



United States Department of the Interior
National Park Service

863

NATIONAL REGISTER OF HISTORIC PLACES
Registration Form

1. NAME OF PROPERTY

HISTORIC NAME: Sherman Building
OTHER NAME/SITE NUMBER: Sherman-Jones Building; Nueces Building

2. LOCATION

STREET & NUMBER: 317 Peoples Street
CITY OR TOWN: Corpus Christi
STATE: Texas CODE: TX COUNTY: Nueces CODE: 355 ZIP CODE: 78401
 NOT FOR PUBLICATION
 VICINITY

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 State Historic Preservation Officer Date 9/1/10
Signature of certifying official / Title
Texas Historical Commission
State or Federal agency / bureau or Tribal Government

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 / bureau or Tribal Government

4. NATIONAL PARK SERVICE CERTIFICATION

I hereby certify that the 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 See continuation sheet.
- other, explain See continuation sheet.

Signature of the Keeper [Signature] Date of Action 10-28-10

5. CLASSIFICATION

OWNERSHIP OF PROPERTY

<input checked="" type="checkbox"/>	private
<input type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

CATEGORY OF PROPERTY

<input checked="" type="checkbox"/>	building(s)
<input type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

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: 0

NAME OF RELATED MULTIPLE PROPERTY LISTING: N/A

6. FUNCTION OR USE

HISTORIC FUNCTIONS: COMMERCE / TRADE = Business (office building)

CURRENT FUNCTIONS: DOMESTIC = Multiple dwelling

7. DESCRIPTION

ARCHITECTURAL CLASSIFICATION: LATE 19th- and EARLY 20th-CENTURY MOVEMENTS: Skyscraper

MATERIALS: FOUNDATION CONCRETE
 WALLS BRICK
 ROOF ASPHALT
 OTHER CAST STONE; STONE / granite, marble

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

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Sherman Building
Corpus Christi, Nueces County, Texas

NARRATIVE DESCRIPTION

The Sherman Building, begun in 1929 and completed in 1930, is a ten-story, rectangular building constructed of concrete and tan brick with cast stone, granite, and terra cotta details. Situated at the southeast corner of Peoples and Chaparral streets, a prominent location in downtown Corpus Christi, Texas, the primary elevation faces north on Peoples Street. Built by H.G. Sherman—a Corpus Christi developer responsible for many of the city's prominent commercial and residential structures during the first two decades of the twentieth century—local architects Hardy & Curran designed the Sherman Building as a six-story commercial structure; in 1937 it was raised to ten stories by the local architecture firm of Brock, Roberts, and Colley. The transition between the old and new structure is virtually seamless, and the building's elevations on the north and west are decorated with elaborate cast stone belt courses, spandrel panels, and rondelles.

The building contained leased office space until 2006, when it was purchased for conversion to residential use; the renovation was completed in 2009. The original hallway layout and door and window partitions opening onto the hallways have been retained, together with original tile paneling in the third floor hallway. Terrazzo floors in the lobby and all hallways have been uncovered and restored, and the vestibule and elevator lobby are plainly finished. The ground floor of the building contains the leasing office and commercial space, and upper floors now house sixty-four two-bedroom and loft apartments.

The Sherman Building is a ten-story, rectangular structure constructed of concrete and tan brick with cast stone, granite and terra cotta details. Situated at the southeast corner of Peoples and Chaparral streets in downtown Corpus Christi, Texas, the primary elevation faces north on Peoples Street, and the secondary elevation faces west on Chaparral Street. Originally constructed as a six-story building, the structure was raised to ten stories in 1937. The transition between the 1930 and 1937 structures is virtually seamless. At the time of the remodeling, the original decorative cast stone cornice appears to have either been removed and reinstalled or replicated to give the "new" building the same appearance.

The building exterior has been restored to its 1937 appearance. All original double hung wood sash windows were retained and restored during the recent renovation, and six missing windows were replicated. The renovation included restoration of original ground floor fenestration that had been destroyed or hidden for many years. Show windows have been returned to their three-part configuration. At the street level, windows are separated by columns with tall gray granite wainscoting, and panels of glazed blue tile are set below the show windows. The blue tile seen today replicates damaged original tile work; remaining original tiles were retained behind replacement tiles. Molded wood panels above the windows separate them from multi-paned transom windows that are topped by elaborately molded, decorative cast stone panels. Window frames are painted bright yellow to match the historic paint color. A plastic, back-lit sign over the entrance reads "Nueces."

The first and second floors are separated by a decorative cast stone belt course that wraps around the building. The main entrance is surrounded by gray granite, and an aluminum door and window assemblage, installed before the 2006–09 rehabilitation, is inset to the top of the transom height. The building's corner entrance at Peoples and Chaparral streets, recessed behind a square column that supports the corner, has been restored.

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The Peoples Street (north) elevation contains nine bays. Each floor has two windows per bay. All windows are double-hung, wood sash in a 1/1 pattern. Windows in the corner bays are separated by wide brick piers, while the windows within the other bays have a smaller separation. The windows in the corner bays have flat brick headers and plain cast stone sills. A decorative, cast stone belt course separates the first and second floors of the building on both the north and west elevations. There are cast stone rondelles above the second floor windows in each of the two corner bays. Floors in the center seven bays are separated by decorative cast stone spandrel panels that accentuate the building's verticality. Windows in the center seven bays are topped by pedimented window heads of decorative cast stone at the tenth floor level. The building is topped by a stepped parapet capped with molded terra cotta.

The Chaparral Street (west) elevation is organized into four bays. Each bay contains two windows on every floor and all of the windows are double-hung wood sash in a 1/1 pattern. Detailing is identical to that of the north elevation with one exception. The molded decorative cast stone panels over the transom windows is only partially intact, and the remainder has been replaced with plain plaster; this damage predated the recent renovation. The decorative belt course separates the first and second floors, and cast stone rondelles are set between second and third floor windows in the corner two bays. The windows in the corner bays have flat brick headers and plain cast stone sills, while windows in the center two bays are separated by decorative cast stone spandrel panels. Windows in the center two bays of the west elevation are topped by pedimented cast stone window heads matching those on the north elevation. The stepped parapet, capped with molded terra cotta, also tops the west elevation. The secondary entrance at the southwest corner of the ground floor is topped with a plain aluminum awning. The doorway is of modern aluminum. Adjoining this is a taller, painted metal service door. The original doorway was removed prior to the recent renovation.

The east (rear) elevation of the building is narrower than the west (secondary) elevation, giving the appearance of a larger building. The molded belt course that separates the first and second floors wraps around the building's northeast corner, providing the only detailing on the east elevation. The elevation is plastered and painted. At least a portion of this secondary façade was constructed of red brick. From left to right the second through tenth floors of the east elevation contain a pair of windows, two single windows, and another pair of windows—all of them double hung, wood sash. First floor openings are at the clerestory height. A full height metal fire escape provides egress. One window on the first floor behind the fire escape has been filled.

The south elevation is irregular in shape. As explained above, the Chaparral Street (west) elevation is a full bay wider than the east (rear) elevation, owing to the fact that it steps back two bays at the southwest corner. At the southeast corner of the base, the building protrudes slightly into the alley separating it from the adjoining property. The fenestration on the south elevation is comprised of paired and single double hung, wood sash windows in a 1/1 configuration. The center portion of the south elevation rises above the roof level to accommodate mechanical equipment. The shaft is vented through two louvered openings on each floor. One pair of windows has been filled on each floor near the elevator shaft. The south elevation is painted. It appears that this elevation was constructed of red brick. A full-height fire escape was added on the south elevation during the recent renovation to meet health and safety requirements.

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Much of the building's interior suffered losses to its historic finishes prior to the recently completed renovation. The lobby is plainly finished: walls are faced in white marble and the floor is light terrazzo with dark insets and perimeter banding. The original mailbox is located in the southwest corner. Elevator doors are not historic. A concrete stairway at the southeast corner provides access to the upper floors. A concrete mezzanine level was added above the corner lease space, probably in the 1950s. The mezzanine wraps around the elevator core and was possibly added as utility space. The mezzanine was retained in the recent renovation, but was cut back from the transom windows.

The upper floors were largely remodeled or demolished during earlier renovation projects. The recent renovation retained or restored the original hallway pattern. All hallways retain their original terrazzo flooring, which is comprised of lighter panels framed in darker perimeter banding. Original transoms and multi-colored decorative tile wainscoting are intact on the third floor. Solid doors leading from the third floor hallway into the living spaces were retained where original or replicated. The ten floors contain sixty-four living units—forty loft apartments and the twenty-four two-bedroom units.

8. STATEMENT OF SIGNIFICANCE

APPLICABLE NATIONAL REGISTER CRITERIA

Property:

- A** is associated with events that have made a significant contribution to the broad patterns of our history.
- B** is associated with the lives of persons significant in our past.
- C** embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** has yielded, or is likely to yield information important in prehistory or history.

CRITERIA CONSIDERATIONS

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or has achieved significance within the past 50 years.

