

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: Dubach Commercial Historic District

Other names/site number: N/A

Name of related multiple property listing:

N/A

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: Roughly bounded by E. Hico Street, McMullin Street, and Boulevard Street

City or town: Dubach State: LA County: Lincoln

Not For Publication: ☐ Vicinity: ☐

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

 national statewide X local

Applicable National Register Criteria:

X A B C D

Signature of certifying official/Title: Carrie Broussard, State Historic Preservation Officer **Date**
Louisiana Department of Culture, Recreation, and Tourism
State or Federal agency/bureau or Tribal Government

Dubach Commercial Historic District
Name of Property

Lincoln Parish, LA
County and State

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official:

Date

Title :

State or Federal agency/bureau
or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

- ___ entered in the National Register
___ determined eligible for the National Register
___ determined not eligible for the National Register
___ removed from the National Register
___ other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private:

☒

Public – Local

☐

Public – State

☐

Public – Federal

☐

Dubach Commercial Historic District

Name of Property

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Category of Property

(Check only **one** box.)

Building(s)

☐

District

☒

Site

☐

Structure

☐

Object

☐

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing

19

Noncontributing

4 buildings

 sites

 structures

 objects

4 Total

19

Number of contributing resources previously listed in the National Register 2

6. Function or Use

Historic Functions

(Enter categories from instructions.)

Domestic: hotel; Commerce/Trade: business, organizational, financial institution, specialty store, department store, restaurant, warehouse; Social: meeting hall; Government: post office; Recreation and Culture: theater; Agriculture/Subsistence: storage, Industry/Processing/Extraction: manufacturing facility; industrial storage; Transportation: rail related.

Current Functions

(Enter categories from instructions.)

Domestic: single dwelling; Commerce/Trade: business, organizational, financial institution, specialty store, warehouse; Recreation and Culture: theater; Agriculture/Subsistence: storage; Industry/Processing/Extraction: industrial storage.

7. Description

Architectural Classification

(Enter categories from instructions.)

Late 19th and early 20th Century Revivals: Commercial Style; Other

Materials: (enter categories from instructions.)

Principal exterior materials of the property: Concrete, brick, glass, wood

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Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Dubach Commercial Historic District is a commercial district within the Town of Dubach in Lincoln Parish. The district contains 23 resources, of which 19 are contributing buildings and 4 are non-contributing buildings. There is one existing individual listing within the district – the Gem Theatre (listed in 2025). The district boundary is roughly bounded by E. Hico Street to the north, the former rail line to the east, Boulevard Street to the south, and McMullin Street to the west. Dubach was first settled in 1898. Dubach’s earliest buildings were all constructed of wood. Unfortunately, a fire in 1914 destroyed several of these buildings. Fourteen years later, another fire destroyed buildings along E. Hico Street on both sides of Main Street. Fortunately, the fires did not damage the entirety of the district, and thus, many pre-1928 buildings remain. Main Street is the central north/south corridor with Boulevard Street to the south and E. Hico Street to the north. At the southeast corner of the district is the former rail line, which was key to the development of Dubach. The district features an intact collection of commercial row buildings, most designed in a simplified commercial style or a mixture of architectural styles applied in a vernacular manner. The district retains many historic resources from Dubach’s history since it was founded in 1899-1900 and is eligible for listing on the National Register of Historic Places.

Narrative Description

District Overview:

Dubach is located in Lincoln Parish, roughly thirteen miles north of the parish seat Ruston. The town sits within rolling hills of north central Louisiana between Ruston, the parish seat, and Union Parish to the north. What was once a bustling lumber town during the early decades of the 20th century, Dubach has retained its commercial core of historic buildings and is now a burgeoning bedroom community for Ruston.

The district is characterized by one to two story commercial buildings along the main commercial thoroughfares of E. Hico and Main Streets. Residential areas are located to the east and southeast of the district. The former mill pond, integral to the town’s lumber mill, is east/northeast of the district. The former Arkansas Southern rail line leads from the former mill pond and curves to the southwest intersecting with Boulevard Street. There are trees on both sides of the former rail line.

Buildings by Construction Period, Dubach Historic District		
Construction Period	Number of Resources - 2025	Percentage of District - 2025
1883-1900	1	4.35%
1900-1910	0	-
1910-1920	12	52%
1920-1930	6	26%
1930-1940	1	4.35%
1940-1950	0	-
1950-1960	2	9%
1960-1975	0	-
1974-present (Intrusions)	1	4.35%
Total	23	100%

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Existing Individual National Register Listings in Dubach

Dubach has two current National Register Listings: the Gem Theater and the Fred B. Dubach House. The Gem Theater was listed on the National Register on March 27, 2025, at the local level under Criterion A: Entertainment/Recreation and Ethnic Heritage: Black. Located at 120 E. Hico Street, the theater was constructed c. 1937 after a 1928 fire destroyed the block it sat on. The theater was the only entertainment venue in Dubach from the 1930s through 1964 when it closed. Its influence extended to the rest of downtown Dubach, influencing other stores to stay open later on weekends to take advantage of the influx of people coming to see films.¹ The Fred B. Dubach House was listed on the National Register on September 7, 1983 at the local level under Criteria B and C. Constructed c. 1900, the house is a two-story, frame, Queen Anne and Colonial Revival home. The home is locally significant in the area of exploration/settlement because it was the home of Dubach's founder, Fred B. Dubach. It is also architecturally significant because at the time it was listed, it was considered "the finest historic residence in the town of Dubach."²

Architectural Styles within the Dubach Commercial Historic District

Founded in 1899-1900 with the coming of the Arkansas Southern Railroad, Dubach was named for Fred Dubach, the founder of its first mill. The first buildings constructed in Dubach were all constructed of wood, naturally, based on its founding as a lumber town. Two fires in 1914 and 1928 destroyed many of these structures, which were replaced with brick buildings, many of which are still standing today. Its nature as a hub for an agricultural community meant that many of its buildings were of a more vernacular style. Some architectural details were applied to buildings reminiscent of the commercial style popular in the first decades of the 20th century. Others were more simply detailed and purpose-built.

Dubach is set up with its commercial district at the center, the former Arkansas Southern rail line and former mill pond to the east/northeast, and residential structures to the west and southwest. The district consists of two blocks bounded by McMullin St, Boulevard St, the rail line, and E. Hico Street.

Commercial Style

The term commercial style is used generally to apply to buildings that are either freestanding commercial buildings or located within a block or row of commercial buildings. The style takes its details from the overall Chicago Commercial style but applies it more simply to general commercial buildings. The Chicago Style was generally applied to larger commercial structures during the first few decades of the 20th century and focused on promoting new technologies of steel frame construction. The ground floors and storefront areas were generally more detailed with an emphasis on verticality for the upper levels. For smaller towns like Dubach, the commercial style is much more stripped down and is found mostly at the upper level of the façade between the cornice and storefront top.

Several of the buildings, constructed in the 1920s or 1930s, have had their storefront updated in the 1950s/60s based on design and materials (i.e. aluminum framed windows and doors). Examples of this include 169 Main Street and 140 E. Hico Street.

Other

Of the 23 resources surveyed in Dubach, 21 are classified as "Other." This does not mean these resources are not architecturally significant; rather, it means that they have a single characteristic of a style, multiple details from a variety of styles, or are very simply styled. "Other" was also applied to buildings where the Louisiana Historic Resource Survey form did not include a term that applied to that particular building. Because of the simplicity of design for most of the commercial buildings, the majority of Dubach's district is classified as

¹ National Register of Historic Places, Gem Theater, Dubach, Lincoln Parish, Louisiana, Reference #100011577.

² National Register of Historic Places, Fred B. Dubach House, Dubach, Lincoln Parish, Louisiana, Reference #83000528.

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“other.” A common detail found on many buildings, particularly along Main Street, is the use of a slightly projecting brick rectangular frame above the storefront. Often, this space was used for signage. Remnants of ghost signs in these spaces can still be seen today, including 180 and 182 Main Street. Most of the commercial buildings also all had transom windows above the storefront. On the west side of Main Street, many of these transom windows are still visible, either with the glass present or wooden boards covering them within the frames. Others have had non-historic awnings added atop the former flat awnings, hiding the transom windows, particularly along the east side of Main Street. For those where the transom windows have been obscured, it is likely that the transom windows are still present behind the awnings and that the angled roof was added to protect them in place.

Intrusions – Post 1975

Any historic resource in the surveyed area is considered an intrusion if it was constructed after the current 50-year guideline of 1975, or if it was constructed before 1975 but has been altered significantly where it no longer retains historic features or is recognizable as historic. There are 4 intrusions in boundaries of the district – 122 E. Hico Street (c. 2010), 175 Main Street (c. 1920), 167 Main Street (c. 1929), and 165 Main Street (c. 1929). Of these four, three are historic, but were altered less than 50 years ago.

It is key to point out that several buildings in Dubach received a non-historic alteration of a metal clad awning supported by either wood posts or brick columns. Because so many have received the same treatment, a building's status was not automatically changed to non-contributing if it had this style of awning. Most of the buildings in the district had some type of awning per Sanborn maps. If a building has a non-historic awning, but its storefront is either original or was updated through the 1950s/60s, it was considered contributing. An example of a building in this category is 171 Main Street. If a building has a non-historic awning and its storefront was updated or altered less than 50 years ago, it was considered non-contributing. An example of a non-contributing resource who fits in this category is 175 Main Street.

Contributing/Non-contributing Resources

The inventory on the next page includes information about the resources in the district. For full architectural descriptions and photos of each resource, please see the corresponding Louisiana Historic Resource Inventory (LHRI) forms hyperlinked in the inventory.

Dubach Commercial Historic District
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Inventory

	LHRI	Historic Name	Address	National Register Status	Resource Type	Construction Date	Date(s) of Alterations	Form	Style
1	31-00460	Gem Theater	120 East Hico Street	Contributing	Building	c. 1937	1953	Other	Commercial Style
2	31-00776		112 E. Hico Street	Contributing	Building	c. 1920		Warehouse	Other
3	31-00777	Colvin Dogtrot House	1811 McMullin Street	Contributing	Building	1883		Dog Trot	Other
4	31-00778		116 E. Hico Street	Contributing	Building	c. 1929		Commercial Row Building	Commercial Style
5	31-00779		122 E. Hico Street	Non-contributing	Building	c. 2010		Other	Other
6	31-00795		168 Main Street	Contributing	Building	c. 1929	1940s/50s	Commercial Row Building	Other
7	31-00796		170 Main Street	Contributing	Building	c. 1920	1990s	Commercial Row Building	Other
8	31-00797		172-74 Main Street	Contributing	Building	c. 1920	1990s	Commercial Row Building	Other
9	31-00798		178 Main Street	Contributing	Building	c. 1920		Commercial Row Building	Other
10	31-00801		180 Main Street	Contributing	Building	c. 1920		Commercial Row Building	Other

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11	31-00843		182 Main Street	Contributing	Building	c. 1920		Commercial Row Building	Other
12	31-00844		184 Main Street	Contributing	Building	c. 1920		Commercial Row Building	Other
13	31-00845		175 Main Street	Non-contributing	Building	c. 1920		Commercial Row Building	Other
14	31-00846		173 Main Street	Contributing	Building	c. 1920		Commercial Row Building	Other
15	31-00847		171 Main Street	Contributing	Building	c. 1920		Commercial Row Building	Other
16	31-00848		169 Main Street	Contributing	Building	c. 1920	1950s/60s	Commercial Row Building	Other
17	31-00849		167 Main Street	Non-contributing	Building	c. 1929		Commercial Row Building	Other
18	31-00850		165 Main Street	Non-contributing	Building	c. 1929		Commercial Row Building	Other
19	31-00851		140 E. Hico Street	Contributing	Building	c. 1930	1950s/60s	Freestanding Commercial	Other
20	31-00852		142 E. Hico Street	Contributing	Building	c. 1956		Freestanding Commercial	Other
21	31-00853		148 E. Hico Street	Contributing	Building	c. 1956		Freestanding Commercial	Other

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22	31-00854		Former Jail Behind 112 E. Hico Street	Contributing	Building	c. 1920		Freestanding Commercial	Other
23	31-00855		Garage Behind 112 E. Hico Street	Contributing	Building	c. 1930		Other	Other

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B. Property is associated with the lives of persons significant in our past.
- ☐ C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- ☐ A. Owned by a religious institution or used for religious purposes
- ☐ B. Removed from its original location
- ☐ C. A birthplace or grave
- ☐ D. A cemetery
- ☐ E. A reconstructed building, object, or structure
- ☐ F. A commemorative property
- ☐ G. Less than 50 years old or achieving significance within the past 50 years

Areas of Significance

(Enter categories from instructions.)

Commerce

Period of Significance

1883-1960

Significant Dates

N/A

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

N/A

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Dubach Commercial Historic District is eligible under Criterion A in the area of Commerce at the local level. Founded in 1899-1900 to take advantage of the Arkansas Southern Railroad line, Dubach has historically been an agricultural community based on farming, logging, and milling. The town of Dubach served as a commercial center outside of the parish seat of Ruston, sixteen miles south, for the communities in the northern portion of Lincoln Parish. The town supported a lumber mill, cotton gin, cotton and seed warehouse, blacksmith, a motor company, and a variety of commercial buildings. As railroads were replaced with interstate travel and the timber industry's decline, Dubach declined some in its commercial prowess. However, this perhaps led to the town being able to hold on to its historic core. The town's commercial core helps to tell the history of an early 20th century agricultural hub. The period of significance for the district begins in 1883, the date of construction of the Colvin dogtrot, which was moved to Dubach in 2006, through 1960, the date of the youngest historic resources in the district and encompassing when storefront updates were completed throughout the district.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Criterion A: Commerce

Dubach as a Rural Commercial Center in Lincoln Parish

History of Lincoln Parish

The original residents of Lincoln Parish were members of the Caddo tribes. The earliest white settlers to the area were French and Spanish explorers who utilized the waterways to hunt for furs and traded with the Caddo. Following the Louisiana Purchase in 1803, the area that would become Lincoln Parish was part of the Territory of Orleans. Nine years later, when the state of Louisiana was admitted to the union, this part of the state was divided into Natchitoches and Ouachita Parishes.³ The earliest settlement was near present-day Vienna (8 miles south of Dubach) where Daniel Colvin and his family lived.⁴ Colvin, like many of the early Lincoln Parish settlers was Anglo-Scotch who came to Louisiana from Georgia, South Carolina, and Alabama.

By 1839, Union Parish was carved out of a northwestern piece of Ouachita Parish, including what would later become Lincoln Parish.⁵ During the Reconstruction era following the Civil War, Lincoln Parish was created as a political move to gain power for the “radical” Republican party. Prior to that time, the state had been consistently controlled by white democrats. The state legislature, which was Republican, began creating new parishes and providing authority positions to Republican loyalists within those parishes. The 1872 election in Louisiana led to many disputes and a dual government whereby Democrats claimed victory in most statewide elections, but an election review board gave the positions to Republican candidates in almost all outcomes.⁶

The area that would later become Lincoln Parish was located in what was at that time Jackson Parish. Judge Evander McNair Graham, who was a former Confederate officer and well-respected lawyer, was the frontrunner to win the senate race for the Jackson Parish district. However, on election day, Republican Allen Greene entered the race. The results of the vote showed that Graham had twice the votes of Greene and another candidate combined; however, Greene claimed victory. The local white citizens were outraged at Greene’s move and threatened violence.⁷ Local white landowners signed a petition, at the advice of older generations, to remove Greene from

³ “Lincoln Parish Developed During Reconstruction.”

<https://www.thenewsstar.com/story/news/local/2016/09/30/lincoln-parish-developed-during-reconstruction/91270206/>. Accessed March 30, 2025.

⁴ Mary Frances Fletcher and Ralph L. Ropp. *Lincoln Parish History*. Walsworth Publishing Company: Marceline, MO, 1976; pg. 11.

⁵ Ibid.

⁶ Wesley Harris. “New Parishes Provided Political Power.” January 27, 2023.

<https://lincolnparishjournal.com/2023/01/27/new-parishes-provided-political-power/>. Accessed March 30, 2025.

⁷ Wesley Harris. “How Allen Greene Amassed Power in New Parish.” January 27, 2023.

<https://lincolnparishjournal.com/2023/01/30/how-allen-greene-amassed-power-in-new-parish/>. Accessed March 30, 2025.

office but were unsuccessful. This and the results of elections throughout the state and North Louisiana led to instances of violence. Fortunately, in the future Lincoln Parish, the violence found in other areas was avoided. The turmoil led to President Grant sending in Federal troops to protect freedmen and others at risk of being attacked by the Democrats and their supporters.⁸

Greene's first move as senator was to set up a new parish named for President Abraham Lincoln. In 1873, Lincoln Parish was the ninth parish created during Reconstruction and the parish seat was set up at Vienna. By 1876, the Federal troops were removed and efforts at Reconstruction abandoned. After this a Democrat-led convention wrote a new state constitution in 1879 returning the state to "home rule" whereby white Democrats controlled the majority of the state, parish, and local governments until the 1970s.⁹

In 1883, the construction of the Shreveport, Vicksburg & Pacific Railroad through the parish was significant to creating the new parish seat of Ruston. At that time, the existing parish seat of Vienne had a population of 1,000, while the rest of the parish was extremely rural. The coming of the railroad meant the creation of several stations including at Ruston and Simmsboro. Around the same time, a road was built running east/west between Shreveport and Ruston. This naturally led to new settlers and businessmen coming to the area, particularly lumbermen who set up sawmills along the road and elsewhere. One of these sawmill towns was Dubach, set up by Fred Dubach, a lumberman from St. Louis, MO.¹⁰

Lincoln Parish has historically had an economy based on agriculture including cattle raising and truck farming. The leading crop for the parish was the peach. In addition, the agricultural aspect of its economy, the timber and forestry industry has also been significant.¹¹ The lumber boom and subsequent timber industry literally changed the face of the state of Louisiana due to the "cut out and get out" policy where 4.3 million acres of virgin timber was clear cut in a relatively short period of time. An estimated 85% of the state was covered with forests and thus, there were very few areas of the state not impacted by the lumber and timber industry. In 1880, Louisiana ranked 30th in the country for the value of its timber product. By 1920, it ranked second. As the state's railroad system grew, previously sparsely-settled areas were settled as new towns, like Dubach, due to the construction of sawmills.¹²

⁸ Ibid.

⁹ Wesley Harris. "Lincoln Parish Resists Federal Authority." <https://lincolnparishjournal.com/2023/03/01/history-lincoln-parish-resists-federal-authority/>. Accessed March 31, 2025.

¹⁰ Fletcher, pg. 11.

¹¹ "Lincoln Parish Developed During Reconstruction." <https://www.thenewsstar.com/story/news/local/2016/09/30/lincoln-parish-developed-during-reconstruction/91270206/>. Accessed March 31, 2025.

¹² Donna Fricker. "The Louisiana Lumber Boom, 1880-1925." Historic Context prepared for the Louisiana Division of Historic Preservation, 2012.

History of Dubach

While there were settlers in the Dubach area as early as the first decades of the 1800s including the Colvin family (of the Colvin dogtrot that now sits within the boundaries of the Dubach Commercial Historic District), the beginning of Dubach itself dates to the arrival of the Arkansas Southern Railroad in 1898. A line was constructed between El Dorado, Arkansas, and Winnfield, LA, roughly 60 miles south of Dubach. In 1899, Fred Dubach, a lumberman from St. Louis, MO, came to the area and started the Dubach Lumber Company. He built a lumber mill and a large home across the street (Fred B. Dubach Home, individually listed on the National Register).¹³ An earlier settlement at Unionville about two miles south of present-day Dubach, had a handful of businesses that moved closer to the railroad to more easily ship their goods.¹⁴ Because of his lumber mill, the area that grew up around it became known as Dubach and was officially created in June 1901.¹⁵ Shortly thereafter, Dubach sold his mill to the James brothers and moved back to St. Louis.

¹³ "Fred B. Dubach." Lincoln Parish LAGenWeb. <https://www.lagenweb.org/lincoln/firstfamilies/dubachfred.html>. Accessed March 31, 2025.

¹⁴ "Heritage of Dubach." Publication sponsored by a grant from Learn and Serve America, Louisiana Service Council, and the Office of the Lieutenant Governor. 2008-2009, pg. 1.

¹⁵ "Fred B. Dubach." Lincoln Parish LAGenWeb. <https://www.lagenweb.org/lincoln/firstfamilies/dubachfred.html>. Accessed March 31, 2025.

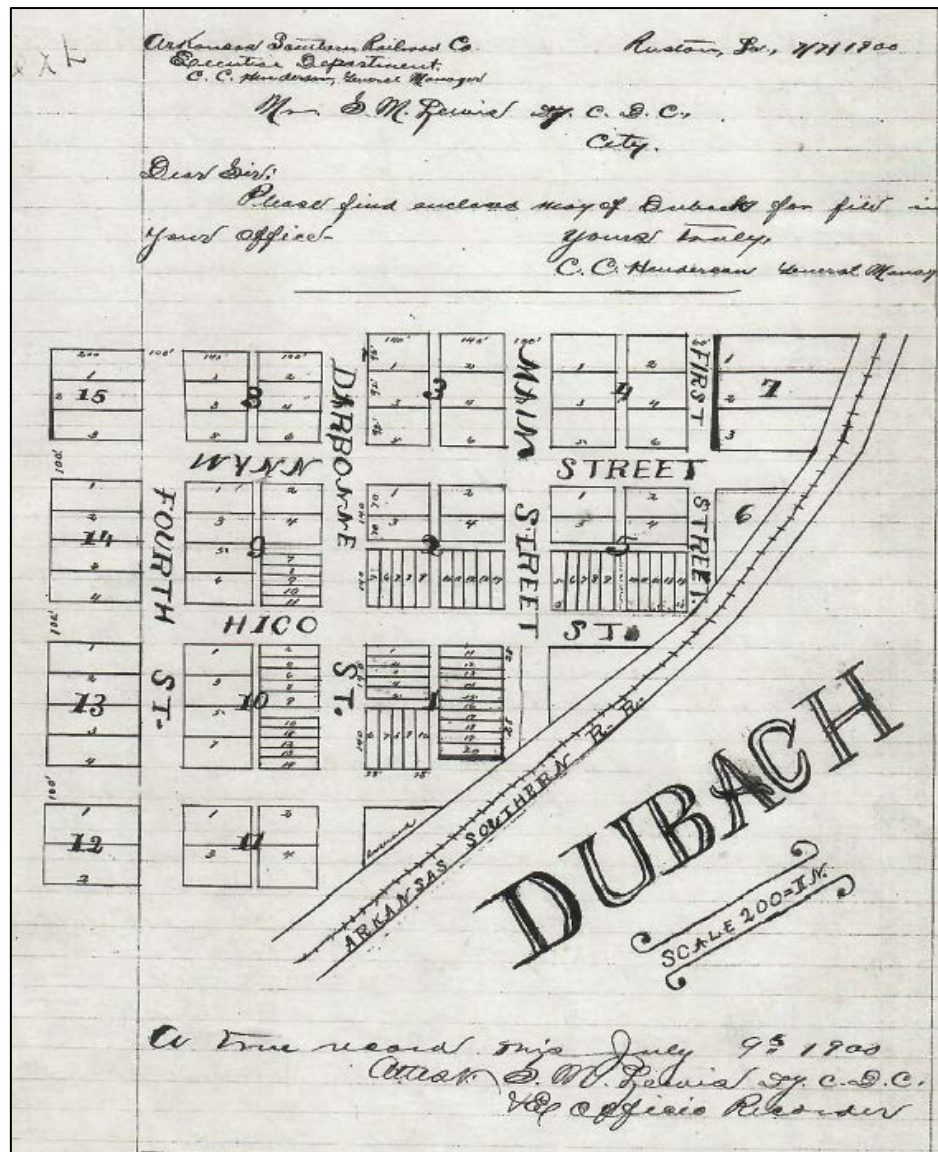


Figure 1. Plat of the original town of Dubach, 1901. Source: Heritage of Dubach publication.

By 1907, the Dubach Lumber Company was the second largest sawmill in the state.¹⁶ As seen in Figure 1, the original town of Dubach had lots laid out along Hico and Main Streets. The lots along the north side of Hico Street were oriented north/south while those on the south side of Hico Street were oriented east/west. The lots on Main Street, within the boundaries of the proposed district, also faced east/west. The earliest buildings in Dubach were constructed of wood and can be seen in Figures 2 and 3.

¹⁶ Fletcher, pg. 304.



Figure 2. Main Street on Dubach, 1902. Source: Eric Hanna



Figure 3. A view of Dubach from c. 1906. Source: Eric Hanna.

A fire in 1914 destroyed a row of businesses resulting in a \$20,000 loss. Per a *Times-Picayune* newspaper article, the building occupied by the post office, Colvin & Joiner merchants, and Dr.

E.L. Smith's druggist store were among the eight buildings destroyed.¹⁷ Following this fire, many buildings were rebuilt utilizing brick. A second fire in 1928 destroyed the block of E. Hico and Main Streets as seen in Figure 4.

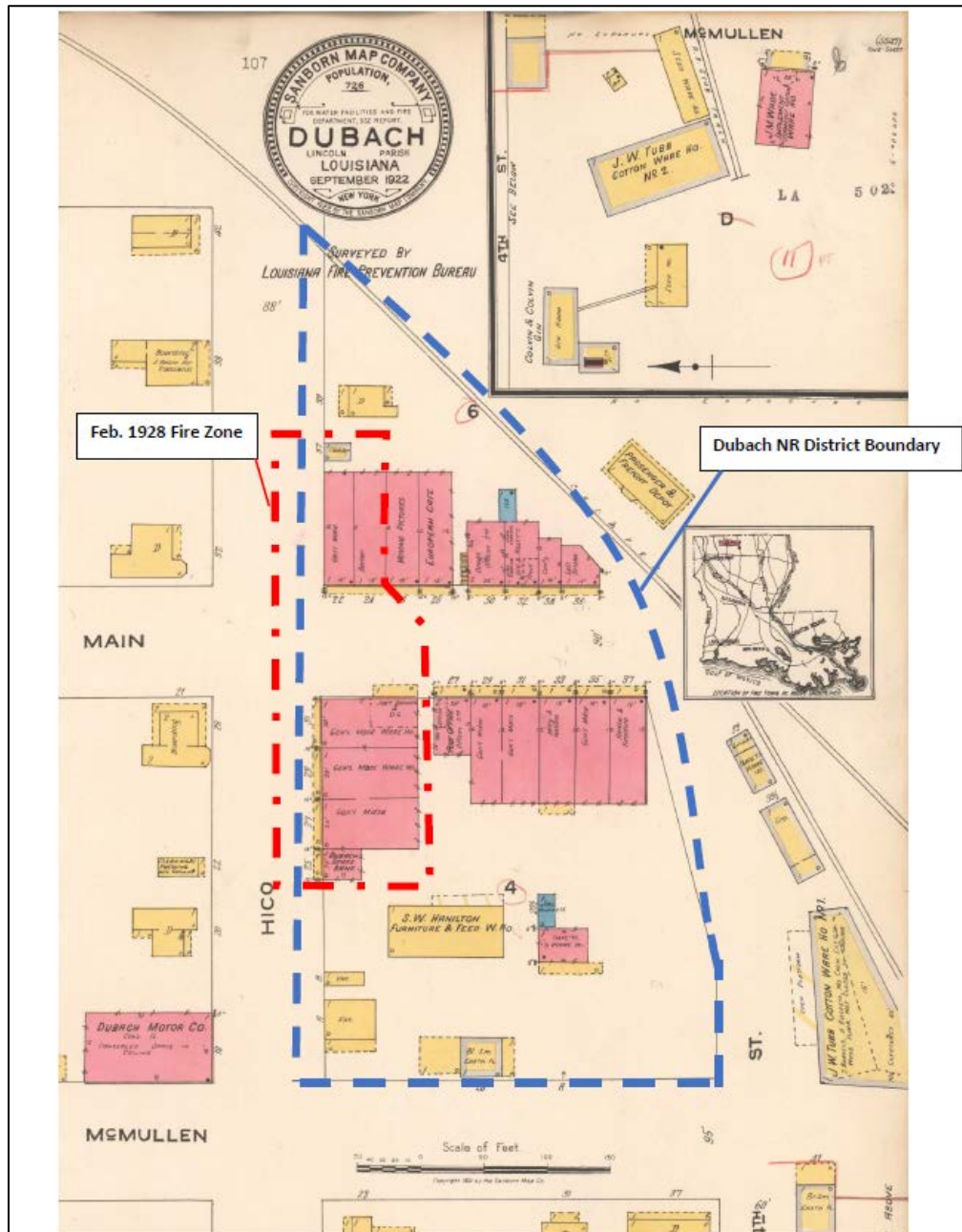


Figure 4. 1922 Sanborn map with boundaries drawn showing the area affected by the 1928 fire and the proposed boundaries of the Dubach Commercial Historic District. Source: Library of Congress and Brian Davis.

¹⁷ "Business Block Burns." *Times-Picayune*. October 27, 1914. Accessed via www.newspapers.com.
Sections 9-end page 17

A newspaper article about the 1928 fire noted that it “threatened the complete destruction of Dubach, but burned itself out after causing damage estimated at more than \$100,000.” Destroyed buildings included the Dubach State Bank, C.C. Barham Mercantile company store, W.A. Colvin Mercantile company store, Frank Drigger’s barber shop, and Joe Sonitino’s shoe repair shop.¹⁸

Following this second fire, these buildings were also rebuilt utilizing brick. Almost all of these buildings, constructed in this block after the 1928 fire, remain extant today. The buildings on Figure 4 located south of the fire area also remain extant and represent the oldest buildings in the district.

As seen on Figure 4, there were many thriving businesses in Dubach. These included seven general merchandise stores, a bank, a post office, millinery, hardware and furniture store, bottler, a theater, drugstore, grocer and fruit vendor, confectionary, soft drink store, cobbler, and a “European Café.” Outside of the direct boundaries of the district, there was also the extant Hamilton furniture and feed warehouse, a motor company, two blacksmiths, a passenger and freight depot, cotton and seed warehouse, the Colvin & Colvin gin, the T.L. Hannah gin, and the J.W. Tubb cotton warehouse. The sawmill is not seen on the 1922 Sanborn map as it had closed in 1921 when the James brothers moved to Ruston.¹⁹ Fortunately, another company purchased the mill shortly thereafter and operated the mill through the 1930s. In 1922, Dubach had a population of 726. The town continued to grow through the 1960s when it had a population of 1,013. It is one of two incorporated towns in Lincoln Parish with the other being Vienna. A “town” in Louisiana means that it has a population between 1,000 and 5,000 people.

The 1922 Sanborn map clearly shows a bustling downtown in Dubach oriented around the railroad. The population of Dubach steadily increased from 1920 through 1960, with the largest increase of population between 1950 and 1960 from 703 to 1,013. This coincides with the changes seen to several of the buildings in the district that had storefront updates at this time. There was a 44% change in population and thus, also an increase in the amount of money that was moving through Dubach. In the 2020 census, Dubach had a population of 908 and it is seeing growth lately as the city of Ruston has expanded and residents are seeking a more rural living experience while still being close to Ruston. Thus, Dubach, which started as a sawmill town over 120 years ago, is now seeing a rebirth as a suburban community to the city that at one time seemed much further away.

¹⁸ “Fire Destroys Dubach Block; \$100,000 Damage.” *The Times*. February 27, 1928. Accessed via www.newspapers.com.

¹⁹ “Heritage of Dubach.” Publication sponsored by a grant from Learn and Serve America, Louisiana Service Council, and the Office of the Lieutenant Governor. 2008-2009, pg. 3.



Figure 5. High school students on a float during a parade down Main Street in the 1950s. Source: Heritage of Dubach publication.

Dubach's Commercial Significance

As one of two official towns in Lincoln Parish, a largely rural parish, and commercial and agricultural center for northern Lincoln Parish, Dubach has historically been significant as it houses major businesses of all types. As seen in Figures 1-6, in historic photographs and on the 1922 Sanborn map, the town has always included major businesses like banks, hardware stores, grocers, general stores, a theater, agricultural storage, and restaurants. Figure 6 in particular shows how the town remained significant agriculturally as the lumber mill was still in use as well as the agricultural warehouses adjacent to the active railroad. Former residents of Dubach, who still live in town, remember how active and important the railroad was to Dubach through the 1960s and 70s.

When looking at E. Hico and Main Streets today, both retain this dense arrangement of commercial buildings. Outside of this commercial core, there are no other distinct concentrations of historic commercial buildings in Dubach. There are a few modern commercial buildings located to the south of the district along Highway 167 heading towards Ruston, but these are spaced out and not in a concentrated commercial district. Within Lincoln Parish, the next closest commercial center is in Ruston 13 miles south. Ruston's commercial core was listed on the National Register in 2017. It is evident why Ruston, as the parish seat, was a significant commercial center and remains so today. During the period of significance for the district, the distance between Ruston and Dubach

felt much greater than it was as rural populations tended to shop and do business as locally as possible. For all areas north, east, and west of Dubach in the northern section of Lincoln Parish, Dubach would have been the closest place to buy groceries, deposit money at the bank, see a movie, or shop for clothing. Across Louisiana, small towns like Dubach have unfortunately lost many of their historic buildings over time. Dubach, however, has been extremely fortunate to retain such a distinct concentration of early 20th century historic buildings.

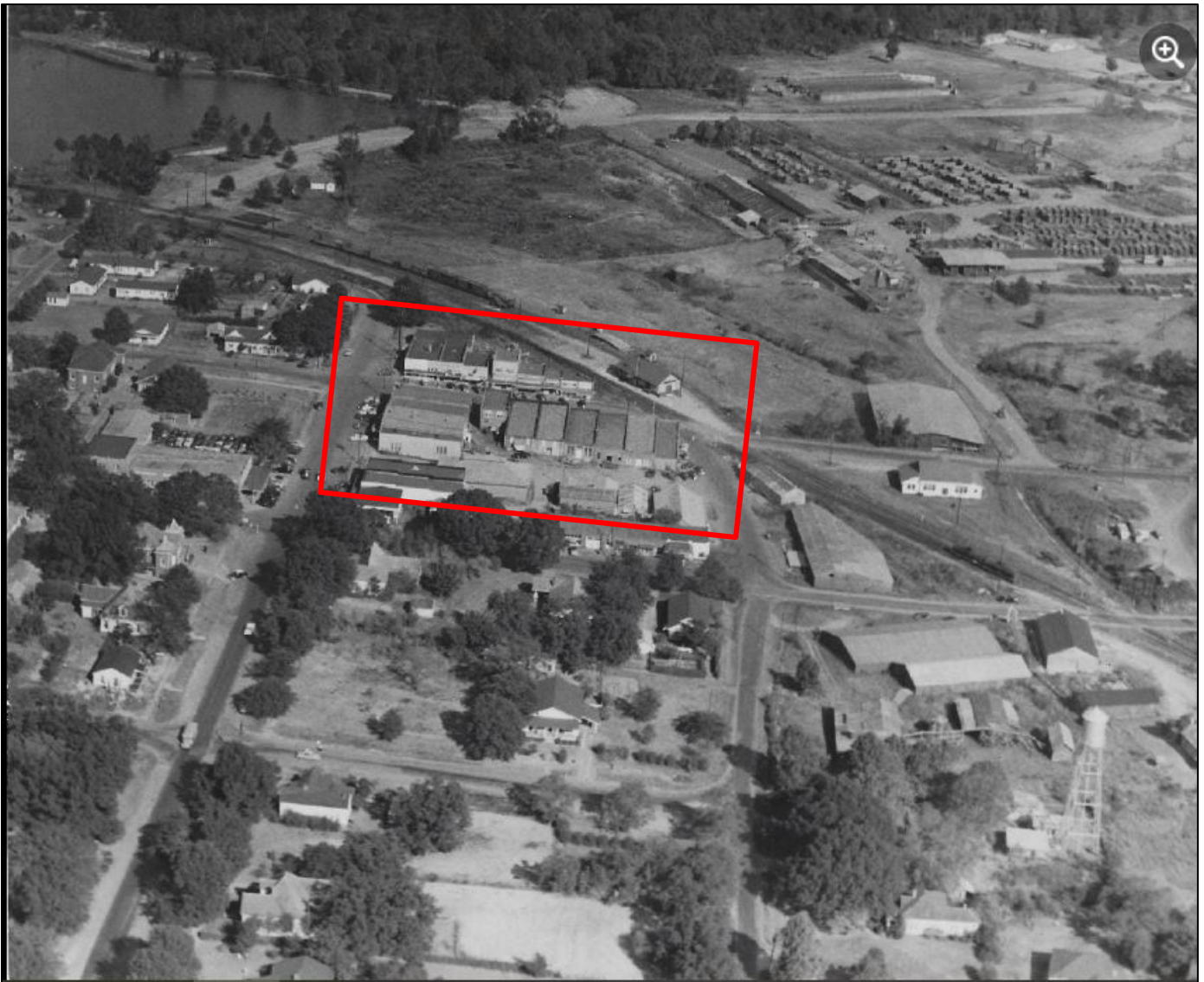


Figure 6. A 1950s aerial of Dubach. The commercial historic district is outlined in red and appears almost exactly as it does today. Only two buildings have been so altered they no longer look as they did here. Note the former lumbermill at the upper left corner still in operation as well as the agricultural warehouses and rail line. Source: Eric Hanna.

9. Major Bibliographical References

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Sanborn Fire Insurance Maps. Dubach, LA. 1922. Accessed via the State Library of Louisiana Digital Sanborn Collection.

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # _____
- ☐ recorded by Historic American Engineering Record # _____
- ☐ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- ☐ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): 31-00460, 31-00776 through 31-00798, 31-00801, 31-00843 through 31-00855

10. Geographical Data

Acreage of Property ~6.32 acres

Latitude/Longitude Coordinates

(enter coordinates to 6 decimal places)

Point Number	Latitude	Longitude
1	32.699104	-92.656624
2	32.699078	-92.654625
3	32.699100	-92.654396
4	32.698746	-92.654648
5	32.698162	-92.655464
6	32.698063	-92.656044
7	32.698040	-92.656624

Verbal Boundary Description (Describe the boundaries of the property.)

See submitted boundary map. The district is roughly bounded by E. Hico Street, McMullin Street, and Boulevard Street.

Boundary Justification (Explain why the boundaries were selected.)

The boundaries chosen encompass the main historic commercial core of Dubach based on Sanborn maps and the extant buildings today.

11. Form Prepared By

name/title: Jessica Richardson

organization: Richardson Preservation Consulting, LLC

street & number: _____

city or town: Baton Rouge state: LA zip code: 70806

e-mail: richpresconsulting@gmail.com

telephone: 225-937-6022

date: March 31, 2025

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A USGS map or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Dubach Commercial Historic District

City or Vicinity: Dubach

County: Lincoln Parish

State: LA

Name of Photographer: Jessica Richardson

Date of Photographs: February 9, 2025

1 of 11: E. Hico Street and entrance to Dubach Commercial Historic District, view east.

2 of 11: The Former Hamilton Warehouse at 112 E. Hico Street, view southeast.

3 of 11: Looking up Main Street, view north.

4 of 11: Looking down Boulevard Street, view west.

5 of 11: Eastern block of E. Hico Street (148 E. Hico in foreground), view west.

6 of 11: Looking down E. Hico towards Main Street, view west.

7 of 11: Western block of Main Street, view southwest.

8 of 11: Western block of E. Hico Street, view west.

9 of 11: Eastern block of Main Street, view southeast.

10 of 11: The former Dubach State Bank at left and Hamilton Warehouse at right, view southwest.

11 of 11: Looking down E. Hico Street, view east.

Paperwork Reduction Act Statement: This information is being collected for nominations to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

Estimated Burden Statement: Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

Tier 1 – 60-100 hours

Tier 2 – 120 hours

Tier 3 – 230 hours

Tier 4 – 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.

Point Number	Latitude	Longitude
1	32.699104	-92.656624
2	32.699078	-92.654625
3	32.699100	-92.654396
4	32.698746	-92.654648
5	32.698162	-92.655464
6	32.698063	-92.656044
7	32.698040	-92.656624



Esri, NASA, NGA, USGS, FEMA, Sources: Esri, TomTom, Garmin, EAO, NOAA
 USGS, © OpenStreetMap contributors, and the GIS User Community
 Copyright: © 2013 National Resources Inventory
 Lat Long Points
 NRHD Boundary



Dubach Commercial Historic District
 Lincoln Parish, LA
 Topo Map

0 0.07 0.15 0.3 Miles

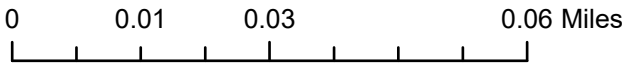


Dubach Commercial Historic District
Lincoln Parish, LA
Boundary and C/NC Map

0 0.01 0.03 0.06 Miles



Dubach Commercial Historic District
Lincoln Parish, LA
Photo Key



DUBACH

FIRST
GUARANTY
BANK

PRESERVE
AMERICA
WELCOME TO
DUBACH
A PRESERVE AMERICA
COMMUNITY

EAST HICO ST 100

WELCOME
TO
DUBACH
Home of the Louisiana Chicken Festival

SCOTT HAMILTON WAREHOUSE

DUBACH
DAISY TRAIT OF THE LAND











IN MEMORY OF
EUGENE HAMILTON
10-20-1875 4-24-1978







