

ABSTRACT

Recovering Provenance:
Historic Preservation in Waco 1953-1980

Mark Robert Browning, M.A.

Committee Chairperson: Kenneth C. Hafertepe, Ph.D.

The means and methods of preservation and restoration are a part of a historic house's history, and thus becomes an important part of its provenance. This thesis examines the background stories of the Historic Waco Foundation houses and the Earle-Harrison House in one essay. It considers the influence of historic precedents on a state and local level. It brings to the forefront major benefactors to preservation in Waco, some of whom were either absent or casually mentioned in earlier articles. It demonstrates how both the pilgrimage traditions and the governing structures that were established affect the operation of the houses today. Finally it documents how some of the organizations combined together to benefit from a new source of funding, and the results of that merger. Recommendations for future studies are made in the conclusion.

Recovering Provenance:
Historic Preservation in Waco, 1953-1980

by

Mark Robert Browning, B. A., M.A. (R. E.)

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Kenneth C. Hafertepe, Ph.D., Chairperson

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Approved by the Thesis Committee

Kenneth C. Hafertepe, Ph.D., Chairperson

Thomas L. Charlton, Ph.D.

James E. Barcus, Ph.D.

Accepted by the Graduate School
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J. Larry Lyon, Ph.D., Dean

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DEDICATION

To the present and former staff and students of the Baylor University Museum Studies program, Strecker Museum and the Mayborn Museum Complex; and especially to my parents, Robert and Helen Browning, who would rejoice to see this day

CHAPTER ONE

Introduction

Historic Preservation in Waco 1953-1980

This thesis will consider the history of historic preservation in Waco, focusing specifically on preservation during the period from 1953, when the Heritage Society of Waco began, through 1980 when the McCulloch House was dedicated as the first acquisition of the Historic Waco Foundation. The McCulloch House was donated to Historic Waco Foundation in 1976, and restoration was completed in 1980.¹ Although the term “historic preservation” could refer to the preservation of the documents of Waco’s past, this essay will consider the efforts to save some of the notable houses of the community as this seemed to be focus of civic-minded individuals. The Heritage Society of Waco in its mission acknowledged the importance of establishing a written record of Waco history. However the scholarly arm of the Society was soon overshadowed by the ambitions to save *something* tangible for the town, that something being at least one house belonging to the Mann family. Once that became the emphasis the bulk of Heritage Society of Waco funds went toward that end.² Following that precedent, reservation efforts were directed toward homes of prominent individuals in Waco history,

¹ The Hoffman house was donated to the HWF, and is discussed after the McCulloch house in this paper, but it can be categorized as an example of adaptive reuse of a building.

² Oral Memoirs of Robert Earl Davis, December 11, 1985, Waco-McLennan County Project, Baylor University Institute for Oral History, Texas Collection. Baylor University, Waco TX, 1987, 4.

rather than toward preservation efforts of public buildings like the McLennan County Courthouse.

The Heritage Society of Waco was not the only organization involved in preservation during this time. The recently-formed Junior League of Waco became enamored with the preservation of Fort House, but as the League's attention faded, members who began the effort formed its own group, The Society for Historic Preservation. The drive to preserve was steered especially by individuals who led the way for their groups. Roger Conger was the point man for Heritage Society of Waco and its work with the Mann House, later known as East Terrace. Mrs. Lavonia Barnes was the spokesperson for the Fort House, but it was the backing of Frances Higginbotham Duncan that financed it.³ The Napier-Kinnard House was restored also by Mrs. Duncan, this time using her name publicly and with the campaigning of her friend Mrs. Margaret Megarity.⁴ The Napier-Kinnard House, or the Napier House, were the titles to which the home was referred during restoration. It is known currently as the Earle-Napier-Kinnard House. The McCulloch House was owned by the family whose name it bears until 1976. The locale was also a location of events held during this time period. Finally, as an entity all its own, the Earle-Harrison House was saved from demolition, moved and restored by Mrs. Nell Pape with the encouragement of Lavonia "Bobbie" Barnes. To be sure, others also participated, especially with the decoration of the homes, but it was the vision of

³ During this time period Frances Higginbotham Duncan, a widow, moved to Austin to pursue her doctorate in history. During this time she married George S. Nalle Jr., a businessman who had been married to Ouida Ferguson, the daughter of a former Texas governor, before Ouida's death. Thus history may refer to two Mrs. George S. Nalles, Mrs. Frances Nalle, or Frances Duncan Nalle. This thesis uses Frances Duncan, before the acquisition of Earle-Napier-Kinnard, and Frances Higginbotham Nalle, or Frances Nalle after its restoration.

⁴ Margaret Megarity often published items under her maiden name of Margaret Barclay.

these individuals that led other members of the Heritage Society of Waco, the Waco Society for Historic Preservation and the Duncan Foundation.

In addition, just as sometimes a local civic theatre lands a major celebrity for its production, the preservation effort in Waco enlisted one of its own, Texas restoration architect, Raiford Stripling. In time the groups that operated the Fort House, Earle-Napier-Kinnard House and East Terrace found it to their advantage to combine and form the Historic Waco Foundation, under the auspices of the Waco Perpetual Growth Foundation. These homes and McCulloch House are listed in the National Register for Historic Places.⁵ The Earle-Harrison House remains under its own governing body as part of the G. H. Pape Foundation.

This thesis has multiple purposes. The first is to acknowledge what is known about the homes of Waco, their builders and history that have been the object of a direct effort for historic preservation. Many of these facts are covered in other essays. The second major purpose is to record in one place the recent history of their present condition by examining the endeavors of the groups and individuals who saved them literally from destruction. Without their efforts many houses, both ordinary and grand, would not be standing today. Because of the records available, the East Terrace home in particular represents some of the struggles that still exist in preservation today when funding is not available readily. The time period chosen signifies the founding of the Heritage Society of Waco in 1953, to the acquisition by the Historic Waco Foundation of the McCulloch House and the completion of its restoration in 1980.

⁵ National Register of Historic Places, "Title List Display," National Register of Historic Places, <http://nrhp.focus.nps.gov/natregsearchresult.do?briefnav&briefpage=1> (accessed February 19, 2010).

In order to place the efforts of the Waco groups involved into context, especially the work of the Heritage Society of Waco, The Waco Perpetual Growth Foundation, The Cooper Foundation, and the Historic Waco Foundation, a comparison is made to historic preservation in the State of Texas. Statewide organizations are defined. The preservation activities in some of the other cities in the state are highlighted: San Antonio, Galveston, Houston, Dallas and Fort Worth.

The account of the restoration of the historic houses known as the Fort House, Earle-Napier-Kinnard House, East Terrace, Earle-Harrison, and McCulloch House has not been found in one resource until this point. Those persons or groups who have committed themselves to saving edifices become a part of the provenance, the story behind the structure. Unfortunately their stories are often lost or become part of an oral history that is often subject to unintended or intended revision.

This thesis will bring to light how the Garden Club tradition of pilgrimage became an important part of raising awareness of the historic houses. The Pilgrimage to Waco, and its successor, The Brazos River Festival, developed into a central event for both the publicity of the houses and as a fundraiser for them. Another part of this thesis will be to explain how three of the restored houses came to a mutual agreement to merge and become part of the Waco Perpetual Growth Foundation and the Historic Waco Foundation.

The final purpose of this thesis is to be a resource for other researchers to study the relationships among the houses that resulted in the unique governance of Historic Waco Foundation.. After a discussion of the history of historic preservation on a

statewide and local level, and an introduction of major individuals involved in restoration in Waco, the thesis will present the history of the historic preservation in Waco in a mostly chronological manner.

CHAPTER TWO

Texas, the Preservation State

The claim for Texas to be *the* preservation state may be bold, but the state may be compared very favorably to what was occurring elsewhere in the nation. Houses and other buildings are older in other parts of the country, but Texas began its preservation efforts just 33 years after the first preservation actions began in the United States. In 1850 the State Legislature of New York appropriated almost \$9000 to save Hasbrouk House in Newburgh, New York. It had been George Washington's last headquarters during the revolution. The legislature "became the first public body in America (to act) simply to save it".¹ The Tennessee legislature purchased Andrew Jackson's Hermitage in 1856. In Virginia Ann Pamela Cunningham began her efforts in 1853 to save Mount Vernon from its decline. She founded the Mount Vernon Ladies' Association with sub-chapters in every state. Bostonians in 1863 suffered a loss when they could not save John Hancock's home, and almost lost the Old South Meeting House.² Texas' own efforts in preservation began in San Antonio.

San Antonio

Texas followed the example of other states in 1883 when it purchased the Alamo site in San Antonio. It was the first landmark west of the Mississippi saved in the

¹ Lewis F. Fisher, *Saving San Antonio; the Precarious Preservation of a Heritage* (Lubbock, TX: Texas Tech University Press, 1996), 39.

² *Ibid.*

preservation movement. The action saved it only from demolition. It would be several more years before restoration of any sort was undertaken, but the action did spur the next generation into bringing San Antonio to the forefront of historic preservation in Texas. A consideration of their efforts, their successes, failures and even internal disputes can testify that similar exertions in Waco were not unique in those regards.

After the Alamo was saved from destruction, Adina De Zavala, Clara Driscoll and their supporters debated over what to do with the property. Clara Driscoll had been an enthusiastic recruit to the De Zavala Chapter of the Daughters of the Republic of Texas but entered into a heated discussion with De Zavala and her supporters about which buildings on the Alamo grounds were the most significant. Driscoll formed her own DRT group, the Alamo Mission Chapter of the DRT. De Zavala then formed the Texas Historical and Landmarks Association.³ The now-iconic chapel was saved while other parts of it were overlooked. While the dramatic discussion was occurring between groups, other buildings in the city were lost, including the Veramendi Palace, which dated back to the Spanish colonial period.⁴

By the 1920's San Antonio was booming. The railroad and the highway were awaking the city. Saving old buildings in the way of progress was not on the mind of the city fathers. When the Greek Revival style market house was threatened, Emily Edwards and Rena Maverick Green joined together to form the San Antonio Conservation Society in 1924. The society stated, "The object of this Society is to co-operate in the

³ Ibid., 57,77.

⁴ Ibid., 69.

preservation of the Missions, to conserve Old Buildings, Documents, Pictures, Names, Natural Beauty, and anything admirably distinctive of San Antonio.”⁵

The Texas Historical and Landmarks Association, headed by Miss De Zavala, was not enthusiastic about the new society infringing on what it considered its domain.⁶ Eventually the Association turned its attention to saving what Miss De Zavala called the “Spanish Governor’s Palace,” based on the keystone over the entrance. It was a cause that would keep her occupied until the 1930’s.⁷ In the meantime the Conservation Society worked throughout the decade to save the property of Mission San Jose. The National Society of Architects recognized architect Harvey Smith for his work on the mission and his reconstruction of its granary.⁸ After legal wrangling with the Catholic Diocese over property boundaries and rights, Mission San Jose was named a national historic site in 1941.⁹

The San Antonio Conservation Society desired to participate in conservation efforts statewide. It became a member of the National Council for Historic Sites and Buildings (later a part of the National Trust for Historic Preservation) in 1952. The

⁵ Ibid., 93.

⁶ Ibid., 97.

⁷ For a further examination of Miss Adina De Zavala, please see Kenneth Hafertepe’s works, “The Romantic Rhetoric of the Spanish Governor’s Palace, San Antonio, Texas,” *Southwestern Historical Quarterly* 107, no.2 (October 2003): 239-277; and, “Restoration, Reconstruction, or Romance? The Case of the Spanish Governor’s Palace in Hispanic-Era San Antonio, Texas,” *Journal of the Society of Architectural Historians* 67, no.3 (September 2008): 412-433.

⁸ Ibid., 160. The National Society of Architects may have been an early forerunner of the American Institute of Architects. At one time, the president of its New York Chapter was architect C. Grant La Farge, “Determined to Save Parks,” *New York Times*, May 2, 1912, http://query.nytimes.com/mem/archive-free/pdf?_r=1&res=9E03E2DD153CE633A25751C0A9639C946396D6CF (accessed February 23, 2010).

⁹ Lewis F. Fisher, *Saving San Antonio; the Precarious Preservation of a Heritage* (Lubbock, Tx: Texas Tech University Press, 1996), 169.

Texas State Historical Survey Committee was established in 1953. Conservation Society members Mrs. Amanda Cartwright Taylor and Mrs. Meta Russell were two of the appointees.¹⁰ Wacoan Margaret Megarity was on the same committee, indicating that she had a good idea of the preservation activities happening in both San Antonio and statewide.

Despite its connections and national affiliations, the Conservation Society did not always have its way. The 1847 residence of Francois Guilbeau, the French consul to San Antonio, was bought by the city, resold, and torn down in 1952. It was the last French Style home of early San Antonio. The house was gone almost before the society could object.¹¹ The Conservation Society fought to save the Vance House, a Greek Revival home built in 1859. Robert E. Lee had visited the home often while he was stationed in San Antonio. In 1934 it had been thoroughly surveyed by HABS, the Historic American Buildings Survey, and so had ample documentation to testify to its architecture.¹² Nevertheless the Vance House was torn down in 1952 to make way for Federal Reserve Bank.

Despite the setbacks, the work of the Conservation Society continued. After two years of renovation, the Edward Steves home was opened to tours in April 1954. The home and office of writer O. Henry (William Sidney Porter) was saved by the society. It was bought for the sum of one dollar in 1959 and moved to the Lone Star Brewery grounds. Another project, the Navarro House (home of Josè Antonio Navarro, a signer of

¹⁰ Ibid., .231.

¹¹ Ibid., 244.

¹² Ibid., 246, 249.

the Texas Declaration of Independence) was saved from the widening of yet another street, as well as from urban renewal. It was opened to the public in 1964, and then deeded to the Texas Parks and Wildlife Department in 1975.¹³ When HemisFair 1968 was being planned for San Antonio, the plans called for demolition within a 147 acre area within the city, affecting not only businesses and manufacturing, but also displacing 1600 people.¹⁴ The San Antonio Conservation Society skillfully negotiated to incorporate several old buildings into HemisFair plans that would reflect the diverse culture of the city as well as the state, including the Schultze House (1891), the Tynan House (1898), the Dugosh House (1855) and the Eagar House (1868).¹⁵

San Antonio also enjoys the distinction as the first city in the state to form a historical district. King William Street had largely been saved by its location in the southern part of town, away from the areas contested by preservationists and developers. However, many homes were either in decay and/or had been converted to apartment buildings. Remaining old families had been able to keep developers at bay. Walter N. Mathis renovated the Norton-Polk home, used it for his residence, and restored twelve other homes to sell to families moving to the street.¹⁶ The San Antonio Conservation Society shared many members with the King William Historical Society. Together they lobbied the city to pass a law permitting the creation of historical districts. The King William Historical District was formed in 1968.

¹³ Ibid., 254.

¹⁴ Ibid., 298.

¹⁵ Ibid., 315.

¹⁶ Ibid., 375.

La Villita was approved as the second historical district in 1969. La Villita, “Little Village,” had been an area occupied first by Coahuiltecan Indians and then by Spanish soldiers. Refugees from East Texas settled there in 1773, then waves of Spanish, German, Swiss, French and Anglo families.¹⁷ The area became fairly derelict until the city passed an ordinance on October 12, 1939, to restore it as a craft and recreation center. The National Youth Administration, a New Deal agency that was part of the Works Progress Administration, assisted in the restoration. San Antonio architect O’Neil Ford donated his time to the project.¹⁸ By 1948 artists and craftsmen taught their skills in fifteen buildings there. In 1972 its twenty-seven buildings were added to the National Register of Historic Places.¹⁹ When Margaret Megarity made her appeal to save historic homes from highway destruction, she appealed to the vision of another La Villita taking root in Waco.²⁰

A third historical district, Monte Vista Historical district was approved in 1975, comprised of homes on the northern edge of downtown.²¹ The Society continues to be active in preservation causes. One author reckons that The San Antonio Conservation Society has been the primary support in saving twenty-seven projects, and a partner in sixteen efforts. Twelve of those endeavors were deemed as successful.²²

¹⁷ Texas State Historical Association, “La Villita,” Handbook of Texas Online, <http://www.tshaonline.org/handbook/online/articles/LL/hpl1.html> (accessed February 19, 2010).

¹⁸ Ibid.

¹⁹ Ibid.

²⁰ “Save Historic Home, Waco Group Pleads.” *Austin American*, February 20, 1959. Newspaper clipping, n. p. ,Historic Waco Foundation Papers, Historic Waco Foundation, Waco TX.

²¹ Lewis F. Fisher, *Saving San Antonio; the Precarious Preservation of a Heritage* (Lubbock, TX: Texas Tech University Press, 1996), .379.

²² Ibid., 508.

Houston

Historic preservation attempts also should be noted in some of the other major cities in Texas. Houston would have even fewer existing examples of its early architecture were it not for the efforts of the Harris County Heritage Society (also known as the Heritage Society), which began with the same motivation as the organizations in Waco. In 1954 it saved the Nathaniel Kellum home (1847). The Texas Historical Survey Committee suggested local communities form history or heritage societies during this time period. The grounds of the Kellum-Noble House (as it is now called) became the new location of seven other homes and one church as the Houston Heritage Society moved them to the location. The Nichols-Rice-Cherry House, the San Felipe House, Pillot House, The Old Place, Fourth Ward Cottage, Yates House, Staiti House, and St. John Church were preserved in this manner to form “The Heritage Society at Sam Houston Park.”²³ It could be compared to Heritage Village at Old City Park in Dallas in which Millermore House is the anchor home. However, like the Earle-Harrison House in Waco, buildings that are moved cannot be placed on the National Register of Historic Places because they have lost their *in situ* provenance.

The homes placed in Sam Houston Park can be compared to endangered species in which a zoo is their last hope for survival. Rapid growth in the city caused the demise of hundreds of homes. Historian William Seale, a former curator of cultural history at the

²³ The Heritage Society, “Knoble,” Heritage Society at Sam Houston Park, <http://www.heritagesociety.org/knoble.html> (accessed February 1, 2010).

Smithsonian as well as White House historian,²⁴ called the lost heritage “the invisible city.” He wrote:

What Houston does not share with some other Texas cities is a consistent visible past. Houston’s has not been a mellow growing. The houses moved to Sam Houston Park were plucked from the path of an advancing city just in the nick of time, to survive as examples of architectural and decorative styles. That does not include the Key West-type Kellum Noble House, which has always occupied that site. People like to have their pictures taken in Sam Houston Park, next to the quaint frame houses, with the monumental new city booming behind. As our definition of old and historic broadens, forgotten neighborhoods emerge as places to preserve. But Houston has little of the feeling of a city that has grown through long years of layering. Very little has been left behind of the city as it was before World War I.²⁵

The viewpoint of what has been lost compared to what has been saved is important because it highlights the role historical preservation pays in keeping communities in touch with their past. The confronting of Houston’s lost past is highlighted by the fact that three of the four authors of *Houston’s Forgotten Past* are members of the Junior League of Houston. Like the members of Waco’s Junior League, they have more than a passing interest in local history.

Houston’s world-renowned commercial architecture has supplanted many of its historic residential neighborhoods. ‘Progress’ has replaced most of the pre-World War I houses with skyscrapers, oil refineries, and shopping centers. The only reminders of downtown Houston’s domestic history are parking lots outlined with aging live oaks, an occasional dilapidated or restored house that somehow dodged the wrecking ball, and the reincarnated Kirby House. Geographic mobility has kept many from identifying with or remaining loyal to specific houses or neighborhoods. Proliferation of separate professional and social communities outside the home has destroyed the unofficial cohesiveness that was rooted in

²⁴ Alexandria Historical Society, Inc., “Citations for Past Alexandria History Awards,” Alexandria Historical Society, Inc., <http://www.alexandriahistorical.org/citationshistoryawards.html> (accessed February 20, 2010).

²⁵ William Seale, “Forward,” Dorothy Knox Howe Houghton, Barrie M. Scardino, Sadie Gwin Blackburn, Katherine S. Howe, *Houston’s Forgotten Heritage: Landscapes, Houses, Interiors, 1824-1914* (Houston: Junior League of Houston and Rice University Press, 1991), vii.

nineteenth-century domestic life. Harris County's pre-World War I houses and gardens were tangible symbols of the society and culture upon which its modern communities and institutions are built. Lost along with those houses and gardens is the historical perspective so important to a full understanding of a community and its people."²⁶

Galveston

The Galveston Historical Foundation began in 1954. It was founded to save a home, the Samuel May Williams House, which was built in 1839.²⁷ Williams was Secretary to Stephen F. Austin. Although the Foundation began the same year as the Houston Heritage Society, the Galveston group's roots went much deeper. The Galveston Historical Society began August 3, 1871 and may be the first historical society organized in Texas.²⁸ As interest in the society waned, members Andrew Benner, Phillip Crosby Tucker, and his son Phillip Tucker, Jr. kept what papers they could and comprised the entire membership. The Society was reorganized and chartered as the Texas Historical Society in 1894.²⁹ Their collection grew rapidly, most of it surviving the Hurricane of 1900 that devastated much of the island. The collection was deposited in 1931 as the Texana Collection in Galveston's Rosenberg Library. It included "700 unbound manuscripts, two bound volumes of manuscripts, 100 books, 500 pamphlets,

²⁶ Dorothy Knox Howe Houghton, Barrie M. Scardino, Sadie Gwin Blackburn, Katherine S. Howe, *Houston's Forgotten Heritage: Landscapes, Houses, Interiors, 1824-1914* (Houston: Junior League of Houston and Rice University Press, 1991), 324.

²⁷ Galveston Historical Foundation, "Historic Places," Galveston Historical Foundation, http://www.galvestonhistory.org/Historic_Places.asp (accessed February 1, 2010).

²⁸ Texas State Historical Association, "Galveston Historical Society," Handbook of Texas Online, <http://www.tshaonline.org/handbook/online/articles/GG/vrg1.html> (accessed February 1, 2010).

²⁹ Ibid.

825 unbound newspapers, 11 volumes of bound newspapers, and 60 historical relics and museum pieces.”³⁰

The Texas Historical Society was reorganized as the Galveston Historical Society on October 29, 1942. It, in turn, incorporated the Galveston Historical Foundation on November 23, 1954, for the specific purpose of preserving historic homes. The Williams House was its first project. The home was restored and opened for visitors by 1959.³¹

Projects involving restoration of Ashton Villa and other homes followed.³² In 1991 the foundation was instrumental in restoring The Strand, a business district comprising fifty buildings.³³ Today the Galveston Historical Society owns or manages Ashton Villa, Michael B. Menard House, St. Joseph’s Church, Garten Verein Pavilion, the 1861 U. S. Custom House, the Williams House, the 1921 City National Bank Building, and the Bishop’s Palace, which has become an icon of Galveston.³⁴ Among its many other endeavors the society also operates the Texas Seaport Museum, the tall Ship ELISSA, and even a shrimp boat, the Santa Maria. Hurricane “Ike” damaged some of its properties, including the City National Bank, which houses the Galveston County Historical Museum, and the Pier 21 Theatre. Its largest events are Dickens On the Strand, a festival held during the Christmas holidays, and the Galveston Historic Homes Tour.³⁵

Dallas

The Heritage Society of Dallas found itself in a preservation battle as soon as it was founded. Parties interested in Dallas history met at the Dallas Public Library on

³⁰ Ibid.

³¹ Ibid.

³² See also, Kenneth Hafertepe, *A History of Ashton Villa: a Family and Its House in Victorian Galveston, Texas* (Austin: Texas State Historical Association, 1991).

³³ Texas State Historical Association, “Galveston Historical Society,” Handbook of Texas Online, <http://www.tshaonline.org/handbook/online/articles/GG/vrg1.html> (accessed February 1, 2010).

³⁴ Galveston Historical Foundation, “Historic Places,” Galveston Historical Foundation, http://www.galvestonhistory.org/Historic_Places.asp (accessed February 1, 2010).

³⁵ Galveston Historical Foundation, “About Us,” Galveston Historical Foundation, http://www.galvestonhistory.org/about_us.asp (accessed February 1, 2010).

January 19, 1966, to form the Dallas County Heritage Society. By February of that year Heritage Society president Mary Batts Aldredge and a group of women stopped bulldozers from demolishing Millermore, the last remaining antebellum mansion in Dallas.³⁶ Society member John Plath Green obtained a restraining order to keep salvager George Dawdy from destroying the house until a court hearing. The Society claimed that Phil R. Miller, the descendant of original builder William Brown Miller, had sold the property at 3110 Bonnie View in Oak Cliff to the Good Street Baptist Church and had given the Heritage Society the house. The church in turn was giving them time to move it. Dawdy contended he had a contract to demolish the house for what he could salvage.³⁷ A few days later the Dallas park board agreed to furnish land at “Ervay, Gano, Pocahontas and Park” - otherwise known as City Park at that time - for a new home for the mansion, if the court ruled favorably. The society agreed to pay for moving and restoration, and the city would pay for half of the maintenance costs, grounds keeping and patrolling the area.³⁸ Park director Ray Hubbard estimated it would take \$50,000 for moving and restoration costs. Fundraising began immediately. Dawdy then began saying publicly that he would prove ownership and would demolish the house unless the society paid him \$25,000³⁹ After a hearing the Dallas County Heritage Society agreed to pay Dawdy \$5000, but the IRS quickly handed Dawdy a levy against him for \$3433 in

³⁶ Dallas Heritage Village, “What’s New at Dallas Heritage Village”, Dallas Heritage Village, <http://www.oldcitypark.org/WhatsNew.aspx> (accessed February 20, 2010).

³⁷ “Matrons Take Opening Round,” *Dallas Morning News*, February 19, 1966.

³⁸ “New Site Possible for Millermore,” *Dallas Morning News*, February 22, 1966.

³⁹ “Hearing Set Today on Millermore,” *Dallas Morning News*, February 28, 1966.

unpaid taxes.⁴⁰ After a successful settlement the Society awarded a contract to Walter McElroy to dismantle and move the house to storage until enough funds for restoration were collected. The Society set a goal of \$75,000, of which \$24,000 was raised by October 1966.⁴¹ The Society held an open house for the public to view the mansion before it was dismantled.

Groundbreaking ceremonies were held at the park in March 1967 and construction of the foundation began in July of that year.⁴² By April 1968, Millermore was ready for a dedication ceremony. It was still unfurnished but the ceremony marked a victory for historic preservation by the group, but the group still needed \$35,000 to complete restoration. The Society also revealed its hope that it would be the first of a collection of buildings in the park along the lines of La Villita in San Antonio, but Dallas park director L. B. Houston shared the same goal in a meeting the previous December.⁴³ The home was finally furnished and opened to visitors in May of 1969. In that same year the original cabin home of the Millers was given also to the society. By March of 1975 the Old City Park was the new home to twelve historical buildings in keeping with the Heritage Society's new master plan of thirty building on the site. They hoped to have fifteen buildings ready by the Bicentennial year. The director of the Dallas County Heritage Society, Joseph H. Bentley, said their aim was "to represent Dallas from 1845 to

⁴⁰ "Settlement Held Up on Millermore," *Dallas Morning News*, May 12, 1966.

⁴¹ "Society to Award Contract on Millermore," *Dallas Morning News*, August 18, 1966.

⁴² "Reconstruction Date Set for Millermore," *Dallas Morning News*, July 29, 1967.

⁴³ "Millermore Dedicated" *Dallas Morning News*, April 29, 1968. "New Ones Will Replace City Park Greenhouses," *Dallas Morning News*, December 19, 1967.

the time of the coming of the motor car soon after the turn of the century. We're not just a series of decorative buildings. We serve as a living educational institution."⁴⁴

Fort Worth

A major example of historic preservation in the state was the establishment of Log Cabin Village in Fort Worth. While it began in the 1950's like most efforts examined here, the endeavor was unique in that it was started by a gentleman rather than a group of civic minded ladies. Fred R. Cotten was a former president of the Texas State Historical Association. As he studied log cabins in north Texas, he noticed that the origin of migration from which the settlers came influenced the cabins they built. The notching and joining of the logs varied, and the early round logs one may picture for a cabin eventually gave way to hewn logs.⁴⁵ Cotten understood that log cabins were quickly disappearing and advocated that communities preserve their examples that still existed. He sought support of his idea from Fort Worth and met with W. A. Schmid, Jr., a local businessman. Schmid caught Cotten's vision for the project and organized the Pioneer Texas Heritage Committee. Committee members included Cotton as historian and consultant; Thomas E. Stanley, II, restoration architect; Barney Holland; Herbert J. Foster; and Sam B. Cantey, III. Schmid was the chairman and "organizer of financial contributions."⁴⁶ John A. Graves, III, author of the Texas classic *Goodbye to a River*,

⁴⁴ "Endangered Species: Old Dallas Homes," *Dallas Times Herald*, March 2, 1975.

⁴⁵ Terry Jordan; catalogue by Bettie A. Register and Selden A. Wallace, *Log Cabin Village: a History and Guide* (Austin: Texas State Historical Association, 1980), vii.

⁴⁶ *Ibid.*

wrote a brochure for the group in 1958, *Home Place: A Background Sketch in Support of a Proposed Restoration of Pioneer Buildings in Fort Worth, Texas*.⁴⁷

The committee selected seven cabins they felt were representative of the different styles of log cabin found in north Texas: The T. J. Shaw House, John Tompkins House, William Pickard House, Isaac Seela House, the Isaac Parker double-log house, the Harry A. Foster House and the Captain Hartsford Howard House.⁴⁸ The Isaac Parker cabin was best known for being the home of Cynthia Parker and her daughter, Prairie Flower, after they were “recaptured” from the Comanches in the 1860’s.⁴⁹ Having selected their cabins, the Pioneer Committee looked for a place to move them.

The City Council of Fort Worth approved of the relocation project in 1958 and placed the effort under the Fort Worth Park Department. A suitable site was found near University Parks Drive in Forest Park. Concrete slabs were poured for the cabins and they were moved to their new site in 1959 at a cost of \$100,000.⁵⁰ Although the restoration work was incomplete, funding to finish the job slowed considerably. By the fall of 1960, neighbors near the park complained that the cabins were an eyesore. After giving a scholarship to study the history of log cabins in the Southwest, Schmid asked to be relieved of any further obligations to the village.⁵¹

⁴⁷ University of Texas, “John Graves: An Inventory of his Papers at the Harry Ransom Humanities Research Center,” Texas Archival Resources online, <http://www.lib.utexas.edu/taro/uthrc/00049/hrc-00049.html> (accessed February 20, 2010).