AREAS OF SIGNIFICANCE: ARCHITECTURE
PERIOD OF SIGNIFICANCE: 1929
SIGNIFICANT DATES: 1929, 1937
SIGNIFICANT PERSON: N/A
CULTURAL AFFILIATION: N/A
ARCHITECT / BUILDER: Architects: Hardy & Curran (1929); Brock, Roberts, and Colley (1937)
NARRATIVE STATEMENT OF SIGNIFICANCE (see continuation sheets 8-8 through 8-15)

9. MAJOR BIBLIOGRAPHIC REFERENCES

BIBLIOGRAPHY (see continuation sheets 9-16)

- 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, Austin
- Other state agency
- Federal agency
- Local government
- University
- Other -- Specify Repository:

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STATEMENT OF SIGNIFICANCE

The Sherman Building, located at the southeast corner of Chaparral and Peoples streets in Corpus Christi, Texas, was constructed by prominent Corpus Christi real estate developer Herbert Grant (H.G.) Sherman. Construction began soon after the stock market crash of 1929 and was completed in 1930, despite the deepening financial crisis. Sherman selected the local architectural firm of Hardy & Curran to design the building, located on the most prominent corner in downtown Corpus Christi. By 1931 the Sherman Building was occupied by oil and insurance companies, doctors, real estate companies and the offices of Sherman's various companies. In 1935, the building was sold to South Texas rancher and developer William Whitby (W.W.) Jones and his family, who added another four floors to the building, bringing the structure to ten stories. The Jones-Sherman Building, as it became known, continued to provide office space for a variety of local businesses through the 1960s.

The current owner renovated the building and converted it to sixty-four living units in 2009. The Sherman Building reflects the period of economic prosperity that post-dated the opening of Corpus Christi's deep port in 1926, and it is nominated to the National Register of Historic Places at the local level of significance under Criterion C, in the area of Architecture, as one of only two tall buildings of the pre-World War II era remaining in the city that still possess integrity of historic features. The Sherman Building is a representative example of commercial design incorporating an eclectic mix of decorative motifs, and it is the only tall building designed by the short-lived Corpus Christi firm of Hardy & Curran that is known to remain standing.

Corpus Christi, 1839-1906

Corpus Christi originated as a small trading post that was established in 1839 during the Texas Republic. It was incorporated in 1846, became the county seat of Nueces County, and after some organizational problems, was reincorporated in 1852. By 1860 the town had approximately 1,200 residents. Lacking a deep port, the economy relied on the transport of goods from large ships anchored off-shore using shallow-draft vessels that could navigate among the barrier islands. When the Union blockaded the Texas Gulf coast during the Civil War, Confederate blockade runners were able to offload goods in Corpus and transport them overland to Mexico. The Union army eventually seized Mustang Island and occupied Corpus at the end of the war.¹ After the Civil War, dredging allowed larger ships to access Corpus and the railroad arrived in 1875. These developments, together with general economic improvement in the post-war years, helped the city prosper. Corpus grew in population from 4,700 in 1900 to over 8,000 in 1910.

Some of the city's growth was attributable to its promotion as a resort destination. Expanded rail connections brought leisure visitors to the Texas coast and some stayed permanently. This rapid growth created the need for new construction both in the commercial and residential sectors. The downtown area between the waterfront and tall bluff to the east was filled with nineteenth-century homes and businesses, while the area above the bluff provided building sites for larger, more expensive homes. It was this

¹ Ron Tyler, editor, *New Handbook of Texas* (Austin: Texas State Historical Association, 1996), Volume 4, 332-333.

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prosperity and boosterism that apparently drew Herbert Grant (H.G.) Sherman (1864–1945) and Simon Arthur Freeborn (1876–1928) to Texas from Wisconsin in the first decade of the twentieth century.

The Freeborn-Sherman Development Company

H.G. Sherman and his wife Belle traveled to Corpus Christi, Texas, from their home in Wisconsin, for a vacation in April 1906. Texas offered the Shermans relief from the cold weather as well as a promising real estate market. Sherman recalled their arrival in Corpus Christi in a 1929 interview: "Our visit to Corpus Christi was not for the purpose of investing, but more on a vacation and pleasure trip from cold Wisconsin.... Real estate was quite lively at that time...we naturally got the fever and purchased several tracts of land, then went back [to Wisconsin] for the summer, but came back in the fall of 1906 and have been a voter and tax payer ever since."²

Sherman formed a partnership with builder and architect S. Arthur Freeborn and began investing in real estate. Prior to coming to Corpus Christi, Freeborn and Sherman had lived in Richland Center, Wisconsin. Sherman, the older of the two partners, was enumerated on the 1900 Wisconsin census as a provision dealer, and Freeborn, then twenty-four years old, was a nurseryman who was living with his widowed mother. By 1910, S. Arthur Freeborn and his mother were also living in Corpus Christi.³

The two men formed a partnership that operated first as Freeborn and Sherman and, in 1917, was incorporated as the Freeborn-Sherman Development Company (1926–1928). Sherman wrote of their early business ventures: "One of our first ventures was in leasing the four lots which were grown up to weeds from the Meuly estate and building some eight or ten cottages. These lots are the ones now occupied by the Nixon office building and the Montgomery Ward Building."⁴ Sherman also described other tracts of land acquired by the partnership. Some of the land was vacant property that became the site of new suburbs, while other parcels were on the bay front and downtown. Existing structures on these sites were either remodeled or demolished. Among Freeborn and Sherman's projects were Nueces Bay Heights, the Nueces Hotel, and Rose Hill Cemetery. The partners also helped develop Furman Avenue, where both men lived. Sherman developed Country Club Place, an upscale subdivision, as well as Loma Rosa and Juarez—segregated neighborhoods for African American and Hispanic residents.⁵

One site purchased by Freeborn and Sherman was the property in downtown Corpus Christi at the southeast corner of Chaparral and Peoples streets. In 1924 the Freeborn-Sherman Development Company

² *Corpus Christi Caller Times* (CCCT), September 22, 1929.

³ *Ibid*; United States Bureau of the Census, 1900. Simon Freeborn's father, Samuel Irvin Freeborn, was a beekeeper and nurseman (United States Bureau of the Census, 1880). It is possible, but not been established, that the Sherman and Freeborn families were related either by birth or marriage. H.G. Sherman was married to a woman named Lorena in 1900, and S. Arthur Freeborn's sister was named Lorena. Though these women were different in age, it is possible that this was a shared family name. Research to date has proved inconclusive.

⁴ CCCT, September 22, 1929.

⁵ *Ibid*.

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held a corporate meeting to issue real estate notes secured by the property. It is assumed these notes were used to finance some of the company's many projects.⁶

Freeborn and Sherman's portfolio of projects was still expanding when Freeborn and his wife Nellie moved to San Antonio in 1918 or 1919; it is not clear how active he remained in the business. Freeborn became ill with leukemia, and in 1926 Sherman took over the company stock. Sherman subsequently did business under the name H.G. Sherman Land Company; he also established the Wood Sherman Construction Company.⁷ Freeborn died in San Antonio in 1928 at the age of fifty-two. Sherman described his former partner: "Mr. Freeborn was a builder and architect and remodeled and built a good many houses and store buildings, which at that time, were considered very fine."⁸

Corpus Christi, 1906-1929

The community that Sherman and Freeborn had helped to develop during their early years in Corpus Christi was devastated by the hurricane of September 14, 1919. The storm killed approximately 400 people and badly damaged the North Beach area and business district. In the storm's aftermath, city leaders committed themselves to realizing the long-held dream to construct a deep water port they hoped would revitalize the local economy. Their determination, coupled with rebuilding opportunities created by the storm and the robust economic climate of the 1920s, provided momentum for efforts that transformed Corpus Christi. Led by former mayor and *Corpus Christi Caller* publisher, Roy Miller (1884-1946), the city gained passage of legislation that assured port construction. As mayor, Miller had already spearheaded extensive public works projects including the Broadway Bluff Improvement (NR 1998), storm sewers, paved streets, and a municipal water system⁹

The opening of the port enhanced the already healthy building climate that affected Corpus Christi and other Texas cities in the years before the Great Depression. The city's population grew from 10,522 in 1920 to 27,742 in 1930. It was during this period that the city's skyline was transformed by the construction of modern buildings that towered over older structures that had weathered the hurricane. Prior to the 1920s, most of the city's buildings were no taller than three stories. The tallest was the six-story Nueces Hotel (1913).¹⁰

⁶ Nueces County Deed Records (Deed Records) 146:598-600.

⁷ Ibid; United States Bureau of the Census, 1920; San Antonio *Light*, August 29, 1928, 5-B. The Freeborns' son, S. Irving Freeborn, was born in 1917 in Corpus (Texas Bureau of Vital Statistics, Birth Record 15858).

⁸ CCCT, September 22, 1929.

⁹ Victoria *Advocate*, August 5, 1955, 5-A; Long, "Corpus Christi, Texas," *The New Handbook of Texas*, 2:332-33; Texas Historical Commission, Broadway Bluff Improvement National Register nomination. Roy Miller arrived in Corpus Christi in 1905. He was editor of the *Corpus Christi Caller* from 1907-1911, was president of the Commercial Club, and served as mayor from 1913 until 1919. Miller's vision for Corpus Christi, influenced by the City Beautiful Movement, resulted in widespread beautification efforts and infrastructure improvements.

¹⁰ U.S. Bureau of the Census, 1920 & 1930.

