

*Request for Determination of Eligibility
for two historic resources:*

***The 1934 Horton Tank No. 4816
and
The Old Linden Firehouse of 1939***



**Submitted January 4, 2016
to the Texas Historical Commission
by Linden Heritage Foundation**



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2015 cover photo courtesy of Sue Lazara.

I. Linden in the PWA Era

A. Background: A Destructive Fire, Typhoid Fever, and Insurance Discounts

In August 1933, early arrivals to downtown Linden businesses noticed smoke and flames coming from the judges' chamber and south portico of the Cass County Courthouse. A call went out to all available citizens to help fight the growing blaze. Those who responded were asked to hand pump water from local water wells and line up in bucket brigades. When the fire was not subdued, a decision was made to remove the county records, to continue to fight the fire with the rapidly diminishing water supply, and to call in assistance from distant cities with tanker trucks and more sophisticated firefighting expertise. By the time help arrived and the fire was put out, the sun had set and the courtroom and south portico were gutted.



1933 photos courtesy of the collection of Charline Wiley Morris.

Rally as it might, the people of Linden had to admit they were ill-equipped to extinguish a serious fire; indeed, if the Courthouse had not been retrofitted with thick concrete floors in 1918, it would have been a total loss.

That same spring and summer of 1933, record outbreaks of typhoid fever plagued the town, which had grown to a population of 1,000. At the time, no small cities of the region had sanitary water and sewer systems and shallow water wells were too often located in proximity to barns and outhouses. The following January, Linden City Commissioners required all privies to meet minimum public health standards. They also published plans and specifications for the ideal sanitary outhouse and launched a public inspection program with fines for those not in sanitary compliance.

Simultaneously, a decision was made to build a city-wide water and sewer system, which was to include a high-capacity deep well, an elevated storage tank, and a sewage disposal plant. To finance this undertaking, City Commissioners Newland, Skelton, and Blaylock were counting upon the support of longtime friend Wright Patman, who had entered the United States House of Representatives in 1929. Congressman Patman had lived and worked in Linden during the previous decade and had launched his prosecutorial and political career in the halls of the Cass County Courthouse. Representing the First Congressional District of Texas in a time of widespread economic hardship, young Patman eagerly united with other Southern Democrats to promote the passing and implementation of major economic recovery legislation.

Just weeks prior to the Courthouse fire in Linden, Congress passed the National Industrial Recovery Act of June 1933. This act established the Public Works Administration (PWA) and pledged the use of significant government funds to build infrastructure, create new construction jobs, and improve working conditions in a land sunk in economic depression. Construction on PWA projects began soon thereafter and continued through subsequent Congressional appropriations in 1935, 1936, 1937, and 1938.

During 1934, thanks to the facilitation of Congressman Patman, two significant Public Works Administration (PWA) grant/loan packages were expeditiously secured for projects in Linden – a sanitary waterworks, and post-fire repairs to the damaged county Courthouse. During that same year, the PWA was to award loans and/or grants to eighty water works projects in Texas – 33 of them in the First Congressional District. The Linden water works was the first of the approved projects named by Patman in his press release of August 1934:

- **WRIGHT PATMAN'S WEEKLY LETTER** *Cass County Sun*, Tuesday, Aug. 28, 1934
"FIRST DISTRICT LOANS.

The First District has secured as many loans for public improvements as any district in the country. . . (With) every Congressman trying to help secure loans . . . it is realized that it requires effort on the part of the Representative . . . to secure approval. I am proud of the number of loans secured . . . and the number given employment by these loans.

The total amount of loans is \$703,100; 30 per cent is a gift but called a grant. . .

Following is a list of loans approved by the PWA:

Linden, water works system, \$50,000 . . .

Linden court house \$38,000. . ."

Also in 1934, the City Commissioners prepared to purchase a fire truck, which they pointed out would offset the high cost of local fire insurance premiums in the town:

- "NOTICE – The city has got to purchase a fire truck before we receive any insurance reduction."
(*Cass County Sun*, November 27, 1934)

By spring of 1935, a fire truck was ordered and a Volunteer Fire Department was being organized.

- "**Fire Truck Here** – The new fire truck recently ordered arrived last Monday. It is a Ford V8 and has a pumping capacity of 500 gallons per minute. For the first time in its history Linden now has complete fire protection. A volunteer department is now being organized. . ."
(*Cass County Sun*, May 30, 1934)

The chronology of these efforts, as reported in newspapers and in entries in the City Minutes of the 1930s, can be outlined as follows:

- **March 1934:**
Contract finalized for a PWA-financed City Waterworks with new well, pumping station, 50,000 gallon elevated storage tank, and a complement of **Columbian** single valve fire hydrants. The contract price was \$50,661.65.

- **May 1935:**
The town's first fire truck, a "Ford V8 with a pumping capacity of 500 gallons per minute," was acquired. The delivery of this fire truck coincided with organization of a Volunteer Fire Department.
- **February 1937:**
City Commissioners decided to end a temporary arrangement for fire truck storage by building on the city-owned parcel immediately west of the water tower. A failing pumping station was then located on the site, and this decision coincided with the acquisition of new pumping equipment to be placed directly beneath the 1934 tank. Importantly, these same minutes called for the new building to be constructed "according to the plans and specifications heretofore prepared for such building by Architect Stanley Brown."
- **November 1937:**
City Commissioners resolved to construct the station forthwith. A demand against the manufacturer of the failing pumping equipment was made, and this caused a delay.
- **January 1939:**
A neighboring town's newspaper reported, "Linden started work this week on building a stucco fire station for their fire engine, and the building will include office, storage room, and sleeping quarters for two volunteer boys. This arrangement will enable the volunteer fire boys to make quick trips to all fires and render better service." Contract price was reported to be \$750.
- **February 1939:**
"The Fire Truck moved into its new home Tuesday noon, near the water tower, a great improvement to our little city." The local fire department received a commendation from Marvin Hall, Fire Insurance Commissioner, which read, "Your fine city will again receive the good fire record credit of 15 per cent for 1939" and "I take this opportunity to commend your fire department for the effective work it has been doing in saving your citizens from fire losses. . ."
- **June 1939:**
Linden Water Superintendent, Mr. Cal Williams, obtained his Water Operators license, the first in the county," making Linden "the only city between Marshall and Texarkana having an approved water supply."
- **December 1940:**
The firehouse was plumbed for gas heating and a "Sheet Iron Room" was built onto the rear of the building to be used as storage space." This storage building was later removed to make way for the existing clay tile addition on the north end of the Firehouse.

To summarize the record, after receiving the very first waterworks grant in the region, Linden continued with the purchase of its first fire truck, the training and certification of a City Fire Marshall, and finally the erection of the 1939 Firehouse on the corner of Rush and Taylor Streets – in the shadow of **Horton Tank No. 4816**. Most of the premium elements of these two projects survive today – including the elevated storage tank by **Chicago Bridge & Iron**

Company, fire hydrants by the **Columbian Iron Works** and **Mueller** companies, bronze meters by the **Hersey Company**, and the Old Linden Firehouse.

Throughout the 1930s, historic records show that Linden city fathers brought together all available resources to create a climate of sustained public momentum as long as substantial federal assistance and expertise were available from the PWA and Department of the Treasury Building Superintendency. These efforts paid off in making the people safe from typhoid fever, providing sanitary public services for the next 80 years, and ensuring that future fires could be fought with something other than hand pumps and bucket brigades.



Photo 2015 courtesy of Sue Lazara.

B. Horton Tank No. 4816 Design and Manufacture

Linden's Horton Tank, which occupies a strategic location near the principal town intersection at Main and Houston Streets, dates to a 1934 contract for delivery & installation:



Mid-century photo courtesy of the collection of Charline Wiley Morris

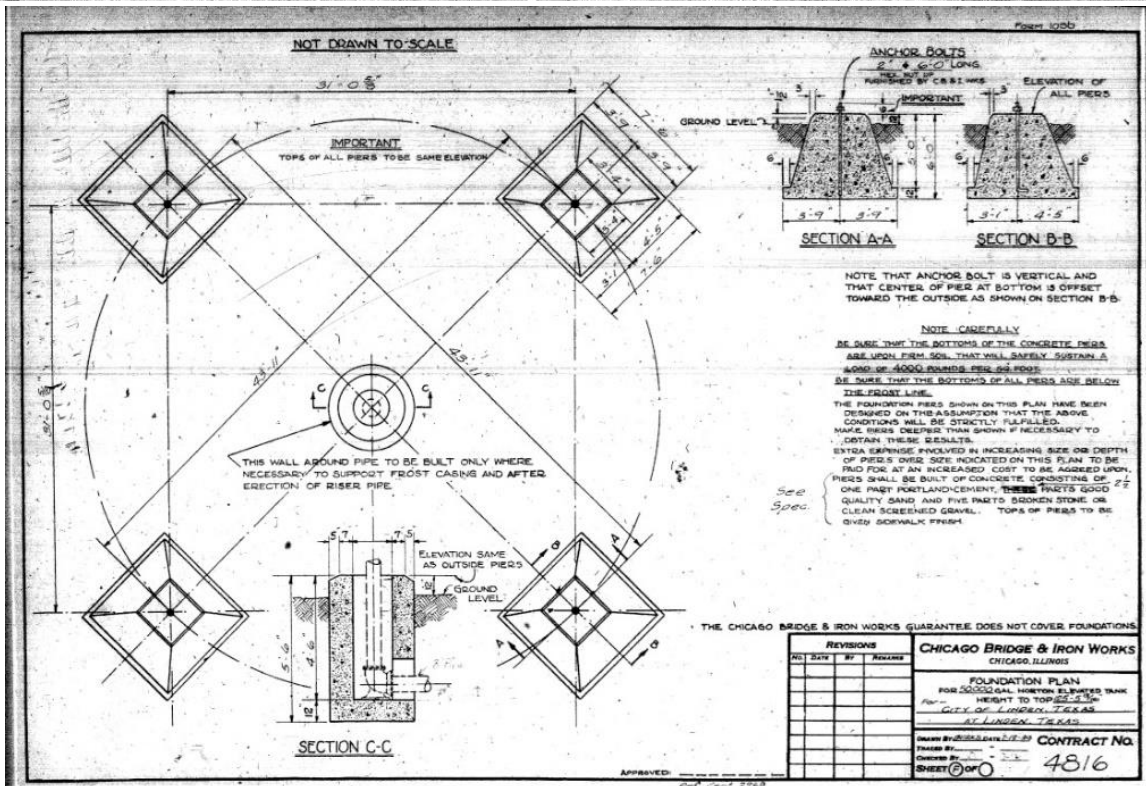
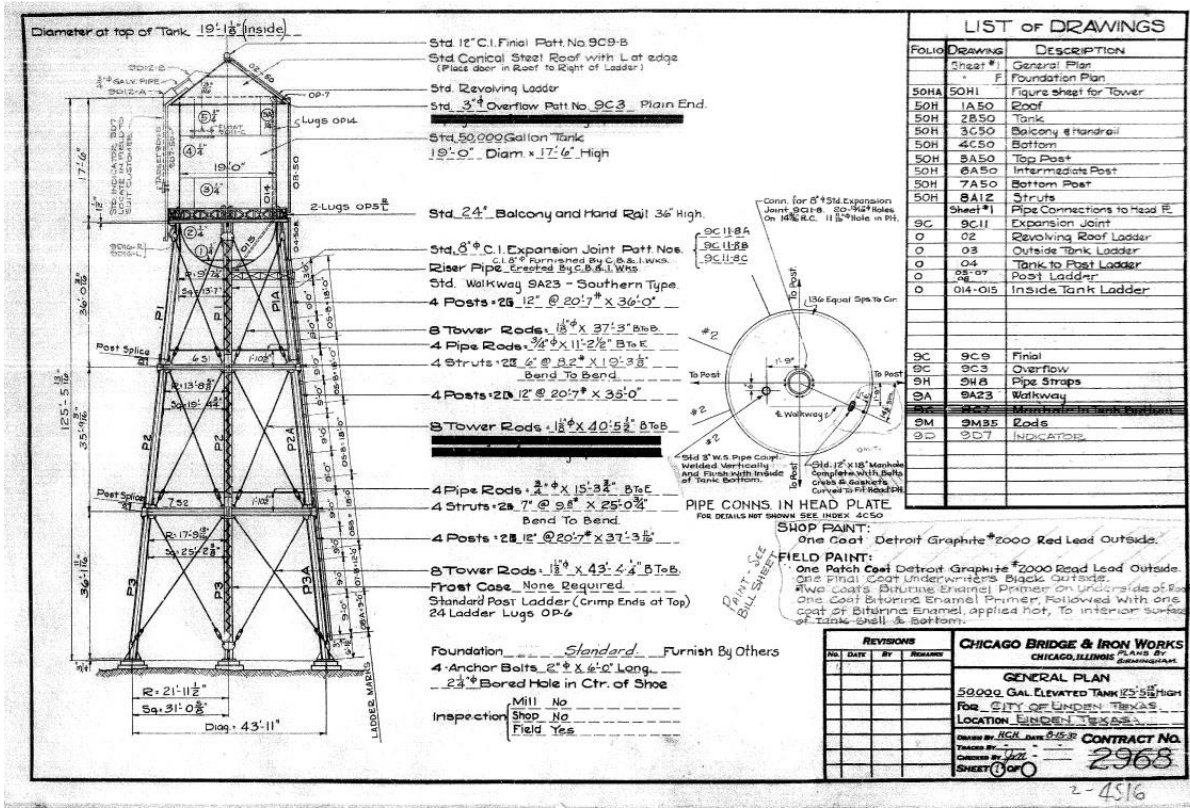
The manufacturer and specifications of this elevated storage tank are displayed on the 1934 identification plate on the NW foot of the structure, which reads:

HORTON TANK
No. 4816 -- 1934
Built by
Chicago Bridge & Iron Works
Chicago Illinois
(last line is hard to read – special rubbing is needed)



2015 Photo courtesy of Sue Lazara.

This date of manufacture, 1934, was the culmination of a project that was in the factory pipeline for two years prior to delivery and installation. This fact is known because the date 8-15-32 appears on the plans obtained from the archives of the **Chicago Bridge & Iron Works:**



Plans and Specifications secured from the archives of the Chicago Bridge & Iron Company.

C. Firehouse Design and the Role of Architect R. Stanley-Brown

Old city minutes show that the original 1934 pumping station failed in April of 1937 – resulting in a dispute between the City Commissioners and the manufacturer, **Fairbanks, Morse & Company**. Minutes of the following months show that the City Commissioners demanded a \$1,914 refund from Fairbanks, Morse. When the replacement pump was installed in a different location, directly under the **Horton Tank**, the original pumping station site became available as a place to build the new Firehouse.

Earlier that same year, a design for the new Firehouse had been adopted and the architect named:

- **8 February 1937** **Old City Record Book**, Page 195
“- That the city construct a building on the lot whereon its pumping station is now located **according to the plans and specifications heretofore prepared for such building by Architect Stanley Brown** and to employ thereon all persons possible who desire to furnish labor in the payment of city taxes as well as to secure all materials from those who desire to furnish materials in the construction of said building in payment of past due city taxes. That beginning March 1, 1937 and **until such building is ready for use by the city the fire truck** now being stored in the B. F. Williams filling station at a monthly rental of \$2.50 which is the same price agreed to be paid to the said B.F. Williams.” (This last sentence is imperfect in the record.)

Unfortunately, those plans and specifications have not been found. To better identify the architect named above, the federal census enumerations of 1930 and 1940 were exhaustively searched and it was determined that **all but one man in the country** by this surname were listed with occupations different from that of architect. The one man who listed his occupation as architect was R. Stanley-Brown, who as it happens was a rather prominent figure in the design and implementation of numerous PWA projects.

Born in 1889 in Mentor, Ohio, Rudolph Stanley-Brown was also the privileged grandson of President James A. Garfield. His family later moved to New York City, where he was educated at Yale University before completing graduate studies in architecture at Columbia University and at the Ecole des Beaux-Arts in Paris. He became a member of the American Institute of Architects (AIA) and through the 1920s and early 1930s practiced architecture with his Uncle, Abram Garfield, eventually becoming a partner in the highly reputable firm of Garfield, Stanley-Brown, Harris and Robinson.

R. Stanley-Brown was born 8 years after his grandfather was elected President, inaugurated, served only six months, and was assassinated in 1881. However, from his own mother’s reverence for her father, Stanley-Brown would have known from a young age that President Garfield had advocated agricultural technology, an educated electorate, and civil rights for African-Americans. It was a feature of the PWA that a share of construction jobs would be designated to employ African-American labor.

In 1936, at the height of the Great Depression, Stanley-Brown went to Washington and began working with the Supervising Architect of the Treasury, the agency that oversaw all PWA projects. (For a representative example of a National Register structure built with stucco under a mature Stanley-Brown design, see the NR record for the Pensacola Florida United States Post Office, aka the Arnow Federal Building.)

Unlike the rival Works Progress Administration (the WPA), the PWA did not directly hire the unemployed. Rather, the PWA planned projects intended to be built by private construction companies that hired workers on the open market. For every worker on a PWA project, almost two additional workers were employed indirectly, and in this way the PWA accomplished the electrification of rural America and the building of many tunnels, bridges, highways, streets, sewage systems, hospitals, schools, and universities.

By May 1939, WWII seemed inevitable and PWA programs were being wound down to make way for the laying of plans for a new wartime economy. That is when two men – **C. W. Short** (PWA) and **R. Stanley-Brown** (Public Buildings Administration) – were appointed by the then Administrator of Public Works and the Treasury Department to prepare a comprehensive report to President Roosevelt. The report was titled "Survey of the Architecture of Completed Projects of the Public Works Administration" and was later published as *A SURVEY OF ARCHITECTURE OF PROJECTS CONSTRUCTED BY FEDERAL AND OTHER GOVERNMENTAL BODIES BETWEEN THE YEARS 1933 AND 1939 WITH THE ASSISTANCE OF THE PUBLIC WORKS ADMINISTRATION*. Now a collector's item, this book by Short and Stanley-Brown became the definitive published work on architecture of the New Deal era.

