1. Name of Property

Historic Name: Hoya Land Office Building

Other Name/Site Number:

2. Location

Street & Number: 120 E. Pilar

City/Town: Nacogdoches

State: TX County: Nacogdoches Code: 347 Zip Code: 75961

3. Classification

Ownership of Property: Private

Category of Property: Building

Number of Resources within Property:

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<tr>
<th>Contributing</th>
<th>Noncontributing</th>
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<tr>
<td>1</td>
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<td>objects</td>
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<td>1</td>
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Number of contributing resources previously listed in the National Register: 0

Name of related multiple property listing: Nacogdoches Multiple-Property Nominatio
4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, 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. See continuation sheet.

Signature of certifying official Date

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official Date

State or Federal agency and bureau

5. 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):

Signature of Keeper Date of Action

6. Function or Use

Historic: Commerce/Trade Sub: Business

Current: Commerce/Trade Sub: Business
7. Description

Architectural Classification:

Other: One-Part Commercial Block

Other Description: __________________________

Materials: foundation Brick
          walls Brick
          roof Unknown
          other __________________________

Describe present and historic physical appearance.
_X_ See continuation sheet.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties: __________

Applicable National Register Criteria: B & C

Criteria Considerations (Exceptions) : _____

Areas of Significance: Architecture
                     Commerce

Period(s) of Significance: 1897-1926

Significant Dates: 1897

Significant Person(s): Hoya, Charles

Cultural Affiliation: Not Applicable

Architect/Builder: Rue, Frank E.

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

_X_ See continuation sheet.
9. Major Bibliographical References

See Historic Context List of References.

Previous documentation on file (NPS):
_ 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
_ Other state agency
_ Federal agency
_ Local government
_ University
_ Other -- Specify Repository: ________________________________

10. Geographical Data

Acreage of Property: less than one acre

UTM References: Zone Easting Northing Zone Easting Northing

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<td>C</td>
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See continuation sheet.

Verbal Boundary Description:

Addition: City of Nacogdoches
Block: 24
Lot: 3-A, 3-B

Boundary Justification:

Property includes area historically associated with building being nominated.

11. Form Prepared By

Name/Title: Ed Galloway/Research Assistant
Organization: Hardy-Heck-Moore
Street & Number: 2112 Rio Grande
City or Town: Austin
Date: June 1990
Telephone: 512-478-8014
State: TX Zip: 78705
The Charles Hoya Land Office Building is a small 2-story brick commercial building with a rectangular plan. Classified as a one-part commercial block, the building has brick exterior walls and is modestly detailed and ornamented. The focus of the facade is the corbeled brick cornice and the pedimented parapet where the building's name is seen. The building reportedly features double-wall construction which was used as a fire-proofing measure. The detached and free-standing building stands immediately southwest of the public square in Nacogdoches' central business district and is on a lot that slopes south to Banita Creek.

The front faces north onto Pilar Street and has a three-bay configuration with a central single-door entrance. Metal shutters cover the window openings and the proportions of the openings suggest that the windows are double hung. A wood canopy extends cross the front as well as to the east and west elevations. Unlike most local examples of a one-part commercial block, this structure does not have a row of transoms above the street-level openings. Slightly projecting end piers frame the facade and extend beyond the corbeled brick course.

Although the building itself is virtually, a concrete end brick porch floor and brick and metal railing are significant physical changes. Nevertheless, the building is in good condition and retains much of its integrity.
The Hoya Land Office Building is architecturally significant because it retains its integrity to a noteworthy degree and is one of the least altered historic commercial buildings in downtown Nacogdoches. The structure housed the business operations of one of Nacogdoches' most successful and prominent entrepreneurs, Charles Hoya, and is historically significant because of its association with him. Therefore, the building is nominated to the National Register under Criterion B and C. Because it is a vivid reminder of the city's rapid growth during the late 19th century, the structure is linked with Community Planning and Development in Nacogdoches: 1830-1940.

Charles Hoya (1848-1926) was the son of Joseph T. von der Hoya who came to Nacogdoches in 1836 from Damme, Germany, with his three brothers. Joseph Hoya established a farm and about two miles south of town and in 1866 bought the Adolphus Sterne home on S. Lanana Street. This house was listed in the National Register in 1976 and is part of the nominated Sterne-Hoya Historic District. Charles Hoya was 12 years old when the family moved into the Sterne house and he lived there until his marriage to Frances Meisenheimer in 1887. Subsequently, Hoya built a house (also in the nominated Sterne-Hoya Historic District) at 210 S. Lanana Street directly across from his father's home.

Charles Hoya worked as a land surveyor of Nacogdoches County and learned the trade from Captain A. A. Nelson, an early surveyor during the republic and early statehood. Combining his own and Nelson's records, Hoya recognized the need for safeguarding the valuable docu-
ments which were a necessary part of his profession as a surveyor and for proving land ownership in sale transactions which he financed. Consequently, Hoya built the land office building in 1897 as a fire-proof repository for county survey and land records. Houston architect Frank E. Rue designed the building which had double brick walls with an air space in between and a reinforced-steel ceiling and floor. Hoya selected this site near the downtown square because it was where the public activity was at its height and, perhaps more importantly, because it was near the Nacogdoches County Courthouse. Charles Hoya also provided loan services along with his surveying and abstracting activities and in 1903 he, along with Jeff Hayter, I. L. Sturdevant, and W. U. Perkins, organized a banking institution in Nacogdoches known as the Stone Fort National Bank (Recorded Texas Historic Landmark files). Hoya served as the bank's first president and assumed a prominent role in the town's business circles. He operated the land office business until his death in 1926. His son-in-law, J. Roy Gray, assumed its operation.

During the late 19th century, Nacogdoches' downtown was dramatically transformed from a small grouping of frame structures to a densely developed area with finely crafted brick buildings. The Principal Square was the symbolic heart of the community and land nearby was considered the most desirable. Charles Hoya's construction of this 1-story brick building was one of several structures erected on the square. The downtown remained the city's commercial center until the late 1940s and 1950s when the construction of strip shopping center, which were clean, modern and more accessible to the automobile, siphoned off much activity on the square. In an attempt to reverse the trend, many local merchants "modernized" their buildings to keep their customers. Consequently, most structures in the downtown were altered as new storefronts were applied and historic fabric
removed. The Hoya Land Office Building, however, is one of a handful that escaped that fate and it stands today as one of the best-preserved commercial buildings in the city.