

United States Department of the Interior
National Park Service
National Register of Historic Places Registration Form

1. Name of Property

Historic Name: West Marvin Avenue-Patrick Street Historic District
Other name/site number: NA
Name of related multiple property listing: NA

2. Location

Street & number: Roughly bounded by North Spencer Street to the west, the rear property lines of the resources fronting the north side of West Marvin Avenue to the north, Ferris Avenue to the east, and Water Street and West Parks Avenue to the south
City or town: Waxahachie State: Texas County: Ellis
Not for publication: [ ] Vicinity: [ ]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 levels of significance:
[ ] national [ ] statewide [X] local

Applicable National Register Criteria: [X] A [ ] B [X] C [ ] D

[Signature] Deputy State Historic Preservation Officer
Signature of certifying official / Title
Date 7/19/24
Texas Historical Commission
State or Federal agency / bureau or Tribal Government

In my opinion, the property [ ] meets [ ] does not meet the National Register criteria.
Signature of commenting or other official
Date
State or Federal agency / bureau or Tribal Government

4. National Park Service Certification

I hereby certify that the 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

West Marvin Avenue-Patrick Street Historic District, Ellis County, Texas

**5. Classification**

**Ownership of Property**

<input checked="" type="checkbox"/>	Private
<input type="checkbox"/>	Public - Local
<input type="checkbox"/>	Public - State
<input type="checkbox"/>	Public - Federal

**Category of Property**

<input type="checkbox"/>	building(s)
<input checked="" type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

**Number of Resources within Property**

Contributing	Noncontributing	
93	12	buildings
0	0	sites
1	0	structures
0	0	objects
94	12	total

Number of contributing resources previously listed in the National Register: 8

**6. Function or Use**

**Historic Functions:** DOMESTIC; RELIGION

**Current Functions:** DOMESTIC; RELIGION

**7. Description**

**Architectural Classification:** LATE VICTORIAN: National Folk, Queen Anne; LATE 19TH & 20TH CENTURY REVIVALS: Colonial Revival, Classical Revival, Spanish Colonial Revival, Tudor Revival; LATE 19TH & EARLY 20TH CENTURY AMERICAN MOVEMENTS: Craftsman, Prairie MODERN MOVEMENT: Minimal Traditional, Ranch; NO STYLE

**Principal Exterior Materials:** BRICK, STONE, WOOD, METAL, CONCRETE

**Narrative Description** (see continuation sheet 7-8 through 7-38)

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**8. Statement of Significance**

**Applicable National Register Criteria**

<b>X</b>	<b>A</b>	Property is associated with events that have made a significant contribution to the broad patterns of our history.
	<b>B</b>	Property is associated with the lives of persons significant in our past.
<b>X</b>	<b>C</b>	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.
	<b>D</b>	Property has yielded, or is likely to yield information important in prehistory or history.

**Criteria Considerations:** Criteria Consideration B (moved properties)

**Areas of Significance:** Community Planning and Development, Architecture (*local level of significance*)

**Period of Significance:** 1893–1970

**Significant Dates:** NA

**Significant Person** (only if criterion b is marked): NA

**Cultural Affiliation** (only if criterion d is marked): NA

**Architect/Builder:** Architects: Sanguinett & Staats, A. George King & Associates, C.D. Hill, Forrest Upshaw, Jr., Smith and Ekblad, Bertram C. Hill, Joseph W. Northrup; Builders: H.D. Rankin, H.D. Timmons, W.W. Edwards, J.S. McCanless, Krohne & Brasher, W.W. Walston, O.B. Bennett, Jimmy M. Alderdice, Leslie Lowry, Phillip N. Jeffers, R.E. Sutherland, H.W. Madson, Charles S. Owen

**Narrative Statement of Significance** (see continuation sheet 8-39 through 8-52)

**9. Major Bibliographic References**

**Bibliography** (see continuation sheets 9-53 through 9-56)

**Previous documentation on file (NPS):**

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

**Primary location of additional data:**

- State historic preservation office (*Texas Historical Commission, Austin*)
- Other state agency
- Federal agency
- Local government
- University
- Other -- Specify Repository:

**Historic Resources Survey Number** (if assigned): NA

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## 10. Geographical Data

**Acreage of Property:** 48.68

**Coordinates:** (see continuation sheet 10-57)

**Verbal Boundary Description:** (see continuation sheet 10-57)

**Boundary Justification:** (see continuation sheet 10-57)

## 11. Form Prepared By

Name/title: Erin Tyson/Architectural Historian and GIS Specialist and Emily Payne/Architectural Historian  
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Date: October 30, 2023

## Additional Documentation

**Maps** (see continuation sheets MAP-58 through MAP-64)

**Additional items** (see continuation sheets FIGURE-65 through FIGURE-77)

**Photographs** (see continuation sheets PHOTO-78 through PHOTO-123)

**Paperwork Reduction Act Statement:** This information is being collected for applications 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.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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**Photograph Log**

West Marvin Avenue-Patrick Street Historic District  
Waxahachie, Ellis County, Texas  
All photos by Erin Tyson, January 2023

Photo 1: Contextual view of the south side of the 900-block of West Marvin Avenue. Camera facing southeast.

Photo 2: Contextual view of the north side of the 900-block of West Marvin Avenue. Camera facing northwest.

Photo 3: Contextual view of the south side of the 800-block of West Marvin Avenue. Camera facing southwest.

Photo 4: Contextual view of the south side of the 600-block of West Marvin Avenue. Camera facing southeast.

Photo 5: Contextual view of the north side of the 500- and 600 blocks of West Marvin Avenue. Camera facing northwest.

Photo 6: Contextual view of the south side of the 400- and 500-blocks of West Marvin Avenue. Camera facing northeast.

Photo 7: Contextual view of the east side of the 200-block of Patrick Street. Camera facing southeast.

Photo 8: Contextual view of Patrick Street. Camera facing southwest.

Photo 9: Contextual view of West Marvin Avenue. Camera facing west-northwest.

Photo 10: Frontal view of the T.J. Bullard House, 221 Patrick Street A (Resource 92). Camera facing northwest.

Photo 11: Frontal view of the property at 232 Patrick Street (house burned in 2023). Camera facing southeast.

Photo 12: Oblique view of the Marshall T. Patrick House, 233 Patrick Street A (Resource 97). Camera facing west-southwest.

Photo 13: Frontal view of 239 Patrick Street A (Resource 107). Camera facing northwest.

Photo 14: Oblique view of 405 West Marvin Avenue A (Resource 2). Camera facing southwest.

Photo 15: Frontal view of 411 West Marvin Avenue (Resource 5), one of the noncontributing resources in the historic district. Camera facing southeast.

Photo 16: Frontal view of the Williams-Erwin House, 412 West Marvin Avenue A (Resource 6). Camera facing northeast.

Photo 17: Frontal view of the J.R. Erwin House, 414 West Marvin Avenue A (Resource 9). Camera facing northeast.

Photo 18: Oblique view of 414 West Marvin Avenue B (Resource 10), the garage apartment at the rear of the J.R. Erwin House (Resource 9). Camera facing south.

Photo 19: Frontal view of 415 West Marvin Avenue A (Resource 11). Camera facing southwest.

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Photo 20: Oblique view of First United Methodist Church (Resource 16), located at 505 West Marvin Avenue A. Camera facing south.

Photo 21: Frontal view of 506 West Marvin Avenue A (Resource 18). Camera facing northeast.

Photo 22: Frontal view of 514 West Marvin Avenue (Resource 23). Camera facing northeast.

Photo 23: Frontal view of the McCartney House, 603 West Marvin Avenue A (Resource 24). Camera facing southwest.

Photo 24: Frontal view of 607 West Marvin Avenue A (Resource 27). Camera facing southwest.

Photo 25: Frontal view of 608 West Marvin Avenue A (Resource 31). Camera facing northeast.

Photo 26: Frontal view of 611 West Marvin Avenue A (Resource 34). Camera facing southwest.

Photo 27: Frontal view of 615 West Marvin Avenue A (Resource 37). Camera facing southwest.

Photo 28: Frontal view of 707 West Marvin Avenue (Resource 40). Camera facing southwest.

Photo 29: Frontal view of 807 West Marvin Avenue A (Resource 47). Camera facing southwest.

Photo 30: Frontal view of 808 West Marvin Avenue (Resource 49). Camera facing northeast.

Photo 31: Frontal view of 811 West Marvin Avenue A (Resource 50). Camera facing southwest.

Photo 32: Frontal view of 901 West Marvin Avenue A (Resource 51). Camera facing southwest.

Photo 33: Frontal view of the E.F. Phillips House, 902 West Marvin Avenue (Resource 54). Camera facing northeast.

Photo 34: Frontal view of 905 West Marvin Avenue A (Resource 55). Camera facing southwest.

Photo 35: Frontal view of 906 West Marvin Avenue (Resource 57). Camera facing northeast.

Photo 36: Frontal view of the Dr. L.H. Graham House, 909 West Marvin Avenue A (Resource 58). Camera facing southwest.

Photo 37: Frontal view of the Mary and Frank Oldham House, 910 West Marvin Avenue A (Resource 60). Camera facing northeast.

Photo 38: Frontal view of 913 West Marvin Avenue A (Resource 62). Camera facing southwest.

Photo 39: Frontal view of 1000 West Marvin Avenue A (Resource 67), one of the few noncontributing resources in the district. Camera facing north.

Photo 40: Frontal view of 1003 West Marvin Avenue (Resource 69). Camera facing southwest.

Photo 41: Frontal view of 1004 West Marvin Avenue (Resource 70). Camera facing northeast.

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Photo 42: Frontal view of 1107 West Marvin Avenue (Resource 74). Camera facing southwest.

Photo 43: Frontal view of 1115 West Marvin Avenue A (Resource 77). Camera facing southwest.

Photo 44: Frontal view of 1119 West Marvin Avenue A (Resource 80). Camera facing southwest.

Photo 45: Frontal view of 1203 West Marvin Avenue A (Resource 90). Camera facing southwest.

Photo 46: Frontal view of noncontributing resource at 1101 West Marvin Avenue A (Resource 73). Camera facing southwest.

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### **Narrative Description**

The West Marvin Avenue-Patrick Street Historic District encompasses approximately 49 acres located about a half-mile northwest of downtown Waxahachie, the seat of Ellis County, Texas. Located in the center of the county, approximately 30 miles south of Dallas, off Interstate Highway 35E and US 287, Waxahachie served as an important cotton-producing center in the state and nation and continues to be a hub of local and county government and education. The West Marvin Avenue-Patrick Street Historic District contains about 15 blocks and 55 parcels roughly situated between North Spencer Street to the west, the rear property lines of the district resources fronting the north side of West Marvin Avenue to the north, Ferris Avenue to the east, and Water Street and West Parks Avenue to the south (Maps 1-4). The district lies about one mile northwest of Waxahachie's center—with its commercial downtown, governmental node, and cotton and lumber business—about two blocks northwest of the historic site of Marvin College (later Marvin Elementary School, now Marvin Biomedical Academy), and about three blocks south of the historic Trinity University campus (present-day Southwestern Assemblies of God University, Map 4). The historic district includes a noteworthy concentration of domestic resources and one religious property, developed gradually between 1893 and around 1970 as larger original lots were redeveloped or subdivided. The resulting varied grouping of properties also represents the evolution of significant trends in residential architecture. Many of the houses in the district are exemplary of popular styles throughout the state and nation at the time of their construction and were designed by well-known architects. Contributing resources are defined as those dating from 1893 to 1970 and displaying a diverse range of architectural styles, including but not limited to Queen Anne, Classical Revival, Craftsman, and Ranch. Most buildings within the proposed district retain a high degree of integrity. Of the 114 resources in the West Marvin Avenue-Patrick Street Historic District, 102 (90 percent) are contributing.<sup>1</sup> The remaining 12 resources (10 percent) are noncontributing. Eight residences in the historic district are individually listed in the National Register of Historic Places.

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### **Previously listed in the National Register of Historic Places: 8**

Dr. L.H. Graham House (1986), E. F. Phillips House (1986), J.R. Erwin House (1986), Marshall T. Patrick House (1986), Mary and Frank Oldham House (1986), McCartney House (2002), T.J. Bullard House (1986), and Williams-Erwin House (1978).

### **Geography and Topography**

Located in north central Texas, the West Marvin Avenue-Patrick Street Historic District is approximately 30 miles south of Dallas, 70 miles northeast of Waco, and 180 miles west of Tyler. The district occupies the central portion of Waxahachie and Ellis County (Map 3). Waxahachie falls within the state's Blackland Prairie region, characterized by flat to low-rolling terrain; bunch and short grasses; native trees, such as ash, cottonwood, pecan, hackberry, bois d'arc, oak, and elm; and calcareous, marly and variegated clays and clay loam soils conducive to farming. The West Marvin Avenue-Patrick Historic District occupies a suburban zone, with landscapes characterized by mostly grass lawns, mature trees, and hardscaped ground surfaces. Topography within the district is generally flat but located at a slightly higher elevation than downtown. Beyond the commercial area to the east of the district, residential neighborhoods surround the West Marvin Avenue-Patrick Street Historic District to the immediate south, west, and north. A city park also occupies the area to the immediate southwest of the historic district.

### **Circulation Pattern Development**

Today, the two streets within the West Marvin Avenue-Patrick Street Historic District, as indicated by the district name, are West Marvin Avenue and Patrick Street. The former extends northwest-southeast, while the latter extends

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<sup>1</sup> Note that this count also includes the 8 contributing resources that were previously listed in the National Register. See Section 5 above for details.



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northeast-southwest, running perpendicular to each other and intersecting near the western extent of the district. As a major Waxahachie arterial, West Marvin Avenue measures 50 feet wide. Patrick Street is a more minor road and has a width of 25 feet. Sidewalks line both sides of West Marvin Avenue and Patrick Street. Historically, the Houston & Texas Central (H&TC, now Union Pacific or UP) rail line was constructed along a northwest-to-southeast corridor through the district around 1880 (Map 1).<sup>2</sup> At that time, though, Waxahachie’s street grid only stretched as far west as Gibson Street, leaving most of the district’s open space without road access (Figure 1). The street network composing the historic core of Waxahachie forms a general grid pattern oriented diagonally, with roads running northeast-southwest and northwest-southeast (Map 1). Ferris Avenue (at the eastern boundary of the district) is a major northeast-southwest commercial corridor and marks the western edge of downtown. Marvin Avenue originated around 1871, when Methodist Bishop Enoch M. Marvin opened Marvin College in the then-undeveloped land of north Waxahachie, about one mile northeast of the courthouse square, but the street didn’t extend westward into the district until later.<sup>3</sup> Sanborn Fire Insurance Maps suggest that W. Marvin Avenue was extended westward through the district between 1898 and 1904.<sup>4</sup> The present-day alignment of Patrick Street did not appear on Sanborn Maps until 1925, but an earlier unpaved driveway likely provided access between West Marvin Avenue and the Patrick House constructed in 1899 at present-day 233 Patrick Street (Resource 97, Photo 12).

**Land Divisions and Subdivision Plats**

Until the late nineteenth century, the land associated with the district was open and agricultural (Map 1). The land within the district boundaries was subdivided through a series of small plats between 1890 and about 1925. Other properties at the edges of the district fall within the original town plat of Waxahachie and therefore are not associated with a subdivision. Subdivisions are summarized in Table 1 below. The inventory table at the end of Section 7 reflects subdivision names within the legal description for each resource.

*Table 1. Subdivisions that intersect the district boundary.*

Date	Subdivision/tract name	Associated Resource Nos.
Ca. 1850	Waxahachie Original Town	1, 2, 5, 11, 14, 18, 24, 34, 104, 108
1890	Williams Addition	6, 9
1896	Patrick-Gibson Tract within Waxahachie Original Town	92, 98
Ca. 1899	Cotton Mill Addition	92, 104, 110
Ca. 1908	Coleman Addition	37, 40, 43, 45, 47, 50, 51, 55, 58, 62, 69, 114
Ca. 1910	University	72, 73, 74, 75, 77, 78, 79, 81, 85, 90
1913	Trinity Heights	41, 46, 49, 54, 57, 60
Ca. 1920	Ferris Addition	27
Ca. 1940	Hillcrest Acres	26, 31, 39
Ca. 1950	First United Methodist Church	16

Williams Addition

While the development of Marvin College at the 200 Block of East. Marvin (developed in 1871) nearby prompted residential development just east of the district in the 1870s, the land within the proposed district boundaries remained undeveloped through the 1880s (Figure 1). Ellis County Tax Rolls indicate that John Gideon Williams owned 820 acres of land in the Alfred Polk original survey encompassing the district by 1888.<sup>5</sup> In 1890, John G. Williams subdivided part of his land in the Polk survey into the Williams Addition—one of Waxahachie’s earliest

<sup>2</sup> Margaret L. Felty, “Waxahachie, TX,” *Handbook of Texas Online*, accessed March 20, 2023, <http://www.tshaonline.org/handbook/online/articles/hew02>.

<sup>3</sup> Beasley, Ellen and Margaret Culbertson, *Waxahachie Architecture Guidebook*, (Fort Worth: TCU Press, 2020), 230.

<sup>4</sup> “Waxahachie, Tex.” [Map], Sheet 1, Sanborn Fire Insurance Co., 1904, from the University of Texas Libraries (UT), <https://maps.lib.utexas.edu/maps/sanborn/txu-sanborn-waxahachie-1904-01.jpg>.