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Shortly before the port opened in 1926, the *San Antonio Express* carried an article heralding the first "skyscraper" in Corpus Christi. The paper predicted correctly that the twelve-story Nixon Building in the uptown district would "establish a commercial center between the main, lower portion of Corpus Christi and the old business section of Leopard Street." The Nixon Building was soon eclipsed by the fourteen-story White Plaza Hotel (1929) just across the street.¹¹

Construction was also taking place below the bluff in the old business district. In 1928 a 103-room addition was made to the six-story Nueces Hotel, located on Peoples Street between Water and Chaparral. The following year, the nine-story Medical Professional Building opened on Chaparral Street.¹² The *Corpus Christi Caller* reported in 1929:

Corpus Christi's rapidly growing skyline has been greatly augmented during the past three years, and especially since the opening of the deep water harbor here, by the investment of millions of dollars in construction of new buildings. New classes of construction of every type have been erected, signaling the great development that has been underway.¹³

It was not until 1942 that Corpus Christi's skyscrapers of the 1920s were overshadowed by a new and taller structure—the twenty-story Robert Driscoll hotel located on the bluff adjacent to the White Plaza.

H.G. Sherman and the Sherman Building, 1929–1930

It was in this robust, pre-depression era that H.G. Sherman finalized plans for his own modern building. Sherman and S. Arthur Freeborn had arrived in Corpus Christi shortly after Roy Miller, and participated in the city's economic transformation. By the time the port opened in 1926, the partners had already developed many residential and commercial properties. That same year Sherman, assumed Freeborn's stock in their company and it was dissolved in 1928.

After dissolving his partnership with Freeborn, Sherman made plans to construct a high-rise office building on land he already owned at Chaparral and Peoples Streets. The property was occupied by one of Corpus Christi's oldest and most historic buildings, which purportedly dated to 1855 and had withstood bombardment by a Union Army ship in August 1862. The local press stated, "The razing of this building marks the passing of almost the last landmark on Chaparral Street and one of the oldest buildings in the city."¹⁴

¹¹ *San Antonio Express*, April 11, 1926; March 22, 1930. The structure was developed by S. Maston Nixon and designed by the well known San Antonio firm of Adams and Adams. An 8-story building known as the Cotton Exchange was connected to the original Nixon building in 1935.

¹² CCCT, "Progress Edition," September 28, 1929.

¹³ *Ibid*, September 28, 1929.

¹⁴ *Ibid*.

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On September 11, 1929, Sherman's own firm, Wood Sherman Construction Company, was given the contract to build the \$214,000 structure. It was financed with twelve notes secured by the building lot and twenty-one acres of other property. The notes, executed in September 1929, totaled \$214,200.¹⁵ Sherman anticipated enlarging his building at a later time, and constructed it with a foundation to accommodate additional stories. Sherman stated: "The other six stories will be added at a time when it is felt that a building of such proportions is needed in Corpus Christi..."¹⁶

It was estimated that it would take 150 days to complete the building, with a target date of March 1, 1930. The stock market crashed six weeks after Sherman awarded the construction contract and it is not known if this caused any delays. Though the exact completion date is not known, the building was well occupied when the 1931 Corpus Christi city directory was published. Tenants included oil and insurance companies, doctors, real estate agents and various small businesses. The Sherman Land Company and building office were on the third floor and Sherman Wood Construction Company on the sixth floor.¹⁷

The Architects and Local Architecture

Sherman chose the Corpus Christi architectural firm of Hardy & Curran to design his office building. The structural engineering firm was the San Antonio-based W.E. Simpson Company, and the mechanical engineer was Loyd D. Royer. The Simpson Company, now in business as HDR, no longer has the structural plans for the Sherman Building in its archives.¹⁸

Nat W. Hardy, an architect, and Claude Lee Curran, a civil engineer, practiced in Corpus Christi from at least 1927 until 1931, but little is known about the two men. Hardy (1888–1960) was born in Virginia and moved with his family to Waco, Texas, by 1900, when he would have been twelve years old. Curran (1889–?) was born in Pennsylvania and later moved with his family to Michigan; in 1920 Curran lived there with his parents, wife, and young son in the town of Battle Creek, where he was listed as an architect and engineer for a contracting firm. At some point before 1927 Curran relocated to Texas, and he stated in his 1929 application for AIA membership that he had been in practice for nine years. Curran attended the Lewis Technical Institute for two years; it is not known where Nat Hardy received his training.¹⁹

Hardy & Curran designed a building for Sherman that reflected an eclectic mix of elements typical of Texas office buildings of the period. Steel frame and later, reinforced concrete, construction had made it possible to build multi-story structures far taller than those of the late nineteenth and early twentieth centuries. As early as 1914, there

¹⁵ Deed Records 70:265-71.

¹⁶ CCCT September 28, 1929.

¹⁷ Interstate City Directory, Corpus Christi, Texas, 1931.

¹⁸ HDR to Maria Watson Pfeiffer, 2006.

¹⁹ United States Bureau of the Census, 1900& 1920; World War I Draft Registration Records, Michigan; Texas Bureau of Vital Statistics Death Records 25696; AIA Historical Directory of American Architects. Claude Lee Curran membership file. Correspondence in Curran's membership file indicates that he was ill in 1931 and living in Missouri. Unable to locate him, the West Texas Chapter of the AIA dropped him from their rolls in 1935. The AIA does not have a membership file for Nat Hardy.

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were buildings in Texas's largest cities that ranged from twelve stories (Adolphus Hotel, Dallas, 1912) to twenty stories (Amicable Building, Waco, 1911). While such buildings proliferated throughout the state, the economic base of Corpus could not support their construction until the period of recovery that followed the 1919 hurricane and the boom that post-dated the 1926 port opening.²⁰

Corpus Christi's skyline already featured tall buildings when H.G. Sherman began construction. As previously noted, the nine-story Medical Professional Building (1929) stood two blocks to the south on Chaparral Street, and the six-story Nueces Hotel (1913, 1928) stood just north of Peoples Street. The twelve-story Nixon Building (1926) and fourteen-story White Plaza Hotel (1929) looked down from the bluff onto the older business district.

Sherman's building was modest by comparison with these structures, but located as it was on the busiest corner in downtown Corpus Christi, the two prominent facades were decorated with an eclectic mix of design elements. The building's Art Deco-influenced cast stone belt course separating the base from the upper floors, and more classically influenced rondelles and spandrel panel decorations were all applied to an otherwise typical and plain brick structure that shared motifs common to many office buildings of the period. It stood on a tall base and was topped by a decorated parapet. The structure's verticality was highlighted by projected piers and decorated spandrel panels in central bays. Though the fenestration pattern differed from Hardy & Curran's 1928 addition to the Nueces Hotel (now demolished), the two buildings both utilized a tall base, decorated parapet, and strong verticality. The Medical Professional Building, which also emphasized its verticality, had a different fenestration pattern and was less decorated. The Nixon Building, designed by the San Antonio firm of Adams and Adams, was a more massive structure that spanned an entire city block.

The Nixon Building addition and the Sherman Building are the only known examples of taller buildings designed by Hardy & Curran. All buildings attributed to Hardy & Curran date to the 1927-1930 period. The firm's other known work, primarily in Corpus Christi, included institutional buildings, theaters, small commercial structures, and private residences. Identified buildings include the Melba Theater, Henne Brothers' store building, the R & R Theater, the Peel Funeral Home, and Corpus Christi high school. The firm also designed a hotel in Alice, Texas, and a school in Edna, Texas.²¹

The firm of Hardy & Curran was still listed in the 1931 Corpus Christi city directory, but it is assumed that it ceased operation during the Depression. Nat Hardy continued in the development business. After World War II, he and his partner John Zerr were joined by Hardy's son-in-law Mark Bratton in the development of the East Cliff subdivisions.²²

²⁰ Henry, 131-140.

²¹ Stephen Fox to Maria Watson Pfeiffer, March 9, 2006. This information is drawn from the Texas General Contractors Association Monthly Bulletin.

²² http://www.b26.com/marauderman/mark_pritchard_bratton.

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The Sherman Building, 1930–1979

The economic crisis of the Depression resulted in Sherman's default on his loan payments. By April 1935 he had made only one payment of \$3,000. The building was sold on the courthouse steps to note holders that included members of the extended Jones family.²³

William Whitby Jones (1858–1942)—a rancher, financier and developer—owned the Nueces Hotel on the opposite corner from Sherman's building. Jones was raised in Goliad and came to Corpus Christi from Beeville in 1905. Actively involved in the community, Jones served on the executive committee that completed the deep water port and on the port's first navigation committee. He was president of the Alice State Bank and First National Bank in Hebronville, and at the time of his death, he had extensive ranch holdings near Hebronville.²⁴ As originally planned by Sherman, Jones enlarged the building in 1937, though only four, and not six, stories were added. The nearly seamless addition to the building—renamed the Sherman-Jones Building, then the Jones Building—was designed by Brock, Roberts and Colley, a short-lived Corpus Christi firm.²⁵

Architects Victor Brock and E.E. Roberts were joined in 1936 by architect and city planner Richard S. Colley. Colley moved to Corpus Christi in 1936, and remained with Brock and Roberts until 1938. Colley then established his own practice and became noted for his regional designs and innovative use of the lift slab method of construction. Brock and Roberts were joined by W.H. Anderson in the firm of Brock, Roberts, and Anderson which maintained offices on the tenth floor of the Jones Building.²⁶

Jones's heirs continued to own the building after his death in 1942, and it was occupied during the 1940s and 1950s by a diverse array of tenants, including independent oil operators, insurance and finance firms, attorneys, doctors, accountants, and title companies. As in many cities nationwide, the downtown area of Corpus Christi began to decline in the 1960s and 1970s. By the late 1970s, the City of Corpus Christi maintained the largest amount of square footage in the building.²⁷

The Nueces Building, 1979–2009

The Jones family entered into an earnest money contract with Billy Sweetland in 1978, resulting in the sale of the building to the Temet Corporation in 1979. Leslie E. Simon, Temet's owner and a long-time Corpus Christi resident, renamed the structure the Nueces Building, and it remained in use as an office building but lost tenants as the

²³ Deed Records 215:110-12.

