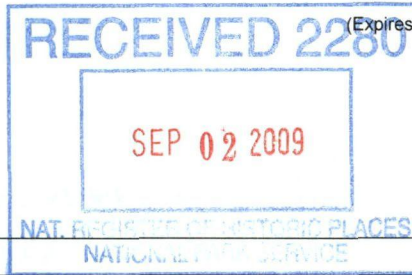


United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

841



1. NAME OF PROPERTY

HISTORIC NAME: Price-Farwell House
OTHER NAME/SITE NUMBER: NA

2. LOCATION

STREET & NUMBER: 308 South Bay Boulevard
CITY OR TOWN: Palacios VICINITY: N/A NOT FOR PUBLICATION: N/A
STATE: Texas CODE: TX COUNTY: Matagorda CODE: 321 ZIP CODE: 77465

3. STATE/FEDERAL AGENCY CERTIFICATION

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this (nomination) (request for determination of eligibility) meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property (meets) (does not meet) the National Register criteria. I recommend that this property be considered significant (nationally) (statewide) (locally). (See continuation sheet for additional comments.)

Mark Wolfe
Signature of certifying official

8/19/09
Date

State Historic Preservation Officer, Texas Historical Commission
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting or other official

Date

State or Federal agency and bureau

4. NATIONAL PARK SERVICE CERTIFICATION

I hereby certify that this property is:

- entered in the National Register
See continuation sheet.
- determined eligible for the National Register
See continuation sheet
- determined not eligible for the National Register
- removed from the National Register
- other (explain): _____

Edson H. Beall
Signature of the Keeper

10-14-09
Date of Action

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Price-Farwell House, Palacios, Matagorda County, Texas

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5. CLASSIFICATION**OWNERSHIP OF PROPERTY:** Private**CATEGORY OF PROPERTY:** Building

NUMBER OF RESOURCES WITHIN PROPERTY:	CONTRIBUTING	NONCONTRIBUTING	
	1	0	BUILDINGS
	0	0	SITES
	0	0	STRUCTURES
	0	0	OBJECTS
	1	0	TOTAL

NUMBER OF CONTRIBUTING RESOURCES PREVIOUSLY LISTED IN THE NATIONAL REGISTER: None**NAME OF RELATED MULTIPLE PROPERTY LISTING:** N/A**6. FUNCTION OR USE****HISTORIC FUNCTIONS:** DOMESTIC/Single Dwelling = house**CURRENT FUNCTIONS:** DOMESTIC/Single Dwelling = house**7. DESCRIPTION****ARCHITECTURAL CLASSIFICATION:** Late 19th and 20th Century American Movements: Craftsman**MATERIALS: FOUNDATION:** Wood posts

WALLS: Wood

ROOF: Asphalt

OTHER: Glass

NARRATIVE DESCRIPTION (see continuation sheets 7-5 through 7-7).

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Price-Farwell House
Palacios, Matagorda County, Texas

SUMMARY PARAGRAPH

The 1906 Price-Farwell House is a one-and-a-half- story, frame Craftsman bungalow with a pyramidal roof and broad front porch. The walls are clad in false bevel siding, the roof is asphalt shingle, structural timbers are cypress, and the chimney and foundation piers and skirting are brick. The front elevation features several large multi-light windows, four classical porch columns, and a large gabled dormer. The interior of the house has Craftsman details, such as an open plan, built-in cabinets, and dark woodwork. The house is located on Tres Palacios Bay, on a flat lot with palms and fruit trees. It fronts South Bay Boulevard and has a view of the bay and its pier and pavilion. A small non-historic carport behind the house is accessed from Duson Avenue. Meticulously restored in 2004, the house is in excellent condition and possesses remarkable integrity. It was designed by notable south Texas architect Jules Leffland, and is his only known extant residential building in Matagorda County.

GEOGRAPHIC DESCRIPTION

Matagorda County is located on the Gulf of Mexico in southeast Texas, approximately 50 miles southwest of Houston. The county is 1,612 square miles in size, and is comprised of flat coastal prairie. A narrow barrier island known as Matagorda Peninsula is located a short distance off the coastline of the county. The peninsula creates Matagorda Bay, which is divided into two distinct portions by the Colorado River channel: East Matagorda Bay, and Matagorda Bay proper, which is larger and extends north into an inland bay called Tres Palacios Bay. Tres Palacios Bay is located at the southwestern corner of the county, on the mouth of the Tres Palacios River. The town of Palacios occupies a point on a bend in Tres Palacios Bay. Central Palacios is a grid-like network of streets approximately one square mile in size, at the point. South Bay Boulevard runs along the coastline at the southern edge of town, and East Bay Boulevard runs along the coast on the eastern edge of town. The Price-Farwell House is located on South Bay Boulevard, on the east side of its intersection with 4th Street. Its lot is directly across the street from the bay, and approximately one block south of historic downtown Palacios.

DESCRIPTION OF RESOURCE

The house, which is addressed 308 South Bay Boulevard, occupies Lot 4 and 30 feet of Lot 5 in Block A, at the corner of South Bay Boulevard and 4th Street. When built, the house was located approximately three blocks to the west, at the corner of 6th Street and Duson Avenue, but it was moved to its present site in 1920. The current site is directly across South Bay Boulevard from the pavilion, which is located a short distance offshore. The house, which faces south towards the bay, sits east of the center of its lot, and is surrounded by a flat lawn. A concrete walkway leads from South Bay Boulevard to the front porch and to the rear of the house, where a small modern carport is located. The driveway is located in the rear, as well, with its entrance on Duson Avenue behind the house. Numerous palms and fruit trees, planted in the 1920s and 1930s, are on the lot, primarily in front of and to the west of the house.

The house was designed so that every room has a view of the bay. This resulted in an irregularly shaped footprint, with sections of the building stair-stepping out from the central volume. The main entrance, located in the center of the 24-foot wide central volume, opens into the living room, a spacious room with large

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Price-Farwell House
Palacios, Matagorda County, Texas

south-facing windows. To the left is a large doorway with a tall pocket door that provides access to the dining room. The dining room extends ten feet west beyond the edge of the living room, so that it also has a large south-facing window. The kitchen, located behind the dining room, does not have its own south-facing window, but does have a built-in cabinet with glass doors that allows a view through it towards the dining room window. To the right of the living room is the front bedroom, which extends ten feet east past the edge of the living room and contains a southern window, and behind that is the large bedroom, which extends six feet beyond the front bedroom and also contains a front window. The front porch is U-shaped, and wraps around the entire central volume, beginning at the dining room window, passing the living room windows and front door, and ending at the front bedroom window. The remainder of the first floor is occupied by a small east/west-oriented hall with staircase and a bathroom, neither of which have a view of the bay. Closets near the rear entrance have been converted to a utility room. Originally the upper half-story was an attic, but it was converted into an apartment in the 1940s. Today, the upstairs is a master suite with the bedroom on the southern side, the bay visible from the dormer's windows. The apartment kitchen was removed during conversion to the master suite.

The front, or south, elevation is for the most part symmetrical. The broad front porch is inset under the pyramidal roof and is supported by four classical wood columns with smooth shafts, slight entasis, and extremely simple bases and capitals. Above the capitals are a frieze-like fascia and the wide overhang of the roof's boxed eaves. Between the two center columns, four concrete steps lead to the porch, which is elevated approximately two feet above the ground. Flanking the stairs are low brick piers capped by round concrete finials. Directly in front of the porch steps is the single-door entry, a wooden door with a large rectangular window. On the left side of this door is a wide window opening consisting of three separate windows—a 36/1 double-hung window flanked by two narrow vertical 36-light fixed windows. On the right side of the entrance door is a projecting bay window, set at a 45-degree angle, with a wide 60/1 double-hung window flanked by two 24/1 double-hung windows. At the ends of the U-shaped front porch are the dining room window on the left and the front bedroom window on the right; both of these are 40/1 windows with half-height upper sashes. To the right of the front bedroom window, the south 1/1 window of the large bedroom can be seen. The dining room has an additional small 15-light fixed window on the south façade. The front door and all window openings have classical surrounds with molded cornices. The porch has tongue and groove flooring and a beadboard ceiling. It rests on brick piers; between them is a brick skirting made of bricks laid in an open checkerboard pattern, with bricks alternating with empty space. The same brick piers and skirting pattern are found around the entire house. Above the entrance, in the center of the pyramidal roof slope, is a large gabled dormer with a broad roof pitch. It contains four windows in an ABBA pattern: two larger 12/1 double-hung windows flanked by two single pane fixed windows. Like all of the windows in the house, they have window surrounds with molded cornices, and the gable has boxed eaves and a small fascia.