<sup>5</sup> Texas County Tax Rolls, Ellis County, 1888, from FamilySearch, <https://www.familysearch.org/ark:/61903/3:1:939F-4564-6?i=422&cc=1827575&personUrl=%2Fark%3A%2F61903%2F1%3A1%3AQJ8P-YCF3>.

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subdivisions—surrounding Marvin College and extending into the eastern edge of the survey area (Figure 2).<sup>6</sup> The portion of the Williams Addition extending into the district boundary developed between 1893 and 1970.

#### Patrick-Gibson Tract

Around the same time, in 1896, the land surrounding present-day Patrick Street was partitioned into a 20-acre tract sold to Marshall T. Patrick and William Alexander Gibson.<sup>7</sup> From this tract, Patrick and Gibson portioned off two large residential lots – one for Patrick’s house at 223 Patrick Street (Resource 97, Photo 12) and the other for Gibson’s house at 221 Patrick Street (Resource 92, Photo 10). One part of Patrick’s land became Patrick Street around 1909 and another part was subdivided to create a lot for 242 Patrick Street (Resource 110) around 1915. Part of Gibson’s land was donated to the Optimist Club in the 1940s and later became a city park (located southwest of the district boundaries).

#### Cotton Mill Addition

In 1899, a group of local investors purchased land just east of the Patrick-Gibson tract to construct the Waxahachie Cotton Mill along the rail line (partially within the district boundaries). More than one hundred Ellis County residents invested in the project, which eventually grew to include two large mill buildings (Figure 4), several warehouses, a power plant, 43 workers’ cottages (Figure 5), and a boarding house. The “Cotton Mill Addition” was platted around 1900 to provide housing for mill workers (Figures 2, 5). New roads emerged to serve the Waxahachie Cotton Mill complex, such as Mill Road (now Textile Street) and Patrick Street, which both appear on the 1909 Sanborn Fire Insurance Company map (Figure 6). The mill closed around 1941, and the portion of the Cotton Mill Addition that extends into the district was redeveloped with Ranch houses between 1948 and 1955.

#### Coleman Addition

The Coleman Addition, platted around 1908, occupies the southern side of West Marvin Avenue between Patrick Street and Gibson Street (Figure 2). The majority of properties within the district boundaries lie within the Coleman Addition. The initial phase of construction within the Coleman Addition spanned from 1908 through 1919. Redevelopment and infill development within the subdivision occurred between 1948 and 1964.

#### Trinity Heights

In 1913, One of John G. Williams’s daughters, Mary Oldham Williams, inherited 47 acres of land overlapping the district from her mother, Cynisca Sweatt Williams. Mary Oldham Williams and her husband Frank Oldham subdivided this land into the Oldham Addition.<sup>8</sup> By 1914, the Oldhams had conveyed most of the subdivision to R.W. Getzendaner and T.H. Harbin who renamed it Trinity Heights Addition.<sup>9</sup> The portion of the Trinity Addition within the district lies on the north side of West Marvin Avenue, between Cynisca Street and Harbin Avenue. The broader subdivision extends northward beyond the district boundary to Sycamore Street, at the southern edge of the old Trinity University campus (Figure 2). The portion of Trinity Heights along West Marvin Avenue, within the district boundaries, initially developed with large houses on large lots between 1908 and 1913. Between 1942 and 1952, Trinity University relocated to San Antonio.<sup>10</sup> However, the neighborhood retained its university-oriented character with the reuse of the campus by the Southwest Assemblies of God University.<sup>11</sup> Between 1950 and 1960, the large lots in the district were subdivided to accommodate smaller ranch houses.

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<sup>6</sup> Joe Williams, Project Director; David Moore, Research Assistant, “Williams-Erwin House,” National Register of Historic Places Nomination, Texas Historical Commission, July 7, 1978.

<sup>7</sup> Research to date has not revealed whether the land was part of the John G. Williams tract.

<sup>8</sup> Beasley and Culbertson, 285.

<sup>9</sup> Beasley and Culbertson, 285.

<sup>10</sup> Donald E. Everett, “Trinity University,” Handbook of Texas Online, accessed May 01, 2024, <https://www.tshaonline.org/handbook/entries/trinity-university>.

<sup>11</sup> “Our History,” Southwestern Assemblies of God University, accessed May 1, 2024, <https://www.sagu.edu/about/about-sagu/>.

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### Ferris Addition

Located at the southeastern edge of the district, the Ferris Addition appears to have been platted around 1920. The one lot within the Ferris Addition that extends into the district boundaries was developed in 1928.

### University Addition

The University Addition was platted around 1910, falling between Highland Avenue at the west and Cynisca Street to the east, then beginning at West Marvin Avenue at the south and stretching north beyond the district boundary to encompass the historic Trinity University campus (Figure 2). The lots that fall within the district boundary are substantially larger than the rest of the subdivision. The lots within the district boundaries also are oriented differently than the rest of the subdivision, facing north/south (toward West Marvin Avenue) rather than east/west. Within the district boundaries, the initial period of construction in the University Addition occurred between 1910 and 1918, with infill development between 1948 and 1956, followed by redevelopment of one lot in 1989.

### Hillcrest Acres

The Hillcrest Addition is located on the north side of West Marvin Avenue between Kirven Avenue and Bryson Street, stretching north beyond the district boundary to Sycamore Street. The addition appears to have been platted around 1925. Sanborn maps from 1925 label the area as "Hillcrest" but show the land as largely undeveloped and still not split into lots (Figure 11). Construction within the segment of Hillcrest that falls within the district boundaries occurred between 1940 and 1950. The 1959 Sanborn maps show that the segment along West Marvin Avenue was the only part of the subdivision with lots oriented north/south (Figure 13).

### First United Methodist Church

The First United Methodist Church subdivision was shown as part of the Ferris Addition on maps from the 1920s (Figures 2, 9). Around 1950, the previously undeveloped site at the southwest corner of West Marvin Avenue and Bryson Street was subdivided to accommodate the construction of the First United Methodist Church sanctuary (Resource 16, Photo 20). Construction of the only other building within the subdivision, the Community Center, followed in 1998 (Resource 17).

## **Construction Dates and Chronology of Development**

The 114 buildings composing the West Marvin Avenue-Patrick Street Historic District were constructed between 1893 and 2015. Map 6 illustrates the distribution of resources within the West Marvin Avenue-Patrick Street Historic District based on their dates of construction. Table 2 shows the breakdown for the number of resources constructed per decade, and the chronology below details the different eras of construction that characterize the district. As introduced above, the oldest resources in the district date to the 1890s and are situated at the eastern extent in the Williams Addition (Resource 6, Photo 16) or at the southwestern extent, on the west side of Patrick Street (Resources 92, 94, 97-102). This geographic distribution reflects Waxahachie's growth pattern at the time; the city was expanding northward commercially while eastward and westward residentially (Figure 7). The years spanning 1901 through 1920 represent the decades with the highest rate of construction in the historic district. Most of the resources in the West Marvin Avenue-Patrick Street Historic District built between 1901 and 1910 occupy the south side of West Marvin Avenue, while buildings erected during the 1910s are mostly concentrated at the western end of the thoroughfare. A few mark the eastern end as well. Edifices dating to the 1920s are evenly distributed throughout the historic district. The only resource in the district built in the 1930s occupies the north side of West Marvin Avenue, between Harbin and Gibson Streets. Those erected in the 1940s are also consistently distributed across the West Marvin Avenue-Patrick Street Historic District. Properties built in the 1950s are mostly located within the western portion of the district, where the Cotton Mill Addition was redeveloped. The properties built during the 1960s are scattered across the eastern side of the district, perhaps showing the influence of new commercial development along Ferris Avenue. The resources dating to the 1980s and later are sprinkled throughout the district, most being ancillary buildings, such as sheds or garages.

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*Table 2. Number of resources per decade.*

Date Range	No. Resources Built
1890-1900	10
1901-1910	24
1911-1920	33
1921-1930	10
1931-1940	3
1941-1950	8
1951-1960	7
1961-1970	9
1971-1980	0
1981-2023	10

Initial Development of West Marvin Avenue

Development along West Marvin Avenue began in the 1890s, shortly before Trinity University moved its campus to Waxahachie. In March of 1890, John G. Williams decided to create a development north of town, likely upon witnessing the success of the 1889 West End Addition, located slightly further west (Figure 2).<sup>12</sup> Williams named the “Williams Addition” after himself and erected a grand home described in the newspaper as a “most elegant structure” designed by “one of the best architects in the state” along Williams Avenue (outside of the district boundaries).<sup>13</sup> While the John G. Williams house is no longer extant, the house built nearby by Williams’s son Ed Williams in 1893, the Queen Anne edifice situated at 412 West Marvin Avenue (Resource 6, Figure 12, Photo 16), remains one of Waxahachie’s most treasured residences. The National Folk residence at 104 Bryson Street (Resource 1) was built two years later. These buildings mark the eastern end of the historic district and constitute the district’s oldest resources.

Initial Development of the Patrick-Gibson Tract and the Waxahachie Cotton Mill

The southwestern portion of the proposed district contains the Patrick-Gibson tract and the Waxahachie Cotton Mill, both developed at the turn of the twentieth century. At present-day 221 Patrick Street, the Gibson House was built in 1897 (Resource 92, Photo 10) also known as the T.J. Bullard House after the family that remodeled the home in 1922). On the adjacent section of the same tract, the 1899 Patrick House, located at 233 Patrick Street (Resource 97, Figure 3, Photo 12) is a large Queen Anne residence on an ample lot. Joseph W. Northrup served as the architect, and C.J. Griggs was the builder.<sup>14</sup>

Just east of the Patrick-Gibson tract sits the parcel of land where Waxahachie Cotton Mills once stood (Figure 4, partially outside of the district boundaries). A major industrial project funded by Waxahachie residents in 1900, the mills grew to encompass two large mill buildings, several warehouses, a power plant, 43 workers’ cottages, and a boarding house.<sup>15</sup>

Continued Development in the Early Twentieth Century

In the early 1900s, development was primarily located in the Coleman Addition or in the Original Town at the district’s east end, as shown in Map 6. In the 1910s, construction continued in the Coleman Addition and Original Town, supplemented by development in the University Addition and Trinity Heights (Map 6). Between 1900 and 1915, architecture in the district tended to reflect styles such as Folk Victorian (Resource 23, Photo 22), Prairie

<sup>14</sup> Beasley, Ellen and Margaret Culbertson, *Waxahachie Architecture Guide Book*, 142.

<sup>15</sup> Beasley, Ellen and Margaret Culbertson, *Waxahachie Architecture Guide Book*, 121.

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(Resource 58, Photo 36), or Classical Revival (Resource 74, Photo 42). Beginning around 1916, Craftsman stylistic influences became predominant in the district, as exemplified by Resource 9 (Photo 17).

In the 1920s, the development continued to fill in empty lots in earlier subdivisions, like the Original Town and the University Addition. One new house was also built in the Ferris Addition in 1928 (Resource 27, Photo 24). The only house from the district dating from the 1930s is located in the Cotton Mill Addition (Resource 103). The houses built in the 1940s are scattered through the Hillcrest, Coleman, and University subdivisions. The dwellings built along West Marvin Avenue from the 1920s through the 1940s were more modest in scale and ornamentation yet no less eclectic than the houses constructed in the nominated district during previous decades. The Tudor Revival residence at 607 West Marvin Avenue (Resource 27, Photo 24) is one such example. The Craftsman bungalow at 502 West Marvin Avenue (Resource 14) serves as another good example.

#### Mid-Twentieth-Century Redevelopment and Infill

By the 1950s, the subdivision plats that define the district were all in place, and new construction was limited to redevelopment or infill development within remaining open spaces. Perhaps most significantly, the First United Methodist Church erected a new complex (Resource 16, Photo 20) occupying most of the south side of the 500-block on Marvin Avenue between 1950 and 1955. The erection of Ranch-style houses along West Marvin Avenue and Patrick Street also became a dominant theme during the midcentury period. Examples include 1010 West Marvin Avenue (Resource 14), 238 Patrick Street (Resource 105), and 808 West Marvin Avenue (Resource 49, Photo 30). Another domestic property type is the 1969-1970 low-rise apartment complex situated at 506 West Marvin Avenue (Resource 18, Photo 21), which exhibits a minimally Modernist style. The style's representation in the historic district reflects property owners' preferences for single-story buildings with integrated garages or carports.

Little further development occurred within the West Marvin Avenue Historic District after 1970. Primary buildings constructed since the end of the district's period of significance include the 1989 house at 1000 West Marvin Avenue (Resource 67, Photo 39) and the 2006 residence at 411 West Marvin Avenue (Resource 5, Photo 15). The remaining eight buildings in the district constructed after 1970 are ancillary buildings.

#### **Relationship of Buildings to One Another**

The majority of resources composing the West Marvin Avenue-Patrick Street Historic District are single-family dwellings and their associated ancillary buildings. Among the 114 resources in the district, 53 are primary buildings (47 percent), and the remaining 61 are auxiliary buildings (53 percent). Most of these resources are freestanding with ample space for pedestrian circulation between each one. The main houses occupy the central portions of their lots and share a uniform setback from the street. Grassy lawns surround most of the single-family residential resources, with fenced backyards and landscaped front yards to welcome visitors. The lots along West Marvin Avenue are generally consistent in size. Along Patrick Street, the lots on the west side of the road are ample, encompassing several acres each, while those on the east side of the street are more modest in size, thus resulting in a shorter distance between edifices.

Properties along the 500 block of West Marvin Avenue offer exceptions to the district's spatial relationships, as well as to its property types. The multi-family, low-rise apartment building (Resource 18, Photo 21) on the north side of the street and the church (Resources 16-17, Photo 20)—the only non-residential and religious resources in the district—on the south side of the West Marvin Avenue occupy a larger portion of their lots than the single-family dwellings do. They also differ in that they have hardscaped surfaces—for parking vehicles—rather than vegetation surrounding them.

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## **Property Types and Building Forms**

### Property Types

#### *Domestic Properties*

Of the 114 resources comprising the historic district, 112 are domestic property types (98 percent). Of the residential resources, 52 are primary single-family dwellings and 60 are auxiliary residential resources. Residential auxiliary building types include garage apartments (Resource 10, Photo 18), sheds, gazebos, detached garages, and one windmill – which mostly occupy the rear or sides of the lot surrounding the main houses. The building forms among the district’s single-family dwellings include bungalows, center passages, foursquares, irregular plan, L-plan, massed plan, and ranch, among others. The one multi-family domestic resource in the historic district is a low-rise apartment complex located at 506 West Marvin Avenue (Resource 18, Photo 21).

#### *Religious Properties*

Two religious properties sit within the West Marvin Avenue-Patrick Street Historic District, both associated with First United Methodist Church. One is the church building (Resource 16, Photo 20), which features an irregular building form, as discussed in the individual building summaries below. To the rear of the church is a rectangular-plan community building (Resource 17) constructed in 1998 to host the congregation’s recreational activities.

## **Common Construction Materials**

Wood and brick represent the most common construction materials within the historic district, reflecting what was popular and readily available when the resources were built.

## **Architectural Styles**

The West Marvin Avenue-Patrick Street Historic District offers a diverse display of architectural styles – one of the defining characteristics of the district as a whole. Many of the residences in the district exemplify their respective styles, a number of them designed by well-known architects and built by prolific contractors. The architectural styles in the West Marvin Avenue-Patrick Street Historic District generally followed statewide and nationwide trends. Thus, the buildings in the district reflect the architectural styles that became popular during the 1890s through the 1960s. These styles include Craftsman, Ranch, Queen Anne, Classical Revival, Colonial Revival, Minimal Traditional, Prairie, Folk Victorian, National Folk, Tudor Revival, and Gothic Revival. Fifty-four of the contributing resources (47 percent) within the district do not possess any architectural style; these include mostly ancillary buildings associated with single-family dwellings such as sheds, garages, and backyard cottages. Table 3 shows the representation of the various architectural styles within the West Marvin Avenue-Patrick Street Historic District. Map 7 depicts their geographic distribution.

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Table 3. Number of resources per style.

Style	No. Resources Built
No stylistic influences visible	54
Classical Revival	8
Colonial Revival	5
Craftsman	16
Folk Victorian	2
Gothic Revival	1
Mid-century Modern	1
Minimal Traditional	4
National Folk	1
Prairie	3
Queen Anne	7
Ranch	10
Tudor Revival	2

Each of the architectural styles represented in the West Marvin Avenue-Patrick Street Historic District is further discussed in the *Individual Building Summaries* section below.

**District Integrity**

Overall the West Marvin Avenue-Patrick Street Historic District possesses a high degree of integrity. The street network and pattern of lot subdivision evolved throughout the period of significance, but those changes occurred during the district’s period of significance. The most extreme alterations to individual resources include porch enclosures or removals, however, many of them occurred during the district’s period of significance. Throughout the mid- and late twentieth century and into the present, property owners have updated their houses with replaced doors and windows. However, the bulk of the changes do not severely impact the resources’ ability to convey their significance and serve as links to the past.

