

United States Department of the Interior  
Heritage Conservation and Recreation Service

# National Register of Historic Places Inventory—Nomination Form

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

For HCRS use only

received APR 3 1980  
date entered JUN 6 1980

## 1. Name

historic Badu Building

and/or common Carol Phelan Building

## 2. Location

street & number 601 Bessemer Avenue \_\_\_\_\_ not for publication

city, town Llano \_\_\_\_\_ vicinity of \_\_\_\_\_ congressional district 21

state Texas code 048 county Llano code 299

## 3. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

## 4. Owner of Property

name Jacqueline Phelan Hand

street & number 1403 Jolliet Place

city, town Detroit \_\_\_\_\_ vicinity of \_\_\_\_\_ state Michigan 48207

## 5. Location of Legal Description

courthouse, registry of deeds, etc. Llano County Courthouse

street & number \_\_\_\_\_

city, town Llano \_\_\_\_\_ state Texas

## 6. Representation in Existing Surveys

title Historic Sites Inventory has this property been determined eligible?  yes  no

date 1979 \_\_\_\_\_ federal  state \_\_\_\_\_ county \_\_\_\_\_ local

depository for survey records Texas Historical Commission

city, town Austin \_\_\_\_\_ state Texas



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## 7. Description

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<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved    date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

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### Describe the present and original (if known) physical appearance

The Badu building is a two story native stone and brick structure with a flat unornamented roof, situated on a corner lot. It is distinguished by two billets comprised of square-faced stone in alternating rough cut and smooth cut textures, producing a checkerboard band. These two courses, below the roof line and dividing the two stories, are outlined by additional string courses of rough cut granite which form both lentils and sills over all openings. The doorways have pilasters with capital and base, as well as complete entablature cut from granite. These classical features utilizing native materials produce a unique and distinctive vernacular form.

The original building terminated along the line at the offset, evident on the south facade. An addition, one room deep and two stories high provided porches and screened sleeping areas for the Badu family. It does not harmonize in style or in use of materials with the original structure.

The interior of the first floor originally housed the public space of the bank. Original photographs illustrate the floor plan as well as the usage of marble and carved wood. A large portion of the original marble floor remains in place to this date. The second floor offices retain the original natural wood partitions, used for commercial purposes. In general the second floor interior is in good condition. All windows throughout the building retain the original vertical sliding wood shutters. The windows are one over one with the exception one on the south facade, first floor, which is two over two.



## 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input checked="" type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input checked="" type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input checked="" type="checkbox"/> industry invention	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)

Specific dates 1890

Builder/Architect

### Statement of Significance (in one paragraph)

The Badu Building was constructed in 1890 using local building materials by the Llano Improvement and Furnace Company to house the First National Bank. Grey granite and red brick made in a kiln on Pecan Creek north of Llano were used in the structure. It is the last survivor of several such buildings in the planned business district on the north side of Llano, scheduled to support the "Boom Days" activities from the late 1880s to 1893. Outside capital organized numerous development companies to exploit the vast mineral deposits in Llano County. In 1898 the building was purchased by N.J. Badu, a local mineralogist, to house his family. "Professor" Badu worked in and around Llano for forty years, discovering the rare "opaline" stone found only in Llano County.

The Badu Building stands today as a reminder of the "Boom Days" in Llano County. This period of time from the late 1880s to 1893 dramatically increased the population of Llano from 900 to over 7,000. In 1888 much interest was aroused in iron and other mineral deposits in the country. This interest was intensified by the belief that deposits of gold and other precious metals existed. Mining of these resources as well as large quantities of granite brought outside capital from northern and midwestern states as well as Texas, into Llano. Of the numerous development companies organized, the largest was the Llano Improvement and Furnace Company chartered in Texas on May 17, 1889. The business district they planned to construct was on the north side of the Llano River near the extension of the Austin and Northwestern Railroad (construction 1888-1892). The company purchased 2,300 acres of land at extremely inflated prices. Their development plans included a charcoal furnace and ovens, a foundry, electrical power plant, water power system, ice company, hotel, and a home builders association at a total estimated cost of \$500,000. Only a portion of this grandiose scheme was realized, but the Boom Days gave Llano a number of fine granite and brick buildings.