⁴⁸ Terry Jordan; catalogue by Bettie A. Register and Selden A. Wallace, *Log Cabin Village: a History and Guide* (Austin: Texas State Historical Association, 1980), vii-viii.

⁴⁹ Cynthia Parker’s story was dramatized in the 1956 John Ford/John Wayne movie, *The Searchers*.

⁵⁰ Terry Jordan; catalogue by Bettie A. Register and Selden A. Wallace, *Log Cabin Village: a History and Guide* (Austin: Texas State Historical Association, 1980), viii.

⁵¹ *Ibid.*

Dr. Nevin E. Neal, a history professor at Texas Christian University, took up the cause and sent letters to former members of the Tarrant County Historical Society to reactivate the organization. It was most active during the 1936 Texas Centennial, but interest had waned. With a new cause the Society became energized by new leadership and \$10,000 was raised in a short time to continue the project. Dr. Neal became president of the Tarrant County Historical Society in 1963, and Mrs. Will F. Collins became chairperson of the log cabin endeavor. Jack Brownlee was employed as carpenter and William J. Overman was the consulting engineer. The logs underwent a preservation treatment, and electricity was added to the village, hidden from view. A call went out for period furnishings for the cabins and the public responded with donations.⁵² Fundraising activities continued.

On September 23, 1965, the log cabins in Forest Park were placed under the authority of the Park and Recreation Board of the city. The hiring of a curator for the park was authorized in November 1965, and Earl D. Head started in the new position in January, 1966. The village received a historical medallion from the Texas Historical Commission on April 15, a few days before the grand opening to the public. Even Dallas lauded the opening of the Log Cabin Village for April 21, 1966, saying “Every Texas Community with a good claim to roots in the state’s fabulous past can take inspiration from our neighboring city’s enterprise.”⁵³ Dr. Robert W. Brown performed the opening ceremony. He chopped through a four inch log rather than cutting a more traditional ribbon.⁵⁴ The village has had more additions since its original opening. The Foster Cabin was added in 1974; the Marine School, in 2003; and the Reynolds Smokehouse was added in 2004, and restored in 2005.⁵⁵ The village blacksmith shop is the only village on site that is a reproduction.

⁵² Ibid., ix.

⁵³ “Fort Worth Village” *Dallas Morning News*, April 18, 1966.

⁵⁴ Terry Jordan; catalogue by Bettie A. Register and Selden A. Wallace, *Log Cabin Village: a History and Guide* (Austin: Texas State Historical Association, 1980), x.

⁵⁵ Log Cabin Village, “About Us,” Log Cabin Village, <http://www.logcabinvillage.org/visit-about-us.html> (accessed February 20, 2010).

State Organizations

In regards to historic preservation by Texas on a statewide level, the Texas State Historical Association began on March 2, 1897. “Its mission is to further the appreciation, understanding, and teaching of the rich and unique history of Texas through research, writing, and publication of related historical material.”⁵⁶ Its journal, *The Southwestern Historical Quarterly*, began to be published in June 1897, making it the oldest continuously published scholarly work in the state. The Association also publishes books, sponsors educational programs, and conducts symposiums and a well-attended annual meeting.⁵⁷

The Texas Legislature created the Texas State Historical Survey Committee on June 4, 1953. It was charged with locating and identifying endangered artifacts, historical sites, and historical papers, as well as verifying who the private preservationists were in the field.⁵⁸ The governor appointed eighteen committee members. Wacoan Margaret Barclay Megarity was on the Texas Historical Survey Committee. Committee president Colonel C. R. Tips urged every county to begin a local history museum and to preserve any important historical building or landmark. It was this appeal that Wacoan Roger Conger cited to McLennan County Commissioners Court in his appeal to save the East Terrace House.⁵⁹ The Committee created the Official Texas Historical Marker

⁵⁶ Texas State Historical Association, “About Us,” TSHA Online, <http://www.tshaonline.org/about/welcome/history.html> (accessed February 10, 2010).

⁵⁷ Ibid.

⁵⁸ Texas Historical Foundation, “About THF,” Texas Historical Foundation, <http://www.texashistoricalfoundation.org/about.htm> (accessed February 2, 2010).

⁵⁹ Roger Conger to Judge Bill Logue, September 18, 1959, Roger Conger Papers, Texas Collection, Baylor University, Waco, TX.

Program in 1962 to document historic sites in every county of Texas. County judges were given the power to appoint county historical survey committees.⁶⁰ By 1966, all 254 counties had a committee, including McLennan County. The survey committee had a goal of erecting 5000 historical markers in five years, reaching that goal in 1969.⁶¹

One of the initial directives given for the Survey Committee was the creation of the Texas Historical Foundation to fund the activities of the Committee. It was created in 1954. The Texas Historical Foundation became a fully separate entity in 1965, but still had the same duty of raising money for the Survey Committee. Roger Conger of Waco was on the board of the Texas Historical Foundation for many years. The Texas Historical Foundation's role was further expanded in 1971 to have more preservation activities of its own. It began *Heritage* magazine to raise awareness of preservation causes.⁶²

In 1973 the Texas State Historical Survey Committee became the Texas Historical Commission. It operates a number of divisions, including the County Historical Division and Museum Services Department, Archeology Planning and Review Department, and the Division of Architecture. It continues the work of identifying and preserving historic sites, and administering grant programs such as the Texas Preservation Trust Fund and the Texas Historic Preservation Grant.⁶³ The Texas

⁶⁰ Texas State Historical Association, "Texas Historical Commission," Handbook of Texas Online, http://www.Tshaonline.org/handbook/online/articles/TT/mdt17_print.html (accessed February 9, 2010).

⁶¹ Ibid.

⁶² Texas Historical Foundation, "About THF", Texas Historical Foundation, <http://www.texashistoricalfoundation.org/about.htm> (accessed February 2, 2010).

⁶³ Texas State Historical Association, "Texas Historical Commission," Handbook of Texas Online, http://www.Tshaonline.org/handbook/online/articles/TT/mdt17_print.html (accessed February 9, 2010).

Historical Commission and the Texas Historical Foundation continue to work in conjunction with each other.

It is worth noting that although the entities discussed further in this paper talked about possible state funds being available for their work, no record was found during this research of actually applying for a state grant until the restoration of the McCulloch house.

CHAPTER THREE

Historical Precedents in Waco

The citizens of Waco have a long record of participation in matters of state and national history. Many belonged to organizations on both a state and national level. The *Waco Times-Herald* reported on January 4, 1898, that the Reverend Rufus C. Burleson of Waco, president-emeritus of Baylor University¹ was “one of the most distinguished visitors” attending the State Historical Society (Texas State Historical Association) meeting held in San Antonio to discuss historical preservation in Texas.² The association continues today as the oldest scholarly society in the state.

A committee of the Texas State Historical Association in May 1923, issued “A Plea for County Historical Societies”:

So much is already irretrievably lost that we should bestir ourselves to collect and preserve as much as possible of what is left before it is too late. To this end the undersigned committee was appointed by the Texas State Historical Association at its meeting in May 1923, ‘to formulate an address to the citizens of each county in the State of Texas, urging them to organize in their respective counties a County Historical Society to be affiliated with the Texas State Historical Association.’

Alexander Dienst, Temple Texas

Charles W. Ramsdel, Austin Texas

George W. Tyler, Belton, Texas

Elizabeth West, State Library, Austin, Texas.³

¹ Texas State Historical Association, “Rufus C. Burleson,” Handbook of Texas Online, <http://www.tshaonline.org/handbook/online/articles/BB/fbu44.html> (accessed February 9, 2010).

² *Waco Times-Herald* January 4, 1898.

³ *A Plea for County Historical Societies*, Texas State Historical Association, (1923), McLennan County Historical Society Papers, Texas Collection, Baylor University, Waco, TX.

The *Plea* contained a suggested constitution for a new organization. In 1924, the following year, Professor Francis Guittard, a history professor at Baylor University must have written to the committee who signed the TSHA plea, because Alexander Dienst replied to the letter encouraging Guittard, in the formation of such a group, suggesting activities for the group, and enclosing another copy of the *Plea*.⁴ On May 12, 1924, a printed invitation was sent to potential members:

Dear Friends and Fellow Citizens of McLennan County
A patriotic interest in the history of our county has caused a number of our citizens to believe that an organized effort should be made to investigate, study and preserve the materials and facts concerning this history As a citizen interested in all that pertains to the welfare of your county you are invited and urged to be present at a meeting in Waco in the Palace Garden Room of the Raleigh Hotel at 3:30 p.m. Saturday May 17th. At that time a McLennan County Historical Society will be organized.”

Sixty-eight people became charter members at the meeting.⁵ The society was formed “for the historical and literary purposes and particular objects and business thereof shall be the discovery, collection, preservation, and publication of historical records and data relating to McLennan County, Texas....To these purposes may be added, at the option of the Society, a museum for the assembling, care and preservation of all such articles and objects of interest, natural and artificial.”⁶

⁴ Alexander Dienst to Francis Guittard, McLennan County Historical Society Papers, Texas Collection, Baylor University, Waco, TX. The *Plea for County Historical Societies* was embossed with Dienst’s address.

⁵ “Historic Body in Permanent Organization,” *Waco Times-Herald*, May 18, 1924. Sixteen people actually paid their dues at the meeting: Mrs. Waller S. Baker, Mrs. Susan Oakes, W.H. Pool, Rev. J.L. Walker, Judge Wm Sleeper, Mrs. J. W. Downs, Mrs. John O. Sloan, Mrs. I. T. Bennett, Mrs. J.N. Harris, Mrs. W.L. Crain, Mrs. W. J. Sinclair, Dr. and Mrs. O. C. Elliott, R. B. Harrison, Miss Helen Clay, Prof. and Mrs. F. G. Guittard, according to a ledger kept by Richard B. Harrison. However, the newspaper account did not exaggerate. Francis Guittard wrote to Dorothy Renick on May 24, 1924 that they then eighty members. McLennan County Historical Society Papers, Texas Collection, Baylor University, Waco, TX.

⁶ *Constitution of the McLennan County Historical Society*, McLennan County Historical Society Papers, Texas Collection, Baylor University, Waco, TX.

Judge William Sleeper was elected president, and Professor F. G. Guittard, and Mrs. W. O. Wilkes were first and second vice-presidents. Other officers were Dorothy Renick, secretary and Richard B. Harrison, treasurer. B. B. Cobb, H. S. Beard, Dr. K. H. Aynsworth, Fred Rand, and Mrs. Ed Rotan were on the advisory committee. The group was to be affiliated with the State Historical Association. The *Waco Times-Herald* reported new organization's first goal was to "fix up" the First Street cemetery, but also would seek to place landmarks on significant county historical sites.⁷

Programs of the new historical society included the reading of the minutes of the previous meeting, committee reports, greeting of new members, and also could include music and essays on local or state history. For example at an April 8, 1927 meeting, Mrs. Edward Rotan reported on the "The first Court House of McLennan County" ; Mrs. Robert Tullis read "The Flags of Texas. After a musical interlude, Dr. K. H. Aynsworth lectured on "The Importance of the Collection and Preservation of Historical Material."⁸ From the cover pages of their reports in the Society archive, students taking history classes at Baylor sometimes presented their reports at meetings as well.

The McLennan County Historical Society may have been the first group to urge the state to save the first "French embassy", now known as the French Legation, and called for support. In 1931, they adopted a resolution

Whereas, Of all the buildings associated with the late republic of Texas in Austin only one remains, viz: The former embassy of France, which building is still in a good state of preservation, and

Whereas, Said former embassy is of great historical interest and value, and absolutely peculiar to Texas, among all the states of the Union,

⁷ "Historic Body in Permanent Organization," *Waco Times-Herald*, May 18, 1924.

⁸ *Program*, April 8, 1927. McLennan County Historical Society Papers, Texas Collection, Baylor University, Waco, TX.

and is a striking memorial of the fact that Texas was formerly an independent republic, with foreign relations and diplomatic representatives to and from foreign governments, be it

Resolved that it is the sentiment of this society, that for patriotic and educational reasons, this building, with ample environs, and with its original furnishings contained therein, and all official documents concerned therewith, including the deed to the property, all as left by the minister of France, M. De Saligny, be owned and preserved by the state of Texas, as an historical relic and treasure of the greatest interest, and as a memorial of the republic of Texas, and its traditions,

Resolved that the Texas Historical society, the Daughters of the Republic of Texas, the Colonial Dames, the Sons and Daughters of the American Revolution, the Confederate Veterans Association, the Texas Teachers' Association, and all other patriotic societies, be requested to join with the McLennan County Historical society in urging the present session of the legislature to acquire title to the aforesaid property, with all its original furniture, and the deeds to and from the kingdom of France.

These considerations and resolutions ordered and approved by the McLennan County Historical society, at its regular session, in Waco, Jan 23, 1931.⁹

The resolution is quoted in its entirety because in no other document has the resolution been recounted. While the building was not preserved until later, it does show that Waco was willing to take a lead role in making Texas aware that the state could lose significant buildings. This thesis cannot say how long the group remained active. The papers of the Society archived at the Texas Collection at Baylor University end at the membership year 1934-1935.

Other individuals with state and national ties participated in historic preservation.

The *Dallas Morning News* in October 1931 reported that a statewide drive for funds would be held October 16-31 to save Stratford, the birthplace and boyhood home of Robert E. Lee, as part of a national campaign.¹⁰ Mrs. Lee Davis, also of Waco, was

⁹ "Urges Purchase of French 'Embassy'," *Waco Tribune-Herald*, February 1, 1931.

¹⁰ "Dollars Asked for Restoring R.E.L. Home," *Dallas Morning News*, October 11, 1931. While the Lee home in Arlington is commonly associated with Lee, the land in Arlington actually came from Mrs. Lee's family. Lee lived with his family there when not on assignment. It was confiscated by the Union in

named director of the Texas affiliate group for the Lee Memorial Foundation that would collect the funds.¹¹ Her sister, Mrs. W. E. Darden was president of the Texas Society of Colonial Dames. The group contributed \$100 to the fund. Fifteen Texas cities had local sub-groups participating in the drive. Mrs. Mary Austin was secretary of the Waco group. The president of the Citizens National Bank, Walter Lacy, was treasurer. On the countrywide level, the national treasurer in New York, Helen Knox, was actually from Giddings, Texas. The national advisory board included Viscount Astor and Franklin Roosevelt.¹²

While it cannot be presumed that Mrs. Davis or Mrs. Austin ever traveled to meet Mr. Roosevelt or to have tea with Mrs. Astor, one can conclude Waco residents were active in historic preservation. In this case the cause was for the ancestral home of a famous American rather than the uniqueness of the building itself, but the “George Washington slept here” principle was the same driving force throughout the country at that time and Waco was no different. The Stratford effort does highlight that Wacoans were able to mobilize support for preservation causes for which they believed, and were not intimidated by the work being accomplished on a national or state level.

Mrs. A. R. Wilson of the “Sterling C. Robertson Chapter of the Daughters of the Republic of Texas” gave a talk in January 1949, on Texas architecture to fellow members in a chapter meeting in Waco. The highlights of her talk were color slides of monuments and residences of Texas. During that meeting it was announced that the DRT state

retribution for Robert E. Lee’s commitment to the Army of Virginia and became a cemetery so he could not return there.

¹¹ “Home of Lee to be Shrine” *Dallas Morning News*, May 10, 1931.

¹² “Dollars Asked for Restoring R.E.L. Home,” *Dallas Morning News*, October 11, 1931.

executive board would meet in Waco in March of that year. Mrs. Margaret Megarity was the program chairman for the meeting.¹³

While Wacoans were very active in preservation efforts outside the state, at the same time its citizens were often passive in their attitudes towards saving older homes. When the former home of Thomas Padgett was torn down in October of 1929, the city had a passive, inevitable attitude towards it. The headline in the paper read, “Padgett home of Days Gone Accepts Fate,” with the subheading “Social Center of Eighteenth [sic] Century’s Passing Years Meets Progress Inevitable Movement.” The house at the corner of Ninth and Austin was built by Padgett in 1878 to welcome his new bride, the former Miss Kate Ross, the daughter of one of Waco’s founder, and the sister of Sul Ross, soon to be governor of Texas. Padgett built the first ferry boat to service travelers crossing the Brazos at Waco, opened a harness and saddle shop, and owned the first hotel.¹⁴ The significance of the contributions of the Padgett family who built the home could hardly be overstated. As the town grew, the family moved to a more fashionable home at Fourteenth and Columbus, and their old house was demolished. The chronicler speculated,

“As the old home, shorn of all dignity by dismantling hands, gives way to Waco’s strides of progress...it prompts musing.... Could the inanimate see and record, it would note a city’s growth from a mere village; pavements, replace a muddy street down which cowboys raced, shooting off their pistols as they crossed a bridge near Twelfth and Austin; electric cars and motors pass and repass in place of mule cars, horses and buggies....”¹⁵

¹³ *Waco Tribune-Herald*, January 23, 1949.

¹⁴ “Texas History: The State Historical Meeting in San Antonio,” *Waco Times-Herald*, October 17, 1929.

¹⁵ *Ibid.*

The article reflected a manifest attitude that the historic must give way to progress, yet also personified the building as a silent witness to history. The increasing popularity of the automobile led to the need for better streets, state highways and later interstate highways. Unfortunately the expansion of roads and highways threatened many buildings in older neighborhoods, as is evident in the later chapters about the Earle-Napier-Kinnard and Earle-Harrison houses.

Almost twenty years later, in a Waco newspaper that also announced a meeting of the Baylor Historical Society, a headline declared that the Joseph Willis Taylor home would be demolished to make way for the construction of a thoroughfare by the state's highway department. Mr. Taylor built the home in 1893. The house was center of social life in Waco. Grand chandeliers lit elegant parlors.¹⁶ The only surviving daughter of ten children, Mrs. Taylor Houk, still lived in the home in 1949. The article described the associated value of the house by means of the furnishings. "Mrs. Houk sleeps in a walnut bed which is probably 150 years old." Her dresser was also walnut - "she says there were similar dressers in every bedroom." Her father's and brothers' law books were described as "valuable".¹⁷ Secondly, the account also speculated about the value of the home itself. "Mrs. Houk says a contractor who looked over the house recently said it would take \$40,000 to duplicate it." She asked the city for \$17,000, a thousand dollars for every room. The city offered \$13,000. The family wanted to "think more about it."¹⁸ So while the destruction of the house was determined, by this time the value of the home was at

¹⁶ "56 Year-Old Taylor Home to Make Way for Through Street," *Waco Times-Herald*, January 23, 1949.

¹⁷ Ibid.

¹⁸ Ibid.

least being weighed by displacement of its owner and possessions (even though they were somewhat portable) and by values of real estate at the time. However the significance to the community had yet to be appreciated.

In January 1955 the importance of preserving local building was raised in a Waco newspaper article entitled, “Old Homes Recall Grandeur of Past.” Perhaps the writer, Viola T. Lincoln, felt the need to raise awareness of the history Waco still had in its buildings after recent prior events. Less than two years earlier, on May 11, 1953, a deadly tornado had swept through Waco, killing over 100 people and destroying numerous buildings. Lincoln quoted Mrs. Lavonia “Bobbie” Barnes as saying “...antebellum homes and those built in the late 1860’s have an important place in Waco history and culture.”¹⁹

The wife of a local doctor, Mrs. Barnes had become interested in Waco architecture. She had studied many of them, she said, and many were still standing. “Some are mere shells, some were battered by the tornado, some have been desecrated by modern additions, others have been cared for gently through the years, others have crumbled and been torn down.” The article went into detail about the condition of a “fine antebellum home at 809 South Forth Street.” It later came to be known as the Earle-Harrison House. The house was described in terms of its Greek revival features.²⁰ The article featured pictures of “Harrison House” in its declining state, the “Majors House” at 1025 South Fifth Street, and a “Mystery house” with a prominent cupola that had been abandoned.

¹⁹ “Old Homes Recall Grandeur of Past,” *Waco Tribune-Herald*, January 9, 1955.

²⁰ *Ibid.*

The commentary is indicative of an attempt by some in the community to change the mindset that buildings must inevitably be razed and replaced. It is hard to gauge the actual impact one newspaper article would have in 1956, but the first effort by an organized group to save a historical home in Waco would begin the following year.

CHAPTER FOUR

Personalities

The efforts to save, restore and furnish the historical houses of Waco that are considered here involved dozens of people who were involved in their respective foundations and societies. While an argument might be made for other individuals to be highlighted, Roger Conger, Margaret Megarity, Frances Duncan Nalle, Lavonia Barnes, and Nell Pape were the main individuals who were instrumental in spurring historic preservation in Waco. Raiford Stripling was the architect most involved in the restoration design of all of the houses considered, with the exception of the McCulloch House. Before discussing their endeavors, their backgrounds are worth noting as well.

Roger Conger

A self-described son of a horse and buggy doctor, Roger Conger had been involved with both Waco and Texas history for many years. His grandfather, N. H. Conger had come to McLennan County in 1870 from Knox County, Illinois, to become a rancher.¹ Roger no doubt thrilled to hear of his grandfather's exploits on the frontier. Roger was born in China Spring. He entered into business with his father-in-law, selling commercial appliances, the Hammond Laundry-Cleaning Machinery Company. He was active in the Lions club and the Masons. He became a Waco City Commissioner from 1962-1965 and served as Mayor from 1964-1965. He was particularly interested in Waco

¹ Roger Conger vitae, unpublished, Roger Conger Papers, Texas Collection, Baylor University, Waco, TX.

area history for decades. In 1945 he wrote *Highlights of Waco History*.² In his historical pursuits Mr. Conger was the charter president of the Heritage Society of Waco in 1953 and served six years. History became his avocation. He wrote articles and lectured about area and state history. His historical research of the Waco Suspension Bridge led to a historical plaque for the bridge in 1959. Roger shared the credit with the Heritage Society.³ He was active in trying to preserve local landmarks. The building committee of the First United Methodist Church of Waco decided in 1962 to tear down the old sanctuary and move the steeple to the church's new location. Conger urged them not to demolish the building to save only one part of it. He compared the act to buffalo hunters who shot buffalo "just for the tongue alone."⁴ His appeal failed.

Roger Conger was a member of the Texas State Historical Foundation for 28 years, during which time he served as a member of the board beginning in 1967 and president in 1972. Conger became a vocal spokesman to the Texas Highway department when the building of a new interstate through Waco threatened to engulf some of the oldest homes in Waco, which is discussed in later chapters. When the Heritage Society of Waco began to look toward restoring a home to use as a headquarters, the task called for his historical expertise. He was a frequent writer for *Waco Heritage and History*, the

² Roger Conger, *Highlights of Waco History* (Waco: Hill Printing and Stationery Co, 1945). It was later incorporated into his book, *A Pictorial History of Waco* (Waco: Texian Press, 1964).

³ Roger Conger to the Cooper Foundation, August 10, 1959, in *Waco's Champion; Selections from the Papers of Roger Norman Conger*, ed. Marion Travis (Waco: Historic Waco Foundation, 1990), 319. A blueprint of the plaque remains in the Papers of Roger Conger held by the Texas Collection.

⁴ Roger Conger to Fred Anderson, Roger Conger Papers, Texas Collection, Baylor University, Waco TX.

magazine of the Historic Waco Foundation, and served as a president of the organization. Roger Conger died on February 13, 1996.⁵

Margaret Barclay Megarity

Mrs. Margaret Megarity was active in the early campaigns to save both Earle-Harrison and Earle-Napier Kinnard from interstate expansion. As second president of the Heritage Society of Waco, she sought to make restoration of East Terrace more accountable to the board. Mrs. Megarity spoke her mind and was not afraid to organize others to fill a need. Margaret MacGregor Barclay was born in McGregor, Texas, to Margaret Helen MacGregor Barclay, and Woodlief Foy Barclay, who was a banker and merchant in Falls County and Waco. Later she would write an article for *The Handbook of Texas* about her grandfather, William Anderson Barclay, who was also a businessman and rancher for whom Barclay, Texas, was named.⁶ She graduated with honors from high school and received her Bachelor of Arts from Texas Woman's College in Fort Worth, studied history at the University of Wisconsin, and also studied at the University of Texas. She wrote for "The Daily Texan" during her time there.⁷ She also studied history at the University of Wisconsin. During her college days she made her societal debut at the Texas Cotton Palace in 1926.⁸ She became Mrs. Megarity in 1929, moved to Brenham, but returned to Waco as a divorced single lady again five years later. She often went by her maiden and married name, Mrs. Barclay Megarity, in her writings.

⁵ "In Memoriam," *Waco Heritage and History* 25, no.2 (Winter 1995-1996), Inside cover.

⁶ Obituary, *Waco Tribune-Herald*, June 2, 1995.

⁷ Ina May Ogletree McAdams, "Mrs Barclay Megarity" *Texas Women of Distinction* (Austin: McAdams Publishing, 1962), 39. Texas Woman's College later became Texas Wesleyan College.

⁸ "Margaret Megarity, Active in History Work," *Waco Tribune-Herald*, Friday June 2, 1995.

She resumed her activity in societal affairs, organizing a meeting in her home on December 12, 1935, to discuss the creation of a service organization. The group formed the Service League of Waco on January 31, 1936. It was the forerunner of the Junior League of Waco.⁹ Thirty ladies became charter members. The National Junior League looked for women's groups who were benefiting their community. Their first activity was raising some money for shoes for needy children. The group soon achieved full status as a Junior League chapter. "I believe in working on something, then getting out when it can stand on its feet and going on to something else. A project has to be sound and self-supporting if it's to be of any value."¹⁰

Megarity's activities were not restrained to societal endeavors. During World War II she served with the United States Foreign Service in Santiago, Chili.¹¹ At home she wrote for a Waco newspaper in the Society pages, and then for her own newsletter, *The Chatter*. She was a vice-president, then president of the Women's Press Association.¹² Megarity became active in the Waco Civic Theatre, resuming the dramatic pursuits she enjoyed before her marriage. She secured a grant from The Cooper Foundation for the theatrical group to begin constructing its own building.

History continued to be her special passion. Margaret was listed as a member of the McLennan County Historical Society in 1930.¹³ She was active as executive secretary

⁹ Junior League of Waco, "History," Junior League of Waco, <http://www.juniorleaguewaco.org/waco/npo.jsp?pg=about2> (accessed February 12, 2010).

¹⁰ Ibid.

¹¹ "Margaret Megarity, Active in History Work," *Waco Tribune-Herald*, Friday June 2, 1995.

¹² "Mrs. Wallace of Mission Times Elected Head of Press Women," *Dallas Morning News*, October 30, 1949. "Women of the Press Meet," *Dallas Morning News*, October 30 1951.

¹³ McLennan County Historical Society Papers, Texas Collection, Baylor University, Waco, TX.

for the Sons of the Republic of Texas and in the Daughters of the Republic of Texas, serving in several offices. The DRT state president, Miss Edna Hind, spoke to the group in 1953, on the “Aims and Obligations of the Daughters of the Republic of Texas,” and discussed the ongoing restoration of the French Legation in Austin.¹⁴ Mrs. Barclay Megarity gave a report at the same meeting as Ways and Means Committee chairman. She was also on the state committee which oversaw the French Legation project. She was state president of the Daughters of the Republic of Texas in 1956 when she spoke to the Butler Bonham Chapter in Dallas on their founder’s day.¹⁵

Megarity served twelve years as chairman for the McLennan County Historical Committee, wrote two genealogical books and other articles.¹⁶ It was her work with the Texas State Historical Foundation, and the Texas State Historical Survey Committee (later known as the Texas Historical Commission) that led to the idea of the Heritage Society of Waco, which is discussed in another chapter.¹⁷ She was not afraid to take a delegation to Austin to confront the Texas Highway department to save the Napier-Kinnard and Earle-Harrison homes, and she wrote the Governor for support.¹⁸ In 1972 Margaret Megarity received the Distinguished Service Award of the Sons of the Republic of Texas. She died June 1, 1995.¹⁹

¹⁴ “Aims of DRT Outlined for Waco Chapter,” *Waco Tribune-Herald*, November 20, 1953.

¹⁵ “DRT Leader to Speak on Founders Day,” *Dallas Morning News*, November 8, 1956.

¹⁶ “Margaret Megarity, Active in History Work,” *Waco Tribune-Herald*, Friday June 2, 1995.

¹⁷ “Community Crusader,” *Waco Tribune-Herald*, January 6, 1988. Her obituary lists the starting date of the Survey Committee as December, 1935.

¹⁸ Price Daniel to Mrs. Margaret Barclay Megarity, November 26, 1958, Historic Waco Foundation Papers, Historic Waco Foundation, Waco TX.

¹⁹ Margaret Megarity, Active in History Work,” *Waco Tribune-Herald*, Friday June 2, 1995.

Frances Higginbotham Duncan Nalle

Frances Higginbotham was born March 3, 1904, in Dublin Texas, one of nine children, to Mr. and Mrs. R. W. Higginbotham. Her father, R. W. Higginbotham established stores and lumber yards throughout west Texas. The family moved to Dallas in 1914. She attended the Hockaday School for Girls in Dallas, and Pine Manor in Wellesley, Massachusetts.²⁰ She was a graduate of Smith College in North Hampton, Massachusetts.²¹ She wed Addison Baker Duncan of Waco on November 27, 1926. He owned a Ford automobile dealership in Waco. The ceremony was held at her parents' home on 5002 Swiss Avenue in Dallas. They lived in Waco where the couple reared four children. She helped to form the Junior League of Waco and served as president for two years.²²

Mrs. Frances Duncan was as dedicated to preservation and history as Mrs. Megarity. Duncan was the silent financier to save the Fort House, holding the note for the Junior League when it purchased the home. Mrs. Duncan became a widow when her husband died July 22, 1952. As Frances Higginbotham Duncan she continued her education. In 1954 she received her Master of Arts in history from Baylor University. Her thesis subject was *The Life and Times of R. E. B. Baylor, 1793-1846*.²³ She taught classes at Texas Technological University in Lubbock and at Austin College in Sherman.²⁴

²⁰ "Cultural Leader Mrs. Nalle Dies," *Waco Time Herald*, July 2, 2003.

²¹ "Addison Baker Duncan of Waco Weds in Dallas," *Waco Times Herald*, November 27, 1926.

²² "Cultural Leader Mrs. Nalle Dies," *Waco Time Herald*, July 2, 2003.

²³ Unpublished, Texas Collection, Baylor University, Waco TX.

²⁴ "Cultural Leader Mrs. Nalle Dies," *Waco Time Herald*, July 2, 2003.