The area surrounding the district also generally continues to follow historic patterns of development, which helps the district retain its overall integrity of setting and feeling. To the north and west of the district boundaries, the University-related districts retain their residential character and overall historic integrity. (Additional historic resources surveys and National Register nominations documenting these adjacent neighborhoods are anticipated in the near future.) To the east of the district boundaries, Ferris Avenue has been a busy commercial corridor for much of the district’s period of significance. The auto-oriented commercial character seen along Ferris Avenue dates back to redevelopment trends that began in the 1940s, as documented within the 2019 historic resources survey of this adjacent area. To the south of the district boundaries, the redevelopment of the Waxahachie Cotton Mill with the Patrick Street Apartments dates from the 1950s, within the district’s period of significance. The loss of the 1906 house at 232 Patrick Street to fire in 2023 also impacted the district’s integrity somewhat (Photo 11), but the rich collection of remaining resources continues to allow the district to express its historic significance.<sup>16</sup> Overall, the setting and feeling of the district today remain consistent with the district’s historic identity as a distinctive pocket within Waxahachie’s complicated and multi-layered urban fabric.

**Contributing and Noncontributing Resources**

The West Marvin Avenue-Patrick Street Historic District contains 114 resources of which 102 (90 percent) are contributing and 12 (10 percent) are noncontributing. Contributing resources are those that add to the district’s overall historic character and sense of place. A contributing resource must date to the period of significance (1893–1970) and

<sup>16</sup> Beasley and Culbertson, 141.

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retain most of the salient physical features and associative qualities associated with the period of significance. Alterations from within the period of significance are considered to have significance in their own right, and therefore buildings altered before 1970 are considered contributing. For example, in the late 1960s, the house at 803 West Marvin Avenue (Resource 45) had its porch enclosed and front materials replaced, but the house retains its historic form and the alterations fell within the period of significance, so the resource is considered contributing. Resources altered after 1970 may still retain sufficient integrity to contribute to the district, provided that the alterations are compatible with the original architectural character of the district and do not detract from the overall integrity of the district.

Residential resources in Waxahachie, as well as across Texas and the nation, commonly underwent alterations over time. The most common example of this in Waxahachie, following the period of significance, is the replacement of doors and windows. Many of these buildings remain otherwise unaltered, therefore the alteration is not significant enough to classify the building as noncontributing. Some property owners applied a replacement material to their dwellings' exteriors or constructed small additions, but even these alterations do not necessarily render a property noncontributing. Replacement siding may be considered compatible if it mimics the original material and is reversible, and additions may be considered compatible if they are small in scale and set back from the original front façade; they must also use materials that reflect the original portion of the building. For example, the house at 236 Patrick Street (Resource 104) has horizontal vinyl siding and a small, set-back side addition that date from 1998, but because the house retains its overall form and original windows, doors, and porch posts, it still retains sufficient integrity to contribute to the historic character of the district. As set forth in *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*, under Criteria Consideration B, a relocated building may be eligible if relocated within the period of significance *and* if the new context is compatible with the original context. Following this guidance, resources relocated from one residential neighborhood to this residential neighborhood before 1970 are considered to meet National Register Criteria Consideration B and to contribute to the historic character of this district.

Noncontributing resources detract from the district's historic character. Seven of the district's nine noncontributing resources were constructed outside the period of significance. The 1989 house at 1000 West Marvin Avenue (Resource 67, Photo 39) is an example of a resource that is noncontributing because it was constructed after the end of the period of significance. The remaining two noncontributing resources were built by 1970 but drastically altered after the end of the period of significance. The alterations to these buildings have compromised the historic integrity to such a degree that the buildings no longer visually represent the district's period of significance and therefore detract from the overall historic character of the district. Types of alterations considered drastic enough to render a building noncontributing include non-historic porch enclosures that obscure the original front façade (as seen in Resource 73), removal of the original porch, or irreversible replacement of exterior wall windows (such as the brick veneer applied over the original wood exterior walls of Resource 109).

### **Building Summaries**

The following summaries describe the resources comprising the West-Marvin Avenue-Patrick Street Historic District. They focus on the main buildings occupying each property and do not discuss ancillary buildings or structures.

#### Resource 1, 104 Bryson Street, Contributing

The residence at 104 Bryson Street is a single-family dwelling with a center-passage building form and National Folk stylistic influences. It features a side-gable roof; an entry, shed-roof porch; a single-door entry with a transom window; and wood double-hung sash windows with shutters. Constructed by the Getzendaner family around 1895, the house originally occupied the 600 block of Ferris Avenue and was moved to its current location, several hundred feet to the southwest, during the 1960s (during the period of significance).<sup>17</sup> According to the Getzendaner family, who owned the lots composing Blocks 355 and 357 in 1948, at that time this house was located behind their large Prairie-style

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<sup>17</sup> Conversations between Getzendaner family members and Historic Waxahachie Inc. members, date unknown.



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home at 415 West Marvin Avenue (Resource 11, Photo 19). However, as Ferris Avenue transitioned from residential use to commercial in the 1960s, they sought a more residential location for the house. Because the current context is similar to the house's original context, and because the relocation occurred within the period of significance, the house meets National Register Criteria Consideration B and contributes to the historic character of the district. In its present location, the Bryson house has always been used as a rental property. The original renters were Frederick Baumgartner, a farmer and carpenter, and his wife Juanita.

Resource 2, 405 West Marvin Avenue A, Contributing (Photo 14)

The residence at 405 West Marvin Avenue is a two-story edifice, featuring Prairie and Classical Revival stylistic influences, constructed by local builder H.D. Rankin for the Ratchford family in 1912.<sup>18</sup> The house has a hipped roof; a wraparound porch supported by classical columns atop brick piers; wood, double-hung, sash windows; and a non-historic dormer. John Ratchford, a New York native who became a machinist and later manager of the People's Gin in Waxahachie, and his wife, Kate Naughton Ratchford, also from New York, lived in the dwelling along with their two children. After John Ratchford's death in 1920, Mrs. Ratchford continued to occupy the residence, managing the family's farm properties and engaging in various enterprises to support herself.<sup>19</sup> According to a 1939 *Dallas Morning News* article, Mrs. Ratchford found success with experimental flax crops in the wake of the cotton market's collapse during the Depression years.<sup>20</sup> Additionally, she opened her West Marvin home to boarders during World War II – a common occurrence during the war era. John and Kate Ratchford's daughter Ursula and her husband Joseph Donovan, also born in New York, took over ownership of the property in 1940, one year after their wedding.<sup>21</sup> The couple raised their four children in the residence. Joseph Donovan worked as a sales manager of Sangers Annex Appliance Department and Raco Appliance Division of Southwestern Drug Company. Ownership changed in 2006 when Brad Yates purchased the property from Joseph and Ursula Donovan's descendants.<sup>22</sup> The Yates family renovated the house in 2007, altering the original front façade by adding a central dormer and the center second-story window. Current owners Kelly and Mark Blackburn purchased the dwelling in 2011.<sup>23</sup> The house retains its overall integrity of design, location, materials, feeling, and association. Although the date of the third-story dormer is unknown, its form is compatible with historic building forms in the district and uses compatible materials. Also, although the construction of a non-historic auxiliary building on the property and the redevelopment of the adjacent Ferris Avenue commercial corridor impairs the building's integrity of setting somewhat, the inclusion of auxiliary buildings at the rear is consistent with longstanding patterns in the district. Additionally, Ferris Street was a busy commercial corridor for much of the district's history, so the building retains sufficient integrity of setting to contribute to the district.

Resource 5, 411 West Marvin Avenue, Noncontributing (Photo 15)

The property at 411 West Marvin Avenue is a single-family residence owned by Elizabeth Lander Getzendaner built in 2006. The house features a U-plan building form, a side-gable roof, a partial-width gabled porch, and stucco and stone exterior wall materials. Before construction of the dwelling, the lot contained a two-story house and an ancillary building, both erected in 1905. Occupants of the house formerly situated on the property included: Mr. J.L. Penn and his wife, Alpha; President and Manager of Mayfield Company Thomas B. Mayfield and his wife, Gladys; S.A. Cliff, a cotton buyer, and his wife Pearl; H.C. McCarter, owner of Broadhead and McCarter; Ranchers J.E and Lulu McWhorter; J.E. and Minnie White; and Paul Gann.<sup>24</sup>

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<sup>18</sup> 1920 United States Census, Waxahachie, Ellis County, Texas, digital image s.v. "John Ratchford," *Ancestry.com*.

<sup>19</sup> Beasley and Culbertson, 276.

<sup>20</sup> Beasley and Culbertson, 276.

<sup>21</sup> "Requiem Mass to be Held for Joseph Donovan," *The Waxahachie Daily Light*, June 11, 1950, [www.newspapers.com](http://www.newspapers.com).

<sup>22</sup> Ellis County Clerk Deed Records, Thomas John Donovan, et al. to J. Brad Yates, OPR/2267/1074, November 17, 2006.

<sup>23</sup> Ellis County Clerk Deed Records, J. Brad Yates and Lorinda Yates to Mark Blackburn and Kelly Blackburn, OPR/2560/4, March 15, 2011.

<sup>24</sup> *Ancestry.com. U.S., City Directories, 1822-1995* [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2011.

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Resource 6, 412 West Marvin Avenue A (Williams-Erwin House, NRHP-listed, RTHL), Contributing (Photo 16)

The dwelling at 412 West Marvin Avenue, known as the Williams-Erwin House, is a 2.5-story, Queen Anne residence built by Edward Williams, a prominent grocery merchant in Waxahachie, and his wife Ella. Constructed in 1893, it is the oldest building in the West Marvin Avenue Historic District. The house features a T-plan form with irregular massing; a wraparound porch; a balcony; bay windows; dormers; and front-facing gables. Extensive turned and jigsaw detailing, a hallmark of the Queen Anne style, adorns the entire house with a lacy filigree.<sup>25</sup> The residence, built by contractors C.J. Griggs and H.D. Timmons, emulated the design of the 1892 F.P. Powell house, located across the street (not extant).<sup>26</sup> The Powell house mirrored an entry (Design No. 56) published in George F. Barber's 1891 mail-order catalog Cottage Souvenir No. 2. According to mechanics' liens, the basic building materials came from a local lumberyard, but Dallas-based Buell & Connelly served as the source of the ornamental components, doors, and other millwork. The dwelling is situated in the Williams Addition—Waxahachie's first addition to the original townsite—platted by Edward Williams's father, John G. Williams, in 1890. Originally, the house and its grounds encompassed an entire city block.<sup>27</sup> Several ancillary buildings also occupied the property, including a prominent gazebo east of the main house (Figure 12), but they were demolished to make space for subsequent residential development in the area.<sup>28</sup> John Williams, a prominent Waxahachie businessman, banker, and former mayor, named the development he platted, along with its central avenue (Williams Avenue, later renamed Ferris Avenue) after himself.<sup>29</sup> Soon after establishing the subdivision, John Williams erected a grand residence (not extant) to live in on Williams Avenue. His son Edward did not build the 412 West Marvin Avenue abode until after John's death in 1893. Edward and Ella Williams resided in the Victorian dwelling for only a short period before selling it to R.K. Erwin, founder of Waxahachie's first cottonseed oil mill and mayor, in 1902.<sup>30</sup> As a prominent figure in the local community, Erwin enjoyed hosting lavish parties at his residence, which became a significant social center in Waxahachie. Erwin owned and occupied the dwelling until his death in 1929. His son Frank Erwin and his wife Margaret took over the property and raised their son Frank Erwin, Jr. there. Both Frank and his son Frank Jr. were active in local Texas politics, with the former serving as Chief Deputy at the Ellis County Clerk's office and the latter as a member of the University of Texas Board of Regents from 1963 to 1975 and chairman of the Board of Regents from 1966 to 1971. The Erwins sold the residence in 1945, at which point the house was divided into apartments, becoming a multi-family dwelling.<sup>31</sup> In 1978, Dr. Richard Redington, a local doctor with a successful practice, and Penny Redington, an eventual Ellis County judge, purchased the home and restored it to a single-family residence.<sup>32</sup> The Redingtons were also responsible for the property's NRHP and RTHL designations. In 2006, Jacqueline Montejano and Rudy Mikula purchased the dwelling and remain owners today.<sup>33</sup>

Resource 9, 414 West Marvin Avenue A (J.R. Erwin House, NRHP-listed), Contributing (Photo 17)

The edifice situated at 414 West Marvin Avenue is a two-story, single-family dwelling built by local contractor West Edwards.<sup>34</sup> The house's low-pitched, cascading roof lines; projecting rafter tails; porch box columns; wood, double-hung sash windows; and horizontal emphasis make it an excellent example of a Craftsman bungalow. During the early to mid-twentieth century, the Craftsman movement became popularized by magazines and pattern books. Joe K. Erwin, son of R.K. and Mary Erwin of neighboring 412 West Marvin Avenue (Resource 6, Photo 16), had the

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<sup>25</sup> Beasley and Culbertson, 276.

<sup>26</sup> Beasley and Culbertson, 276.

<sup>27</sup> Joe Williams, Project Director; David Moore, Research Assistant, "Williams-Erwin House," National Register of Historic Places Nomination, Texas Historical Commission, July 7, 1978.

<sup>28</sup> Beasley and Culbertson, 276.

<sup>29</sup> Beasley and Culbertson, 268.

<sup>30</sup> Williams and Moore.

<sup>31</sup> Ancestry.com. *U.S., City Directories*.

<sup>32</sup> Williams and Moore.

<sup>33</sup> Ellis County Clerk Deed Records, Charles Mills and Traci Clark to Mikula J. Rudolph and Jacqueline Montejano, OPR/2225/1135, June 9, 2006.

<sup>34</sup> Beasley and Culbertson, 277.

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residence built in 1916. He grew up in his parents' Queen Anne dwelling next door before attending the University of Texas at Austin and the University of California at Berkeley.<sup>35</sup> Likely inspired by his surroundings in Berkeley, Joe Erwin contracted West Edwards to build a "California Bungalow" in the lot next to his parents' home for \$4000.<sup>36</sup> Joe worked for El-Co Creamery and later got involved in the automobile business. He eventually became manager of the Waxahachie Nash Company.<sup>37</sup> In 1920, Joe and Katie Erwin sold the house to Edward Stewart Moore and his wife Monet.<sup>38</sup> Edward Stewart flew with the 169th Aero Squadron in World War I.<sup>39</sup> When he returned to Waxahachie, he worked at his father's store, Will Moore Hardware Company, and eventually took over the business. Following the deaths of the Moores in the mid-1970s, Dr. Richard D. Redington—the prominent Waxahachie doctor who also owned and inhabited Resource 6—and his wife Penny purchased the property.<sup>40</sup> From the 1990s to the present, ownership of the residence has changed four times.

Resource 11, 415 West Marvin Avenue A, Contributing (Photo 19)

The two-story, Neoclassical-style house at 415 West Marvin Avenue was designed by architects Sanguinet & Staats and built by contractor J.S. McCanless for Lee Penn and his wife Gertrude in 1906.<sup>41</sup> It was one of the six "palatial homes" featured in the 1910 publication *Waxahachie Illustrated* and played an instrumental role in bringing the Prairie style to Waxahachie.<sup>42</sup> While currently the dwelling features a hipped roof, according to historic photographs appearing in *Waxahachie Illustrated*, it once had a Mission-style parapet and entwined circular ornamentation on the balcony railing before the central balcony was enclosed. Lee Penn worked as a bookkeeper and secretary of the Waxahachie Milling Company, then ventured into the grocery business, and eventually became a successful cotton buyer. By 1920, Lee was President of the Texas Electric Railway and the Regional Interurban Railway. After his death in 1921, Gertrude continued to live in the house and commissioned the original architects to make alterations and additions to the house, including a screened-in sleeping porch (later enclosed). Notably, she updated many decorative details from Prairie Style to Neoclassical.<sup>43</sup> In 1935, Frank O. Martin, a sales representative for the L. West Singer Publishing Company of New York, and Dale Martin purchased the house.<sup>44</sup> West H. Getzendaner, grandson of Captain West H. Getzendaner, and his wife, Betty, acquired the dwelling in 1948. The house has been occupied by Betty's daughter, Liz, and her husband, John Cunliff, since 2008.

Resource 14, 502 West Marvin Avenue A, Contributing

Resource 14 is a single-family Craftsman bungalow built in 1924 for original owners George West and Jennie Callens by builders Krohne & Brasher.<sup>45</sup> The residence features a side-gable roof, a prominent partial-width gabled porch supported by box columns, and brick veneer and wood shingles as exterior siding. The lot originally contained a two-story house built in 1892 by Fines P. and Myrtle Powell which they later moved to the back of the property to make space for the Callens' more modern single-story home.<sup>46</sup> After Jennie Callens's death in 1945, Bettie Gibbons and Opal Gibbons purchased the home, renting it out to various tenants until 1977.<sup>47</sup> Edison C. Reese and his wife, Mary

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<sup>35</sup> Beasley and Culbertson, 277.

<sup>36</sup> "Locals," *The Waxahachie Daily Light*, September 4, 1916, www.newspapers.com.

<sup>37</sup> Beasley and Culbertson, 277.

<sup>38</sup> Ellis County Clerk Deed Records, Joe R. Erwin and Katie P. Erwin to Stewart C. Moore and Monette Moore, 267/631, June 8, 1923.

<sup>39</sup> Beasley and Culbertson, 277.