²⁴ Texas Historical Marker, 1983; CCCT January 26, 1938 & July 18 & 24, 1942; Heines, 98-99. The hotel, which survived the 1919 storm, was severely damaged by Hurricane Celia in 1969 and was demolished in 1971.

²⁵ Corpus Christi Public Library, McGregor Collection, F4 2.37, Jones-Sherman Building presentation drawing.

²⁶ Tyler: 2: 212-13; Interstate City Directory, Corpus Christi, Texas, 1940.

²⁷ Corpus Christi city directories, various years.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 8 Page 15

Sherman Building
Corpus Christi, Nueces County, Texas

surrounding area continued to decline.²⁸ The building was purchased in 2001 by 317 Peoples Street, Ltd., a company led by real estate broker and investor Matthew Cravey. The group continued to operate the office building until March 2006, when it was sold to Nueces Loft Apartments, led by William Hoover. Renovation of the building into sixty-four apartments was completed in 2009; the ground floor retail space remains unfinished.²⁹

Summary

The majority of Corpus Christi's twentieth-century tall buildings have been demolished or have had their integrity compromised. Only the Sherman Building and Medical Arts Building, now known as Sea Gulf Villa, retain their integrity.³⁰ The other tall buildings from this era are the Nueces Hotel (demolished 1971); the White Plaza Hotel (demolished 1962); the Nixon Building, still standing but surrounded by a connecting twenty-one-story office tower and a sixty-six-story parking garage; and the Robert Driscoll Hotel, which was stripped to its frame and clad in black glass in 1974.

The Sherman Building is nominated to the National Register of Historic Places at the local level of significance under Criterion C, in the area of Architecture. A high-rise office building that served the community for over seventy years, it was constructed by local developer H.G. Sherman during the early days of the Great Depression, and then enlarged by prominent South Texas businessman W.W. Jones in the late 1930s. The Sherman Building reflects the period of economic prosperity that followed the opening of Corpus Christi's deep port in 1926. It is one of only two tall buildings of the pre-World War II era that remain in Corpus Christi and retains its integrity, and it is a representative example of commercial design incorporating an eclectic mix of decorative motifs. The Sherman Building is the only tall building designed by the short-lived Corpus Christi firm of Hardy & Curran that is known to remain standing.

²⁸ Deed Records 1687:166; CCCT March 8, 1979. The *Caller Times* reported that Billy Sweetland had "struggled for financial and other support for years to revitalize the 400 block of Peoples Street into an area of new retail shops." The Temet Corporation was the parent company of Tex Metals Company, a scrap metals brokerage business which exported to Mexico.

²⁹ Deed Records 2001003896 & 2006011605. Matthew Cravey registered "The Nueces Building" as an assumed name in 2001 (Deed Records 2001600280).

³⁰ Andrew Dimas, Corpus Christi Historic Preservation Office, to Maria Watson Pfeiffer, March 8, 2010.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 9 Page 16

Sherman Building
Corpus Christi, Nueces County, Texas

BIBLIOGRAPHY

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Corpus Christi *Caller Times*, various editions.

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Corpus Christi Public Library Vertical Files

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

National Register Nomination, Broadway Bluff Improvement, Corpus Christi, Nueces County, Texas

Nueces County Deed Records

Personal Communication

Stephen Fox to Maria Watson Pfeiffer, March 1996.

HDR to Maria Watson Pfeiffer, 2006

Andrew Dimas to Maria Watson Pfeiffer, March 8, 2010.

Tyler, Ron (ed.). *New Handbook of Texas*. Austin: Texas State Historical Association, 1996.

United States Federal Census, various years.

Walraven, Bill. *Corpus Christi: The History of a Texas Seaport*. Sun Valley, California: American Historical Press, 1997.

10. GEOGRAPHICAL DATA

ACREAGE OF PROPERTY: less than one acre

UTM REFERENCES	<u>Zone</u>	<u>Easting</u>	<u>Northing</u>
	14	658208	3075710

VERBAL BOUNDARY DESCRIPTION: The site is comprised of Lot 7 and part of Lot 8, Block 4, Beach Portion. The site is bounded on the north by Peoples Street, on the south by part of Lot 8, on the east by Lot 6, and on the west by Chaparral Street.

BOUNDARY JUSTIFICATION: Nomination includes all property historically associated with the building.

11. FORM PREPARED BY (with assistance from Gregory Smith and Rachel Leibowitz, Texas Historical Commission)

NAME / TITLE: Maria Watson Pfeiffer

ORGANIZATION:	DATE:
	August 30, 2010 (February 6, 2010)

STREET & NUMBER:	213 Washington Street	TELEPHONE:	(210) 222-1586
-----------------------------	-----------------------	-------------------	----------------

CITY OR TOWN:	San Antonio	STATE:	Texas	ZIP CODE:	78204-1336
----------------------	-------------	---------------	-------	------------------	------------

ADDITIONAL DOCUMENTATION

CONTINUATION SHEETS

MAPS (see continuation sheet Map-17 through Map-19)

PHOTOGRAPHS (see continuation sheet Photo-29 through Photo-30)

ADDITIONAL ITEMS (see continuation sheets Figure-20 through Figure-28)

PROPERTY OWNER

NAME: Nueces Loft Apartments, LP (William Hoover, General Partner)

STREET & NUMBER:	13411 FM 1560 N	TELEPHONE:	(210) 771-8194
-----------------------------	-----------------	-------------------	----------------

CITY OR TOWN:	Helotes	STATE:	Texas	ZIP CODE:	78023
----------------------	---------	---------------	-------	------------------	-------

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section MAP Page 17

Sherman Building
Corpus Christi, Nueces County, Texas



Map 1. Location of Sherman Building marked with "A."

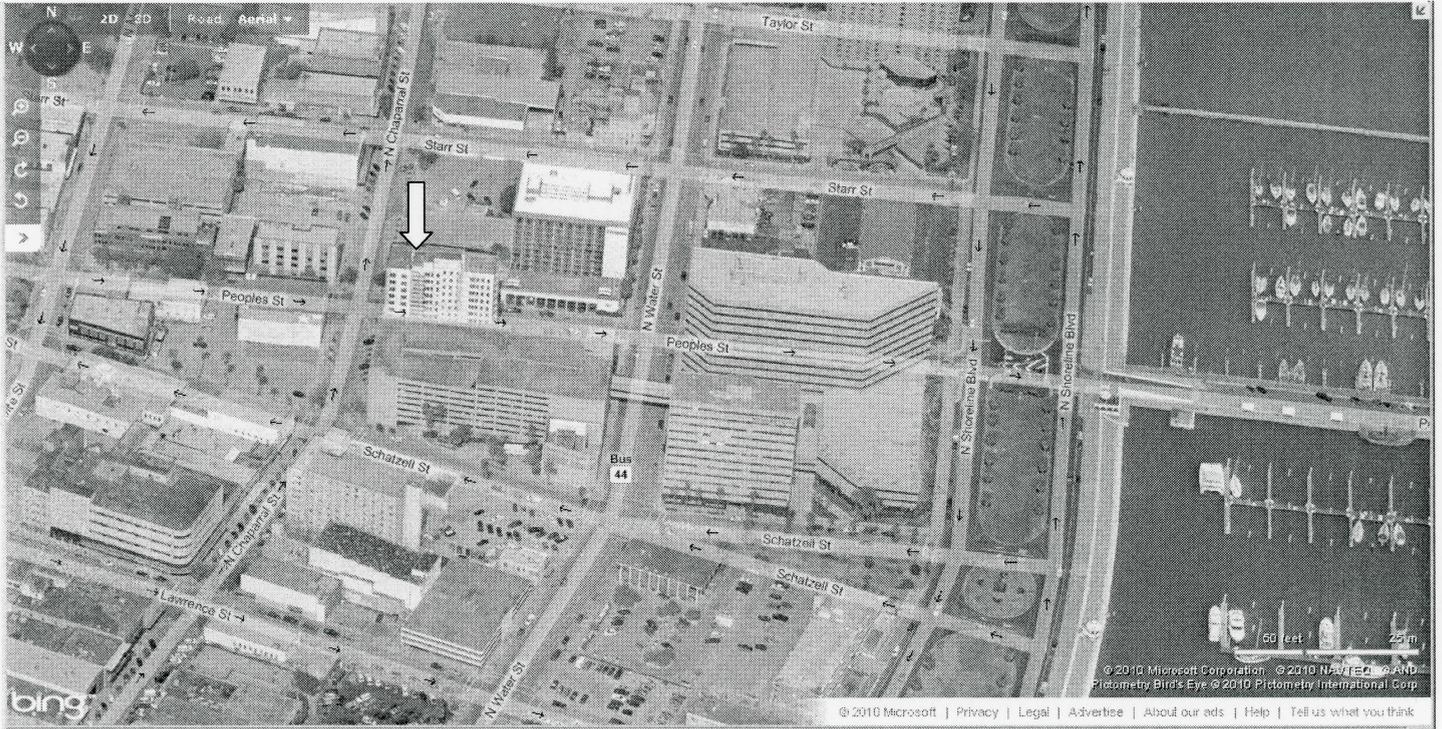
Google Maps, accessed on August 26, 2010.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section MAP Page 18

Sherman Building
Corpus Christi, Nueces County, Texas



Map 2. Bird's eye-view of the Sherman Building, 317 Peoples Street, Corpus Christi, Nueces County, Texas

Sherman Building marked with arrow.