In the late 1950's Mrs. Duncan began to pursue her doctorate in history at the University of Texas. In Austin she met George S. Nalle, a successful businessman who shared her interest in preservation. They married in 1959. Nalle's home, built by his grandfather, George W. Sampson was on the National Register of Historic Places, as was the Sampson Building in Austin.²⁵ The Sampson building was built by renowned Texas architect Abner Cook.²⁶ Nalle himself was a widower, having been married to the former Ouida Ferguson, the daughter of the only couple who both served as governors of Texas. Frances Duncan Nalle lived in Austin but established the Duncan foundation and its Board of Governors to oversee the house when she was not in town.²⁷ For a lady to begin her own foundation was not without precedent. Mrs. Nell Pape began the Pape foundation to endow the Earle-Harrison House. In another part of the state, Kathryn O'Conner of Victoria used her foundation to undertake restoration of Presidio La Bahia at Goliad, and wrote a 309-page book about its history in the process.²⁸ Raiford Stripling was the restoration architect there as well.

Frances Duncan Nalle received a gold medal on March 28, 1967, for her contributions to historic preservation efforts.²⁹ In Austin she served on the Fine Arts Commission at the University of Texas in Austin, and was honorary chairman of the Austin antiques show held by the Heritage Society of Austin. The last meeting of the

²⁵ Obituary of George Sampson Nalle, *Austin American-Statesman*, September 12, 1989.

²⁶ George S. Nalle to Andr e Abell Petticrew, May 14, 1984, in Andr e Abell Petticrew, *Abner Cook, Master Builder 1814-1884: His Life, Labors and Legacy* (Waco: Texian Press, 1985), 80.

²⁷ Mary Ruth Duncan, email to Historic Waco Foundation, August 31, 2003. Historic Waco Foundation Papers, Historic Waco Foundation, Waco, TX.

²⁸ Frank X. Tolbert, "Now, Goliad 'Remembered'," *Dallas Morning News*, August 28 1966.

²⁹ "Cultural Leader Mrs. Nalle Dies," *Waco Time Herald*, July 2, 2003.

Board that Frances Higginbotham Duncan Nalle attended was November 8, 1972. Ed Ware was the chairman.³⁰ Despite her failing health she joined Bobbie Barnes and her group on an extensive tour of England that they undertook from May 6 to May 20, 1973³¹. Frances Duncan Nalle passed away July 1, 1973, just after her 69th birthday.

Lavonia Jenkins "Bobbie" Barnes

Mrs. Lavonia "Bobbie" Barnes became known especially for her book *Early Homes of Waco and the People who Lived in Them*.³² She displayed an interest in saving those homes which still remained in the 1950's, especially Fort House and Earle-Harrison. Mrs. Barnes worked with Mrs. Frances Duncan (who later became Mrs. Frances Nalle), in the restoration of the Fort House. In an interview Mrs. Barnes said that the Junior League picked her and Mrs. Nalle to find a suitable candidate for restoration because "we were intensely interested in old houses and in their restoration and wanted to have a restored house in Waco, Texas."³³

Lavonia Jenkins was born in east Texas, in Hughes Springs, in April 1907. Her family moved to Penelope, a small town between Waco and Waxahachie, Texas, when she was thirteen months old. Her father was a physician. After he completed further

³⁰ Minutes of the Board of Directors meeting, November 8, 1972. Historic Waco Foundation Papers, Historic Waco Foundation, Waco, TX.

³¹ "Cultural Leader Mrs. Nalle Dies," *Waco Time Herald*, July 2, 2003.

³² Lavonia Jenkins Barnes, *Early Homes of Waco and the People Who Lived in Them* (Waco, TX: Texian Press, 1970).

³³ Lavonia Jenkins Barnes, *Oral memoirs of Lavonia Jenkins Barnes*, Oral History of the Woman in Waco, Junior League of Waco and Baylor University Program for Oral History, Texas Collection, Baylor University, Waco, TX, 1978, 87.

study in the specialty of radiology, the family moved to Waco in 1921³⁴. Miss Jenkins when to Baylor University for a year then transferred to SMU. When it became evident that she was enjoying too much of the college social life, her father strongly recommended that she transfer back to Baylor, which she did. She graduated with her degree in education and English.³⁵ While she was visiting her older sister in Coleman, Texas, she met Maurice Barnes, a young medical student. He proposed to her not long after their first meeting. Her father then offered her a chance to go to Columbia University for graduate school in hopes that she would wait to get married. Lavonia Jenkins jumped at the chance to live in New York. One of her father's rules was that she had to date other people while there, but she considered herself as Barnes' "steady". After four years they were married.³⁶

After their marriage, Mr. and Mrs. Barnes lived in Coleman, Texas, where he began his medical practice, and later moved to Waco. Bobbie's father, being a doctor himself, encouraged his young son-in-law to specialize in dermatology. The family moved to New York City so he could pursue his studies.³⁷ During their time there, Mrs. Barnes began taking what could be described as continuing education courses at the American Wing of the Metropolitan Museum of Art. The subjects she took piqued her

³⁴ Lavonia Jenkins Barnes, *Oral memoirs of Lavonia Jenkins Barnes*, Oral History of the Woman in Waco, Junior League of Waco and Baylor University Program for Oral History, Texas Collection, Baylor University, Waco, TX, 1978, 18.

³⁵ *Ibid.*, 44.

³⁶ *Ibid.*, 54.

³⁷ *Ibid.*, 59.

interest in “old houses.”³⁸ When they returned to Waco, Mrs. Barnes began to take slides of old homes in the community and started to show them to groups to spark their interest as well.

She joined the Heritage Society of Waco, and wrote a bulletin for the *Early Homes of Waco*, as a fundraising item. It was expanded to book form in 1970. In 1964 she wrote *The Cotton Palace*, a history of Waco’s largest societal affair. She ultimately attributed her love for old houses to summer visits to her grandparent’s house in Alabama and the antebellum houses she saw there.³⁹ The Fort House project was an opportunity to fulfill her dream to preserve a landmark. She then convinced Mrs. Eleanor (“Nell”) Pape that the Earle-Harrison House was a worthwhile house for restoration. In the mid-1960’s seeing a need to educate docents for the historic houses, she began the Lavonia Jenkins Barnes Decorative Arts course. The Barnes course is still active today.⁴⁰ She was credited with renewing the Cotton Palace Pageant in 1978.⁴¹ She continued her own education in part with an exclusive decorative arts course in Attingham, England. In 1982, Mrs. Barnes’ book, *Nineteenth Century Churches of Texas* was published by Historic Waco Foundation. Bobbie Barnes passed away September 20, 2000.

³⁸ Lavonia Jenkins Barnes, *Oral memoirs of Lavonia Jenkins Barnes*, Oral History of the Woman in Waco, Junior League of Waco and Baylor University Program for Oral History, Texas Collection, Baylor University, Waco, TX, 1978, 70-72.

³⁹ *Ibid.*, 1978, 60.

⁴⁰ Claire Masters, “Lavonia (Bobbie) Jenkins Barnes: April 1907 – September 2000” *Waco Heritage and History* 30, no. 1 (Spring 2001): 47.

⁴¹ Mike Copeland, “Historic Waco Co-Founder Dies,” *Waco Tribune Herald*, September 22, 2000.

Eleanor Fay Journey Pape

Eleanor Fay Journey (“Nell”) Pape was born in Waco on July 21, 1888. Her parents were Richard and Ina Journey. Her father, worked for Tom Padgitt, who owned a harness and saddle shop. Later he worked for the Internal Revenue Service, which allowed the family to move from a rent home to their own house on North Tenth Street in the city.⁴² She attended Central High School, and then transferred to Baylor University, which at the time had a high school department. However she decided then to go to a “finishing school for young ladies” and traveled to Salem, North Carolina, to attend Moravian College.⁴³ After graduation she returned to Waco and enjoyed renewing her social life there. She met Gustav Hermann Pape on a blind date, and was attracted by his sophisticated manner.

Gustav Pape had been born in Hanover, Germany, on December 4, 1880. His parents were Ferdinand and Henrietta Pape. When an older sister journeyed to Galveston in 1892, Gustav accompanied her, and from there they moved to Brenham, a community in the Texas hill country with a large German population. They lived with friends there.⁴⁴

Gustav later attended Blinn College and graduated from Texas A & M in 1904 with a degree in civil engineering. Undecided in his prospects, he accepted the advice of a professor who had heard of a group of cotton growers from Germany introducing the crop into Togoland (part of present day Ghana), Africa. The professor advised him of the

⁴² Patricia Ward Wallace, *A Spirit So Rare; a History of the Women of Waco* (Austin: Nortex Press, 1984), 222

⁴³ *Ibid.*, p. 225.

⁴⁴ Dayton Kelley, ed., “Eleanor F. Pape,” *Handbook of Waco and McLennan County, Texas*, ed. (Waco, TX: Texian Press, 1972), 299.

venture, really an adventure in Gustav's eyes, and he went to Africa.⁴⁵ His hard work had attracted the attention of the German Imperial Government, and he became head of the Agricultural College of the Government in 1907.⁴⁶ It was while he was back in the United States to consider a job offer from a cotton firm in Dallas that he met Miss Nell Jurney. He told her then that he was going to marry her.⁴⁷ He accepted the offer to be an agent and moved to Dallas in 1910. With his career well established, Gustav ("Gus") and Eleanor were married on November 30, 1912.

After a honeymoon in Germany to meet Gustav's family, they settled in Dallas, where they lived during the war. After the war the demand for cotton boomed, and he became a partner of Wilson, Nabors, and Pape.⁴⁸ When the company dissolved, he and his friend Ben J. Williams opened the company of Pape, Williams and Company. Williams managed the main office in New Orleans, and Gustav and Eleanor moved back to Waco, Eleanor's home.⁴⁹

However Mr. Pape's job required him to be gone frequently, eight or nine months out of the year, and Eleanor decided to accompany him in his world travels.⁵⁰ They purchased a home in Bremen, Germany and travelled throughout Europe, but they

⁴⁵ Patricia Ward Wallace, *A Spirit So Rare; a History of the Women of Waco* (Austin: Nortex Press, 1984), 226.

⁴⁶ Dayton Kelley, ed., "Eleanor F. Pape," *Handbook of Waco and McLennan County, Texas*, ed. (Waco, TX: Texian Press, 1972), 299.

⁴⁷ Patricia Ward Wallace, *A Spirit So Rare; a History of the Women of Waco* (Austin: Nortex Press, 1984), 226.

⁴⁸ *Ibid.*, 231.

⁴⁹ Dayton Kelley, ed., "Eleanor F. Pape," *Handbook of Waco and McLennan County, Texas*, ed. (Waco, TX: Texian Press, 1972), 299.

⁵⁰ Patricia Ward Wallace, *A Spirit So Rare; a History of the Women of Waco* (Austin: Nortex Press, 1984), 235.

enjoyed their annual visits to Waco. War in Europe was imminent by the 1930's. The German government pressured Pape to move all his assets to there. They left Germany but continued to help Gus's relatives as much as possible financially.

Gustav built a home for Nell just outside of Waco. They modeled the landscape after the lakes of Lucerne and called the estate, "Hideway."⁵¹ They enjoyed their life there, and while Gus worked in the cotton exchange business, she served as hostess as they entertained guests, kept in touch with friends in Waco, and became interested in the lives of the African-Americans who were employed as servants in the house. She and Gus financed the building of an African-American church near Tehuacana creek. In 1945 Gus became ill with Hodgkin's disease. They built a home in Waco on Baker Lane so they could be closer to medical care.⁵² She assisted Gus in closing the Pape-Williams firm in 1950 because Ben Williams was also in ill health. Gustav Pape died on March 4, 1956.⁵³

Nell continued her and Gus's generosity to his relatives in Germany, which was still recovering from the war. She became a kind of one woman philanthropy, sending financial support to them, providing educational funds to college students in need, and the college education for her former servants' children from her days at Hideway.⁵⁴

While Gus was ill she had met a young attorney named Hart Nance, who worked for Citizens National Bank at the time. Soon after Gus's death she told him she wanted

⁵¹ Ibid., 244.

⁵² Ibid., 253.

⁵³ Dayton Kelley, ed., "Eleanor F. Pape," *Handbook of Waco and McLennan County, Texas*, ed. (Waco, TX: Texian Press, 1972), 299.

⁵⁴ Patricia Ward Wallace, *A Spirit So Rare; a History of the Women of Waco* (Austin: Nortex Press, 1984), 256.

to start a foundation in memory of her husband. When Nance suggested it be named the Eleanor F. and G. H. Pape Foundation, she insisted that it be named for Gus alone. “He was the one responsible for these funds and his name should be memorialized, not hers.”⁵⁵ The first meeting of the G. H. Pape Foundation was held on May 22, 1957. The directors were Eleanor F. Pape, Mrs. Floy Sherman, Mr. Harlon Fentress, Mr. J. R. Patton, Mr. Hart Nance and Mr. Oliver Winchell.⁵⁶ The original purpose of the foundation according to Mrs. Pape was to establish a home for women who had reached eligibility for Social Security, but were limited in their ability to find adequate housing.⁵⁷ The home, to be called “Sans Souci,” was to have apartment-style living. It was not to be used as a nursing home or anything similar.⁵⁸ The ladies’ home did not come to fruition, and the board members formally abandoned the idea in 1961.⁵⁹ The Foundation then turned to other charitable causes. Nance recalled, “She was one of the first persons I knew who was so financially able to do for others and felt that that was her calling in life. She often told me that the only value of money was the good that money could do for others. And she practiced it, of course.”⁶⁰

⁵⁵ Ibid.

⁵⁶ Minutes of the First Meeting of the Directors of the G. H. Pape Foundation, G. H. Pape Foundation Papers, Waco, TX.

⁵⁷ Minutes of the First Meeting of the Directors of The G. H. Pape Foundation. May 22, 1957. G. H. Pape Foundation Papers, Waco, TX.

⁵⁸ Ibid.

⁵⁹ Minutes of the Directors of The G. H. Pape Foundation. December 19, 1961. Papers of the G. H. Pape Foundation, Waco, TX.

⁶⁰ Hart Nance, *Remembering Eleanor Journey Pape*, Baylor University Institute for Oral History, Texas Collection, Baylor University, Waco TX, 1995. 112.

Nell maintained her love of gardening that she had enjoyed during her days at Hideway. Mrs. Pape, with the assistance of landscape architect Hal Stringer, began a succession of Garden shows at the Heart o' Texas Coliseum in Waco, beginning in 1953. Nell Pape purchased the P. G. Taylor House at 1705 North Fifth Street in 1957 and had it renovated to be an anonymous gift to the Waco Council of Garden Clubs. Her intentions were discovered. When she was not present at a meeting, the Council named the facility the Nell Pape Garden Center.⁶¹

Mrs. Pape's experience with the Waco city government and causes to benefit the public was not as positive as her private affairs. When she heard that the city of Waco was going to build a much needed convention center, she offered to build a museum next to it and donate it to the city.

When they started talking about building the Waco Convention Center, Mrs. Pape said to me, 'I know what we can do with the G. H. Pape Foundation. I would like to take the funds that we're going to put in the G. H. Pape Foundation and build a beautiful art museum for the city of Waco, and the place for it is down on the Square where they're going to put that convention center. If the city will permit me to build it, I will endow it, and I'll give it to the city.'⁶²

Her only stipulation was that both the convention center and the museum be built in the "Williamsburg" style of architecture, as she called it. Mrs. Barnes recalled that Mrs. Pape envisioned the museum as Greek Revival in design. She wanted to "completely encase the present-day city hall in old pink brick and give it a Georgian exterior or Greek revival

⁶¹ Patricia Ward Wallace, *A Spirit So Rare; a History of the Women of Waco* (Austin: Nortex Press, 1984), 256.

⁶² Hart Nance, *Remembering Eleanor Jurney Pape*, Baylor University Institute for Oral History, Texas Collection, Baylor University, Waco TX, 1995. 121.

exterior,” and to build the new civic center in the same style of architecture.⁶³ She asked the city commissioners to come to dinner and discuss the project. Malcolm Louden, Elmer Roberts, P. M. Johnson and Mr. Nance attended the dinner. They seemed interested, but a few days later they called Mr. Nance to tell him they could not accept the offer because they could not meet the requirement of building the convention center in that style. When Nance told her the news, “she lost confidence in anyone connected with the city.”⁶⁴ She had dreamed of building a beautiful “esplanade or boulevard” from Herring to Baylor. She bought lots on the street as they became available. “The estate still owns a number of vacant lots there on Fifth Street.”⁶⁵ The idea was rebuffed also by the city.⁶⁶ Finally, she and an ad hoc committee also fought unsuccessfully to prevent the city from building a street overpass that crossed over a part of Cameron Park as a violation of the intent of the park’s donors.⁶⁷ With growing public support she and the Cameron heirs sued the city, but after great expense the city prevailed and built their

⁶³ Lavonia Jenkins Barnes, *Oral memoirs of Lavonia Jenkins Barnes*, Oral History of the Woman in Waco, Junior League of Waco and Baylor University Program for Oral History, Texas Collection, Baylor University, Waco, TX, 1978, 128.

⁶⁴ Ibid.

⁶⁵ Hart Nance, *Remembering Eleanor Journey Pape*, Baylor University Institute for Oral History, Texas Collection, Baylor University, Waco TX, 1995. 123.

⁶⁶ Patricia Ward Wallace, *A Spirit So Rare; a History of the Women of Waco* (Austin: Nortex Press, 1984), 256.

⁶⁷ A flyer distributed by the Committee to Save Cameron Park featured a picture of a Durand White Oak with part of the caption reading, Oh, please do not destroy my home:: You can save me - if you and your friends send a Christmas card to Mayor Louden and say ‘Dear Sir, Please Save Cameron Park and put your road and bridge somewhere else.’ Papers of the G. H. Pape Foundation, Waco, TX.

bridge. The response was overwhelming for her, and she never offered the city another project.⁶⁸

Later remembering these series of rebuffs, both Barnes and Hart Nance concluded that the Earle-Harrison restoration developed into a great substitute project for Mrs. Pape.⁶⁹ Mrs. Barnes introduced her to the Earle-Harrison House. Barnes recounted:

Well her benevolences were so great in this town. At the time she made them, as a rule, they were anonymous. She was very cute about the restoration of the Earle-Harrison House. She came over to my house one Christmas Eve- I don't know what year this was. I know we opened that house, I believe in 1970, so I'm going to say it was about 1967. It took us about 3 years, I believe to complete that house. And she came and said, "My dear, I brought you a Christmas present." I said, "Oh, you always bring a Christmas present. I can't wait to see it." And she held her hands behind her and she said, "Well, I brought you a checkbook," I said, "A checkbook?" and she said, "Yes. You can use it or not. She said, "You've had such a hard time with restoration in Waco. Money's been so hard for you to come by and you've struggled so terribly. I think you've done a lot with the little bit of money you had. And so, now, if you want to, you may pick out any house that you'd like in Waco to restore and I will foot all the bills. And if you want to, I will give you your own checkbook or you can let the estate just simply take care of the bills as they occur." I said, "Well, I wouldn't want the responsibility of the checkbook, but I'll always feel like I'll have a checkbook since you've given me this wonderful gift. I already know what I want to restore." And she said, "Well, let's go look at it." She said this would be a fun day; this would be a red-letter day. So I said, "all right." So I went out my kitchen door and got in my car and drove her straight to the Earle-Harrison House, which was known I think at that particular time as the Harrison House and it stood on south Fourth Street where the motel is now."⁷⁰

⁶⁸ Lavonia Jenkins Barnes, *Oral memoirs of Lavonia Jenkins Barnes*, Oral History of the Woman in Waco, Junior League of Waco and Baylor University Program for Oral History, Texas Collection, Baylor University, Waco, TX, 1978, 12.

⁶⁹ Hart Nance, *Remembering Eleanor Jurney Pape*, Baylor University Institute for Oral History, Texas Collection, Baylor University, Waco TX, 1995. 123..

⁷⁰ Lavonia Jenkins Barnes, *Oral memoirs of Lavonia Jenkins Barnes*, Oral History of the Woman in Waco, Junior League of Waco and Baylor University Program for Oral History, Texas Collection, Baylor University, Waco, TX, 1978, 12.

The house was moved and restoration soon began. The G. H. Pape foundation continued to oversee the house as it does to the present day.⁷¹ Mrs. Pape remained interested in the affairs of the house and her other causes, and attended board meetings as long as she was physically able. She passed away December 20, 1981, at the age of 93.⁷² In her will she was generous to her family and friends, and left the remainder of her estate to the G. H. Pape Foundation, “for the purpose of maintaining this house, and for the purpose of continuing the beautification program in that section of town, the details known to my trustee.”⁷³ The foundation continues to support many causes in fulfillment of that request.

Raiford Stripling

Raiford Leak Stripling was born in San Augustine, Texas, on November 23, 1910, the first of six children of Raiford Nichols Stripling and his wife Winfrey. San Augustine was chartered in 1837, and became a regional center of the cotton trade by the 1880’s. After a fire and a local feud over commerce, San Augustine began to decline and became another small East Texas town. However the net result was that a lot of anti-bellum and post-civil war construction was saved from any prosperity boom that might have destroyed it.⁷⁴ Stripling enjoyed growing up there. It was his education there that led to his life’s work. Raiford’s entry of tomatoes in a 4H competition won him first prize and

⁷¹ Minutes of the G. H. Pape Foundation and Earle-Harrison House Board of Directors Meeting, November 23, 1971, G. H. Pape Foundation Papers.

⁷² Obituary, *Waco Times-Herald*, December 23, 1981.

⁷³ *Eleanor F. Pape’s Will and amendment*, G. H. Pape Foundation Papers, G. H. Pape Foundation, Waco, TX, G. H. Pape Foundation Papers.

⁷⁴ Michael McCullar, *Restoring Texas; Raiford Stripling’s Life and Architecture* (College Station, TX: Texas A & M University Press, 1985), 5.

a trip to an agricultural exhibition in Chicago. The architecture of Louis Sullivan, the Marshall Fields store, and the McCormick tractor plant impressed him, but even more so did his stay at the LaSalle Hotel. Designed in the French Revival Style, the LaSalle's twenty-two stories was the tallest building he had seen. When he arrived back home Raiford announced he wanted to be an architect instead of a doctor.⁷⁵ Soon after his adventure he met his first architect in person, Shirley Simons, a Beaux Arts architect from Tyler. Simons became the architect for the new San Augustine County Courthouse. He may have had an influence in Stripling's decision to attend the Agricultural and Mechanical College of Texas and its Beaux Arts department of architecture. Raiford's father had urged him to go to Rice Institute in Houston.⁷⁶

The Beaux Arts approach to architecture was firmly established in the United States by 1893, the year of the World's Columbian Exhibition in Chicago, and dominated for almost another forty years. The approach "emphasized a rigid, scholarly approach to design, and its most important theme was composition: how to combine such architectural elements as proportion, scale, contrast, balance, rhythm, unity, and character into one harmonious whole."⁷⁷ The students were taught to look upon themselves as artists. Not only did problems of building design have to be solved, but the students also had to consider the "entourage" – the premises around the building. Students also studied the importance of the archeology of architecture, the clues one might find when restoring a building. This aspect of the Beaux Arts approach was especially distinct from the

⁷⁵ Ibid., 24.

⁷⁶ Gordon Echols, "Profile: Raiford Stripling," *Texas Architect*, (February 1982): 38. The school later became Texas A & M University.

⁷⁷ Michael McCullar, *Restoring Texas; Raiford Stripling's Life and Architecture* (College Station, TX: Texas A & M University Press, 1985), 29.

Bauhaus movement and Modernism, which emphasized functionality, a break from past architectural styles, and a building standing on its own terms. Stripling won a prestigious design from the North Texas Chapter of the American Institute of Architects in his junior year.⁷⁸ Frederick Giesecke was the new head of the A&M architecture department. Giesecke had brought on board Samuel Vosper as a professor and chief designer for the new building program at A&M. An advocate of the Beaux Arts discipline, Vosper had studied architecture in Brooklyn, New York, at the Pratt Institute, and had interned at the architectural firm of Crow, Lewis and Wick.⁷⁹ Vosper had enormous influence over Stripling during his College Station days.

At graduation in 1931 Stripling received the F. O. Witchell Gold Medal, the school's most important award. Raiford then became Samuel Vosper's assistant at the college. They designed six campus buildings over two years. During the Depression and subsequent belt-tightening by the university, Vosper and Stripling left A & M and worked for the Civil Works Administration. Soon Samuel Vosper had a job with the National Park Service. He helped Raiford to be hired by Paul Cret, a Beaux Arts architect who began designs on a new campus for the University of Texas.⁸⁰ For a time he worked with O'Neil Ford, who would become perhaps the most renowned architect from Texas. As part of his work Raiford drew all the design details for the new thirty-two-story tower that would dominate the campus and the Austin skyline for years.

⁷⁸ "San Augustine Youth Wins Architects' Prize," *Dallas Morning News*, May 5, 1930. Despite the award, Raiford never joined the American Institute of Architects as an adult.

⁷⁹ Michael McCullar, *Restoring Texas; Raiford Stripling's Life and Architecture* (College Station, TX: Texas A & M University Press, 1985), 32.

⁸⁰ *Ibid.*, 40.

Raiford Stripling became deeply involved in historic preservation and restoration, beginning in 1935. Raiford joined his former teacher Samuel Vosper in Goliad as an equal partner. They were fortunate to find themselves at the right place as Texas began to prepare for its centennial celebration of independence from Mexico. The state of Texas gave Vosper's firm the contract to restore Mission Espiritu Santo de Zuniga.⁸¹ They also had the state's commissions to design the Goliad Memorial Auditorium and Fannin Battlefield Monument. Stripling learned more preservation techniques with each experience. Raiford also received a commission to direct the reconstruction of Fort Parker as part of a Civilian Conservation Corps project in 1936. The stockade was first built a century early by the Parker family and other settlers, and was attacked by Comanches.⁸² Raiford based his reconstruction of the fort on the location of fireplaces, foundations, postholes, and other archeological evidence.⁸³ For Espiritu Santo, Stripling, Vosper and his team relied on historical research. "That's where I developed a real appreciation for archaeology."⁸⁴ Three of the mission buildings were restored.

World War Two interrupted any further projects for Vosper and Stripling. Vosper went to Washington to work as an architect for the Treasury Department. He told Stripling of another job. Raiford worked for the War Department studying camouflage techniques for military bases and ports. After the war Vosper eventually moved to San Antonio and later died in Pampa, Texas, in 1958. In the meantime, Raiford moved back

⁸¹ Gordon Echols, "Profile: Raiford Stripling," *Texas Architect* (February 1982): 38.

⁸² Old Fort Parker, "Old Fort Parker Preservation in Limestone County," Old Fort Parker, <http://www.oldfortparker.org/home.htm> (accessed March 1, 2010).

⁸³ Michael McCullar, *Restoring Texas; Raiford Stripling's Life and Architecture* (College Station, TX: Texas A & M University Press, 1985), 48.

⁸⁴ *Ibid.*, 53.

to San Augustine. Raiford was one of the few registered architects in the area. He designed schools, churches and other new buildings. Raiford received a commission in 1952 from the Daughters of the Republic of Texas to restore the Ezekiel Cullen House in San Augustine. Once again he became known for his historic preservation work, this time for private rather than public projects.⁸⁵ By this time Modernism and the International Style clearly dominated design thought, eclipsing the Beaux Arts movement. “Progress” meant that historic buildings and districts across the country were demolished. Stripling became a spokesperson for historic preservation.

You must dedicate yourself to something that is not yours. You have no latitude to deviate or modify any of the authentic previous work. You must be 100 percent correct throughout the complete archaeological investigation and restoration of the building. You must respect the integrity of the building.⁸⁶

Starting in 1952 and continuing for a decade, San Augustine became aware of its own architectural heritage under Stripling’s leadership. He helped to organize the San Augustine County Historical Society and worked with the Texas State Historical Commission in designating thirty-four structures in San Augustine County as Texas Historic Landmarks. Stripling was behind the restoration of over eleven private properties in San Augustine, including the Cullen House, the Herring House, Christ Episcopal Church and the Old Jail.⁸⁷ Raiford was chosen again by the DRT in 1955 to finish the restoration of the French Legation in Austin. Margaret Megarity of Waco was

⁸⁵ Ibid., 69.

⁸⁶ Gordon Echols, “Profile: Raiford Stripling,” *Texas Architect* (February 1982): 39.

⁸⁷ Michael McCullar, *Restoring Texas; Raiford Stripling’s Life and Architecture* (College Station, TX: Texas A & M University Press, 1985), 69.

the new president of the DRT and knew of his work. He was hired to finish the project which had begun earlier.

Raiford Stripling became involved with four restoration projects in Waco: the Fort House, Earle-Napier-Kinnard House, East Terrace - also known then as the Mann House, and Earle-Harrison House. His involvement with the Fort House began in 1956; the Earle Napier-Kinnard House, in 1959; East Terrace, in 1960; and the Earle-Harrison House in 1968. His actual on site involvement varied to some degree with each house. His contributions will be discussed in the respective sections about the homes.

Between the beginning of the East Terrace restoration in 1960 and the Earle-Harrison project in 1968, Stripling spent an intensive amount of time at the project of perhaps his most famous work, the Presidio La Bahia in Goliad. He devoted four years to the project, doing archeological work to determine the site of original walls and trying to rebuild it as accurately as he could. Two weeks before the dedication a six inch square drawing of La Bahia drafted by Captain Joseph M. Chadwick in 1837 was discovered. Chadwick had been in charge of fortifying the Presidio. Stripling had hoped to see it before the rebuilding commenced.⁸⁸ Happily, the drawing confirmed Stripling's research and the accuracy of his design.

The other project (after the Earle-Harrison project was completed) for which Stripling is most noted, is the restoration of Ashton Villa in Galveston in 1973. John Moreau Brown built the home in 1859 after emigrating from New York State. The house survived the Galveston hurricane in 1900. Brown's daughter lived there until her death in 1920. The La Mina Shrine (the Shriners) of Galveston purchased the home in 1927 to

⁸⁸ Ibid., 59,60, 86.

use for a meeting place.⁸⁹ The Shriners sold the house to the city in 1971 for the purpose of restoration. Stripling was able to consult abundant documentation about the house. Some of the work included extensive brickwork. Tile, capitals, and steps were reproduced, and flooring replaced. Thirteen-inch thick brick walls had prevented the original plaster inside from deteriorating.⁹⁰ After the work was completed the restored house opened to the public on July 25 1974.⁹¹

Raiford Stripling continued other projects until a detached retina and two cataracts stopped him for awhile in 1979. In 1982 he received a double lens transplant and he returned to work with his son in January 1983, choosing what projects to undertake as he pleased.⁹² Raiford Stripling died on April 19, 1990. His papers were donated by his son to the Cushing Memorial Library at Texas A & M.