<sup>40</sup> Ellis County Clerk Deed Records, Joe R. Erwin and Katie P. Erwin to Stewart C. Moore and Monette Moore, 634/818, August 8, 1979.

<sup>41</sup> Beasley and Culbertson, 277.

<sup>42</sup> Beasley and Culbertson, 277.

<sup>43</sup> Beasley and Culbertson, 278.

<sup>44</sup> Beasley and Culbertson, 278.

<sup>45</sup> Beasley and Culbertson, 278.

<sup>46</sup> Beasley and Culbertson, 278.

<sup>47</sup> Ellis County Clerk Deed Records, Jennie Callens et al to Bettie Gibbons and Opal Gibbons, 374/449, January 10, 1946; Ancestry.com. *U.S. City Directories*.

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Leone Reese purchased the home in 1977, and Edison died in 1982.<sup>48</sup> Ownership of the property has changed two times since then.

Resource 16, 505 West Marvin Avenue A (OTHM), Contributing (Photo 20)

The property at 505 West Marvin Avenue is a Gothic Revival Church designed by architects George King & Associates and built by Dolph Construction Company for the First United Methodist Church between 1950-1955.<sup>49</sup> It features a buff brick exterior and a side-gable roof. Architect George King emphasized the expansive width of the lot by angling the two main wings from the tower toward the lot's front corners.<sup>50</sup> The resulting wide "V" directs visitors to the central entrance, marked by a prominent square tower. The tower showcases a restrained, midcentury version of the Gothic Revival style employed by many American churches. With a large parking lot situated at the rear, the church's consideration of the automobile serves as another hallmark of midcentury design.<sup>51</sup> By the 1950s, the automobile had become the favored mode of transportation for most Americans residing in suburban areas. A rectangular-plan ancillary building (Resource 17, noncontributing) was constructed behind the church in 1998. It has a prominent canopy extending from the building toward the church.

The first building to house Waxahachie's Methodist congregation was constructed in 1852 near the courthouse square.<sup>52</sup> After a fire destroyed it, the congregation shared an edifice on North College Street with the Presbyterian and Baptist congregations. Fire also struck this edifice, but it was replaced and used by the Methodists until 1950. A war-surplus building provided a place to worship on site of the West Marvin property throughout construction of the current edifice.

Resource 18, 510 West Marvin Avenue A, Contributing (Photo 21)

The property at 510 West Marvin Avenue is a 31-unit, low-rise, Ranch-style apartment complex erected in 1969-1970. Clad with tan brick and surmounted by a low-pitch hipped roof, the complex has an open courtyard at the center. Jack Hightower, past president of Ellis County Savings Association, the Rotary Club, the Waxahachie Chamber of Commerce, and North Texas Savings and Loan Managers League, and an active member in numerous other business organizations, purchased two large lots on West Marvin Avenue and requested a zoning change from single-family to multifamily from Waxahachie's City Council in 1968.<sup>53</sup> The zoning change was approved by all but one vote. Hightower's attorney Warwick Jenkins explained to City Council that commercial growth was extending from Ferris Avenue onto West Marvin Avenue. He called the area "a neighborhood of transition."<sup>54</sup> U.T. Builders Inc. and Tandy Industries, Inc. of Waxahachie built Marvin Place Apartments, which according to former city officials was one of the first "modern apartment buildings" built in Waxahachie since World War II. Each apartment featured all-electric individual heat and air conditioning controls, carpet, drapes, kitchen appliances, TV antennae, and soundproofing.<sup>55</sup>

Resource 23, 514 West Marvin Avenue, Contributing (Photo 22)

The residence at 514 West Marvin Avenue is a 1904 single-family dwelling with Folk Victorian and Classical Revival stylistic influences. The dwelling features an irregular plan, a wraparound porch, a pyramidal roof, and shingled gables. Classical detailing includes ionic porch columns, dentils and brackets, and pediments. In 1904, original owner J.T. Couch, a farmer and real estate investor, bought the lot from F.P. Powell.<sup>56</sup> J.T. sold the house to farmer Benjamin

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<sup>48</sup> Ellis County Clerk Deed Records, Bettie Gibbons et al to Edison C. Reese and Leone Reese, 611/915, July 27, 1977.

<sup>49</sup> Beasley and Culbertson, 278.

<sup>50</sup> Beasley and Culbertson, 278.

<sup>51</sup> Beasley and Culbertson, 278.

<sup>52</sup> Beasley and Culbertson, 278.

<sup>53</sup> "City OKs Apartments," *The Waxahachie Daily Light*, July 26, 1968, www.newspapers.com.

<sup>54</sup> "City OKs Apartments."

<sup>55</sup> "Open House Scheduled Sunday," *The Waxahachie Daily Light*, April 5, 1970, www.newspapers.com.

<sup>56</sup> Ellis County Clerk Deed Records, F.P. Powell and Myrtle Powell to J.T. Couch, 154/127, September 24, 1904.

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Cicero (B.C.) King and M.E. King in 1913 for \$4,550.<sup>57</sup> According to City Directories, Dan and Mattie McDuffie lived here until 1957, at which point Billie Rankin and his wife, Helen, purchased the dwelling. Billie Rankin, owner of Rankin Unclaimed Freight, conveyed the property in 1966 to Barney and Bobbie Taylor.<sup>58</sup> Ownership changed numerous times between the late 1960s and the present.

Resource 24, 603 West Marvin Avenue A (McCartney House, NRHP-listed), Contributing (Photo 23)

The E. C. McCartney House, located at 603 West Marvin Avenue, is a single-family dwelling with Prairie and Craftsman stylistic influences. Built in 1913 by architect C.D. Hill, the residence features a hipped roof with clay tiles, a central entry portico supported by brick box columns, brackets at the eaves, and patterned window muntins. A porte-cochère extends from the east façade of the house. E.C. McCartney, a successful real estate and agriculture investor, built the house for his wife, four daughters, and one son.<sup>59</sup> The home was celebrated for its design, being described as “the handsomest house between Dallas and Waco” in a 1913 *Waxahachie Daily Light* article.<sup>60</sup> A colored rendering of it appeared on a 1914 postcard, and the *Dallas Morning News* also featured a photo of the residence in 1915.<sup>61</sup> In 1920, cotton buyer and farmer Charles Lewis Penn, who owned C.L. Penn Cotton Company, bought the property from the McCartneys for \$30,000.<sup>62</sup> When Charles died in 1941, his widow, Mayme Kennedy Penn, continued to live in the house with her daughter, Suzanne, and a maid until 1971 when she moved into the new Marvin Place Apartments (Resource 18) across the street.<sup>63</sup> In 1971, R.L. Adkisson purchased the property and lived there with his family until 1983, when Dr. Maria Ortega bought the home.<sup>64</sup>

Resource 26, 606 West Marvin Avenue, Contributing

Resource 26 is a single-family bungalow built in 1940 for real estate developer Elizabeth Edmondson, who owned numerous properties in Waxahachie, by prolific Waxahachie contractor O.B. Bennett within the Hillcrest Addition.<sup>65</sup> The single-story, Minimal Traditional dwelling has an L-plan, brick cladding, an inset entry porch, a prominent ogee, and paired full-height windows. Alton and Elizabeth Pierce, both faculty members in the Music Department of Trinity University, purchased the residence from Edmondson the same year of its construction.<sup>66</sup> Alton also served as the choir director at Central Presbyterian Church, known as “the church of Trinity University.” In 1948, Riley Marchman purchased the residence.<sup>67</sup> His family owned Marchman’s Department Store in downtown Waxahachie, enjoying prominent stature within the local community. According to the City Directory, E. N. Williams, proprietor of a local pharmacy, and wife resided in the dwelling by 1965. West H. Getzendaner, Jr. took over ownership by 1980.<sup>68</sup> The property has had several different owners since then.

Resource 27, 607 West Marvin Avenue A, Contributing (Photo 24)

The dwelling at 607 West Marvin Avenue is a Tudor Revival-style residence constructed in 1928. The L-plan cottage features steeply pitched gables, a central entry porch, brick chimneys on each end of the front façade, triple wood sash windows, and bilateral symmetry. James C. Lumpkins, a lawyer with a local practice in Waxahachie, purchased the lot

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<sup>57</sup> Beasley and Culbertson, 279. Ellis County Clerk Deed Records, Bettie Gibbons et al to Edison C. Reese and Leone Reese, 204/179, March 22, 1913.

<sup>58</sup> Ellis County Clerk Deed Records, Billie Gene Rankin and Helen Frances Rankin to Barney Joe Taylor and Bobbie Rose Taylor, 512/10, June 1, 1966.

<sup>59</sup> Beasley and Culbertson, 279.

<sup>60</sup> Beasley and Culbertson, 279.

<sup>61</sup> Beasley and Culbertson, 279.

<sup>62</sup> Beasley and Culbertson, 279.

<sup>63</sup> Ancestry.com. *U.S., City Directories*.

<sup>64</sup> Ellis County Clerk Deed Records, C.L. Penn & Mayme S. Trust et al to Robert L. Adkisson and Frances C. Adkisson, 553/201, August 16, 1971, Robert L. Adkisson and Frances C. Adkisson to Maria E. Ortega, M.D., 688/325, May 26, 1983.

<sup>65</sup> “Construction Home for Pierces Begins Here on Wednesday,” *The Waxahachie Daily Light*, July 17, 1940, www.newspapers.com.

<sup>66</sup> Ellis County Clerk Deed Records, Elizabeth E. Edmondson to Alton C. Pierce and Elizabeth Thames Pierce, 367/270, June 1, 1940.

<sup>67</sup> Ellis County Clerk Deed Records, Alton C. Pierce and Elizabeth Thames Pierce to Riley L. Marchman, 367/46, February 21, 1974.

<sup>68</sup> Ancestry.com. *U.S., City Directories*.

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and remodeled an existing 1906 L-plan cottage into a large Tudor Revival-style home. A 1928 *Waxahachie Daily Light* article described the renovation: “Judge and Mrs. Jack Lumpkins have remodeled their homeplace for the last twenty years by erecting a large English home on West Marvin. Located on a large lot, this place with every convenience is one of the most attractive in Waxahachie.”<sup>69</sup> Lumpkins held posts as a county judge, the City Attorney, and vice president of Texas Title & Loan Company before passing away in 1954.<sup>70</sup> By 1965, James’s son Stuart, also an attorney, and his wife Margaret Lumpkins were living in the family home.<sup>71</sup> Architect Larry Moseley and wife Jeannie Moseley purchased the property in 1983.<sup>72</sup> In 2012, David and Mickie Hill purchased the home from the Mosleys.<sup>73</sup> David has had a career as a successful contractor and is currently the Mayor of Waxahachie.

Resource 31, 608 West Marvin Avenue A, Contributing (Photo 25)

The residence at 608 West Marvin Avenue is a single-family Colonial Revival edifice erected in 1940 by Dr. Joseph P. Boone and his wife Ella. The home features a massed plan and elements typical to the Colonial Revival style, including a pedimented entrance porch, a symmetrical front façade, and a side gable roof. O.B. Bennett, a prolific builder in Waxahachie from the early 1930s through the 1950s, was the contractor for the home. During the World War II era, when the house was built, the Colonial Revival style became popular due to the influence of American patriotism. The Boones sold the residence to the McClusky family around 1950. Lyle and Ruth Hunt purchased the home from the McCluskys in 1965. Lyle was the longtime manager of Marchman’s Department Store in downtown Waxahachie and then owner of Lyle Hunt’s Men’s Store in Northgate Center. Ruth was the owner of the Hallmark Cards & Gift Store when it opened in Northgate Center in 1969. The home was sold in 2006 to Lloyd and Dorothy Rogers. After a divorce, Lloyd Rogers sold the home to Tom and Betsy Engelbrechtsen, who in 2019 conveyed the property to the present owners, Richard and Whitney Marshall.

Resource 34, 611 West Marvin Avenue A, Contributing (Photo 26)

The McRae-Samford House is a 1907 single-family Folk Victorian and Craftsman dwelling with an L-plan, wraparound porch supported by tapered columns atop brick piers, a hipped roof, and adorned pediments. Lawyer and assistant county attorney John D. McRae purchased the empty lot in 1906.<sup>74</sup> His law partner J.C. Lumpkins bought the lot next door at 607 West Marvin Avenue (Resource 27) on the same day.<sup>75</sup> The McRae family moved to Eastland and sold the house to farmer William M. Samford in 1919.<sup>76</sup> Samford likely updated the house soon after the purchase, as the tapered columns date to the 1920s.<sup>77</sup> The Samford household was a multigenerational one, with Mr. Samford’s mother, his brother-in-law, and two nieces sharing the home. Mr. Samford inhabited the residence until passing it on to his nieces Edna and Lorita Carder. The house was purchased by Ronald and Adelaide Ryan in 1983.<sup>78</sup> Adelaide Ryan, now a widow, remains the owner.

Resource 37, 615 West Marvin Avenue A, Contributing (Photo 27)

The residence at 615 West Marvin Avenue is a single-family Mid-Century Modern edifice built in 1953 by original owners Rae Files Still. Designed by Dallas-based architect Forrest Upshaw—who was born and raised in Waxahachie—the house is a unique example of 1950s modernism within the West Marvin Avenue Historic District

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<sup>69</sup> Beasley and Culbertson, 280.

<sup>70</sup> “Ex-Ellis County Judge to be Buried Tuesday,” *Fort Worth Star-Telegram*, January 25, 1954, www.newspapers.com.

<sup>71</sup> Beasley and Culbertson, 280.

<sup>72</sup> Ellis County Clerk Deed Records, Joe M. Aycock and Virginia L. Aycock to Larry Moseley and Jeanne T. Moseley, 696/33, November 3, 1983.

<sup>73</sup> Ellis County Clerk Deed Records, Larry Moseley, et al to William David Hill and Mickie Hill, 2669/2020, December 21, 2012.

<sup>74</sup> Beasley and Culbertson, 280.

<sup>75</sup> Beasley and Culbertson, 280.

<sup>76</sup> Beasley and Culbertson, 280.

<sup>77</sup> Beasley and Culbertson, 280.

<sup>78</sup> Ellis County Clerk Deed Records, Robert W. Morgan and Judy Morgan to Ronald A. Ryan and Adelaide M. Ryan, 695/60, October 13, 1983.

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and Waxahachie. Rae Files purchased the empty lot in 1952.<sup>79</sup> Sanborn maps show that the land was previously part of a large lot associated with the adjacent house at 707 W. Marvin Avenue (Resource 40; see Figure 9). Ms. Files had moved to Waxahachie to teach at the local high school, where she taught the future architect of her home, Forrest Upshaw. Files eventually applied her experience in education to politics, as she was among the first women to be elected to the Texas House of Representatives, serving from 1941-1951.<sup>80</sup> She championed education reforms, notably the Gilmer-Aikin Lawns, which resulted in many improvements in the education of Texas children. In 1945, Files married Forest A. Still, manager of a local lumberyard. He died in 1956. Files taught school in Dallas and Waxahachie and moved to Germany to teach in the 1960s.<sup>81</sup> She died in 1991 in Waxahachie. Subsequent owners added a suite at the rear of the house but retained as much of the original appearance as possible. The residence has had only two other owners since it was built—the Stephensons and the Fentons; the latter purchased the home in 2000.

Resource 39, 704 West Marvin Avenue, Contributing

The single-family Ranch-style house was built around 1950 by original owners Jimmy M. and Rosemary Alderdice. The property encompasses Lots 1 and 2 and Block 2. Mr. Alderdice served as contractor for his own home, with the aid of his father as head carpenter.<sup>82</sup> The Alderdice family owned a highly successful company, Alderdice Woodcraft, in Waxahachie. The house was enlarged twice: in 1958 a garage and den were added, and in 1970 a master bath and extra bedroom. Ownership changed three times in the modern era.

Resource 40, 707 West Marvin Avenue, Contributing (Photo 28)

The edifice at 707 West Marvin Avenue is a single-family Classical Revival-style house built in 1913. The massed-plan dwelling was built by local contractor H. D. Rankin for the original owner Joseph O. Ray, a merchant and farmer.<sup>83</sup> The residence features a wraparound porch, a dominant pedimented, gabled dormer, a side-gable roof, and a porte-cochère with a room above. Joseph and his wife Dora Ray inhabited the house until their deaths in 1932 and 1958, respectively.<sup>84</sup> The home was left to their daughter Mrs. Juanita Kent. By 1965 John West “Swede” and Amy McMurray owned the home.<sup>85</sup> Both taught and coached at Waxahachie High School. In 1969, longtime Waxahachie physician Dr. John Compton, Jr. and his wife Lynette purchased the property. Ownership transferred to John and Laura Sanders in 1994. Lori and Brandon McDivit purchased the house in 2019.

Resource 41, 708 West Marvin Avenue A, Contributing

The single-family Colonial Revival dwelling at 708 West Marvin Avenue was built in 1913 for Warren G. and Pearl Lomax for \$4,000.<sup>86</sup> While the residence possesses classical fluted columns and a symmetrical configuration typical of the Colonial Revival style, it also exhibits Prairie and Craftsman stylistic influences, including exposed rafter tails and a horizontal emphasis provided by the series of second-story, wood sash windows. An advertisement appearing in the *Waxahachie Daily Light* on August 6, 1935, reveals that the home may have been used as a funeral home by Pat Marin and Arthur Boze, owners of the property at that time. Several owners and residents followed, including Mrs. M.L. Woodward from 1942 to 1948; Frances M. Alexander, a teacher at Marvin Elementary School, in 1965; C.M. Paschall in 1980; Robert Burger in 1983; John Wick Muncaster in 1987; and John R. Coston in 1996.<sup>87</sup> In 2017, the home was sold to Graham and Ana Jenkins, who currently reside there.