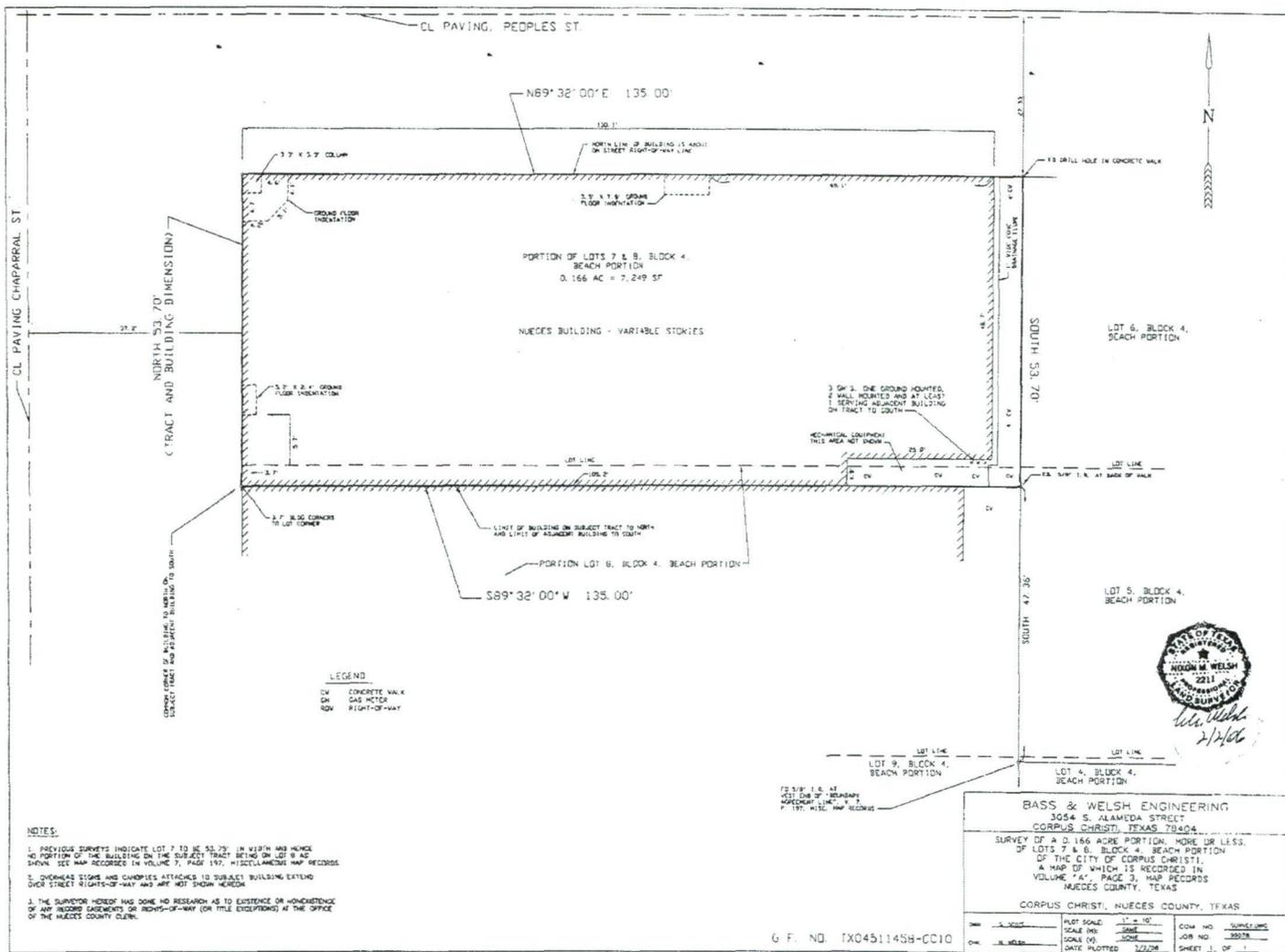
Bing Maps, accessed on August 26, 2010.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section MAP Page 19

Sherman Building
Corpus Christi, Nueces County, Texas



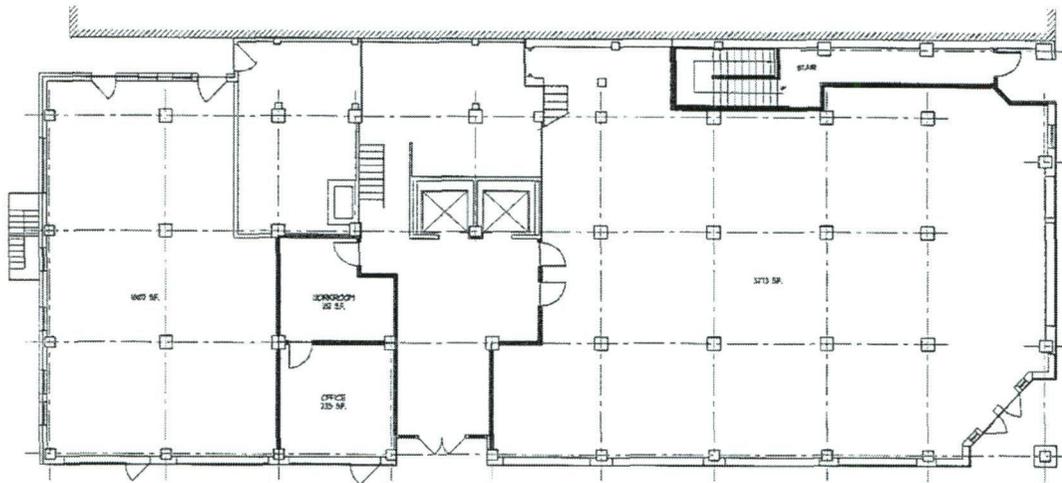
Map 3. Site survey, Sherman Building, 317 Peoples Street, Corpus Christi, Nueces County, Texas.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section FIGURE Page 20

Sherman Building
Corpus Christi, Nueces County, Texas



01 FLOOR PLAN
SCALE 1/8" = 1'-0"



B&A CONSULTANTS
1301 Calhoun Court Suite 200
Corpus Christi, Texas 78401-1706
Tel: 361-852-1118
Fax: 361-852-1118
www.bandaconsultants.com

PROJECT:
SHERMAN BUILDING

DATE: 04/27/08
BY: B&A CONSULTANTS
CHECKED BY: B&A CONSULTANTS

REVISIONS:

NO. 1: 04/27/08
NO. 2: 04/27/08

Renovations to the
Nueces Building
317 Republic St.
Corpus Christi, Texas

Page Description:
FLOOR PLAN
FIRST FLOOR

Drawn By: B&A CONSULTANTS
Checked By: B&A CONSULTANTS

Project No.: CSC08
Date: 04/27/08

Page:
A301

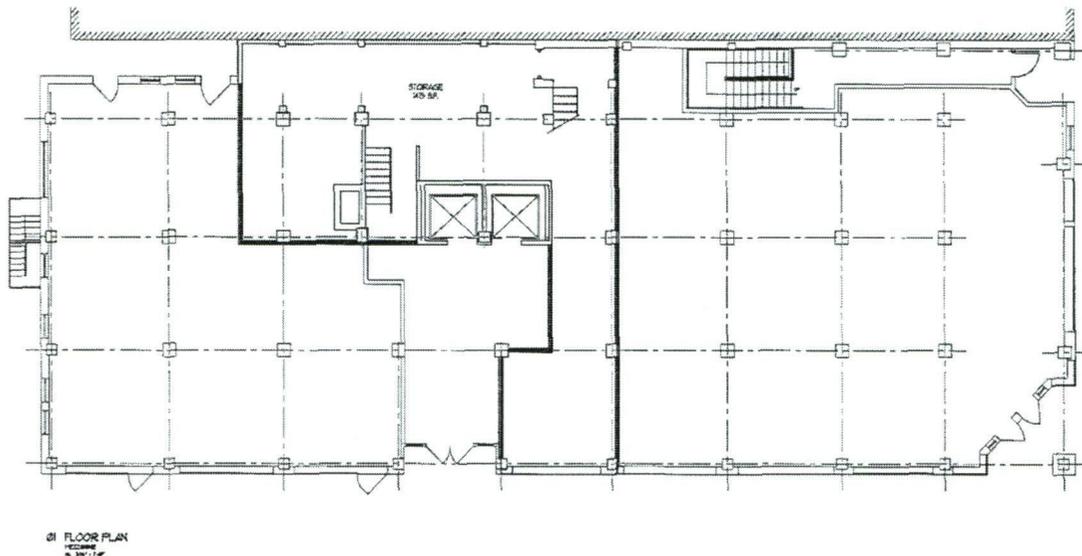
Figure 1. Sherman Building, first floor plan

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section FIGURE Page 21

Sherman Building
Corpus Christi, Nueces County, Texas



01 FLOOR PLAN
MEZZANINE
A 04.27.05



1000 Guadalupe, Corpus Christi, TX
 San Antonio, Texas 78214-1776
 Tel: 361.841.1111
 Fax: 361.841.1111
 www.bandaa.com

ARCHITECT
 BRUCE A. BRONKHORST JR.
 DATE: 04/27/05
 FOR THE ARCHITECTS:
 APPROVAL, PERMITTING,
 OR CONTRACTING

Contracted
 Revision
 PREPARED BY
 NOT FOR CONSTRUCTION

Renovations to the
 Nueces Building
 317 Peoples St.
 Corpus Christi, Texas

Page Description
 FLOOR PLAN
 MEZZANINE

See listing and schedule
 of work on drawing
 for details of construction
 and materials to be used
 and for other information
 concerning the project
 and for other information
 concerning the project