⁸⁹ Ibid., 135-136.

⁹⁰ Ibid., 137.

⁹¹ Texas State Historical Association, "Ashton Villa," Handbook of Texas Online, <http://www.tshaonline.org/handbook/online/articles/AA/gga4.html> (accessed February 19, 2010).

⁹² Michael McCullar, *Restoring Texas; Raiford Stripling's Life and Architecture* (College Station, TX: Texas A & M University Press, 1985), 89.

CHAPTER FIVE

The Fort House

The earliest homes that were built on the site of Waco Village no longer exist. The row of crude cabins was swept away in a fire that began along the riverfront and engulfed them all. The oldest house in Waco is on Dever Street some miles from downtown. The house was built in the early 1850's. It has undergone extensive renovations including a brick façade that covers the original wooden frame. It has remained in private hands. The efforts of preservation in Waco have been based more or less on aesthetic appeal, availability, and then local historical significance; that significance being that the structure was built by an early member of the community.

The Fort House, named after the family who constructed it, was the first home that was restored by a group with the direct purpose of preservation. Other groups like the YWCA remodeled residences for use for meetings or for homes for those less fortunate. Like the YWCA, the Fort House was a focus of a ladies' group, although gentlemen were directly involved at the time also.

William Aldridge Fort came from Alabama. He was part of the group that brought 500 people in one migration to begin raising cotton outside Waco. His family owned a plantation. Fort began the home on South Forth Street in 1868. It was a modest two-story home with a central hall and rooms to the left and right of the passageway. The second floor landing led to two additional rooms, and a balcony overlooking the porch and two large supporting columns. Mr. and Mrs. Fort expanded their home to

accommodate four of their own children as well as three nieces and a nephew who had lived on own their family's plantation until their parents died of typhoid. The dining room was enlarged and an outlying kitchen was attached to the house. Three bedrooms were added upstairs and the parlor downstairs was expanded.¹ Other outbuildings like a pantry and a smokehouse were located on the large property. Mr. Fort died suddenly while on a trip to Wisconsin in 1878. After the children were grown, Mrs. Fort continued to live in their home until her own death in 1910. The house then was owned by several parties. at one point was subdivided into apartments, and became more dilapidated each passing year. The Junior League purchased the house in 1956 to begin restoration.²

The Junior League planned to make the home available for meetings and to offer a tea room for lunches. However, according to Mrs. Barnes, part of the League was indifferent to restoring the house. By her account the League asked Mrs. Duncan, (who later became Mrs. Nalle) and Mrs. Barnes to find a home to restore and use as headquarters for their meetings, but by the time the house was purchased the League was no longer interested in totally restoring the home.³

Officially it was the League that purchased the home, but it was league member Frances Duncan who provided the actual funding.

The league paid \$8,500 for it. It borrowed the money anonymously on a no rate of interest.- no interest rate. The note was carried anonymously at that time; later it became known that it was carried by Mrs. Baker Duncan, as she was then. We presumed, Mrs. Duncan and I, that the follies that

¹ Lavonia Jenkins Barnes, *Early Homes of Waco and the People Who Lived in Them* (Waco, TX: Texian Press, 1970), 47, 49.

² *Ibid.*, 51.

³ Lavonia Jenkins Barnes, *Oral memoirs of Lavonia Jenkins Barnes*, Oral History of the Woman in Waco, Junior League of Waco and Baylor University Program for Oral History, Texas Collection, Baylor University, Waco, TX, 1978, 87.

were held the following fall by the Waco Junior League would pay off the note and that then the League would proceed with the restoration of the house. But apparently the League became very divided on the subject.⁴

Mrs. Barnes, in the name of the League, obtained the services of Raiford Stripling to be the restoration architect. While Mrs. Barnes account makes no mention of it in her book *Early Homes of Waco and the People Who Lived in Them*, it was Mrs. Margaret Megarity of Waco who recommended Mr. Stripling to her. In a letter she wrote:

Dear Mr. Stripling: We have been advised by Mrs. Barclay McGarity [sic] of Waco, that you are an authority on restoration. We the Waco Junior League, have just purchased one of Waco's old houses which we plan to restore, and we are much anxious to enlist your advice. We wonder if you would suggest to us how you approach and how we may best set about such a Monumental undertaking.⁵

Megarity had been on the committee that oversaw the restoration of the French Legation, for which Raiford Stripling was the preservation architect. The home known as the French Legation was commissioned by a chargé d'affaires sent from France to the new Republic of Texas, Alphonse Dubois de Saligny, and was finished by at least August 19, 1841.⁶ It is questionable that he ever actually lived in the home, but it was at least owned by him for a time. The home retains the distinction of now being the oldest house in Austin. The Daughters of the Republic of Texas obtained the property in 1949, but the work had an extremely slow beginning, and had come to a standstill in 1953 when the initial architects left Austin.⁷ Megarity became president of the DRT in May of 1955,

⁴ Ibid.

⁵ Lavonia J. Barnes to Raymond (sic) Stripling, June 25, 1956, Raiford Stripling Papers, Cushing Memorial Library and Archives, Texas A & M University, College Station, TX.

⁶ Kenneth Hafertepe, *A History of the French Legation; Alphonse Dubois de Saligny and his house* (Austin: Texas State Historical Association, 1989), 22. The book contains the full story of the "pig war" that ultimately caused de Saligny to return to France.

⁷ Ibid, 33.

running on a platform of finishing the restoration of the Legation. Megarity enlisted Stripling as the architect to finish the job. One of the houses he restored in San Augustine had become headquarters for the DRT chapter there, and perhaps she heard of him through that connection. Megarity was also actively involved in the administration of the Sons of the Republic of Texas, of which Stripling and his contractor were also members. The legation was opened as a museum in April 1956, two months before Barnes contacted him.

Stripling came to look at the Fort House in the heat of August. The house had been converted into nine apartments with exposed plumbing throughout the house. The brick had been painted green, pink, and purple. It was at this time that Mrs. Barnes began a legend about the restoration. Accordingly, Mr. Stripling asked

‘How do you propose to pay the architect’s fee for the house?’ And I said, ‘I propose to have you for the architect and for you to donate your fee.’ And he said, ‘Well, I guess there’s a first time for everything; I’ve never donated a fee before, but I’ll donate this one.’⁸

He was able to donate his fee for three years. He also told her he would provide plans a week at a time, according to the progress of the contractor, Mr. “Peck” (William Ray) Phillips, and she would have to supervise him if he used unskilled labor.

Mr. Phillips was an acquaintance of Mrs. Barnes’ husband. Short histories of the historic houses mention him only in passing. However it seems like he did most of the actual work on the houses. By Stripling’s own account, Mrs. Barnes would have had to supervise the work if needed, and she was often on the Fort House site. Mr. Phillips was

⁸ Lavonia Jenkins Barnes, *Oral memoirs of Lavonia Jenkins Barnes*, Oral History of the Woman in Waco, Junior League of Waco and Baylor University Program for Oral History, Texas Collection, Baylor University, Waco, TX, 1978, 90.

listed in the Waco city directories as early as 1917 as a “brick and concrete contractor.”⁹ He was listed as a contractor in 1921, and once listed as a carpenter in the 1940 directory. However, most of the time he is listed as a general contractor, modifying it to “W. R. Phillips and Son (James R.)” in 1951. According to the directory he remained in business until 1977, when a partner, Paul Chesser was listed beside him.¹⁰ How active he was at that time only can be speculated, but Peck Phillips was listed for sixty years.

Although he made visits to the Fort House, Mr. Stripling gave much of his direction through correspondence. His own accounts of the work and those of the Fort House do not mention a local architect who worked with Mr. Phillips while consulting Mr. Stripling. The second architect was Robert S. Bennett of Waco. Mrs. Barnes alludes to him in her first letter, “We have only one real (graduate) architect here whom I believe will offer his service free.”¹¹ After Mrs. Barnes’ letter in June, Mr. Bennett sent Stripling more details about the structure.

Dr. Mr. Stripling, Under Separate cover are the first and second floor plans for the Fort House, Waco.
A Contractor made the layout and obtained the dimensions. Then we had photographs made of the different rooms. We have indicated, on the plans, the location and view of each picture.
When you are in Waco I would like to go over details and structure with you. Until that time if there is anything more that you need please let me know.
I am sorry for the delay but we did not receive the pictures until several days ago. Sincerely, Robert S. Bennett, Arch.¹²

⁹ Morrison’s Directories, Waco, 1917-1918.

¹⁰ Polk’s Waco (McLennan County) City Directory, 1977.

¹¹ Lavonia J. Barnes to Raymond (sic) Stripling, June 25, 1956, Raiford Stripling Papers, Cushing Memorial Library and Archives, Texas A & M University, College Station, TX.

¹² Robert S. Bennett to Raiford Stripling, September 20, 1956, Raiford Stripling Papers, Cushing Memorial Library and Archives, Texas A & M University, College Station, TX.

Mrs. Barnes wrote Mr. Stripling later, "After talking to Bob Bennett at length this morning he suggested that I write you to see what our next move should be." After discussing removing wooden additions and adding a new roof she said, "Bob Bennett says he can secure the contractors to remove all the wooden additions in the next week or so, once we get the O.K. from you."¹³

The letters demonstrates a local architect was consulted at least in the early stages of restoration. However Mrs. Barnes soon grew disenchanted with Mr. Bennett. She wrote to Mr. Stripling that she has purchased two cypress doors in Galveston but found they were too narrow when she returned and wondered if they could be altered to fit. She also was not happy with the way the shutters and sashes were looking. She then continued, "Bob Bennett doesn't have the answer to any of my questions and actually he isn't very interested."¹⁴ In later correspondence Mr. Bennett is not mentioned.

The League must have maintained some interest in the house. The Junior League sponsored an open house at the residence on October 14, 1956. The restoration planning barely had begun. The newspaper account had photographs of various members posing in parts of the house. It described Mrs. J. R. Milam as president of the league; Mrs. Harry Jeanes as treasurer; Mrs. Fred Smith, telephone chairman; Mrs. Gordon Roundtree, grounds committee chairman; and Mrs. Howard Dudgeon as co-chairman of construction and restoration. Mrs. Barnes was called the restoration chairman, and Mrs. Duncan the acquisitions chairman.¹⁵ How active the ladies were in the actual restoration is not

¹³ Lavonia Barnes to Raiford Stripling, October 17, 1956, Raiford Stripling Papers, Cushing Memorial Library and Archives, Texas A & M University, College Station, TX.

¹⁴ Lavonia Barnes to Raiford Stripling, January 18, 1957, Raiford Stripling Papers, Cushing Memorial Library and Archives, Texas A & M University, College Station, TX.

¹⁵ "Life Stirs Again in Fort House," *Waco Tribune Herald*, October 14, 1956.

known. The first phase of restoration work was on the first floor. A group of Waco businessmen led by Stanton Brown, Sr. and Boyd. Cox gave \$9000 to finish the first floor.¹⁶

Some progress was made by the following March. Mrs. Baker (Frances) Duncan wrote to Mr. Stripling that the house was “coming wonderfully along.” Ida Morris donated Empire style furniture for one of the bedrooms.¹⁷ After a visit by Raiford the plastering had been finished and the mantels installed, although Mrs. Duncan speculated that the downstairs mantle had been placed upstairs, and vice versa. “It is marvelous to all of us how swiftly and pleasantly Fort House has been restored. No quarrels, no hard feelings, at any time – and a fine job approaching completion.”¹⁸ Her enthusiasm may have been a bit premature, because from other evidence the project was not completed until almost two years later, as explained below.

The Junior League gave the house “to the community” in May 1958, because they did not want to give the place directly to the city.¹⁹ Mrs. Barnes stated later that the League was not that interested in managing it themselves. In fact, The Waco Society for Historic Preservation was organized to finish restoration and manage the house. Despite its ambitious name, the Society supervised only the Fort House. A copy of a letter of the WSHP listed its officers as Mr. John McNamara, Jr., president; Miss Jane K. Beville,

¹⁶ Ibid.

¹⁷ Mrs. Baker Duncan to Raiford Stripling, March 27, 1958, Raiford Stripling Papers, Cushing Memorial Library and Archives, Texas A & M University, College Station, TX.

¹⁸ Ibid.

¹⁹ Oral History of Bobbie Barnes. An invitation sent to Raiford Stripling for the reception after the presentation noted it was on May 25, 1958 at the Fort House Museum. Raiford Stripling Papers, Cushing Memorial Library and Archives, Texas A & M University, College Station, TX.

executive vice-president; Mrs. John Murchison, recording secretary; Mrs. T. George Chase, treasurer; Mrs. Edward Bolton, corresponding secretary. Directors included Miss Ida Morris, Mrs. Lavonia Barnes, Jean Breeding, Mrs. Spencer Brown, Mrs. Frances Duncan, Roger Conger, and Jack Kultgen. Mrs. Megarity is mentioned as a member.²⁰ A membership open house was held September 24, 1958. It displayed works by twenty-five Dallas County artists.²¹ Memberships were offered on “regular, charter, and life” levels.²²

Work must have slowed or stopped because in June 1959, Mrs. Barnes wrote Mr. Stripling that the new president of the Waco Society for Historic Preservation, W. W. Naman, requested a master plan of the restoration to show to the Cooper Foundation, presumably for a grant.²³ She hoped the second floor could be made into a museum as they had first planned and to rebuild a detached kitchen. They would also be able to offer him remuneration for his services for the first time. Later, Mrs. Barnes wrote that she was delighted that Mr. Stripling would stay with the project until completion. She looked forward to his coming for a visit to see the house.²⁴ He estimated the cost to complete the

²⁰ Waco Society for Historic Preservation, letter, October 7, 1958, Historic Waco Foundation Papers, Historic Waco Foundation, Waco TX.

²¹ “Membership Open House Scheduled at Fort House,” *Waco Tribune-Herald*, Sunday September 21, 1958. Raiford Stripling Papers, Cushing Memorial Library and Archives, Texas A & M University, College Station, TX.

²² Ibid. Fort House committee members were named as Mrs. Spencer Brown and John Murchison, co-chairmen; and Mrs. E. C. Bolton, Mrs. Joe Browder, Mrs. R. H. Baskin, Mrs. Charles Richards, Mrs. Sidney Dobbins, Mrs. Thomas Lovett, and Mrs. Paul Baker.

²³ Lavonia Barnes to Raiford Stripling, June 23, 1959, Raiford Stripling Papers, Cushing Memorial Library and Archives, Texas A & M University, College Station, TX. The request seems incongruous because a master plan is usually done before any work begins. Barnes said that Naman was “one of Waco’s most prominent lawyers.” Mrs. E.C. Bolton was executive vice president.

²⁴ Lavonia Barnes to Raiford Stripling, June 28, 1959, Raiford Stripling Papers, Cushing Memorial Library and Archives, Texas A & M University, College Station, TX.

restoration was \$20,630. Mr. Stripling lowered his fee from 8 percent to 2 percent for a total of \$412.60.²⁵

One significant change made to the house was in the upstairs rooms. Stripling gave the go-ahead to remove two brick walls on the second floor and so converted four rooms into two. The rooms became “the museum” and the lecture gallery. While the large rooms were useful for their new purpose, it altered fundamentally the original design of the house. Barnes recalled later that the bricks were used for other parts of the restoration project but did not elaborate.²⁶

In June of 1960 the Waco Society received a grant of \$9000 from the Cooper Foundation. Mrs. Barnes wrote that it was only a portion of what they had requested, but that they were grateful. The project continued. “Mr. Phillips is back with his usual enthusiasm as far as what he calls his ‘Love’ Fort House is concerned.”²⁷ They would have to make do with the funds they had to finish.

The Fort House Museum officially opened October 13, 1960, in a joint dedication by The Cooper Foundation and the Fort House Board. The Cooper Foundation had provided \$10,000 for the conversion of the second floor into meeting and museum rooms,

²⁵ Raiford Stripling to Waco Society for Historic Preservation, October 30, 1959, Raiford Stripling Papers, Cushing Memorial Library and Archives, Texas A & M University, College Station, TX.

²⁶ Lavonia Jenkins Barnes, *Oral memoirs of Lavonia Jenkins Barnes*, Oral History of the Woman in Waco, Junior League of Waco and Baylor University Program for Oral History, Texas Collection, Baylor University, Waco, TX, 1978, 91.

²⁷ Lavonia Barnes to Raiford Stripling, June 21, 1960, Raiford Stripling Papers, Cushing Memorial Library and Archives, Texas A & M University, College Station, TX.

according to the original plan of the Society. The opening exhibit featured gowns that belonged to both the wives and the daughters of Baylor presidents.²⁸

The Junior League was responsible for operating the tea room for lunches in the Fort House dining room until the mid-1980s, according to advertisements in *Waco Heritage and History*. In October 1970 the home was added to the National Register of Historic Places. It was the second landmark (the first being the Waco Suspension Bridge) and the first home in Waco to be added to the list.

²⁸ Fort House Museum Yearly Report, 1960-1961, Mrs. Lowry Baskin, Executive Vice-President. The Papers of Roger Conger, Texas Collection, Baylor University, Waco, TX..

CHAPTER SIX

Earle Napier Kinnard

Mississippi native John Baylis Earle arrived in Waco from Galveston sometime in 1855. He acquired three acres in the newly laid-out town on March 26, 1856.¹ In 1858 Earle built the home that now bears his name, probably with his eye (or heart) towards marriage, because on December 15, 1858, he married Emma Cynthia Nelson and moved into the home and raised their family.² However the home was not as we see it today. It was a simple, small one story brick home. Among dependencies on the property, a smokehouse and kitchen stood separately from the house as a precaution against fire. The Earles had cabins for two slaves by the Brazos River, not far from the property.³ John was the son of Dr. Baylis Wood Earle. Dr. Earle came to Waco soon after his son and built his home across the street from his son's home in 1859. Dr. Earle's home today is known as the Earle-Harrison House.

John Baylis Earle was a charter member of the Waco Suspension Bridge Company and the Waco Tap Railroad Company. During the civil war Earle took a great financial risk, buying a cotton mill in England, disassembling it, and running the parts through the Union blockade, where it was delivered to a Mexican port. He reassembled it

¹ Lavonia Jenkins Barnes, *Early Homes of Waco and the People who Lived in Them* (Waco: Texian Press, 1970), 15.

² Historic Waco Foundation – Earle-Napier-Kinnard <http://www.historicwaco.org/enk.htm> accessed January 25, 2010.

³ Lavonia Jenkins Barnes, *Early Homes of Waco and the People who Lived in Them* (Waco: Texian Press, 1970), 15.

in East Waco where he operated it until the Union occupation of Texas.⁴ It was confiscated by the provisional government of Texas in retribution. In December 1866 the Earles sold their home to H. S. Morgan. The Earles moved to East Waco. John Baylis died suddenly in 1869 at the age of 36.⁵

Morgan owned the property for almost eighteen months when he sold the house and land to John S. Napier, who bought it on his wife Mary's behalf as her trustee. The reasons for that financial arrangement have not been discovered. Morgan had begun a major addition to the house, laying the foundation for a dining room and a two-story addition to the west part of the house. Morgan had just started the walls when he sold the property to the Napiers in May 1868. They had lived in Alabama for almost thirty-five years after their marriage in 1833 before coming to Waco. The Napiers completed the house as it is seen today, finishing the two stories, the dining room, and enclosing the gallery.⁶ Also on the property was a two story carriage house and barn that was later converted to a rent house before later being moved. The smoke house was altered to become a servant's quarters and then later a garage.⁷

The home was built in the Greek revival style that was still popular in the South at the time. Four Doric columns grace the front of the home, supporting the portico roof over a second-floor balcony. Eight twelve paned windows with shutters are located

⁴ Dayton Kelley, ed., "John Baylis Earle," *Handbook of Waco and McLennan County, Texas*. (Waco: Texian Press, 1972), 93.

⁵ Lavonia Jenkins Barnes, *Early Homes of Waco and the People who Lived in Them* (Waco: Texian Press, 1970), 15.

⁶ *Ibid.*, 16.

⁷ Letter from Anne N. Hardesty to Roger Conger, October 19, 1960. Historic Waco Foundation Papers, Historic Waco Foundation, Waco, TX.

across the front of the home. A central hallway leads from the entry to the original gallery and then to the dining room and kitchen. A parlor is to the right of the long hallway. The stairway in the central hallway leads to four large rooms upstairs.

Sarah “Sallie” Napier married the Reverend David Cannon Kinnard, Jr. on January 26, 1863 while living in Alabama.⁸ He was serving as a Presbyterian chaplain for the Confederate Army. They moved to Waco in 1869. Although date they moved into her parent’s house is not known, an 1876 directory lists their residence as 59 South Third Street, the address of the Napiers.⁹ Her mother passed away in 1872, so they may have moved there either during her illness or afterwards, but this is speculation.

The Napiers had four children, Mary, Anne, Katherine, and Albert, who died before reaching adulthood. The home was a center for Waco social life entertaining Baylor University students and faculty. Baylor President Rufus Burleson once boarded there. Mary once took the family piano to Baylor for a concert, declaring she could play on no other. Mary lived in the home throughout her life. She passed away on November 11, 1957. The funeral was conducted in her beloved home.¹⁰ She had kept up the home as best as she could, but it was in some disrepair.

Mrs. Frances Duncan greatly admired the house. She once said, “Most people don’t realize that Waco is the last outpost of Greek revival architecture”.¹¹ Soon after the

⁸ Historic Waco Foundation – Earle-Napier-Kinnard <http://www.historicwaco.org/enk.htm> accessed January 25, 2010.

⁹ Lavonia Jenkins Barnes, *Early Homes of Waco and the People who Lived in Them* (Waco: Texian Press, 1970), 18.

¹⁰ Ibid.

¹¹ “Former Wacoan Preserves Heritage.” Newspaper clipping notated “9-22-72”, Historic Waco Foundation Papers, Historic Waco Foundation, Waco, TX.

death of Miss Mary Kinnard, France Duncan began to pursue the purchase of the Napier-Kinnard home, as it was called then. Her real estate agent, Sam Appel contacted Anne Kinnard Hardesty, Mary's surviving sister, and then reported to Frances Duncan:

Dear Mrs. Duncan,

We have transmitted the offer of \$10,000 by mail to Mrs. Hardesty. Your name has not become known at any point, but we have stated that the prospective purchaser desires to acquire the property for the purpose of historical restoration.

It was our decision that we should not act in too much haste by calling Mrs. Hardesty as that might cause her to think we were trying to force a deal upon her. I hope we can have a prompt reply for you and that the deal can be worked out. I will let you know just as soon as we have a reply.¹²

A handwritten postscript was added a week later.

PS: Mrs. Barnes just called and said she had a meeting with a group of business men who advised going ahead and purchasing any properties near the new Highway route and thus be in better position as owner to obtain changes by Highway Dept. That's what we're trying to do for you in this case. Mrs. Barnes has been told by one party that the new highway will miss the Kinnard House.¹³

The letter shows not only the interest of Mrs. Duncan in the house, but also that Mrs. Barnes was very interested in helping her save it. Duncan did move quickly. Anne Kinnard Hardesty agreed to sell the home, and a contract for \$11,000 was signed on January 25, 1958.¹⁴ Anne was living in Charlottesville, where own daughter Mary lived. She was most appreciative of their restoration project.¹⁵ Duncan and her friends who were members of the Heritage Society of Waco still had to convince the Highway

¹² Letter from C. Sam Appel, December 12, 1957, postscript December 19, 1957. Papers of the Historic Waco Foundation, Waco, TX.

¹³ Ibid.

¹⁴ McLennan County deed records, v.819, 397.

¹⁵ Letter from Anne N. Hardesty to Roger Conger, October 19, 1960. Historic Waco Foundation Papers, Historic Waco Foundation, Waco, TX.

Department to leave the house intact, while at the same time Duncan worried about the condition of the house. “Mr. Phillips has given word through the real estate agents that Kinnard House must receive attention, or suffer the consequences of neglect. At long last I’ve received my papers on the house, but have not learned the route of the federal highway and its relation to that property.”¹⁶

The files of the Historic Waco Foundation show that Duncan collaborated with Margaret Megarity, perhaps for her editing experience. A draft of a letter dated December 30, 1958, was being prepared by Frances Duncan to send to Thomas Collier to appeal to him to save the house where it stood. The Heritage Society had written one letter already in November, and Thomas Collier, the district highway engineer, had responded to Mr. Conger that it was almost certain that all homes in the area of the highway would be demolished for right of way.¹⁷

The December letter was to demonstrate that the Kinnard home could not be moved. The addendum and notations show it was first sent to Margaret Megarity for help in editing.¹⁸ She had talked to Mr. Collier earlier by telephone about the significance of the house. “It is one of the two houses in McLennan County written up in *Early Homes of Texas* by Bracken and the only house on the Humble Historic map anywhere around. It was for these two reasons, interest and beauty, that I acquired by purchase this house

¹⁶ Mrs. Baker Duncan to Raiford Stripling, March 27, 1958, Raiford Stripling Papers, Cushing Memorial Library and Archives, Texas A & M University, College Station, TX.

¹⁷ Roger Conger to the Cooper Foundation, March 19, 1959, in *Waco’s Champion; Selections from the Papers of Roger Norman Conger*, ed. Marion Travis (Waco: Historic Waco Foundation, 1990), 309-310.

¹⁸ Letter draft from Mrs. Frances Duncan to Mr. Collier, December 30, 1958. Historic Waco Foundation Papers, Historic Waco Foundation, Waco, TX.

and have begun a project to put it into first class condition....”¹⁹ Mrs. Duncan explained that one wall could not withstand the move, and that her architect did not suggest moving as a possibility. She concluded:

The garden center from the Taylor House, & Fort House for a museum have given a good start for a ‘tourist program’ for Waco. We can’t afford to lose the Best, Kinnard House. Sincerely Yours, Frances Higginbotham Duncan (Mrs. Baker Duncan) Austin College, Sherman (for school term) & 3808 Castle Drive Waco Texas (permanent address).

A note on the draft to Margaret said, “Rewrite any changes you see fit - I’d like this to be a strong letter, but not too long. Am I hitting at the right angle?” She wrote that maybe she should praise the new construction more. In a little note on the side she wrote, “Shall I write different ones and ask them to talk it up – and write Mr. Collier? Seems to me we must act & fast.”²⁰ Mrs. Megarity’s editing pencil made a few changes and noted this to be paragraph four of the proposed letter. A copy of the actual letter sent is not on file – but the draft demonstrates that Mrs. Margaret Megarity worked closely with Mrs. Duncan.

The book to which Mrs. Duncan referred is worth noting. *Early Texas Homes* was an ambitious book for its time featuring over one hundred homes or other nineteenth-century buildings. The book’s authors, Dorothy Kendall Bracken and Maurine Whorton Redway, did not seek to make an exhaustive list of every antebellum home, but included examples “limited to houses which were built wholly or partly before 1865, which are easily accessible, which are well preserved or which show good potentialities for repair

¹⁹ Ibid. It was here that Margaret included with a red pencil -”and *I have already begun* to acquire museum-quality furniture for it.”

²⁰ Ibid.

and restoration, and which are distinctive in their design or history.”²¹ When the book was published in 1956, Mary Kinnard was still living in the home. The “General Thomas Harrison House,” known today as Earle-Harrison House, was also featured as a Waco example.²² Having the Bracken book as a referral, Frances Duncan knew that the house was special.

They decided to make a direct appeal to the Highway Department Commission. Frances Duncan, Margaret Megarity, Bobby Barnes, Mrs. H. U. Woolsey representing the garden clubs, Mr. and Mrs. O. C. Herdman; Mrs. Mary O’Dowd, Mrs. Charles Crabtree of the Central Texas Genealogical Society, Mrs. K. K. Tidwell, Mrs. Frank Trau, and Mrs. John R. Smith of the DAR went to Austin to appeal personally to the Commission to save the house, as well as the Davis House and Earle-Harrison. Megarity may have been motivated to make such a move because of a letter she received from Texas Senator Frank B. McGregor which seemed to suggest that her ladies group alone could not assuage the Highway Commission without the support of businessmen, and suggested that “someone like Roger Conger secure a petition and/or a delegation to call on the Highway Department directly” or risk being caught in red tape.²³ She coolly followed his suggestion to take a delegation to Austin while ignoring his somewhat archaic appeal to depend on a man to do the job.

²¹ Dorothy Kendall Bracken and Maurine Whorton Redway, *Early Texas Homes*, (Dallas, Southern Methodist University Press, 1956), vii.

²² *Ibid.* 84-87.

²³ Frank B. McGregor to Mrs. Barclay Megarity, January 21, 1959, in *Waco’s Champion; Selections from the Papers of Roger Norman Conger*, ed. Marion Travis (Waco: Historic Waco Foundation, 1990), 311. His signature included the ameliorating phrase, “I am your friend.”

When the delegation arrived State Senator Jarrard Secrest joined the group to show his support.²⁴ As spokesperson for the group, Mrs. Megarity testified to the Kinnard House being a great example of Victorian architecture. She conceded that the Harrison house could be moved, being made of a wooden frame, but the other two could not. “What we want is an attraction like the La Villita in San Antonio, where early day homes and culture can be preserved and enjoyed.”²⁵ Highway Commissioner Herb Petry replied that it was not always a pleasant task to build a highway. “When you drove down here (to Austin) from Waco, you travelled over land that had once been someone’s private property, and there was quite a bit of sentiment attached in it when we built the highway.”²⁶

Frances Duncan was most appreciative of Megarity’s efforts. She wrote in March from Austin:

Dear Margaret, on this beautiful St. Patrick’s Day I am making a belated thank you and word of appreciation for your wonderful appreciation of the importance of saving our landmarks and your remarkable presentation of the case to the Highway Commission. You did more to further the cause than anything I can possibly conceive of – it truly looks as if we have more than an even chance now, when it looked pretty bleak before.

What should be our policy now? Is there something we can do to keep the gentlemen in remembrance of this point of view? Should I write a gentle note for the next convening of the Commission?

²⁴ “Wacoans Ask Expressway Bypass Two Historic Homes.” Newspaper clipping, n.d., n.p. Historic Waco Foundation Papers, Historic Waco Foundation, Waco TX. Letter from George W. Hill, Executive Director of the Texas State Historical Survey Committee, to Colonel C. R. Tips, February 29, 1959. Historic Waco Foundation Papers, Historic Waco Foundation, Waco TX.

²⁵ “Save Historic Home, Waco Group Pleads.” *Austin American*, February 20, 1959. Newspaper clipping, n.p., Historic Waco Foundation Papers, Historic Waco Foundation, Waco TX.

²⁶ *Ibid.*

Maybe I'll be home Easter – but nothing is certain. If I'm there I'll get in touch with you. In the meantime know that my interest is not flagging, and I'm ready to do something.

Always Sincerely, Frances Duncan.²⁷

The letter is quoted here in its entirety because it has not been published. It demonstrates their close working relationship. Their concern was alleviated. The mission to Austin was successful in saving the Kinnard House. The highway department did not destroy the home on Fourth Street, but did take over half of the grounds for the service road and Interstate 35. Earle-Harrison was also untouched, but the Davis home one street over on Third Street was demolished for the project.²⁸ The Davis house was a two-story, four-columned structure that had been built in 1879 by J. N. Harris. It was purchased by William Davis in 1885 and had been in the family for decades until the last daughter died. It was demolished in 1963.²⁹

Presumably taking Mrs. Megarity's advice, Mrs. Duncan had enlisted Raiford Stripling for his second restoration project in Waco. He had the back porch enclosed and installed two bathrooms and dressing rooms on the floor above it. Working with the brick siding of the house required the most labor. The bricks had become water absorbent. The expansion of the bricks during winter freezes caused them to flake in warmer weather. Each deteriorated brick had to be either replaced or turned. Other

²⁷ France Duncan to Margaret Megarity, [March, 1959?], Historic Waco Foundation Papers, Historic Waco Foundation, Waco, TX. Emphasis original.

²⁸ At the same time Roger Conger had been writing the Texas Highway department also, in behalf of Earle-Harrison house, the Davis house, and Kinnard house, but felt that all three houses would be lost. Roger Conger to the Cooper Foundation, March 19, 1959, in *Waco's Champion; Selections from the Papers of Roger Norman Conger*, ed. Marion Travis (Waco: Historic Waco Foundation, 1990), 313.

²⁹ Lavonia Jenkins Barnes, *Early Homes of Waco and the People who Lived in Them* (Waco: Texian Press, 1970), 74.

bricks were repointed to give them a newer look. The outside of the house was then sealed. Damaged woodwork was repaired.³⁰

The house was repainted with care. Stripling consulted with Thomas Dunsford of the Pittsburgh Plate Glass Company as to the pigments of the original paint. Thomas had been a consultant on the restoration of the French Legation in Austin, at Margaret Megarity's request.³¹ Concerning the Kinnard House, Dunsford wrote,

Once again it has been a privilege working with you on another of your restoration projects. I must admit that I have the greatest admiration for the group, represented by Mrs. George Nalle, who have put so much time and effort into the preservation of the past for the future generations to appreciate and enjoy.³²

Duncan said that the colors of the Kinnard House were almost opposite of those of the Legation. The "original decorator of the Kinnard House was much more conservative in his, or her, color selection."³³ He then suggested color mixes for the rooms. The house was then painted in conservative colors.

While renovations were still underway, Frances Duncan had moved permanently to Austin to take doctoral classes in history at the University of Texas, and also had remarried. As Mrs. Frances Duncan Nalle, she founded the foundation to administer the

³⁰ Michael McCullar, *Restoring Texas: Raiford Stripling's Life and Architecture* (College Station, TX, 1985), 108.

³¹ Kenneth Hafertepe, *A History of the French Legation in Texas* (Austin, Texas State Historical Association, 1989), 36.

³² Thomas J. Dunsford to Raiford Stripling, February 7, 1961. Historic Waco Foundation Papers, Historic Waco Foundation, Waco TX.

³³ Ibid.

house in her absence, and turned ownership over to the Foundation for one dollar.³⁴ She kept herself well informed about the house.

The house restoration was completed sometime before the Spring 1962 pilgrimage because it was one of the destinations. Some discussion must have occurred about what to do with the house after restoration. Duncan wanted to let Baylor University use the house. A newspaper article stated, “Stately Napier-Kinnard House at 814 South Fourth Street will become a Baylor University faculty club house within the next few months.” It was to be used “in the name of the Duncan Foundation.” Baylor University President Abner McCall said “this beautiful home will fill a long felt need for Baylor.”³⁵ The arrangement did not last. In 1966 someone wrote to the *Baylor Lariat* to ask what happened to Baylor’s connection with the house. A *Lariat* writer responded

The Kinnard House on South Fourth Street is owned by the Duncan Foundation. Mrs. George Nalle of Austin heads the foundation. For a time the historic house was leased by Baylor for a faculty clubhouse, but Baylor has released its connection. Mr. and Mrs. Hermann Massey live in the house as caretakers. The two-story structure may be rented for events, and tours are conducted 3-5 Wednesday and Friday; 9 a.m. – noon Saturday.

The house and the funds from the foundation were given to the Waco Perpetual Growth Foundation February 17, 1967.³⁶ Mrs. Nalle remained interested in the house.

³⁴ McLennan County deed records, v.871, 54.

³⁵ “Kinnard House will become Baylor Faculty Clubhouse,” Undated clipping, Historic Waco Foundation Papers, Historic Waco Foundation, Waco, TX.

³⁶ McLennan County deed records, v.1003, 305.

In 1970, a Victorian era children's playhouse, the "Teeling playhouse," was given to the Foundation and placed on the grounds of the Kinnard House. Mrs. Nalle donated \$866.67 to pay for the restoration of the playhouse.³⁷

³⁷ Charles Easley to Frances Nalle, Letter, February 5, 1970, Historic Waco Foundation Papers, Historic Waco Foundation, Waco, TX

CHAPTER SEVEN

Heritage Society of Waco

While many of the activities of the Heritage Society of Waco and its members are discussed in other parts of this work, especially the actions relating the restoration of East Terrace and the pilgrimages, a history of the organization itself should be examined before a discussion of East Terrace, the house restored directly by the Society.

The Heritage Society of Waco was the longest continuously meeting historical organization in Waco history before it became part of the Historic Waco Foundation. It was chartered as a group in October 1953 and was active until December 1966 when it came under the umbrella of the Historic Waco Foundation and the Waco Perpetual Growth Foundation.¹ An earlier group, the McLennan County Historical Society, had not met for 15 years prior to 1953. It may have been hampered by World War II.

Mrs. Barclay (Margaret) Megarity organized the first meeting on October 13, 1953, after publicly announcing it October 10th.² The minutes of the meeting showed eleven people present: Mr. Elmore Rack, Mrs. F. O. Maxwell, Mrs. Watson Arnold, Mrs. Brian Aynesworth, Mrs. Thorndike Howe, Mrs. (or Mr.). E.L. Connally, Mrs. Maurice Barnes, and Mrs. Margaret Megarity.³ A committee was chosen to write its constitution and bylaws, and to determine a list of candidates for officers. Roger Conger was on the

¹ Marion Travis, "Heritage Society of Waco, 1953-1967," *Waco Heritage and History* 23, no.1 (June 1993): 13.

² "Preservation of Historic Items Aim of New Group." *Waco Tribune-Herald*, October 10, 1953.

³ Marion Travis, "Heritage Society of Waco, 1953-1967," *Waco Heritage and History* 23, no.1 (June 1993): 9.

committee so the exclusion of his name in the minutes may have been an oversight, especially if he were the one taking the minutes.

The first public meeting to continue organizing the Society and to find potential members was announced on Saturday, December 5, 1953, for the following Thursday December 10. Everyone who was interested was invited. Conger said the group would work toward “the preservation of documents, pictures and other historical items, but would probably include an effort to preserve and restore historic buildings here.”⁴ The Texas Heritage Foundation was encouraging such activity across the state. Whether he spoke out of turn or he had the blessing of Society founders is not known, but it does show that Conger was hopeful for a preservation project for almost seven years before he could begin such a mission.

The Society announced its board and membership after the meeting. Roger Conger was elected president; Robert D. Armstrong, first vice-president; Mrs. Maurice (Bobbie) Barnes, second vice-president; Mrs. Watson Arnold, third vice-president; Charles Carver fourth vice-president; and Harry Provence, fifth vice-president.⁵ It was not stated why so many vice-presidents were needed. Mr. Lawrence Lacy became treasurer; Mr. Elmore Rack, assistant treasurer; Mrs. Baker (Frances) Duncan, recording secretary; and Mrs. Barclay (Margaret) Megarity, corresponding secretary.⁶ The board of directors included Dr. Bryan Aynesworth, Mr. Frank Watt, Dr. J. D. Bragg, Mr. Guy Harrison, Mrs. Thorndyke Howe, Mrs. W. O. Wilkes, Mrs. A. R. Wilson, Mr. E. L.

⁴ “Thursday Meet Set to Form History Group,” *Waco Tribune-Herald*, December 6, 1953.

⁵ “Invitation Out Seeking Charter Members for Newly-Organized Heritage Society,” *Waco Tribune-Herald*, December 13, 1953.

⁶ *Ibid.*

Connally and Mrs. K. K. Tidwell.⁷ The constitution of the new organization stated its first purpose was

(a) to assist in the preservation of buildings, markers, historical sites, works of art, documents, papers, pictures, records, and other writings of historical, traditional or culture value; (b) to perpetuate those customs of the people, their traditions and folklore which seem to beautify and enrich the community life of this city; (c) to discover and work towards the development of the areas of natural beauty and charm as well as those locations of especially natural history interest within the City of Waco and its environs .⁸

The Heritage Society of Waco was also dedicated to the study and dissemination of the history of Waco and its surrounding area, and publications of those studies. It began its own publication, *Waco Heritage and History* to encourage the writing of local history. Founding members of the society may have debated how much emphasis would be placed on scholarly study, and how much support could it give toward preservation of historic buildings. According to Robert Davis, later president of the Historic Waco Foundation, the Heritage Society was more interested in “documentary and social history” and less in preserving houses.

The heritage society was primarily interested in the history of Waco. Even though we had been actively involved in the restoration of East Terrace, it had been more a means to an end than to a restoration. I’ll be quite frank with you. Had I had any idea of the work and time involved in the restoration of East Terrace, I would have told them to tear it down because it was a tremendous job for a very small group of people. That was our biggest problem. Our funds were limited, our manpower was limited and that was a problem.⁹

⁷ Ibid.

⁸ Ibid.

⁹ Oral Memoirs of Robert Earl Davis, 11 December 1985, Waco-McLennan County Project, Baylor University Institute for Oral History, Texas Collection, Baylor University, Waco Tx, 1987, 4.

Davis may have forgotten that preservation was the first purpose of the organization, according to its constitution, as stated earlier. However, he may have been reflecting the early aims of Roger Conger, who at the onset wanted to pursue a more scholarly direction for the organization.¹⁰

In fulfilling its objective to disseminate knowledge of local history, the Heritage Society of Waco, over its span as an independent organization, published five books: *Historic Log Cabins of McLennan County, Texas* by Roger Conger was published in 1954. It was also designated Bulletin number one of *Waco Heritage and History*. The second book was *Early Homes of Waco and the People Who Lived in Them* by Lavonia Jenkins Barnes in 1955. Other publications were *The Memoirs of George B. Erath, 1813-1891* in 1956 (bulletin number three of *Waco Heritage and History*); James Day, *Jacob de Cordova: Land Merchant of Texas* in 1962; and *Texas Cotton Palace*, by Lavonia Jenkins Barnes in 1964.¹¹

By the second meeting in January 1954, Heritage Society of Waco had fifty charter members. Conger said he had several telephone calls following an announcement that the Society was seeking information about any remaining log buildings in the area. The first published monograph of the Society, written by Conger, was about those buildings.¹² The group also approved of projects that included writing a history of Oakwood Cemetery, maintenance of First Street Cemetery, and gathering more data on

¹⁰ Marion Travis, "Heritage Society of Waco, 1953-1967," *Waco Heritage and History* 23, no.1 (June 1993): 9.

¹¹ Ibid.

¹² *Historic Log Cabins of McLennan County, Texas*. Bulletin 1. Heritage Society of Waco, 1954.

historic homes in Waco.¹³ While Marion Travis acknowledged Megarity as the one “who brought the idea of the Heritage Society to Waco,” she credited Conger as the one who “set the Heritage Society on a local course modeled after the Texas State Historical Association at the University of Texas at Austin,”¹⁴

Marion Travis lists five presidents for the Heritage Society during its activity from 1953 to 1967: Roger Conger, from 1953 to 1960; Mrs. Megarity for three years; Mr. Robert Davis for two years, Mrs. Bobbie Barnes, one year; and herself for two years.¹⁵ It is interesting that she did not list Colonel Harold B. Simpson. He co-wrote a letter to the Cooper Foundation in 1965 asking for one last display of financial support, and signed the letter as president of the Society.¹⁶ Simpson’s name appears also on the letterhead of an unused, undated piece of stationery for the society.¹⁷ Mrs. Travis is listed on the board of directors on the same stationery. Perhaps he served only briefly. Colonel Simpson had been assigned to be comptroller of the Twelfth Air Force in Waco in 1959, retiring in 1963. Like Conger, history had been his avocation, and after his retirement he pursued his doctorate in history at TCU. He graduated in 1969.¹⁸ Simpson dedicated a book he

¹³ “Waco Heritage Society Plans to Gather Data on Old Homes,” *Waco Tribune-Herald*, January 25 1954.

¹⁴ Marion Travis, “Heritage Society of Waco, 1953-1967,” *Waco Heritage and History* 23, no.1 (June 1993): 9.

¹⁵ *Ibid.*

¹⁶ Letter from Harold Simpson to R. B. Hoover, May 24, 1965. Texas Collection, Baylor University, Waco, TX..

¹⁷ Historic Waco Foundation Papers. Historic Waco Foundation, Waco, Tx. The stationery lists Simpson as president; Carroll W. Sturgis, vice-president; Mrs. J. L. Stanton, Secretary; Mrs. Maurice Barnes, treasure.

¹⁸ Texas State Historical Association, “Harold B. Simpson,” Handbook of Texas Online, <http://www.tshaonline.org/handbook/online/articles/SS/fsi55.html> (accessed February 20, 2010).

edited, *The Bugle Softly Blows*, to Roger Conger.¹⁹ The 1964 Waco City Directory lists him as an instructor at Hill Junior College in Hillsboro, Texas. In 1965 he was not listed, so if Simpson was president of the Heritage Society of Waco, he may have resigned when he moved to Hillsboro.

Roger Conger served as president of the Heritage Society from the fall of 1953 until the beginning of 1960. Society members continued their interest in historical research, and membership grew at a slow pace. The group publicized its meetings in the newspaper and other outlets, and held a large annual public meeting in January. Annual dues for the organization were a dollar, which raised enough money for their postage and annual meeting, and membership was at a steady level. Conger recalled, “then we got interested in restoration and that’s when we really began to take off.”²⁰

Wacoans began to take action to save historical homes. In 1956 some Junior League members who were also members of the Heritage Society of Waco were chosen to find a suitable building to restore as a meeting house, and that began the Fort House restoration. Society members Roger Conger, Margaret Megarity, and Frances Nalle campaigned to save both the Earle-Harrison House and Earle-Napier-Kinnard House from highway expansion in 1958. The Society began its own dedicated work, first to save the Thomas Mann home, and when that was not successful, to acquire the John Wesley Mann homes (East Terrace). That in turn led to participation in Waco Pilgrimage programs, at the suggestion of Mrs. Megarity, the annual fundraiser for the homes, and

¹⁹ *The Bugle Softly Blows: The Confederate Diary of Benjamin M. Seaton* (Waco: Texian Press, 1965).

²⁰ Oral Memoirs of Roger Conger. Texas Collection, Baylor University, Waco TX, 256.

the eventual founding of the Historic Waco Foundation. Both the pilgrimage and the Historic Waco Foundation will be examined later.

Mrs. Margaret Barclay Megarity succeeded Mr. Conger as the second president of the Heritage Society of Waco. Roger Conger reflected later that he had decided to pass the baton of leadership to someone else. “By that time, 1960, we were way down the road for a very, very solid and successful historic preservation organization.”²¹ In her view however Mrs. Megarity felt that she had become president just in time. “It was a good thing” she became president because she said Roger had lost the bylaws and had never filed for a tax exemption with the state so she did so right away.²² (This assertion was not verified or disproved during research for this work). However she felt about Conger’s approach to Society polity, she was as enthusiastic about restoration as he was. While he was more diplomatic toward those who felt scholarly research was just as important to the society, she said frankly, “people wanted to latch onto the idea that we were supposed to print things all the time. That wasn’t it at all. That was a sideline.” The main thing was restoration, although printed bulletins were good to keep the people informed.²³ She brought a more methodical approach of accountability to the East Terrace restoration project.

Before the Heritage Society of Waco began, Margaret Megarity was one of the initial board members of the Texas State Historical Foundation.²⁴ While she held the

²¹ Oral Memoirs of Roger Conger, Texas Collection, Baylor University, Waco TX, 256.

²² Oral Memoirs of Margaret Barclay Megarity. Texas Collection, Baylor University, Waco TX, 76.

²³ *Ibid.*, 79-80.

²⁴ Margaret Megarity, Active in History Work,” *Waco Tribune-Herald*, Friday June 2, 1995.

office of Historian General in the Daughters of the Republic of Texas, she was working on state history projects, and the Texas State Historical Survey Committee, the forerunner of the Texas Historical Commission, was founded at that time. “We organized this state deal and we had hoped to get state money to do historical restoration.”²⁵ During her work with the Texas State Historical Survey Committee, the Committee tried to organize heritage societies throughout the state.

(T)he survey committee was going out on these contracts and we had a big meeting in Austin and they decided that they would try to work on the state to furnish funds for preservation because so many of the areas did not have those funds and to do that they would have to have an organization in that area that was incorporated, that could handle it and be responsible for it. They couldn’t just give it out to a club or committee or something of that sort.²⁶

Austin and other areas had formed heritage societies. Margaret read their by-laws and constitutions, and began to organize a society for Waco. The nominating committee, selected Roger Conger to be president, because “it was customary to have a man be president. They felt they should have a man as president.”²⁷ Roger Conger confirmed that the Heritage Society of Waco was founded at Margaret Megarity’s prompting. “By 1953 there was a lot of interest in local history and at the invitation of Mrs. (Margaret Barclay) Megarity... we held a meeting one evening at her home on Colcord Avenue and organized the Heritage Society of Waco.”²⁸ He credited her with advocating the “heritage” over “historical” part of the name.

²⁵ Oral Memoirs of Margaret Barclay Megarity, Texas Collection, Baylor University, Waco TX, 72.

²⁶ Ibid, p.74.

²⁷ Ibid, p.75.

²⁸ Oral Memoirs of Roger Conger, Texas Collection, Baylor University, Waco TX, 254.

Robert Davis followed Mrs. Megarity as president of the Heritage Society of Waco. He served two years and continued the new pilgrimage tradition. He owned his own publishing and printing business and used his connections to publicize Society events to the fullest extent.²⁹ Mrs. Maurice (Lavonia or “Bobbie”) Barnes was chairman of the Heritage Society following Mr. Davis. She had worked unflaggingly to oversee the restoration of the Fort House, and was on the board of the Earle-Harrison House.³⁰

Marion Travis was the last president of the Heritage Society before it merged with the Duncan Foundation and the Waco Society for Historic Preservation. They each became part of the Waco Perpetual Growth Foundation and the Historic Waco Foundation in 1967. The groups merged to take advantage of a generous matching grant offered by the R. B. Parrott estate. Parrott was a former Waco businessman. This will be examined in the section on the Historic Waco Foundation. The Heritage Society of Waco had accomplished much in its life span, as testified in the history of the restoration of East-Terrace, its publications and its participation in the “Pilgrimage to Waco” Events. These will be discussed in turn.

²⁹Marion Travis, “Heritage Society of Waco, 1953-1967,” *Waco Heritage and History* 23, no.1 (June 1993): 10.

³⁰ *Ibid.*

CHAPTER EIGHT

East Terrace: The J. W. Mann House and the Thomas Mann House

“East Terrace” is the picturesque name given to the home built by J.W. Mann. The two-story home sits on a northwest section of the Brazos River. It stands out from the other historic homes because of its Italianate-style exterior, mansard roof, and its distinctive cupola room that overlooked both the river traffic of its day and the progressively growing city. The style was common in the Hudson River valley and in Poughkeepsie, New York, where Mrs. Mann was reared,¹ but was not commonly found in Texas before the 1880’s. The house also resembles the Wyman Villa in Baltimore, built by Richard Upjohn in 1851.²

John Wesley Mann constructed the home sometime around 1874 according to a mortgage record of November 27 of that year. Mann owned a brick factory not far from the home and the house was built with the pink brick it produced. J.W. Mann was awarded the task of producing the brick for the Waco Suspension Bridge, the first bridge of its kind in Texas.³ The house, built over the course of a decade, was not as imposing in its beginnings. The front section, with eight rooms and a tower, started as a small two

¹ Lavonia Jenkins Barnes, *Early Homes of Waco and the People who Lived in Them* (Texian Press Waco, 1970), 91.

² Drury Blakeley Alexander, *Texas Homes of the Nineteenth Century* (Austin: University of Texas Press, Amon Carter Museum of Western Art, 1966), 258. Unfortunately, Wyman Villa was demolished in 1955 after funds could not be raised to restore it. It and its property had been given to Johns Hopkins University. “The Homewood Campus: Its Buildings, Monuments and Sculpture,” Johns Hopkins University, <http://www.library.jhu.edu/collections/specialcollections/archives/buildinghist.html#H>, (accessed February 23, 2010).

³ *Ibid*, page 92.

story structure then enlarged. The original home was a hall and parlor design. As one entered the home Mr. Mann's business office was to the left and a small room was located to the right. The small room has been described as a family room, but one childhood friend of Grace Mann remembered it as Mrs. Mann's bedroom and sitting room. She wrote to Roger Conger when she heard about the restoration occurring at the house. "I can see her and mamma there piecing quilts while we got into everything."⁴ Behind Mr. Mann's office was a small parlor leading to a stairway beside it, which itself was located behind the first room, presumably a family room. The stairway went upstairs to a hall, nursery and small bedrooms. The hallway led to the cupola and its own stairway.⁵ The tower helped to ventilate summer heat upstairs away from the living quarters.

A two-story addition perpendicular to the original home gave the building an "L" shape. The first floor was a long formal dining room that ended with a pantry and kitchen. Prior to this the kitchen had not been attached to the house. Upstairs a small "cook's room" was accessible only from the kitchen. A large dormitory bedroom was built upstairs also.⁶

The second and last addition was another right angled, two story wing with a hall and double parlor on the first floor. The second floor was a hall and large room which may have been a bedroom, but was most probably a ballroom as it is interpreted today.

⁴ Octavia de Maret to Roger Conger, March 26, 1961, The Papers of Roger Conger, Texas Collection, Baylor University, Waco, TX..

⁵ Lavonia Jenkins Barnes. *Early Homes of Waco and the People who Lived in Them*. (Texian Press Waco, 1970), 91.

⁶ Michael McCullar, *Restoring Texas: Raiford Stripling's Life and Architecture* (College Station, TX, 1985), 114.

The house was unique its day because an indoor bathroom was included with this addition, making it technologically advanced. The cast iron bathtub was bordered with walnut and ornamented with water nymphs.⁷

On the surrounding grounds were located rose and vegetable gardens, a storm cellar, an orchard and a fishpond. Adjacent to the main house were several outbuildings that were later demolished. While this home was built after the Civil War, the buildings were most likely servants' homes still modeled after slave quarters of the previous generation.⁸ The home was subject to flooding many times when the river swelled. Family legend said that Mrs. Mann led her cow up to the second floor so it would not drown, and kept it on the porch until the water subsided.

John Wesley Mann died in 1919. Mrs. Mann moved to a son's farm near Robinsonville (present day Robinson, Texas), and lived there until her own death. Dr. and Mrs. C.C. Lemly leased the home in 1929 for use as "The Lemly Chiropractic Psychopathic Sanatorium." The brochure read, "Since our opening on January 1, 1930 we are pleased to quote that our statistics show that we have restored 75% of our patients"⁹. It functioned as such for five years. In a continuing episode of family history, a provision of the lease and subsequent agreements was that Howard Mann, one of the sons of the Mann's, be allowed to live in the home. He continued to live there

⁷ Ibid.

⁸ Ibid, page 94.

⁹ The Lemly Chiropractic Psychopathic Sanatorium Historic Waco Foundation Papers, Historic Waco Foundation, Waco, TX. A possible relative, *Charles Lemly*, was listed as a member of the East Texas Restoration Committee in the 1961 pilgrimage brochure.

until his own death in 1948.¹⁰ After his death, and perhaps before that time, the house began to deteriorate, until it was threatened with demolition in 1960.

Efforts to save “the Mann House” began not with the home belonging to J.W. Mann along the riverfront of the Brazos, but with the home of his brother, Thomas Mann. The campaign to save that home illustrates the persistence and desire of the Heritage Society of Waco in general, and of Mr. Roger Conger in particular, to have a historic home of its own. The Thomas Mann home was in the Woodland Springs addition on Dallas Street in East Waco, the part of Waco that lies on the other side of the Brazos River. It was in peril of demolition to make room for expansion of a nursing home. On March 19, 1959, as president of the Heritage Society of Waco, Roger Conger wrote to the Cooper Foundation in Waco for a grant of \$1500 to purchase the Thomas Mann House. He briefly mentioned the progress Waco groups were making in preserving Waco landmarks. Mrs. Frances Baker Duncan had purchased the Kinnard House, although it was then in danger of demolition by the highway department. Mrs. Pape had turned the Taylor House on Fifth Street into a center for the garden clubs, and the Junior League had begun its efforts with the Fort House.¹¹ Conger thought the home was a good candidate for its own restoration. The chairman of the Cooper Foundation, R.B. Hoover, responded only that the Foundation would give consideration to the request and add it to their April 2 agenda.¹²

¹⁰ Ibid, page 95.

¹¹ Roger Conger to the Cooper Foundation, March 19, 1959, in *Waco's Champion; Selections from the Papers of Roger Norman Conger*, ed. Marion Travis (Waco: Historic Waco Foundation, 1990), 313.

¹² Undated letter by R. B. Hoover, Roger Conger Papers, Texas Collection, Baylor University, Waco, TX.

The empty Thomas Mann house had been advertised for sale for salvage a month earlier. Members of the society had appeared before the McLennan County Commissioners' board and appealed for a chance to buy the structure. The society hoped to restore the building and use it as a permanent meeting place for the Heritage Society of Waco. The home was a modest one-story building. Conger mentioned Thomas' brother only in passing. "Thomas Mann was a pioneer citizen here, and brother of J.W. Mann, whose more ornate, two-story home still stands near the bank of the Brazos just north of the new Waco Drive Bridge."¹³ His other persuasive point was that the home was located next to a retirement center, thus had been less prone to vandalism. Some of the more able men from the home might enjoy part-time employment taking care of a future garden.

Having not heard a response in a month, Roger wrote another letter to Judge Bill Logue and the McLennan County Commissioners. He urged them to give diligent consideration to saving the house. Conger referred to a letter written to him by Colonel C.R. Tips of Dallas, who was the presiding member of the Texas State Historical Survey Committee in Austin. Conger reminded Judge Logue that the judge himself was also a long-time member of the committee. He cited Tips as saying that every county in the state should have a local history museum, and "to take steps for the preservation of any buildings of historic importance or other landmarks which would be significant to future generations in the history of your county."¹⁴ The preservation of the Thomas Mann home could fulfill both of those goals if it were made into a museum.

¹³ Ibid.

¹⁴ Letter dated September 18, 1959 by Roger Conger to Judge Bill Logue, Roger Conger Papers, Texas Collection, Baylor University, Waco, TX.

Despite the appeal based on ties to the Texas Historical Survey Committee, the court apparently had decided to tear down the Thomas Mann House, because in November 1959 another personal appeal was made to the Commissioners' Court. Conger did not specify who appeared before the commissioners' court in his August correspondence, but Bobby Barnes was part of the second delegation. Mrs. Barnes was photographed, in her contemporary hat and fur coat, making her plea before Judge Bill Logue.¹⁵ The court promised to consider the appeal once more.

At their next meeting the court compromised. The house could be moved off the property to make room for the expansion of the nursing home. The court even offered to donate to the effort.¹⁶ Conger was elated. He wrote to Judge Logue thanking him and his court and sent copies of the letter to Mrs. Barnes, Margaret Megarity, and his sister Mrs. E.Y. Boyton. Conger speculated that the home could be located still in the Woodland Springs area.

In view of the fact that Young Brothers Construction Co. (has) agreed to preserve the old J. W. Mann House near the river, it would be most desirable if we could move the Thomas Mann House just as near to it as possible, so that both of them could be visited by interested people, at the same time. Please be assured that it is our intent to completely restore this Thomas Mann house, and maintain it as a McLennan County historical landmark.¹⁷

¹⁵ "Heritage Plea," *Waco Tribune Herald*, November 27, 1959.

¹⁶ "Little House Causes Big Controversy," *Waco Citizen*, December 4, 1959.

¹⁷ Roger Conger to the Cooper Foundation, December 1, 1959, in *Waco's Champion; Selections from the Papers of Roger Norman Conger*, ed. Marion Travis (Waco: Historic Waco Foundation, 1990), 321.

Two events opened the new year. In January 1960 Mrs. Barclay (Margaret) Megarity was elected president of the Heritage Society, succeeding Roger Conger¹⁸. Mrs. Frances Sleeper Stone was elected secretary of the Society. Stone may have been related to the Sleeper family, one of the founding families of Waco. Mr. Sleeper had attempted to write the first history of Waco.

The second event reported was that while the relocation of the Thomas Mann “cottage” had not been determined, Don Salmond of the local architectural firm of Wiedemann and Salmond had offered his architectural services to draw ground plans. Harold Goolsbee had committed to moving the house for his labor costs only.¹⁹

The good news for the Thomas Mann project was short lived. In April 1960 Conger again wrote the Cooper foundation to rescind his request for funding for the Thomas Mann House. Upon closer inspection, the mortar was very fragile and the house would have had to be moved in three sections. Local moving contractors would not touch it, according to Conger. This meant that Goolsbee had to withdraw his transport offer. The lot the Society wanted to use was unavailable for purchase, while another lot further away would cost \$2500, a large expense at the time.²⁰ The house was proving too expensive to save.

However Roger Conger did not grieve long for the Thomas Mann House, but turned his attention to the J.W. Mann House in the same letter to the foundation. He declared it was really a house the Heritage Society had wanted, but thought it could not

¹⁸ “Society Elects Officers,” Newspaper clipping, n.p., n.d., Roger Conger Papers, Texas Collection, Baylor University, Waco, TX..