The west elevation faces 4th Avenue. This elevation consists of the main building volume, housed within the pyramidal roof, and a central projecting volume containing the dining room, which has a hipped roof. The west-facing windows on this façade include a horizontal window with two large fixed panes in the dining room, a small rectangular window with diamond-shaped panes in the living room, and a 1/1 double-hung window in the kitchen. The west elevation windows were installed in 1920 when the house was moved. They replaced smaller, higher windows that were on the original house. Just below the eaves is a broad frieze-like fascia, which is a continuation of the fascia supported by the porch columns. This fascia encircles the entire

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house, carrying classical detailing to all façades. Also evoking classical designs are the corner-boards, which are designed to look like miniature pilasters with small capitals that seem to support the fascia. They are found at all outside corners of the house. The west elevation offers the best view of the corbelled brick interior chimney, which rises from just west of center of the pyramidal roof.

The east elevation has more wall planes than the west does, due to the way in which the bedrooms stair-step out from the main volume. The house is difficult to view from the east since it is located near a fence at the eastern edge of the lot, and has a short fence hiding its air conditioning unit from the front yard. When viewed from the east, however, the angled bay window at the front porch is visible, followed by a hip-roofed projecting volume containing the front bedroom, followed by another projecting volume containing the larger rear bedroom. The front bedroom has a double-hung east window with a half-height upper sash containing diamond-shaped panes. The large bedroom has a wide east window opening featuring a large, roughly square single pane window flanked by two vertical rectangles with multiple diamond-shaped panes.

The rear elevation has the most irregular fenestration. In the center of the pyramidal roof slope is a wide dormer window exactly like that of the front elevation, with four windows. The intersecting hipped roof of the large back bedroom wraps around the rear of the building and continues across its façade until it reaches the small screened back porch, which has a low-pitched hipped roof that shelters the rear kitchen door. Also opening onto the rear porch, but not sheltered by the porch roof, are two additional rear entrances, located roughly in the center of the rear façade. One of these entrances has a historic screen door with Victorian-style turned elements. A non-historic wheelchair ramp leads to the rear porch, which has been enclosed in brick skirting to match the house. The window openings on the rear façade are smaller, and include both single-pane and diamond-pattern pane fixed windows.

The interior of the house has good integrity and retains a number of original features. The floors in the living room and dining room are maple and are laid in a pattern of interlocking rectangles of decreasing size, with the center of the room the "bulls-eye." Floors in the rest of the house are pine. A large paneled pocket door between the living and dining rooms is intact and in good working order. A built-in wooden cabinet between the dining room and kitchen features a pass-through window and shelves with clear glass doors on each side. The basement, which contains a well, has three original walls built of oyster crete. Other original features include many hardware pieces throughout the home, wood door and window trim, and much of the original plumbing from when the house was moved in 1920. The upper half story retains its 1940s bathroom. The fireplace surround and beadboard in the living room are not original.

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8. STATEMENT OF SIGNIFICANCE

APPLICABLE NATIONAL REGISTER CRITERIA

- A** PROPERTY IS ASSOCIATED WITH EVENTS THAT HAVE MADE A SIGNIFICANT CONTRIBUTION TO THE BROAD PATTERNS OF OUR HISTORY.
- B** PROPERTY IS ASSOCIATED WITH THE LIVES OF PERSONS SIGNIFICANT IN OUR PAST.
- C** PROPERTY EMBODIES THE DISTINCTIVE CHARACTERISTICS OF A TYPE, PERIOD, OR METHOD OF CONSTRUCTION OR REPRESENTS THE WORK OF A MASTER, OR POSSESSES HIGH ARTISTIC VALUE, OR REPRESENTS A SIGNIFICANT AND DISTINGUISHABLE ENTITY WHOSE COMPONENTS LACK INDIVIDUAL DISTINCTION.
- D** PROPERTY HAS YIELDED, OR IS LIKELY TO YIELD, INFORMATION IMPORTANT IN PREHISTORY OR HISTORY.

CRITERIA CONSIDERATIONS: B**AREAS OF SIGNIFICANCE:** Architecture**PERIOD OF SIGNIFICANCE:** 1906**SIGNIFICANT DATES:** 1906**SIGNIFICANT PERSON:** N/A**CULTURAL AFFILIATION:** N/A**ARCHITECT/BUILDER:** Jules Leffland, architect**NARRATIVE STATEMENT OF SIGNIFICANCE** (see continuation sheets 8-8 through 8-14).

9. MAJOR BIBLIOGRAPHIC REFERENCES

BIBLIOGRAPHY (see continuation sheet 9-15).**PREVIOUS DOCUMENTATION ON FILE (NPS):** N/A

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey #
- recorded by Historic American Engineering Record #

PRIMARY LOCATION OF ADDITIONAL DATA:

- State historic preservation office (*Texas Historical Commission*)
- Other state agency
- Federal agency
- Local government
- University
- Other -- Specify Repository:

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Price-Farwell House
Palacios, Matagorda County, Texas

STATEMENT OF SIGNIFICANCE

The Price-Farwell House, constructed in 1906, is one of the finest historic residences in Palacios, Matagorda County, Texas, and dates to the earliest period of growth and development in this coastal Texas town. Designed by regionally renowned architect Jules Leffland and home to two important Palacios citizens, John T. Price and H.B. Farwell, the house is significant for its association with families who promoted Palacios' economic development. In addition, the house is architecturally significant as one of the best preserved and most intact of Leffland's residential designs in Matagorda County; it is one of his eight surviving buildings in the county, most of which are hotels or banks. The house also represents changing tastes in residential design and architecture with a move toward the Craftsman Bungalow style while retaining vestiges of a Classical design aesthetic. Because it is one of the premier architect-designed historic houses in Palacios, the Price-Farwell House is nominated to the National Register of Historic Places. Because it is an intact and stellar example of Leffland's domestic designs, it is nominated under Criterion C for Architecture, at the local level of significance, with Criteria Consideration B, as it was relocated in 1920.

HISTORIC BACKGROUND

Matagorda County, Texas

Matagorda County is located in southeast Texas, along the Gulf of Mexico. Covering 1,612 square miles of total land and water area, the county is bisected by the once flood-prone Colorado River, with many creeks and tributaries also flowing south toward Matagorda Bay or the Gulf of Mexico. The county's name comes from the Spanish words "mata" (brush, sprig, blade) and "gora" (fat, thick); in Matagorda the meaning can be assumed to mean "dense canebrake" (Kleiner) This refers to the canebrake that was once found along Caney Creek and the shores of Matagorda Bay. The majority of the county is flat and delta-like, with fertile coastal prairies, coastal marshes, and riparian forests. Within the county are large bays which collectively have a surface area of approximately 500 square miles. They are sheltered from the Gulf by the long, thin Matagorda Peninsula, which functions as a barrier island. The Colorado River channel, essentially an isthmus, divides the bays into East Matagorda Bay to the east and the larger Matagorda Bay to the west. After crossing the bay, the river channel cuts across the peninsula at approximately its midway point. Tres Palacios Bay is a small irregular-shaped bay extending north from Matagorda Bay, at the mouth of Tres Palacios Creek.

Matagorda County has a long and colorful history that reads like the history of Texas itself. Projectile points found along the Texas coast date human inhabitation to at least the Paleo-Indian period (10,000 to 6,000 B.C.). Little is known about these prehistoric peoples. The tribes residing at the coast in more recent history were the hunter-gatherer Karankawas. Accounts written by early explorers such as Cabeza de Vaca in 1528 describe some of the tribes' practices, as well as their appearance and weaponry. Despite these early accounts, our knowledge of the Karankawas is limited, as they left no villages, no written language, only a scattered few bows and arrows, and only a few hundred words of spoken language (Kuehne 1973, 5). They were a fierce, nomadic people who traveled in search of food and navigated waterways in dugout canoes. Their practice of ceremonial cannibalism made them particularly fearsome to early settlers in the area. They

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periodically raided nascent settlements, resulting in deaths on both sides (Lipscomb). Attempts to missionize the Karankawa failed.

For 300 years before the first permanent settlement was established, explorers and cartographers had a presence in Matagorda Bay and the area around present-day Matagorda. The first record of an Anglo-European man in Texas dates to the Feast Day of Corpus Christi in 1519. It was then that Alonzo Alvarez de Piñeda, agent to the Governor of Spanish Jamaica, mapped the Texas coastline. Some time after 1528, Cabeza de Vaca and companions likely passed through what would become Matagorda County during expeditions into the Texas interior (Kleiner). In 1558, Guido de Lavazares went ashore at Matagorda Bay and claimed possession for the Spanish king. This was the first known formal European possession claim in Texas (Weddle, "Guido de Lavazares") Frenchman Robert de la Salle sailed into Matagorda Bay in 1685, setting up temporary camps on Matagorda Island and on the mainland near the future site of Indianola before proceeding up the Lavaca River and establishing Fort St. Louis (Weddle, "The LaSalle Expedition"). In the 1680s, Spanish expeditions seeking to destroy La Salle's fort sailed into the area. In 1690, Manuel José de Cárdenas y Magaña produced a map of the Matagorda Bay area.

The first permanent settlements in Texas by non-native peoples were the missions, founded by the Spanish in an attempt to establish centers of Christianity and educate the indigenous people. The missions, established with varying degrees of success between 1682 and 1793, were located inland. As early as 1805, Spain had interest in establishing a port at the mouth of the Colorado River, at present-day Matagorda. It was in 1822, however, that the first permanent settlement was established there, by Anglo-Americans in Stephen F. Austin's colony.

Stephen F. Austin was 27 when his father Moses Austin made plans to travel to San Antonio to secure a grant of land and permission to settle it. Stephen agreed to join his father in the venture, but while waiting to meet him in Louisiana, learned of his father's death. Stephen continued to San Antonio anyway, arrived in August 1821, and obtained permission from Governor Antonio María Martínez to proceed with the colonization effort (Barker). The arrangement was such that Austin could explore the coast and select a colony site between the San Antonio and Brazos Rivers, then offer large plots of land to each settler. The amount of land a settler would receive was based on size of family and number of slaves, with a base amount of 640 acres given to the settler as head of family. From his colonists, Austin would collect 12.5 cents per acre for his efforts (Barker). Stephen Austin advertised his colony immediately, and by December 1821 had colonists arriving on the Texas coast. After Mexican independence, the region's new provisional government made changes to Austin's colonization agreement. In January 1823 Agustín de Iturbide's rump congress instead developed the *empresario* system. In this system, heads of families are given a league and a labor of land, or 4,605 acres, and the *empresario*, or land agent, receives 67,000 acres of land for every 200 families he settles, but collects nothing from the colonists themselves (Barker).

Settlers continued to arrive. In 1822 the *Only Son*, a schooner from New Orleans full of Stephen F. Austin's colonists, arrived at the mouth the Colorado River in Matagorda Bay. It was followed shortly by another ship of settlers, and still more in 1828 when Austin was awarded another colonization contract. Land grants were distributed inland, upstream along the various rivers in the area. Caney Creek was a popular early settlement location because of the rich alluvial soil along it. Many settlers suffered setbacks in the form of disease, poor crops, and raiding Karankawas, and many died. The settlers persevered, however, and slowly began to tame

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the wilderness. Elias R. Wightman, a surveyor, and several other men petitioned Stephen Austin for permission to build a town at the mouth of the Colorado, for the purpose of better protecting settlers in the area. In 1827 Austin consented, setting aside a league of land at the site and securing permission from the Mexican government to proceed. By 1829 the town of Matagorda was formally organized, and was incorporated in 1830. By 1835 it was the third largest town in the province of Texas, with 1,400 inhabitants, and was one of the region's most important ports (Ingram 1986, 35).

In 1834, while the region remained under control of the Mexican government, the municipality of Matagorda was established. It spanned a large area, with its western border up the Lavaca River as far as present-day Colorado County. Before and during the Texas Revolution, the Matagorda area was represented by people participating in councils, conventions, and fighting; for example, at the Convention of 1833 and when troops from the area were sent to aid Colonel James Fannin. After the war, the new Republic of Texas organized 23 Texas counties; Matagorda County was one of these original counties, with the city of Matagorda as its seat. The county was created by the Republic of Texas on March 17, 1836, but its organization was not completed until 1937. In July of that year, county officers were selected. The new county showed strong growth early on—its location on the coast meant that it saw agriculture, shipping, and immigration, all things important to the early growth of Texas.

The city of Matagorda became the second largest seaport in Texas and served as a point of entry for immigrants from 1840 until 1865. It was during this time that Matagorda County saw a large increase in transportation and industry development. Both livestock and cotton were important components of the local economy by 1850. In addition, there were 1,200 slaves in the county at this time and a total population of 2,124. The growing agricultural economy encouraged the further importation of black slaves and by 1860 there were more than 2,100 slaves in a county with an overall population of 3,454. Cotton and livestock continued to contribute to the growth of the Matagorda County economy (Kleiner).

The 1860s also brought the larger issues facing the nation to the forefront of Matagorda County life. In 1861, the county's voters supported secession from the Union by a vote of 136 to 8 and Confederate camps and posts were established around the county. The Civil War did not physically come to Matagorda as no Union troops entered the county but it did not remain untouched by the realities of war. Several white supremacist groups, such as the Ku Klux Klan and the White Man's Union Association formed to protect white interests by suppressing the black population of the area (Kleiner).

Though Union troops never entered Matagorda County during the war, the Union blockade of the Texas coast meant that foreign trade was restricted, greatly hampering the Matagorda economy that relied on the foreign cotton trade. Because of a serious decline in cotton production due to decreasing land values and the emancipation of slaves following the Civil War, Matagorda County's cotton production did not rebound until the 1870s and the overall economy and population growth grew slowly until the end of the nineteenth century (Kleiner).

It was in the last years of the 19th century that Matagorda County saw an influx of people from other states and an expanding economy. Settlers moved into the county as rice started to replace cotton and livestock. The Matagorda County Rice and Irrigation Company, founded in 1899, helped further rice as an important crop. Rice made up 34 percent of the county's improved acreage. Railroad construction in the county also

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increased during the late 19th and early 20th century which encouraged development and growth of existing areas as well as contributed to the creation of new towns like Palacios (Kleiner).

The population of Matagorda County continued to grow throughout the 20th century as the area's economy diversified to include petroleum and other industries. Agriculture remained important well into the 1970s as the county was a leading producer of both cattle and rice. The growth and development of Matagorda County now falls under the purview of the Houston-Galveston Area Council which now provides regional planning to the area (Kleiner). By 2000, Matagorda County had a population of just over 37,000, with half residing in Bay City. However, Palacios is home to approximately one-fifth of the county's residents with over 5,000 residents (www.city-data.com).

Palacios, City by the Sea

The town of Palacios is located on the Gulf Coast in the southwest part of Matagorda County and derives its name from Tres Palacios Bay, on which it is located. The bay was named for José Feliz Trespalacios, who served as the Spanish governor of present Texas from 1822–1823. In 1901, land developer W. C. Moore of Houston purchased a 20,000-acre parcel of land known as “the bull pasture” north and west of the bay for speculative development. As the name suggests, the bull pasture was originally used for stock raising. Moore, who headed a group of land promoters who formed the Texas Rice Development Company (TRDC), obtained the land for investment and townsite development. The company subdivided the former bull pasture into 160-acre farm tracts and sold the one square mile tract on the bay at Hamilton Point to the Palacios City Townsite Company, a subsidiary of the TRDC. The Palacios City Townsite Company began selling lots for the “City by the Sea”, as it was promoted, in 1901.¹

The town became known simply as “Palacios” to avoid confusion since there was already an existing post office called Tres Palacios nearby. The townsite company offered incentives such as town lots in the commercial district to the New York, Texas & Mexican Railroad (later, Southern Pacific Railroad) to extend its line to Palacios. They knew that railroad access would spur the town's growth and development and thus, enrich their own investment. The first train arrived in Palacios on June 29, 1903. Almost immediately, seafood businesses opened in Palacios, taking advantage of the town's prime location on Tres Palacios Bay (MCHC 1986, 367).

The town of Palacios was platted and developed during a period of phenomenal land development along the Gulf Coast and in South Texas. At the close of the 19th century and in the first decades of the 20th century, land speculators developed new and sophisticated promotional schemes to sell unimproved land in Texas. They typically formed consortiums that included irrigation and railroad interests to promote agricultural lands, create new towns, and sell town lots to Midwestern and Eastern farmers who were tired of the snow and cold and who sought new economic opportunities in a “new” land. Widespread print advertising in newspapers and through promotional brochures peppered with enticing photographs attracted potential buyers who were then lured to South Texas for its “salubrious” climate, long growing season, and economic opportunities inherent in the exploitation of the undeveloped landscape.

¹ Many sources state that the town of Palacios was platted in 1902 but the Recorded Texas Historic Landmark plaque for the Price-Farwell House indicates that lots were sold as early as 1901, possibly predating the official town plat.

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Palacios developers were little different; they promoted the town's beautiful location, its sunshine, health benefits, and cool ocean breezes. The "City-by-the-Sea" was actively promoted as a health resort and in 1906, the church leaders selected it as the site for the Texas Baptists Encampment. The retreat attracted people from throughout Texas to the area for summer camp. As news spread about Palacios and its seaside setting, thousands traveled to the town by excursion train. Much of the town's economy was tied to resort industries such as hotel rooms, restaurants, and fishing. In addition, town leaders marketed Palacios as an ideal place for a variety of fruit orchards and farming. Cotton and rice became important products by 1910 (MCHC 1986, 369).

Hallmarks of town building emerged in the first years after the townsite was platted. The first church, a Methodist church was organized in 1903 and the first newspaper started in 1906; it is now called the *Palacios Beacon*. Palacios residents voted to incorporate in 1909. By 1915, about two thousand residents lived in Palacios, according to the townsite company (Griffin).

The Price-Farwell House

John T. Price and his wife Opal Price (Cates) were among the many new residents of Palacios just after the turn of the 20th century when the town was newly platted. The family moved to Palacios from Tennessee in 1906. Price may have been drawn to the town by the development possibilities inherent in the establishment of a new community. He was a lumberman who founded the John T. Price Lumber Company, no doubt catering to the scores of new families attracted by the publicity about the place. Once his lumber business was under way, Price looked forward to building his own house in the up and coming town. In 1909, the same year Palacios' citizens voted to incorporate, Price purchased lots 1 and 2 in block 53 of the new townsite.

Price hired Jules Leffland, a Danish architect living in Victoria, to design his new house. Leffland worked in South Texas from 1885-1910 and is known particularly for his hotels and civic buildings. In addition to the Price-Farwell house, Leffland designed a number of other buildings and structures in Palacios, including the Luther Hotel (then Hotel Palacios, 1904), the first Palacios Pavilion (1904), the Palacios State Bank (1906), and Palacios College (1905). He was responsible for a number of other residential and commercial buildings in Texas coastal communities including nearby Blessing. Between 1900 and 1910, Leffland designed seventeen buildings in Matagorda County, only eight of which survive (Ingram, 8/28/05).

The house is a large, hip-roofed frame Craftsman bungalow with Classical stylistic influences. The overarching hipped roof is pierced by a gabled dormer in the front roof plane, and a matching dormer on the rear. A full-façade porch supported by classical columns faces the ocean.

In May of 1919, John and Opal Price sold their house to Howard Bradford under the condition that the house be removed from the lot by January 1, 1920 (Matagorda County Deed Records). Price intended to build a new house on his site, possibly to showcase his lumber company and construction business. Price's new house, which is still extant, was a true Craftsman bungalow then all the rage in building designs and he may have built it as a model for others in the community. Bradford negotiated the sale of the house sans lot to H. B. Farwell. In turn, Farwell purchased lots four and five in Block A from the heirs of C.C. Duson (Matagorda County deed record 59:42), onto which he moved the house. It has remained at 308 South Bay, about three blocks from its original location, since that time.

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Section 8 Page 13

Price-Farwell House
Palacios, Matagorda County, Texas

Like many of Palacios' early residents, H.B. Farwell hailed from the Midwest. In 1905, he was recruited from St. Paul, Minnesota to manage the Palacios City Townsite Company (from TRL plaque). Farwell became one of the town's most active citizens: he was one of the founders of the Palacios Business Men's League and he was one of five men who signed the application of the town's "Board of Trade" (now the Palacios Chamber of Commerce) (MCHC 1986, 520). Farwell also assisted P.A. Elder and W. Williamson in the creation of the Palacios State Bank and served as president of the bank in 1909. Notably, the Palacios State Bank was also a Jules Leffland design.

Farwell and his wife Mary Estelle had one son, Gene, who graduated from Annapolis. Mr. Farwell enjoyed gardening and planted palms, orange, and fig trees around his house, some of which survive to the present. During World War II, the upstairs was converted into an apartment.

The Farwell family lived in the house until 1946 when they sold it to W. A. Suggs who kept it only one year. In 1947, Suggs sold it to Amos E. Duffy and his wife Helen Gould Gilbert. Unlike many of the newcomers, Duffy's ancestors arrived in Matagorda from Ireland in 1845 and he was born there in 1887. Duffy succeeded his father as postmaster of Matagorda and held that position for twenty-three years. Duffy also worked as a merchant and mortician. Eventually Duffy partnered with D.D. Rittenhouse, builder of the Luther Hotel in Palacios, to open the A.E. Duffy & Co. Funeral Home. Later in life, Duffy served on the Gulf-Matagorda School Board (MCHC 1986, 136).

In 1957, the Kimball family bought the house; Nelle Elizabeth Kimball owned the home until her death in 1986, at which time her brother-in-law Jerome B. Kimball and his wife Bonnie took possession. Jerome Kimball served as secretary of the School Board. The property passed to co-owners Robert Mote and David Durham in 2000 and they took possession of it in 2001. Between 2002 and 2004, the new owners engaged in extensive restoration of the original floor plan (Ingram 2004).

Today, the Price-Farwell House is in excellent condition. It retains its original architectural design, both the exterior and the interior, to an outstanding degree. The house is a 1-1/2-story frame house surmounted by an overarching hipped roof with large gabled dormers piercing the front and rear roof planes. An integral front porch supported by classical columns stretches across the primary façade of the house. The house features many paired and triple multi-light windows throughout. Structural timbers are cypress. Birdseye maple floors laid in a distinctive pattern of descending rectangular planks cover the living and dining rooms—the public spaces—and long leaf pine floors are found throughout the remainder of the house. A massive fireplace hearth and mantel greet visitors as they enter the front door into the living room. The house is featured in Cynthia A. Brandimarte's book *Inside Texas* (as the John T. Price house) and has been honored as a Recorded Texas Historic Landmark (2004).

Craftsman style

As a response to industrialization, the British Arts and Crafts Movement of the 19th century focused artists, architects, and craftspeople handcrafted decorative arts and design, making furnishings from kitchenware through textiles integral to building design, and taking the same craftsmanship through into the exterior aesthetic of buildings. The movement arrived in the United States in 1897 at the first American Arts and Crafts Exhibition. As it spread across the country, it evolved into the uniquely American Craftsman style,

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Section 8 Page 14

Price-Farwell House
Palacios, Matagorda County, Texas

incorporating an eclectic breadth of influences, including Native American basketwork, Spanish missions, colonial traditions, classical ideals, and myriad customs brought by immigrants from Europe and Asia. The Price-Farwell House demonstrates a tie to the classical aesthetic common in area residential design at the turn of the 20th century, but its form and detailing demonstrate the progression toward the Craftsman style.

Jules Leffland

Born in Denmark in 1854, Jules Leffland received his architectural training at the Institute of Technology of Copenhagen. He moved to Texas in 1886 and helped after the destructive hurricane that year to move houses from Indianola to safer inland sites. He worked throughout the South Texas Gulf Coast area, and numerous extant examples of his commercial and institutional work remain, in styles including Classical Revival and Mission Revival. Much of his remaining work, including his own home, is in Victoria, Texas, where he had his office. He built his high-style Classical Revival home at 302 E. Convent (listed 1991) in 1900. Just six years later, he demonstrated his versatility with a restrained use of classical and Craftsman elements at the Price-Farwell House as he adapted to the bungalow form. His other National Register-listed designs in Texas include the John B. Ragland Mercantile Company Building in Kingsville, Kleberg County; the Max Bettin House, D.H. Regan House, Old Nazareth Academy, and George H. Hauschild Building, all in Victoria, Victoria County; and the Breeden--Runge Wholesale Grocery Company Building, in Cuero, De Witt County.

Conclusion

The Price-Farwell House is one of Palacios' premier residential properties and retains its original early 20th century architectural fabric and design to a remarkable degree. Designed by locally prominent architect Jules Leffland, it reflects the evolution of the American house style from one based in Classical architecture to one embracing the new Craftsman aesthetic in what would become the dominant domestic style of the early 20th century—the bungalow. The exterior of the house has been little changed since its original construction in 1906. New owners have retained and repaired original fabric and have meticulously restored the interior, including its original floor plan. The Price-Farwell House is nominated for listing in the National Register of Historic Places under Criterion C, Architecture, at the local level of significance. It meets Criteria Consideration B because, although relocated in 1920, it is the only remaining residence in the county designed by Jules Leffland.

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National Park Service

National Register of Historic Places Continuation Sheet

Section 9 Page 15

Price-Farwell House
Palacios, Matagorda County, Texas

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USDI/NPS NRHP Registration Form

Price-Farwell House, Palacios, Matagorda County, Texas

Page 4

10. GEOGRAPHICAL DATA

ACREAGE OF PROPERTY: less than one acre**UTM REFERENCES** Zone Easting Northing
 14 772114.0 3177819.0**VERBAL BOUNDARY DESCRIPTION:** Lots 4 and 5, Block A, Town of Palacios**BOUNDARY JUSTIFICATION:** These lots have historically been associated with the house since 1920.

11. FORM PREPARED BY

NAME/TITLE: Terri Myers, Historian, Kristen Brown, Architectural Historian,
Karen Thompson, Associate Historian**ORGANIZATION:** Preservation Central, Inc.**DATE:** February, 2008**STREET & NUMBER:** 823 Harris Avenue**TELEPHONE:** (512) 478-0898**CITY OR TOWN:** Austin**STATE:** Texas**ZIP CODE:** 78705

ADDITIONAL DOCUMENTATION

CONTINUATION SHEETS**MAPS AND PLANS** (see continuation sheet MAPS-16 through MAPS-21).**PHOTO LOG, BLACK & WHITE PHOTOS** (see continuation sheets PHOTOS-22).**HISTORIC PHOTOS** (see continuation sheets PHOTOS-23).**PHOTOGRAPHS** (see continuation sheets PHOTOS-24 through PHOTOS-27).

PROPERTY OWNER

NAME: Robert Mote**STREET & NUMBER:** P.O. BOX 639**TELEPHONE:** (361) 972-9340**CITY OR TOWN:** Palacios**STATE:** Texas**ZIP CODE:** 77465

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section MAPS Page 16

Price-Farwell House
Palacios, Matagorda County, Texas

MAPS

See following sheets:

Map 1: Location of Matagorda County---page 16

Map 2: Matagorda County Map showing location of Palacios---page 17

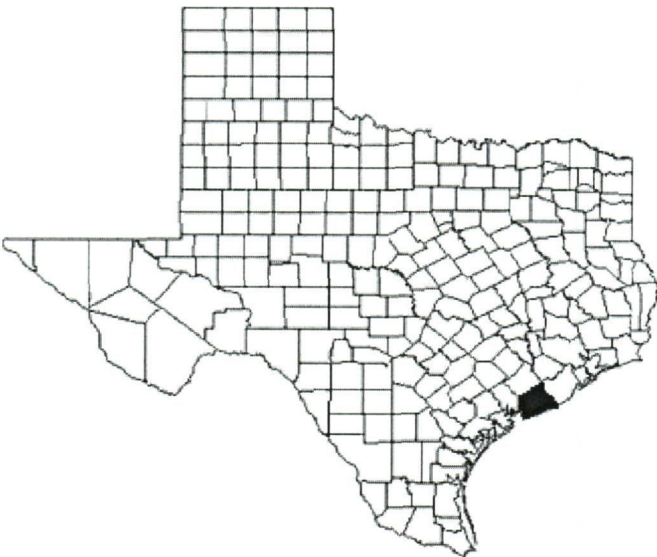
Map 3: Palacios map showing location of the Price-Farwell House---page 18

Plan 1: Price-Farwell House first floor plan---page 19

Plan 2: Price-Farwell House second floor plan---page 20

Plan 3: Price-Farwell House basement plan---page 21

Plan 4: Price-Farwell House site plan---page 21

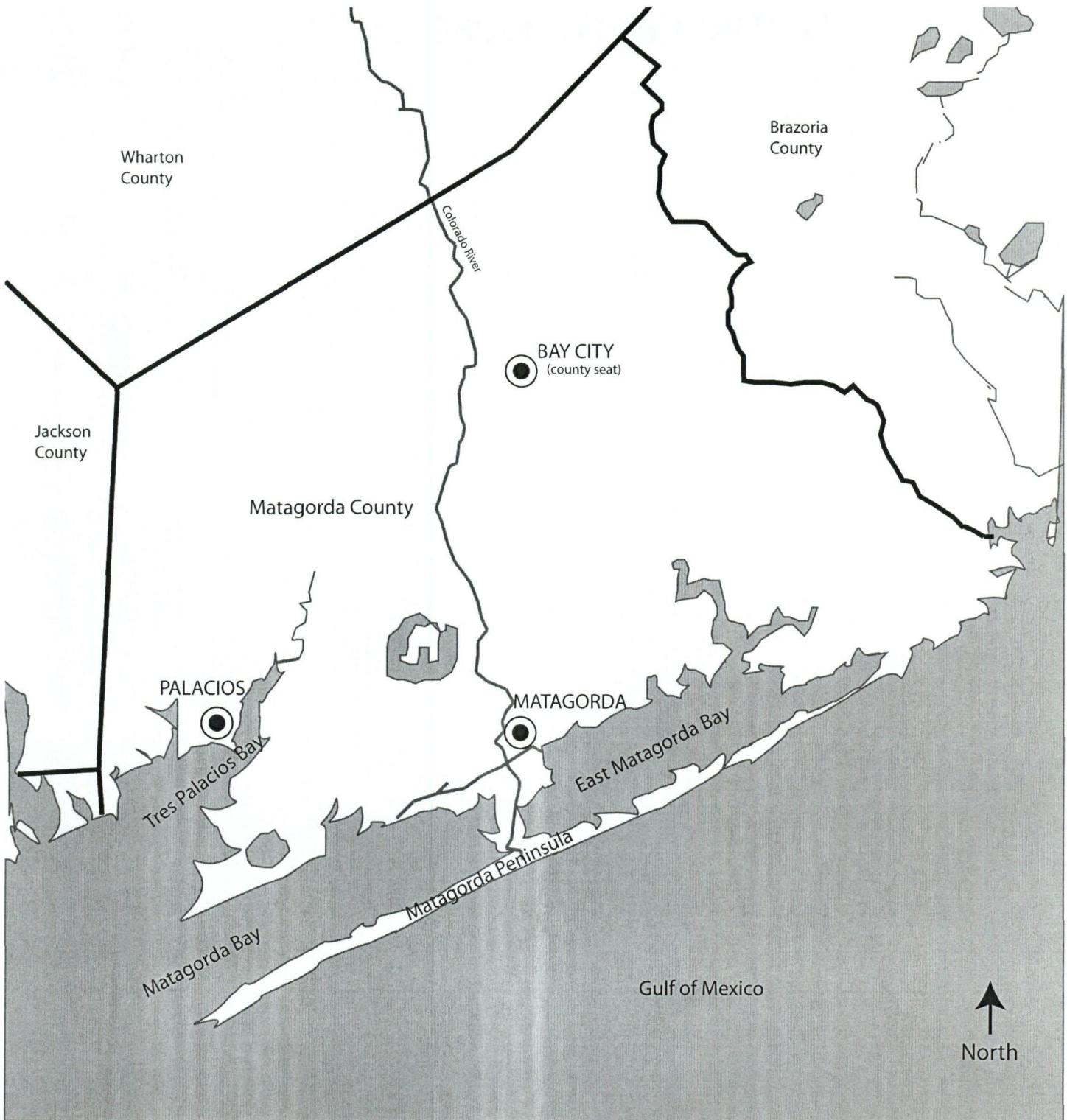


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National Register of Historic Places Continuation Sheet

