REGULAR SESSION AGENDA
Historic Preservation Commission
6:00 PM - Wednesday, February 19, 2020
Weatherford City Hall, City Council Chambers
303 Palo Pinto Street, Weatherford, TX

Ron Chandler, Chair
Jamie Bodiford-Brinkley, Vice Chair
Chris Burke, Member
Candy Cain-Benton, Member
Kevin Hamilton, Member
Teri Hubbard, Member
Kathy Wylie, Member
Kaleb Kentner, Director of Development & Neighborhood Svcs.
Debra Wakeland, Main Street Director
Melissa Winn, Administrative Assistant

In accordance with Section 551.042 of the Texas Government Code, this agenda has been posted at the Weatherford City Hall, distributed to the appropriate news media, and posted on the City website at http://www.weatherfordtx.gov within the required time frame. As a courtesy, the entire Agenda Packet has also been posted on the City of Weatherford website at www.weatherfordtx.gov/agendas. All meetings of the Weatherford City Council, Municipal Utility Board, and other boards/commissions/committees of the City of Weatherford are open to the public. Public participation and written comments are invited on all open session business items.

The Mayor/Chair requests that all electronic devices be turned off or set to vibrate. Members of the audience are requested to step outside the Council Chambers to conduct a phone conversation. Weatherford City Hall is wheelchair accessible and special parking is available on the south side of the building. If special accommodations are required please contact the City Secretary at 817-598-4202 a minimum of 24 hours in advance.

The City Council, Municipal Utility Board, and other boards/commissions/committees of the City of Weatherford, as allowed, reserve the right to adjourn into Executive Session at any time during the course of this meeting to discuss any of the matters listed below, as authorized by the Texas Government Code: Section 551.071-Consultation with Attorney; 551.072-Deliberations about Real Property; 551.073-Deliberations about Gifts and Donations; 551.074-Personnel Matters; 551.076-Deliberations about Security Devices; 551.086-Certain Public Power Utilities; and 551.087-Economic Development.

Unless a Work Session Agenda, or otherwise indicated, action may be taken on any of the following agenda items.

1. CALL TO ORDER & ANNOUNCEMENT OF A QUORUM

2. APPROVAL OF THE MINUTES

2.a. Consider approval of the minutes of the Historic Preservation Commission meeting on July 17, 2019. (Melissa, Coordinator, Development & Neighborhood Services)
Suggested Action: Staff recommends approval.
3. PUBLIC HEARINGS

3.a. Hold a PUBLIC HEARING and consider a request for designation of an individual local historic landmark at 605 South Waco Street, City of Weatherford, Parker County, Texas. (Tim Lehrbach, Planner)

Suggested Action: Staff finds the supporting information inconclusive and therefore is unable to make a recommendation with respect to criteria pertaining to local historical significance. However, if the Commission finds that either or both of these criteria are met, then staff supports designating the building a local historic landmark.

supporting documents

4. REGULAR AGENDA ITEMS

4.a. Hear report and consider possible action on findings from the subcommittee regarding a potential overlay district. (Debra Wakeland, Main Street Director)

Suggested Action: None.

5. STAFF REPORTS

5.a. Update on Main Street and Weatherford Downtown Business Alliance of Texas. (Debra Wakeland, Main Street Director)

Suggested Action: None.

6. FUTURE AGENDA ITEMS

7. CITIZEN COMMENTS ON NON-AGENDA ITEMS

8. ADJOURNMENT

CERTIFICATION
I certify that this Notice of Meeting was posted on ______________ at ______________ a.m. / p.m. as required by law in accordance with Section 551.042 of the Texas Local Government Code and that the appropriate news media was contacted. As a courtesy, this agenda is also posted on the city's website.

Posted By ______________________________
Title __________________________________

Date/Time Removed ______________________
MINUTES OF THE HISTORIC PRESERVATION COMMISSION REGULAR SESSION
HELD JULY 17, 2019 IN THE CITY HALL COUNCIL CHAMBERS, 303 PALO PINTO
STREET, WEATHERFORD, TEXAS.

Present were: Chair Ron Chandler, Chris Burke, Candy Cain-Benton, Teri Hubbard and Kathy
Wylie. Staff included: Historic Preservation Officer Debra Wakeland and Melissa Winn,
Development & Neighborhood Services Coordinator. Absent: Vice Chair Jamie Bodiford and
Kevin Hamilton.

CALL TO ORDER & ANNOUNCEMENT OF A QUORUM
The meeting was called to order and a quorum was present.

APPROVAL OF THE MINUTES
Consider approval of the minutes of the Historic Preservation Commission meeting held
June 19, 2019.
On the motion of Teri Hubbard, second by Candy Cain-Benton, the Commission voted to
approve the minutes. Motion carried 5-0.

REGULAR AGENDA ITEMS
Discuss and review Title IV, Chapter 13, Historic Preservation ordinance in regards to
overlay and incentives.
Historic Preservation Officer Debra Wakeland presented this item. Told Commission that we
were reviewing items in Section 4-13-5.
Spoke about the process for having a public hearing at the HPC meetings in order to make a
recommendation to the Planning & Zoning Commission for an overlay.

Reviewed Interim Director Vicky Rudy's presentation in June and mentioned that new director
Kaleb Kentner will be here at the end of the month. Incentives are discussed in section 4-13-8.
Fifty percent of the appraised value of the property is used as base to determine incentives.
Wanting to print a push card to place on tables and counters that have all the incentives and
things they need to apply for funds.

Ms. Wakeland also said one owner was already interested and excited. Historic Preservation
Fund can come from community organizations, city budget, outside funding, etc.

Should have no issues with the funding. Ms. Wakeland said City Manager Sharon Hayes said
that "we will find some money."

Bottom line is that it isn't necessary to reinvent the wheel. Chair Ron Chandler said they needed
to show which model to go forward with.

Discuss and review Title XII, Section 12-3-15 (b), Historic Overlay District.
Historic Preservation Officer Debra Wakeland presented this item. She gave specifics of the
general purpose and overlay district. Mr. Chandler said they a definition of what an overlay
Ms. Kathy Wylie said communication needed to focus on why it is needed and how applicants get it.

Ms. Wakeland said she will scan and email other cities' incentives and ordinances regarding overlay to the Commission after the meeting.

Need to put info in all the maps. Then make sense of which one will be best.

Discuss and consider naming subcommittee of three (3) Commission members to study and make recommendations regarding potential overlay district.

Chair Ron Chandler asked members about nominating a committee to explore which options would be best to pursue. It was determined that Ms. Candy Cain-Benton, Ms. Teri Hubbard and Ms. Kathy Wylie be named to the committee. Mr. Chris Burke was named as an alternate.

STAFF REPORTS

Hear update on Main Street and Weatherford Downtown Business Alliance of Texas.

Historic Preservation Officer Debra Wakeland presented this item. She said they she and the Parks Department had been working on lighting going down the feeder streets. Downtown Night Out was a big success with food vendors on the sidewalks. Four of them said it was their best year yet.

Benches, trash containers are coming to downtown. Also ordering new banners for downtown. Peach Festival is like Black Friday for downtown merchants. Fourth of July there were 10,000 people at Heritage Park enjoying the festivities.

FUTURE AGENDA ITEMS

A request was made by Teri Hubbard to change meetings back to monthly.

ADJOURNMENT

On the motion of Kathy Wylie, second by Teri Hubbard, the Commission voted to adjourn at 6:50 p.m. Motion carried 5 - 0.

ATTEST: <Chair’s Name, Chair’s Title>

<Secretary’s Name, Secretary’s Title>
Meeting Date: February 19, 2020
Item Number: 2020-119-AR

SUBJECT: Hold a PUBLIC HEARING and consider a request for designation of an individual local historic landmark at 605 South Waco Street, City of Weatherford, Parker County, Texas.

BACKGROUND/DISCUSSION
Consider a request for designation of an individual local historic landmark. See attached staff report.

FINANCIAL IMPACT
None.

SUGGESTED ACTION
Staff finds the supporting information inconclusive and therefore is unable to make a recommendation with respect to criteria pertaining to local historical significance. However, if the Commission finds that either or both of these criteria are met, then staff supports designating the building a local historic landmark.

ATTACHMENTS
• supporting documents
BACKGROUND:
GENERAL INFORMATION

<table>
<thead>
<tr>
<th>Applicant:</th>
<th>William S. Warren</th>
</tr>
</thead>
<tbody>
<tr>
<td>Request Action:</td>
<td>Local historic landmark designation</td>
</tr>
<tr>
<td>Site Address/Location:</td>
<td>605 South Waco Street</td>
</tr>
<tr>
<td>Land Area:</td>
<td>Contains +/- 0.35 acres</td>
</tr>
<tr>
<td>Building Constructed:</td>
<td>1918, renovated c. 1930s</td>
</tr>
<tr>
<td>Existing Zoning:</td>
<td>R1 One-Family Residential</td>
</tr>
<tr>
<td>Notice Date:</td>
<td>Agenda posted on City of Weatherford website February 14, 2020</td>
</tr>
</tbody>
</table>

RELEVANT APPROVAL CRITERIA:
An individual local historic landmark may be designated if it is at least 50 years old and it substantially complies with two or more of the following:

1. Possesses significance in history, architecture, archeology, and culture;
2. Is associated with events that have made a significant contribution to the broad patterns of local, regional, state, or national history;
3. Is associated with events that have made a significant in our past;
4. Embodies the distinctive characteristics of a type, period, or method of construction;
5. Represents the work of a master designer, builder, or craftsman; or
6. Represents an established and familiar visual feature of the city.

ALTERNATIVES:
1. The Historic Preservation Commission may designate the building a local historic landmark as requested.
2. The Historic Preservation Commission may deny the request.

STAFF FINDINGS AND RECOMMENDATION:
Based on the information provided by the applicant, staff finds that the structure proposed for local historic landmark designation is at least 50 years old and embodies the distinctive characteristics of a 1930s bungalow – taking into account its original appearance and the renovations which enclosed most of the front porch facing West Couts Street. Staff supports a finding by the Historic Preservation Commission that criterion (4) above is met. The applicant has provided information in support of the significant roles in Weatherford history of the original owner, Claud Helm, and the owner at the time of the major renovations, Orrell S. Jenkins. Staff finds the supporting information inconclusive and therefore is unable to make a recommendation with respect to criteria (1) and (2) above pertaining to local historical significance. However, if the Commission finds that either or both of these criteria are met, then staff supports designating the building a local historic landmark.
In accordance with Chapter 13 – Historic preservation, Sec 4-13-4 Designation of local historic landmarks, I request the Historic Preservation Commission (HPC) to confer such designation on my property at 605 S. Waco St., and to approve the five-year tax incentive per Sec 4-13-8 Tax incentive and other incentives for historic preservation.

I believe my home meets the criteria set out in Section 4-13-3 (c) as outlined below and per documentation attached to this request.

The home was built in 1918 by Claud and Mary (Hornback) Helm who lived here for about two years with their sons Elbert, Harold, and Claude. The build date was determined by a significant increase in the property value in 1918. Unfortunately, the reel at the Weatherford Public Library where I obtained this information several years ago has been lost.

The 1920 US census shows their address as 605 S. Waco St. even though the front entrance faced Couts St. (Claude was born 7 August 1920 which was after the 12 June 1920 census.)

Mr. Helm was in the peanut oil and peanut oil futures business, a thriving trade during WWI. His factory was located East of the viaduct where the City maintenance yard is now. He also partnered with J. R. Fleming who had a large pecan shelling factory on North Main in what is now Dillard’s Feed Store.

Following the Great War, peanut oil prices plummeted, and Mr. Helm was forced to close his business, and forfeit his new home. He and his family first moved to Lubbock, and shortly thereafter to Fort Worth.

The insurance company, Sanborn, commissioned maps to be made for risk analysis and to set premiums throughout the United States. Their earliest map of Weatherford was produced in 1889. As shown on the 1921 Sanborn map, the home maintains its basic footprint. The previous Sanborn map done in 1910 shows a completely different home outline.

Following a second foreclosure, Orrell S. and Eleanor (Strauss) Jenkins purchased the home in 1936. The deed shows the price was $800, a testament to the difficulties during the height of the Great Depression. The 1930 US Census shows them residing down the street at 405 S. Waco St. with their two daughters, Eleanor and Orrell “Scotty” (named after her father, apparently). The Jenkins’ owned the home for the next 45 years. In fact, many long-time residents still refer to the home as the “Jenkins home”.

Mr. Jenkins was a dry goods merchant whose store was located on the NW corner of the Square where Hub Clothier, now Antiques on the Square, was located.

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1 US Census 1920, Parker County, Texas
2 Sanborn map, 1921 Weatherford, Texas
3 Parker County Deed record Vol 161, p 107
4 Parker County Deed record Vol 671, p 366
5 1947 Southwestern Bell Telephone Company directory
The home is historically significant having been built during the Great War when building materials were at a premium due to the War effort. The original tear drop exterior siding is still visible. The home exemplifies the substantial shift in architectural style between the turn-of-the-19th century Victorian period, and before the Art Deco style of the 1920’s.

Coal stoves were the heat source as revealed by the two distinctive chimneys, one of which is still embedded in an interior wall. The camera is facing North in this photograph. (That is fourteen-year-old Elbert Helm is running across the yard.) The original wrap-around porch and large windows, some with 36” square panes, provided natural cooling in summers. Part of the porch was enclosed by the Jenkins’ in the 1930’s, and several of the rooms extended outward. They also added a gas fireplace in the living room.

Now 101 years old, the home is a unique, recognizable visual feature in the historic area of the City. Photographs taken 19 November 2019 show the home consistent with the Sanborn map, the 1918/1919 picture of the home, and some of the additions made by the Jenkins’.

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6 Photo of home in 1918/1919, gift of Claude Helm
7 605 S. Waco St., camera facing East
8 605 S. Waco St., camera facing North
File names of footnotes

1 – US Census 1920
2 – Sanborn Map 1921
3 – Parker County Deed Vol 161, p 107
4 – Parker County Deed Vol 671, p 366
5 – Wford Phone Book 1947-Jenkins
6 – Home in 1918
7 – Camera facing E 605 S Waco
8 – Camera facing N 605 S Waco
1920 United States Federal Census

Name: Claude D Helm
Age: 38
Birth Year: 1882
Birthplace: Texas
Home in 1920: Weatherford Ward 3, Parker, Texas
Street: South Waco Street
House Number: 605
Residence Date: 1920
Race: White
Gender: Male
Relation to Head of House: Head
Marital Status: Married
Spouse's Name: Mary J Helm
Father's Birthplace: Texas
Mother's Birthplace: Texas
Able to Speak English: Yes
Occupation: Superintendent
Industry: Peanut Mill
Employment Field: Employer
Home Owned or Rented: Owned
Home Free or Mortgaged: Mortgaged
Able to read: Yes
Able to Write: Yes
Household Members:

<table>
<thead>
<tr>
<th>Name</th>
<th>Age</th>
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<tbody>
<tr>
<td>Claude D Helm</td>
<td>38</td>
</tr>
<tr>
<td>Mary J Helm</td>
<td>34</td>
</tr>
<tr>
<td>Elbert D Helm</td>
<td>14</td>
</tr>
<tr>
<td>Harold H Helm</td>
<td>3</td>
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Source Citation: Year: 1920; Census Place: Weatherford Ward 3, Parker, Texas; Roll: T625_1858; Page: 24; Enumeration District: 63

Source Information:
Original Data: Fourteenth Census of the United States, 1920. (NARA microfilm publication T625, 2076 rolls). Records of the Bureau of the Census, Record Group 29. National Archives, Washington, DC. For details on the contents of the film numbers, visit the following NARA web page: NARA Note: Enumeration Districts 819-839 are on roll 323 (Chicago City).

Description:
This database is an index to individuals enumerated in the 1920 United States Federal Census, the Fourteenth Census of the United States. It includes all states and territories, as well as Military and Naval Forces, the Virgin Islands, Puerto Rico, American Samoa, Guam, and the Panama Canal Zone. The census provides many details about individuals and families including, name, gender, age, birthplace, year of immigration, mother tongue, and parents' birthplaces. In addition, the names of those listed on the population schedule are linked to actual images of the 1920 Federal Census.

© 2019 Ancestry
<table>
<thead>
<tr>
<th>Name:</th>
<th>Orrell Jenkins</th>
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<tbody>
<tr>
<td>Birth Year:</td>
<td>1890</td>
</tr>
<tr>
<td>Gender:</td>
<td>Male</td>
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<td>Race:</td>
<td>White</td>
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<td>Age in 1930:</td>
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<td>Birthplace:</td>
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<tr>
<td>Marital Status:</td>
<td>Married</td>
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<tr>
<td>Relation to Head of House:</td>
<td>Head</td>
</tr>
<tr>
<td>Home in 1930:</td>
<td>Weatherford, Parker, Texas, USA</td>
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<tr>
<td>Map of Home:</td>
<td>Weatherford, Parker, Texas</td>
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<tr>
<td>Street Address:</td>
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<tr>
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<td>Dwelling Number:</td>
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<td>Family Number:</td>
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<td>Lives on Farm:</td>
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<td>Age at First Marriage:</td>
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<td>Industry:</td>
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<td>Class of Worker:</td>
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<td>Employment:</td>
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<tr>
<td>Household Members:</td>
<td>Age</td>
</tr>
<tr>
<td>Name</td>
<td>Age</td>
</tr>
<tr>
<td>Orrell Jenkins</td>
<td>40</td>
</tr>
<tr>
<td>Ellner Jenkins</td>
<td>36</td>
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<tr>
<td>Ellner Jenkins</td>
<td>6</td>
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<tr>
<td>Orrell Jenkins</td>
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**Source Citation:**
Year: 1930; Census Place: Weatherford, Parker, Texas; Page: 13B; Enumeration District: 0015; FHL microfilm: 2342317

**Source Information:**

**Description:**
The 1930 Census contains records for approximately 123 million Americans. The census gives us a glimpse into the lives of Americans in 1930, and contains information about a household's family members and occupants including birthplaces, occupations, immigration, citizenship, and military service. The names of those listed in the census are linked to actual images of the 1930 Census.
Original located at the Dolph Briscoe Center for American History, University of Texas at Austin.
THE STATE OF TEXAS
County of Parker

Know all Men by These Presents:

That we, Ernest A. Scougeal, Independent Executor of the will of the estate of Malcolm Scougeal, deceased, and Ernest A. Scougeal individually, joined by my wife, Eta Smith Scougeal, of the Parish of Acadia, State of Louisiana for and in consideration of the sum of Eight Hundred ($200.00) Dollars to us paid by S. Jenkins, as follows: Eight Hundred ($200.00) Dollars cash to us in hand, paid receipt of which is hereby acknowledged and confessed and the further consideration that the said grantee takes the property hereinafter described subject to all taxes owing thereon, have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey unto the said S. Jenkins, of the County of Parker, State of Texas, all that certain lot, tract or parcel of land lying and being situated in the City of Weatherford, Parker County, Texas, and being a part of Lot Number Eight (8) in Block Number Fifty-one (51) of Couts' Addition to the City of Weatherford, Texas, described by metes and bounds as follows: Beginning at the Northwest corner of said Lot No. Eight (8) said Block No. Fifty-one (51) of said Couts' Addition, Thence South with the E.B.L. of Waco Street seventy-five (75) feet, a corner, Thence East One Hundred and twenty (120) feet more or less, a corner, Thence North Seventy-five (75) feet to corner in the N.B.L. of said Lot No. Eight (8) and the S.B.L. of Simmons Street. Thence West with the N.B.L. of said Lot No Eight (8) and the S.B.L. of Simmons Street One hundred and Twenty (120) feet more or less, to the place of beginning, and being the same property conveyed to W. J. Malcom Scougeal by deed dated Oct. 28th, 1926, and recorded in Book No. 154, page No. 556, of the Records of Deeds of Parker County, Texas, in which deed Parker County National Bank of Weatherford was grantee, and reference is hereby made to said deed and the record therefor for better description of said property.

TO HAVE AND TO HOLD the above described premises together with all and singular the rights and appurtenances therein in anywise belonging unto the said O. S. Jenkins and his

heirs and assigns forever. And we do hereby bind ourselves, our

heirs, executors and administrators.

in WITNESS WHEREOF we have hereunto set our hands and seals, as we have above written.

WITNESS our hands at Crowley, La., this 11th day of April A.D. 1926.

Ernest A. Scougeal, Independent Executor of the Will of the estate of Malcolm Scougeal, deceased.

Eta Smith Scougeal

WITNESS our hands at Crowley, La., this 11th day of April A.D. 1926.

Ernest A. Scougeal, Independent Executor of the Will of the estate of Malcolm Scougeal, deceased.

Eta Smith Scougeal

S. Jenkins

WITNESS our hands at Crowley, La., this 11th day of April A.D. 1926.

P. D. pajda, Notary Public

Acadia Parish, Louisiana

(Seal)

WITNESS our hands at Crowley, La., this 11th day of April A.D. 1926.

P. D. pajda, Notary Public

Acadia Parish, Louisiana

(Seal)

WITNESS our hands at Crowley, La., this 11th day of April A.D. 1926.

P. D. pajda, Notary Public

Acadia Parish, Louisiana

(Seal)
The State of Texas,  
County of PARKER  

That I, ELEANOR STRAUSS JENKINS, a widow  

of the County of Parker  
State of Texas,  

for and in consideration  

of the sum of  

Ten and No/100 ($10.00)------------------------------ DOLLARS  

and other good and valuable considerations;  

to us paid, and secured to be paid, by JIM BRAGG, a feme sole, the receipt of which  
is hereby acknowledged and confessed, and the further execution and deliv-xxännernx  
er to Grantor by the said Jim Bragg, of one certain promissory note of  
even date herewith, in the principal sum of $32,000.00, bearing interest from date  
thereof at the rate of 8% per cent per annum, payable to Eleanor Strauss Jenkins,  
or order. The principal and interest of said note being payable at Weatherford,  
Texas in equal monthly installments of $305.82 each, the first installment being due  
and payable on or before the 5th day of May, 1977, and one installment to become due  
and payable on or before the 5th day of each succeeding month thereafter until the  
whole principal sum, with interest, is paid in full. And said note contains the usual  
accelerated maturity, ten per cent attorney's fees and default clauses.  

To additionally secure the prompt payment of the above described indebtedness, the  
said Jim Bragg, has this day executed and delivered a Deed of Trust upon the herein  
above described lands to Mac Smith, Trustee for the benefit of the said Eleanor  
Strauss Jenkins.  

have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey, unto the said  

JIM BRAGG, a feme sole,  

of the County of Parker  
State of Texas  

all that certain  

All that certain lot, tract or parcel of land being a part of Lots 7 and 8, Block 51,  
Coats Addition to the City of Weatherford, Parker County, Texas and being more  
fully described by metes and bounds as follows:  
BEGINNING at an "x" in the concrete said point being the  

}}  

Know All Men by These Presents:  

57503
Peanut Mill Weatherford, The Texas Peanut mill was completed October 1, 1918 and was one of the most modern peanut mill plants in the southwest. The mill manufactured peanut oil's, peanut cake, peanut meal, ground peanut hay, ground peanut hulls, bulk unground peanut hulls and velvet bean meal. The building of mills in Texas insured a more stable market for peanuts from year to year, since the men putting their money in to mills of this kind did so because they knew peanuts in Parker County had a great future. The growers of Texas peanuts shipped the nuts that kept the mill busy. The peanut industry was a thriving business that made probable the growing of some other crops besides cotton, watermelons and peaches in Parker County. Mr. J. R. Fleming served as vice-president and general manager, and Claude D. Helm, director and superintendent of the Weatherford mills, residing locally with his wife Mary, in their new home, at 605 South Waco. These men had years of experience in the peanut mill business and made an investment to Weatherford of about $100,000.00.