Drawn BY: P.T., S.J.
 Checked BY:
 Project No.: 050005
 Date: 04.27.05
 Page:

A302

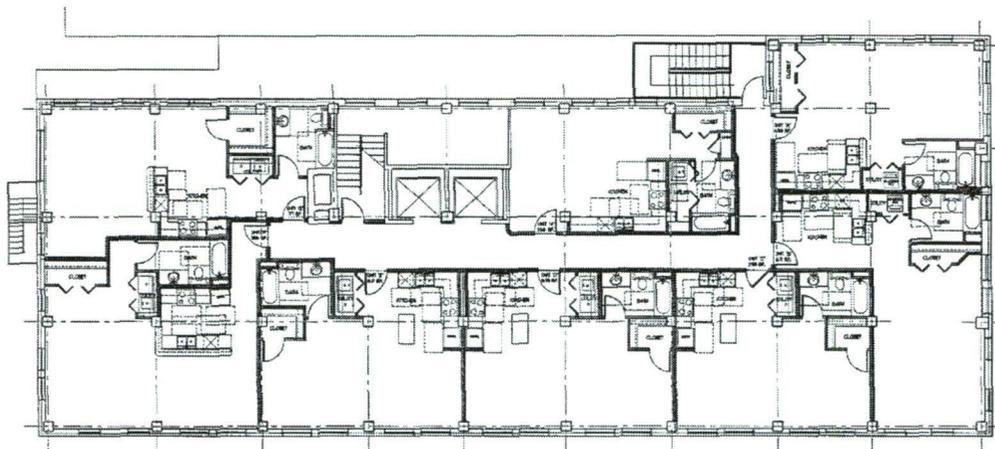
Figure 2. Sherman Building, mezzanine floor plan

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National Park Service

National Register of Historic Places
Continuation Sheet

Section FIGURE Page 22

Sherman Building
Corpus Christi, Nueces County, Texas



01 FLOOR PLAN
LOWER LEVELS
4/28/06 1/8" = 1'-0"



B&A ARCHITECTS
1001 Commercial Center Tower One
San Antonio, Texas 78210-1776
P: 781.422.1000
F: 781.422.1001
www.bandaa.com

PROJECT:
SHERMAN BUILDING, LLC
DATE: 04/17/06
NPS HISTORIC ARCHITECTURE
APPROVAL DOCUMENTATION
FOR CONSTRUCTION

CONTRACT:

REVISIONS:
PRELIMINARY
NOT FOR CONSTRUCTION

Renovations to the
Nueces Building
Corpus Christi, Texas

Step One/Two
FLOOR PLAN
LOWER LEVELS

Drawn By: J.T.L.
Checked By: J.T.L.
Project No.: 05006
Date: 04/27/06
Page:

A303

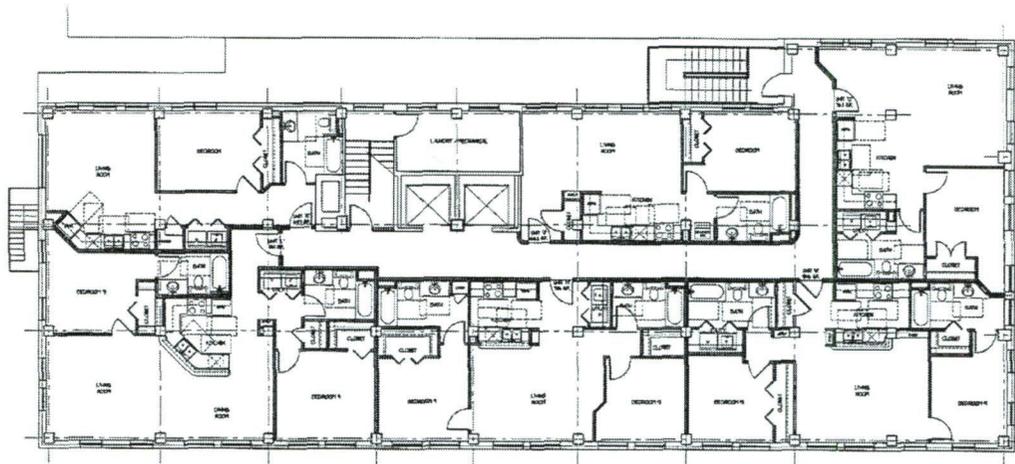
Figure 3. The Sherman Building, floor plan, lower levels

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section FIGURE Page 23

Sherman Building
Corpus Christi, Nueces County, Texas



01 FLOOR PLAN
UPPER LEVELS
10/27/05



1000 West Loop West, Suite 200
Houston, Texas 77027-1178
P.O. Box 100
Houston, Texas 77001-0100
www.bandaa.com
Tel: 281.488.8888
Fax: 281.488.8889

DATE: 04/27/05

PROJECT: RENOVATIONS TO THE SHERMAN BUILDING

CLIENT: NATIONAL PARK SERVICE

CONTRACT: 05005

DATE: 04/27/05

BY: [Signature]

FOR: [Signature]

SCALE: AS SHOWN

PROJECT: RENOVATIONS TO THE SHERMAN BUILDING

CLIENT: NATIONAL PARK SERVICE

CONTRACT: 05005

DATE: 04/27/05

BY: [Signature]

FOR: [Signature]

SCALE: AS SHOWN

PROJECT: RENOVATIONS TO THE SHERMAN BUILDING

CLIENT: NATIONAL PARK SERVICE

CONTRACT: 05005

DATE: 04/27/05

BY: [Signature]

FOR: [Signature]

SCALE: AS SHOWN

PROJECT: RENOVATIONS TO THE SHERMAN BUILDING

CLIENT: NATIONAL PARK SERVICE

CONTRACT: 05005

DATE: 04/27/05

BY: [Signature]

FOR: [Signature]

SCALE: AS SHOWN

PROJECT: RENOVATIONS TO THE SHERMAN BUILDING

CLIENT: NATIONAL PARK SERVICE

CONTRACT: 05005

DATE: 04/27/05

BY: [Signature]

FOR: [Signature]

SCALE: AS SHOWN

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CLIENT: NATIONAL PARK SERVICE

CONTRACT: 05005

DATE: 04/27/05

BY: [Signature]

FOR: [Signature]

SCALE: AS SHOWN

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CLIENT: NATIONAL PARK SERVICE

CONTRACT: 05005

DATE: 04/27/05

BY: [Signature]

FOR: [Signature]

SCALE: AS SHOWN

PROJECT: RENOVATIONS TO THE SHERMAN BUILDING

CLIENT: NATIONAL PARK SERVICE

CONTRACT: 05005

DATE: 04/27/05

BY: [Signature]

FOR: [Signature]

SCALE: AS SHOWN

PROJECT: RENOVATIONS TO THE SHERMAN BUILDING

CLIENT: NATIONAL PARK SERVICE

CONTRACT: 05005

DATE: 04/27/05

BY: [Signature]

FOR: [Signature]

SCALE: AS SHOWN

PROJECT: RENOVATIONS TO THE SHERMAN BUILDING

CLIENT: NATIONAL PARK SERVICE

CONTRACT: 05005

DATE: 04/27/05

BY: [Signature]

FOR: [Signature]

SCALE: AS SHOWN

PROJECT: RENOVATIONS TO THE SHERMAN BUILDING

CLIENT: NATIONAL PARK SERVICE

CONTRACT: 05005

DATE: 04/27/05

BY: [Signature]

FOR: [Signature]

SCALE: AS SHOWN

PROJECT: RENOVATIONS TO THE SHERMAN BUILDING

CLIENT: NATIONAL PARK SERVICE

CONTRACT: 05005

DATE: 04/27/05

BY: [Signature]

FOR: [Signature]

SCALE: AS SHOWN

PROJECT: RENOVATIONS TO THE SHERMAN BUILDING

CLIENT: NATIONAL PARK SERVICE

CONTRACT: 05005

DATE: 04/27/05

BY: [Signature]

FOR: [Signature]

SCALE: AS SHOWN

Figure 4. The Sherman Building, floor plan, upper levels

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section FIGURE Page 25

Sherman Building
Corpus Christi, Nueces County, Texas



Figure 6. The Sherman Building, c. 1935.
West elevation looking east.
(The McGregor Collection, Corpus Christi Public Library)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section FIGURE Page 26

Sherman Building
Corpus Christi, Nueces County, Texas

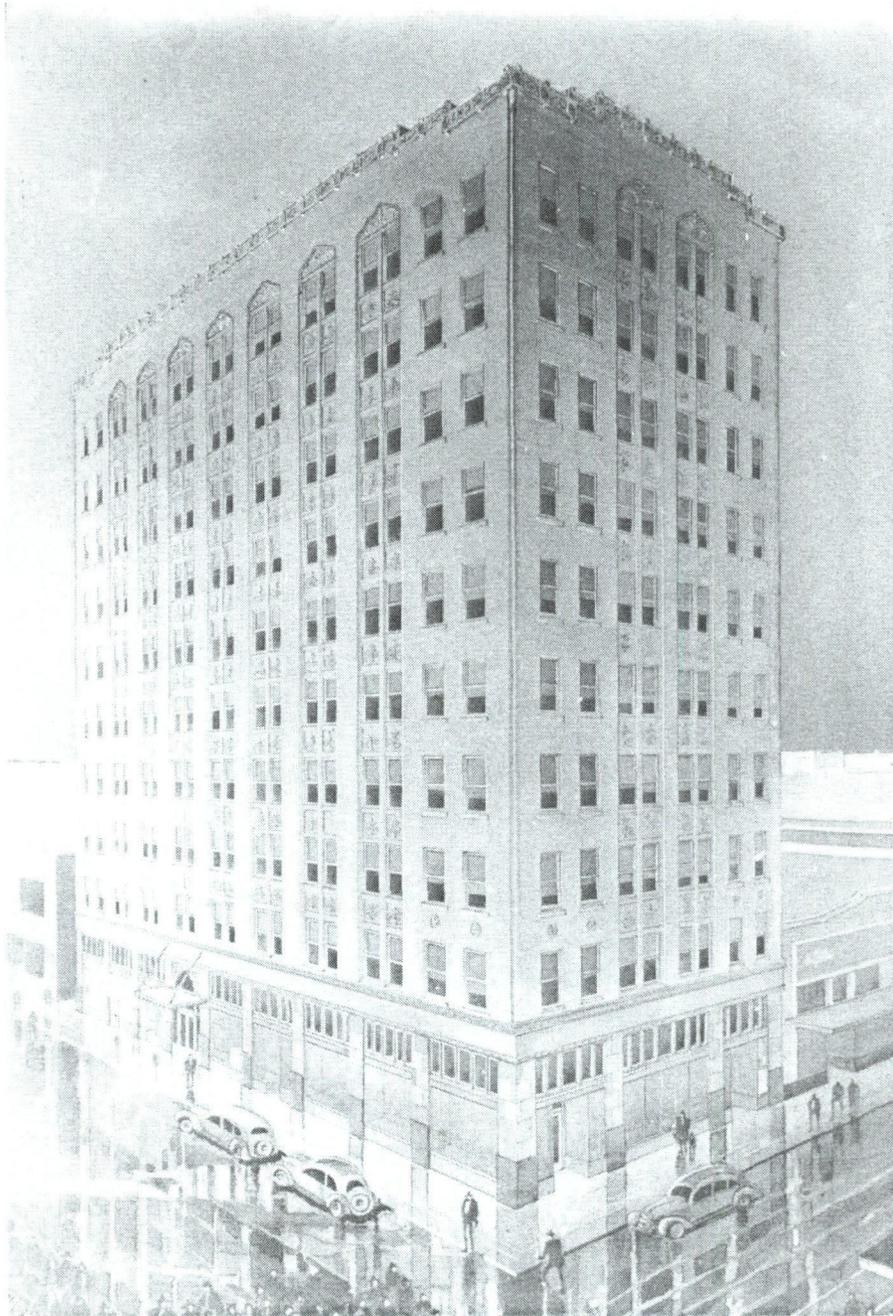


Figure 7. The Sherman Building, 1937.
Brock, Roberts and Colley presentation drawing of building addition.
(The McGregor Collection, Corpus Christi Public Library)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section FIGURE Page 27

Sherman Building
Corpus Christi, Nueces County, Texas

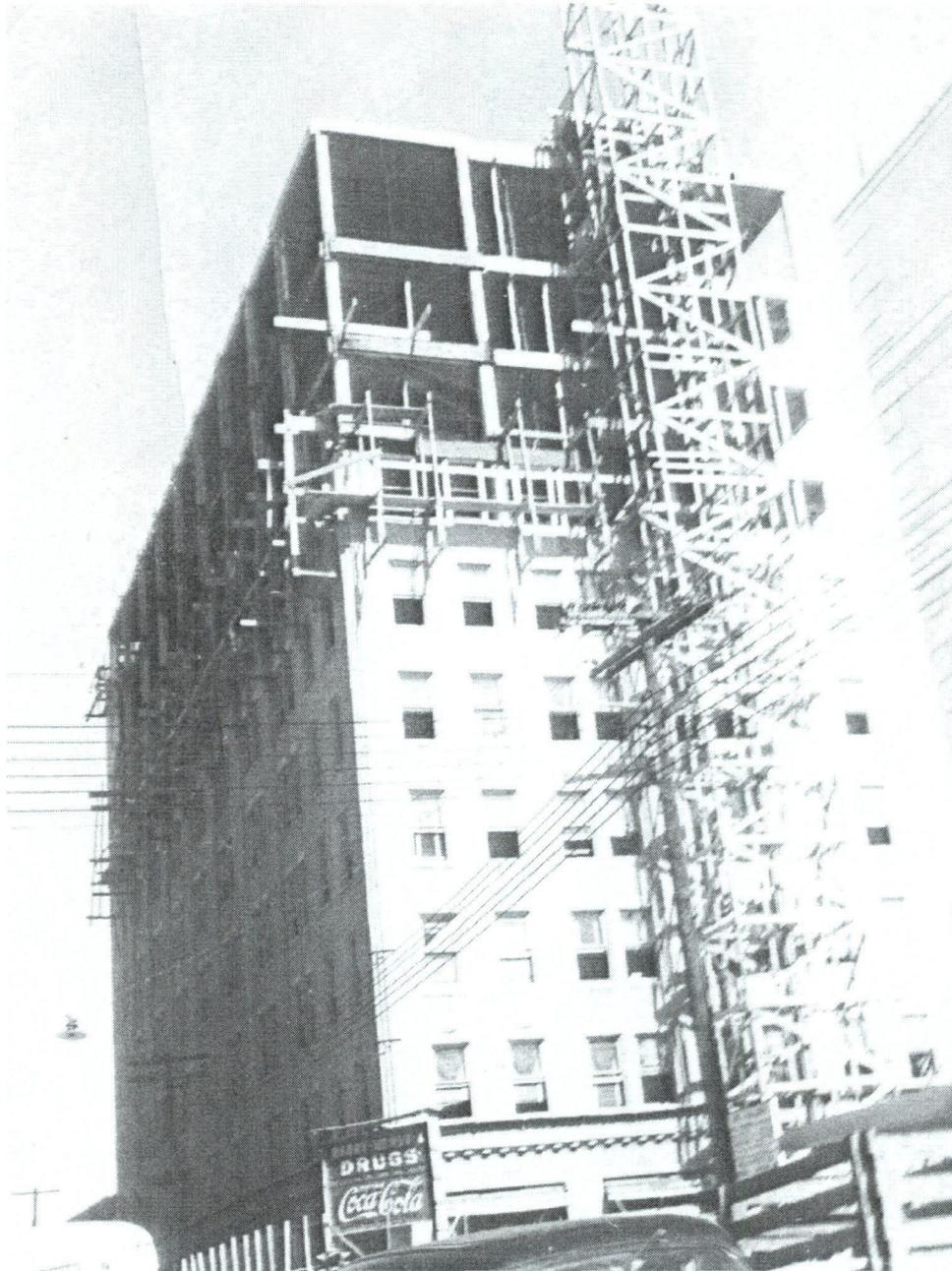


Figure 8. The Sherman Building, 1937.
West elevation looking east, addition in progress.
(The McGregor Collection, Corpus Christi Public Library)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section FIGURE Page 28

Sherman Building
Corpus Christi, Nueces County, Texas



Figure 9. The Sherman Building.
West elevation looking east, March 11, 1941.
(The McGregor Collection, Corpus Christi Public Library)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section PHOTO Page 29

Sherman Building
Corpus Christi, Nueces County, Texas

PHOTOGRAPH LOG

All photographs are credited as follows:

Name of Property:	Sherman Building
Address:	317 Peoples Street
City:	Corpus Christi
County:	Nueces County
State:	Texas
Photographer:	Sharat Camacho (except as noted)
Date:	February 2010
Location of digital files:	Texas Historical Commission, Austin

Printed on Epson Ultra Premium Presentation Paper with Epson Ultrachrome ink

Photo 1 (TX_Nueces County_Sherman Building_0001.tif)
Northwest corner
Camera facing southeast

Photo 2 (TX_Nueces County_Sherman Building_0002.tif)
Primary entrance (north) entrance
Camera facing south

Photo 3 (TX_Nueces County_Sherman Building_0003.tif)
West elevation
Camera facing east

Photo 4 (TX_Nueces County_Sherman Building_0004.tif)
Southeast oblique
Camera facing northeast

Photo 5 (TX_Nueces County_Sherman Building_0005.tif)
East elevation
Camera facing west

Photo 6 (TX_Nueces County_Sherman Building_0006.tif)
Southwest corner, cast stone detail
Camera facing northeast

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section PHOTO Page 30

Sherman Building
Corpus Christi, Nueces County, Texas

Photo 7 (TX_Nueces County_Sherman Building_0007.tif)

Third floor hallway detail

Camera facing west

Photo 8 (TX_Nueces County_Sherman Building_0008.tif)

First floor window detail

Photographed by Maria Watson Pfeiffer

Camera facing southwest

Photo 9 (TX_Nueces County_Sherman Building_0009.tif)

Sign detail (north elevation)

Photographed by Maria Watson Pfeiffer

Camera facing east

Photo 10 (TX_Nueces County_Sherman Building_0010.tif)

Lobby

Photographed by Maria Watson Pfeiffer

Camera facing southwest

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number _____ Page _____

Name of Property

County and State

Name of multiple property listing (if applicable)

SUPPLEMENTARY LISTING RECORD

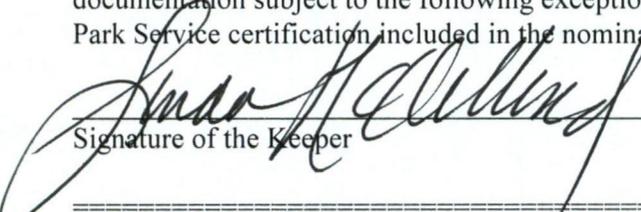
NRIS Reference Number: 10000863

Property Name: Sherman Building

County: Nueces State: Texas

Multiple Name:

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.