Perhaps more importantly for immediate purposes, the book describes the guiding design principles employed by Stanley-Brown and his agency colleagues – principles that clearly apply to the Old Linden Firehouse design. In their book Introduction, the authors summarize the characteristics of the best buildings the PWA had brought into being:

- “The outstanding accomplishments in planning of both Federal and Non-federal buildings are the elimination of wasted space, economy in cost, and proper consideration of light, ventilation, and sanitation; while in design, careful study of line, scale, and proportion, greater simplicity and an extremely sparing use of ornament, and a skillful and effective handling of materials, are noteworthy characteristics...

It is a fundamental principle of architecture that the best buildings are always those which are built throughout to comply with the structure best suited to the needs of the project. Excessive ornamentation is not only unnecessary, but in many cases definitely detracts from the aesthetic values of a building. As all building is designed to fulfill human needs, structural requirements may, in the last analysis, be considered to be the human ones. The best designs of public buildings that have been produced in the past 6 years indicates definite efforts to provide structures to fit our present civilization rather than to make our civilization fit into buildings that were designed for other ages.”

This design philosophy reflected economic reality of the time perfectly. It was crucial that the federal budget spare the cost of any unnecessary ornament. The mandate for disciplined restraint also fit well with the principles of Modern architecture being introduced – which stressed functionality, open plans with interchangeable work areas, and façades that used uninterrupted simple planes. In Linden, three PWA era buildings reflect these design fundamentals – the 1937 Federal Post Office, the 1938 County Building, and the 1939 Firehouse. With the Waterworks and Courthouse added to those three, Linden undertook five PWA-led projects between 1934 and 1939. The town's ongoing affinity with the PWA, together

with the minimalist design and very substantial concrete elements of the Old Linden Firehouse, serve to validate the notion that a trained architect like R. Stanley-Brown had a hand in the early planning of the Firehouse.

The choice of a Spanish design system was logical for a simple Firehouse in a former territory of Spain where durable stucco was a practical and affordable choice to be used over partial concrete walls. Details of the Spanish Colonial Revival style were easily grafted onto unadorned planar facades, in this case resulting in a functionally driven building that gave nothing to excess. The low-slope roof system with stepped parapets, north-south oriented posts and sturdy beams to support a dual span of joists, simple wooden interior details from the nearby sawmill of the local contract builder (R. A. Morse), and close proximity to an elevated storage tank that would provide a ready supply of water supply -- all these features speak of the disdain for embellishment Stanley-Brown revealed in his report to the President.

However, it is also clear that the builder of the Old Linden Firehouse did **not** follow plans and specifications in every detail. We know this even without having the actual plans – no design professional would place windows in such a staggered and inefficient array, not even to give the building the resulting quirky-quaint effect. So, it follows that this unique placement of the west windows of the Firehouse is almost surely a modification to the plan, made by novices. A clue to how this happened is provided in the 1937 City minutes which show the City’s announced intention to save on the project budget by employing “all persons possible who desire to furnish labor in the payment of city taxes” and “to secure all materials from those who desire to furnish materials in the construction of said building in payment of past due city taxes.” Thus, one may surmise that when windows of the scheduled size were **not** made available but another size windows were offered, it was decided to install them in the peculiar staggered arrangement. As a result of this very odd design modification, the lower walls of the upstairs room of the Firehouse can actually be seen through the upper panes of the downstairs windows:



2015 photo courtesy of Sue Lazara.

A rhythm of three windows on this west façade was likely specified by the professional design team, so as to provide optimal natural light/ventilation and to balance the 3 window bays on the

east side of the upstairs room. But that would have required either shorter windows, or single-paned fixed windows, in the lower level. The builders of the Firehouse opted to use the full size windows and in so doing a very curious and unique effect was created.

1939 press accounts reported that the building would be “constructed on the lot owned by the city near the water tower [sic]” and that it would be “of stucco construction, consisting of rooms for the fire truck, an office, storage, and a sleeping room. R.A. Morse has the contractor (sic), contract price being \$750.” Downstairs, the Firehouse was to provide storage for the fire truck. Upstairs, there was to be an office, meeting space, and “sleeping quarters for two volunteer boys.” These parameters fit the existing structure.

In late February 1939, the volunteer firemen moved into the new Firehouse on the corner of Rush and Taylor, an event the front page of the local newspaper heralded as follows:

- **“DID YOU HEAR . . .**

- . . . the Fire Truck as it moved into it (its) new home Tuesday noon, near the water tower? This is a great improvement to our little city.” (Cass County Sun, February 23, 1939.)

Shortly after WWII, a single-story clay tile addition was built onto the north end of the two-story Firehouse. This addition was conceived in harmony with the older structure, so the clay tile walls were covered in a similarly textured (albeit slightly darker) coat of heavy stucco. This addition replaced a former storage shed and used all the available lot to the rear of the original building. From the main façade on Rush Street northward, the grade goes uphill, which accounts for the higher floor level of the north addition. This was driven by the pre-existing low-slope roof with parapet side walls, so the resulting room has loftier ceilings than the main Firehouse.

The interior has three levels in all. Just inside the west entrance is a 4' x 3' concrete landing at street grade. From this landing, the north addition is accessed by taking one step up to the left (North), the upstairs room is accessed by a partial flight of stairs straight ahead (east), and the downstairs vehicle area is accessed by two 9-10" steps down to the right (south).

The following Old Firehouse photos illustrate the present conditions of endangerment:



Two views of main Firehouse façade, which faces south on the 100 block of West Rush Street.



The west façade on Taylor Street, left, and the east façade with addition at right.



Parapet wall of the main (south) façade, with intact original stucco.



All wood south and west walls of the upstairs interior, with office cubicles in northwest corner (far right).



West side entrance landing (left) and middle iron post of lower level (right).



Two views of downstairs west wall with 12" thick concrete lower wall and wooden pony wall above. Note that the double hung sash windows are placed so that only the lower panes are visible from inside.



Downstairs has 70" high concrete foundation walls on the east, three iron center posts, & pulley-mount doors.

2015 photos courtesy of Kerry Wells, Sam Higdon, and Sue Lazara.

D. Present Endangerment

The historic Linden Horton Tank is generally stable; the 2015 independent engineering assessment funded by Don Henley identified a short list of needed repairs to ancillary ladders, hatch, and gallery. The most serious issue on the tower and tank is ongoing oxidation of the 1990s coating.



2015 photos courtesy of Jo Anna Duncan.

The Old Firehouse and its clay tile addition are, however, in a serious state of endangerment. After serving as headquarters for the Linden Volunteer Fire Department until 1962 when the current fire station was completed, the building was used thereafter as meeting space, as headquarters of the town night watchman, and for storage. Over time the building fell into serious disrepair.

The level of endangerment accelerated over recent decades of neglect. The roof of the post-WWII addition at the north end failed first. Thereafter, water infiltration that began on the north addition advanced to the point that the joists in that section gave way and the roof of the north room imploded. This collapse stressed and tore the roofing material of the older building and when repairs were neglected, water infiltration advanced.



2015 drone photos courtesy of Kerry Wells.

Cumulative water damage to the Old Firehouse has been accelerating rapidly over recent years and is now quite serious. Eventually, the inability of City government to take remedial action prompted the conveyance of the property to the **Linden Heritage Foundation**, conditional upon a plan to properly preserve the structure.

Recognizing both the cultural resource value and the economic potential of the old Firehouse, and poignantly aware that there is little time left in which to act, the **Linden Heritage Foundation** decided to take steps to stabilize the structure – before time runs out:

The first step was taken on November 9, 2015, in the form of a Linden City Council Resolution by which the City voted to convey the Old Firehouse to the **Linden Heritage Foundation**. This conveyance relieves the City of all responsibility for the deteriorating structure while allowing the **Linden Heritage Foundation** to work out a preservation plan for the structure.

The second step was taken when the **Linden Heritage Foundation** placed a temporary cover over the structure to curtail the water damage and buy time for a proper preservation plan to be developed and implemented.



Temporary cover photo, December 2015 by Sam Higdon.

The third step is the Foundation Research Committee's ongoing work to document the 1939 Firehouse and related 1934 Linden Waterworks project. An Old City Record Book, found in the Vault at Linden City Hall, has been transcribed to give additional detail to what was found in the old newspaper accounts. Since very few historic photos were on hand, the Committee issued a call to long-time Linden residents to review family photo albums and help locate early images of the Waterworks and/or Firehouse. So far, two such photos have been found.

The fourth step of course is this submittal for determination of eligibility and the opportunities and incentives that may be possible if that effort should succeed.

E. Structural Integrity and Modifications

Linden's **Horton Tank No. 4816** retains excellent structural integrity, with the exception of a few minor repairs identified on secondary elements – i.e., there is minor damage to ladder system attachments, one missing foundation bolt, and early but advancing oxidation on the 1990s exterior coating. No identified modifications were made to the structure other than two or three different paint colors over time and some surface electrical fittings. It is known that the structure conforms to the original plans (below) because minutes found in the Old Linden City Record Book show that a state inspector followed the project implementation throughout 1934, as did a certified engineer named Hess who was frequently on site.

On the **Firehouse**, the integrity of the core structure is less perfect. However, integrity is surprisingly good given the serious roof and joist damage the building has suffered. It is thanks to the substantial reinforced concrete foundations, the 12"+ thick reinforced concrete side walls, and the heavy beam with supporting center posts running the length of both levels that the building has fared as well as it has through recent decades of neglect.

In the 1939 section of the Firehouse, the concrete foundations and side walls remain remarkably sound. The wood pony walls above this concrete are original and generally intact, as are most of the first floor posts/beams and joists. The short walls (on the South and North) require more restoration, particularly on the north end where the roof breach has been so problematic. The fire truck doors facing Rush Street may or may not be original (photos are being sought) but are believed to be at least 50 years old and in generally good structural condition. The window lights in the two garage doors are boarded over and graffiti is present on the tin door cladding. Signage over the two fire truck bays was removed long ago, resulting in water damage to the wood header spanning the drive-in entrance (which header was never stuccoed over). The garage doors of both firetruck bays have jumped their pulleys and require new chain assemblies if they are to be made operable again. The side door from Taylor Street was at some point reduced in width and its original lighted transom was removed and stucco-patched. The original 2-over-2 vertical sash wooden windows, of which there are seven, are all badly deteriorated – the sills are dry-rotted and the window glass is mostly broken. The wood of the upstairs ceiling and flooring is damaged and will require substantial replacement, particularly at the north end of the upper room. The stair stringers remain but the treads are mostly askew and the overall stair structure is seriously compromised, as is the main 6" x 6" post upon which the stair stringer was original supported.

In the postwar addition, the roof and trussing requires total replacement. However, even without roof, the clay tile walls and parapets of the addition appear to retain generally good integrity, as does the exterior coat of stucco. The two windows in this addition are a total loss and the sliding hardware on the firetruck bay is partially missing. The 5-panel door between the addition and the original firehouse is restorable, but will require new frame, stop, and hinges.

Few modifications are apparent on the original two-level Firehouse. The 1939 walls and parapets, the exterior stucco, and the seven 2-over-2-light windows are original. All of the original entrance locations remain, although the Taylor Street entrance has been reduced in width. Identified alterations include the following:

- Reduction of the west side entrance door from 36” to 30” width. An original lighted transom above this same side door was removed at the same time. These changes are emphasized by a non-matching stucco patch and appear to have been made subsequent to the move to the current Fire Station in 1962.
- On the south façade, the original wooden central post between the firetruck bays has been replaced with a brick center column. A similar brick infill was used to reinforce the southwest corner, but this seems to have been done at a different time as the two brick infill posts are of different brick-and-mortar materials. Apparently the original wooden vertical posts failed, not having been of cypress or water-resistant lumber.
- A layer of unsightly asphalt was spread the west side berm along Taylor Street, probably in the 1990s. But under this asphalt are clear vestiges of an original native iron ore rock retaining wall, which appears to have been a nice feature for the restoration plan to reinstate.

The clay tile addition to the rear (north end) of the building was built c. 1950. This addition is architecturally appropriate in that it continues the stepped parapet, stucco exterior, low-slope roof, and overall line of the original Firehouse. However, this north end addition was built with undersized joists and too wide a span, which caused the premature failure of the entire roofing system of the addition. When the trussing of this addition fell to the floor, the cave-in created major stress and tearing of the original building roof – the membranes of which had been integral with those of the north addition. When repairs were not made, water infiltration progressed over time. The greatest damage is to the stair area that leads up to the Firemen’s lounge on the second floor and to the wood ceilings and floors of the north part of the 1939 structure.



2015 drone photo courtesy of Kerry Wells.

Overall, it appears that the damage sustained by the Old Firehouse is principally due to the inferior design of the north addition trussing. The restoration plan will call for reversal of all substantial modifications, except that it is anticipated that the north addition will be retained and restored as part of the evolved City's story of the Old Firehouse. This north addition could be a future home for the 1956 firetruck of the same decade as the addition. Of course, the trussing of this part of the building will necessarily be more substantial than before.



South.



West.



East.

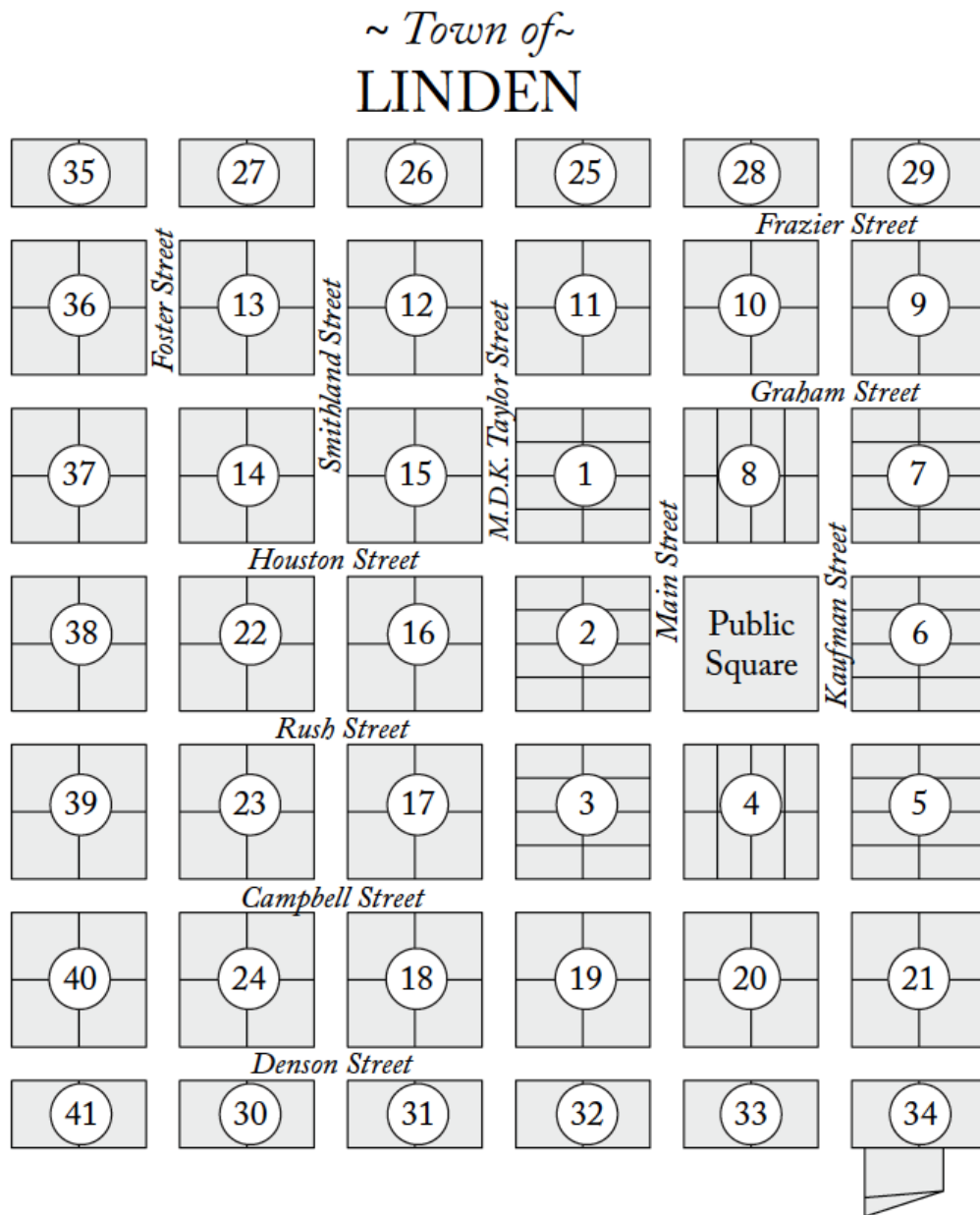
2015 dimensional photos courtesy of Kerry Wells.

II. The Town of Linden – Established 1848 as County Seat of Justice

Cass County was organized in early 1846 when the new State of Texas took over from the retiring government of the Republic of Texas. The new county held local elections in 1848, and the most centrally located of three contenders, Linden, was selected by the people as the site of the first permanent seat of county justice.

The original town comprised 50 donated acres out of Edward W. Story’s 320 acre tract, secured as assignee of Matthew Powell’s Third Class Headright. The plat marked out one-acre blocks, with one square block set aside for a courthouse lot and eight surrounding blocks defining a central business district.

The original town plat is faithfully represented in the following graphic:



Graphic of the Recorded Plat of Linden Original Townsite courtesy of Alex Lazara.

Streets were laid out in a gridiron pattern with approaches to the public square from all directions, as illustrated above. All city streets were laid precisely to the cardinal points with the public square and surrounding commercial district set on a broad hillock. The site had elevation, good air, a favorable outlook upon the surrounding landscape, and the additional important feature of an ever-flowing spring which ran south and east through the town before eventually joining Jim's Bayou and feeding Caddo Lake. This water supply from the town springs, along with the aquifer flowing beneath, has remained a source of excellent and plentiful water.

The first courthouse was a white frame structure of two stories, but that early 1850s building was replaced within the decade by a more monumental building to house the offices of the growing county. The current brick Courthouse, undertaken in 1859, was a slightly enlarged variation of the widely-emulated 1851 Harrison County "Little Virginia" prototype. Before actual construction could begin, however, it was necessary for J. T. Veal and his slaves to dig local clay and produce a sufficient quantity of oversized brick at a plant on the Linden town branch. This same brickworks had previously been used to make brick for the county's 1856 Jail. The Courthouse construction was led by L. W. Lissenbe – a man who during the 1850s took up residence in one county seat after another of newly settled Northeast Texas just to build brick courthouses on this same order. (Source: Cass County Court Minutes, *Northern Standard*, and *Cass County Sun*.) Lissenbe was later dubbed "the epitome of the multitalented master builder" by Texas architectural historian Professor Willard Robinson. (Source: Professor W. B. Robinson, *Texas Public Buildings of the 19th Century*.) The County Court minutes for July 8, 1861 show that final payment on the brick Courthouse contract was made on July 8, 1861.

All other examples of early Texas antebellum courthouses have since vanished, but thanks in part to its monumental brick walls, which are 31 ½" thick at the foundation, this one has survived. In spite of two tornadoes and a major fire, it is now the sole survivor among antebellum Texas courthouses.

(See **Section IV – Appendix** for a review of the state and national significance of the Cass County Courthouse – which of course serves as principal anchor for a Linden Historic District.)

III. Prospective Linden Historic District

Below is a preliminary list of resources in “Old Linden” – including two archeological sites, sixteen historic structures, a complement of PWA era fire hydrants (still in service), and one historic fire truck. District boundaries are yet to be determined.

Each resource is listed in order of original construction and the location of each is indicated by Block number on the original town plat. (For Plat, see graphic on Page 20, **Section III** above.)

1. . . **1856 Dungeon with Iron Cage** (an archeological site) – Block 6

This dungeon with iron cage was built as part of the first Cass County Jail, as described in incommensurable detail in the County Court minutes. The vestiges lie in the earth below the southeast quadrant of Block 6 of the Linden Original Townsite. Original specifications for the dungeon and cage were approved in 1854 and read as follows:

- “Sealed proposals shall be rec’d for the building of an **Iron Cage** to be put into the **Dungeon of the Jail** to be built in the town of Linden, to be made of the following dimensions: Seven feet long, four feet and a half wide, and seven feet high, to be made of Bar Iron two inches wide, to be crossed and riveted at each crossing, and to be made so as to be a space of four inches between bars. This Cage is to be made after the plan of the one in Marshall Texas, door shutter hinges and lock after the same plan ... but of above dimensions. Sealed proposals will be rec’d up to the 4th Monday in September 1854, bond and approved security will be required for the faithful performance of the work.”
- “Ordered by the Court that the bid of J. H. Updegraff is hereby received for making the **Iron Cage for Jail in Linden**, he bidding the sum of \$550, upon the condition that he give bond for faithful performance.”

The Court minutes of August 1856, two years later, show the project completed:

- *D. A. Carpenter, contractor for building of the Jail in Linden presents said Jail for approval or rejection – Approved and received by Court. J. H. Updegraff presents **Iron Cage now in Dungeon of Jail** for approval or rejection – approved and rec’d by Court.*

Iron cages were part of a progression of cruel methods of penal restraint. They were not the cruelest known, far from it – before dungeons with iron cages were instituted, blockhouses and heavy chains were used to hold disobedient slaves in tightly guarded compounds manned by hardened trackers who worked for slave dealers and/or planters, usually on commission. Earthen trenches and natural ravines were also used as a cheap way of creating concealed compounds, with the chains spanning nearby trees or tree roots to secure prisoners under bodily tension. Given such traditions of subjugation, a walled dungeon with iron cage, while considered unacceptably inhumane today, was actually a more compassionate method than its penal predecessors. (Source: Cass County Court Minutes, Slave Narratives, *History of Harriet Ames*.)

2. . . **1856 Linden Brickworks** (an archeological site) – Blocks 33 & 34

Formerly located on the south edge of Blocks 33 and 34, Linden OT, this mostly vanished brickmaking facility was operated under the proprietorship of J. T. Veal, who contracted to manufacture bricks for the county jail of 1856 and then to produce the necessary supply for the brick Courthouse of 1861, brickmaking for which was begun in 1859. The county minutes show that Veal used slave labor in this enterprise. Clay was available about one mile west of town

and hauled by mule wagon to the brickworks, which were located on a site 2 blocks south of the Courthouse where the town spring-fed branch could be easily dammed to provide the necessary water supply. When fired and cooled, the more than 400,000 bricks were then hauled the final two blocks north and mortared into the 31 ½” Courthouse foundation walls. Many of these unique, oversized bricks can be found across Linden today, and imperfect “rejects” of the plant are also easily found – especially in the piers and old walkways of the town’s 19th century homesteads. They are readily identified by their bulky size, porosity, and by the contrasting speckles created by a multi-color filler of ground iron ore native rock:

- “Size of the Brick 9 inches long 4 ½ wide and 2 ½ inches thick. The brick are to be made of as good material as can be found in the vicinity of Linden and to be well burned, and 1 barrel of lime to be used in making the mortar to every 25 hundred brick in raising up the masons work.”

To this day, there is a depressed “pool” that stretches from Main Street to Kaufman Street along the town branch at the southern boundary of the original townsite. Many brick remnants can be found in and around this low and watery swath of town. (See area below blocks 33 and 34 of the town plat.)



Photo of late 1850s slave-made bricks, courtesy of Sue Lazara.

3. . . 1861 Squires Residence-Old Wright Patman Homestead – Block 25

A recorded Indenture in the Cass County Deed Records shows that this sturdy Greek Revival style home was completed in very early 1861 – some months prior to the spring 1861 completion of the Cass County Courthouse. An original brick basement was constructed of the same slave-labor brickworks as the local Courthouse, and the 1861 brick floor of that early basement remains beneath the structure today. When some unknown calamity caused the brick basement walls to fail in the 1880s, the brick lower walls were imploded and the wood-frame upper story was lowered onto native rock foundations to create a single story residence. The footprint of the house was enlarged at the same time, c. 1884, with a rear ell added as a dining room. In 1916, the house was again enlarged and given two additional bedroom

chambers, a spacious “back hall,” an interior kitchen, and an expansive gabled front porch with Prairie Style brick columns. After 1919, the home became known as the **Old Wright Patman Homestead**. Currently under restoration by Sam Higdon, following the Secretary of Interior Standards, the property is being outfitted as a Bed and Breakfast.



Pre-restoration photos 2014 courtesy of Jo Anna Duncan and Sue Lazara.

4. . . 1861 Cass County Courthouse – Public Square

This is Texas’ sole surviving antebellum courthouse. The building is in service for County Clerk, District Courtroom, and occasional special community uses after being fully restored under a THC grant in 2012. See **Section IV – Appendix** for discussion of the special state and national significance of this Courthouse.



2012 photo courtesy of Alex Lazara.

5. . . c. 1898 Nipper Residence – Block 37

This late Victorian cottage was restored to the Secretary of Interior Standards in 2006 by Ginger Williams and Sue Lazara. Now in residential use.



2007 photo (left) and 2003 photo (right), courtesy of Sue Lazara.

6. . . 1904 Gulf Oil Warehouse – Block 22

This wood frame warehouse was built as a storage and distribution center for heavy barrels of oil at the time Linden was the end of the line for railroad freight. Reclaimed in 2008 by Sue Lazara and adapted to residential use, the structure maintains its original form except that 3 windows and a 9 x 16 foot extra room were added to the secondary facades, respecting a 30” setback from the front outside corner. Now in residential service.



2006 photo (left) and 2003 photo (right), courtesy of Sue Lazara.

7. . . c. 1905 I. N. Marrett Building – Block 1

This is the only structure in the original central business district to survive the cyclone of 1908 – other than the 1861 Courthouse. The structure has maintained generally good integrity to its 1909 post-cyclone repairs, which included a professional all-over cover of exterior stucco. Now in commercial service as an Auto Parts Retail Store. (Sorry, no photo available.)

8. . . 1909 Frazier-Baker Residence – Block 41 (facing Block 41 from the west, actually)

This remarkably original Greek Revival home is located along the west boundary of the Linden Original Townsite. It was restored to the Secretary of Interior Standards in 2001 by Sue Lazara and is now in residential use.



Photos courtesy of Sue Lazara, Bertha Sheffield and Charles Baker.

9. . . c. 1914 Kasling Residence – Block 4, relocated 1954 to Block 21

This large home was constructed by Bavarian immigrants in the general image of their 18th century family home in Quellenreuth, eastern Bavaria. Its original location it faced the Courthouse. In 1954, it was sold by the original family to the First National Bank of Linden, and moved across Kaufman Street to where it now stands. The home fell into disrepair during a long period of boarding house use but is now under full restoration to the Secretary of Interior Standards. Owners Brenda Deming and Sue Lazara are in the process of developing a well-appointed Bed and Breakfast and they have reclaimed portions of the lot that were previously partitioned off, in order to give the stately home a proper context.



Left & Center: North and south facades at 204 East Campbell Street location. Courtesy of Sue Lazara. Right: 100 East Rush Street, prior to the 1950s relocation. Courtesy of James Skelton.

10. . . 1916 George-Bartlett Building – Block 2

This two-story brick vernacular structure was leased by Wright Patman as his law office from 1919 through most of the 1920s. The upstairs was designed as law, dental, and other offices while the downstairs served first as Linden Drug operated by Dave Morris (see photo below). The drug business was sold by 1920 to Dr. Edward Davis, and during prohibition years he operated it as the Davis Drug Company, where the eminently popular Dr. Davis acquired a small personal fortune selling legal whiskey to a thirsty town.

More recently, the building was acquired by Don Henley with intentions to restore it after his five Linden buildings now under restoration are completed.



Completion photo 1916 (left); downstairs interior, Drug Store of Dave Morris c. 1917 (right).



*Upstairs law office of Wright Patman in 1919 (left), unpaved street scene c. 1930 (right).
Photos courtesy of Sue Lazara.*

11. . . c. 1924 First National Bank building – Block 2

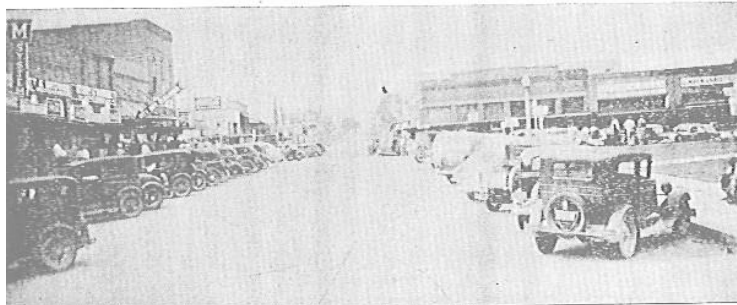
This building was acquired in 1954 by the City for use as Linden City Hall. A c. 1960 make-over has defaced the original decorative brick façade, the interior modifications to the building were sensitively reversed in 2013. The original granite teller stations, walnut wainscot, and 12' decorative tin ceilings are now restored and the building has been brought up to electrical, plumbing, fire safety, and ADA codes with concealed and/or non-invasive system installations. The building retains its large original Diebold Bank Vault. Now in service as Linden City Hall.



2013 photo (left) shows City Hall in context, second building from right. The same building c. 1940 (right), formerly Linden 1st National Bank. Photos courtesy of Sue Lazara and Charline Wiley Morris collection.

12. . . c. 1925 Menorah “M.D.” Givens Linden Mercantile – Block 8

This 6,000 sf brick commercial has served many purposes over time, including having been the site of Linden’s early telephone exchange. Now owned by Don Henley, it is presently under restoration to house a future local music history museum.



2013 photo courtesy of Sue Lazara (left), c. 1930 photo courtesy of the Charline Wiley Morris collection (right).

13. . . c. 1930 Capitol Florist Building – Block 8

This two-story brick commercial vernacular building of pleasing proportions faces the main entrance to the Courthouse. Stucco was applied c. 1940s to the primary façade. Recently restored by owner Anna Barber, the upstairs has a large upstairs party room and two spacious guest suites. Restoration is underway in the commercial space downstairs. The mural on the east façade is by local artist Brad Attaway and the adjoining green space is maintained by the Linden Garden Club.



2014 photos courtesy of Sue Lazara and Kerry Wells.

14. . . 1934 Horton Tank No. 4916 – Block 2

The centerpiece of the 1934 Linden Waterworks is a state-of-the-art Horton Tank that stands 125 feet tall in the block immediately west of the Courthouse. Manufactured by the respected **Chicago Bridge & Iron Company**, Linden's 50,000 gallon Horton Tank is made of high-grade railroad bridge grade steel and remains sound after 80 + years of service. Manufactured by the Chicago Bridge & Iron Company, the installation was funded as part of the PWA funded Linden Sanitary Waterworks and Sewer Project of 1934. Linden was the first municipality in the 1st Congressional District of Texas to receive a waterworks grant, thanks to the special efforts of U. S. Congressman Wright Patman.

In the summer of 2015, a demolition order was issued by Linden City Council following a contested 3-2 vote. The Linden community immediately rallied to save its iconic Horton Tank.

Since that time, an independent structural assessment by MTG Engineers determined that the Historic Water Tower is structurally viable and likely to stand at least another 100 years. The tower was decommissioned from service in the municipal water system, on schedule, in November 2015. Before that time, city government had been persuaded to authorize the newly formed **Linden Heritage Foundation** to assist the City with preservation planning for the historic resource. The Foundation is developing a Request for Proposal (RFP) for private development that includes a robust package of tax incentives and an offer of conveyance of title to the site at no cost to a qualified development project. This RFP is expected to issue in January 2016.

15. . . The 1934 Fire Hydrants and 1956 Fire Truck – Blocks 1, 2, 6, 7. . .

The 1934 Waterworks contract included a number of long-life, high-end **Columbian** and **Mueller** single-valve fire hydrants, several of which remain in service today.



2015 photo courtesy of Sue Lazara.

The City's **1956 Fire Truck**, still in drivable condition, is currently stored on the city equipment lot. Following restoration of the building, this vehicle may find a properly dignified home – back on Block 2, where it served from 1956 to 1962 as principal equipment for the Linden Volunteer Fire Department firefighters.

16. . . 1935 Linden Garden Club Building – Block 6 (across street from Block 6)

This native rock structure was originally built as a Texaco filling station. The rock masonry facades maintain excellent integrity. The original parapet was overlaid with a pitched roof – apparently necessitated by a rear expansion onto higher ground. A sturdy brick 1950s rear addition was sponsored by the Methodist Men for use as a Bible classroom and fellowship hall. While roofline modification is reversible, thanks to the excellent integrity of the original parapet,

reversal could be costly. In 1964, the Linden Garden Club acquired the building, and has lovingly maintained it for the last half century. It is now in use as a community meeting venue, reception/event hall, and as flower show exhibit space.



Photo 2013 courtesy of Sue Lazara.

17. . . c. 1935 Hays-Henderson Home – East of Block 7

This handsome Craftsman Bungalow was restored in 2004 to the Secretary of Interior Standards by Joyce Henderson and Sue Lazara and continues in use as a private residence.



2006 photo courtesy of Sue Lazara.

18. . . 1937 Linden Federal Post Office – Block 5

This substantial and spacious Post Office building is well maintained with excellent overall integrity. The lobby features a New Deal era Mural by Russian émigré Viktor Arnatoff – protégé of Diego Rivera who also painted the principal murals in San Francisco; Coit Tower. The building remains in service for its original purpose.



1937 completion photo (above) and Arnatoff mural. Photos courtesy of Sue Lazara.

19. . . 1938 Cass County Building – Block 6

This building, designed by the architectural team of Witt & Halsey, Texarkana, is representative of the ethos of the PWA era, with its careful balance of line and proportion, major emphasis on simplicity, and sparing use of ornament. It remains in service to county government and houses the Texas A&M AgriLife Extension Office.



Photo 2011 by Barclay Gibson.

20. . . The 1939 Old Linden Firehouse – Block 2

This building is a subject of this request for determination of eligibility.

IV. The Anchor Building – How Cass County’s 1861 Courthouse acquired National Significance

Cass County Court minutes show the first payment for the new Courthouse being made in 1860, as soon as the initial 400,000 bricks had been locally dug, formed and fired. The court made final payment on the \$9,877 construction contract on July 8, 1861, upon verification by Chief Justice Charles Ames that he had indeed inspected and “received” the completed building. (Source: Cass County Court Minutes.)

It is ironic that this same new brick Courthouse, built with the labor of enslaved men, was completed just in time for a conflict that ended the institution of legal human slavery on this continent. The completion of the Harrison County Court House in Marshall, prototype for the Cass County Courthouse, had been lavishly celebrated with a formal public ball, on December 25, 1851. (Source: Harrison County Court Minutes.) One decade later, just as the new Cass County Court House was placed into service in the spring of 1861, a very different sort of fanfare was heard – the organizing of companies to fight for the Confederate States of America. Celebrations were set aside in the spring of 1861, and the new Courthouse quickly became the primary scene of dramatic war preparations.

In these halls, Cass County volunteers were mustered and supplies and firearms were issued to a stream of departing Confederate soldiers. Appropriations were made *“to take care of the soldiers who have volunteered from Cass County”* and *“winter clothing to protect them from the chilling blast of winter”* was funded.

By March 1862, a newly impoverished county government began instituting more novel ways to fund the war effort. Citizens were called upon to bring their personal firearms to the Courthouse, keeping just one for personal use. Gunsmiths were hired, under a Special County War Tax appropriation, to make repairs to the “donated” weapons. After being repaired to the extent possible, these assorted and often-inferior used guns were reissued by the Chief Justice to boys too poor to possess a better fighting weapon. Within the same order, an absurd-sounding provision was included for the repaired and reissued guns: they were to be “received back” by the original owners at the end of the war!

- **March 8, 1862:** County Court Order for a **“Special County War Tax”** to provide *“\$1,000 for War Volunteers and for the purpose of having the Guns Repaired that may be brought to the Court House in the Town of Linden by Citizens for the defense of the Confederate States of America and for the Defense of the State of Texas, to be placed in the hands of volunteers when repaired ... and the owners of such guns are to receive the same back at the end of the War. And the Chief Justice is authorized to Contract the same at the Court House, and to take the receipt of the Volunteers. And it is further ordered by the Court that John W. Moore be appointed to make contracts for repairing said guns and report his action to this Court... Charles Ames CJDC.”*

Just how our dead and maimed soldiers or their scattered officers were expected to accomplish the return of all this impressed weaponry, should it not be shattered by Yankee cannon, the order fails to explain. What is very clear is that there was scant acknowledgment of the serious war sacrifices the people of Cass County would soon be required to face.

But within a short time, war optimism became unsustainable, county court allocations assumed increasingly somber tones, and war taxes became increasingly burdensome on the people. More and more subsistence allocations were necessary to feed indigent and suffering wives and children of fallen soldiers. These allocations were paid for not by the war profiteers but rather by a general levy of War Taxes on an increasingly beleaguered and bereaved people. The devastation was so prevalent that the amount given to the families of the fallen was increasingly meager. County Court minutes show any number of examples, including the following:

- **August 31st 1861:** *“Ordered by the Court that \$25 be and the same is hereby appropriated for the benefit of each and every woman in destitute circumstances, whose husband is now in the war and has volunteered from Cass County, and also the sum of \$5 in addition for each and every child of the above man and woman that is not old enough to support him or herself.”*
- **May 19, 1862:** *“The sum of \$75 is hereby appropriated for each woman so left and the additional sum of \$4 for each child belonging to said Families.”*

Toward the end, the currency was so devalued that the county had to pay a whopping \$6,150 just to purchase “41 beeves” (heads of cattle), with the currency trading at a fraction of its former value:

- **April 3, 1865:** *“Order to buy 41 Beeves for \$6,150, furnished by Young Stephens – for support of indigent soldiers’ families.”*
- **April 4, 1865:** *“Ordered that the claims against the County for support of Soldiers families be paid in Confederate Money at its face value or in state Bonds at one to five.”*

Although the Courthouse began life as a Greek Revival structure, various porticoes and cupolas were instituted over subsequent decades. In 1917 Stewart Moore, an accomplished classicist, was engaged to enlarge the building. Moore returned the building to its classical roots, giving the building enlarged north and south porticoes along with the high-style Doric columns and frieze it bears today. He also added new staircase wings on either flank for better circulation and safety and replaced the old clay and wood floors with reinforced concrete for fire safety purposes and wearability. To design the 1917 steel staircases, Stewart Moore engaged Fred Halsey, a multi-talented young engineer.

In 1933, fire gutted the roof of the 3,000 square foot courtroom, and Halsey returned to design and install a robust steel and concrete truss system – an impressive feature which re-stabilized the Courthouse and expanded the office space on the 3rd floor of the old Courthouse. This trussing system afforded Halsey the unique opportunity to fully suspend the courtroom ceiling and to also rim the courtroom with an exceptionally wide and impressive suspended cornice. This broad suspended plaster cornice is believed to be the only one in the state.

In the 2012 restoration, the design team used the suspension gallery above the 20-foot courtroom ceiling to accommodate many new, state of the art systems with which the beautiful old Courthouse has been outfitted.

All these changes have become a part of the evolved story of the Cass County Courthouse. Meanwhile, the crossing corridors, office and vault placements, and upstairs courtroom all retain their original size and configuration, with the building’s heavy brick walls expected to outlive most buildings of the modern era.

Thanks to the first class stabilization and restoration of 2012, carried out under the Courthouse Preservation Program of the Texas Historical Commission, the Cass County Courthouse will long hold its place as the sole surviving antebellum structure among Texas courthouses.

V. Appendix – Authority for Information presented herein

The key records uncovered to date which give historical authority to this submittal are summarized below, in chronological order.

1933.09.03 Minutes, *Old City Record Book* September 3, 1933

“...The City of Linden having been officially notified of the acceptance of its application for a loan and grant of \$50,000.00 by the Federal Emergency Administration of Public Works at Washington, D. C. and that in order to proceed thereunder it is necessary that the City Officially select as its Engineer to handle the construct of the new water and sewer systems under such loan and grant, one whom will be acceptable to the State Engineer of the Texas State Advisory Board at Ft. Worth, Texas and to adopt the plans and specifications now on file with the City as prepared and accompanied the application for the loan and grant aforesaid, together with any changes or addendas (sic) that may become necessary to final adoption and approval of said plans and specifications.

Resolution duly adopted, said Resolution being as follows: Be it resolved and duly made of record that the City of Linden employ Mr. Fred E. Hess of Dallas, Texas to be its City Engineer and prepare all necessary plans and specifications needed to construct a new water and sewer system within the incorporate limits of the City of Linden for a fee basis of five percent of the total cost of said system and that the City so recommend him to the state Engineer of the Federal Emergency Administration of Public Works and State Advisory Board at Ft. Worth, Texas and further that the present plans and specifications now on file in the office of the Board of Commissioners of Linden be accepted and are hereby approved, a copy of which are attached to the application made to the Federal Emergency Administration of Public works at Washington, D. C. and further that the said Engineer Mr. Hess be authorized now to make any changes or addendas (sic) thereto that may be necessary to meet the approval of the State Engr. Of the said Federal Emergency Administration of Public Works at Ft. Worth, Texas and to prepare all notices of publication, if needed, calling for bids to construct said systems in the manner and form that may be required by the Federal Emergency Administration of Public Works at Ft. Worth, Texas and after their approval thereof proceed to carry out the same and be present when the bids are to be opened and then tabulate the same and make his recommendations thereon to the Board of Commissioners. C. R. Newland, Mayor”

1934.01.03 Minutes, *Old City Record Book* January 3, 1934

“...Resolution was moved and adopted, all members voting “AYA”, said resolution being as follows: “Be it resolved that the Board of Commissioners of the City of Linden, having been notified of the final approval of the plans and specifications for the construction of its new water and sewer systems by the Federal Emergency Administration of Public Works State Engineer at Ft. Worth, and that the City is now authorized to advertise for bids upon a competitive basis to be received and opened at 2 p.m. on January 23, 2945 at the office of the Mayor in Linden, Texas under the terms and stipulations shown in the attached copy marked Exhibit “A”. That the Board of Commissioners having found that an emergency exists for the immediate construction of said systems due to the needed protection of the public health of the citizens of the City of Linden as soon as possible due to the various surface well conditions found in said City by the County Health Unit of Cass County in a recent survey and the further fact that spring and summer has heretofore seen epidemics of typhoid fever prevalent in the City and to avoid the same as much as possible that the immediate construction of said systems be done.

That the fact that the City of Linden is a small city of less than 1000 inhabitants and does not have therein any person or firm who desires a franchise for the furnishing of said services to the inhabitants thereof. That said City is located within a County that does not have any large cities therein and that the larger percent of its inhabitants are farmers and said Board of Commissioners does not believe that any bids would be received by the publication of the attached notice in any newspaper published in this County and that due to the aforesaid emergency that publication thereof be dispense with but learning that the said State Engineer of the Federal Emergency Administration of Public Works at Ft. Worth demands that all construction contracts be awarded upon competitive bids and that each bidder must furnish certain certificates of compliance with the National Recovery Act and wage regulation scales, tec. And in compliance with their request do hereby authorize the publication thereof in the Dallas News, a newspaper at Dallas, Texas for two consecutive Sunday issues thereof beginning on Jan. 7th 1934, and that copies of all plans and specifications so approved be placed on file at the office of the Mayor for the use of any person who desires to inspect the same or to use the same for information desired in placing a bid for the construction of said systems and that the plans and specifications have attached thereto a copy of the aforesaid exhibit "A" together with all necessary information required by the Federal Emergency Administration of Public Works to be submitted with each bid from and other certificates to be executed by each bidder and a copy of the contract to be entered into by the person or firm awarded the contract by the City and that the terms and requirements stated in the attached Exhibit "A" are hereby adopted the same as if fully copied herein.

Passed and approved this the 3rd day of Jan. 1934. C. R. Newland, Mayor"

1934.01.23

Minutes, *Old City Record Book*

January 23, 1934

"NOTICE TO CONTRACTORS:

Sealed proposals addressed of the Mayor of Linden, Texas for the construction of a water and sewer system for the City of Linden, Texas will be received at the office of the Mayor of Linden, until 2 o'clock P.M. January 23, 1934 and then publicly opened and read.

Work includes furnishing material and installing water and sewer mains and appurtenances, drilling and completing a deep well, furnishing and installing pumping equipment, a sewage disposal plant and furnishing water meters and boxes.

Plans and specifications may be seen and proposal blanks obtained at the office of the Mayor at Linden, Texas and at the office of the Engineer Fred. E. Hess, 507 First Ave. Dallas, Texas. Bidders desiring to obtain plans and specifications may do so at the office of the Engineer by a deposit of Fifteen (\$15.00) Dollars, one half of which will be returned to bidders submitting a bona fide proposal for the work.

A Cashier's check, certified check or bidders bond in the amount of Five (5%) percent of the bid, made payable, without recourse, to the order of the Mayor of Linden, Texas must accompany each proposal as a guarantee that the bidder, if successful, will enter into contract and make bond in accordance with the requirements of the specifications.

Separate bids will be received for the construction of the "Deep Well" "Pumping Equipment "Elevated Tank and Tower" "Water Meters" "Meter Boxes."

...The successful bidder will be required to sign a contract which will contain provisions conforming with the requirements as set out in Bulletin No. 2 of the Federal Emergency Administration of Public Works. The contract to be awarded by the City of Linden, Texas will be contingent upon the approval of the State Engineer of the P. W. A." (NOTE: No Exhibit A to this record has been located.)

1934.01.23 **Cass County Sun** - page 5 January 23, 1934

“- Today is the day for putting in the Water and Sewerage System for Linden. We notice a number of contractors on hand to offer their bids.”

1934.01.30 **Cass County Sun** – Page 4 January 30, 1934

“Contract Let on Water Works – The contract for the Linden Water Works and Sewerage System was let last Tuesday to O. L. Crigler of Kilgore at \$32,745.”

1934.04.03 **Cass County Sun** – Page 5 April 3, 1934

“- Derrick is up, ready for drilling of the well for Linden Water Works, which is expected to begin today.”

1934.06.05 **Cass County Sun** – Page 5 June 5, 1934

“- The ditcher and other machinery for putting in the Linden Water Works has arrived, and work is expected to start today. The well was thoroughly tested out last week and found satisfactory.”

1934.06.12 **Cass County Sun** – Page 4 June 12, 1934

This announced the adoption of a new ordinance creating the office of Fire Marshal, prescribing the duties thereof, providing for its maintenance, and prescribing penalties for violations.

1034.09.04 **Cass County Sun** – Page 4 September 4, 1934

“Information Concerning Water and Sewer System” – As the work of installing our water and sewer system is nearing completion and a large number of our citizens are wanting to have connections made, we want to give you all the information possible at this time.

We have had a good deal of detail work to do and lots of traveling to get these systems for our town. We were the first in Texas to get a loan and grant which made it more difficult so far as getting all details worked out, . . . the procedure being new to the Government officials, they had to make the path as they went along.

The whole cost will be approximately \$50,000, with the Government donating \$15,000; thereby leaving the city owing \$35,000.00 which is to be repaid over a period of twenty years, bearing four percent interest. It is not a debt against the city but only on the revenues from the system, all of the revenues being pledged to the payment of this debt. No taxes are levied to pay one penny of the debt. The city can only place the services therefore where the income from their use will pay sufficient to meet the investment, this requirement being one of the first set-up. The systems are installed under plans and specifications approved by the Government and are the most modern in equipment. There are planned for the growth and lines will care for a city of 5,000 people or more.

We are very fortunate in our water supply. The well will supply much more than the plans called for, which was 125 gallons per minute. The water on test showed the purest and best taste of any in this section of the state.”

"FIRST DISTRICT LOANS. The First District (congressional), on an average, has secured as many loans for public improvements as any district in the country – except those with large water power, reclamation or viaduct projects. When one realizes that every Congressman is trying to help secure loans, and that all loans must be satisfactorily secured, needed and constructive, then it is realized that it requires effort on the part of the Representative in this competitive way to secure approval. I am proud of the number of loans secured, the many needed projects now actually underway, and the number given employment by these loans. I have faith that practically all of the loans now under examination will be approved in the near future.

To date, 14 of the 33 projects applied for have been granted. The other 19 are under examination of the PWA. The total amount of loans is \$703,100. 30 per cent, or \$210,930, is a gift but called a grant, to the counties and towns on approved projects. This is an average gift of \$15,066 on each project.

Following is a list of loans approved by the PWA, the place, amount, purpose, gift or grant of 30 per cent:

Linden, water works system, \$50,000. Pittsburg, water works system \$108,000. Naples, water works system, \$5,300; **Linden court house \$38,000**; Cooper, water works system, \$30,000; Paris, sewer improvement, \$98,000; Hughes Springs, water works system, \$62,000; New Boston, sewer system, \$66,000; Avery, water works system, \$22,000; Marshall, sewer system, \$143,000; Marshall, water works system, \$23,000.

...The following applications for loans are pending. . . "

(NOTE: Wright Patman, Texas Congressman, launched his own career in the Courthouse at Linden, Texas during the 1920s as county attorney, district attorney, member of the local bar, and representative in the Texas Legislature. During Patman's long subsequent career in the U.S. Congress, he accomplished sweeping reforms -- including the successful impeachment of Treasury Secretary Andrew Mellon for improper use of power to the detriment of the people and the groundbreaking Veterans Bonus Bill to the relief of his fellow veterans of WWI. For decades, Patman chaired the powerful House Committee on Banking and Currency and he ultimately became the Dean of the U. S. Congress.)

"- That the city construct a building on the lot whereon its pumping station is now located according to the plans and specifications heretofore prepared for such building by Architect Stanley Brown and to employ thereon all persons possible who desire to furnish labor in the payment of city taxes as well as to secure all materials from those who desire to furnish materials in the construction of said building in payment of past due city taxes. That beginning March 1, 1937 and until such building is ready for use by the city the fire truck now being stored in the B.F. Williams filling station at a monthly rental of \$2.50 which is the same price agreed to be paid to the said B.F. Williams."

"- Overdue debt of \$1500 on fire truck and firefighting equipment – city borrowing funds from First National Bank of Linden."

1937.08.05

Cass County Sun – Page 1

August 5, 1937

“City Gets 3 Per Cent Reduction on Fire Insurance Key Rate” – Woodrow Knight, the genial salesman at Taylor & Allen’s dry goods store, attended a five day session of the Texas Fireman’s Training School at College Station July 19 – 23. Through his efforts and application, he made a grade of 96, thereby securing a 3 per cent reduction in the city’s key rate on fire insurance. The city bore his expenses to the school, and the results are very gratifying indeed.

1938.11.01

Old City Record Book, p. 231

November 1, 1938

“- City Commissioners discussed the need for a fire station and agreed that every effort be made to construct one.”

1939.01.26

Cass County Sun – Page 1

January 26, 1939

“Building Fire Station – The city council are constructing Fire Station, the building will be constructed on the lot owned by the city near the water tower [sic], it will be 20 X 30 feet in size, will be of stucco construction, consisting of rooms for the fire truck, an office, storage, and a sleeping room. R.A. Morse has the contract, price being \$750.00. The city is also doing some extra concrete work around the foundation of the water tank. When the building is complete the city will start a beautification program lot around the building. This building will fill a long felt need in the city and represents another step forward in the program of our city.”

1939.01.26

Citizens Journal – Page 1

January 26, 1939

“Linden Builds Fire Station – Linden started work this week on building a 24 X 30 stucco fire station for their fire engine, and the building will include office, storage room, and sleeping quarters for two volunteer boys. This arrangement will enable to volunteer fire boys to make quick trips to all fire and render better service.”

1939.02.23

Cass County Sun - Page 1 (2 articles)

February 23, 1939

“**DID YOU HEAR...** The Fire Truck as it moved into it (its) new home Tuesday noon, near the water tower. This is a great improvement to our little city.”

“FIRE DEPARTMENT COMMENDED

Hon. C. R. Newland, Mayor of Linden

Dear Mayor Newland:

After announcing that your fine city will again receive the good fire record credit of 15 per cent for 1939, I want to ... commend your fire department for the effective work it has been doing in saving your citizens both from fire losses, and any time this Department can assist you with fire-fighting or fire protection problems please do not hesitate to command us.

Cordially yours, Marvin Hall, Fire Insurance Commissioner”

1939.06.01

Cass County Sun - page 1

June 1, 1939

"Mr. Cal Williams received his Water Operators license last week. He now has the only active license in the county. ...Linden will be the first city in Cass Co, the only city between Marshall and Texarkana having an approved water supply."

1940.12.06

Old City Record Book - p. 256

December 6, 1940

"– City Commissioners discussed the need to extend water mains and erect fire plugs in northwestern, south, and east parts of town so as to better render fire protection. Discussion of need for additional water well. Voted to join League of Texas Municipalities. Discussed work of water superintendent. Voted to plumb fire station for gas, to paint and clean up all outside wood work and to build a Sheet Iron room on rear of station to be used as a storage space. Present tenant to remain until further notice."

1940.12.18

Old City Record Book - p. 259

December 18, 1940

– Reports that City Commissioners discussed much needed extension of mains and erection of fire plugs as discussed on December 6. Discussed purchase of 600' of fire hose to reach all houses in city. Mayor advised Williams that water department work was not satisfactory and to correct this.

1948.06.24

Cass County Sun – Page 12 (a look-back article) June 24, 1948

". . . In March 1934 a contract was let to build and install a water and sewer system in the City of Linden. The City owns the water and sewer system. The contract price was the sum of \$50,661.65. ...Soon thereafter, in early 1935, a fire truck and other firefighting equipment was purchased by the city and a Volunteer Fire Department organized. This department has, by the use of such equipment, rendered to the citizens of Linden and surrounding territory a good and valid service."