¹⁹ Ibid.

²⁰ Roger Conger to the Cooper Foundation, April 13, 1960, in *Waco's Champion; Selections from the Papers of Roger Norman Conger*, ed. Marion Travis (Waco: Historic Waco Foundation, 1990), 323.

obtain.²¹ Young Brothers Construction had bought ten acres that included the house. They were using the land to excavate sand for their needs and were utilizing the former residence as a place to store equipment. Conger stated that the Society had approached Mr. Young about the house before the Thomas Mann endeavor and it had been spared. Conger had informed the Heritage Society membership in July of 1959 of the progress in acquiring the Thomas Mann property, but also that Young Brothers Construction Company had purchased the J.W. Mann House.

It was owned by the Young Brothers construction company and was being utilized by their blacktop material construction facility as a storage place for machinery parts. They had constructed a concrete ramp from the ground, up into that beautiful bay window on the south side, had taken the window frame – the windows- out, and ran forklifts up into that building carrying these huge, greasy chains from Caterpillar equipment and all sorts of damaging equipment and stored every room in it completely full of that sort of stuff. The floors were soaked through and through with grease. There wasn't a windowpane in the place.²²

Conger had persuaded them not to tear down the house, “and they have gone so far as to say they will seriously consider the matter of turning this house over to The Heritage Society at a later date. We thus can feel assured of the preservation of this outstanding Waco landmark.”²³ By the time of his writing the following April, Conger said that the firm was now willing to deed the house and a garden area to the Society, with an offer to level the grounds around it.²⁴ The construction company could use the donation as a tax deduction. The donation agreement contained a clause that the building

²¹ Ibid.

²² Oral Memoirs of Roger Conger, Texas Collection, Baylor University, Waco TX, 259-260.

²³ Letter, “Special Communication,” July 9, 1959. Roger Conger Papers, Texas Collection, Baylor University, Waco, TX..

²⁴ Roger Conger to the Cooper Foundation, April 13, 1960, in *Waco's Champion; Selections from the Papers of Roger Norman Conger*, ed. Marion Travis (Waco: Historic Waco Foundation, 1990), 324.

and property would revert back to the Young brothers if the house was not used for its intended preservation purpose.²⁵

As one reads the letter one may realize that Conger and the Heritage Society had spent a year campaigning to save one house, but in a few paragraphs went full tilt to begin rescuing another home. What might be seen as a lack of sincerity may be an attitude of practicality. The Thomas Mann project was at a dead end, but in an opportune moment the other family home was available suddenly at a favorable time. As a businessman Conger was used to seizing an opportunity when it presented itself. He had laid the groundwork earlier in his early talks with the Young family to spare the building. He and the Heritage Society put their complete attention toward saving and restoring the home to its original splendor. This was the first home considered in this study not to have its own personal financial benefactor, although others were also involved. Frances Duncan Nalle had been instrumental in saving both the Fort House and Earle-Napier-Kinnard House. Nell Pape was to endow the Earle-Harrison home. However the Mann House/East Terrace had to find more money through grants and fund-raising activities. Its case study of costs is instructive if considered in detail.

Conger estimated that restoration of the J. W. Mann home would cost no less than \$50,000. Conger hinted that if a pilgrimage to historic homes were implemented as planned, that 5,000 visitors might visit and the sum could be recouped. He then went through a litany of the costs and support of other historic homes before coming to his point. He requested \$25,000 to tear down the T.W. Mann house and salvage the brick for use at the other house. The amount would also be used to do as much work as possible to

²⁵ Oral Memoirs of Roger Conger, Texas Collection, Baylor University, Waco, TX., 260.

stabilize outside deterioration. Any remainder would be used for some degree of inside work, in order that the house could participate in the pilgrimage the following date of May 1961.²⁶ The restoration would prove to be a very costly undertaking.

In May of 1960, Mr. Conger wrote Mr. R. B. Hoover of the Cooper Foundation with the estimates of the initial restoration. Mr. W. R. "Peck" Phillips had been hired as contractor. He had also been the general contractor for the Fort House, and was an acquaintance of Mrs. Barnes' husband. Conger included a list of items included in Mr. Phillips' estimate:

The following is a reasonably accurate approximation, furnished to me by Mr. Phillips, for this initial stage of the J. W. Mann House project.

(1) Taking down Thomas Mann House, Dallas Street, cleaning site, cleaning brick and removing same and salvage lumber to J.W. Mann House site	1500.00
(2) Repairing all windows, replacing necessary sash and broken glass	800.00
(3) Repair metal roof, repaint same	1100.00
(4) Repair and replace rotten art cornice work, built-in gutters	2500.00
(5) Copper guttering and downspouts	2000.00
(6) Remove and replace interior plastering, painting exterior and some interior	3500.00
(7) Remove "new" concrete porch, and non-original gallery, restore original brick terrace	800.00
(8) Repair floors as necessary, adding additional floor joists upstairs for strength	1500.00
(9) Repair three walnut staircases, including replacement of some spindles.	500.00
(10)Electrical wiring, including provision for future air conditioning	2000.00
(11)Necessary plumbing repairs	1000.00
(12)Install septic tank	<u>750.00</u>
	<u>17950.00</u>

²⁶ Roger Conger to the Cooper Foundation, April 13, 1960, in *Waco's Champion; Selections from the Papers of Roger Norman Conger*, ed. Marion Travis (Waco: Historic Waco Foundation, 1990), 325.

Conger realized the estimates were a bit broad, but hoped it was detailed enough to proceed with the restoration project.²⁷

Four months later the Cooper Foundation approved a grant for \$18,000.00, only slightly above Roger Conger's estimate. "Mr. Phillips, an expert in the restoration field, has just completed extensive work on the second floor of the Fort House Museum, which work was also provided for by a Cooper Foundation grant. He is currently engaged in repair and restoration of Kinnard House for Mrs. George Nalle."²⁸

Roger contacted Raiford Stripling in early November 1960. In a conversation a few weeks earlier he had broached Stripling's availability for consultation. He asked Stripling if he would discuss with Phillips what should be done with some of the porches and galleries that were not original to the House.²⁹

The society newsletter praised the clearing of the Thomas Mann "cottage". "The major portion of the lumber, flooring windows, shutters, etc. has been carefully stored at Mr. Phillips yard at 802 South Third Street." The writer estimated that 60,000 bricks had been recovered as well as all of the replacement cover needed for the floor.³⁰

²⁷ Roger Conger to the Cooper Foundation, May 31, 1960, in *Waco's Champion; Selections from the Papers of Roger Norman Conger*, ed. Marion Travis (Waco: Historic Waco Foundation, 1990), 329-330.

²⁸ Press Release. The Cooper Foundation, September 17, 1960. Roger Conger Papers, Texas Collection, Baylor University, Waco, TX. Trustees of the Foundation were listed as "Chairman Hilton E. Howell, Vice Chairman E.Y. Boynton, Secretary-Treasurer Raymond B. Goddard, R.D. Pattillo, Dr. Lloyd O. Russell, Franklin Smith, and William H. Smith".

²⁹ Roger Conger to the Cooper Foundation, November 2, 1960, in *Waco's Champion; Selections from the Papers of Roger Norman Conger*, ed. Marion Travis (Waco: Historic Waco Foundation, 1990), 335.

³⁰ Unpublished Waco Heritage Society Newsletter, December 7, 1960. Roger Conger Papers, Texas Collection, Baylor University, Waco, TX..

This would mean materials for the Thomas Mann House were integrated into the J. W. Mann House.

Work on the house continued. As work progressed on the house, so did the costs. In February 1961 The Cooper Foundation sent a check for \$2486.95 with the note "... and is for total 1960 labor on the Mann House project."³¹ A check for \$7213.60 was sent to W.R. Phillips for additional labor and materials charged to April 1, 1961.³² That left a balance of \$8299.45 from the initial grant of \$18,000. Much of the grant had been consumed not only by items on the initial list, but also by unforeseen problems. The roof needed more extensive repair, and had been painted with "two coats of red lead painting, assuring another century for that roof."³³ Gas, water and electrical lines had to be replaced, and an inexpensive fence erected in anticipation of the Waco Pilgrimage. "It is likely that this 'all-out push' also did a little to add to what it would have cost to do the same amount of work at a more leisurely pace, as I am sure you can understand."³⁴ He noted that Phillips had spent \$3344.92 in overage while trying to finish the project, but more needed to be done. In a separate note Conger requested \$5000 more for landscaping and rebuilding of the brick terraces and the storm cellar.³⁵ He assured them in the first letter that it would be the "most outstanding restoration project in this part of

³¹ Letter dated February 23, 1961 by R. B. Hoover. Roger Conger Papers, Texas Collection, Baylor University, Waco, TX..

³² R.B. Hoover to W.R. Phillips, check dated April 20, 1961, Roger Conger Papers,, Texas Collection, Baylor University, Waco, TX..

³³ Roger Conger to the Cooper Foundation and R.B. Hoover, May 23, 1961, Roger Conger Papers, Texas Collection, Baylor University, Waco, TX..

³⁴ Ibid.

³⁵ Roger Conger to the Cooper Foundation, May 25, 1961, Roger Conger Papers, Texas Collection, Baylor University, Waco, TX..

the country,” and would cost well below the \$100,000 that Raiford Stripling had surmised.³⁶

In response the Cooper Foundation sent a check for \$8299.45, noting that the check was the last payment of the initial \$18,000 grant plus \$3000 more that Peck Phillips had spent, but the foundation was satisfied with his written explanation in detail.³⁷ In order to reconcile the figures perhaps Conger had detailed expenses totaling only \$5299.45 but the foundation took him at his word for the additional expenses. They did not comment on the request for landscaping funds.

In the spring of 1961 R. B. Hoover sent Conger a proposal for a plaque to give recognition for the Cooper Foundation’s support of the continued restoration efforts. It read “East Terrace/ Built by John Wesley Mann, Waco Planner 1867/ Funds for the initial restoration and preservation of this building and grounds were granted, as a community service to The Heritage Society of Waco, By the Cooper Foundation/ “19seal61”.”³⁸ East Terrace became the official designation for the J.W. Mann House.

Collection of the furnishings for East Terrace also began. Frances Harston asked Mr. Conger if he could arrange to pick up “the fine old antique bedroom suite” she was donating. Roger asked the new president of The Historical Society, Margaret Megarity,

³⁶ Roger Conger to the Cooper Foundation and R.B. Hoover, May 23, 1961, Roger Conger Papers, Texas Collection, Baylor University, Waco, TX..

³⁷ Cooper Foundation to Roger Conger, May 26, 1961, Roger Conger Papers, Texas Collection, Baylor University, Waco, TX..

³⁸ W. R. Phillips to Roger Conger, May 19, 1961, Roger Conger Papers, Texas Collection, Baylor University, Waco, TX..

to reassure Mrs. Harston that he would do so just as soon as he returned from a short trip to St. Louis.³⁹

Mrs. Megarity and the board began to be more directly involved with the restoration project in the summer of 1961. They were beginning to be concerned about the progress being made. She informed Conger in July that the restoration committee and the board of Heritage Society of Waco were not happy with the way Mr. Phillips had left the property as soon as the last receipt of payment had been made. As she understood it, the initial phase of the restoration was to repair completely the outside of the house to prevent any further interior deterioration, and to complete the flooring. She then instructed Conger,

You make an appointment with Bradley Hoover 'sooner than possible' and take him to East Terrace to show him the condition in which the house now lies, for what has been spent there is being lost, rapidly. Mr. Phillips has left the house in dreadful shape- windows wide open, paint scattered around, etc.....Any future work at East Terrace be done under contract duly written and signed. As the entire house is now exposed, there is nothing which a contractor should not foresee needs to be done.⁴⁰

After discussing yard maintenance and the installation of a lock and key on the gate, she closed warmly by saying, "We were sorry you could not come to the meeting. We missed you."⁴¹

In August, Conger replied that he had been ill and therefore unable to attend the meeting. He explained that efforts to rush to get the house in condition had depleted the initial grant and unforeseen additional expenses increased costs an additional \$6000.

³⁹ Roger Conger to Mrs. Barclay Megarity, May 31, 1961, Roger Conger Papers, Texas Collection, Baylor University, Waco, TX..

⁴⁰ Margaret Megarity to Roger Conger, July 27, 1961, Roger Conger Papers, Texas Collection, Baylor University, Waco, TX..

⁴¹ Ibid.

Future additional work would needed to complete the floors and window glazing.

Further, an on-site small apartment for a residential custodian would need an additional \$6000 to \$8000. He was optimistic a fund-raising campaign would cover the costs.⁴²

Apparently they reached some kind of tentative understanding that lasted only a couple of days. On August 18 she wrote, “Dear Roger, I am a person who seldom changes my mind especially quickly, on decisions, but after my conversation with you I reread your letter and I beg your indulgence. I do not think the course upon which we decided is a wise one. I would like to scrap it in favor of this one.”⁴³ She then detailed a short laundry list of getting sealing costs and living quarter costs in a written estimate. She also wanted a meeting with the restoration committee that would include Mr. Paul Chesser,⁴⁴as well as a meeting with the finance committee who would then asked for sealed bids. The bids would approval by the board; and then a letter would be sent to the entire membership to discuss the plan.⁴⁵ Megarity then stated that she “cannot buy Mr. Chesser’s stand that the Pilgrimage caused any increase in his expenses and would not condone such a statement to our organization...,” and went so far as to wonder if Mr. Conger was really ill enough to miss a board meeting, being unprepared to account for

⁴² Roger Conger to Mrs. Barclay Megarity, August 15, 1961, Roger Conger Papers, Texas Collection, Baylor University, Waco, TX..

⁴³ Margaret Megarity to Roger Conger, August 18, 1961, Roger Conger Papers, Texas Collection, Baylor University, Waco, TX..

⁴⁴ Apparently Chesser worked for Phillips. In a 1976 Waco City Directory the business he and Phillips are listed together as contractors at the same address; By 1978 the directory lists only “P.E. Construction (Paul Chesser, contractor)” and no mention of Phillips. *Polk’s Waco City Directory*.

⁴⁵ Margaret Megarity to Roger Conger, August 18, 1961, Roger Conger Papers, Texas Collection, Baylor University, Waco, TX..

the spending above the initial grant. “I am inclined to believe you were ahead of the game....”⁴⁶ An October 4 pilgrimage to the house was looming closer.

The letter had some effect. The following month Roger Conger asked the restoration committee to meet to discuss the plans for the next moves in the restoration: the floor and living area. Copies were sent to Mr. Ardel Moore, Mrs. Ruel Weddington, Mrs. Charles Lemly, Mrs. W. B. Dossett, Mrs. Frank Trau, Mrs. John Herring and Mr. Gaines DeGraffenreid.⁴⁷ Megarity wrote the following day that she was very delighted with the progress he had made toward completion.⁴⁸ Conger and restoration committee sent a letter with the results of their meeting to the Finance committee in a request for a meeting. This also was in keeping with Megarity’s earlier direction for accountability. Conger detailed the work needed to the windows, floors, downstairs “powder room,” kitchen area, stairway to the living quarters, upstairs shower and outside porches. The estimate was \$7810.00.⁴⁹ Conger quoted directly from Peck Phillips’ written estimate.⁵⁰ The progress made between the time when this letter was written until a major volunteer work day in 1964 is not clear, due to a lack of sources, but one can surmise that some work on the house or on fundraising must have been completed.

⁴⁶ Ibid.

⁴⁷ Roger Conger, September 13, 1961, Roger Conger Papers, Texas Collection, Baylor University, Waco, TX..

⁴⁸ Margaret Megarity to Roger Conger, September 14, 1961, Roger Conger Papers, Texas Collection, Baylor University, Waco, TX..

⁴⁹ Roger Conger, September 13, 1961, Texas Collection, Baylor University, Waco, TX..

⁵⁰ W. R. Phillips to the Waco Heritage Society, September 8, 1961, Roger Conger Papers, Texas Collection, Baylor University, Waco, TX..

Early in May 1964 members of the Sheet Metal Workers Local Union 72; Carpenters Local 622; International Brotherhood of Electrical Workers 72; and the Brotherhood of Painters, Decorators and Paper Hangers of America, Local 673 volunteered to donate their time toward finishing more of the interior work. They planned to replace ceilings, repair doors and windows, finish electrical wiring, plaster, paint, and stain the repaired floors.⁵¹ It was called the largest local donation of Union time since they worked on the Crippled Children's Hospital in 1951. The investment in the building restoration at that point was estimated at \$35,000 so the work pledge of professional labor must have been appreciated. In addition, Lavonia Barnes had pledged all the proceeds of her book *The Texas Cotton Palace* to the restoration.⁵²

Two weeks after the pledge announcement, about fifty volunteers, including union workers turned out to work on the house.⁵³ Also, the city gave permission for the Society to flatten an old levee that obstructed the river view of the house. Roger Conger had been asking for permission for three years. Young Brothers Construction volunteered for that task on the same work day. The figure for actual money spent up to May 1964 was revised to \$32,000.⁵⁴

A picture of the progress may be examined in a letter written a year after the big volunteer day. One may get an idea of the overall progress of the restoration. These items appeared in a list of tasks completed by the Heritage Society, paid not by a grant,

⁵¹ "Unions to Donate Time on Old House." Waco Tribune-Herald, May 10, 1964.

⁵² Ibid.

⁵³ "Union Craftsmen Begin Work on East Terrace," Waco Tribune-Herald, May 24, 1964. The earlier article referred to the Sheet Metal Workers Union as Local 74.

⁵⁴ Ibid.

but by fundraising from the society itself from proceeds of the 1962, 1963, and 1964 pilgrimages, a donation by one generous Society member,⁵⁵ and other projects.

1. Restore all downstairs floors.
2. Complete downstairs powder room facility
3. Complete kitchen quarters, including water heater, sink and drainboard, cabinets.
4. Restore stairway from kitchen into room directly above.
5. Complete custodian room above kitchen, including shower.
6. Restore outside porches at back, up and down.
7. Complete restoration of dining room, reception hall, and rest of downstairs.
8. Completing restoration of large upstairs room above dining room.
9. Complete re-plastering and re-painting job on drawing room wing (which did not hold up).
10. Replace stairway to cellar, and install cellar door.⁵⁶

This list included items Conger detailed in his letter to the finance committee in 1961, so one may conclude that request was not fulfilled and funds had to be raised by the group itself. Simpson mentioned he could compile a much longer list if he included landscaping work, waterproofing of the bricks and installing security lighting.

He also detailed the work accomplished from the initial Cooper grant using a list that can be inferred as coming from Roger Conger.

1. Cleaning and leveling grounds.
2. Installation of 900 feet of six foot picket fencing.
3. Complete repair of metal roof, repainting same.
4. Replacement of rotted exterior woodwork.
5. Removal of all non original outside porches, etc.
6. Replacement of all broken window glass, including rebuilding six windows.
7. Restoration of all interior blinds, including eight new blinds.
8. Taking up all downstairs floors, treating soil for termites, replacing rotted floor joists.

⁵⁵ An undated HSW membership drive letter cited \$5000 had been given to finish the downstairs part of the house before the May 1964 pilgrimage.

⁵⁶ Harold Simpson to R. B. Hoover, May 24, 1965, Texas Collection, Baylor University, Waco, TX..

9. Installation of sub-floor electrical conduit.
10. Installation of sub-floor air conditioning ducts.
11. Laying 400 feet two inch gas line.
12. Laying 400 feet new 1 ½ inch water line.
13. Repairing all chimneys, hearths, fireplaces, including repointing all mortar.
14. Restoration of walnut staircases.
15. Replastering back hall.
16. Complete restoration of drawing room wing (two adjoining downstairs drawing rooms, with double ballroom directly above) including plastering and painting.
17. Pruning and surgery of massive lawn trees.⁵⁷

In light of all that the Society and the Cooper Foundation had accomplished, Colonel Simpson appealed for the Foundation's consideration of one looming need, heating and air conditioning of the building. Completion of five rooms, the tower room, unit and base would cost \$5501. He estimated that project cost was reaching \$40,000.⁵⁸

Work was completed in 1966. The cost of restoration was not far below the \$50,000 Conger frankly had estimated in 1961. The monetary figure does not include the personal volunteer time Conger, Megarity, committee members, and the entire society had given.

The East Terrace Guild of the Heritage Society of Waco operated the house. The Guild was formed in the summer of 1966. It held an open house on the grounds to raise awareness of the house and group, and a white elephant sale to raise support.⁵⁹ It later met in the home of Mrs. Brian Aynesworth to elect officers. Mrs. Robert Crosthwait, the wife of a prominent Waco physician, was elected chairman. Mrs. C. Ray Perry became

⁵⁷ Ibid.

⁵⁸ Ibid.

⁵⁹ "East Terrace Has Open House, White Elephant Sale Today." *Waco Tribune-Herald*, June 26, 1966.

co-chairman and Mrs. Margaret Mills, Jr., recording secretary.⁶⁰ It was not noted if Mrs. Barnes or Mrs. Megarity attended the meeting. The purpose of the Guild “is to increase its cultural activities that will interest people of Waco and surrounding areas.”⁶¹ It would also support the preservation of East Terrace, host visitors and train future Society members.

The guild announced in August that East Terrace would officially open September 4, 1966. Members of the Guild and the Board planned landscaping and parking for visitors. They hoped to have a place beside the river for drama groups and concerts. They prepared a brochure to describe the house and the purposes and activities of the East Terrace Guild.⁶²

In the brochure the Guild described itself as “an organization of women dedicated not only to historic preservation but also to the idea that the past can help build a better future.”⁶³ The Guild offered an art appreciation series and a creative workshop in the fall, and hoped to have summer concerts, exhibits, and antique studies, among other programs. Sunday tours of the home were offered for 50 cents for adults, 35 cents for students and 10 cents for children. It was available for group rentals.⁶⁴ Memberships in the Guild were offered at various levels, a lifetime membership being \$150.

⁶⁰ “East Terrace Guild Elects Officers, Plans for Fall.” *Waco Tribune-Herald*, July 10, 1966, page 4C. Other officers included Mrs. W.B. Townsend Jr., corresponding secretary; Mrs. Sherwin Winniford, hostess chairman; Mrs. Harry Littlewood, treasurer.

⁶¹ Ibid.

⁶² “East Terrace will Reopen on Sept. 4”, *Waco Tribune-Herald*, August 16, 1966.

⁶³ East Terrace Guild, “East Terrace, Renaissance on the River,” Brochure, Historic Waco Foundation Papers, Historic Waco Foundation, Waco, TX.

⁶⁴ Ibid.

East Terrace won The State of Texas Restoration Award given by the state. The award was presented May 28, 1967. Speakers included former Attorney General of Texas John Ben Shepperd of Odessa and Senator Ralph Yarborough. Roger Conger enjoyed being the Master of Ceremonies for the event.⁶⁵ By then the home was part of the newly formed Historic Waco Foundation.

⁶⁵ “The State of Texas Restoration Award Presentation to East Terrace, Waco Texas.” Event program, Historic Waco Foundation Papers, Historic Waco Foundation, Waco, TX.

CHAPTER NINE

Pilgrimage Comes to Waco

The open house events supported by the Heritage Society and other groups were framed in terms of a *pilgrimage*. The “Pilgrimage to Waco” was the first event sponsored by the Heritage Society of Waco even while the paint literally was drying on some of the restored homes. The term will be explored. It is often used in the history of the Waco restoration movement but no real definition is given. Pilgrimage appeals to the idea of reaching a significant destination. *Pilgrimage* requires more than a sentence to describe it. The pervasiveness of the idea of pilgrimage throughout world history and geography has led some to describe pilgrimage as an archetype. C. G. Jung described archetypes as “universal patterns in human experience” recognized largely by the effects they produced.¹ In this viewpoint, the desire to go on a pilgrimage is innate in the human psyche, a part of what makes one human. Travelers to Israel, veterans who visit former battlefields, genealogists who visit hometowns and tourists who investigate Stonehenge all may not be able to put into words why they make their journey, but all have a sense of a calling to their travel. The pilgrimage ritual has its roots in all religions, including Judaism, Christianity, Buddhism, Islam and Hinduism. Even in the “secular” Greek classical world the idea of pilgrimage finds its roots in travels to the Parthenon, the temple of Athena. Homer’s account of Odysseus’ travel home from Troy encompasses

¹ Jean Dalby Clift and Wallace B. Clift *Archetype of Pilgrimage: Outer Action with Inner Meaning*. (New York: Paulist Press, 1996), 9.

the themes of pilgrimage; an often-perilous journey compelled by the desire of a distant goal.²

The anthropological study of pilgrimage tends to take a “snapshot” of it. The picture of the journey freezes the moment in time of the beginning, the road, or the attained goal of the pilgrimage. However, one should keep in mind the fluid aspect of the journey. The experiences during the pilgrimage occur in time and space.³ Pilgrim in *Pilgrims Progress* encounters delay and temptation as he is moving. To stop on the journey is to be defeated. Pilgrimage therefore has a mobile characteristic that cannot be overlooked.

Another aspect of any pilgrimage is bringing back proof of the expedition. “A pilgrimage is not just a journey: it also involves the confrontation of travelers with rituals, holy objects and sacred architecture.” These elements interrelate and reinforce each other. Traveling home with stories and souvenirs of the journey are as much a part of the pilgrimage as the goal of the pilgrimage itself. A token of a journey helps recreate the journey in the mind of participant.⁴ This would explain the driving force for the quest for a modern “relic,” a visit to the gift shop. Indeed for many travelers on a busy schedule they may visit the gift shop first then visit the actual exhibits as time permits. One wants to show proof of having been there.

² Simon Coleman and John Elsner. *Pilgrimage; Past and Present in the World Religions*. (Cambridge: Harvard University Press, 1993), 10.

³ Coleman, Simon and John Eade. “Introduction: Reframing Pilgrimage.” *Reframing Pilgrimage; Cultures in Motion*. (London, New York: Routledge, 2004), 8.

⁴ Simon Coleman and John Elsner. *Pilgrimage; Past and Present in the World Religions*. (Cambridge: Harvard University Press, 1993), 6.

This rush for validation through a gift store memento brings one to consider the concept of pilgrimage as it applies today. Not all travels may be called a pilgrimage, but what may begin as tourism might become a pilgrimage depending on the seriousness of their journey and the search for “authenticity.” Pilgrimage and tourism could be said to differ in their direction. Tourism can be said to be a journey away from something, i.e. “getting away from it all,” while the pilgrim-tourist is heading “toward something.”⁵ This can be seen in “buddy movies” like *Rain Man* in which the characters begin a trip not really knowing their direction, only to discover that they are on a pilgrimage that defines them. As recently as *Little Miss Sunshine* the dysfunctional family featured in the film begin their journey to a beauty pageant against their will but at the end of the journey discover that they truly care for one another.

Therefore one begins to see that the concept of pilgrimage began with a religious emphasis, but has come to mean any journey with a purpose of capturing a goal that brings meaning or validation of oneself. If the phrase “see Rome and die” becomes “see Graceland and die,” both the bearer and the listener understand the intent. Elvis is so engrained in the Western psyche that one can understand the seriousness of the traveler, whether or not the listener shares the same interest.

In recent history one begins to see the term “pilgrimage” applied to American historical sites. Mount Vernon was saved not just for its place in history but as a shrine to America’s first great and altruistic leader, George Washington. To evoke pilgrimage is to stir a desire to include oneself in the odyssey of discovery of one’s roots, in this case to identify oneself with the father of our country. As the history of historic preservation

⁵ Coleman, Simon and John Eade. “Introduction: Reframing Pilgrimage.” *Reframing Pilgrimage; Cultures in Motion*. (London, New York: Routledge, 2004), 9.

progressed, the call to see and learn of state and local history is described highly as a pilgrimage.

First, for properties of the well to-do, it sounds better than saying “come see how you betters lived,” but as an example of what many people aspired to live. Second, it is a sincere call that evokes the higher purpose of those involved in saving the property that says, “this home now belongs to all of us, we hold it in trust for you.” Third, in the case of the log cabin or slave quarters, it is a place that holds our roots, “this is how our families lived and this is what we overcame.” Fourth, pilgrimage invokes the motion of time described above. “The first annual pilgrimage” connotes that this in a brief event that must be captured now; one may attend another year but it will not be like this one. The annual aspect shows that this is a time when the event can be shared with others, a common experience to affirm social ties. Finally, the use of pilgrimage means the event can be contemplated and discussed with others, even in short stories like “my grandmother had a quilt just like that,” or “Our community had a home like this, but I never went in it.” Pilgrimage for history preservation is an opportunity to discover one’s roots.

Garden clubs used pilgrimage to describe their travels to visit other clubs and to confer each other. The first garden pilgrimage was started in Virginia in 1929, and they continued for many years.⁶ As many of the same ladies who belonged to clubs then joined heritage or history societies, it was natural to bring with them the idea of pilgrimage to benefit their preservation organizations. The management board of the Daughters of the Republic of Texas met in Dallas in February 1939 to discuss proposals

⁶“Old Dominion Opens Homes for Tourists” *Dallas Morning News*, April 21, 1940.

for their state convention. They hoped the convention would approve a plan to raise \$50,000 to restore Texas buildings and homes “of historical interest.” Also at the meeting the ladies were urged to inaugurate “a pilgrimage into East Texas to some of the old East Texas houses when the dogwood is blooming.”⁷ Their guest speaker, Mr. T. C. Richardson of *Holland’s Magazine*, illustrated his talk with examples of pilgrimages in Virginia and Natchez.⁸ It is not known if an actual pilgrimage was taken. Mrs. T. A. Armstrong of Waco was in attendance at the board meeting. She was mentioned as an active member at a DRT meeting in Waco in 1948, serving as a hostess for the gathering.⁹ This shows that pilgrimage may have been a topic of conversation among Waco members of the Daughters of the Republic. Margaret Megarity was also a member of the DRT.

Members of the Waco Garden Club made a pilgrimage to Longview in 1948 to visit the gardens of Mrs. Rogers Lacy. A pilgrimage was a requirement: “The Garden Club, in order to keep its standing in the State Federation of Garden Clubs, must make at least one pilgrimage a year.”¹⁰ At least two women who went with the group, Mrs. Gus (Nell) Pape, and Mrs. Harlon Fentress, would be involved in Waco Preservation only a few years later. The idea of a pilgrimage in Waco would not have been a foreign idea to them. Garden club pilgrimages were occurring throughout the state even in smaller towns like Hico, west of Fort Worth.¹¹

⁷ “Women Plan to Restore Old Texas Homes.” *Dallas Morning News*, February 19, 1939.

⁸ Ibid.

⁹ “Capitols of Texas’ Topic of DRT Meeting”, *Waco Tribune-Herald*, April 11, 1948.

¹⁰ “Waco Garden Club Group Makes Pilgrimage to Lovely Gardens of Mrs. Rogers Lacy, Longview,.” *Waco Tribune Herald*, April 11, 1948.

¹¹ “Pilgrimage By Club Next Week.” *Waco Tribune-Herald*, May 6, 1951.

Garden club members in Waco and in the state were well aware of preservation efforts in Texas, as evidenced in the 1939 meeting mentioned earlier. Garden pilgrimages in Texas began to include historic homes. In February of 1940, the Jesse Allen Wise Garden Club of Jefferson, Texas, promoted a “Dogwood Trail” to view the East Texas trees in bloom.¹² By the second year the Trail included a stop at the E. H. McDonald Home, “a part of the Museum of Natural History of Texas,” to view its collection of furniture, china and silver from “the old plantation days.” Like pilgrimages of old, they felt the tour would serve a higher purpose, contributing to the preservation of civilization itself.

Generations yet unborn will cling to the good old history of the past and lift their eyes to the far horizons of the future, anticipating the pride their children’s children will take in the series of things that Texas contributed to the salvage of civilization. Always there will line the the sentiment that loves and cherishes the flowers, and the worthy women and men who are battling now for Christian civilization in a war-torn world will be the heroines and the heroes of this epoch.¹³

By 1950 the “Dogwood Trail” had become the “Jefferson Historical Pilgrimage.” The mayor estimated 2000 people attended.¹⁴ Among the homes featured, visitors toured the “New Orleans style” Excelsior Hotel, the Tuscumbia Ranch House, and the “French-colonial mansion of Louis Sheppard.”¹⁵

The connection between garden clubs and pilgrimages to old homes spread throughout the state. Mrs. Randolph Wilson, the president of the Texas Garden Clubs, Inc., was in Dallas in June 1953 visiting Mrs. Margaret Carruth and Mrs. Clarence Miller,

¹² “Dogwood Trail to be Held in Marion County,” *Dallas Morning News*, February 18, 1940.

¹³ “Second year of Dogwoods is Improved,” *Dallas Morning News*, April 13, 1941.

¹⁴ “Historic Jefferson Draws 2000 on 1-Day Pilgrimage,” *Dallas Morning News*, April 17, 1950.

¹⁵ *Ibid.*

to discuss a future garden club convention in Dallas. Mrs. J. Lee Davis of Waco accompanied her. Mrs. Wilson expressed interest in the landscaping that accompanied the restoration of several Texas “historical shrines” including the “French Embassy” in Austin, Baylor at Independence, and the Hogg home in Quitman.¹⁶

Raiford Stripling’s hometown of San Augustine, Texas sponsored a tour of historical landmarks in the city in June of 1960. Stripling’s home was on the tour, being built in 1839 by Colonel Stephen W. Blount, a signer of the Texas Declaration of Independence.¹⁷ Though Mrs. Megarity and others had discussed a pilgrimage at the founding of the Heritage society, it certainly would have been a rebuttal to any detractors of a pilgrimage in Waco to say that one’s own preservation architect had participated in one in his own home town.

Margaret Megarity was the person who offered the idea of a pilgrimage as a fund-raiser for the historic homes. She took issue with a later *Heritage and History* article that listed Mrs. Barnes as giving the “first *recorded* suggestion in the Heritage Society minute book” for a pilgrimage to the historic homes.¹⁸ She had told the first interest group in October 1953 that if they were able at some point to apply for state funds that they had to show they were maintaining whatever building they received. In her survey of other organizations in the South, she saw that besides membership dues; funds for maintenance had to come from rentals, gifts, admissions, or a pilgrimage and

¹⁶ Club Leader Stresses Practical Landscaping.” *Dallas Morning News*. June 13, 1953.

¹⁷ “San Augustine Tour to Feature Landmarks,” *Dallas Morning News*, June 8, 1960. Other stops included the Cullen home, the Episcopal Church, the H. K. Polk home, the law office of Lieutenant Governor Ben Ramsey and two other homes not named.

¹⁸ Marion Travis, “Heritage Society of Waco, 1953-1967,” *Waco Heritage and History* 23, no.1 (June 1993): 12. Emphasis original.

that it would take five years to increase attendance to an optimum.¹⁹ Although he had in mind a later time, Bob Davis also said it was Megarity who had the idea of a pilgrimage to use as a fundraiser for the incomplete East Terrace House.²⁰ While it may seem she wanted sole credit, Megarity also took issue from a report she read that only four people worked in the first pilgrimage, saying “over 100 were involved,” and acknowledged the work of Mrs. Gene Maddin, Mrs. Wilson Crosthwait, Mr. and Mrs. Henry Beckham, Mrs. M. M. O’Dowd and several others by name.²¹

In the fall of 1960 planning for the first Pilgrimage to Waco began in earnest. The homes participating were still owned and managed separately. The Heritage Society of Waco was the official sponsor. Leaders of the groups met on September 15, 1960. Mrs. Barclay (Margaret) Megarity represented The Heritage Society of Waco; Mrs. R. H. Baskin, Jr., for the Waco Society for Historic Preservation (The Fort House); Mrs. Glenn A Probst, the Waco Garden Council; Mrs. George S. Nalle, the Duncan Foundation (The Kinnard House, as it was then called): and Mrs. L. J. McCulloch.²²

Participants agreed that a committee of five persons, one from each group, would direct the pilgrimage, each having one vote. Three persons would constitute a quorum. The committee decided all rules and regulations for the pilgrimage. The agreement said

¹⁹ Margaret Megarity to “To Whom it May Concern.” n.d. p.2, Historic Waco Foundation Papers, Historic Waco Foundation, Waco, TX.

²⁰ Oral Memoirs of Robert Earl Davis, December 11, 1985, Waco-McLennan County Project, Baylor University Institute for Oral History, Texas Collection, Baylor University, Waco, TX, 1987, 7.

²¹ Margaret Megarity to “To Whom it May Concern.” n.d., p.3. Historic Waco Foundation Papers, Historic Waco Foundation, Waco, TX.

²² “Pilgrimage to Waco” Unpublished agreement, Historic Waco Foundation Papers, Historic Waco Foundation, Waco. The Waco Garden Council met in the Waco Garden Center, a home restored and donated by Mrs. Nell Pape to the council. McCulloch house was still owned by the members of the original family.

that no ticket sales for the event would be sold on any of the premises, but only through the Chamber of Commerce. However, this rule must have been modified later, because the newspaper said that tickets for the pilgrimage could be purchased at any door.²³ It may have been that Chamber offices would be closed on the weekend when it was taking place. The homes would feature a distinctly colored ticket; for example, the Fort House tickets were blue. Sale proceeds at each house of postcards or other mementos would be kept by each respective house. An agreed-portion of the proceeds from the pilgrimage would be set aside for a pilgrimage the next year, and then the remainder distributed among the houses organizations or owners.²⁴ The representatives mentioned earlier signed the agreement.

The *Waco Tribune-Herald* promoted the tour in a pictorial article the week before the event in May 1961.²⁵ Ladies dressed in period costumes were featured standing in front of the five participating sites. As was the custom of the day, the ladies were recognized by their married names. Mrs. Jack Owen, Mrs. Charles Rhodes, and Mrs. Warner Breeding represented the McCulloch House; Mrs. Jay Naman and Mrs. R. H. Baskin, the Fort House Museum; Mrs. A. J. Reiersen and Mrs. Gordon Ray, the Waco Garden Center; Mrs. Barclay Megarity and Mrs. Roger Conger, East Terrace; and Mrs. Maurice Barnes and Mrs. Robert Duncan Barnett, the Kinnard House.²⁶ In reading the description of the Kinnard home and that of its subsequent expansion by Captain John S.

²³ "Historic Homes of Waco to be Open Today, Sunday," *Waco News-Tribune*, May 13, 1961.

²⁴ "Pilgrimage to Waco" Unpublished agreement, September 15, 1960. Historic Waco Foundation Papers, Historic Waco Foundation, Waco, TX.

²⁵ "Tour of Five Historic Waco Homes Planned," *Waco Tribune-Herald*, September 8, 1960.

²⁶ *Ibid.*

Napier, it said “Mrs. George S. Nalle of Austin purchased the home from his surviving daughter and it has been restored by the Duncan Foundation under chairmanship of Mrs. Maurice Barnes.”²⁷ One only can speculate why Mrs. Megarity was not the chairman of the committee, given her prominent role in speaking for it. Megarity did say in an interview later in life that she did like to advocate a cause and then let others come and manage the daily operation.²⁸ However, Mrs. Barnes also was involved conversations in 1957 about saving the home, advising Duncan that according to her business sources that they would be in a stronger position to save the home if Duncan were the actual owner.²⁹

The Pilgrimage to Waco was held Saturday May 13, 1961, and Sunday May 14, 1961. Apparently many people had not heard of East Terrace, because the Saturday edition newspaper included Roger Conger’s appeal for it to print the directions to get there.³⁰ The article stated that “Backing for the pilgrimage has come from the Waco Chamber of Commerce, which loaned clerical as well as financial assistance.”³¹ Margaret Megarity said later that it was she who contacted the Chamber in behalf of the society and offered to be liable personally for the loan, but no mention is made if she actually had to do so. The loan was later repaid.³²

²⁷ Ibid.

²⁸ “Margaret Megarity, Active in History Work,” *Waco Tribune-Herald*, Friday June 2, 1995.

²⁹ Letter from C. Sam Appel, December 12, 1957, postscript December 19, 1957. Papers of the Historic Waco Foundation, Waco, TX.

³⁰ *Waco Tribune-Herald*, May 13, 1953.. It is somewhat humorous that the anonymous newspaper writer quoted Conger, “Can you run something in the newspaper to tell them how?” and then responded, “All right, here it is...”

³¹ Ibid.

³² Margaret Megarity to “To Whom it May Concern.”n.d. p.2 Historic Waco Foundation Papers, Historic Waco Foundation, Waco, TX.

An illustrated souvenir brochure titled *Pilgrimage to Waco* was printed for sale at the event. It featured the historic homes and other places to see in Waco.³³ Each participating home was illustrated by a detailed drawing by Bob Abernathy and a brief history was written about each home.

Margaret Barclay Megarity wrote a welcome letter in behalf of the Heritage Society, and looked forward to future events. “We know that you cannot come to Waco every year, but do make the Pilgrimage more than once. Each year will find more beautiful things to see as well as lovelier gardens. So please visit us again.”³⁴ At the end of the brochure the Pilgrimage to Waco Committee expressed its gratitude to several persons and organizations, including the Cooper Foundation, the Chamber of Commerce, Young Brothers Construction, Mrs. Nalle, Mrs. Gus Pape, and Mr. Raiford Stripling. They even thanked the Texas State Highway Department “for redesigning a freeway that two of our homes might be saved.”³⁵

The Pilgrimage was successful enough to plan future pilgrimage events. An article written twenty years later in *Waco Heritage and History* claimed that the 1961 pilgrimage drew a large number of visitors with zero dollar profit.³⁶ This prompted Margaret Megarity to “set the record straight” in a multi-part letter and copies of other

³³ “Pilgrimage to Waco,” Brochure, Texian Press, 1961. Papers of Roger Conger, Texas Collection, Baylor University, Waco, TX. The enclosed map highlighted suggested stops at the Cameron Park entrance, the Suspension Bridge, Waco Spring, and the “Old H. T. C. Railroad Station, in addition to the historic homes.

³⁴ “Pilgrimage to Waco,” Brochure, Texian Press, 1961, Papers of Roger Conger, Texas Collection, Baylor University, Waco, TX.

³⁵ Ibid.

³⁶ Jan Canup, “A Brief History of Historic Waco Foundation and the Brazos River Festival,” *Waco Heritage and History* 12, no.1 (Spring 1981): 11.

documents.³⁷ She does not cite an actual amount made by the pilgrimage, only to say that the loan from the Chamber of Commerce was repaid, and that when she stepped down as President of the Heritage Society of Waco, they had enough money saved to finance the Pilgrimage of 1963.³⁸ Bob Davis, who served as publications chairman for the Committee,³⁹ and who became president of the Society after Megarity, recalled later that “I believe I’m not mistaken, the first year we cleared less than a thousand dollars for this two or three day event.”⁴⁰ While it was not a large amount, the Heritage Society and the other groups did not have to deal with a loss.

The pilgrimages continued as Mrs. Megarity had hoped. The same five homes participated in the second pilgrimage on May 19th and 20th, 1962.⁴¹ Horse drawn vehicles were featured on the Suspension Bridge. The tour may have featured also the Clifton House, also known as the Lusk House, which later became the church rectory for St. Francis Catholic Church.⁴² That same year, other cities continued to have pilgrimages of their own. For example, the Heritage Society of Austin conducted its own pilgrimage on March 25, 1962. One the homes, Sweetbrush, was built by Abner Cook in the 1850’s.⁴³

³⁷ Margaret Megarity to “To Whom it May Concern.” n.d. p.1, Historic Waco Foundation Papers, Historic Waco Foundation, Waco, TX.

³⁸ Ibid.

³⁹ “Pilgrimage to Waco,” Brochure, Texian Press, 1961, Papers of Roger Conger, Texas Collection, Baylor University, Waco, TX.

⁴⁰ “Oral Memoirs of Robert Earle Davis, Baylor University Institute for Oral History, Texas Collection, Baylor University, Waco, TX, 1987, 7.

⁴¹ “Waco’s 1962 Pilgrimage Set,” *Dallas Morning News*, March 25, 1962, 7

⁴² Marion Travis, “Heritage Society of Waco, 1953-1967,” *Waco Heritage and History* 23, no.1 (June 1993): 11.

⁴³ *Southwestern Historical Quarterly Online*, v. 66 (1962), 158
<http://www.tshaonline.org/shqonline/apager.php?vol=066&pag=166>, (accessed February 10, 2010).

The third Waco pilgrimage featured six homes, with Fort House, Napier-Kinnard House, Waco Garden Center, and East Terrace participating again. New to the tour were two private homes, the C. W. Sturgis home, built in 1914, and the Dossett-Rotan House completed in 1891. “Guest” homes that were new to the pilgrimage were highlighted each year.⁴⁴ Mrs. Jane Dudgeon was the pilgrimage chairman.⁴⁵

Frances Sturgis was the chairman for the fourth pilgrimage in 1964, which featured the four original homes, and the Madison Cooper home and the William Cameron home, both on Austin Avenue. Later the Cameron home was slated for demolition in 1966 when it was consumed by a fire of unknown origin.⁴⁶

Dr. Cornelia Smith, who was on the Baylor University teaching faculty, was the chairman for the pilgrimage in 1965. The Madison Cooper home returned as a featured home, along with the James R. Sample home, and the J. Bruce Duncan home.⁴⁷ Frances Olson was chairman in 1966. Buses were used for the first time to take visitors to each home. Dr. and Mrs. Maurice Barnes’ home was new to the tour.

The pilgrimage of 1967 was a transitional one. Millicent Jones had been named chair of the pilgrimage by the Heritage Society while the event was being planned. “However, by the time the pilgrimage took place in April 1967, Historic Waco

⁴⁴ “Waco Getting Ready for Tour of Homes,” *Dallas Morning News*, April 18, 1963, 16.

⁴⁵ Marion Travis, “Heritage Society of Waco, 1953-1967,” *Waco Heritage and History* 23, no.1 (June 1993): 13. Ms. Travis notes that the log cabins restored by Bob Davis and Roger Conger were sometimes open during the early days of the pilgrimages, but she does not cite which ones.

⁴⁶ Marion Travis, “Heritage Society of Waco, 1953-1967,” *Waco Heritage and History* 23, no.1 (June 1993): 11. Preservationists were trying to save the Cameron home even as it was being dismantled when the fire destroyed any hope of that effort.

⁴⁷ *Ibid.*

Foundation was chartered and operating.”⁴⁸ The First Presbyterian Church was offered for the tour, at no charge. The home of Mr. Eb Morrow, an educator in Waco, and the home of Dr. and Mrs. Aynesworth were also featured. Beside the Historic Waco Foundation, the other unique occurrence to the festival was that it was now called *The Waco Pilgrimage and Festival of Arts*.⁴⁹ Artists and musicians had been a regular feature of the pilgrimages. It then evolved into the *Brazos River Festival and Pilgrimage*⁵⁰, but was also sometimes called the *Brazos River Festival and Pilgrimage and Waco Cotton Palace Pageant*.⁵¹ By 1977 the word “pilgrimage was dropped altogether, becoming simply *Brazos River Festival*⁵² and in January 1988 the event was incorporated officially as Brazos River Festival.⁵³

Bob Davis, former president the Heritage Society and later president of the Historic Waco Foundation reflected years later that it needed to change from the Pilgrimage. The houses were open and then private houses were added, but attendance began to fall off. “When you’ve been to East Terrace you can just go in there so many times....”⁵⁴ As a children’s area was added, and art shows, entertainment and food were

⁴⁸Marion Travis, “Heritage Society of Waco, 1953-1967,” *Waco Heritage and History* 23, no.1 (June 1993): 11.

⁴⁹ Ibid.

⁵⁰ Advertisement, *Waco Heritage and History* 1, no. 1 (Spring 1970): 1.

⁵¹ Advertisement, *Waco Heritage and History* 3, no. 1 (Spring 1972): 1.

⁵² Advertisement, *Waco Heritage and History* 8, no. 1 (Spring 1977): 1.

⁵³ Tax Exempt World, “McLennan County Tax Exempt/Non-Profit Organizations,” Tax Exempt World, <http://www.taxexemptworld.com/organizations/mclennan-county-tx-texas.asp> (accessed February 13, 2010).

⁵⁴ “Oral Memoirs of Robert Earle Davis, Baylor University Institute for Oral History, Texas Collection, Baylor University, Waco, TX., 1987, 6.

included, it was “a totally different animal than it was then and, of course, is a much greater revenue-producing vehicle than it was, which was what was really needed, (but) those of us interested in history were just kind of, you know, watching the parade pass us by.”⁵⁵

Beginning in December of 1980, Historic Waco Foundation began a Christmas tour of homes. It originated with an idea from board member Judith Murray McCracken in the fall of 1979. Planning began January 1980, with McCracken, Bobbie Barnes, Pete Simpson, Billye Warner, and HWF President Jean McReynolds attending. The name of the event, “Christmas on the Brazos,” came from a suggestion by Bob Darden to McCracken.⁵⁶ The celebration featured a preview party at the McCulloch House. At the main event, each home was decorated elaborately according to a different theme. All of the houses in Historic Waco Foundation participated, including the Kinnard House, East Terrace, and Fort House. Local choir groups from churches and from Baylor sang at each house. Holiday treats were offered as were unique holiday decorations available for purchase.⁵⁷ Christmas on the Brazos continues to the present as one of the major events organized by the Historic Waco Foundation.

⁵⁵ Ibid., 6-7.

⁵⁶ Patricia Wallace, interviewer, “Judy McCracken Remembers,” *Waco Heritage and History* 15, no.1 (Autumn 1984): 3-5.

⁵⁷ Patricia Wallace, interviewer, “Billye Warner’s Recollections,” *Waco Heritage and History* 15, no.1 (Autumn 1984): 28-29.

CHAPTER TEN

Earle-Harrison

If historic homes in Waco could be compared to the Gospels, the Earle-Napier-Kinnard House, the Fort House, and East Terrace would be “Matthew, Mark and Luke.” They each have a common source and tone. Earle-Harrison would be the book of John. It has many similarities to the others, but Earle-Harrison in its restored state stands on its own in history and funding that remains to this day.

The home known today as the Earle-Harrison house began its life as the design of Dr. Baylis Wood Earle and his wife, Sallie O’Bryan. It was built in the Greek Revival style sometime soon after he bought the land in 1858. The house was across the street from the residence of his son, John Baylis Earle, who had told his father about the rich farmland near Waco. The spacious two-story wooden frame house drew attention for its nine imposing cedar columns which rose from the front of the house and around the south side of the building.¹ After Dr. Earle’s death, his wife Sallie sold the property to her brother, Thomas Harrison and his family. Harrison put logs under the house and moved it fifty yards to be more visible from the street.²

A century later the home was abandoned and in disrepair, but its former beauty was still appreciated. In her lecture notes about the house before its restoration, Mrs.

¹ G. H. Pape Foundation, “Gardens”, Earle-Harrison House and Pape Gardens, http://earleharrison.com/index.php?option=com_content&view=article&id=5&Itemid=6 (accessed January 25, 2010).

² Ann Ruff and Henri Farmer, *Historic Homes of Texas: Across the Thresholds of Yesterday* (Houston: Lone Star Books, 1987), 94.

Barnes wrote, “Today it bears mute testimony to the pride and ingenuity of a physician and planter, steeped in the culture of the old South, who dared bring his love for beauty and tradition to a frontier town on the Brazos.³ She describes the house as being “framed of post oak and cedar, which is said to have come from a “thicket” near the house. It is held together with square nails and wooden pegs and is sheathed in Cyprus siding.”⁴ She may have used some poetic license to infer a thicket would exist near Waco that could produce the massive amount of wood needed to produce such an imposing structure, but it is clear that she admired the building.

By the late 1950’s the house was under the unfortunate designation as being one that the Texas Highway Department would demolish as part of its building of the new Interstate 35 through the city. The president of Baylor University, Abner McCall and others had persuaded his friend Jack Kultgen and the committee of the highway department that the highway would do best if it did not skirt around the town, but would go through the part of city that was beside the university. Judge McCall later remembered

Several of us thought that it would be good to bring it right through South Waco here. ...A lot of the downtown people at the Chamber of Commerce wanted to put that Interstate 35 right through Waco, right- instead of taking it way down there and kind of bypassing Waco. So, we had a committee that was working; they kind of devised a route through much of this slum area. Most people don’t realize it, but Highway 35 was just about as big or was bigger than any one slum clearance project we had. It came, you know, starting out there where University High School is and it kind of makes a curve right by Baylor. It clipped off just a corner- it took Dr. Armstrong’s house; you know, he’d given it to Baylor, and took what used to be his house- and came out through right by Baylor, clipping off

³ Lavonia Barnes. “Earle-Harrison House – 1855-1857 (A Brief History)”, Unpublished, 2-3, Historic Waco Foundation Papers, Historic Waco Foundation, Waco, TX.

⁴ Ibid., 1.

that little corner there and it was a major slum clearance project and it also, of course, brought people from all over the nation right through Waco. That took a lot- many meetings and lots of effort to get that 35 through.... We had- I think Mr. Kultgen and others worked with us, you know. Mr. Kultgen was on the highway commission. They got the railroad too. And Baylor brought the land from the city that had been the city dump.⁵

This shift in the highway plans endangered not only the Harrison House, but also the Napier House (as Earle-Napier- Kinnard House was then called), and another home known as the Davis House.

Roger Conger began corresponding with the Texas Highway department to save the building. The efforts of Conger and others began in 1958. Although Roger Conger considered the Kinnard House to be the most significant, he also felt the Earle-Harrison House and the William Davis House to be important. In November 1958, in behalf of the Heritage Society of Waco, he wrote to the Texas Highway Department:

.... It is important to the City of Waco, and its future generations, that these Historic Houses be spared and preserved. It is important to the State of Texas as a whole. Waco has only recently become interested and active in preserving its Historic structures, and if a determined Stand is not taken to preserve such structures from Highway and other developments, there will shortly not be much of Historic interest left within this State to attract all these tourists we are so interested in going after.⁶

The Highway Department was not encouraging in its response. While the engineer could not speculate what their final needs for land would be, he said “that it seems almost certain that the three houses mentioned will all be within in the area to be taken as right of way for the expressway.”⁷ The writer of the letter also mentioned his

⁵ Oral Memoirs of Abner Vernon McCall, Baylor University Institute for Oral History, Texas Collection, Baylor University, Waco, TX, 1996, p. 358-359.

⁶ Roger Conger letter, November 10, 1958. Cited in Travis, p. 307.

⁷ Letter to Roger Conger from Texas Highway department, November 17, 1958. Cited in Travis, p.309.

discussion with Mrs. Baker Duncan about the possibility of moving the Kinnard House, and suggested that Earle-Harrison and the William Davis House might be moved also.⁸ State senator Frank B. McGregor assured Mrs. Barclay Megarity in a letter that he would do all he could to try to save the homes, but he suggested a delegation be formed to meet with the Highway Commission in person. “In other words we are going to have to reverse the decision through politics if we are to be successful.”⁹ In reading the letter one notes that her address reads in part, “Mrs. Barclay Megarity, President, Daughters of the Republic of Texas.” She was not above using her organizational standing to try to make a favorable impression. The intervention by Conger, Megarity and others must have been mostly successful at the time because while the Davis House was demolished, the Earle-Harrison House and the Earle-Napier-Kinnard House across the street remained intact.

Knowing of her friend’s appreciation for older homes of Waco, during Christmas, 1967, Mrs. Eleanor Journey Pape asked her friend Mrs. Barnes which home she would like her to buy for restoration. Mrs. Barnes took her to the Earle-Harrison House, which had stood neglected for another decade after the highway expansion. Mrs. Pape herself had long been interested in both preservation and history. She had contributed to the preservation of other houses in Waco, but remained largely out of the limelight.¹⁰ Mrs. Nell Pape’s attorney Hart Nance worked for the Citizens National bank, which owned the property.

⁸ Ibid.

⁹ Letter from Frank B. McGregor to Mrs. Barclay Megarity and Roger Conger, January 21, 1959. Cited in Travis, 311.

¹⁰ The Heritage Society of Waco listed Mrs. Pape as a lifelong member. Marion Travis, “Heritage Society of Waco, 1953-1967,” *Waco Heritage and History* 23, no.1 (June 1993): 15.

She asked him what they were going to do with the house. He said they were going to tear everything down and improve the property with a motel. She asked if they would sell her the house, and Nance replied, "We'll do better than that; we'll give it to you."¹¹ They found a large lot on Fifth Street that could feature the house and a large flower garden. The plan in May of 1968 was to move it to 1901 Fifth Street where renovations could begin.¹² Restoration was to be under the auspices of the G.H. Pape Foundation.

Mrs. Barnes and Mrs. Pape enlisted Raiford Stripling to be the restoration architect. He came to Waco to meet Mrs. Pape and they spent two hours in the house, in its dilapidated and infested condition, inspecting it and discussing the feasibility for restoring it.¹³ After the meeting Stripling agreed to be the architect for the project. His fee would be eight percent of the expenses paid for materials and the contractor fees.¹⁴ Mrs. Pape's attorney, Hart Nance, agreed. The newspaper announced that Stripling would be the architect presiding over the moving and restoration of the Earle-Harrison House. Stripling declared later it was the only "peri-style" structure in Texas, meaning that columns were built on the front and one side of the structure only, and not all the way around, leading him to speculate that Dr. Earle may have planned to build a second

¹¹ Hart Nance, *Remembering Eleanor Jurney Pape*, Baylor University Institute for Oral History, Texas Collection, Baylor University, Waco, TX, 1995. 122.

¹² Lavonia Jenkins Barnes, *Oral memoirs of Lavonia Jenkins Barnes*, Oral History of the Woman in Waco, Junior League of Waco and Baylor University Program for Oral History, Texas Collection, Baylor University, Waco, TX, 1978, 34.

¹³ *Ibid.*, 15.

¹⁴ Raiford Stripling to Hart Nance, April 7, 1968, Roger Conger Papers, (College Station, TX: Cushing Memorial Library and Archives, Texas A&M University).

addition to the building, but ran out of time and funds to complete it.¹⁵ No such plans were found, and the roofline and floor plan do not bear any evidence to the speculation.

Stripling was noted for his work with the restoration of the Presidio La Bahia in Goliad, the French Legation, and Fort Concho in San Angelo, but the newspaper did not mention his prior work with the Fort House restoration, nor with East Terrace.¹⁶ The article makes no mention of the Texas Highway Department, but says only that the land was being prepared for development by the Citizen's National Bank. A motel now stands where the Harrison House was originally located. The bank may have let the story of the highway department wanting to demolish the building linger for a decade, so that if the destruction actually occurred it would be easier to blame a more distant third party rather than a local business that might have faced the ire of prominent members of the community.

Three house movers actually were considered for the move. Stripling recommended Delbert Pratt of Moody, Texas. "He is the only mover who has the equipment and is agreeable to moving the house as one unit, providing agreement can be made with the utility companies for line clearance."¹⁷ Another mover, L. D. Renfro of Dallas, billed Total Services \$75.00 for a moving estimate.¹⁸ However it was Loren C. Miley of Laneville in Rusk County who was contracted to dismantle and remove the

¹⁵ "Truck Moving Historic House Bogged Down in Mud", *Waco Tribune-Herald*, June 4, 1968.

¹⁶ "Waco's Earle-Harrison House Will Be Restored by Expert." *Waco Tribune-Herald*, May 16, 1968.

¹⁷ Raiford Stripling to Hart Nance, April 7, 1968. (College Station, TX: Cushing Memorial Library and Archives, Texas A&M University).

¹⁸ Raiford Stripling to Total Services, Inc., June 10, 1968. (College Station, TX: Cushing Memorial Library and Archives, Texas A&M University).

house.¹⁹ After an agreement was reached to hire Miley, the house was dismantled quickly. By June 3, 1968, the movement of the house began in sections. The roof was removed, the second floor walls were laid on top of the first floor, and the roof was put on top of the walls for the move.²⁰ Time had separated the floor sills and joists, but the overall structure was sound. Movers tightened the timbers with cables to prepare for the move. The move had to be made overnight for minimal traffic delay. The telephone company had to be on hand to raise lines to fit the sections under them. Rain hampered the moving crew's work. On June 3rd, the trailer holding the lower floor of the house sank deeply in the mud and the move looked like it might be delayed for quite a while.²¹ However, by the next night Miley and his crew had the house sections at the new location twenty-five blocks away.

A contract for the restoration was given to Total Restoration Services, Inc. Hart Nance was president of Total Services.²² The address of Total Services was the same as the Citizens Bank where Nance worked so it may have been a corporation established just to handle the payments for the restoration. Mr. Louis Runnels of Center, Texas, was the contractor. He was hired at the recommendation of Mr. Stripling, who had employed him for the work on the French Legation.²³ The landscape architect was Hal Stringer, with

¹⁹ Ibid.

²⁰ Raiford Stripling to Hart Nance, May 3, 1968. (College Station, TX: Cushing Memorial Library and Archives, Texas A&M University).

²¹ "Truck Moving Historic House Bogged Down in Mud", *Waco Tribune-Herald*, June 4, 1968.

²² Raiford Stripling to Total Services, Inc., June 10, 1968. (College Station, TX: Cushing Memorial Library and Archives, Texas A&M University).

²³ Raiford Stripling to Hart Nance, April 7, 1968. (College Station, TX: Cushing Memorial Library and Archives, Texas A&M University). Runnels and Stripling were both members of the Sons of the Republic of Texas. Kenneth Hafertepe, *A History of the French Legation in Texas*, (Austin, Texas State Historical Association, 1989), 36.

whom Mrs. Pape had employed for her garden show events.²⁴ Runnels build a new foundation for the house. Raiford Stripling and his contractors began to put the Earle-Harrison House together again like a giant puzzle.²⁵ The second floor walls were raised again and the roof and two chimneys were rebuilt. The columns were raised again and new electrical and duct work was concealed.²⁶

The house had undergone several changes over the years.. A picture of the Harrison House in *Early Texas Homes* showed a large alteration to the house before the move. The area along the south porch had been enclosed for extra rooms when it was a boarding house. The outside walls went directly up to the grand pillars on the south side. Raiford removed these rooms and restored the porch area. The house was stripped down and repainted and sheetrock and wallpaper replaced. Foundation work was completed. New lumber was milled to match older pieces. Matching old flooring was purchased in Galveston to replace deteriorated areas.²⁷ A reproduction of the original kitchen was built behind the house, but a modern kitchen was built inside also.²⁸ Blinds were ordered from Kenner, Louisiana.²⁹ Proper insurance and social security were paid for the workers. In

²⁴ "Truck Moving Historic House Bogged Down in Mud", *Waco Tribune-Herald*, June 4, 1968.

²⁵ "Historic House Finally at Its New Location," *Waco Tribune-Herald* June 6, 1968, 8. The house originally faced roughly east. In its new location it faces approximately south.

²⁶ Estimate, .Raiford Stripling to Total Services, Inc., May 3, 1968. (College Station, TX: Cushing Memorial Library and Archives, Texas A&M University).

²⁷ Raiford Stripling to Total Services, Inc., November 25, 1968, (College Station, TX: Cushing Memorial Library and Archives, Texas A&M University).

²⁸ Michael McCullar, *Restoring Texas: Raiford Stripling's Life and Architecture* (College Station, TX, 1985), 105. Raiford Stripling to Total Services, Inc., November 7, 1968, January 20, 1969, (College Station, TX: Cushing Memorial Library and Archives, Texas A&M University).

²⁹ Nelson's Millwork to Louis Runnels, February 4, 1969, (College Station, TX: Cushing Memorial Library and Archives, Texas A&M University).

April 1968 when the project started Stripling estimated that the project would cost \$50,000. Using a rough addition of the receipts from his papers of the payments made for material and labor from June 10, 1968, to June 23, 1969 (the first and last dates materials and labor were paid, respectively), the total cost of the restoration was over \$202,000, plus Stripling's eight percent for fees, for a total of over \$218,000.³⁰

When Mrs. Pape bought and moved the house, a separate board was formed to oversee the Earle-Harrison House under the direction of the G. H. Pape Foundation.³¹ The first board members were Mrs. Maurice C. Barnes, Chairman; Miss Ida Morris, Vice Chairman; Mrs. Joe Woodward, Secretary; Mrs. E. C. Bolton; Mrs. George Chase; Mrs. John Peterson; Mrs. Julius H. Taylor; Mr. Spencer Brown; Mr. H. Hart Nance; Mrs. Frances R. Goodman; Mrs. C. P. Lupton; Mrs. Frank L. Wilcox; Mrs. C. G. Shellenberger; and Mrs. Eleanor F. Pape.³²

By September 1970, the Chairman of the Earle-Harrison House, Mrs. Barnes, reported to the Foundation that the house had been finished, "most of the furnishings have been moved in and a great deal of work has been done on the grounds. At this time the Foundation does not owe any money."³³

The newly restored house was dedicated on Sunday, December 14, 1970. The Board of the Pape Foundation presented Mrs. Pape with a gold medallion before 150

³⁰ Raiford Stripling Papers (College Station, TX: Cushing Memorial Library and Archives, Texas A&M University).

³¹ Minutes of the Third Meeting of the Directors of The G. H. Pape Foundation. May 20, 1969. Papers of the G. H. Pape Foundation, Waco, TX.

³² Ibid.

³³ Minutes of the G. H. Pape Foundation and Earle-Harrison House Board of Directors Meeting, September 24, 1970. Papers of the G. H. Pape Foundation, Waco, TX.

guests from around the state. The medallion read, “Nell Journey Pape... A guiding light in the beautification and cultural development of Waco, Texas, as exemplified by her gift and restoration of the Earle-Harrison House,”³⁴ but curiously did not mention historic preservation. The president of Historic Waco Foundation at that time, R.E. Davis, did commend her for her contributions to the four historic house museums in Waco.

The board planned to begin public tours in January 1971. Admission was a contribution of one dollar or more, but no children under 12 would be admitted. Special group tours would be \$2.00.³⁵ By the next joint meeting of the directors and the house board, the Earle-Harrison House had earned over \$2,400 in admissions, tours, and the Brazos River Festival, and had received tax-exempt status.³⁶

The Earle-Harrison Houses remains open for tours and other functions including a gardening and arts festival on almost six acres of land.³⁷ The Pape Gardens are not a reproduction of the original site of the house, but “an interpretation of how grand the garden could have been – and now is.” Rose beds, azaleas, live oak trees, a tiered garden, and a large gazebo are some of the ornamentations in the landscape. The house remains

³⁴ “Waco Cultural Leaders Honored at Restoration,” *Waco Tribune Herald*, December 14, 1970.

³⁵ *Ibid.*

³⁶ Minutes of the G. H. Pape Foundation and Earle-Harrison House Board of Directors Meeting, November 23, 1971. Papers of the G. H. Pape Foundation, Waco, TX.

³⁷ G. H. Pape Foundation, “Gardens”, Earle-Harrison House and Pape Gardens, http://earleharrison.com/index.php?option=com_content&view=article&id=5&Itemid=6 (accessed January 25, 2010).

independently operated by the Pape Foundation. A provision of the governing rules of the house stated that “The Earle-Harrison House shall never go into the Waco Perpetual Growth Association, or be controlled in any manner by the Waco City Government.”³⁸

³⁸ Minutes of the G. H. Pape Foundation and Earle-Harrison House Board of Directors Meeting, May 20, 1969, Papers of the G. H. Pape Foundation, Waco, TX.

CHAPTER ELEVEN

Historic Waco Foundation Begins

One may occasionally find abbreviated readings of the history of the Historic Waco Foundation that refer to the Heritage Society of Waco and other groups merging to form the Historic Waco Foundation. This is a condensation of a slightly more elaborate story. In 1958 former Wacoan R. B. Parrott established the Waco Perpetual Growth Foundation with a gift of \$30,000 as a foundation for the betterment of the Waco community.¹ Additional funds would be sought from Waco citizens to give them more of a sense of ownership. As an incentive for other groups or individuals to donate to the group, Mr. and Mrs. Parrott pledged to give a matching amount to those gifts.² Someone realized in 1966 that the combined assets of the Napier- Kinnard House, owned by the Duncan Foundation; East Terrace, owned by the Heritage Society of Waco; and the Fort House, owned by the Waco Society for Historic Preservation, would amount to a sizable amount of worth if given to the Foundation. Exactly who had the idea for a merger is worth considering.³

¹ Waco Foundation, "About Us," Waco Foundation, <http://www.wacofoundation.org/about.html> (accessed February 11, 2010).

² Marion Travis, "Heritage Society of Waco, 1953-1967," *Waco Heritage and History* 23, no.1 (June 1993): 13. Ms. Travis said that the matching gift would come from the estate of his wife, Edith Parrott, upon her death. In 1974, she bequeathed \$311,000 to match all gifts including the houses.

³ One may speculate if the Earle-Harrison house was considered for participation, but it is doubtful. The house was owned by the G. H. Pape foundation. After WPGF was founded, the Pape foundation board ensured against any future merger possibility by expressly prohibiting it. Minutes of the G. H. Pape Foundation and Earle-Harrison House Board of Directors Meeting, May 20, 1969, Papers of the G. H. Pape Foundation, Waco, TX.

Marion Travis made a case that the idea for giving the ownership of the houses to the new foundation was hers. Ms. Travis wrote for the *Waco Tribune-Herald*, which was owned by Harlon M. Fentress, a Waco businessman active in civic affairs. According to Travis, the newspaper delegated her in 1963 to help the Society raise support and membership.⁴ The Heritage Society and “the other houses”⁵ seemed to be in constant need of money, even as Marion became president in 1966. She said she learned of the plan “in 1966” and wrote a letter to Carol Crosthwaite, a co-member of the East Terrace Guild on October 28, 1966.

If the Fentress-Hoover-Brown⁶ complex doesn't blast my ‘big plan’ to high heaven, I'd love to have your reaction to it. I'd also love to give it to someone else to put into effect. It's for reorganization of the Heritage Society (actually dropping the overall name) and establishing a non-profit corporation called something like Greater Waco Heritage (or Cultural) Association. It would be modeled along the lines of the National Trust for Historic Preservation, or the Texas State Historical Survey Committee—with a prestigious board of governors, ex-officio members with state wide reputations, etc. Even so, the houses would still have their own officers and memberships, plus a great amount of autonomy. It would include all the historical houses, a pilgrimage division, a Waco history division and might even be a means for putting the Callan House to work. It would provide a lot of ‘room at the top’ for people who deserve it, it would provide co-ordination of activity, it would provide (frankly) strength and muscle we can't begin to muster now. It would operate under (but not by) the Waco Perpetual Growth Foundation.

She did not say what the reaction of Mrs. Crosthwaite was. The other person who may have originated the idea of the merger was Spencer Brown. Brown was a Waco businessman who became President and CEO of Extraco Bank in 1959.

⁴ Ibid., 12.

⁵ She probably is not referring to Earle-Harrison, which was endowed by the G. H. Pape Foundation.

⁶ Harlon Fentress was the new chairman of WPGF, Brad Hoover was the chairman of the Cooper Foundation, and Spencer Brown was chairman of the Duncan Foundation.

The bank had been established by his father, Stanton Brown.⁷ Spencer Brown was also the chairman of the Board of Directors for the Duncan Foundation.⁸ Claire Masters, a member of the Historic Waco Foundation, quotes him as saying “I came up with the idea of contributing the value of all three houses to match the Parrott Fund. The real challenge was to talk Mrs. Nalle into giving up her house....”⁹

It may have been the case of two people who were both deeply involved with restored houses arriving at the same conclusion. When Marion Travis had written her memo to Mrs. Crosthwaite in October 1966, interested parties already were doing their research on the value of the properties. A letter from Spencer Brown to Harlon Fentress discussed the appraisals. A Mrs. Elizabeth Stamp appraised the inventory of goods for each home, and the firm of Jackson and Barrett evaluated the real estate property. The East Terrace property was valued at \$25,000, its inventory at \$19,000; and its current assets at \$7305.47, for a total of approximately \$51,305.47. Fort House was valued at \$25,000, its inventory at \$19,672.50, and assets \$4683.34, for a total value of \$49,355.84. The total of the two properties together were worth \$100,961.31.¹⁰ Brown said that because of a mistake the Napier-Kinnard property was appraised as a commercial property and needed to be redone. He felt that property would exceed \$60,000, and the estimated value of the Duncan Foundation was \$60,000, for a total of \$120,000. Using

⁷ Obituary of Spencer Brown, *Austin-American Statesman*, April 14, 2009.

⁸ Marion Travis, “Heritage Society of Waco, 1953-1967,” *Waco Heritage and History* 23, no.1 (June 1993): 13.

⁹ Claire Masters, “Portals to the Past: Spencer Brown’s Legacy,” *Waco Today*, *Waco Tribune-Herald*, <http://www.wacotrib.com/wacotoday/Portals-to-the-Past-Spencer-Browns-legacy.html>, (accessed February 12, 2010).

¹⁰ Spencer Brown to Harlon Fentress, September 30, 1966, Historic Waco Foundation Papers, Historic Waco Foundation, Waco, TX.

that amount the total for all would be \$220,916.31. He suggested that the Waco Perpetual Growth Foundation be given the opportunity to accept or reject the appraisals. The second step would be that boards of directors for each house approve its gift to WPGF of its assets. Copies of the letter were sent to Mrs. Maurice Barnes, Dr. R. H. Baskin, Mrs. George Nalle.¹¹

The Waco Society for Historic Preservation agreed readily to give the Fort House and its assets to the new foundation.¹² The Heritage Society of Waco had members who were more hesitant. The Society was well-known in the community and members were very loyal. A meeting was called on December 7, 1966, in the Civic Room of the First National Bank.¹³ Bob Davis and Roger Conger, former presidents of the Heritage Society spoke in favor of the merger, as did Brad Hoover, Executive Director of the Cooper Foundation. A vote was taken, and the motion to give East Terrace to WPGF was approved.

Frances Duncan Nalle needed a little more persuading for her gift. Essentially she *was* the Duncan Foundation, and she had been shouldering the costs not only for the Napier-Kinnard House, but for many expenses of the Fort House as well.¹⁴ Spencer Brown considered it his “greatest accomplishment to get Mrs. Nalle to give all her Duncan Foundation, as well as the Earle-Napier-Kinnard House” to the Waco Perpetual Growth Foundation. She gave it on the condition that all three homes be given. “After

¹¹ Ibid.

¹² Marion Travis, “Heritage Society of Waco, 1953-1967,” *Waco Heritage and History* 23, no.1 (June 1993): 13.

¹³ Ibid.

¹⁴ Ibid, 13.

several sessions with her, I was able to explain that the Parrott Fund would match all of the values of three homes and their antique contents. This would mean that all three houses would have some operating funds from this income.”¹⁵

An overseeing body was to be established to administer the three houses in conjunction with their new foundation. On February 7, 1967, an organizational meeting was held. After an introduction by Harlon Fentress, among the items on the agenda was “review proposed organizational structure of five divisions under master board, each division with its own board of directors and membership, if needed.”¹⁶ Potential names were proposed- “Historic Waco, Inc. (Inc. is lined out and ‘Foundation Inc’ was written over it); Waco Landmarks, Inc.; DeCordova Society; Waco Trust for Historic Preservation; Waco Heritage, Inc.; Waco Heritage League; Texas Heritage Association; Central Texas Cultural Heritage League; Heritage Society of Waco.”¹⁷ It was a possibility that the Heritage Society of Waco be kept as the name of new organization. Also during the meeting, Mrs. George Wolf was appointed “Kinnard Museum Chairman” and Marion Travis name was appointed to name a committee to investigate adaptive uses of the houses. Lyndon Olson was appointed chairman of the by-laws committee.¹⁸

Divisions for the organization were discussed. The proposed Waco History Division would preserve Waco history through publishing and other means of

¹⁵ Claire Masters, “Portals to the Past: Spencer Brown’s Legacy,” Waco Today, Waco Tribune-Herald, <http://www.wacotrib.com/wacotoday/Portals-to-the-Past-Spencer-Browns-legacy.html> , (accessed February 12, 2010).

¹⁶ Agenda for Organizational Meeting, February 7, 1967, Historic Waco Foundation Papers, Historic Waco Foundation, Waco, TX. Sallie Carlisle, future secretary of the organization, made notes of the meeting on a copy of the agenda on file, and signed her name.

¹⁷ Ibid. Carlisle wrote beside “Heritage Society of Waco,” that someone had advocated it, saying it was “already chartered, established, experienced and well known”.

¹⁸ Ibid.

dissemination. A second group would be the East Terrace Division: “this division shall maintain and operate the historic house museum at 100 Mill Avenue, the home build by John Wesley Mann.” Other divisions included the Fort House, Napier-Kinnard, and a Pilgrimage Division, for a total of five divisions.¹⁹ The master organization was to have a president, vice-president, secretary, treasurer and executive director. Each division would have its own chairman, vice-chairman, secretary, and treasurer. These particulars are worth noting because it becomes clear that a completely unified organization was never the goal from the onset of the new organization. In governmental terms it could be called a confederacy.

The new name for the organization was chosen. Spencer Brown successfully had suggested the name Historic Waco Foundation.²⁰ The Historic Waco Foundation received its Articles of Incorporation and Certificate of Incorporation on March 1, 1967, from the office of the Secretary of State of Texas, John L. Hill. The initial board of directors was Roger C. Conger, Harlon M. Fentress and Sallie Carlisle. The purpose of the new corporation was to “discover, procure and preserve whatever may relate to the natural, civil, literary and ecclesiastical history of the State of Texas in general, and to the County of McLennan and City of Waco in particular; and to establish and maintain historic homes and collections of art and archeology.”²¹ At an organizational meeting on

¹⁹ Ibid.

²⁰ Marion Travis, “Heritage Society of Waco, 1953-1967,” *Waco Heritage and History* 23, no.1 (June 1993): 13.

²¹ “Articles of Incorporation of Historic Waco Foundation, Inc.” February 23, 1967, Historic Waco Foundation Papers, Historic Waco Foundation, Waco TX.

March 16, 1967, they were elected president, vice-president, and secretary, respectively, of the new organization.²²

On April 20, 1967, The Heritage Society of Waco, The Waco Society for Historic Preservation and the Duncan Foundation turned their properties over to the Waco Perpetual Growth Foundation by formal contract. Waco Perpetual Growth Foundation in turn leased the houses for \$1.00 a year to Historic Waco Foundation.²³ Other details of the contract said the lease agreement could be renewed every ten years. In turn, Historic Waco Foundation would operate the houses “for the best interests of the citizens of Waco and the State of Texas to the end that they will be functional and attractive as well as points of historic interest.”²⁴ Funding for each house came under its own unique fund. The Historic Waco Foundation was to provide a detailed budget each year for every division and be approved by the Historic Waco Board of Directors. The budgets were not to exceed the trust funds of each respective house. The budget would be submitted to the Waco Perpetual Growth Fund for final approval.²⁵

The houses were able now to operate on a more secure financial footing while maintaining their unique identity. The Pilgrimage tradition continued. The chairman of the 1967 Pilgrimage, Millicent Jones, had been named prior to the merger, but the event

²² Jan Canup, “A Brief History of Historic Waco Foundation and the Brazos River Festival,” *Waco Heritage and History* 12, no.1 (Spring 1981), 8.

²³ Contract between Waco Perpetual Growth Foundation and Historic Waco Foundation, Inc., Historic Waco Foundation Papers, Historic Waco Foundation, Waco, TX.

²⁴Ibid.

²⁵ Ibid.

continued as planned, although it had an amended name, “The Waco Pilgrimage and Festival of Arts,” to reflect a growing emphasis on artists and their work.²⁶

The contract arrangement between Waco Perpetual Growth Foundation and the Historic Waco Foundation continued into the 1980’s. A letter is in the files of the Historic Waco Foundation from March 28, 1980, that renewed the contract to operate the three houses.²⁷ Based on another letter, early into the next lease cycle WPGF made an offer of complete financial independence to Historic Waco Foundation which it accepted:

Dear Jerry,

At the last Board meeting of Historic Waco Foundation on November 17th, it was agreed that the Finance Committee, chaired by Peter C. Simmon, would accept and transfer all assets available from Waco Perpetual Growth Foundation to Historic Waco Foundation during a period agreed upon mutually between yourself and the Committee. Yours very truly, Peter C. Simmon, President.²⁸

The Historic Waco Foundation continues to operate as an independent non-profit foundation.

²⁶ Marion Travis, “Heritage Society of Waco, 1953-1967,” *Waco Heritage and History* 23, no.1 (June 1993): 11.

²⁷ Jerome Cartwright to Jean McReynolds, March 28, 1980. Historic Waco Foundation Papers, Historic Waco Foundation, Waco, TX. Jerome Cartwright was Board Executive of the WPGF, and McReynolds was President of HWF.

²⁸ Peter C. Simmon to Jerome Cartwright, November 29, 1982 Historic Waco Foundation Papers, Historic Waco Foundation, Waco, TX.

CHAPTER TWELVE

The McCulloch House and Conclusion

The McCulloch House had long been considered a part of Waco's historical heritage when it was given to the Historic Waco Foundation in 1976. The house was a destination on the first Pilgrimage to Waco on May 13-14, 1961.¹ The McCulloch family lived in the house for over one hundred years. The house began as a small one story structure built by Josiah H. and Maria Caldwell on land they bought in 1866. The property consisted of five lots that were originally part of the Thomas Jefferson Chambers grant.² On January 3, 1871, the Caldwells sold the property to Champe Carter McCulloch and his wife Emma. Champe McCulloch was active in civic affairs, and was once offered the position of Texas Secretary of State by Governor Lawrence Ross in 1888. He declined the position, but was mayor of Waco from 1890 to 1894.³

The McCullochs set about enlarging the house with a two story addition to the original structure. Four large Doric columns on the two-story front served as a pleasant contrast to the smaller columns on the front of the original house. The main house had symmetry of three windows on the second floor to match the two windows on the first

¹ "Pilgrimage to Waco," Brochure, Texian Press, 1961, Papers of Roger Conger, Texas Collection, Baylor University, Waco, TX.

² Lavonia Jenkins Barnes, *Early Homes of Waco and the People who Lived in Them* (Waco: Texian Press, 1970), 61.

³ Dayton Kelley, ed., "Champe Carter McCulloch," *Handbook of Waco and McLennan County Texas* (Waco: Texian Press, 1972) 170. Another source said he was mayor for five terms, serving for a decade. Virginia Ming "C.C. McCulloch house to be restored," *Waco Heritage and History* 7, no.3 (Fall 1976), 12.

floor and the front door to the right side. The door opened into a hall and parlor design, with hallway running to the back door.⁴ The parlor to the left led to the dining room and the kitchen behind it. The original detached kitchen became a servant's house. A rear stairway led to a second floor hall, two large bedrooms and a smaller room over the back hall. Champe McCulloch passed away on December 14, 1907, two years after a debilitating heart attack. Mrs. McCulloch passed away in 1929.⁵ After their son Louis passed away, Mrs. Louis McCulloch lived in the house until she passed away in 1971.

Descendants gave the house to Historic Waco Foundation in February 1976.⁶ John R. Dudley, the president of Historic Waco Foundation became the supervising architect for the restoration.⁷ It was the first restoration by the Historic Waco Foundation since it was formed. David Woodcock and Roy Pledger of Texas, both of the A&M College of Architecture moved to Waco to begin photographing and drawing the building. Portions of the first floor had deteriorated to the point that they and part of the foundation needed replacing, as well as all of the roof structure and decking. The damage was a result of the 1953 tornado damage.⁸ Most of the flooring on the second floor was replaced, and much of the ceiling boards as well. When wallpaper was removed from one of the rooms, workers found a painted "winged, big eyed cherub standing on what appears to be a

⁴ Lavonia Jenkins Barnes, *Early Homes of Waco and the People who Lived in Them* (Waco: Texian Press, 1970), 62.

⁵ Virginia Ming "C.C. McCulloch House to be Restored," *Waco Heritage and History* 7, no.3 (Fall 1976): 12.

⁶ "Society Acquires Historic Home," *Waco Tribune Herald*, February 29, 1976.

⁷ John R. Dudley "Architectural Preservation, The C. C. McCulloch House, *Waco Heritage and History* 9, no. 4 (Winter 1979): 17.

⁸ John R. Dudley "Architectural Preservation, The C. C. McCulloch House, *Waco Heritage and History* 9, no. 4 (Winter 1979): 22.

cloud”⁹ Modern plumbing, heating and air conditioning and electrical work was completed as unobtrusively as possible. The new design for the house added restrooms a kitchen and a bath for future caretakers of the property.¹⁰

Restoration was completed and the dedication of the McCulloch House was planned for April 24, 1980. The home was being furnished with period antiques. One of the features was a large five foot painting of Ann Pamela Cunningham, the woman responsible for saving Mount Vernon, and spurring women throughout the country to begin historic preservation projects of their own. It was given to the Foundation by one of her direct descendants. At the dedication ceremony, Rita Clements, wife of then Governor Bill Clements, was the special guest, as well as several descendants of the McCullochs. The Historic Waco Foundation planned to use the Caldwell wing for their offices.¹¹

The Historic Waco Foundation received an additional house in 1986. The Hoffman House was donated to the Historic Waco Foundation by the Clark Concrete Company. The house was built by Mr. W. H. Hoffman in the 1880’s. One account said that Hoffman was a German immigrant who came to United States in 1863 and was drafted immediately into the Union Army. He had come to Texas as part of the reconstruction occupation but decided to stay.¹² Another account states that William

⁹ Ibid., 23. The figure was later attributed, at least by inspiration, to Rosie O’Neill, the designer of the first Kewpie doll, which were very popular beginning in 1913. Mary Alice O’Dowd “Rosie O’Neill, Creator of the Kewpie Doll” *Waco Heritage and History* 15, no.2 (Winter 1984): 24.

¹⁰ Ibid.

¹¹ “Brazos River Festival” *Waco Heritage and History* 11, no.1 (Spring 1980): 2.

¹² Historic Waco Foundation, Inc., *Hoffman House*, Historic Waco Foundation, <http://www.historicwaco.org/hoffman.htm> , (accessed January 25, 2010).

Herman Hoffman was born in St. Louis, Missouri on February 16, 1861. His father came to the United States in 1849, set up a doctor's practice, and married Laura Miller on May 17, 1960.¹³ William left Missouri and joined the United States Army Corps of Engineers in 1879. He later settled in Texarkana, then moved to Waco in 1885 to work as an agent of the Pacific Express Railroad.¹⁴ He also married in 1885 and built their one story cottage on 1813 Webster. He was a charter member of the Young Men's Business League, and among his other civic duties he was on the board of the Texas Cotton Palace.

His daughters were local celebrities for their dance studio. Both sisters lived in the family home. Bird Hoffman died in 1966 and her sister Fay died in a nursing home in 1972. After acquiring the property, the Clark Concrete Company donated the Hoffman House in lieu of razing it, on the condition that it be moved.¹⁵ The house was moved in 1987 to 810 South 4th Street, next door to the Earle-Napier-Kinnard House. Mr. Shuford Farmer was the restoration architect.¹⁶ The Victorian era house became the new offices for the Historic Waco Foundation. The house may be better described as an example of adaptive reuse rather than a restoration because the building is used for offices and meetings of the foundation. However it is still an attractive cottage with a large bay window, wraparound porch and extensive gingerbread ornamentation outside.

¹³ "Life with Father, A Biographical Sketch of W. H. Hoffman," *Waco Heritage and History* 17, no.2 (Spring 1987):, 40.

¹⁴ *Ibid.*, 40-41.

¹⁵ *Ibid.*, 41.

¹⁶ Minutes of the Hoffman House Restoration Committee, July 25, 1986, Historic Waco Foundation Papers, Historic Waco Foundation, Waco TX.

Conclusion

After the condition of a historical object, the most important feature of an artifact is its provenance: its use, who made it, who owned it, and how it has arrived at its location. Another feature of the provenance is its treatment: how it has come to its present condition, and who was involved in its treatment. Buildings that are recipients of historic preservation are the largest artifacts of all. This thesis has attempted to bring together various sources about the beginning of preservation in Waco into one document and to place those efforts into the context of actions happening in other parts of the state during the same time period. Wacoans responded to the call by state associations and committees to begin organizations to carry out goals of preserving history for future generations. Many of the Waco leaders were involved in organizations on a statewide level that gave them knowledge of events happening around the state.

It is interesting that a call by the State of Texas in the 1920's for the preservation of local history resulted in the formation of the McLennan County Historical Society in 1924; and a second plea by the state associations thirty years later led to the formation of the Heritage Society of Waco in 1953. While the Waco Tornado of May 1953 does not seem to be an overtly cited reason for beginning the Society, it must have served as a subconscious reminder of the fragility of the city's developmental history. A possible topic for further study is to look at other states that have historical commissions or associations, and to see if they made appeals that resulted in heritage or historical societies, particularly after World War II and the prosperity that followed.

It was also interesting to discover how the activities of Garden Clubs progressed toward historic preservation throughout the State of Texas. The Garden Clubs

emphasized pilgrimages as an activity. The admiration of nature led to examining gardens in context of their surroundings, which in turn, led to a growing interest in historic houses. Historic preservation benefited from this attention. A study might be done to see how active Garden Clubs still are, and if their increase or decrease still has influence on historic preservation or restoration in the present.

Waco more than holds its own in comparison of the time frame in which organized restoration efforts began, to other metropolitan areas of the state. Houston, Austin, Dallas, Fort Worth and Galveston also began major campaigns to save significant homes in 1953, or within a year or two later. San Antonio, which has the longest continuous record of historic preservation activity, remains an example for lessons in both successes and failures in preservation.

The people involved in Historic preservation and restoration in Waco were a very talented group. All the Wacoans discussed in this thesis were very accomplished individuals. Many had degrees in history or studied history as an avocation, and almost all of them were published authors.

The Historic Waco Foundation began in a way that seems unique to the State of Texas and perhaps to the rest of the country. Three organizations came together for better funding. However, the houses boards of each of the four properties that HWF owns continue to operate largely as separate entities. This can be traced directly both to their different origins and the agreement under which they merged. Another project could study if this friendly rivalry has helped or hurt funding for the group as a whole. Historic Waco Foundation is one of the few organizations in the state that manages houses at different locations in the city, rather than moving them to one central location.

One of the other possible topics for further study is the restoration or adaptive use of private homes of historical significance in Waco. For example, the Clifton House at 2600 Washington Avenue was purchased by the Junior League and was renovated for their use in 1995. The Castle Heights area of Waco has recently been named as a historical district. It could be compared to the King William district in San Antonio. The impact of historical restoration and preservation in Waco could be examined for any impact it may have had on other local museums.

Historic preservation in Waco has come largely to a standstill as far as organized groups are concerned. The future of historic preservation and restoration in Waco and the surrounding area is unknown, including the realm of education for the public about its importance. House committees of the Historic Waco Foundation must continue to attract new volunteers for its programs, and new means of financial support as older members pass away.

The histories of the Fort House, Earle-Napier-Kinnard, East Terrace, McCulloch House and Earle-Harrison must be maintained not only for early stories of their original families, but also for accounts of how they were saved, restored and adapted for use today. Already in a short span of just over fifty years (from the time restoration of the Fort House began) some of the information on the houses has been lost or scattered. It is hoped that this thesis will be instructive to current preservation groups to keep as much documentation as they can for future researchers.

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