Section MAPS Page 17

Price-Farwell House
Palacios, Matagorda County, Texas

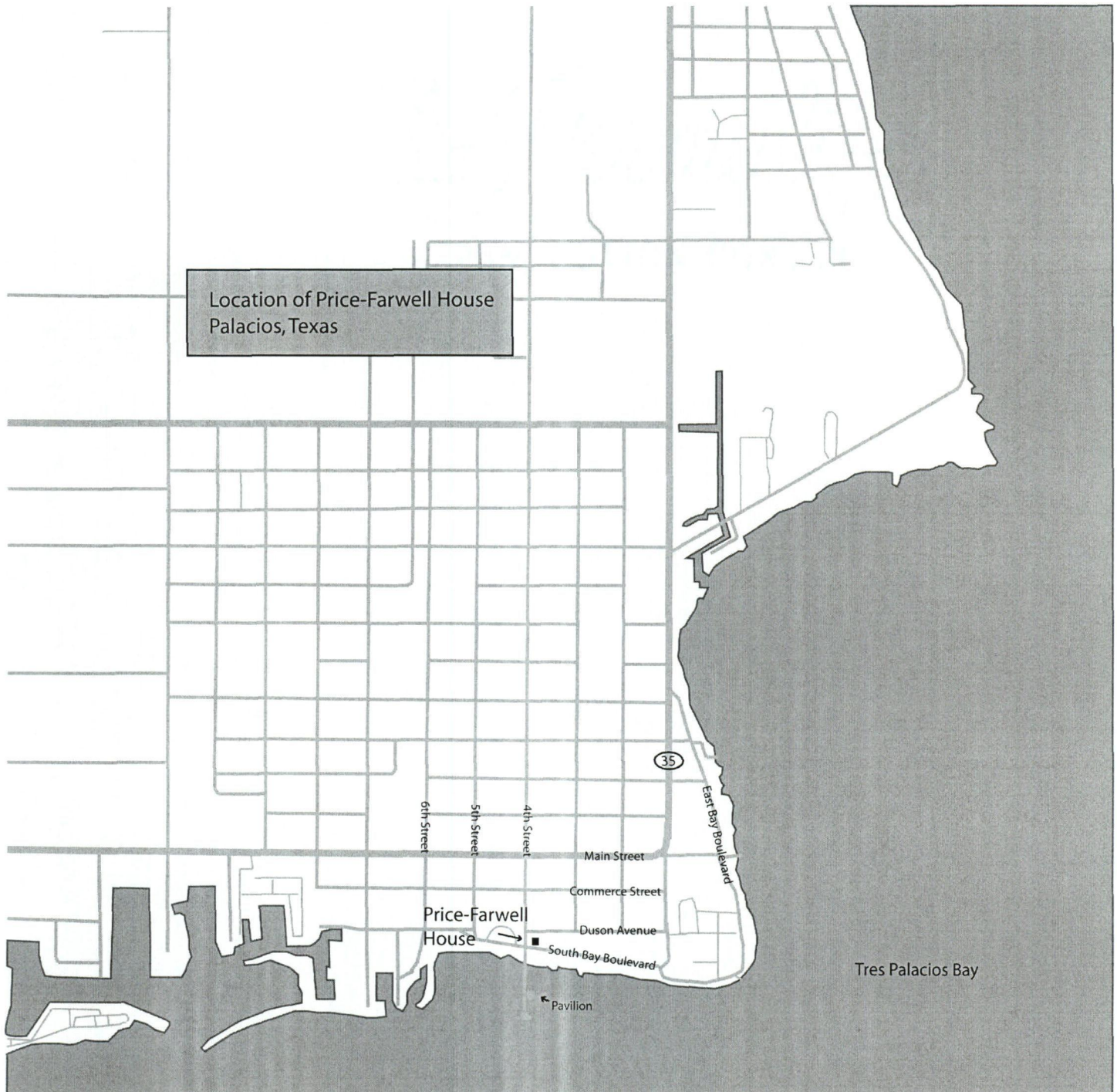


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National Register of Historic Places Continuation Sheet

Section MAPS Page 18

Price-Farwell House
Palacios, Matagorda County, Texas



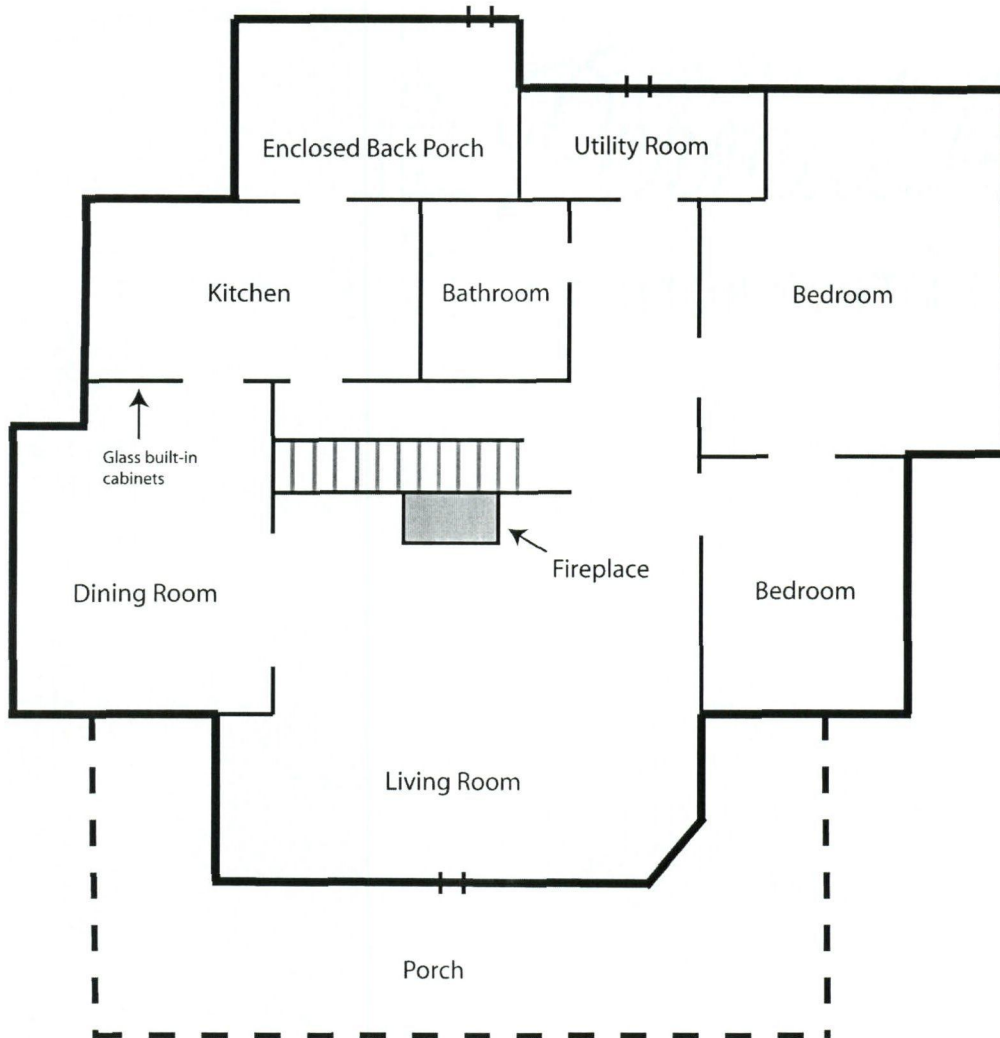
Original location was approximately where the H in "House" is, at the corner of 6th Street and Duson Avenue.

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National Register of Historic Places Continuation Sheet

Section MAPS Page 19

Price-Farwell House
Palacios, Matagorda County, Texas



Price-Farwell House
First Floor

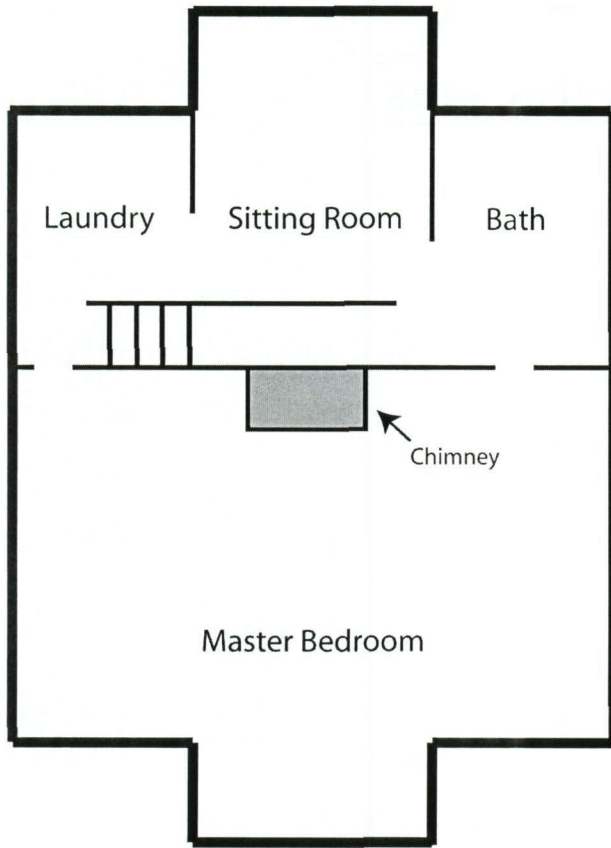
Not to scale

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National Park Service

National Register of Historic Places Continuation Sheet

Section MAPS Page 20

Price-Farwell House
Palacios, Matagorda County, Texas



Price-Farwell House
Second Floor

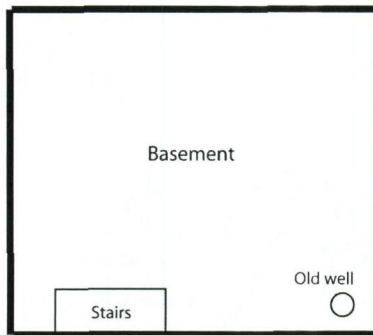
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National Park Service

National Register of Historic Places Continuation Sheet

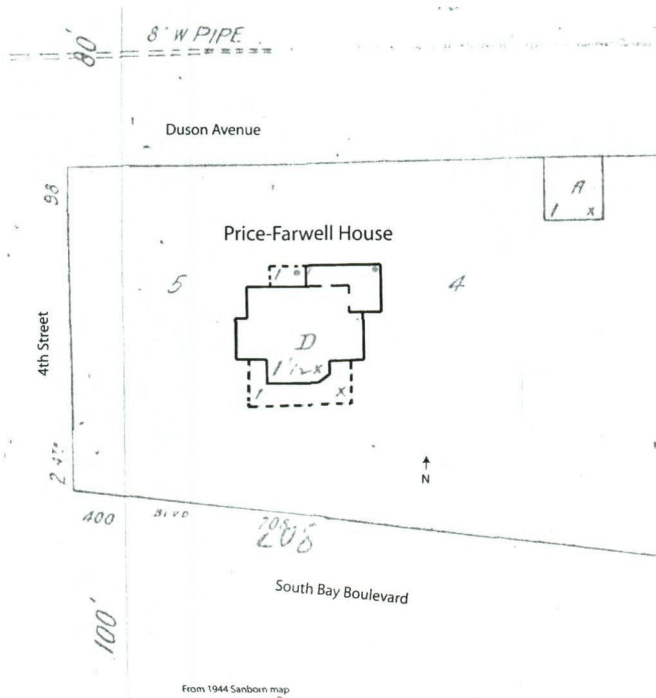
Section MAPS Page 21

Price-Farwell House
Palacios, Matagorda County, Texas



Price-Farwell House Basement

Not to scale



From 1944 Sanborn map

Price-Farwell House: Site Plan

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National Park Service

National Register of Historic Places Continuation Sheet

Section PHOTOS Page 22

Price-Farwell House
Palacios, Matagorda County, Texas

PHOTO LOG

Photo 1

South and west facades
Camera facing NE
Photographer: Terri Myers
Negative on file: Preservation Central
Price-Farwell/2007 Roll 1 Frame 5

Photo 2

West and north facades
Camera facing SE
Photographer: Terri Myers
Negative on file: Preservation Central
Price-Farwell/2007 Roll 1 Frame 3

Photo 3

North facade
Camera facing S/SW
Photographer: Terri Myers
Negative on file: Preservation Central
Price-Farwell/2007 Roll 1 Frame 2

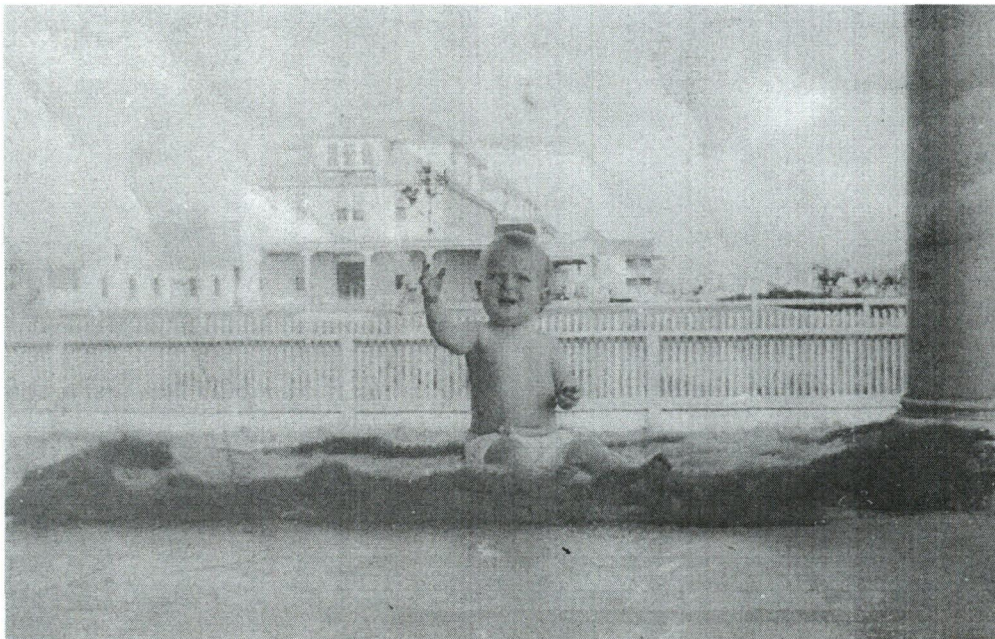
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National Register of Historic Places Continuation Sheet

Section PHOTOS Page 23

Price-Farwell House
Palacios, Matagorda County, Texas

HISTORIC PHOTOS



View from the front porch of the Price-Farwell House, Luther Hotel in the background, ca. 1915



View from the front lawn of the Luther Hotel with the Price-Farwell House in the background, ca. 1915

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National Register of Historic Places Continuation Sheet

Section PHOTOS Page 24

Price-Farwell House
Palacios, Matagorda County, Texas

ADDITIONAL PHOTOS



Front (south) elevation



West elevation

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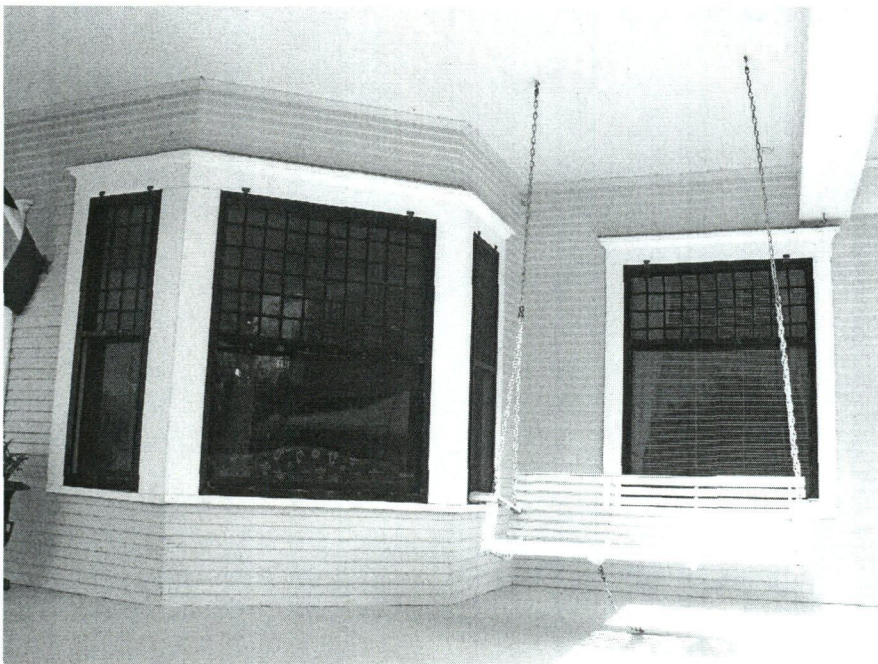
National Register of Historic Places Continuation Sheet

Section PHOTOS Page 25

Price-Farwell House
Palacios, Matagorda County, Texas



Rear (north) and east elevations



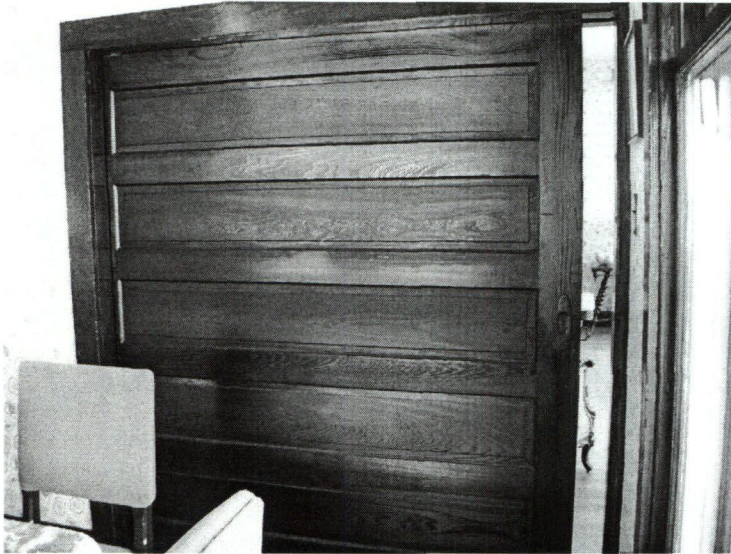
Window and porch detail

United States Department of the Interior
National Park Service

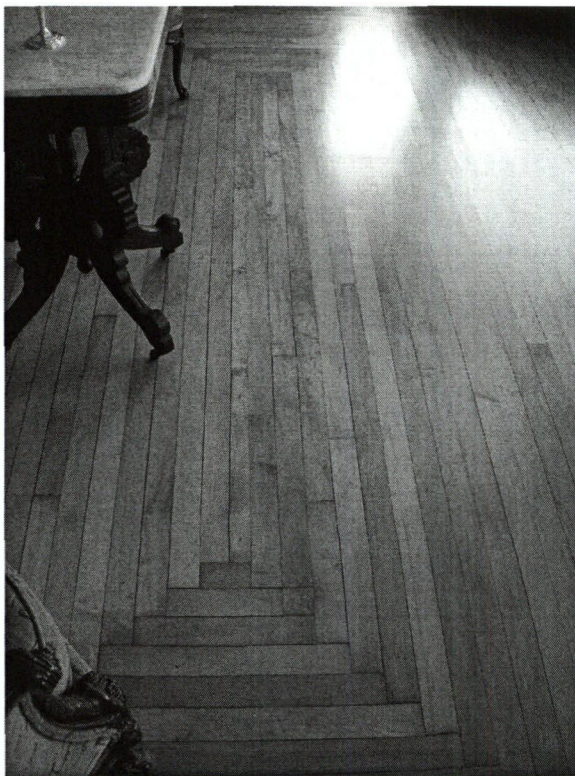
National Register of Historic Places Continuation Sheet

Section PHOTOS Page 26

Price-Farwell House
Palacios, Matagorda County, Texas



Pocket door between dining room and living room



Parquet floor detail

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National Park Service

National Register of Historic Places Continuation Sheet

Section PHOTOS Page 27

Price-Farwell House
Palacios, Matagorda County, Texas



Glass built-in cabinets separating dining room from kitchen

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Price-Farwell House
NAME:

MULTIPLE
NAME:

STATE & COUNTY: TEXAS, Matagorda

DATE RECEIVED: 9/04/09 DATE OF PENDING LIST: 9/18/09
DATE OF 16TH DAY: 10/03/09 DATE OF 45TH DAY: 10/18/09
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 09000841

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 10-14-09 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in
The National Register
of
Historic Places

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



Price-Farwell House
Palacios, Texas
Photo 1

1110107704 000 551 N N 1 1



Price-Farwell House
Palacios, Texas
Photo 2

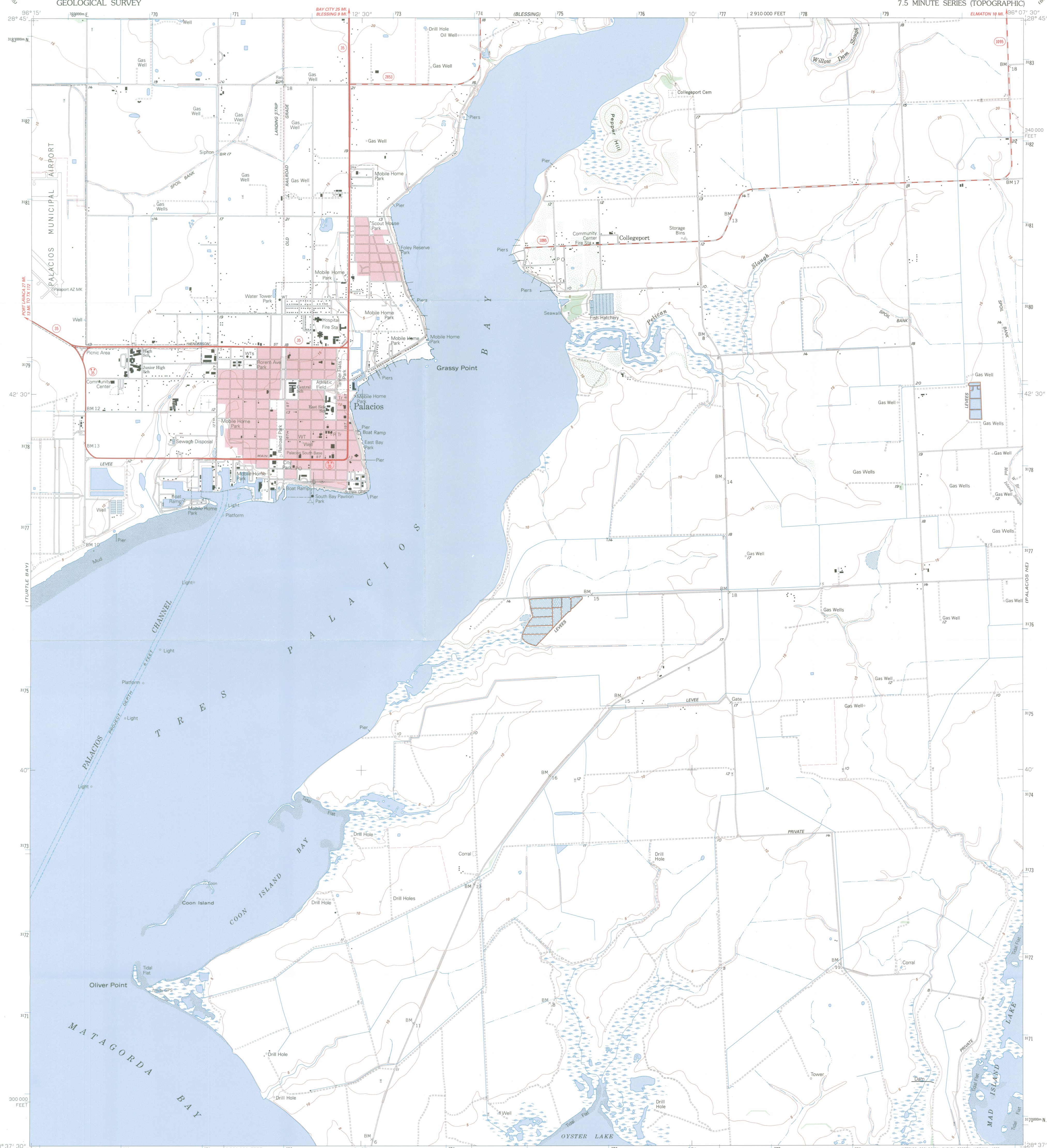
PHOTO 2



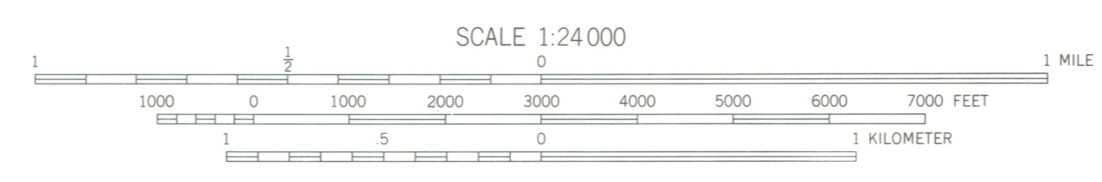
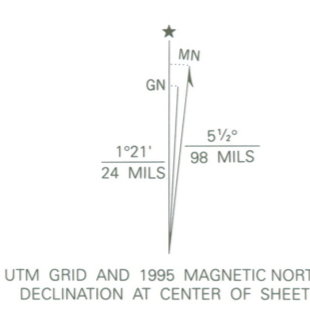
Price-Farwell House
Palacios, Texas
Photo 3

MULLAND !!! UZ 5-55 3751 N N N 2 2 1

FACE FARWELL HOUSE
PALACIOS, MATAGORDA COUNTY, TEXAS
UTM 14 772114E 317819N



Produced by the United States Geological Survey
Control by USGS and NOS/NOAA
Compiled from aerial photographs taken 1946-1947. Revised from aerial photographs taken 1991 and other sources. Field checked 1991. Map edited 1995.
North American Datum of 1927 (NAD 27). Projection and 10,000-foot ticks: Texas Coordinate System, south central zone (Lambert Conformal Conic).
Blue 1000-meter Universal Transverse Mercator ticks, zone 14 North American Datum of 1983 (NAD 83) is shown by dashed corner ticks. The values of the shift between NAD 27 and NAD 83 for 7.5-minute intersections are available from National Geodetic Survey NADCON software.
Red tint indicates areas in which only landmark buildings are shown.
Fine red dashed lines indicate selected fence and field lines where generally visible on aerial photographs.



CONTOUR INTERVAL 5 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929
SHORELINE SHOWN REPRESENTS THE APPROXIMATE LINE OF MEAN HIGH WATER
THE AVERAGE RANGE OF TIDE IS APPROXIMATELY 1 FOOT



ROAD CLASSIFICATION

Primary highway, hard surface	Light-duty road, hard or improved surface
Secondary highway, hard surface	Unimproved road
Interstate Route	U. S. Route
	State Route

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

2896-413

PALACIOS, TX
28096-F2-TF-024
1995
DMA 6741 II NW-SERIES V882



TEXAS HISTORICAL COMMISSION
real places telling real stories

MEMORANDUM



TO: Linda McClelland
National Register of Historic Places

FROM: Linda Henderson, Historian
Texas Historical Commission

RE: Price-Farwell House, 308 South Bay Blvd, Palacios, Matagorda County, Texas

DATE: August 19, 2009

The following materials are submitted regarding [address]:

<input checked="" type="checkbox"/>	Original National Register of Historic Places form
<input type="checkbox"/>	___ Resubmitted nomination
<input type="checkbox"/>	Multiple Property nomination form
<input checked="" type="checkbox"/>	Photographs
<input checked="" type="checkbox"/>	USGS maps
<input type="checkbox"/>	Correspondence
<input type="checkbox"/>	Other:

COMMENTS:

___ SHPO requests substantive review

___ The enclosed owner objections (do___) (do not___) constitute a majority of property owners

___ Other:

