

FOR NPS USE ONLY
RECEIVED
DATE ENTERED

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC

George Braun Residence #300183

AND/OR COMMON

2 LOCATION

STREET & NUMBER

421 North Austin Avenue

NOT FOR PUBLICATION

CITY, TOWN

Denison

CONGRESSIONAL DISTRICT

VICINITY OF

4

STATE

Texas

CODE

048

COUNTY

Grayson

CODE

181

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 checked="" type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL	<input checked="" type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT	<input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT	<input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input 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

Joe Pollaro

STREET & NUMBER

1727 West Elm P.O. Box 668

CITY, TOWN

Denison

STATE

Texas

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Grayson County Courthouse

STREET & NUMBER

CITY, TOWN

Sherman

STATE

Texas

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Grayson County Courthouse - Texas Historical Commission

DATE

1972

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS

Texas Historical Commission

CITY, TOWN

Austin

STATE

Texas

7. DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input checked="" type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input 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		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The George Braun Residence, located at 421 North Austin Avenue in Denison, Texas, was built in 1882 for one of the town's leading businessmen. Designed by a local architect, J. B. McDougle, in the Italian Villa style, the two-story residence was constructed of wood with a pier and beam foundation supporting the balloon framing. As with many buildings of this style, the roof is flat with elaborate cast-iron balustrade and finials around its perimeter. An elegant belvedere that once graced the entrance pavilion was removed many years ago because of deterioration.

The property chosen for Mr. Braun's residence was lots 1, 2, and 3 of Block 24 of the original town plat of Denison. Upon its completion in 1883, the residence and its gardens were one of the showplaces of the city. A cast-iron fence encircled the property which included a gazebo, greenhouse, carriage house, and formal gardens. All of the out buildings have been demolished and another residence built on the east half of the site.

The plan of the house is asymmetrical with rooms opening into each other in rambling fashion. The stairhall on the west end is rather small in scale when compared to the spacious adjoining rooms. Ceilings are fourteen feet in height throughout the house. Handsomely crafted doors of Louisiana curly pine with elaborate hood moulds grace the formal rooms of the first floor. Cast-iron mantles in the dining room, library, and drawing room are embellished with gargoyles, rosettes, and floral motifs. Four spacious bedrooms and a bathroom on the second floor open onto a narrow hallway. The sitting room at the head of the stairs has been converted into a bathroom and the stairs leading into the belvedere removed. Alterations at the rear of the house include the enclosure of the south end of the veranda and the addition of a kitchen ell.

Evidence of the Italian Villa style is further alluded to in the facades of the house. A wide one-story veranda follows the projecting and receding configuration of the north and east facades, and is supported by tall, slender posts with fan motif brackets. Windows, originally shuttered, are tall and narrow with one pane of glass per sash. An elegant balustrade which once graced the porch has also been removed. A simple cornice with dentils and paired brackets is terminated with a cast-iron balustrade and finials at the corners. Six chimneys with corbeled caps protrude through the flat roof in asymmetrical fashion.

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 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 checked="" 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 type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES 1882

BUILDER/ARCHITECT J. B. McDougle

STATEMENT OF SIGNIFICANCE

Constructed in 1882 for one of the most prominent businessmen in Denison, the George Braun House is an interesting example of the Italian Villa style as interpreted in Texas. Once among the showplaces of the city, the house at 421 North Austin Avenue is significant as the only extant example of the architectural style in the community, and the last opulent residence on North Austin Avenue.

George Braun moved to Denison from St. Louis in 1879 where he had been employed with the Anheuser-Busch Brewing Company. It was here that he established the Depot Saloon near the prestigious Missouri-Kansas-Texas Railroad Station. In addition to the saloon enterprise, he also established the Northern Lake Ice Company which led to the sale of fish, oysters, celery, and other rare foodstuffs almost unpurchasable on the sun-blistered Texas prairie.

Mr. Braun contracted with a local builder-architect, J. B. McDougle, to build a residence suitable for a man of his stature. The house was begun in 1882 and completed in 1883. Carpenters from his native Germany were summoned for the construction. The great houses of St. Louis having been designed in the fashionable Italian Villa style, a house of similar opulence was selected for the Braun family. Therefore, this is the only known example of this style in the city.

After his death in 1903, George Braun's wife Minna was the sole recipient of his estate. She lived in the house until 1919, at which time it was sold to Charles J. Harrison. Joseph G. Cain bought the house from C. J. Harrison in 1923 and lived there until 1952. Mr. Cain sold the house to his son-in-law Bryan Steen, who lived there until 1975, at which time it was sold to Joe Pollaro. Mr. Pollaro plans to restore the house and grounds to their former elegance, and maintain his office as well as his residence there.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Books: Linn, Lee, Souvenir of Denison, "The Gate City of Texas," Denison, 1887.
 Lowe, Harlen, A Short History of Denison 1873-1900, 1950.
 Lucas, M. D. and Hall, M. M., A History of Grayson County, Sherman, 1936.
 (contd) Morgan, H. Daniel, The Early Days of Denison, Denison, 1961.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY one

UTM REFERENCES

A

1	4	7	2	8	1	4	0	3	7	3	8	0	0	0
ZONE				EASTING				NORTHING						

B

ZONE				EASTING				NORTHING						

C

ZONE				EASTING				NORTHING						

D

ZONE				EASTING				NORTHING						

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE Joe R. Williams, Project Director
Stephen Smith, Restoration Consultant

ORGANIZATION Texas Historical Commission DATE September 22, 1975

STREET & NUMBER P. O. Box 12276, Capitol Station TELEPHONE 512-475-3094

CITY OR TOWN Austin STATE Texas 78711

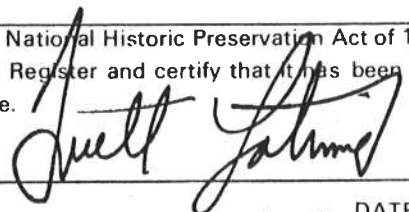
12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

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 National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE



TITLE Executive Director, Texas Historical Commission DATE 9-25-75

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

ATTEST:

DATE

KEEPER OF THE NATIONAL REGISTER

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

CONTINUATION SHEET

ITEM NUMBER 9

PAGE 1

Books: Polk, R. L., Denison City Directory, Denison, 1880-1925.

Newspapers: The Sunday Gazetteer, April 1883-1886, April 1903-1906.

Pamphlets: "Denison Texas Centennial 1872-1972," by Lester Maurer,
Denison, 1972.

"Industrial Denison," by Frank C. Robinson, 1900.

Abstracts: Abstract of Title - Lots 1,2,&3 of Block 24, compiled by
H. Tone, Denison.

People interviewed:

Mrs. J. K. Megginson, 411 West Sears, Denison, May, 1975.

Mr. Frank McCune, 101 East Walker, Denison, May, 1975.

Miss Eugenia DuBois, 400 West Morton, Denison, May, 1975.

Mr. Bryan Steen, 215 West Sears, Denison.

Mrs. Mary Marsico, 109 West Sears, Denison, May, 1975.

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NATIONAL PARK SERVICE

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**NATIONAL REGISTER OF HISTORIC PLACES
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TYPE ALL ENTRIES -- ENCLOSE WITH PHOTOGRAPH

1 NAME

HISTORIC

George Braun Residence

AND/OR COMMON

2 LOCATION

CITY, TOWN

Denison

___VICINITY OF

STATE Texas

COUNTY Grayson

3 PHOTO REFERENCE

PHOTO CREDIT

"Industrial Denison"

DATE OF PHOTO 1900

NEGATIVE FILED AT

1727 Elm St., Denison, Texas

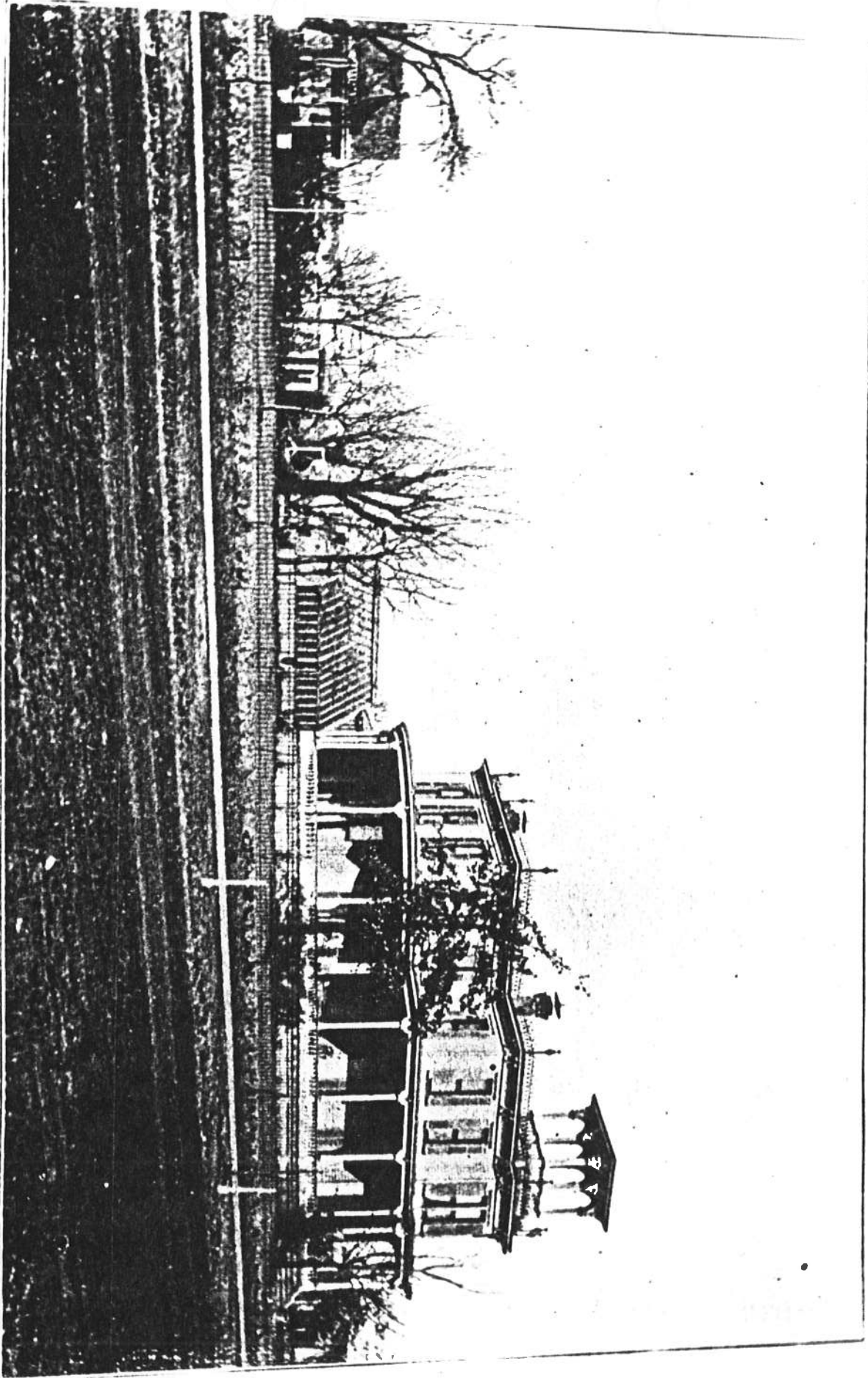
4 IDENTIFICATION

DESCRIBE VIEW, DIRECTION, ETC. IF DISTRICT, GIVE BUILDING NAME & STREET

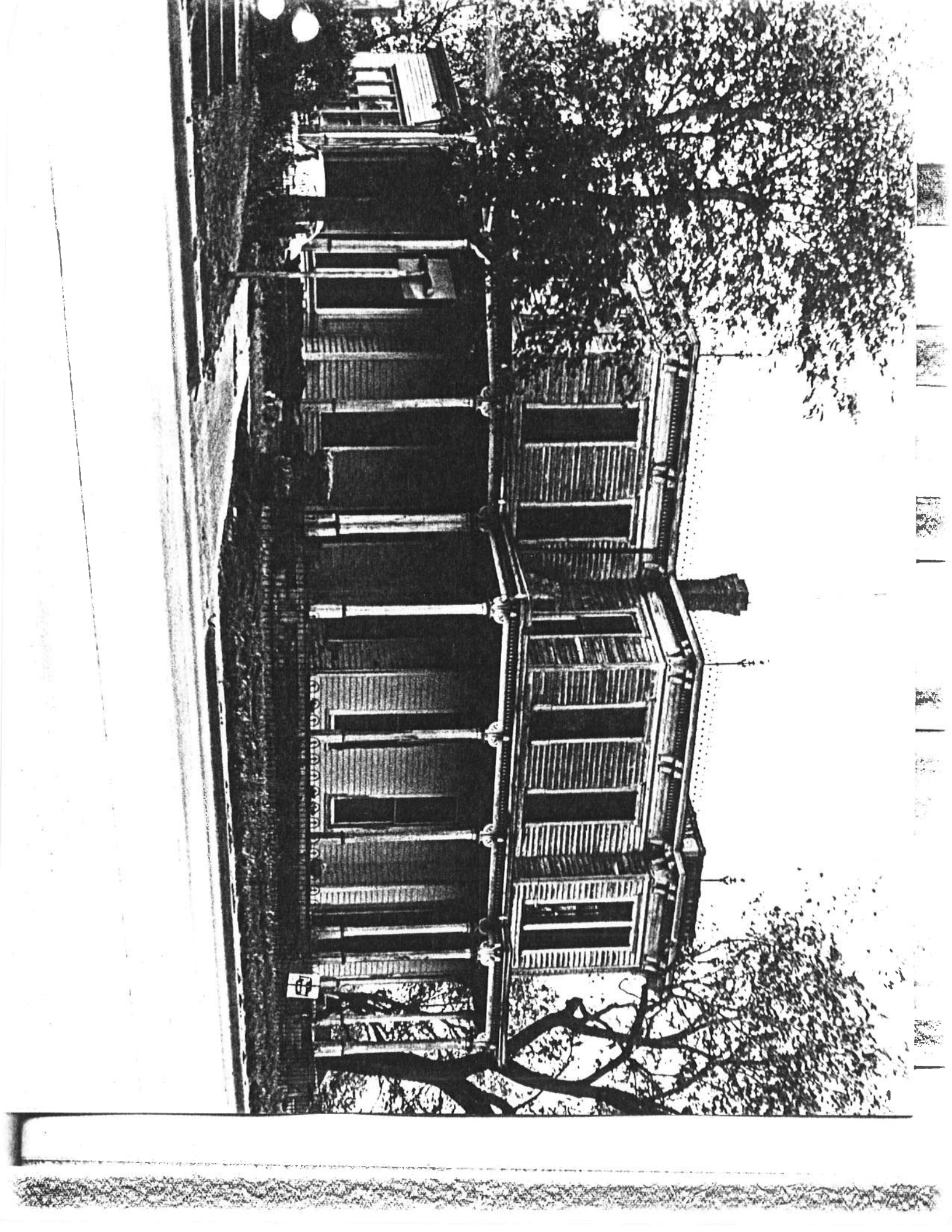
Northeast oblique of house and grounds from
North Austin Avenue

PHOTO NO.

1



RESIDENCE OF GEORGE BRAUN.



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1 NAME

HISTORIC George Braun Residence

AND/OR COMMON

2 LOCATION

CITY, TOWN Denison VICINITY OF STATE Texas COUNTY Grayson

3 PHOTO REFERENCE

PHOTO CREDIT Joe Pollaro DATE OF PHOTO May, 1975

NEGATIVE FILED AT 1727 West Elm Street, Denison

4 IDENTIFICATION

DESCRIBE VIEW, DIRECTION, ETC. IF DISTRICT, GIVE BUILDING NAME & STREET

PHOTO NO. 2

Northeast oblique of house from North Austin Avenue

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Denison

— VICINITY OF

STATE Texas

COUNTY Grayson

3 PHOTO REFERENCE

PHOTO CREDIT

Joe Pollaro

DATE OF PHOTO May 1975

NEGATIVE FILED AT

1727 West Elm, Denison

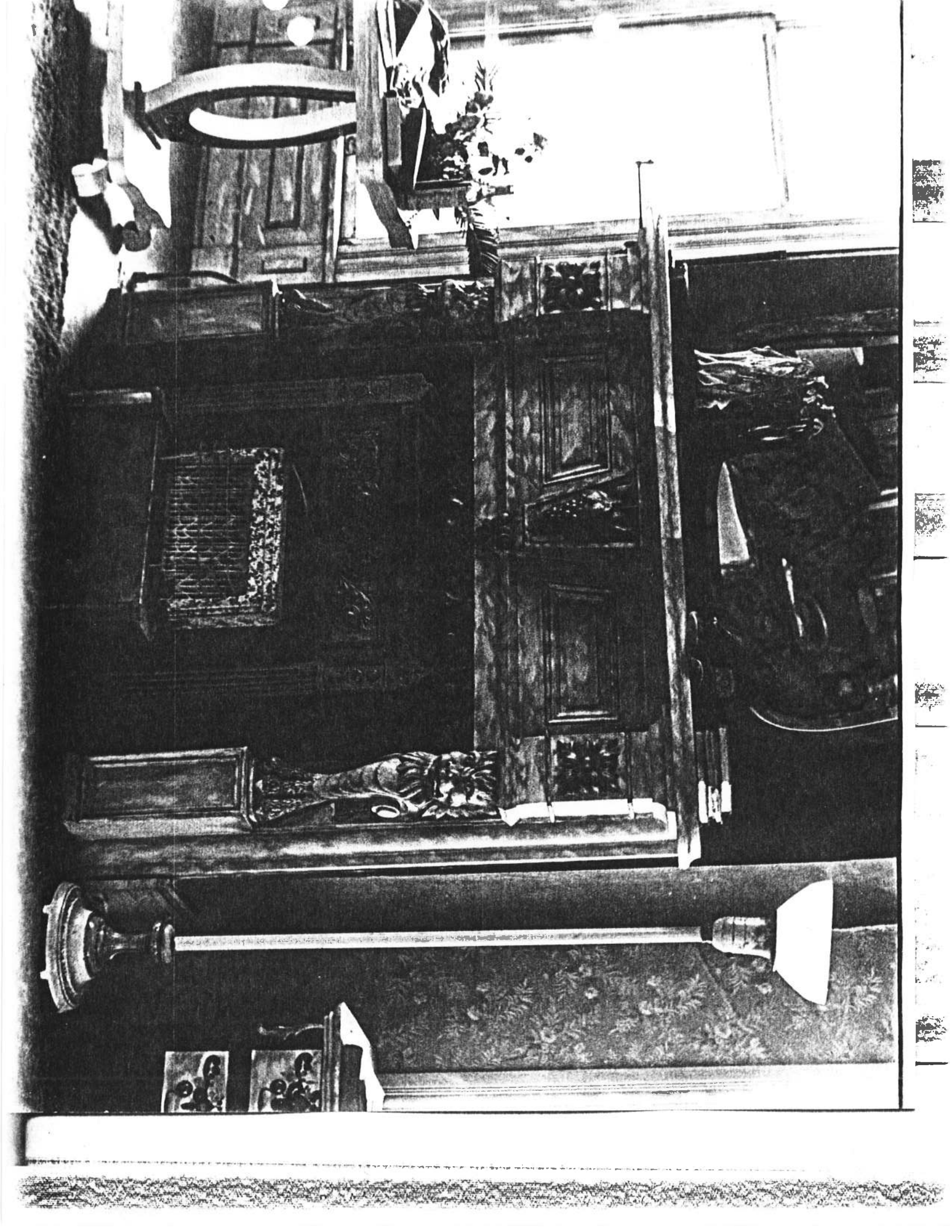
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DESCRIBE VIEW, DIRECTION, ETC. IF DISTRICT, GIVE BUILDING NAME & STREET

PHOTO NO.

Detail of mantle, dining room

5



UNITED STATES DEPARTMENT OF THE INTERIOR
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AND/OR COMMON

2 LOCATION

CITY, TOWN Denison VICINITY OF STATE Texas COUNTY Grayson

3 PHOTO REFERENCE

PHOTO CREDIT Joe Pollaro DATE OF PHOTO May 1975

NEGATIVE FILED AT 1727 W. Elm St., Denison

4 IDENTIFICATION

DESCRIBE VIEW, DIRECTION, ETC. IF DISTRICT, GIVE BUILDING NAME & STREET
Southwest oblique from Morton Street

PHOTO NO. 3



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
PROPERTY MAP FORM**

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SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- ENCLOSE WITH MAP

1 NAME

HISTORIC
George Braun Residence

AND/OR COMMON

2 LOCATION

CITY, TOWN Denison VICINITY OF COUNTY Grayson STATE Texas

3 MAP REFERENCE

SOURCE USGS
SCALE 1:24000 DATE 1957

4 REQUIREMENTS

- TO BE INCLUDED ON ALL MAPS
1. PROPERTY BOUNDARIES
 2. NORTH ARROW
 3. UTM REFERENCES

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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STATE

Texas

COUNTY

Grayson

3 PHOTO REFERENCE

PHOTO CREDIT

Joe Pollaro

DATE OF PHOTO

May 1975

NEGATIVE FILED AT

1727 West Elm, Denison

4 IDENTIFICATION

DESCRIBE VIEW, DIRECTION, ETC. IF DISTRICT. GIVE BUILDING NAME & STREET

Door detail in drawing room

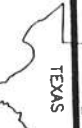
PHOTO NO.

4



24 000
 4000 5000 6000 7000 FEET
 1 MILE
 0 1 KILOMETER
 DENISON 10 FEET
 N SEA LEVEL

GEORGE BRAUN RESIDENCE
DENISON, TEXAS
 UTM REFERENCE:
 14/728140/3738000

QUADRANGLE LOCATION



ROAD CLASSIFICATION

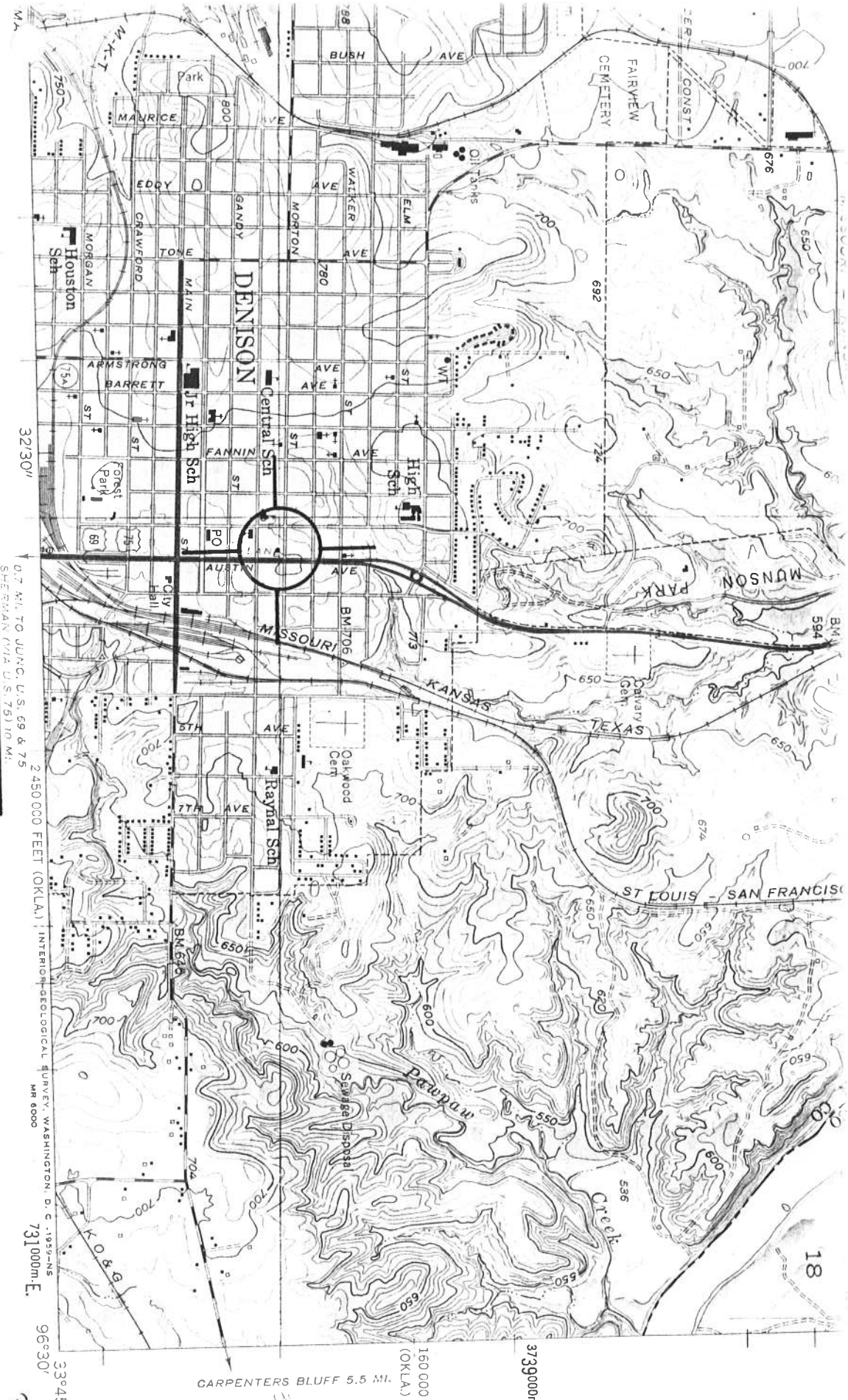
Heavy-duty —————
 Medium-duty —————
 Light-duty - - - - -
 Unimproved dirt = = = = =
 U.S. Route  State Route 

DENISON DAM, TEX.—OKLA.
 SE/4 DENISON DAM 15' QUADRANGLE
 N 3345—W 9630/7.5

1957

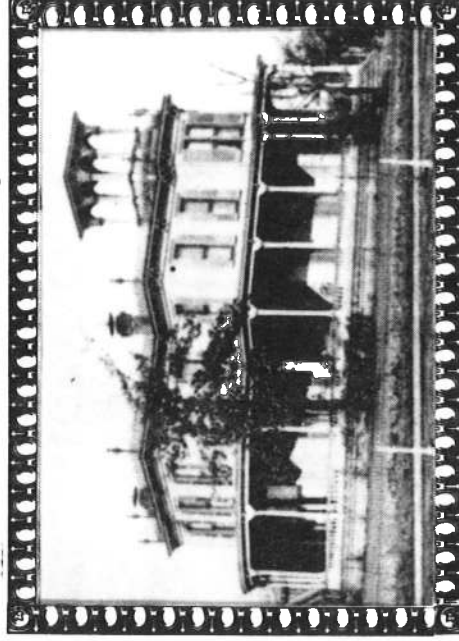
3396-341

NATIONAL MAP ACCURACY STANDARDS
 VERSION 2, COLORADO OR WASHINGTON 25, D. C.
 AND SYMBOLS IS AVAILABLE ON REQUEST



(WHITEWRIGHT)
 1:62,500

5



The Home of George Braun

In the year 1879, George Braun, a German immigrant, came to Denison. He was in business in Sherman a short while and then moved to Denison which was then attracting so much attention from the outside world. On his arrival here, he took an immediate position with the leading businessmen of the city. Denison was growing fast and Mr. Braun kept pace with its rapid advance. He was appointed agent of the Anheuser-Busch Brewing Association, which at that time virtually controlled the sale of beer in the city. He also established Denison's first ice plant, Northern Lake Ice. His ice business lead to the sale of wholesale fish and oysters, along with celery and other rare foodstuffs almost unpurchasable on the sun-blessed prairies of Texas. Mr. Braun conducted a first class saloon located near the "Katy" Depot known as the Depot Saloon. He also owned a sizable amount of real estate in Galveston County. George Braun was born in Berlin, Germany September 9, 1835 and came to this country at an early age. Before moving to Denison in 1879, he lived in St. Louis where it's probable his first ties with Anheuser-Busch were established. His countless contributions to the growth of Denison came to an end with his death on November 17, 1903.

The home of George Braun is located on Lots 1, 2, & 3 of Block 24 according to the Original Town Plat of Denison. The land was purchased in two parts by Mr. Braun in 1882. The house was built between August of 1882 and the latter part of 1883. It is a two story frame Italian Villa-style house with broad veranda, metal balustraded parapet, wood porch columns with fanciful brackets, and original lightening rods on the exterior. The cupola and wood shutters have been removed. The iron fence at the property line is in place. The roof is flat and the original structure was well proportioned. The original detached greenhouse has been removed. The original detached green-highlight the interior. It has been said that George Braun brought in German carpenters to construct the house and a Bavarian wood-carver to create the ornate woodwork that is found throughout the old mansion.

After his death, George Braun left his entire estate to his wife Minna. She sold the house in 1919 and since then, it has changed many hands. The last owner allowed the maintenance of the house to be neglected to such an extent that restoration is now necessary to return it to its' former beauty. The illustration of the house in 1903 was taken from a pamphlet, "Industrial Denison", which shows photographs of some of the more stately homes in Denison at the turn of the century.