Signature of the Keeper

October 28, 2010
Date of Action

Amended Items in Nomination:

Section 8. Statement of Significance

The Period of Significance is, hereby, amended to add "1937," to indicate the year of the contributing addition that seamlessly expanded the early skyscraper from six to 11 stories.

The Texas Historic Preservation Office was notified of this amendment.

DISTRIBUTION:

National Register property file

Nominating Authority (without nomination attachment)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Sherman Building

MULTIPLE NAME:

STATE & COUNTY: TEXAS, Nueces

DATE RECEIVED: 9/13/10 DATE OF PENDING LIST: 10/13/10
DATE OF 16TH DAY: 10/28/10 DATE OF 45TH DAY: 10/28/10
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 10000863

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: Y SAMPLE: N SLR DRAFT: Y NATIONAL: N

COMMENT WAIVER: N

___ACCEPT ___RETURN ___REJECT _____DATE

ABSTRACT/SUMMARY COMMENTS:

Began in 1928 as a six-story commercial building in Corpus Christi, the building was raised to ten stories in 1937 in a seamless transition. It is one of two skyscrapers to survive from the pre-world war period and its construction signaled the city's "rising" skyline of the period 1920s + 1930s - a

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.

Many distinctive details embellish exterior.

skyline largely replaced after the war by higher modern towers.



SHERMAN BUILDING
CORPUS CHRISTI, NUECES CO., TX
PHOTO 1 of 10





SHERMAN BUILDING
CORPUS CHRISTI, NUECES CO., TX
PHOTO 2 of 10



NUECESLOFTS.COM

**TIM
MAR**
BOOK • CHERRY

ATM

517

SHERMAN BUILDING
CORPUS CHRISTI, NUEZES CO., TX
PHOTO 3 of 10



NUECESOFTS.COM
NM01NMD013A1

**TIMES
MARKET**
WINE • GARDENFRESH • BEER • 2006

Cheers
LOCAL BEER • WINE • SPIRITS

Cheers
PARADISE FOR CAT
WREST WITH ALL SPORTS
ON WIRE SCREEN TV

Cheers

OPEN
1986

SHERMAN BUILDING
CORPUS CHRISTI, NUECES CO., TX
PHOTO 4 of 10



SHERMAN BUILDING
CORPUS CHRISTI, NUECES CO., TX
PHOTO 5 of 10



SHERMAN BUILDING
CORPUS CHRISTI, NUECES CO., TX
PHOTO 6 of 10



SHERMAN BUILDING
CORPUS CHRISTI, NUECES CO., TX
PHOTO 7 of 10





SHERMAN BUILDING
CORPUS CHRISTI, NUECES CO., TX
PHOTO 8 of 10



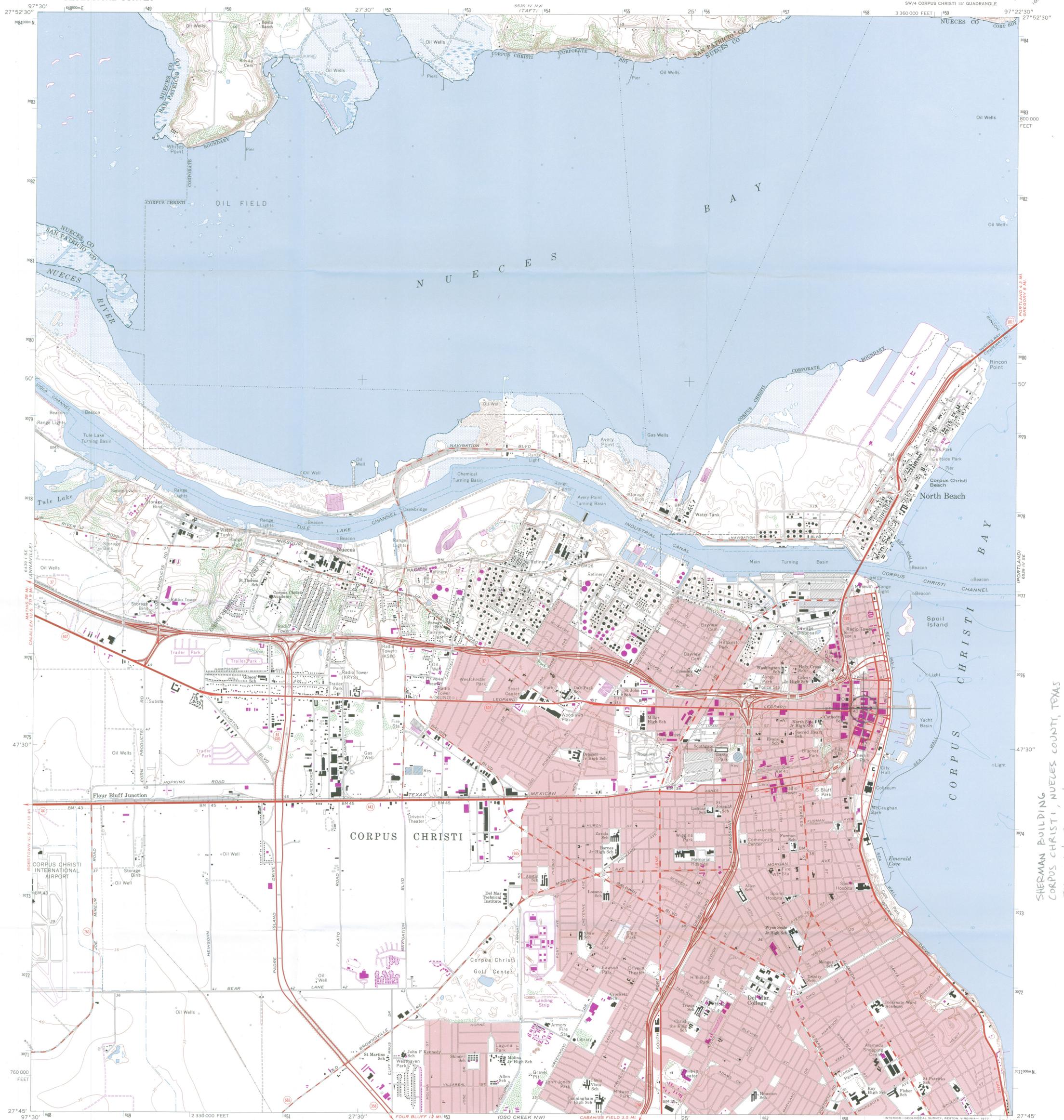
**N
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SHERMAN BUILDING
CORPUS CHRISTI, NUECES CO., TX
PHOTO 9 of 10



SHERMAN BUILDING
CORPUS CHRISTI, NUECES CO., TX

PHOTO 10 of 10



Mapped, edited, and published by the Geological Survey
Control by USGS and NOS/NOAA
Topography by photogrammetric methods from aerial photographs taken 1967. Field checked 1968
Supersedes Corpus Christi map dated 1951
Selected hydrographic data compiled from USC&GS chart 524 (1969)
This information is not intended for navigational purposes
Polyconic projection. 1927 North American datum
10,000-foot grid based on Texas coordinate system, south zone
1000-meter Universal Transverse Mercator grid ticks, zone 14, shown in blue
Red tint indicates areas in which only landmark buildings are shown
Water stages in this area vary with meteorological conditions
Approximate limits of occasional inundation shown by dashed blue lines where mean high water is undetermined for lack of visual evidence

Dotted blue lines indicate the approximate limits of low water
Revisions shown in purple compiled from aerial photographs taken 1975. This information not field checked

SCALE 1:24 000
CONTOUR INTERVAL 5 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929
DEPTH CURVES AND SOUNDINGS IN FEET—DATUM IS MEAN LOW WATER
SHORELINE SHOWN REPRESENTS THE APPROXIMATE LINE OF MEAN HIGH WATER
THE MEAN RANGE OF TIDE IS NEGLIGIBLE



ROAD CLASSIFICATION
Primary highway, all weather, hard surface
Secondary highway, all weather, hard surface
Light duty road, all weather, improved surface
Unimproved road, fair or dry weather
Interstate Route
U. S. Route
State Route

CORPUS CHRISTI, TEX.
SW/4 CORPUS CHRISTI 15' QUADRANGLE
N2745—W9722.5/7.5
1968
PHOTOREVISED 1975
AMS 6539 IV SW—SERIES Y882

SHERMAN BUILDING
CORPUS CHRISTI, NUECES COUNTY, TEXAS
UTM 14/658208/3075710



TEXAS HISTORICAL COMMISSION
real places telling real stories

MEMORANDUM



TO: Linda McClelland
National Register of Historic Places

FROM: Rachel Leibowitz, Historian
Texas Historical Commission

RE: Sherman Building
317 Peoples Street, Corpus Christi
Nueces County, TX

DATE: September 2, 2010

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 checked="" type="checkbox"/>	Other: archival gold CD with digital image files (.tif)

COMMENTS:

- SHPO requests substantive review
- The enclosed owner objections (do___) (do not___) constitute a majority of property owners
- Other:

