THC staff facilitated this group in developing and prioritizing goals for preservation, and brainstorming desired actions to achieve these goals.



# HISTORY

Known as the Riverport to the Southwest, Jefferson is situated at the junction of U.S. Highway 59 and State Highway 49 on Big Cypress Creek in the south central portion of Marion County. It is approximately 46 miles west of Shreveport, Louisiana and 17 miles north of Marshall, Texas, another Visionaries in Preservation community. Jefferson is the county seat of Marion County and is comprised of approximately 10.165 square kilometers surrounded by dense timberlands of pine, cypress and oak. With a population of 2,024, it is the largest town in Marion County.<sup>1</sup>

The majority of the early settlers of Jefferson and the surrounding area migrated from other southern, slaveholding states and they brought with them the large plantation culture. In 1860 the slave population in Marion County was 51 percent of the total population.<sup>2</sup> Although there were only 213 slaveholders in the county, they controlled 60 percent of the county wealth.<sup>3</sup>

Despite fires in 1868 and 1869 that destroyed most of the business district, Jefferson has more than 100 state and nationally recognized historic structures, 56 of which are in Jefferson's National Register Historic District. Much of the historic architecture of Jefferson is late Greek Revival, which is prevalent in East Texas. Many of Jefferson's historic houses are open for tours, especially during the annual Historical Pilgrimage held during Spring Festival in May. Other buildings are utilized as bed and breakfasts, antique shops and restaurants.

9

## Phases of Development

### Pre-European Settlement

Native Americans had occupied the Jefferson area for several centuries before Europeans explored and settled the area. Known by the tribal name Cadohadacho, the Caddos were an agricultural society and by 800 A.D. had developed a distinct culture defined as Caddo. In 1859, the remaining people 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. The first Europeans in the Jefferson 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 Spanish withdrew from East Texas in 1719, leaving the area to the French after Philippe Blondel seized Los Adeas.

### Trammel's Trace

Trammel's Trace began as a footpath used by Native Americans to travel between villages. In 1824, Nicholas Trammel began clearing the trace as a road for wagons on the way to Nacogdoches. The trace runs approximately 3.5 miles south of Jefferson and connects with the Southwest Trail to Street Louis at Fulton, Arkansas. The trace served as an important immigration route into Texas for many years.

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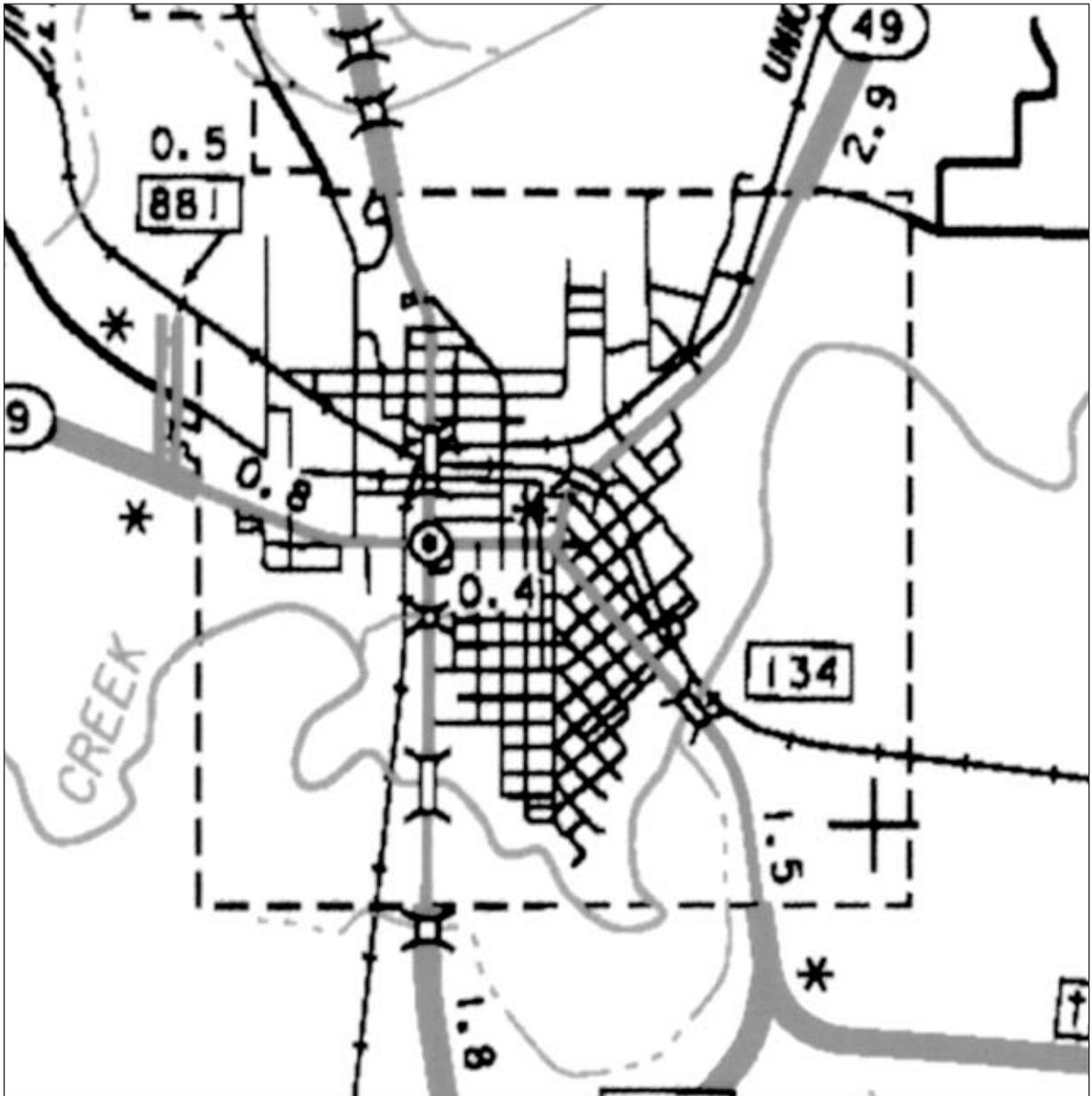
<sup>1</sup> U.S. Census

<sup>2</sup> Ibid

<sup>3</sup> Ibid



# JEFFERSON *Texas*



Map of Jefferson



### Settlement on Big Cypress Bayou

Jefferson was established in the 1840s by Allen Urquhart and Daniel Alley. In 1841, Urquhart received a headright that entitled him, as the head of his family, to 1,280 acres of land.<sup>4</sup> He claimed 640 acres of his headright on Big Cypress Bayou where he had already established a ferry. Soon after, he began surveying the area to establish a town site that would become Jefferson.

Urquhart intended for his town to be a large commercial center. Streets and lots were laid out parallel to Big Cypress Bayou to allow for warehouses on the riverfront and avenues to disperse cargo. His plan called for 125 blocks, half of which were residential. The courthouse square comprised two blocks. Streets were named for heroes of the Republic, national leaders, cities, prominent persons, trees, saints and geographical designations.<sup>5</sup>

Daniel Alley bought 586 acres adjacent to Urquhart's headright from Stephen Smith and developed "Alley's Addition" in 1845. Alley envisioned a residential environment to complement the commercial design of Urquhart. The streets in Alley's Addition ran true to the compass and used names of prominent families.

### The Golden Age

In 1843, Jefferson was described by a traveler as having "...several houses under construction but there was only one finished."<sup>6</sup> However, the arrival of the steamboat *Llama* (alternately spelled Lama) in late 1843 or early 1844 and the regrowth of the Red River raft soon propelled the community into the major commercial and immigrant port that would sustain Jefferson through the 1870s.<sup>7</sup>

By 1849, Jefferson had grown from a small settlement of one log cabin to a "well laid-out" town with "about 60 houses, and several well-stocked stores, one warehouse, and small saw and grist-mill."<sup>8</sup> Between 1853 and 1866, steamboat traffic to Jefferson increased from 15 arrivals to 226.<sup>9</sup> Jefferson had become the second most important port in Texas, preceded only by Galveston in volume of trade.

Steamboat traffic in Jefferson was possible because of the Red River raft, a collection of dislodged trees, scrubs and earth that created a jam of the Red River. The river flowed around the jam creating swamps and lakes, submerging bottomlands, forming parallel waterways and raising the water level of Caddo Lake and Big Cypress Bayou sufficiently enough to allow for navigation into Jefferson. Steamboat traffic on the Red River was forced into these other waterways to avoid the jam, thus into Jefferson's ports.

Jefferson's success as a commercial center encouraged other businesses to flourish. Wagon trade, manufacturing, timber production and brick manufacturing were leading industries. These enter-

<sup>4</sup>"LAND GRANTS". The Handbook of Texas Online.

<sup>5</sup>Tarpley, Fred. *Jefferson: Riverport to the Southwest Street* (Austin: Eakin Press, 1983), 42.

<sup>6</sup>Ibid. 51.

<sup>7</sup>The Red River raft was a collection of logs and debris that blocked the Red River, making navigation of the Big Cypress Bayou possible.

<sup>8</sup>Smith, Edward. *Account of a Journey Through Northeastern Texas Undertaken in 1849* (London: Hamilton and Adams, 1850). 69.

<sup>9</sup>Russell, Traylor. *Carpetbaggers, Scalawags & Others* (Jefferson: Marion County Historical Survey Committee, 1973). 5.



prises developed many firsts — the Kelly blue plow, a one-horse turning plow invented by the Kelly Foundry and used extensively in east Texas; a citywide street lamp system (in 1871); and the first ice production in Texas.

During the Civil War, many Southern ports were blockaded, depriving the Confederate army and civilian population of goods and supplies. However, Jefferson escaped the blockade and provided cotton, maize, beef and hides to the South. A slaughter and packing house was established in Jefferson during the war as well as a shoe and leather goods factory, an iron foundry and an army depot.

Even with Jefferson's wealth, the war still took a toll on the town, leaving homes and buildings neglected. In 1866, the citizens began a revitalization project that entailed clearing the city limits, draining and filling low ground, building bridges across the bayou and wharves and landings for steamboats. New construction during this revitalization occurred between the original settlement and the bayou. The older section of town became African American and low-income neighborhoods.

The town would soon rebuild itself again after fires in 1868 and 1869 destroyed much of Jefferson, leaving only the residences surrounding the downtown. New construction extended to the edge of Big Cypress Bayou; streets were realigned so business streets intersected at right angles to the bayou, and residential streets were oriented east to west. The new Jefferson was completed in 1871, with most of the commercial buildings of brick construction.

12

By 1869, Jefferson was in its “golden age.” There were five banks, seven other financial institutions, several insurance companies and several saloons and gambling halls.<sup>10</sup> The population (988 in 1860) reached its peak in 1873 with an estimate of between 8,000 to 12,000 residents.<sup>11</sup> The population was decidedly urban with only 32 percent of the population considered rural.<sup>12</sup> Commercial goods continued to flow through Jefferson's ports, reaching a worth of \$18.5 million in 1872.<sup>13</sup> Warehouses were often filled to capacity and goods were stored on landings. However, like most boomtowns, Jefferson would soon face challenges that would change its economy and fortunes.

### **Urban to Rural**

By 1880, 75 percent of the population over the age of 21 in Marion County worked on a farm.<sup>14</sup> By 1890, 71 percent of the entire population was considered rural, and Jefferson's population fell to 2,850 by 1900.<sup>15</sup> The river port town had changed from an urban commercial center to a rural Texas community. Several factors contributed to this change; however, the two most significant were the destruction of the raft on the Red River and the arrival of the railroad in East Texas.

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<sup>10</sup> White, Wayne Rodgers. *The Historical Geography of Marion County, Texas, 1830-1890: An Example from the Era of Steamboat Navigation on Inland Waters* (University of Texas: MA thesis, 1964), 113.

<sup>11</sup> *Ibid.*, 117.

<sup>12</sup> U.S. Census

<sup>13</sup> White, *The Historical Geography of Marion County, Texas, 1830-1890: An Example from the Era of Steamboat Navigation on Inland Waters*



### **The Clearing of the Red River Raft**

While the Red River raft fed Jefferson's economy, it also caused flooding in the surrounding area, endangered vessels on the river and lengthened their trips. Appeals were made to the government to destroy the raft to allow for easier navigation of the river and to uncover the flood land for agriculture.

The first attempt to clear the raft was begun in 1833; however, a consistent clearing could not be maintained. Several attempts to clear the raft were made until 1872 when nitroglycerine was used to break up the large logs into smaller pieces that would float downriver. The raft was completely cleared by 1873.

Removal of the raft eliminated the backwater that raised the water level in Big Cypress Bayou and Caddo Lake that had allowed for navigation to Jefferson; it was now accessible only during flood season.<sup>16</sup> Steamboats went on to Shreveport, Louisiana, Fulton, Arkansas, Indian Territory and North Texas. Jefferson continued to attempt to revive its river traffic; however, by 1894 only one steamboat linked Jefferson to Shreveport.

### **The Railroad**

The citizens of Jefferson understood the importance of the railroad to their continued success. As early as 1854, the Jefferson Railroad Company was incorporated to connect with a transcontinental line; however, no road was built. Later attempts to build a railroad to Jefferson in 1856 by the Memphis, El Paso and Pacific Railroad Company also failed.

13

In 1873, the Texas and Pacific Railway Company purchased the Memphis, El Paso and Pacific Railroad and completed tracks from Marshall through Jefferson to Texarkana. The railroad reached Fort Worth in 1880 and Sierra Blanca in 1881. With the expansion of the railroad into the hinterland, new commercial and manufacturing centers developed in Dallas, Marshall, McKinney, Austin and Waco. Jefferson was no longer needed as a regional center. The railroads soon displaced the steamboat, and Jefferson's golden age had ended.

Further attempts for a railroad in Jefferson occurred in 1899 with the charter of the Jefferson and Northwestern Railway. By 1912, the railroad had 36 miles of track between Jefferson and Camp and between Givens and Linden; however, in 1934 the line was sold under foreclosure. The Jefferson and Northwestern Railroad, chartered in 1934, took control of the lines in 1935. This railroad continued to operate until 1941, and the line was eventually abandoned in 1942.

### **New Industries**

In the 1900 U.S. Census, Jefferson reported a population of 2,850; an approximate 35 percent decline from the peak in 1873.<sup>17</sup> The loss of steamboat traffic took a toll on the town's prosperity. Jefferson continued to promote river navigation as an alternative to railroad freight, although other industries would soon prove more profitable.

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<sup>14</sup> U.S. Census

<sup>15</sup> Ibid

<sup>16</sup> Russell, Traylor. *Carpenters, Scalawags & Others* (Jefferson: Marion County Historical Survey Committee, 1973). 11.



## Iron

Jefferson S. Nash built the first iron furnace in Texas in 1847 about 16 miles west of Jefferson. By 1858, Nash's furnace was producing 10,000 pounds of iron.<sup>18</sup> Nash sold his enterprise to the George A. Kelly Iron Company in the late 1860s, and it was moved to Kellyville, about four miles west of Jefferson. The Kelly Iron Works, as well as several other foundries and furnaces, operated in the area until 1910. By this time, iron production in Texas had come to a standstill. While the onset of World War II stimulated steel production, these enterprises were now based in other areas of East Texas such as Longview, Daingerfield and Rusk.

## Timber

During the years between 1880 and the Great Depression, the lumber industry boomed in East Texas. By 1907, the lumber production in Texas was the third largest in the country.<sup>19</sup> Approximately 23 different sawmills operated in Jefferson between the 1860s and 1930s, the majority of which were established between the 1880s and 1900.<sup>20</sup>

The 1920s saw a decline in timber processing. During the Depression, timber production fell even further, and Jefferson's mills declined to only four by the 1930s. After World War II, traditional family-owned lumber companies gave way to national or international corporations without local roots. This trend is seen in Jefferson as well. While there continues to be some smaller independent lumber companies in the area, the largest timber interest, and largest employer, is International Paper Company.

## Oil

Oil wells were drilled in the Jefferson area as early as 1910 in the Caddo Lake region. A mini-boom hit Jefferson with the discovery of potentially rich oil fields just outside of town. In March 1937, the *Houston Chronicle* reported, "Jefferson is definitely readying itself to take its place beside other East Texas cities whose development and growth are due to oil. New homes are being built and the old ones...are being remodeled and repaired. The increased traffic has made it necessary to install traffic lights at the busy downtown intersections."<sup>21</sup> In 1938, 125 wells were producing in Marion County.<sup>22</sup>

Oil, however, would not prove to be the economic savior of Jefferson. The excess oil produced in East Texas caused oil prices to decline, adding to the negative effect of the Depression. In 1937, the Texas Railroad Commission began conservation efforts to regulate the amount of oil produced in the state. Interest in drilling for oil began to subside in Jefferson, as the cost of drilling the wells could not be substantiated with regulated yields. Several wells in the area also began to show salt, and by 1946 only 66 wells were producing in the county.<sup>23</sup> Jefferson would have to rely on other resources to create its niche.

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<sup>17</sup> U.S. Census

<sup>18</sup> Jones, Robert L., *Nash Iron Works* (Austin: Recorded Texas Historical Landmark marker file, Texas Historical Commission), 1965.

<sup>19</sup> "LUMBER INDUSTRY" The Handbook of Texas Online.

<sup>20</sup> Texas Historical Commission Texas Historic Sites Atlas <http://atlas.thc.state.tx.us/>

<sup>21</sup> *Houston Chronicle*, March 14, 1937.

<sup>22</sup> Tarpley, Fred. *Jefferson: Riverport to the SouthweStreet* (Austin: Eakin Press, 1983), 264.



### African American Settlement in Jefferson

In 1860, approximately one in four families in Texas owned slaves, the majority in East Texas.<sup>26</sup> Of the 182,566 slaves in Texas, 2,017 were held in Marion County.<sup>27</sup> Just over 10 percent of the white population in Marion County were slave owners, while slaves accounted for a little more than 50 percent of the entire Marion County population.<sup>28</sup>

While technically free since 1863, Texas slaves were not aware of their emancipation until June 19, 1865. Upon freedom, former slaves generally chose to stay in the area and work for their former owners for wages. African Americans established communities, usually on the edge of town, in areas considered unsuitable by the more affluent white population.<sup>30</sup> Several examples of African American vernacular architecture survive in Jefferson along the bayou in the southeast part of town, scattered along Highway 59 and along the railroad in the north part of town.

While Freedmen's Bureau and Loyal League activities tried to protect African American rights, other organizations such as the Ku Klux Klan (also known in Jefferson as the Knights of the Rising Sun) used violence and intimidation to keep African Americans from exercising their rights. Jefferson was one of the centers of Klan activity in Texas, and several instances of violence and murder occurred in Jefferson during Reconstruction.

In the late 1890s, a White Man's Union Association (also known as the Citizens White Primary) was established in Marion County. Found in many Texas counties, the groups acted like a political party, nominating all county officials for the spring Democratic primary elections, and allowed only white voters to vote in the primary election. While non-whites could vote in the general election, the only candidate for each elective office in Marion County was the candidate chosen in the White Primary.<sup>31</sup> In 1944, the U.S. Supreme Court ruled the White Primary to be unconstitutional.

### Jewish Settlement in Jefferson

In 1836, approximately 200 Jewish people had come to Texas.<sup>32</sup> Following the Texas Revolution and the lifting of restrictions on religion (in addition to political upheaval, wars, rebellions and persecution in their homelands), Jewish immigration to Texas began to increase.<sup>33</sup> German newspapers and articles and letters in Jewish periodicals, such as the *Occident and American Jewish Advocate* (published in Philadelphia 1843–69) and the *Asmonean* (published in New York 1848–58), began encouraging immigration to and Jewish colonization in Texas.<sup>34</sup> Texas was described as a land of opportunity, where Jews could live free of religious persecution.

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<sup>23</sup> Ibid

<sup>24</sup> Marion County Chamber of Commerce, *Historic Riverport of Jefferson: Official Visitors Guide* (2002).

<sup>25</sup> U.S. Census

<sup>26</sup> Texas State Library & Archives Commission: [www.tsl.state.tx.us/exhibits/forever/freedom/page3.html](http://www.tsl.state.tx.us/exhibits/forever/freedom/page3.html).

<sup>27</sup> University of Virginia Library Geospatial and Statistical Data Center: United States Historical Census Data Browser. (<http://fisher.lib.virginia.edu/census/>).

<sup>28</sup> Ibid

<sup>29</sup> Mears, Michelle. "African American Settlement Patterns in Austin, Texas 1865-1928" Master's thesis, Baylor University.

<sup>30</sup> Ibid, 6.

<sup>31</sup> Moseley, J.A.R. "The Citizens White Primary of Marion County", *Southwestern Historical Quarterly* 49. (Austin: The Texas State Historical Association, 1949), 531.



Although many Jewish immigrants settled in more populated areas such as Galveston and Houston, Jefferson's Jewish community was established as early as the 1850s. Jewish families tended to live in the same neighborhood along Houston Street in the Southwestern part of town, and the area became known as Jew Town.<sup>35</sup>

The Texas Jewish community was and still is relatively small, less than one percent of the population.<sup>36</sup> Upon arriving in Jefferson, early Jewish settlers found no communal institutions like what they had left behind in Europe and other large U.S. cities. The nearest rabbis were in New Orleans. Eventually, Jefferson's Jews established the Hebrew Benevolent Association, the second such society in Texas.<sup>37</sup> In 1862, the Association established the Mount Sinai Cemetery adjacent to the Oakwood city cemetery.

By 1873, Jefferson's Jewish community was large enough to form the Hebrew Sinai Congregation. In 1875, the Street Mary's Catholic School building and convent on the corner of Market and Henderson were purchased from the Sisters of Charity for \$2,000.<sup>38</sup> An addition was built for use as a synagogue in 1876. Finally in 1879, Jefferson's Jews had their own rabbi; however, by this time many had left for larger commercial cities such as Dallas. By 1880, only 26 Jewish families lived in Jefferson.<sup>39</sup> Services at the synagogue were gradually discontinued after 1900, and in 1989 only one Jew resided in Jefferson. Jewish services are no longer held in town.

### Capitalizing on History

Jefferson is no longer the commercial center it once was. Other industries did not provide the long-term economic stimulus that Jefferson needed. As early as 1940, the Jessie Allen Wise Garden Club began looking at tourism as a means to preserve Jefferson and promote its economy. Beginning with the Dogwood Trail and evolving into the current Spring Festival and Historical Pilgrimage Tour of Homes, the Garden Club members and Jefferson citizens put great effort into promoting Jefferson's heritage and the city as a tourist destination. Antique shops and restaurants are housed in the historic downtown, and there are more than 50 bed and breakfasts, many in historic homes and buildings.<sup>24</sup> The 1997 Economic Census shows that Marion County receives \$1,013,000 in revenue from the arts, entertainment and recreation sector, which includes sites of historical, cultural or educational interest.<sup>25</sup>

### Historic and Cultural Resources

Because of the riverboat trade, Jefferson's architecture was greatly influenced by New Orleans and other Southern river ports. Fancy millwork, hardware and ornamental ironwork were

<sup>32</sup> Winegarten, Ruthe and Cathy Schecter. *Deep in the Heart: The Lives and Legends of Texas Jews*. (Austin: Eakin Press, 1990), 6.

<sup>33</sup> Hewitt, Phil. *The Jewish Texans*. (San Antonio: The University of Texas Institute of Texan Cultures, 1974) 1.

<sup>34</sup> Winegarten, Ruthe and Cathy Schecter. *Deep in the Heart: The Lives and Legends of Texas Jews*. (Austin: Eakin Press, 1990), 6.

<sup>35</sup> Tarpley, Fred. *Jefferson: Riverport to the SouthweStreet* (Austin: Eakin Press, 1983), 185.

<sup>36</sup> Winegarten, Ruthe and Cathy Schecter. *Deep in the Heart: The Lives and Legends of Texas Jews*. (Austin: Eakin Press, 1990), vii.

<sup>37</sup> Tarpley, Fred. *Jefferson: Riverport to the SouthweStreet* (Austin: Eakin Press, 1983), 185.

<sup>38</sup> *Ibid*, 186.

<sup>39</sup> *Ibid*, 187.



ordered from New Orleans for ornamentation. The raised cottage and Greek Revival styles were also prevalent. Greek Revival features continued to be utilized in Jefferson after the Civil War. Victorian homes built throughout the 1870s feature Greek Revival doors with sidelights, transoms and attached columned front porches.

There are several examples of early architecture still standing; many of these are Recorded Texas Historical Landmarks and/or are listed on the National Register of Historic Places. Jefferson's National Register Historic District was established in 1971 and is roughly bounded by Owens, Dixon, Walnut, Camp and Taylor streets.

**Alley-Carlson House** — 501 Walker Street

Home to Daniel Alley, one of the founders of Jefferson, this house is thought to be one of the oldest in town. The Alley family moved into the home in 1859, and members of the family continue to live there. A good example of mid-19th-century vernacular Greek Revival, the house remains basically the same as when it was constructed. The home is privately owned.

**Beard House** — 212 N. Vale Street

Noble A. Birge, a prominent merchant and civic leader built the Beard House in 1860 on property originally part of the Urquhart Survey. The house has been cited by the United States Department of the Interior as possessing exceptional historic and architectural interest. In Victorian style, the house remains basically as Birge built it. In 1900, a kitchen extension was added; however, the original floor plan and exterior architecture remains intact. The home is a private residence.

**Carnegie Library** — 301 Lafayette Street

Between 1898 and 1917, Andrew Carnegie gave 35 gifts totaling \$645,000 to various Texas communities for the construction of public libraries.<sup>40</sup> Jefferson received one of these gifts for \$7,500 and, along with local funds, constructed the Jefferson Public Library in 1907.<sup>41</sup> In making the gifts for the libraries, Carnegie asked that an amount equal to 10 percent of the grant be made available annually for the library and that the city provide a suitable site for the building.<sup>42</sup>



**Carnegie Library**

The antebellum architecture of the building reflects the character of Jefferson. The library is symmetrical with a central portico, which is the main entrance. As was typical of Carnegie libraries, the Jefferson library is a full two-stories high. The second floor was designed as an opera house, although the original stage has been removed. It was common in early Carnegie libraries to include clubrooms and auditoriums to provide rental fees to help defray operating costs. The Jefferson Carnegie library continues to operate and is one of only four Carnegie libraries serving its original function in Texas.<sup>43</sup> The building is a Recorded Texas Historical Landmark and is also listed on the National Register of Historic Places.

<sup>40</sup> Moseley, J.A.R

<sup>41</sup> Tarpley, Fred. *Jefferson: Riverport to the South* (Austin: Eakin Press, 1983), 199.

<sup>42</sup> "CARNEGIE LIBRARIES" Handbook of Texas Online.



**Central High** — 304 W. Broadway Street

Central High School was an African American high school located on West Broadway. The school served students throughout the county and offered curriculums in vocational agriculture and home economics as well as arts, humanities and the sciences. The building is now the Fred Lockett Center, run by the Jefferson Independent School District, and used as a Head Start educational facility.

**Excelsior Hotel** — Austin Street between Market and Vale streets

Beginning operation as a hotel in the 1850s, the Excelsior has remained in continuous operation ever since. The northeast wing of the building was built in the Classical Revival style in 1858. The southwest wing is of brick and was added in 1872. The courtyard or garden is created by the ell arrangement of the buildings and was landscaped in 1954. The Excelsior has hosted several noteworthy people including presidents Ulysses Grant and Rutherford Hayes, financiers John Astor, Jay Gould, W.E. Vanderbilt and playwright Oscar Wilde. The hotel is currently owned and operated by the Jessie Allen Wise Garden Club.

**Freeman Plantation** — West of Jefferson on TX 49

Freeman Plantation was the 1,000-acre cotton and sugar plantation of William Freeman. A prominent businessman, Freeman owned several warehouses on the waterfront of Jefferson and a freight boat. He was also one of the founders of the East Texas Manufacturing Company, which produced cotton and woolen goods, spinning thread and other fabric goods. The Greek Revival raised cottage plantation house, constructed around 1850, was built with lumber and brick produced by Freeman's slaves. The house has been cited by the United States Congress for historical and architectural interest. The property currently is a private residence; however, it is open for tours.

**House of the Seasons** — 409 S. Alley Street

Also known as the Epperson-McNutt House, this Italian Villa is one of the few examples of this style in East Texas. The house was built in 1872 for Benjamin Epperson, a prominent lawyer, state representative and president of the Memphis, El Paso and Pacific Railroad (later the Texas and Pacific). The house got its name from the colored glass in the windows of the cupola. The blue glass represents winter, the green glass depicts spring, the yellow glass is for summer and the red glass denotes fall. The home is privately owned and open for tours.



**House of the Seasons**

**Jefferson Ordnance Magazine** — 0.3 mi. NE of US 59B crossing of Big Cypress Bayou

The Jefferson Ordnance Magazine is the most intact example in East Texas of a Civil War era brick ordnance magazine directly associated with the Trans-Mississippi Department of the Confederate States of America.<sup>43</sup> It served primarily for the storage of powder and munitions and assisted the movement of munitions in both directions through Jefferson to Shreveport and other facilities. Two similar small brick buildings on the north and south sides of the Magazine were dismantled and robbed of their brick during the early 20th century.

<sup>43</sup>Bratz, Gerald B. *Master Plan for Preservation, Maintenance and Improvements: Carnegie Library Jefferson, Texas* (Longview: 2001), 3.



The building was likely constructed in late 1863 and no later than early 1864; however, the precise date of construction is not known.<sup>45</sup> Ninety percent of the building is original and remains unaltered except for some weathering, aging brick and some sympathetic repairs.<sup>46</sup> The Magazine is on its original site next to Big Cypress Bayou on land described as “captured property,” confiscated by the U.S. government after the end of the Civil War. It was listed on the National Register in 1995.

**Koontz House** — 304 E. Jefferson Street

Also known as Falling Leaves and Magnolia Hill, the original part of this house (four rooms and hall) was built in 1855. William Mayberry added the back ell in 1866 as a wedding gift to his wife Margaret Amoss, the owner at that time. The house has Victorian columns but retains the door and wide Greek Revival entablature. The property currently operates as a bed and breakfast.

**Old U.S. Post Office and Courts Building** — 223 Austin Street

Completed in early 1890, this Romanesque building is typical of many small federal buildings in the Southwest and West built during this time. Designed by William A. Ferret, the building is constructed of common bond brick. The second floor housed the courtroom, jury room, service spaces and offices for the judge, marshal, clerk and attorney. The post office was on the first floor. Today the building serves as a museum.

**Presbyterian Manse** — Northeast corner of Alley and Delta streets

Considered to be the oldest home still intact in Jefferson, this one-story frame house was constructed in two parts, the original portion in 1839. General James Harrison Rogers, a prominent lawyer, built the home. In 1903, the house was bought by the Cumberland Presbyterian Church to be used as the manse; it served in that capacity for 50 years. Currently, the Jessie Allen Wise Garden Club owns the structure and uses it as a museum and the headquarters of the Annual Historical Pilgrimage.

**Sagamore** — Dixon and Owen streets

Built in 1852, this home is another example of the traditional Texas version of Greek Revival in Jefferson. Also known as the Bauta place, the house was once the home of Henry Scott, a partner in Jefferson’s artificial ice plant. The Scantlins family purchased the home in 1945 and renamed it Sagamore.

**Schluter House** — 801 S. Line Street

This home is a two-story example of the Greek Revival architecture prevalent in Jefferson. F.A. Schluter, a prominent businessman and one of the first six settlers, built the home in 1856. The building boasts locally made cast iron balustrades seen in several other Jefferson buildings.

**Sedberry House** — 211 N. Market Street

Although no one knows who built this house, deed records show W.F. Smith as owner of the house in 1854. It is an example of the “raised cottage” found more often in the deep South than in Texas, although the tapering columns, tall narrow windows, small scroll saw brackets and steep front gable make it a more Victorian version. The cast iron stairways and balustrade are

<sup>44</sup>“Jefferson Ordnance Magazine” National Register file narrative (Austin: Texas Historical Commission, 1995).

<sup>45</sup>Ibid

<sup>46</sup>Ibid



of Jefferson design. Richard Boney purchased the house in 1867. He and the subsequent owners, the McReynolds family, made extensive repairs to the structure. The Sedberry family bought the house in 1919, and a family member has owned the home since.

**Sterne Fountain** — Intersection of Lafayette and Market streets

Measuring 14 feet 4 inches high and 5 feet 5 inches in diameter, the Sterne Fountain was given to the city of Jefferson by the children of Jacob and Ernestine Sterne in their parents' memory. The Sternes settled in Jefferson prior to the Civil War and became prominent citizens of the town. Jacob served as postmaster of Jefferson, and both were active in civic and cultural activities. The fountain is designed for use by people and animals.

**Religious Heritage**

While Texas was part of Mexico, settlers in Texas were required to become Catholic. After Texas' independence from Mexico, other religions were tolerated, and several different denominations became active in Jefferson.

**Christ Episcopal Church** — Main and Taylor streets

Built in 1868, this gothic style church has lancet windows and scroll beams. The parish was organized in 1860 and was served by missionaries from Marshall and Henderson before having its first resident clergyman, Rev. E.G. Benners, in 1869. The church building became a Recorded Texas Historic Landmark in 1964.

**Cumberland Presbyterian Church** — South Main at Jefferson Street

Organized between 1846 and 1850, this congregation first met in a small frame building. The current church was completed in 1873 and was considered the finest Cumberland Presbyterian church in Texas.<sup>47</sup> A Recorded Texas Historic Landmark since 1966, the building was constructed by John Ligon with intricate brick designs. The steeple contained an unusual feature of clock faces painted on the four sides of the base where mechanical clocks would normally be installed. It is believed that these painted clocks show the hours of Sunday school and worship services.

**First Baptist Church** — 523 N. Polk Street

First organized as the Missionary Baptist Church in 1855, the congregation met in several other buildings before it constructed a two-story brick church at this location in 1869. This first structure was used until 1917 and then stood vacant until 1937 when it was restored. Fire destroyed the building in 1944, and a new building was constructed. Educational facilities were added in 1951 and 1973.



**Sterne Fountain**

<sup>47</sup> Tarpley, Fred. *Jefferson: Riverport to the SouthweStreet* (Austin: Eakin Press, 1983), 67.



**First Methodist Church** — Henderson and Market streets

The first record of a Methodist minister in Jefferson was in 1844. In 1845 records show 50 white and three African American members of the church. The current First Methodist Church building was completed in 1884 on the foundation of the previous brick structure built in 1860. The interior walls and ceiling of the current building are made of curly pine in a reeded diamond design. The bell of the church was cast in New York from 1,500 Mexican silver dollars in 1854. The building became a Recorded Texas Historic Landmark in 1965.

**Hebrew Sinai Synagogue (Jefferson Playhouse)** — Market and Henderson streets

Built in 1876 by the Hebrew Sinai Congregation, the synagogue is an addition to the Street Mary's Catholic School built in 1860; the congregation purchased the Catholic school in 1875. The synagogue is now the Jefferson Playhouse, owned and operated by the Jessie Allen Wise Garden Club. The building was designated a Recorded Texas Historic Landmark in 1965 and listed on the National Register in 1969.

**Immaculate Conception Catholic Church** — Lafayette and Vale streets

The first Mass held in Jefferson is said to have occurred in 1863 by Father Jean Marie Giraud of France. The parish was formally organized in 1866 and is the oldest parish in the Dallas Diocese. By 1869, the parish had prospered enough to build a convent, hospital and school. The original church building was constructed in 1867 of hand-finished wood with a tiered steeple and lancet windows. It was listed by the U.S. Library of Congress as worthy of preservation due to its outstanding architecture and was designated a Recorded Texas Historic Landmark in 1964. The building burned in 1992 and is no longer eligible for the Landmark designation. A new church building was completed in 1996.

21

**Cemeteries**

**Lockett Cemetery**

Located 6.3 miles north of Jefferson on Highway 59, the Lockett Cemetery is on the grounds of the former Royal Lockett plantation. The burial ground began when Walter McGarity, grandson of Royal Lockett, died in 1862 and was buried there. Six generations of Locketts are interred in the cemetery, and it is still in use.

**Mount Sinai Jewish Cemetery**

Established in 1862, the Jewish cemetery is adjacent to the north edge of Oakwood Cemetery. The Hebrew Benevolent Association purchased the one and one-half acres for the cemetery in 1862 for \$150. It is the fourth oldest Jewish cemetery in the state. The oldest tombstone in Mount Sinai is that of Isaac Pinski, first president of the Jefferson Hebrew Benevolent Association, who died in 1867.



**Mount Sinai Jewish Cemetery**



### **Oakwood Cemetery**

A public burial ground was first donated by Allen Urquhart in the 1840s; however, this site proved to be unsuitable, and he substituted the current site of the cemetery. The dead were disinterred and reburied in the new site in the late 1840s. Also referred to in early references as Oak Hill and City Cemetery, Oakwood is located one mile north of downtown Jefferson. In 1862 and 1880, Jewish and Catholic cemeteries were added.

### **Taylor Cemetery**

Located 6.1 miles northeast of Jefferson, the Taylor Cemetery's first documented interment was four-month-old Emmett Taylor in 1860. It was first mentioned as a cemetery in land deeds in 1868. Family tradition holds that slaves were buried outside the original fence to the north of the cemetery. The cemetery is still in use by Taylor descendants.



**Oakwood Cemetery Statue**

## **Natural Resources**

### **Big Cypress Bayou**

Also known as Big Cypress Creek, Big Cypress Bayou is formed in the southern part of Franklin County and runs east into Marion County. The Bayou served as the last link in a chain of navigable waters, which contributed to Jefferson's success as a commercial center. Two major water impoundments are located on the Bayou — Lake O' The Pines and Caddo Lake. Big Cypress flows for approximately 38 miles in its upper reaches and an additional 34 miles between Lake O' The Pines and Caddo Lake.

### **Caddo Lake**

The heart of Caddo State Park, which was established in 1934, Caddo Lake was created in the early 1800s by the Red River Raft. In 1914, the lake was dammed for oil exploration, flood control and water supply. Caddo Lake is one of only 17 wetlands in the U.S. to be designated a Ramsar site by the Convention on Wetlands that took place in Ramsar, Iran. Caddo Lake was designated a Ramsar site in 1993 with nearly 12 square miles of protected area. In 1999, the protected area was increased to 33 square miles. The lake area supports several species of plants and animals that are rare to the region and more than 200 species of birds, mammals, reptiles, amphibians and fishes and 500 native plants. Texas Parks and Wildlife and the U.S. Fish and Wildlife Service are responsible for the conservation of this ecosystem.

### **Lake O' The Pines**

Lake O' The Pines is a 34-mile section of Big Cypress Bayou nine miles west of Jefferson. It is one of the more popular waterways in Texas. The lake was created in 1959 with the completion of Ferrells Bridge Dam. A project of the U.S. Army Corps of Engineers, it is used for flood control, water, wildlife conservation and recreation.



## ISSUES

A significant phase of the visioning process occurred when the steering committee and the community came to consensus on the key issues impacting historic preservation efforts and projected those issues as probable future scenarios. The following section outlines the six issues that the residents of Jefferson perceive as the greatest factors, both positive and negative, to making preservation happen. These issues were affirmed by the public in a visioning workshop that attracted more than 70 residents of the city, 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**

Jefferson residents understand the need for a balance between encouraging tourism and the need to foster the community-based economy; however, Marion County is an economically depressed area, and this is an issue for the city when addressing its own goals for preservation. Attracting new residents from urban areas to bring new money, expertise and a preservation ethic to the community would bolster Jefferson's resources for heritage tourism, preservation and economic development.

Jefferson has strong bed and breakfast, hospitality and restaurant industries that provide the amenities to support the tourist industry drawn by Jefferson's historic resources and events such as the Historic Pilgrimage, Candlelight Tour and Mardi Gras. Jefferson is also a walkable city with great links between downtown and residential areas, benefiting both residents and tourists.

23

While tourism contributes greatly to Jefferson's economy, there are concerns that the city's history must be interpreted in an authentic manner and not be commercialized. There is also a need for a more mixed use and technology-friendly downtown.

### **Building a Local Preservation Program**

#### **Lack of Local Historic District and Policies**

A frequent concern about historic preservation in Jefferson is the lack of an ordinance to protect the historic buildings and character of the city. Jefferson currently does not have zoning, so passing a local historic district, along with a master plan for the city, will be the foray into land use regulation. Participants in the Community Visioning Workshop affirmed the steering committee's decision to establish a local district regulated by an ordinance, but requested that it not be excessively rigid. The ordinance should 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, have become a concern of residents of Jefferson. With downtown revitalization becoming a strong agenda in the city, it becomes important to put in place protective, but not overly rigid, measures so that work to historic buildings will only enhance Jefferson's commercial character. If Jefferson 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.



Jefferson has a survey of its historic resources that was completed by students from the University of Houston in 1993; however, the hard data from this survey has been lost. The final report with recommendations for expanding the National Register district, along with general guidelines for treating historic properties, is located at City Hall. There are good records of most of the buildings in the courthouse records and library, and written histories of several of the homes are in publications. Jefferson residents need to do more intensive research on their homes and buildings and write the history for each. One incentive could be to provide a plaque and local landmark status 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 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 in their activities. 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 Jefferson's historic district.

### **Neglected and Vacant Properties**

Demolition by neglect is a major issue with the historically African American properties in Jefferson — residential as well as churches. These buildings are vacant and not maintained. These historic properties are in danger of being lost to the community through demolition by neglect, leaving vacant lots in their place. Some of these neglected properties are inaccessible to nonprofits and the city for purchase and rehabilitation due to multiple liens and/or difficulty in locating heirs to the property. As a result, the properties are neglected and become eyesores and code issues. Residents suggested a warning and fine procedure to encourage owners to maintain their property.

Due to the lack of historic and zoning ordinances and the need for affordable housing, mobile homes are placed in inappropriate areas. This haphazard placement of mobile homes detracts from the historic character and visual cohesiveness of the neighborhoods. Workshop participants suggested developing housing in upper stories of vacant buildings in the downtown area. This would bring population downtown to encourage the development of community-based businesses in the area and, in turn, develop a vibrant downtown. However, there is opposition to having affordable housing in the historic district. There is also concern that affordable housing would not be so affordable to develop; investigating grant programs was offered as a solution.

### **Diverse Partnerships**

While economic development, heritage tourism and historic zoning are perhaps the biggest needs in Jefferson, residents realize that in order to make it happen, partnerships are the top priority and are integral to every project on which the city embarks. Likewise, the steering committee acknowledged the lack of cohesion between the ethnic communities and the need



to create programs and materials that highlight the important history and contributions of African Americans in Jefferson.

The partnerships that participants identified include local preservation organizations and civic clubs, youth clubs, nearby cities and communities, nature and recreational organizations, regional organizations such as the Texas Forest Trail and the East Texas Historical Association, and across state borders to people and organizations in Louisiana. Jefferson 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

The common theme of all the issues that Jefferson 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 Jefferson, 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 all members of the community.

Youth education was also identified as a strong priority. Participants identified youth retention as a major issue if Jefferson 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 for kids and also accomplishes much-needed volunteer work for key projects. Jefferson currently does not have a curriculum focusing on local history, and its junior historians program is inactive. These programs are another fundamental avenue for incorporating information about the historic buildings of the city and their importance. Preservation education can have a profound affect on how youth perceive their place in the community and their community's place in the past and future.

25

Participants identified a lack of unified goals as an adverse trend — everyone's attitude needs to be on the same page if Jefferson is going to make positive changes.

## Cultural Landscapes

Jefferson's cultural landscape is a primary factor in the development of the town's character. Much of Jefferson's history and early success can be traced to the bayou and wharf district, and the downtown still maintains vestiges of its early history as a trading center.

Desires for the development of the historic wharf downtown are varied. Some residents would like to see the area grow and develop similar to the riverscape in Natchitoches, Louisiana with green space and areas for community activities. This development should grow with the historic theme of Jefferson. A tasteful interpretation of the "Golden Age" could be developed using signage, displays and themes of businesses. Standards for development of both sides of the bayou should be developed before commercial and/or historical development occurs.

Jeffersonians would like to see development that would enhance downtown spaces such as green space plantings and pedestrian-friendly store signage. Residents strongly believe that developing Jefferson's



Lafayette Street

**INSERT  
Action Plan Tab  
HERE**



alleys, with café seating, signage and formal entrances to businesses, would contribute to the enhancement of downtown. Vacant lots were suggested for pocket parks, and interpretive signage with a farmers market is possible.

In order to introduce Jefferson's character to visitors, a gateway concept should be developed using simple bridge enhancements with lighting and plantings along the highway and intersection enhancements.

### **Community Pride and Beautification**

Residents of Jefferson identified a lack of civic pride in the general population as a detriment to the community's overall image and appeal. Many residents and youth are uninformed about the history of the city and have little interest in learning. Pride in heritage must be reinforced through involving the general population in the numerous creative events and projects throughout the year, such as Pilgrimage and Candlelight Tour, festivals, performances, hands-on projects and traditional educational information.

Litter and garbage in front yards (including junk cars), along with mobile homes and dilapidated housing, make Jefferson look like it has little pride in the community. Perhaps programs encouraging residents to become involved and invested in community cleanliness and beautification will establish a sense of pride. 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.



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# ACTION PLAN

Jefferson’s goals are the inspiration and foundation of the Preservation Action Plan. The vision establishes the big picture of what Jefferson desires to be — an affirmative statement for the future. Jefferson’s preservation goals provide the basis for specific actions to be carried out by a variety of individuals and entities.

The goals and actions are not set in stone, but 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. Time frames for priorities are:

**Priority 1:** Ongoing, Immediate, Short term (1–2 years)

**Priority 2:** Mid term (2–3 years)

**Priority 3:** Long term (4 or more years)

Jefferson has friendly and hospitable residents, walkable streets, historic 19th-century neighborhoods and a character that defines itself as the “only Louisiana town in Texas.” Jefferson’s progressive outlook to protect and capitalize on its authentic sense of place and history is its foundation for future growth and prosperity.

## Goals

### **Goal A: Policy**

Protect the historic character and resources of Jefferson through development of a local historic preservation program and ordinance.

### **Goal B: Education**

Effectively communicate, educate and involve the diverse public in preserving Jefferson’s history, culture and character.

### **Goal C: Economic Development**

Build Jefferson’s local economy through a balance of heritage tourism and community-based downtown revitalization and economic development.

### **Goal D: Cultural Landscapes**

Develop Jefferson’s cultural landscape preservation and interpretation.

### **Goal E: Partnerships and Diversity**

Partner with a broad base of stakeholders, locally and regionally, to implement preservation goals in Jefferson.



## Goals and Actions

### Goal A.

#### **Protect the historic character and resources of Jefferson through development of a local historic preservation program.**

##### **1. Develop a user-friendly preservation ordinance and local historic district.**

Priority: 1

Partners: City staff and City Council, County Historical Commission, residents

- Protect range of significant buildings, structures, landscapes and sites in Jefferson.
- Confirm boundaries of historic district that encompasses historic downtown, residential structures and bayou.
- Educate the public and build support for the program through workshops — no surprises to the public when the program goes to the City Council for approval.
- Create Q & A on what living in a local historic district involves.
- Establish City of Jefferson Landmark Commission with diverse representation to administer ordinance.
- Hold design review for alterations and new construction in historic district.
- Make ordinance “user friendly” — clear procedures with limited hassles.
- Identify other potential districts and individual landmarks.
- Work with Certified Local Government and Visionaries programs on regular review and updating of ordinance.



**New Construction,  
Law Office**

##### **2. Apply for Certified Local Government (CLG) status through THC.**

Priority: 1

Partners: City staff and City Council, County Historical Commission, THC

- Work with CLG director on making application once preservation ordinance is passed.
- Make application within one year of passing ordinance to access grants and training for newly formed Landmark Commission.
- As a CLG community, apply for CLG grant for updating University of Houston survey.

##### **3. Create historic preservation officer position**

Priority: 1

Partners: City staff and City Council

- Begin with volunteer position — acting chair of Landmark Commission supported by a designated city staff person.
- Explore tourism director position sharing responsibilities with a volunteer officer.
- Look for long-term funding support to hire a part- or full-time historic preservation officer that would also serve as planner for the city and staff the Planning and Zoning Commission.



#### **4. Update Historic Resources Survey and Inventory for city.**

Priority: 1 (ongoing)

Partners: City staff, County Historical Commission, THC, residents

- Create 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.
- Keep survey data locally with city or library.
- Incorporate survey data in development of new landmarks and districts.
- Establish ongoing updates and systematic review every five to 10 years.

#### **5. Develop illustrated design guidelines and information booklet for the local historic district.**

Priority: 2

Partners: City staff, County Historical Commission, THC, residents, Chamber of Commerce, Merchants Association

- Potential project for CLG grant if accepted into the program.
- Include illustrated standards for setback, height, lot coverage, massing, site plan requirements, materials and fenestration for alterations, additions and new construction.
- Include appropriate treatments and maintenance for existing historic resources — “Caring for your Historic Building” (see <http://www2.cr.nps.gov/tps/care/goodguides.htm> for a good starting point).
- Include appropriate landscaping and streetscaping.
- Include alleyways and outbuildings.
- Include guidelines for maintaining the bayou landscapes



**Austin Street**

#### **6. Research and develop appropriate incentives for preservation.**

Priority: 2

Partners: City staff, City Council, residents, Chamber of Commerce, Merchants Association

- Businesses: permit fee rebates and tax abatements for rehabilitating key vacant buildings downtown.
- Homeowners: develop matching grant program for low-income historic homeowners (potential Community Development Block Grant).
- Work with banks on low-interest loan program through Texas Department of Economic Development.
- Develop volunteer program for low-income or vacant home clean up, painting and landscaping through Panola College.
- Look into receivership program for dilapidated properties that are tied up through heirs, liens, etc.



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### **7. Develop proactive strategies for enforcing a local preservation ordinance/district.**

Priority: 3

Partners: City staff, City Council, Merchants Association

- Hold building inspector training for city staff person.
- 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 and success stories.

### **8. Research and examine ways of incorporating preservation of cultural landscapes and historic landscapes into preservation ordinance.**

Priority: 3

Partners: City staff, City Council, Texas Forest Trail, THC, Merchants Association

- Take advantage of the bayou, a cultural landscape which can be vehicle for heritage/ cultural tourism through interpretation and appropriate enhancements.
- Develop tasteful interpretation of “Golden Age” (steamboats, turning basin, wharves and non-extant warehouse district) through signage, displays and themes of businesses.
- Be careful not to re-create history or commercialize interpretive materials — be true to what Jefferson is today with meaningful materials and interpretive signage that illustrates how the town has evolved.
- Create development standards for both sides of bayou — is new construction allowed, what should it look like, materials, style, scale, setback, etc.

30

### **9. Expand the boundaries of the National Register District.**

Priority: 3

Partners: City staff, City Council, residents, THC

- Significant properties and areas of the city are not currently part of the National Register district.
- Work with National Register program staff at the THC on strategies for expanding districts.
- Allow as many properties in town to be eligible for Federal Rehabilitation Tax Credit for income-producing properties (bed and breakfasts are eligible).



## **Goal B.**

**Effectively communicate, educate and involve the diverse public in preserving Jefferson's history, culture and character.**

### **1. Involve and keep elected officials and stakeholders informed about what Jefferson is doing in preservation.**

Priority: 1

Partners: City staff, City Council, residents, County Historical Commission, Texas Forest Trail, Chamber of Commerce, Merchants Association

- State and national legislators
- City Council
- County commission and judge
- County Historical Commission
- School district
- State agencies: Texas Department of Transportation (TxDOT), Texas Historical Commission, Texas Commission on the Arts, etc.
- Local and regional partners in tourism and economic development – Texas Forest Trail, Marshall, Louisiana, etc.

### **2. Develop outreach and involve diverse groups in the city in preservation efforts.**

Priority: 1

Partners: Residents, schools, Chamber of Commerce, Merchants Association

- Document African American history in Jefferson.
- Participate in Black History Month.
- Require diverse representation on all preservation organizations.

### **3. Educate Jefferson's hospitality "staff" on the history and attractions of the area.**

Priority: 1

Partners: Chamber, Tourism Director, Garden Club, Merchants Association, Texas Forest Trail Region

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



**Union Baptist Church,  
Houston Street**



#### **4. Provide education and information packet on preservation in Jefferson targeted to different audiences.**

Priority: 2

Partners: residents, Merchants Association, Chamber of Commerce

- 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 B.1): update on progress of projects, projects on the table, funding issues, concerns, etc.

#### **5. Educate youth of Jefferson on its history, culture, architecture and importance of preservation.**

Priority: 2

Partners: Schools, residents, Garden Club

- Work with teachers and students on developing curriculum about Jefferson history and architecture.
- Develop youth docent program for house tours during Pilgrimage.
- Develop hands-on archeology classes.
- Have 7th grade classes research and write the history of a building or a THC subject marker as a history project.

32

### **Goal C.**

#### **Build Jefferson's local economy through a balance of heritage tourism and community-based downtown revitalization and economic development.**

##### **1. Leverage local, statewide and regional partnerships to develop and build Jefferson's heritage tourism program.**

Priority: 1

Partners: Merchants Association, Chamber of Commerce, Texas Forest Trail Region, City Council, THC

- Promote Jefferson to Dallas and Louisiana tourist companies.
- Create city/chamber partnership for funding advertisements for Jefferson.
- Partner with Forest Service and nature tourism organizations and sites to cross-promote with Caddo Lake, Lake o' the Pines, birding and wildlife.
- Explore state partnerships and avenues for advertising and marketing on THC's web site, TxDOT, Texas Commission on the Arts, etc
- Develop strong working relationship with Texas Forest Trail Region and the regional coordinator (invite coordinator to Jefferson for a heritage tourism assessment).



## **2. Utilize and participate in the Texas economic development programs.**

Priority: 1

Partners: City Council, Merchants Association, Chamber of Commerce, THC

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

## **3. Develop the historic downtown as a vital center for the community.**

Priority: 2

Partners: Merchants Association, Chamber of Commerce, residents, City Council

- Create a list of potential businesses to develop in downtown that are community-based, such as clothing store, theater, bookstore, mercantile.
- Develop strong support network to encourage and sustain small, locally-based businesses on square.
  - Informational and educational materials
  - Targeted incentives for façade improvements, restoration, displays, etc.
  - Gateway and signage to divert cars off highways and into downtown
  - Walking and driving tours
  - Best practices (see C.5)
- Work with local realtors to market historic commercial properties in Jefferson to potential businesses for lease or purchase.
- Encourage residents of Jefferson to shop locally and support the businesses and restaurants in downtown.
  - Organize a “First Thursday” open house once a month for businesses on the square, including sales, promotions, music, food, etc.

33

## **4. Encourage appropriate commercial uses in the historic downtown.**

Priority: 2

Partners: Merchants Association, Chamber of Commerce, City Council

- Identify uses for vacant and underused buildings, and recruit community-based businesses and artisans that complement Jefferson’s historic character, and support the tourism industry.
  - Clothing store/boutique
  - Small inn, bed and breakfast or hotel
  - Woodworker/carpentry/furniture maker
  - Pottery
  - Jeweler
  - Nursery
  - Coffee shop
  - Bookstore
  - Grocery store
  - Country/general mercantile store
  - Fabric store
  - Cooking supplies/kitchenware
  - Feed store



**Vacant building, Walnut Street**



## **5. Identify local model businesses and programs and their success.**

Priority: 2

Partners: Merchants Association, Chamber of Commerce, Texas Forest Trail Region, City Council

- Create “best practices” for local businesses in historic buildings.
- Include tips for window displays, merchandising, streetscaping and plantings, building maintenance, restoration, promotions, etc.
- Investigate New Market Tax Credits, [www.mainstreet.org/features/nmtc](http://www.mainstreet.org/features/nmtc).
- Research Rehabilitation Tax Credit, [www2.cr.nps.gov/tps/tax/index.htm](http://www2.cr.nps.gov/tps/tax/index.htm).
- Analyze local incentives for businesses.
- Explore “Making it Real” — Heritage Tourism.

## **Goal D.**

### **Cultural Landscape Preservation and Interpretation**

#### **1. Create incremental enhancements to public squares and parks.**

Priority: 2

Partners: City Council, city staff

- Contact Texas Parks and Wildlife (TPW) Local Assistance Program for information on grants and planning assistance for city and county parks ([www.tpwd.state.tx.us/grants/local/index.htm](http://www.tpwd.state.tx.us/grants/local/index.htm) or Jim Temple at 512/912-7130).
- Contact TPW’s Small Communities Grant about assistance for acquiring and developing parkland ([www.tpwd.state.tx.us/grants/small/index.htm](http://www.tpwd.state.tx.us/grants/small/index.htm) or 512/ 912-7124).
- Provide status report on enhancement of bayou through Army Corps of Engineers project.



**Slide Park**

#### **2. Create interpretive signage for bayou and historic district.**

Priority: 2

Partners: City Council, THC, Texas Forest Trail Region

- Interpretive markers and displays
- Signage for historic walking tour

#### **3. Develop gateway concept in keeping with Jefferson’s character and using its existing assets to the greatest extent.**

Priority: 3

Partners: City Council

- Simple bridge enhancements with lighting and plantings
- Highway intersection enhancements



## Goal E.

### Partnerships and Diversity

#### 1. Taskforces and community reassemble and volunteer to be on coordinating “umbrella” committee.

Priority: 1

Partners: City Council, Merchants Association, Chamber of Commerce, residents

- 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.



US Hwy 59, Polk, looking North

#### 2. Coordinating committee attends leadership and implementation training.

Priority: 1

#### 3. Subcommittees select priority project for implementation.

Priority: 1

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

#### 4. Establish communication network for preservation.

Priority: 1

- Complete progress reports on standardized forms.
- Provide routine reports.



## RESOURCES

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37

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## RESOURCES FOR HISTORIC PRESERVATION

### **National Trust for Historic Preservation: “Information” Series**

- *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*
- *Buyer’s Guide to Older and Historic Houses*

### **National Park Service: “Preservation Briefs” Series**

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

### **Books**

*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.

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

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*Cultural Resource Management*

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*

42

*Traditional Building: The Professional's Source for Historical Products*

### **Preservation Web Sites**

Advisory Council on Historic Preservation

[www.achp.gov](http://www.achp.gov)

African American Studies at Columbia University

[www.cc.columbia.edu/cu/libraries/subjects/afam/afambibl.html](http://www.cc.columbia.edu/cu/libraries/subjects/afam/afambibl.html)

American Association for State and Local History

[www.aaslh.org](http://www.aaslh.org)

American Planning Association

[www.planning.org](http://www.planning.org)

Association for Preservation Technology

[www.apti.org](http://www.apti.org)

National Center for Preservation Technology and Training

[www.ncptt.nps.gov](http://www.ncptt.nps.gov)

National Conference of State Historic Preservation Officers

[www.ncshpo.org](http://www.ncshpo.org)

National Main Street Center

[www.mainstreet.org](http://www.mainstreet.org)



National Park Service Preservation Programs  
[www.cr.nps.gov](http://www.cr.nps.gov)

National Register of Historic Places  
[www.cr.nps.gov/nr](http://www.cr.nps.gov/nr)

National Trust for Historic Preservation  
[www.nationaltrust.org](http://www.nationaltrust.org)

Partners for Sacred Places  
[www.sacredplaces.org](http://www.sacredplaces.org)

Preservation Action  
[www.preservationaction.org](http://www.preservationaction.org)

Preserve/Net  
[www.preservenet.cornell.edu](http://www.preservenet.cornell.edu)

Society for American Archeology  
[www.saa.org](http://www.saa.org)

Society of Architectural Historians  
[www.sah.org](http://www.sah.org)

Texas Historical Commission (THC)  
[www.thc.state.tx.us](http://www.thc.state.tx.us)

THC database of historical markers, National Register properties, data and survey records  
[www.atlas.thc.state.tx.us/index.html](http://www.atlas.thc.state.tx.us/index.html)

Texas Department of Economic Development  
[www.tded.state.tx.us](http://www.tded.state.tx.us)



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# DESIGNATIONS

## **National**

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

There are 17 listings on the National Register of Historic Places in Jefferson, one of which is the Jefferson Historic District. It was among the first three districts listed in Texas in the early 1970s (the other two are the Castroville Historic District and Galveston Historic District). All but two listings were accomplished between 1969 and 1971.

## **State**

There are 95 historic markers in Jefferson — 69 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, three cemeteries and eight churches. In 1936, four Centennial Markers were erected during the statewide Texas Centennial Celebration. Jefferson became a community in the Texas Historical Commission's Visionaries in Preservation Program in 2002.

## **Local**

The city of Jefferson does not have a local preservation, designation, district or incentive program. This preservation action plan includes an ordinance that has been reviewed and approved by the steering committee and will be presented to the city council, along with the Master Plan and zoning ordinance developed for the city by PageSutherlandPage. This ordinance creates a local district that encompasses the historic downtown, residential areas and bayou to ensure that future developments, restorations and rehabilitations are in keeping with the architectural integrity of the historic buildings in the district.

## **National Designations**

### **National Register of Historic Places**

The National Register of Historic Places is a federal program authorized under the National Historic Preservation Act of 1966. Properties listed in the Register include districts, sites, buildings, structures and objects that are significant in American history, architecture, archeology, engineering and culture. The National Register is a federal program administered in Texas by the Texas Historical Commission (THC) in coordination with the National Park Service, which is part of the U.S. Department of the Interior.

National Register designation imposes no restrictions on property owners. Those receiving grant assistance or federal tax credits for rehabilitation projects, however, must adhere to certain standards. With a National Register designation, the property receives extra consideration before any federal projects, such as highway construction, are undertaken. Listing in the National Register provides national recognition of a property's historical or architectural significance and denotes that it is worthy of preservation.

Plaques are rectangular and note the listing, including the date, to the National Register.



### **Historic American Building Survey**

The Historic American Buildings Survey/Historic American Engineering Record (HABS/HAER) is a federal program that documents important architectural, engineering and industrial sites throughout the United States and its territories. HABS/HAER documentation consists of measured drawings, large-format photographs and written history. The HABS/HAER collections are archived at the Library of Congress, where they are made available to the public.

Plaques are rectangular with the words HABS/HAER acknowledging that the site had been documented by HABS/HAER. HABS no longer distributes markers.

### **State Designations**

#### **Recorded Texas Historic Landmarks**

Recorded Texas Historic Landmarks (RTHLs) are properties judged to be historically and architecturally significant. The THC awards RTHL designation to buildings that are judged worthy of preservation for their architectural and historical associations. The program is administered by the History Programs division of the THC.

RTHL is a legal designation and comes with a measure of protection; it is the highest honor the state can bestow on a historic structure, and the designation is required for this type of marker.

The marker is an interpretive plaque and an aluminum THC medallion with the words “Texas Historical Commission.”

#### **State of Texas Subject Markers**

Subject markers are solely educational and reveal aspects of local history that are important to a community or region. These markers honor topics such as church congregations, schools, communities, businesses, events and individuals. A subject marker is placed at a site that has a historical association with the topic, but no restriction is placed on the use of the property or site. The program is administered by the History Programs division of the THC.

The marker is a one-piece aluminum marker containing the THC medallion logo and subject description.

#### **State Archeological Landmarks**

State Archeological Landmarks (SAL) are designated by the THC and receive legal protection under the Antiquities Code of Texas. Listing in the National Register of Historic Places is a prerequisite for SAL designation of a building.

This designation encourages preservation and ensures that resources that cannot be preserved are at least properly documented.

Once designated as SAL, the property is eligible for a Historic Texas Lands plaque, cast in aluminum and a foot in diameter.

#### **Historic Texas Cemetery Program**

The Historic Texas Cemetery designation is an official recognition of family and community graveyards and encourages preservation of historic cemeteries. The designation provides for



the recording of the cemetery into the county deed records as a historically dedicated property worthy of preservation and makes aware present and future landowners of the resources on their property.

The seal or medallion for the Historic Texas Cemetery designation includes the designation name encircling the Texas state seal with star. The words “Texas Historical Commission” are at the bottom of the circle. In the center of the seal, a rose and cypress branch surround a five-point star.

#### National Register of Historic Places in Jefferson

RESOURCE NAME	ADDRESS	DATE LISTED
Alley-Carlson House	501 Walker Street	1969-10-28
Beard House	212 N. Vale Street	1970-08-25
Epperson-McNutt House	409 S. Alley Street	1969-10-28
Excelsior Hotel	211 W Austin Street, between Market and Vale streets	1969-10-28
Freeman Plantation House	0.8 mi. W of Jefferson on TX 49	1969-11-25
Hodge-Taylor House	Approximately 1 mi. SW of jct. of US 59 and TX 49, W.	1997-03-21
Jefferson Historic District	Roughly bounded by Owens Dixon, Walnut, Camp, and Taylor streets	1971-03-31
Jefferson Ordnance Magazine	0.3 mi. NE of US 59B crossing of Big Cypress Bayou	1995-02-17
Jefferson Playhouse	NW corner of Market and Henderson streets	1969-10-28
The Magnolias	209 E. Broadway	1971-03-31
Old U.S. Post Office and Courts Building	223 Austin Street	1969-10-28
Capt. William Perry House	NW corner of Walnut and Clarksville streets	1970-08-25
Planters Bank Building	224 E. Austin Street	1971-03-11
Presbyterian Manse	NE corner of Alley and Delta streets	1969-10-28
Sedberry House	211 N. Market Street	1970-08-25
Capt. William E. Singleton, House	204 N. Soda Street	1970-08-25
Perry M. Woods, House	502 Walker Street	1971-03-31



### Historic American Building Survey Documentation of Jefferson

RESOURCE NAME	ADDRESS IN ARCHIVES	MEASURED DRAWINGS IN ARCHIVES
Old Jefferson Courthouse, 304 W.Broadway, Jefferson, Marion County	1 b&w photo, 1 data page plus cover page	
Rowell Deware Dependency, 202 Dixon Street Jefferson, Marion County		7 measured drawings
No. 61 Dallas Street, Jefferson, Marion County		10 measured drawings
Camp,J.,Building, 112 N. Vale Street, Jefferson, Marion County	3 b&w photos,1 data page plus cover page	
Presbyterian Church, 600 E. Jefferson Street, Jefferson, Marion County	5 b&w photos, 5 data pages plus cover page	
Tyrrell Farm, 6245 Fannet Road (Hwy. 124), Beaumont vicinity, Jefferson County	3 b&w photos, 8 data pages plus cover page, 1 photo caption page	4 measured drawings
Kahn Saloon Building, 123 W. Austin Street, Jefferson, Marion County	2 b&w photos, 1 data page plus cover page	
Duke,W.S., House, 112 S. Friou Street, Jefferson, Marion County	2 b&w photos, 1 data page plus cover page	
Murphy-Dannelly House, 410 Delte Street, Jefferson, Marion County	2 b&w photos, 5 data pages plus cover page	8 measured drawings
Culberson House, 403 N. Walnut Street, Jefferson, Marion County	3 b&w photos, 1 data page plus cover page	
DeWare House, 202 E. Dixon Street, Jefferson, Marion County	4 b&w photos, 4 data pages plus cover page	
Spelling, Solomon A., House, 107 E. Clarkesville Street, Jefferson, Marion County	3 b&w photos, 1 data page plus cover page	
Alley-Carlson House, 501 E. Walker Street, Jefferson, Marion County	4 b&w photos, 4 data pages plus cover page	
Christ Episcopal Church, Main & Taylor streets, Jefferson, Marion County	2 b&w photos, 4 data pages plus cover page	5 measured drawings
Planters Bank Building & Warehouse, 224 E. Austin Street, Jefferson, Marion County	2 b&w photos, 5 data pages plus cover page	4 measured drawings



**Historic American Building Survey Documentation of Jefferson** (continued)

<b>RESOURCE NAME</b>	<b>ADDRESS IN ARCHIVES</b>	<b>MEASURED DRAWINGS IN ARCHIVES</b>
Street Mary's Catholic School-Sinai Hebrew Synagogue, 209 N. Henderson Street, Jefferson, Marion County	6 b&w photos, 5 data pages plus cover page	10 measured drawings
Sedberry House, 211 N. Market Street, Jefferson, Marion County	pages plus cover page	6 b&w photos, 4 data
Alley, D. N., Sr., House, 209 E. Broadway, Jefferson, Marion County	4 b&w photos, 1 data page plus cover page	
Birge, Noble A., House, 212 N. Vale Street, Jefferson, Marion County	3 b&w photos, 1 data page plus cover page	3 measured drawings
U. S. Courthouse & Post Office, 224 W. Austin Street, Jefferson, Marion County	7 b&w photos, 9 data pages plus cover page	12 measured drawings
Wright-Lester House, 301 S. Friou Street, Jefferson, Marion County	4 b&w photos, 4 data pages plus cover page	3 measured drawings
Wibler-Woods House, 502 E. Walker Street, Jefferson, Marion County	5 b&w photos, 5 data pages plus cover page	
Immaculate Conception Roman Catholic Church, 201 N. Vale Street, Jefferson, Marion County	4 b&w photos, 1 data page plus cover page	4 measured drawings
Presbyterian Manse, 221 Delta Street, Jefferson, Marion County	6 b&w photos, 1 data page plus cover page	6 measured drawings
Abernathy-Singleton House, 204 N. Soda Street, Jefferson, Marion County	5 b&w photos, 4 data pages plus cover page	8 measured drawings
House of the Seasons, 409 S. Alley Street, Jefferson, Marion County	12 b&w photos, 6 data pages plus cover page, 1 photo caption page	14 measured drawings
Excelsior Hotel, Austin Street,	10 b&w photos, 8 data	7 measured drawings



### Recorded Texas Historic Landmarks in Jefferson

PROPERTY NAME	ADDRESS	DATE LISTED
Alley, Dan N. Home	501 E. Walker Street	1966
Alley-McKay House	306 E. Delta Street	1986
Apothecary Shop, Old	312 E. Broadway Street	1965
Artificial Gas Plant, First Texas	Lafayette and Market Street	1965
Atkins House	407 E. Walker	1972
Austin Street Mercantile	Austin Street, across from Courthouse	1970
Beard House	Vale and Henderson streets	1966
Bluebonnett Farm		1966
Bower, Doyle House	1005 S. Line Street	1966
Brown Building	112 N. Vale Street	1966
Brown-Bender House	409 E. Broadway Street	1983
Business House, 19th Century	123 W. Austin Street	1966
Christ Episcopal Church	Main and Taylor streets	1964
Clark, William Residence	201 Henderson	1981
Emmert, Alice Home	408 E. Jefferson	1974
Excelsior House	Vale and Austin streets	1966
Falling Leaves	304 E. Jefferson Street	1965
Federal Building, Old	107 Vale Street	1965
Federal Court and Post Office Building, Old	223 Austin Street	1966
Figures House	407 E. Jefferson Street	1973
First Methodist Church	Henderson and Market Street	1965
Gay 90s House	1009 S. Line Street	1966
Gould, Jay Railroad Car	200 block W. Austin Street	1995
Green Hill Presbyterian Church Building	Off FM 2132 on CR, in Green Hill Community	1964
Guarding Oak	301 E. Friou Street	1964
Homestead	410 E. Delta Street	1965
House of the Seasons	409 S. Alley Street	1965
Houston Street Victorian Cottage, Historic	312 Houston Street	1970
Hudgins-Blake House	1109 Line Street	1973
Immaculate Conception Church	Lafayette and Vale streets	1964
Jefferson Lodge Building, Early	61 Dallas Street	1990
Jefferson Playhouse	Henderson and Market streets	1965
Home of Geo. Keese, Old	112 S. Friou	1966
Knightwood	Owens and Walker streets	1965
Livery Stable, Old	Austin and Vale streets	1968
Magnolias	Broadway and Friou streets	1965



**Recorded Texas Historic Landmarks in Jefferson** (continued)

<b>PROPERTY NAME</b>	<b>ADDRESS</b>	<b>DATE LISTED</b>
Marsh Place	202 S. Friou Street	1972
Murphy Building	112 Austin Street	1983
Perry, Capt. Wm. House	Clarksville and Walnut streets	1966
Plantation House	Market and Henderson streets	1966
Planters Bank	Austin and Walnut streets	1965
Presbyterian Church	S. Main at Jefferson Street	1966
Preston Home	412 N. Soda Street	1966
Rainey, S. D. Home	Henderson and Vale streets	1966
Red River Warehouse	Lake Street near Walnut Street	1965
Rogers Home	Delta and Alley streets	1966
Rogers Home	403 E. Walker Street	1966
Rowell Family Home	Dixon and Owens streets	1966
Rowell Home	307 N. Vale Street	1966
Rowell, J. H. Home	Walker and Alley streets	1966
Sagamore	Dixon and Owens streets	1966
Schluter Home	Taylor at Line Street	1965
Singleton Family Home	Soda and Orleans streets	1966
Terry, W. S. Home	Walnut and Orleans streets	1966
Thurman Place	207 S. Alley Street	1972
Todd, George T. House	505 N. Polk Street	1974
Todd-Terhune Residence	310 E. Jefferson Street	1978
Urquhart, A. M. House	1105 S. Line Street	1985
Walker, R. B. House	524 N. Polk Street	1990
Woods, Perry Home	507 Walker Street	1965



### Other Texas Historical Commission Markers In Jefferson

PROPERTY NAME	ADDRESS	YEAR LISTED
Bell Factory, Early Site of	SH 49 and FM 729, 4 mi. from Jefferson	1936
Benefield, Barry, Homesite of	909 Line Street	1984
Brooks House	208 Vale Street	1971
Confederate Civil War Meat Packing Plant	Walnut and Polk (SH 49)	1964
Culberson, Charles Allen, Texas Statesman	Courthouse lawn (Polk and Austin streets)	1967
Culberson, David Home	403 N. Walnut Street	1977
Dalhart, Vernon	123 W. Austin Street	1981
First Baptist Church of Jefferson	523 N. Polk Street	1977
First National Bank of Jefferson	Jefferson Square (Polk and Lafayette streets)	1981
Freeman Plantation	1 mi. west of Jefferson on SH 49 (watch for sign)	1936, 1965
Graham, Capt. Charles G., Home of	409 E. Delta Street	1977
Ice Factory, Site of First in Texas	SH 49	1936
Jefferson	2 mi. south of Jefferson US 59	1990
Jefferson	1 mi. NE on SH 49	1964
Jefferson C. S. A.	200 block of W. Austin Street	1963
Jefferson "Jimplecute"	205 W. Austin Street	1973
Jefferson Public Library	Lafayette and Marrion streets	1966
Jefferson Turn Basin	North side of bridge on Polk Street	1964
Kahn Saloon	123 Austin Street	1985
Liberty Baptist Church		1989
Lockett Cemetery	6.3 mi. N of Jefferson on US 59; 1.2 mi. E on Dreesen Rd.	1999
Marion County	Courthouse	1936
Marion County Courthouse		
Mims Chapel Methodist Church and Cemetery	FM 792, 20 mi. west of Jefferson in front of church	1983
Nash Iron Works	FM 729 about 20 mi. west of Jefferson	1965
Perry, Captain William	200 block of West Austin Street	1995
Perry, Captain William	203 Clarksville Street	1989
Rosebud Saloon, Old	Vale Street at Austin Street	1965
Street Louis Commission Company Warehouse		1962



**Other Texas Historical Commission Markers In Jefferson (continued)**

<b>PROPERTY NAME</b>	<b>ADDRESS</b>	<b>YEAR LISTED</b>
Taylor Cemetery	6.1 mi. NE of Jefferson on SH 49; 1.5 mi. E on Sand Country Road; 0.2 mi. E on Trinity Road; 0.2 mi. E on Taylor Cemetery Road	1998
Taylor, T. J., Jr. Home	Broadway Street at Friou Street	1964
Todd, Captain George T.,	Site of Home of Clarksville and Polk streets	1965
Torrans-Clopton-Spellings House	107 E. Clarksville Street	1982
Trammels Trace	East side of Business US 59, 1 mi. south of Jefferson	1984
Vines, John M.	Oakwood Cemetery, Central Street	1967
Waterhouse, Richard	Oakwood Cemetery, Magnolia and Moss Rose streets	1963



# PRESERVATION PARTNERS

## Local/Regional Preservation Partners

### The Preservation Community

There are several organizations involved in the preservation of Jefferson's historic resources. The Jessie Allen Wise Garden Club has been active using tourism activities as a means to preserve Jefferson since the 1940s. They currently operate and maintain the Excelsior Hotel and conduct the Spring Festival and Historical Pilgrimage Tour of Homes. The Historic Jefferson Foundation is active in the preservation of historic structures in the town. Other entities such as the Jefferson Historical Society and Museum and the Texas History Museum work to preserve the material culture and written history of Jefferson.

### ■ Regional Preservation Partners

#### East Texas Historical Association

Archie P. McDonald, Director  
P. O. Box 6223  
SFA Station  
Nacogdoches, TX 75962  
936/468-2407  
amcdonald@sfasu.edu  
www.easttexashistorical.org

Established in 1827. Supports and recognizes the work of students and scholars, historic preservation and the dissemination and publication of research information.

#### ■ Historic Jefferson Foundation

c/o Marion County Chamber of Commerce  
118 N. Vale Street  
Jefferson, TX 75657  
888/GO RELAX  
903/665-2672  
<http://historicjeffersonfoundation.com>

The Historic Jefferson Foundation was created in 1981 by a Jefferson citizens' grass roots effort. The aim of the organization is to promote economic development in Jefferson through historic preservation as a means of saving valuable structures through adaptive reuse and fund raising.

#### ■ Jefferson Historical Society and Museum

223 Austin Street  
Jefferson, TX 75657  
903/665-2775  
<http://thegrove-jefferson.com/jefferson/museum>

The museum also houses the Lucile Blackburn Bullard Archives.



■ **Jesse Allen Wise Garden Club**

c/o The Excelsior House  
211 W. Austin Street  
Jefferson, TX 75657  
903/665-2513  
800/490-7270  
excelsior@jeffersontx.com  
<http://theexcelsiorhouse.com>

■ **Marion County Historical Commission**

Sammie DeSpain  
P.O. Box 653  
Jefferson, TX 75657

■ **Stephen F. Austin State University**

SFA Station  
Nacogdoches, TX 75962  
936/468-2011  
[www.sfasu.edu](http://www.sfasu.edu)

■ **Texas Forest Trail Regional Initiative**

Chay Runnels, Regional Coordinator  
200 East Main Street  
Nacogdoches, TX 75961  
936/564-7351  
txforesttrail@yahoo.com  
[www.txforesttrailregion.org](http://www.txforesttrailregion.org)

54

Established 1997. Members of the Forest Trail Region partner to foster regional economic development by promoting heritage tourism through the preservation of cultural and historic resources.

■ **Texas History Museum**

202 S. Market  
Jefferson, TX 75657  
903/665-1101  
texashistorymuseum@jeffersontx.com

Collection of historic Texas maps and early Texas currency and Texana research library and meeting room.

■ **The University of Houston**

4800 Calhoun Rd.  
Houston, TX 77204  
713/743-2255  
[www.uh.edu](http://www.uh.edu)



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## **Statewide Preservation Partners**

### **■ National Trust for Historic Preservation Southwest Regional Office**

Daniel Carey, Director  
500 Main Street  
Suite 1030  
Fort Worth, TX 76102  
817/332-4398  
swro@nthp.org  
www.nationaltrust.org

Established 1949. The mission of the National Trust for Historic Preservation is to provide leadership, education and advocacy to save America's diverse historic places and revitalize our communities.

### **■ Preservation Texas, Inc.**

P.O. Box 12832  
Austin, TX 78711  
512/471-0102  
www.preservationtexas.org

Established 1985. The goals of Preservation Texas include the preservation of historic resources of Texas by educating, advocating for policies that promote preservation, collaborating through peer groups and associations with other organizations and communicating preservation topics.

55

### **■ Texas Commission on the Arts**

P.O. Box 13406  
Austin, TX 78711-3406  
512/463-5535  
www.arts.state.tx.us

Established 1965. The Texas Commission on the Arts (TCA) is the state agency charged with the development of a receptive climate for the arts in Texas. The TCA has accomplished its mission by providing grants, information and technical assistance to artists, arts organizations and the general public.

### **■ Texas Department of Transportation**

1805 North Timberland Dr.  
Lufkin, TX 75901  
936/634-4433  
www.txdot.state.tx.us

Originally established 1917. The mission of the Texas Department of Transportation is to provide safe, effective and efficient movement of people and goods.



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■ **Texas Historical Commission**

Larry Oaks, Executive Director  
Josh Lasserre, state coordinator, Visionaries in Preservation  
P.O. Box 12276  
Austin, TX 78711-2276  
512/463-3345  
josh.lasserre@thc.state.tx.us  
www.thc.state.tx.us

Established 1953. 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.

■ **Texas Parks and Wildlife**

4200 Smith School Rd.  
Austin, TX 78744  
800/792-1112  
www.tpwd.state.tx.us

Originally established in 1895 as the Fish and Oyster Commission. In 1963, related boards and commissions were merged to form the Texas Parks and Wildlife Department (TPWD). The mission of the TPWD is to manage and conserve the natural and cultural resources of Texas and to provide hunting, fishing and outdoor recreation opportunities for the use and enjoyment of present and future generations.

56

■ **Trans Texas Alliance**

Preston Tyree, Executive Director  
P.O. Box 684864  
Austin, TX 78768  
512/371-3737  
www.transtexas.org

Established 1992. Trans Texas Alliance educates metropolitan, suburban and rural communities in Texas about transportation issues. Their mission is to help Texans envision and create a transportation system that enhances communities and quality of life.



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## **National Preservation Partners**

### **■ National Center for Preservation Technology and Training**

645 College Ave.  
Natchitoches, LA 71457  
318/356-7444  
[www.ncptt.nps.gov](http://www.ncptt.nps.gov)

Established 1992. The National Center for Preservation Technology and Training promotes and enhances the preservation and conservation of prehistoric and historic resources in the United States for present and future generations through the advancement and dissemination of preservation technology and training.

### **■ National Park Service**

Heritage Preservation Services  
National Center for Cultural Resources  
National Park Service  
1201 Eye Street NW, #2255  
Washington, D.C. 20005  
202/513-7270  
[nps\\_hps-info@nps.gov](mailto:nps_hps-info@nps.gov)  
[www.cr.nps.gov/hps](http://www.cr.nps.gov/hps)

Heritage Preservation Services, National Park Service, helps citizens and communities identify, evaluate, protect and preserve historic properties for future generations of Americans. Located within the National Center for Cultural Resources, the division provides a broad range of products and services, financial assistance and incentives, educational guidance, and technical information in support of this mission.

57

### **■ National Trust for Historic Preservation**

1785 Massachusetts Ave., NW  
Washington, D.C. 20036  
202/588-6000  
[www.nationaltrust.org](http://www.nationaltrust.org)

Established 1949. The mission of the National Trust for Historic Preservation is to provide leadership, education and advocacy to save America's diverse historic places and revitalize our communities.

### **■ Preservation Action**

1054 31st Street NW Suite 526  
Washington, D.C. 20007  
202/298-6180  
[www.preservationaction.org](http://www.preservationaction.org)

Funded in 1974, Preservation Action coordinates a network of community activists, preservation professionals, historians, commercial investors and civic leaders working together to advocate for architectural heritage.



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■ **Advisory Council on Historic Preservation**

1100 Pennsylvania Ave. NW, Suite 809  
Old Post Office Building  
Washington, D.C. 20004  
202/606-8503  
[www.achp.gov](http://www.achp.gov)

Established in 1966 as an independent federal agency. The mission of the Advisory Council on Historic Preservation is to promote the preservation, enhancement and productive use of our nation's historic resources, and advise the President and Congress on national historic preservation policy.

■ **National Alliance of Preservation Commissions**

P.O. Box 1605  
Athens, GA 30603  
706/542-4731  
[www.sed.uga.edu/pso/programs/napc/napc.htm](http://www.sed.uga.edu/pso/programs/napc/napc.htm)  
[napc@uga.edu](mailto:napc@uga.edu)

The NAPC builds strong local preservation programs through education, training and advocacy. The Alliance is a private, nonprofit 501(c)(3) corporation, governed by a board of directors whose members must have direct associations with preservation commissions.



**TEXAS  
HISTORICAL  
COMMISSION**

*The State Agency for Historic Preservation*

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P.O. BOX 12276 • AUSTIN, TX 78711-2276  
PHONE 512/463-6100 • FAX 512/475-4872  
[www.thc.state.tx.us](http://www.thc.state.tx.us)