The First National Bank, the original occupant of the building, opened under charter number 4316 on May 20, 1890. It was a focal point of business activity during the 1890s. It became defunct on February 28, 1904. As the Boom began to slow in 1893 fortunes were lost. Many fires, later proven to be arson, occurred, resulting in all fire insurance in Llano being cancelled for a period of time.

In 1898 the building was sold to N.J. Badu, a mineralogist. Born in Nancy, France, he was educated in a private Catholic school and received his higher education from a number of leading universities in Europe. He came to the United States and taught French at a girls school in Paris, Texas. He then managed hotels in Dallas and Austin before being employed by the Llano Improvement and Furnace Company as the first manager of their fabulous Algona Hotel. Though not a mineralogist by education he quickly became interested in the minerals around Llano. He spent the last forty years of his life devoted to research work in mineralogy and is best remembered for his discovery, "opaline", found only in Llano county.

In 1907 the first story of the Badu building was leased to the First State Bank of Llano. It opened on April 2, 1907 under charter number 17317 and was liquidated between February and April 1912.



**United States Department of the Interior  
Heritage Conservation and Recreation Service**

**National Register of Historic Places  
Inventory—Nomination Form**

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Continuation sheet

Item number 8

Page

The Badu Building has been continuously occupied by descendants of N.J. Badu. In recent years it has served as a weekend home for family members, since all have moved away from Llano. For the past six months it has been for sale by the owner, Jacqueline Phelan Hand. Future plans for the building are uncertain at this time.



## 9. Major Bibliographical References

Tillie Moss Fry - "History of Llano County" a thesis, University of Texas, 1954,  
Llano County Public Library  
Almond & Franklin - "Cobwebs and Corner Stones" A History of Llano Business Districts,  
Jr. Womens Culture Club, 1976, Herring Printing Co., Kerrville, Texas  
Oatman - "Llano-Gem of the Hill Country" Pioneer Book Publishers, Inc., Hereford, Texas

## 10. Geographical Data

UTM NOT VERIFIED

Acreege of nominated property less than one

ACREAGE NOT VERIFIED

Quadrangle name Cherokee

Quadrangle scale 1:62500

### UMT References

A 

1	4	5	3	1	0	0	5	3	4	0	2	4	9	0
Zone		Easting				Northing								

B 

Zone		Easting				Northing								

C 

Zone		Easting				Northing								

D 

Zone		Easting				Northing								

E 

Zone		Easting				Northing								

F 

Zone		Easting				Northing								

G 

Zone		Easting				Northing								

H 

Zone		Easting				Northing								

### Verbal boundary description and justification

The east  $\frac{1}{2}$  block "R" Llano Improvement and Furnace Company  
re-subdivision addition to the Town of Llano, in Llano County, Texas

### List all states and counties for properties overlapping state or county boundaries

state code county code

state code county code

## 11. Form Prepared By

name/title Elaine Bruhl; Sally S. Victor, Restoration Consultant

organization Llano County Historical Society date

street & number 719 Ford Street; 4106 Jefferson telephone 915-247-4598; 512-451-3708

city or town Llano; Austin state Texas 78643; 78731

## 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature

title State Historic Preservation Officer

date March 14, 1980

For HCRS use only

I hereby certify that this property is included in the National Register

*for* W. Ray Luce  
Keeper of the National Register

date 6/6/80

Attest: Beth Grosvenor  
Chief of Registration

date 6/2/80



80004139

Property Badu Building

State Tx - Llano

Working Number 4-2-80 1069

**TECHNICAL**

**CONTROL**

Photos 5  
Maps 1

Built for the ~~city's~~ largest of the city's contemporary development companies, this is the last surviving building of its type planned to support the city's "boom" economy in the late 1920s.

**HISTORIAN**

accept  
Grosvonts  
6/2/80

**ARCHITECTURAL HISTORIAN**

**ARCHEOLOGIST**

**OTHER**

**HAER**

Inventory \_\_\_\_\_  
Review \_\_\_\_\_

**REVIEW UNIT CHIEF**

accept  
Grosvonts  
6/2/80

**BRANCH CHIEF**

**KEEPER**

National Register Write-up \_\_\_\_\_  
Federal Register Entry 2, 3, 81

Send-back \_\_\_\_\_  
Re-submit \_\_\_\_\_

Entered JUN 6 1980







Badu Building  
601 Bessemer Avenue  
Llano, Llano County, Texas

Photo by Curtis Tunnell, 1979.  
Negative on file at Texas Historical Commission.

Southeast oblique, camera facing northwest.

Photo 1 of 5.

APR 2 1980

JUN 6 1980







Badu Building  
601 Bessemer Avenue  
Llano, Llano County, Texas

Photo by Curtis Tunnell, 1979.  
Negative on file at Texas Historical Commission.

Northeast oblique, camera facing southwest.

Photo 2 of 5.

APR 2 1980

JUN 6 1980







Badu Building  
601 Bessemer Avenue  
Llano, Llano County, Texas

Photo by Curtis Tunnell, 1979.  
Negative on file at Texas Historical Commission.

South facade (southeast oblique), camera facing  
northwest.

Photo 3 of 5.

APR 2 1980

JUN 6 1980







Badu Building  
601 Bessemer Avenue  
Llano, Llano County, Texas

Photo by Curtis Tunnell, 1979.  
Negative on file at Texas Historical Commission.

Detail of south facade.

Photo 4 of 5.

APR 2 1980

JUN 6 1980







Badu Building  
601 Bessemer Avenue  
Llano, Llano County, Texas

Photo by Curtis Tunnell, 1979.  
Negative on file at Texas Historical Commission.

Detail of front (east) facade.

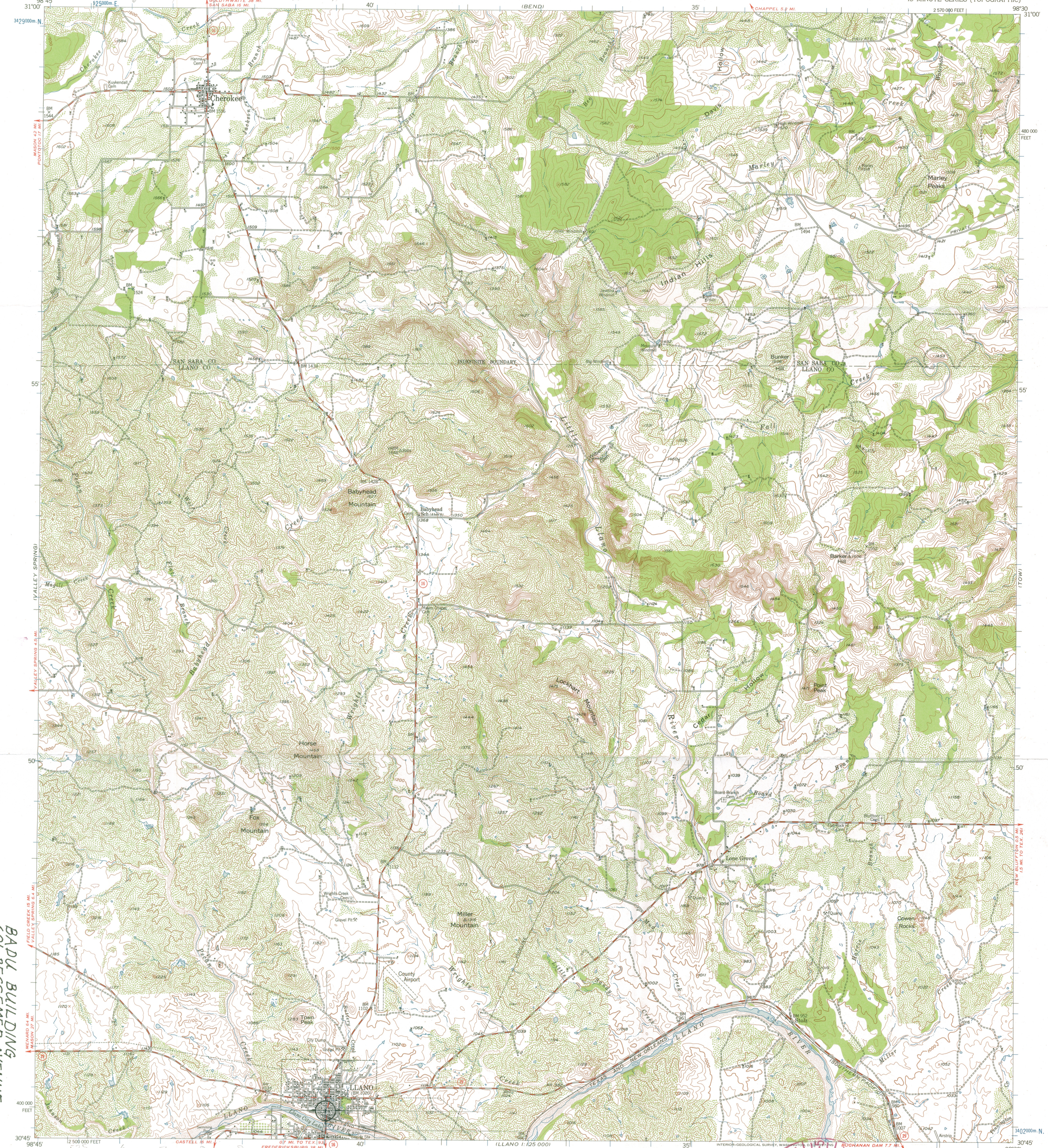
Photo 5 of 5.

APR 2 1980

JUN 6 1980



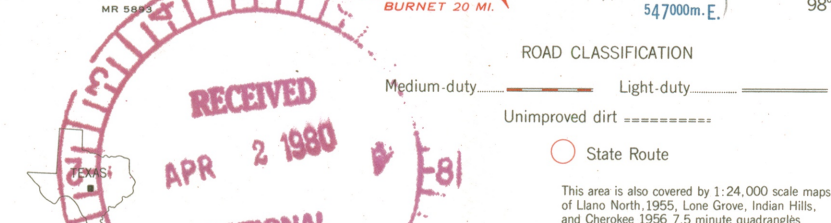
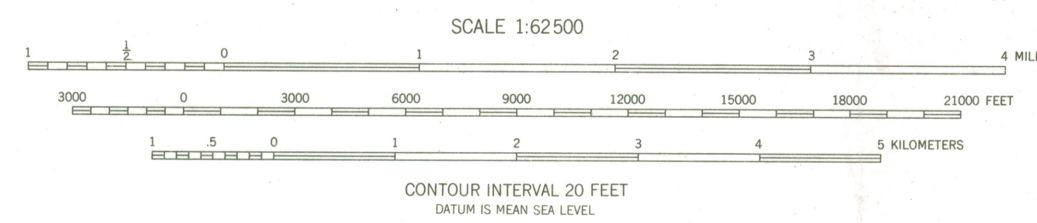
1:250,000  
1:250,000



BADU BUILDING  
601 BESSEMER AVENUE  
LLANO, LLANO COUNTY, TEXAS  
UTM REF: 14J5310053402490

Mapped, edited, and published by the Geological Survey  
Control by USGS and USC&GS  
Compiled in 1956 from 1:24,000 scale maps of the Llano North, Lone Grove, Indian Hills, and Cherokee 7.5 minute quadrangles, surveyed 1955-1956  
Polyconic projection. 1927 North American datum  
10,000-foot grid based on Texas coordinate system, central zone  
1000 meter Universal Transverse Mercator grid ticks, zone 14, shown in blue

TRUE NORTH  
MAGNETIC NORTH  
APPROXIMATE MEAN DECLINATION, 1956



RECEIVED  
APR 2 1980  
NATIONAL REGISTER

ROAD CLASSIFICATION  
Medium-duty ——— Light-duty ———  
Unimproved dirt ———  
State Route

CHEROKEE, TEX.  
N3045-W9830/15

3098-340

JAN 14 1969

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS  
FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER 2, COLORADO OR WASHINGTON 25, D.C.  
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

JUN 6 1980



ENTRIES IN THE NATIONAL REGISTER

STATE TEXAS

Date Entered JUN 6 1980

<u>Name</u>	<u>Location</u>
Badu Building	Llano Llano County

Also Notified

Honorable John G. Tower  
Honorable Lloyd Bentsen  
Honorable Thomas G. Loeffler

State Historic Preservation Officer  
Mr. Truett Latimer  
Executive Director  
Texas State Historical  
Commission  
P.O. Box 12276, Capitol Station  
Austin, Texas 78711

NR

Byers/mjd 6/16/80

For further information, please call the National Register at (202)343-6401.