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<sup>79</sup> Beasley and Culbertson, 281.

<sup>80</sup> Beasley and Culbertson, 281.

<sup>81</sup> William D. Thweatt, “Still, Rae Mandette Files,” *Handbook of Texas Online*, accessed July 20, 2023, <https://www.tshaonline.org/handbook/entries/still-rae-mandette-files>.

<sup>82</sup> Conversation between Historic Waxahachie Inc. member and Amy Alderdice Wright.

<sup>83</sup> Beasley and Culbertson, 281.

<sup>84</sup> Beasley and Culbertson, 281.

<sup>85</sup> Ancestry.com. *U.S., City Directories*.

<sup>86</sup> Beasley and Culbertson, 281.

<sup>87</sup> Ancestry.com. *U.S., City Directories*.

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Resource 43, 711 West Marvin Avenue A, Contributing

The single-family Ranch-style house at 711 West Marvin Avenue was built in 1964, most likely to serve as the parsonage for the First Baptist Church. The edifice features an expansive hipped roof, brick exterior cladding, and an inset porch supported by square columns. The property has changed hands several times, but it transferred from Dorothea and R. L. Tyler to the First Baptist Church in July 1964.<sup>88</sup> City directories show that Minister Leroy Fenton and wife Janet were residents in the dwelling in 1980, but in 1990 the church conveyed the property to Dennis and Beverly Horak.

Resource 45, 803 West Marvin Avenue, Contributing

The single-family, foursquare residence was built in 1913 within Block 353. The dwelling features brick at the ground floor, heavy metal siding at the second floor, a gabled entry pediment, and a hipped roof dormer with the window enclosed. The original house included an expansive one-story front porch. During the late 1960s, the front porch was enclosed, and other alterations were made to the front façade, although the side façades appear to remain unaltered. Residents include Jim and Eloise Coleman, L.P. Martin, Dr. J.G. Compton, Morris and Bonnie Head, Roy and Judy Martin, Donald and Barbara Botik, and Mike and Brenda Steindler.<sup>89</sup>

Resource 46, 804 West Marvin Avenue, Contributing

The edifice at 804 West Marvin Avenue is a single-family, Ranch-style dwelling built in 1960 by architects Smith and Ekblad and contractors Leslie Lowry and Phillip N. Jeffers.<sup>90</sup> The residence has an expansive plan, a cross-hipped roof, brick cladding, and a monumental chimney at the front façade. Originally, the lot contained a 1924 two-story brick house owned by Herbert Newman and Lena Williams Peters.<sup>91</sup> Their daughter, Frances, along with her husband Jack B. Eastham, inherited the home. Eastham served as Director of the Ellis County Farm Bureau and president of the school board. On December 21, 1959, the original 1924 structure burned down, and Jack and Frances erected a replacement home. The residence remained in the Eastham family until after Frances's death. Ownership has changed a few times since 2000.

Resource 47, 807 West Marvin Avenue A, Contributing (Photo 29)

Resource 47 is a one-story, single-family Craftsman-style dwelling constructed in 1911 by builder West Walston for original owners George and Mary Mizell.<sup>92</sup> The house features a square plan, a hipped roof, a prominent dormer, and a wide, deeply recessed wraparound porch supported by box columns. George Mizell was a partner in the Mizell-Peters Insurance Company as well as a charter member of the Rotary Club, a member of the school board, and a city alderman.<sup>93</sup> He was also deputy grand chancellor of the Knights of Pythias. The original construction of the home cost \$2,547. The property remained in the Mizell family until 1986 when George P. Mizell, Jr. sold it to Dr. Michael T. Poyner. Since Dr. Poyner's death in October 2021, his widow Cindy has remained there.

Resource 49, 808 West Marvin Avenue, Contributing (Photo 30)

Resource 49 is a single-family Ranch-style house built around 1952 by original owner James Alderdice II with help from his son, James Alderdice III.<sup>94</sup> It features a side-gable roof, brick cladding, an inset, partial-width porch, and gable returns in the front-facing gable. James II also constructed the house of his son, James III, at 704 West Marvin

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<sup>88</sup> Ellis County Clerk Deed Records, Dorothea M. Tyler and R.L. Tyler to First Baptist Church of Waxahachie, 499/70, July 8, 1964.

<sup>89</sup> Ancestry.com. *U.S., City Directories*.

<sup>90</sup> Beasley and Culbertson, 282.

<sup>91</sup> Beasley and Culbertson, 282.

<sup>92</sup> Beasley and Culbertson, 282.

<sup>93</sup> Beasley and Culbertson, 282.

<sup>94</sup> Conversation between Historic Waxahachie Inc. member and Amy Alderdice Wright.



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Avenue (Resource 39). James II was president of Alderdice Woodworks, working with his son who established the business. The home is still owned by Amy Wright (Amy Alderdice Wright), the granddaughter of James Alderdice II.

Resource 50, 811 West Marvin Avenue A, Contributing (Photo 31)

The two-story, single-family Craftsman-style residence was built around 1910. Originally a National Folk house, the residence features a square plan, a hipped roof, a prominent central dormer, and a partially enclosed inset porch supported by box columns. In 1914, J. K. and Lottie Hood purchased the dwelling. Mr. Hood served as secretary of Waxahachie Abstract Company. Between 1924 and 1925, he became president of the company and president of Texas Mortgage and Loan Company. In 1942, F.A. Clift, a farmer, and his wife Pearl purchased the dwelling. Pearl Clift continued to live in the house and work as a music teacher after her husband's death. In 1965, T.C. Godfrey, who worked for Citizens National Bank, purchased the property with his wife Virginia. In 1998, Patty and Mike Cook took over ownership. The current owners are Andrew and Megyn Cody.

Resource 51, 901 West Marvin Avenue A, Contributing (Photo 32)

The two-story, hipped-roof dwelling at 901 West Marvin Avenue was built around 1910 with Classical and Foursquare elements. The dwelling features a full-height, full-width porch supported by slender ionic columns. R. Lee Ingram, a contractor, purchased the lot in 1905 for \$3,750. The price indicates the presence of a house on the property.<sup>95</sup> The current edifice may be the result of Ingram adding a second story to the existing cottage.<sup>96</sup> West Bass Williams purchased the property in 1906 and lived in the residence with his four children and wife, Mary. Businessman and farmer Norman J. Thomas at the property with his family from 1919 to 1924.<sup>97</sup> Ownership changed a few times until current owners Garrett and Katherine Woods purchased it in 2019.

Resource 54, 902 West Marvin Avenue (E.F. Phillips House, NRHP-listed), Contributing (Photo 33)

The two-story, single-family residence at 902 West Marvin Avenue was built around 1917 for insurance agent E.F. Phillips and his wife, Minnie.<sup>98</sup> A notable example of the Prairie style, its features include a low-pitched hipped roof with a dormer, a gabled wraparound porch supported by tapered columns atop brick piers, paired sash windows, brackets, and gable returns. The original porch was located at the center of the façade, emphasizing symmetry.<sup>99</sup> However, in the 1920s an asymmetrical replacement was added, which highlighted the horizontality of the configuration. In 1922, Berta and P.A. Chapman Jr. purchased the house.<sup>100</sup> Ownership of the property passed through several hands over the years, but Cheri and Judd Richter purchased the home in 2016 and are the current owners.

Resource 55, 905 West Marvin Avenue A, Contributing (Photo 34)

The one-story, single-family, Craftsman bungalow at 905 West Marvin Avenue was built around 1919.<sup>101</sup> The design for the structure was provided by architect R.E. Sutherland and was published in the September 1918 issue of *Hollard's Magazine*.<sup>102</sup> The design features broad overhanging eaves and stepped, curving porch supports. Other features include a side-gable roof, brackets, and exposed rafter tails. Bessie Graham was deeded the property by her father in 1918, and she lived there through the late 1920s with her husband Clyde Dennis, co-owner of the Dennis-Tripett men's clothing store on the west side of the courthouse square.<sup>103</sup> Dr. William C. Tenery, the physician in charge of the Waxahachie Sanatorium, inhabited the residence in the 1930s with his wife Leona. Tenery was recognized in 1965 when the hospital (now part of the Baylor Scott and White Health System) was named in his honor.

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<sup>95</sup> Beasley and Culbertson, 283.

<sup>96</sup> Beasley and Culbertson, 283.

<sup>97</sup> Ancestry.com. *U.S., City Directories*.

<sup>98</sup> Beasley and Culbertson, 283.

<sup>99</sup> Beasley and Culbertson, 283.

<sup>100</sup> Ellis County Clerk Deed Records, E.F. Phillips and Minnie Phillips to Berta Chapman, 258/54, August 18, 1922.

<sup>101</sup> Beasley and Culbertson, 283.

<sup>102</sup> Beasley and Culbertson, 284.

<sup>103</sup> Beasley and Culbertson, 284.

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His son, Dr. Robert Mayo Tenery, and his wife, Barbara, lived in the house a few years after World War II, before moving to 819 West Main Avenue.<sup>104</sup> In 2009, their son Dr. Robert Tenery published *Dr. Mayo's Boy*, a memoir giving an account of the evolution of Waxahachie's healthcare system throughout the careers of his father and grandfather.<sup>105</sup> In 1998, Fred and Cindy Gonzalez purchased the property. They conveyed it to Bryan and Beth Johnson in 2002.

Resource 57, 906 West Marvin Avenue, Contributing (Photo 35)

The single-family, Ranch-style home at 906 West Marvin Avenue was built by owner Reuben V. Pierce around 1950. The dwelling features a side-gable roof, an inset entry porch with metal decorative supports, a ridged belt course, and a series of single-sash windows with shutters. The residence was originally multi-colored red brick. In 1983, Barney and Bobby Taylor and their family lived in this house.<sup>106</sup> Barney was well-known in town as the sports announcer for the Waxahachie High School football games. In 1996, Larry and Cindy Murray purchased the house. Twenty years later, the current residents Jim and Sharrell Farmer took over ownership.

Resource 58, 909 West Marvin Avenue A (Dr. L.H. Graham House, NRHP-Listed), Contributing (Photo 36)

Resource 58 is a one-and-a-half-story, single-family, Colonial Revival-style house built around 1909 for Physician L.H. Graham and his wife, Nora, and their two daughters. The following excerpt from Margaret Culbertson and Ellen Beasley's *Waxahachie Architecture Guidebook* describes the edifice: "This house presents a striking well-proportioned façade that effectively blends strong geometric symmetry and restrained decorative details."<sup>107</sup> The dwelling features a full-width porch sheltered by a shed roof and supported by truncated ionic columns. A pedimented gable adorned with decorative scrollwork marks the entrance. The Graham's third daughter, Bessie, married Waxahachie merchant Clyde Dennis and lived next door at 905 West Marvin Avenue (Resource 55). Dr. Graham had an office in the Curlin's Drug Store building on the courthouse square. Later, C.C. Randall, a lawyer, and his wife Adalaide lived in the house with Nora Graham. C.C. Randall eventually became Ellis County Judge. In 1965, Charles A. Mangan and wife Inez purchased the residence. His father Carl Mangan owned Mangan Restaurant and Motel on Ferris Avenue until the 1950s. In 1998, David and Suzanne Walker purchased the home and continue living there as its owners.

Resource 60, 910 West Marvin Avenue A (Mary and Frank Oldham House, NRHP-listed), Contributing (Photo 37)

The two-story, single-family dwelling at 910 West Marvin Avenue, known as the Mary and Frank Oldham House, was constructed around 1908 by builder H.W. West Madson for Frank and Mary Williams Oldham.<sup>108</sup> The dwelling has a hipped roof pierced by a hipped roof dormer, a wraparound porch supported by tapered columns atop brick piers, and brackets beneath the eaves. Originally, the Prairie-style house featured a two-story porch extending across the entire façade. Additionally, a small balcony stretched across the central second-floor window.<sup>109</sup> In 1916, Cary and Ella Bell Wilson purchased the home and modernized it by replacing the original two-story porch and Palladian dormer. The brackets were likely added at that time. In 1953, most of the second-floor porch was removed.<sup>110</sup> Wilson's daughter, Agnes, and her husband, Dr. Ernest M. Thompson, continued to live there after her parents died. Upon her death in 1983, Agnes Wilson Thompson left the house to Adair Wilson Clark, Thompson's cousin. In 1993, Adair West Clark sold the house to Lisa and Clay Hinds.<sup>111</sup> In 1999, John and Arlene Hamilton bought the house.<sup>112</sup> In 2020, Trevor and Courtney Bodine purchased the residence and remain the current owners.<sup>113</sup>

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<sup>104</sup> Beasley and Culbertson, 138.

<sup>105</sup> Beasley and Culbertson, 284.

<sup>106</sup> *Waxahachie Telephone Directory*, (Southwestern Telegraph & Telephone Co./Southwestern Bell Telephone Co., 1983).

<sup>107</sup> Beasley and Culbertson, 284.

<sup>108</sup> Beasley and Culbertson, 284.

<sup>109</sup> Beasley and Culbertson, 284.

<sup>110</sup> Beasley and Culbertson, 284.

<sup>111</sup> Ellis County Clerk Deed Records, Adair Clark Wilson to Clay Barrow Hinds and Lisa Saunders Hinds, 1004/332, June 8, 1993.

<sup>112</sup> Ellis County Clerk Deed Records, Clay Barrow Hinds and Lisa Saunders Hinds to John L. Hamilton and Arlene P. Hamilton, 1619/834, October 12, 1999.

<sup>113</sup> Ellis County Clerk Deed Records, John L. Hamilton and Arlene P. Hamilton to Trevor Bodine, Instrument No. 2023378, July 14, 2020.

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The Mary and Frank Oldham House is situated on a lot that was part of a 47-acre tract Mary Oldham inherited from her mother Cynisca Sweatt Williams. Mary was the daughter of John Williams, the developer who platted the Williams Addition a few blocks to the east, where Mary's brother Ed built his Queen Anne residence (Resource 6). Mary Williams Oldham and her husband Frank Oldham followed the family tradition and platted a subdivision in 1913 on their inherited land, dubbing it the Oldham Addition. By 1914, the Oldhams had conveyed most of the subdivision to R.W. Gatzendaner and T.H. Harbin who renamed it Trinity Heights Addition.<sup>114</sup>

Resource 62, 913 West Marvin Avenue A, Contributing (Photo 38)

The single-family dwelling at 913 West Marvin Avenue was built in 1908 by James M. Callens and his wife, Elizabeth, shortly after they purchased the lot.<sup>115</sup> The bungalow has an L-shaped plan, a hipped roof pierced by a hipped roof dormer, and a partial-width porch supported by turned columns and jig-sawn spindle work. The turned porch columns and balustrade may have replaced Craftsman stylistic elements such as box columns.<sup>116</sup> The residence passed through several owners before R.C. and Lois Gillehan, proprietors of Carl's Grocery and Market, purchased it in 1955. Ownership has changed multiple times since then.

Resource 67, 1000 West Marvin Avenue A, Noncontributing (Photo 39)

The house at 1000 West Marvin Avenue was built around 1996.

Resource 69, 1003 West Marvin Avenue, Contributing (Photo 40)

The single-family Ranch-style dwelling at 1003 West Marvin Avenue was built in 1962 by contractor Charlie S. Owens for original owners Jettie and Eula Davis. It has a hipped roof, a brick-clad exterior, an inset entry porch, and aluminum sash windows. This property was originally part of a larger lot (Lot 1 of the Coleman Addition) that contained a two-story residence facing Marvin Avenue and an ancillary building facing Patrick Street. The 1922 and 1936 directories reveal that J.A. and Blanche Fox lived in the ancillary building with their housekeeper, Edith Harris.<sup>117</sup> J.A. Fox was a manager of Waxahachie Dry Goods and Fox Grocery which was located behind the ancillary building near the railroad track on Patrick Street. After Mr. Fox's death in 1943, Blanche rented out part of the house to help make ends meet. In 1962, Jettie paid \$2,000 cash to purchase the vacant lot at the corner of Patrick Street and West Marvin Avenue and quickly began construction on his family's new home. Jettie Davis worked as a cotton farmer near Reagor Springs. He supplemented his income by selling honey and working temporary jobs with S.S. Kress and Sears Roebuck. In 1955, he was hired as a machinist by Larkin Packer Company. His wife Eula also worked outside the home when their three children—Juanita, Judy, and Neal—began attending Waxahachie public schools. After Jettie's death in 1986, Eula continued to live in the house. In 2002, she decided to sell and move to an apartment. Resource 69 then became a rental property.<sup>118</sup>

Resource 70, 1004 West Marvin Avenue A, Contributing (Photo 41)

The edifice at 1004 West Marvin Avenue is a single-family, Colonial Revival that was built in 1924 by builder H.D. Rankin with plans from architect Bertram C. Hill. The two-story residence features a side-gable roof, a pedimented entry porch with gable returns and box column supports, wood siding, and a symmetrical configuration, except for the porte-cochère extending from the east façade. The house was built for Norman Jett Thomas and his wife Ada for \$8,000.<sup>119</sup> Thomas worked in retail lumber but later invested in other enterprises and land development. He assisted in

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<sup>114</sup> Beasley and Culbertson, 285; "Frank Oldham," Ancestry.com, accessed Oct. 19, 2023, <https://www.ancestry.com/family-tree/person/tree/53180990/person/26682251362/facts>; "John Gilliam Williams," Ancestry.com, accessed Oct. 19, 2023, <https://www.ancestry.com/family-tree/person/tree/69399303/person/430156346892>.

<sup>115</sup> Beasley and Culbertson, 285.

<sup>116</sup> Beasley and Culbertson, 285.

<sup>117</sup> Ancestry.com. *U.S., City Directories*.

<sup>118</sup> Conversation between Historic Waxahachie Inc. member and Judy Burgard, daughter of Jettie and Eula Davis.

<sup>119</sup> Beasley and Culbertson, 285.

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the establishment of the Waxahachie Hot Wells Natatorium. His residence was eventually purchased by Louis and Bobbye Joseph. He first owned the Joseph Company in Italy, Texas, specializing in women's apparel, and later became sales manager for Hagggar Slacks, a Dallas company with offices in Waxahachie. He then found success in selling real estate. The Josephs sold their home to James and May J. Chapman in 1997.<sup>120</sup> Since 2011, James Chapman has served as a judge for Ellis County. The current owners are Jonathan and Mary Foy, who purchased the residence in May 2018.<sup>121</sup>

Resource 72, 1010 West Marvin Avenue, Contributing

The residence at 1010 West Marvin Avenue was built around 1956 for Mrs. Maud Carlisle, a widow. The Ranch-style, single-family dwelling features cascading hipped roofs, an inset entry porch, two ogees, and fixed picture windows. The large lot was originally the location of a large Victorian home, but it was demolished by the late 1950s.<sup>122</sup> Mrs. Carlisle's grandson, Frank A. Blankenbeckler, became the owner in 1981 and enlarged the edifice. He then sold it to James and Carole Slowey in 1996.<sup>123</sup> The Sloweys sold the house to Michael Stoll in 2000, who then sold it to Justin R. Ford in 2021.<sup>124</sup>

Resource 74, 1107 West Marvin Avenue, Contributing (Photo 42)

The property at 1107 West Marvin Avenue is a two-story, single-family Classical Revival-style house built in 1907 by original owner James T. Couch. The dwelling features a hipped roof, a full-height entry portico supported by box columns with ionic capitals, and a central pedimented gable. Listed as a farmer in census records, Couch also invested in residential real estate. He sold the house three years after purchasing it for \$6,000. The vertical emphasis of the current full-height entry porch was originally offset by a one-story porch that extended across the facade and wrapped around the east side.<sup>125</sup> From 1927 through the 1960s, the dwelling was rented out to various occupants.<sup>126</sup> Mr. and Mrs. J. C. Howle purchased the residence in the early 1970s to be close to their daughter and son-in-law, who lived at 1115 West Marvin Avenue. The current owners are Dennis and Sharon Hoover and Sarah Hoover.

Resource 75, 1111 West Marvin Avenue A, Contributing

The property at 1111 West Marvin Avenue is a single-family Craftsman bungalow built around 1915 by Roy A. Callens. The house features a gabled roof, a partial-width gabled porch, brackets, and exposed rafter tails. Another house previously occupied this lot, but it burned down.<sup>127</sup> By 1922, West D. and Eulalia Woodroof owned the home. West D. Woodroof was the manager of Woodroof Dry Goods store on South Rogers Street. By 1927, the house had changed hands to J.B. Ford, a chemistry teacher at Trinity University, and Annie Ford. After her husband's death in 1939, Annie rented the property to multiple tenants over the years. By 1984, Margaret Braden owned and occupied the residence. Ownership transitioned through several owners who used it as a rental property. In 2020, Melanie L. and Mark Brewer bought the dwelling. They remain residents there today.

Resource 77, 1115 West Marvin Avenue A, Contributing (Photo 43)

The property located at 1115 West Marvin Avenue is a single-family dwelling with Classical Revival stylistic influences. Built around 1918, the one-story residence features a hipped roof, wood siding, and a partial-width porch sheltered by a hipped roof and supported by box columns. The house's current door and sidelights replace the original entry components. Harry West Knowles, who worked for G.M. Fadden Cotton Co., lived in the home shortly before T.

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<sup>120</sup> Ellis County Clerk Deed Records, Louis J. Joseph, Jr. and Bobbie Nell Joseph to James S. Chapman and Janine Ann May, March 3, 1997.

<sup>121</sup> Ellis County Clerk Deed Records, Kenneth R. Miller and Melinda B. Miller to Jonathan D. Foy and Mary K. Foy, May 9, 2018.

<sup>122</sup> Conversation between Historic Waxahachie Inc. member and F.A. Blankenbeckler III.

<sup>123</sup> Ellis County Clerk Deed Records, Frank A. Blankenbeckler III et al to James E. Slowey and Carole A. Slowey, November 20, 1996.

<sup>124</sup> Conversation between Historic Waxahachie Inc. member and F.A. Blankenbeckler III.

<sup>125</sup> Beasley and Culbertson, 286.

<sup>126</sup> Beasley and Culbertson, 286.

<sup>127</sup> Beasley and Culbertson, 286.

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H. Haynie purchased the property in 1920.<sup>128</sup> According to the Waxahachie City Directory, in 1922, Bernice Crawford, a teacher; Mrs. West Crawford; Mrs. Effie; and T. H. Haynie resided in the dwelling together. By 1936, Roy S. Malone, a worker for Southland Cotton Oil Company, lived at the residence with his wife Josephine.<sup>129</sup> In 1965, Hubert and Sue Braden purchased the house.<sup>130</sup> Hubert owned Braden Automotive on East Main Street. After Hubert's death in 2004, Sue remained in the home until 2008, at which point she sold the residence to its current owners, Larry and Jean Hall.<sup>131</sup>

Resource 79, 1118 West Marvin Avenue, Contributing

This property at 1118 West Marvin Avenue is a single-family Ranch-style dwelling built around 1948. Current residents in the neighborhood report that the house was moved from the Waxahachie Authority District to its current location in 1951, and the house is visible within its current location on historic aerial photos from 1956.<sup>132</sup> Because the relocation happened within the period of significance and the new context is similar to the original context, the house is considered to meet Criteria Consideration B. The date of the side addition is unclear, but aerial photos suggest that it was constructed between 1956 and 1981. Because the side addition is set back, low, and constructed using compatible materials, the house retains sufficient integrity to contribute to the character of the historic district. Alterations on the front of the house are limited to replacement of doors and windows and infill of the garage door opening on the addition. The current owners are Laura and Orell Ausbrooks, who purchased the residence in 1998.

Resource 80, 1119 West Marvin Avenue A, Contributing (Photo 44)

The property at 1119 West Marvin Avenue is a two-story, single-family dwelling with a foursquare plan and Prairie stylistic influences. The residence features a hipped roof with a central hipped roof dormer, a partial-width porch sheltered by a shed roof and box columns (the porch likely was altered and previously stretched across the east side of the façade), and mostly wood sash windows with shutters. Della Dalton purchased the lot after her husband's death in 1914 and began construction.<sup>133</sup> She owned a millinery shop, which she had operated with her husband on the Waxahachie courthouse square. The house offered ample space to rent out rooms, which she advertised in the *Waxahachie Daily Light*. In 1918, J. Lee and Quincy Gammon purchased the property from Mrs. Dalton.<sup>134</sup> He worked as an attorney with offices at the Waxahachie National Bank Building and others around the downtown square. He also served as a director of the Enterprise Publishing Company and the Texas Electric Railway Company. By 1965, the house was owned by Glory and Alvarena Carter, proprietors of B & C Cleaners.<sup>135</sup> Bert and Cora Martin purchased the residence in 1976.<sup>136</sup> James and Shannon Poarch took over ownership in 2015.

Resource 83, 1120 West Marvin Avenue, Contributing

The property at 1120 West Marvin Avenue is a one-story, single-family, Minimal Traditional residence. It features a side-gable roof, an entry porch with a shed roof and metal decorative supports, single wood sash windows, and exposed rafter tails. According to Ellis County title records, J.O. Rosamond owned the property in 1950. Current residents in the neighborhood report that the adjacent house at 1118 West Marvin Avenue (Resource 79) was moved from the Waxahachie Authority District in 1951 and speculate this residence was also moved. Because the relocation happened within the period of significance and the new context is similar to the original context, the house is considered to meet Criteria Consideration B. City directory research reveals C.O. Tidwell inhabited the dwelling from

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<sup>128</sup> Ellis County Clerk Deed Records, J.C. Culbertson and Annie M. Culbertson to Thomas H. Haynie, 246/116, May 3, 1920.

<sup>129</sup> Ancestry.com. *U.S., City Directories*.

<sup>130</sup> Ellis County Clerk Deed Records, Hayden Jackson and Kate Jackson to Hubert B. Braden, Jr. and Sue Howle Braden, 505/243, June 1965.

<sup>131</sup> Ellis County Clerk Deed Records, Sue Howle Braden, et al to Larry D. Hall and Jean Carol Hall, 2411/428, September 22, 2008.

<sup>132</sup> Historic aerial photos, 1956, from Historic Aerials, accessed Oct. 27, 2023, <https://www.historicaerials.com/viewer>.

<sup>133</sup> Beasley and Culbertson, 286.

<sup>134</sup> Beasley and Culbertson, 286.

<sup>135</sup> Ancestry.com. *U.S., City Directories*.

<sup>136</sup> Ellis County Clerk Deed Records, George E. Carter and Alvarena Carter to Bert Eugene Martin and Cora L. Martin, 601/745, August 23, 1976.

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1952 through 1958, and that local banker Jack Hightower occupied the premises from 1960 to 1965. Ownership changed hands among the Deatherage, Mayner, and Mills families between the 1980s and the present.

Resource 84, 1201 West Marvin Avenue A, Contributing

The residence at 1201 West Marvin Avenue is a single-family Craftsman bungalow built in 1913.<sup>137</sup> It has a side-gable roof; a central, gabled dormer; a full-width, inset porch supported by box columns, and exposed rafter tails. Homer Chapman bought the lot in 1912 and sold it to A. L. Connally for \$3,500.<sup>138</sup> Educator B. F. Crews and his wife, Jimmie, purchased the house in 1919. A few years later, he left his position as principal of Central Ward School to become an internal revenue collector.<sup>139</sup> Railroad conductor L. J. Bennett took over ownership from Crews in 1924 and lived there until 1926. From 1927 to 1935, A. and Amanda Row owned and inhabited the residence.<sup>140</sup> Mr. Rowe was a salesperson at Singer Sewing Machine Company. In 1948, Ralph and Billie Hayes occupied the dwelling. Owner of Butler's Used Cars, E.C. Butler was the owner of the house by 1965.<sup>141</sup> Charles Goodwin bought the residence in 1987 and still inhabits the property.

Resource 90, 1203 West Marvin Avenue A, Contributing (Photo 45)

The residence at 1203 West Marvin Avenue is a one-story, single-family Craftsman bungalow built in 1914 by A.N. Guthrie for \$2,100.<sup>142</sup> The house features a side-gable roof, a partial-width porch sheltered by a prominent gabled roof and supported by tapered columns atop piers, decorative brackets, and a symmetrical configuration. The owner of the lot, Edward A. Du Bose Jr. was the son of Edward DuBose, a former mayor of Waxahachie for many years and manager of The Waxahachie Cotton Mill. DuBose, Jr. graduated from Texas A&M University with a textile degree and began his employment at the mill as assistant manager.<sup>143</sup> The house was built as a rental property and Edward continued to live with his mother elsewhere until he sold the residence in 1919 and moved to San Antonio with his wife. Many individuals involved in the cotton industry—the backbone of Waxahachie's economy during the late nineteenth and early twentieth century—lived in the neighborhood, including subsequent owners of 1203 West Marvin Avenue, George P. and Jimmie Bullard Jr.<sup>144</sup> In 1977, Floyd Cox and his wife purchased the residence. The Cox heirs sold the property in 1998 to John and Robyn Hain, the current residents and owners.<sup>145</sup>

Resource 92, 221 Patrick Street A (T.J. Bullard House, NRHP-listed), Contributing (Photo 10)

The residence at 221 Patrick Street is a single-family dwelling with Classical Revival and Spanish Colonial Revival stylistic influences. The house was built in 1897 and remodeled in 1922.<sup>146</sup> The dwelling features a side-gable roof with clay tiles, a partial-width porch with gables and classical columns supported by brick piers, and a porte-cochère. The original design was built by William Alexander Gibson, his wife Margaret Electra, and their two sons. Construction occurred one year after Gibson and Marshall T. Patrick, a prominent landowner (see summary for Resource 97, 233 Patrick Street), partnered together in the purchase of a 20-acre plot to divide between them. Gibson was a prominent grocer who previously lived at 813 West Main Street, and he also owned another lot at 817 West Main Street.<sup>147</sup> Gibson's residence was the first house erected on Patrick Street. Thomas J. Bullard and wife, Mary, bought the residence and expansive lot in 1911. Thomas J. Bullard was the son of T.J. Bullard, Sr., an Ellis County pioneer who settled in a section of Waxahachie south of downtown that became known as Bullard Heights and

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<sup>137</sup> Beasley and Culbertson, 287.

<sup>138</sup> Beasley and Culbertson, 287.

<sup>139</sup> Beasley and Culbertson, 287.

<sup>140</sup> Ancestry.com. *U.S., City Directories*.

<sup>141</sup> Ancestry.com. *U.S., City Directories*.

<sup>142</sup> Beasley and Culbertson, 287.

<sup>143</sup> Beasley and Culbertson, 287.

<sup>144</sup> Beasley and Culbertson, 287.

<sup>145</sup> Conversation between Historic Waxahachie Inc. member and Jimmy Cox.

<sup>146</sup> Beasley and Culbertson, 141.

<sup>147</sup> Beasley and Culbertson, 141.

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operated the city's first independent cotton yard.<sup>148</sup> In the early 1890s, Thomas Bullard Jr. established a mule market in town that grew into one of the most successful livestock businesses in the Southwest. Bullard retired from his livestock business in 1922, the same year that, according to a *Waxahachie Daily Light* article, the family was remodeling and painting their Patrick Street residence. The current exterior likely dates to that period. The large mule barn the Bullards built behind their house was later moved to the park grounds next door and used as a community center. Minister E. S. Bledsoe and his wife, Edna, purchased the property around 1945. Edna was an accomplished and prolific artist and showcased her work at exhibits in the area.<sup>149</sup> Reverend Bledsoe served Main Street Christian Church along with numerous other congregations, often attending as a visiting minister for smaller churches around the county. In December of 1948, Reverend Bledsoe donated 10.5 acres at the northwest corner of Patrick Street and Water Streets (outside the district boundaries) to the Optimist Club in memory of his recently deceased wife for a "Civic Center," which was never built, though the land eventually became a city park. Around 1956, Dr. M.S. Weedon, a prominent veterinarian, and his wife Patsy became owners of the Classical Revival and Spanish Colonial Revival edifice. After a fire damaged the residence, they remodeled the interior. The current owners William and Rose Cameron took over ownership of the property in 1984.

Resource 97 233 Patrick Street A (Marshall T. Patrick House, NRHP-listed), Contributing (Photo 12)

The property at 233 Patrick Street is a large, two-story, single-family, Queen Anne residence built in 1899-1900 by architect Joseph West Northrup and builder C.J. Griggs for Marshall T. Patrick and his family.<sup>150</sup> The final design for the edifice came from the May 1892 issue of the *Scientific American, Architects and Builders Edition*. The house features Colonial Revival decorative elements that adorn a basic Queen Anne form, consisting of a prominent corner tower, an asymmetrical façade, shingled siding, and steeply pitched roofs.<sup>151</sup> The side gable roof of the central core deviates from the more common hipped roofs and modified L-plan houses with corner towers featured in most Waxahachie Queen Anne houses. As explained by Margaret Culbertson and Ellen Beasley in *Waxahachie Architecture Guidebook*, "the house dominates the streetscape, through its size, distinctive design, and generous lot, all of which reflected Patrick's financial presence in the community."<sup>152</sup>

Marshall Trigg Patrick and Susan Rebecca Handly Patrick had the residence constructed on Patrick Street, named after the prominent family. Marshall Patrick, born in Tennessee, arrived in Waxahachie after the Civil War and built his fortune by operating a freighting business and later a grocery store.<sup>153</sup> In 1891, he helped establish the First National Bank, which eventually merged with Citizens National Bank, where he served as president. Patrick, his wife, and three daughters moved to Nashville, Tennessee in the 1880s so that the girls could attend school.<sup>154</sup> He continued to visit Waxahachie regularly to look after his farming and livestock interests. In the late 1890s, the family moved to Waxahachie and rented a house while they planned and built a residence that would provide a suitable setting for the social activities of their three unmarried daughters, all in their twenties at the time.<sup>155</sup> Eventually, one of the daughters, Annie, married lawyer and Deputy District Clerk Edgar P. Kemble in the grand Queen Anne home in 1903, and they both resided there until the dwelling next door, at 239 Patrick Street (Resource 107) was erected for them.<sup>156</sup> When Edgar died in 1911, Annie and her two daughters, Emily and Rebecca, moved back into the Patrick House. The Patricks' daughter Emma, who never married, inhabited the house until her death in 1969, at which time her age was

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<sup>148</sup> "T.J. Bullard Dies Here on Monday Night," *The Waxahachie Daily Light*, November 26, 1940, www.newspapers.com.

<sup>149</sup> Conversation between Historic Waxahachie Inc. member and Rose Cameron.

<sup>150</sup> Beasley and Culbertson, 142.

<sup>151</sup> Beasley and Culbertson, 142.

<sup>152</sup> Beasley and Culbertson, 142.

<sup>153</sup> Beasley and Culbertson, 142.

<sup>154</sup> Conversation between Historic Waxahachie Inc. member and Becky Allen Lowry and Susan Allen Cravens, March 2023.

<sup>155</sup> Beasley and Culbertson, 142.

<sup>156</sup> Beasley and Culbertson, 142.

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94.<sup>157</sup> In 1923, daughter Maude Patrick wed Will Hipp, and they lived together in the Patrick House until Maude's death in 1934. Descendants of the Patrick family have continued to own and occupy the residence.

Resource 103, 236 Patrick Street A, Contributing

The property at 236 Patrick Street is a single-family Minimal Traditional bungalow built around 1925. It features a gabled roof, a full-width porch with metal decorative supports, paired sash windows, and a central entrance. According to the Waxahachie City Directory, the Hipp Family resided at the property in 1927. W.E. Hipp was an automobile dealer who lived with his wife Maude and children Dick and Jennie Bell. By the end of the 1920s, the house was listed for rent in the local newspaper as a modern six-room house for rent on a paved street.<sup>158</sup> In 1930, Reverend Sterling Shell and his family resided in the dwelling.<sup>159</sup> By 1939, the edifice was no longer used as a multi-family dwelling and had become the property of the Kemper family, who owned it for three decades roughly between the 1930s-1960s.<sup>160</sup> The Kemper family was well-known in Waxahachie. Mr. Chas H. Kemper worked as a traveling salesman and later established and operated Kemper Realty and Brokerage. Along with his realty and brokerage company, the Kemper family ran a sewing machine repair shop, and, additionally, Mrs. Kemper owned a ladies clothing store, The Fashion Shop. The Kemper family eventually sold their home to the Moseley family who currently still reside in the residence.

Resource 105, 238 Patrick Street A, Contributing

The property at 238 Patrick Street is a single-family dwelling with Ranch stylistic influences built in 1950. It features a side-gable roof, a rectangular plan, a partial-width porch, and paired sash windows with shutters. The first known family to reside at 238 Patrick Street was the Tapp family in 1958.<sup>161</sup> The head of household Lee Tapp was an employee of Chance Vought Aircraft in Dallas, one of the four divisions of United Aircraft Corporation. He moved to Texas from the New England area. Mrs. Lillie A. Tapp worked as a clerk at the Blair Shop in Waxahachie. The Tapp family became well-known in Waxahachie for their shop Tapp Furniture Store, located downtown. When Lee Tapp died in 1966, Lillie secured employment as a clerk for Waxahachie Marble & Granite from 1969 to 1972. In the 1980s, the Chamberland family purchased the house on Patrick Street. B.D. Chamberland worked at Tyler Refrigeration, and his wife Linda Chamberland was an employee at Walmart. The Chamberlands had three sons who grew up in the residence. The Chamberlands have maintained ownership of the property.

Resource 107, 239 Patrick Street A, Contributing (Photo 13)

The edifice at 239 Patrick Street is a one-and-a-half-story Craftsman bungalow built in 1907. The house features a side-gable porch with a pair of gabled dormers flanking a central gable. Coupled box columns provide support to a full-width inset porch. Balanced proportions; wide, sweeping eaves; exposed rafter tails; and a prominent lintel beneath the central gable make the residence a unique interpretation of a Craftsman bungalow. The house was built by Marshall T. Patrick for his daughter Annie and her husband Edgar Kembles shortly following their wedding on a lot adjacent to his Queen Anne dwelling (Resource 97, Photo 12).<sup>162</sup> Annie and Edgar Kemble inhabited the residence until Edgar's early death. Annie and her children moved back in with her parents next door. The bungalow was purchased by garage owner J.T. Cooper in 1919.<sup>163</sup> A few years later, in 1922, he conveyed it to farmer D.C. McNair. By 1948, Charles and Emily Sawyer Graham lived in the residence. Charles worked at Sawyer Graham Motor Company.<sup>164</sup> Around 1995, John and Becky Gillan bought the house. John played for the Kansas City Chiefs in the Super Bowl. In 1997, Drs. David and Peggy Linquist purchased the property and remain the owners today.

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<sup>157</sup> Beasley and Culbertson, 142.

<sup>158</sup> "Houses for Rent," *The Waxahachie Daily Light*, July 6, 1929, www.newspapers.com.

<sup>159</sup> Ancestry.com. *U.S., City Directories*.

<sup>160</sup> Ancestry.com. *U.S., City Directories*.

<sup>161</sup> Ancestry.com. *U.S., City Directories*.

<sup>162</sup> Beasley and Culbertson, 142.

<sup>163</sup> Beasley and Culbertson, 143.

<sup>164</sup> Ancestry.com. *U.S., City Directories*.



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Resource 109, 240 Patrick Street, Noncontributing

The property at 240 Patrick Street is a one-story, brick single-family Minimal Traditional house built in 1955. Today, the dwelling features a gable-on-hip roof, a projecting front-gabled porch, and a bay window. However, the original form and design of the house were significantly altered in 1988. Sanborn maps from 1959 show that the house originally was a small side-gabled wood bungalow with a porch on the north side of the front façade. Around 1988 the original front porch was demolished, a new porch with a bay window was constructed on the south side of the front façade, the house was veneered with brick, the fenestration pattern was changed, and a rear addition was constructed. Replaced doors and windows further compromise the integrity of the house. Land records show the sale of Lots 1, 2, and 3 in Block 2 of the Cotton Mill Addition by Mr. R.L. Marchman to Mr. Lee and Mrs. Lizzie Tapp on February 23, 1956, for the amount of \$1500. In 1961, the Tapps conveyed the residence to Paul and Katherine McKee. The current owners, David and Kelly Spinks, acquired the house in 2001.

Resource 110, 243 Patrick Street A, Contributing

The property at 243 Patrick Street is a one-story, single-family Craftsman residence built in 1915. The house’s strong horizontal lines of the side-gable roof, the deep eaves with decorative supporting brackets, and the band of four windows distinguish the dwelling as a bungalow, albeit a unique version. The design of the residence is thought to have been inspired by an example in a catalog of bungalow plans published by the Los Angeles firm E. West Stillwell & Co.<sup>165</sup> The lot was transferred from the Patrick family in 1915 to Mr. Howard Wolfe and his wife, Maude. Mr. Wolfe taught foreign languages at Trinity University and owned a dwelling on Ferris Avenue before building the bungalow at 243 Patrick Street. Wolfe wrote *Studies in Goethe’s Poetic Style*, published before 1923.<sup>166</sup>

Resource 114, 302 Patrick Street, Contributing

The edifice at 302 Patrick Street is a single-family Ranch-style house built around 1948. It features a hipped roof, brick skirting, an inset entry porch, and an attached garage. The 1948 city directory lists M.M. Allen as a resident. In 1965, Marshall and Dorothy Heatherly were occupants of the dwelling.<sup>167</sup> By 1983, ownership had transferred to T.Y. and Linda Colston, who remained there until 2003. The current owners, Jose and Virginia Benavidez, bought the residence in 2013.

**Inventory**

Table 4 presents the inventory of resources composing the West-Marvin Avenue-Patrick Street Historic District. Resource numbers showing an “\*” were previously listed in the NRHP.

*Table 4. Inventory of resources in the West-Marvin Avenue-Patrick Street Historic District.*

Resource	Contributing Status	Address	Property Type	Style	Date of Construction	Source for Date	Alterations/ Additions
1	Contributing	104 BRYSON ST	Center passage	National Folk	1895	Owner	Doors replaced; Rear addition; Alterations outside period of significance
2	Contributing	405 W MARVIN AVE A	Massed plan	Prairie, Classical Revival	1912	Waxahachie Architecture Guide	
3	Noncontributing	405 MARVIN AVE B	Rectangular	Classical Revival	2007	CAD and aerial photos	
4	Noncontributing	405 W MARVIN AVE C	Rectangular	No stylistic influences visible	2012	CAD and aerial photos	
5	Noncontributing	411 W MARVIN AVE	U-plan	No stylistic influences visible	2006	Appraisal district	

<sup>165</sup> Beasley and Culbertson, 143.

<sup>166</sup> Beasley and Culbertson, 143.

<sup>167</sup> Ancestry.com. *U.S., City Directories*.

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Resource	Contributing Status	Address	Property Type	Style	Date of Construction	Source for Date	Alterations/ Additions
6*	Contributing	412 W MARVIN AVE A	Irregular plan	Queen Anne	1893	National Register nomination	
7	Contributing	412 W MARVIN AVE B	Rectangular	No stylistic influences visible	1970	In field estimate	
8	Noncontributing	412 W MARVIN AVE C	Rectangular	No stylistic influences visible	2010	In field estimate	
9*	Contributing	414 W MARVIN AVE A	Bungalow	Craftsman	1916	In field estimate	
10	Contributing	414 W MARVIN AVE B	Bungalow	Craftsman	1916	In field estimate	
11	Contributing	415 W MARVIN AVE A	Massed plan	Classical Revival, Prairie	1906	In field estimate	Sleeping porch enclosed
12	Contributing	415 W MARVIN AVE B	Rectangular	No stylistic influences visible	1940	In field estimate	
13	Contributing	415 W MARVIN AVE C	Square plan hipped-roof	No stylistic influences visible	1906	In field estimate	
14	Contributing	502 W MARVIN AVE A	Bungalow	Craftsman	1924	In field estimate	Windows infilled, Windows replaced; Alterations compatible
15	Contributing	502 W MARVIN AVE B	Rectangular	Craftsman	1924	In field estimate	Siding replaced, door replaced; Alterations compatible
16	Contributing	505 W MARVIN AVE A	Irregular plan	Gothic Revival	1950	Marker	Lightning hit and destroyed part of the bell tower in 1966.
17	Noncontributing	505 W MARVIN AVE B	Rectangular	No stylistic influences visible	1998	Appraisal district and aerial photos	
18	Contributing	510 W MARVIN AVE A	Apartments	Ranch Style	1969	In field estimate	
19	Contributing	510 W MARVIN AVE B	Rectangular	No stylistic influences visible	1969	In field estimate	
20	Contributing	510 W MARVIN AVE C	Rectangular	No stylistic influences visible	1969	In field estimate	
21	Contributing	510 W MARVIN AVE D	Rectangular	No stylistic influences visible	1969	In field estimate	
22	Contributing	510 W MARVIN AVE E	Rectangular	No stylistic influences visible	1969	In field estimate	
23	Contributing	514 W MARVIN AVE	Irregular plan	Folk Victorian, Classical Revival	1904	In field estimate	
24*	Contributing	603 W MARVIN AVE A	Massed plan	Prairie, Craftsman	1913	Marker	Rear addition
25	Contributing	603 W MARVIN AVE B	Rectangular	Prairie, Craftsman	1913	Marker	
26	Contributing	606 W MARVIN AVE	L-plan	Minimal Traditional	1940	In field estimate	
27	Contributing	607 W MARVIN AVE A	Center passage	Tudor Revival	1928	In field estimate	Doors replaced, Side addition, Rear addition
28	Contributing	607 W MARVIN AVE B	Rectangular	Tudor Revival	1928	In field estimate	
29	Contributing	607 W MARVIN AVE C		No stylistic influences visible	1928	In field estimate	
30	Contributing	607 W MARVIN AVE D		No stylistic influences visible	1928	In field estimate	
31	Contributing	608 W MARVIN AVE A	Center passage	Colonial Revival	1940	Appraisal district	Doors replaced, Exterior wall materials replaced
32	Noncontributing	608 W MARVIN AVE B	Rectangular	Colonial Revival	2000	In field estimate	
33	Noncontributing	608 W MARVIN AVE C	Rectangular	No stylistic influences visible	2010	In field estimate	
34	Contributing	611 W MARVIN AVE A	Modified L-plan	Folk Victorian, Craftsman	1907	Marker	Porch columns likely altered in historic period
35	Contributing	611 W MARVIN AVE B		No stylistic influences visible	1907	Marker	
36	Contributing	611 W MARVIN AVE C		No stylistic influences visible	1907	Marker	

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Resource	Contributing Status	Address	Property Type	Style	Date of Construction	Source for Date	Alterations/ Additions
37	Contributing	615 W MARVIN AVE A	Rectangular	Mid-century Modern	1953	In field estimate	
38	Contributing	615 W MARVIN AVE B	Rectangular	No stylistic influences visible	1953	In field estimate	
39	Contributing	704 W MARVIN AVE	Ranch	No stylistic influences visible	1950	In field estimate	
40	Contributing	707 W MARVIN AVE	Massed plan	Classical Revival	1913	Marker	Some windows replaced
41	Contributing	708 W MARVIN AVE A	Massed plan	Colonial Revival	1913	Marker	Side addition likely historic age
42	Contributing	708 W MARVIN AVE B	Rectangular	Colonial Revival	1913	Marker	
43	Contributing	711 W MARVIN AVE A	Ranch	Ranch Style	1964	In field estimate	Windows replaced
44	Contributing	711 W MARVIN AVE B		No stylistic influences visible	1964	In field estimate	
45	Contributing	803 W MARVIN AVE	Foursquare	No stylistic influences visible	1913	In field estimate	Exterior wall materials replaced, Fenestration pattern altered, Doors replaced; Porch enclosed, Some wall materials replaced, Some windows replaced; Alterations ca. 1965 – within period of significance
46	Contributing	804 W MARVIN AVE	Rambling Ranch	Ranch Style	1960	In field estimate	
47	Contributing	807 W MARVIN AVE A	Square plan hipped-roof	Craftsman	1911	In field estimate	
48	Contributing	807 W MARVIN AVE B		No stylistic influences visible	1911	In field estimate	
49	Contributing	808 W MARVIN AVE	Ranch	Ranch Style	1952	In field estimate	Windows replaced, Doors replaced; Alterations outside period of significance
50	Contributing	811 W MARVIN AVE A	Square plan hipped-roof	Craftsman	1910	In field estimate	Exterior wall materials replaced, Doors replaced, Windows replaced, Porch partially glassed in
51	Contributing	901 W MARVIN AVE A	Foursquare	Classical Revival	1910	In field estimate	Windows replaced; Set-back side addition
52	Contributing	901 W MARVIN AVE B	Square plan hipped-roof	No stylistic influences visible	1910	In field estimate	
53	Contributing	901 W MARVIN AVE C	Rectangular	No stylistic influences visible	1910	In field estimate	
54*	Contributing	902 W MARVIN AVE	Massed plan	Craftsman	1917	In field estimate	Doors replaced; Alterations compatible
55	Contributing	905 W MARVIN AVE A	Bungalow	Craftsman	1919	In field estimate	Doors replaced; Rear addition
56	Contributing	905 W MARVIN AVE B	Rectangular	No stylistic influences visible	1919	In field estimate	
57	Contributing	906 W MARVIN AVE	Ranch	Ranch Style	1950	In field estimate	Doors replaced; Alterations compatible
58*	Contributing	909 W MARVIN AVE A	Massed plan	Classical Revival	1909	In field estimate	
59	Contributing	909 W MARVIN AVE B	Rectangular	No stylistic influences visible	1909	In field estimate	
60*	Contributing	910 W MARVIN AVE A	Massed plan	Craftsman	1908	Marker	
61	Contributing	910 W MARVIN AVE B	Rectangular	No stylistic influences visible	1908	Marker	
62	Contributing	913 W MARVIN AVE A	Square plan hipped-roof	Craftsman	1908	In field estimate	Doors replaced, Porch details replaced

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Resource	Contributing Status	Address	Property Type	Style	Date of Construction	Source for Date	Alterations/ Additions
63	Contributing	913 W MARVIN AVE B	Rectangular	No stylistic influences visible	1908	In field estimate	
64	Contributing	913 W MARVIN AVE C	Rectangular	No stylistic influences visible	1908	In field estimate	
65	Contributing	913 W MARVIN AVE D	Rectangular	No stylistic influences visible	1908	In field estimate	
66	Contributing	913 W MARVIN AVE E	Rectangular	No stylistic influences visible	1908	In field estimate	
67	Noncontributing	1000 W MARVIN AVE A	Irregular	No stylistic influences visible	1989	In field estimate	
68	Noncontributing	1000 W MARVIN AVE B	Rectangular	No stylistic influences visible	1989		
69	Contributing	1003 W MARVIN AVE	Ranch	Ranch Style	1962	In field estimate	Windows replaced; Alterations compatible
70	Contributing	1004 W MARVIN AVE A	Massed plan	Colonial Revival	1924	In field estimate	
71	Contributing	1004 W MARVIN AVE B	Rectangular	No stylistic influences visible	1924	In field estimate	
72	Contributing	1010 W MARVIN AVE	Ranch	Ranch Style	1956	Appraisal district	Windows replaced
73	Noncontributing	1101 W MARVIN AVE	Square plan hipped-roof	No stylistic influences visible	1910	In field estimate	Windows replaced, Doors replaced, Exterior wall materials replaced, Porch altered, Windows infilled; Porch enclosed; Rear addition; 2012 per CAD; Alterations outside period of significance
74	Contributing	1107 W MARVIN AVE	Irregular	Classical Revival	1907	In field estimate	Some exterior wall materials replaced
75	Contributing	1111 W MARVIN AVE A	Bungalow	Craftsman	1915	In field estimate	Porch altered
76	Contributing	1111 W MARVIN AVE B	Rectangular	No stylistic influences visible	1915	In field estimate	
77	Contributing	1115 W MARVIN AVE A	Center passage	Classical Revival	1918	In field estimate	Doors replaced; Rear addition
78	Contributing	1115 W MARVIN AVE B	Rectangular	No stylistic influences visible	1918	In field estimate	
79	Contributing	1118 W MARVIN AVE	Rambling Ranch	Ranch Style	1948	Appraisal district	Relocated ca. 1951; Doors replaced, Windows replaced, Garage door infilled; Side addition ca. 1970; Alterations within period of significance, Alterations compatible
80	Contributing	1119 W MARVIN AVE A	Foursquare	No stylistic influences visible	1915	In field estimate	Doors replaced
81	Contributing	1119 W MARVIN AVE B	Rectangular	No stylistic influences visible	1915	In field estimate	
82	Contributing	1119 W MARVIN AVE C	Rectangular	No stylistic influences visible	1915	In field estimate	
83	Contributing	1120 W MARVIN AVE	Rectangular	Minimal Traditional	1945	In field estimate	
84	Contributing	1201 W MARVIN AVE A	Massed plan	Craftsman	1913	In field estimate	Exterior wall materials replaced, Doors replaced
85	Contributing	1201 W MARVIN AVE B	Rectangular	No stylistic influences visible	1913	In field estimate	
86	Contributing	1201 W MARVIN AVE C	Rectangular	No stylistic influences visible	1913	In field estimate	

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Resource	Contributing Status	Address	Property Type	Style	Date of Construction	Source for Date	Alterations/ Additions
87	Contributing	1201 W MARVIN AVE D	Rectangular	No stylistic influences visible	1913	In field estimate	
88	Contributing	1201 W MARVIN AVE E	Rectangular	No stylistic influences visible	1913	In field estimate	
89	Contributing	1201 W MARVIN AVE F	Rectangular	No stylistic influences visible	1913	In field estimate	
90	Contributing	1203 W MARVIN AVE A	Bungalow	Craftsman	1914	In field estimate	
91	Contributing	1203 W MARVIN AVE B	Rectangular	No stylistic influences visible	1914	In field estimate	
92*	Contributing	221 PATRICK ST A	Massed plan	Classical Revival, Spanish Colonial Revival	1897	In field estimate	Porch columns replaced ca. 1922; Doors replaced; View obscured by distance
93	Noncontributing	221 PATRICK ST B	Rectangular	No stylistic influences visible	2000	In field estimate	
94	Contributing	221 PATRICK ST C	Rectangular	No stylistic influences visible	1897	In field estimate	
5	Contributing	232 PATRICK ST B	Rectangular	No stylistic influences visible	1906	In field estimate	Roof material replaced, Doors replaced
96	Contributing	232 PATRICK ST C	Rectangular	No stylistic influences visible	1960		
97*	Contributing	233 PATRICK ST A	Irregular plan	Queen Anne	1899	Marker	
98	Contributing	233 PATRICK ST B	Irregular plan	Queen Anne	1899	Marker	
99	Contributing	233 PATRICK ST C	Rectangular	Queen Anne	1899	Marker	
100	Contributing	233 PATRICK ST D	Irregular plan	Queen Anne	1899	Marker	
101	Contributing	233 PATRICK ST E	Irregular plan	Queen Anne	1899	Marker	
102	Contributing	233 PATRICK ST F	Rectangular	Queen Anne	1899	Marker	
103	Contributing	236 PATRICK ST A	Bungalow	Minimal Traditional	1925	In field estimate	Exterior wall materials replaced; Side addition; 1998 per CAD and historic aerials; Alterations compatible
104	Contributing	236 PATRICK ST B	Rectangular	No stylistic influences visible	1925	In field estimate	
105	Contributing	238 PATRICK ST A	Rectangular Ranch	Ranch Style	1950	Appraisal district	Doors replaced; Alterations outside period of significance
106	Contributing	238 PATRICK ST B	Rectangular	No stylistic influences visible	1950	Appraisal district	
107	Contributing	239 PATRICK ST A	Bungalow	Craftsman	1907	In field estimate	
108	Contributing	239 PATRICK ST B	Bungalow	Craftsman	1907	In field estimate	
109	Noncontributing	240 PATRICK ST	Ranch	Minimal Traditional	1955	Appraisal district	Doors replaced; Original porch replaced, All windows replaced, Exterior wall materials replaced, Fenestration pattern altered, Doors replaced; New front porch added, Rear addition; 1988 per CAD; Alterations outside period of significance
110	Contributing	243 PATRICK ST A	Rectangular	Craftsman	1915	In field estimate	
111	Contributing	243 PATRICK ST B	Rectangular	No stylistic influences visible	1915	In field estimate	
112	Contributing	243 PATRICK ST C	Rectangular	No stylistic influences visible	1915	In field estimate	
113	Contributing	243 PATRICK ST D	Rectangular	No stylistic influences visible	1915	In field estimate	

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Resource	Contributing Status	Address	Property Type	Style	Date of Construction	Source for Date	Alterations/ Additions
114	Contributing	302 PATRICK ST	Rectangular Ranch	Ranch Style	1948	In field estimate	Doors replaced; Alterations outside period of significance

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### Statement of Significance

The West Marvin Avenue-Patrick Street Historic District contains a distinctive collection of late-nineteenth to mid-twentieth-century residential historic resources. This residential neighborhood of Waxahachie reflects the city's early growth and economic prosperity as the Ellis County seat, the center of an important cotton-producing region, and a regional hub for commerce and higher education. The district's convenient location between downtown Waxahachie and the university led residential developers to plat subdivisions with large lots targeted to professionals working at the university or downtown in commerce, government, the cotton industry, woodworking, and lumber sales. The resulting dwellings constructed in the district housed some of Waxahachie's most prominent and influential residents, many of whom played a key role in the early development of the city and boosting its local economy. The district's location continued to attract prominent citizens into the twentieth century, and consequently over time infill development of bungalows and Ranch houses brought increased density and architectural variety to the district. The sense of cohesive community within the district remained, though, with occupants in the newer houses rising to positions of prominence alongside the district's original families. The varied grouping of properties also represents the evolution of significant trends in residential architecture. Many of the houses in the proposed district are exemplary of popular styles throughout the state and nation at the time of their construction and were designed by well-known architects. The West Marvin Avenue-Patrick Street Historic District is nominated to the National Register under Criterion A in the area of Community Planning and Development and under Criterion C in the area of Architecture, at the local level. The district contains a total of 114 resources of which 102 (90 percent) are contributing (including 8 previously listed) and 12 (10 percent) are noncontributing. The period of significance extends from 1893 to 1970. The beginning of the period of significance, 1893, marks the construction date of the district's oldest building, and the end date reflects the construction of the last primary building within the district (only auxiliary buildings post-date 1970).

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### Historic Background<sup>168</sup>

#### Settlement of a New Community

In 1850, Richard Donaldson surveyed a forty-block townsite, using the land of E.W. Rogers, an Alabama native who settled in the area in 1847, as its primary orientation point. The town was dubbed Waxahachie after the name local Native Americans had given the creek that ran through the south side of the new town.<sup>169</sup>

Growth occurred slowly in the small township during the early years of settlement. Most residents worked as farmers struggling to survive the frontier conditions. When the State of Texas created Ellis County in 1850, Waxahachie was selected as the county seat.<sup>170</sup> Although settlement in the surrounding county was sparse, Waxahachie evolved into the county's largest and most important township primarily due to its status as the seat of government. The first courthouse was a simple log structure that, according to minutes of the commissioners' court, was moved from neighboring Dallas County to the north and was in use by 1851. Standing on the public square near the E.W. Rogers homestead, the courthouse quickly became the center of community activity. The first retail establishments operated nearby, benefiting from the regular flow of people with legal business.

Although commercial activity increased, the local economy remained largely agricultural. The primary crops grown, according to the agricultural schedules of the 1850 and 1860 censuses, were wheat, oats, corn, and sweet potatoes. Cattle raising was also an important livelihood among the original settlers. Cotton, which would later become the foundation of the town's late nineteenth- and early twentieth-century prosperity, was grown in small quantities. The

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<sup>1</sup>This context was largely taken from: *Historic Resources of Waxahachie, A Comprehensive Survey and National Register of Historic Places Nomination*, Hardy-Heck-Moore, Inc. (HHM), July 1985. Because the individual resource summaries in Section 7 provide extensive details, Section 8 focuses on broad contextual information, per discussions between HHM and the THC during the DOE process.

<sup>169</sup> Felty, "Waxahachie, TX."

<sup>170</sup> Felty, "Waxahachie, TX."

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Agricultural Schedule of 1860 reveals only 389 bales of cotton were produced in Ellis County. While the fertile land was conducive for cotton cultivation, few realized its potential during the antebellum period because of the difficulty and expense of shipping the crop and the lack of a sufficient labor force.<sup>171</sup>

The vast majority of settlers who arrived in Waxahachie and Ellis County relocated from other parts of the United States. Census records of 1850 and 1860 reveal that most new residents originally hailed from the Upland South. Many of these newcomers brought enslaved individuals, dramatically enlarging the county's enslaved population to 1,104 – a ten-fold increase from ten years earlier.

The Civil War drained Waxahachie of human and capital resources, and growth came to a standstill. With the war's conclusion, however, Waxahachie experienced renewed economic prosperity and expansion. The courthouse square flourished with activity, and a steady influx of new settlers began to immigrate to the area. As new settlers moved to Waxahachie, the town's economic base became more diversified.

Arrival of the Railroads and Cotton Production Launch a Building Boom

The 1870s and early 1880s marked a transitional period in Waxahachie's development. The town grew from a small village to a bustling commercial, governmental, and agricultural center in this north-central region of Texas. In 1871, the town of Waxahachie was incorporated, adopting a mayor-alderman form of government.<sup>172</sup> New buildings of frame, stone, or brick construction replaced the cruder log or hand-planed lumber dwellings.

The arrival of the Waxahachie Tap Railroad in 1879 affected virtually all aspects of life in the community. The Houston and Texas Central (H&TC) Railway eventually took control of the railroad. Another rail line, the Fort Worth and New Orleans Railroad (later absorbed into the Missouri-Kansas-Texas Railroad system), reached Waxahachie in 1886, and its tracks were built on the south side of town. In 1907, the Trinity and Brazos Valley Railroad established a line connecting Waxahachie with Corsicana to the east.

As was true of so many other communities, the arrival of rail service proved a critical factor in the town's history and development. Waxahachie's dramatic population increase from 1,354 in 1870 to 3,076 in 1880 provides evidence of the industry's contribution to the local economy. The railroad allowed for the cheap transportation of goods into and out of the community, giving merchants access to goods previously unattainable or too expensive to transport. Areas adjacent to the railroad and near the downtown commercial district developed into the town's primary shipping and industrial centers.

The cotton industry served as the greatest benefactor, as bales would be shipped easier, faster, in greater quantities, and for a significantly cheaper price than ever before. Warehouses, cotton yards, compresses, gins, and other cotton-related resources that relied heavily upon the railroad were located near the tracks. The site of the Waxahachie Cotton Mill adjacent to the Houston and Texas Central Railway tracks (Figure 4) just south of the West Marvin Avenue-Patrick Street District attests to this trend. Other industrial complexes were located along rail lines throughout town, especially along the H&TC tracks just east of downtown.

The booming local economy during the late nineteenth and early twentieth centuries spurred an era of intense development and new construction in the entire community. In 1894-95, a new courthouse was built on the public square. Regionally acclaimed architect James Riely Gordon of San Antonio designed this imposing Romanesque Revival edifice. The construction of the high-style courthouse helped to raise the townspeople's awareness and appreciation of architecture. Prosperous individuals and institutions started undertaking more sophisticated and ambitious projects, establishing new architectural standards for the downtown. The construction boom also spurred a

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<sup>171</sup> Felty, "Waxahachie, TX."

<sup>172</sup> Felty, "Waxahachie, TX."



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boom in the lumber business, leading to the development of lumber yards along the rail lines and increasing the significance of the lumber business within Waxahachie's economy.

The increased density of commercial and industrial development downtown led families to seek housing in new neighborhoods surrounding downtown. Waxahachie's residential neighborhoods, like its commercial center, experienced a construction boom during the late 1800s and early 1900s. Local streetcar service, initiated in 1889, extended to each end of the city, influencing the town's physical growth.<sup>173</sup> Dwellings for all social and economic classes, including laborers, clerks, store owners, cotton brokers, bankers, and others, were built throughout the city. Housing demands spiked so high that as existing neighborhoods filled with residents, new sections quickly opened for development. As seen in towns across the nation in this period, more affluent residential neighborhoods developed on the outskirts of downtown, where affluent individuals could acquire an estate or developers could subdivide agricultural parcels into large lots. Locations at higher elevations tended to demand a premium, especially if they were adjacent to streetcar lines. The West End and the Bullard Addition became popular areas for the town's more financially successful individuals – both using a grid pattern to subdivide land into large lots, with some large enough to encompass grand estates (Figure 2).<sup>174</sup> An 1890 article in the *Waxahachie Enterprise* stated “West End Addition is looming up, so is Bullard Addition, so is Williams Addition, so is College Hill, so is all Waxahachie.”<sup>175</sup> The 1890 Williams Addition along West Marvin Avenue at the eastern edge of the district also emerged within this context, as did the 1899 Patrick estate. Large, impressive Victorian residences with ornate jig-sawn detailing prevailed throughout these areas, reflecting the wealth and social status of their owners (Figures 3 and 12). More modest residences, such as L-plan, modified L-plan, and other vernacular house types, were built in other neighborhoods around town. Worker housing appeared near mills and processing plants. The Cotton Mill Addition along Patrick Street exemplified this trend (Figures 2, 5). Because subdivisions were small and transportation was limited, modest subdivisions and affluent subdivisions were often located very close to one another so that both executives and laborers could live close to work.

The town's vibrant economy at the turn of the century no doubt played a crucial role in the decision to relocate Trinity University from Tehuacana to Waxahachie.<sup>176</sup> The establishment of the university in 1902 affected the physical growth of Waxahachie. The campus stood at the then-northwest edge of the city when originally developed, but streetcar service expanded to the area and connected the University with downtown and other parts of the city soon thereafter, and the land surrounding the university became attractive for residential development. In the decades that followed, the University, Trinity Heights, and Williams Additions south of the school opened a large amount of land for residential development – as did the circa 1910 Coleman Addition (also known as Coleman Acres) within the historic district (Figure 2). As shown in Figure 2, lots within the Coleman Addition were substantially larger than lots within the other subdivisions surrounding the university. The Coleman Addition also had the advantage of being located close to both the university and downtown. As a result, the Coleman Addition attracted prominent university leaders, while continuing to attract the business and civic leaders that were initially drawn to the Williams Addition.

As Waxahachie continued to grow, it offered more of the amenities generally associated with larger, more established cities. In 1912, an interurban line connected Waxahachie to Dallas, 30 miles to the north. This electrical rail system vastly undercut the price of steam-rail passenger service to Dallas and operated on a more frequent and reliable basis. The tracks ran along Brown and North College streets, along the east side of downtown. By 1914, service also extended to Waco, 60 miles to the south. The convenient transportation link provided by the interurban allowed Waxahachie's residents to work in Dallas or Waco while continuing to live in Waxahachie. As a result, many

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<sup>173</sup> Steve Wallace, “Waxahachie's Mule Cars,” in *This Was Ellis County* (Waxahachie, TX: Junior Historians of Waxahachie High School, 1979), from RootsWeb, [https://sites.rootsweb.com/~txecm/street\\_railway\\_page.htm](https://sites.rootsweb.com/~txecm/street_railway_page.htm).

<sup>174</sup> The 1986 National Register Multiple Property Listing for Historic Resources of Waxahachie designated the West End Historic District as well as multiple individual properties within the Bullard Addition. See the THC Historic Sites Atlas, <https://atlas.thc.state.tx.us/AdvancedSearch/MPS?mpsid=55>.

<sup>175</sup> Mark Wesley Kylar, “The Historical Development of the Public School System in Waxahachie, Texas: Exploring a Local Dialect in the Grammar of Schooling,” PhD diss. (University of Texas at Austin, 2010), 162.

<sup>176</sup> Kylar, “Public School System in Waxahachie,” 330.

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Waxahachie residents rose to prominence not just locally but also in the region during this period. The interurban operated successfully for over 30 years until the popularity of automobiles forced its closing in 1949.

Waxahachie's Economy Sustains as Cotton Production Wanes

Cotton production and demand maintained high levels in the post-World War I era, resulting in sustained regional growth. While the Blackland Prairie of central and north-central Texas continued to produce much of the state's cotton, the fields of south and west Texas began to grow substantial amounts of the crop. Waxahachie and surrounding areas thus began to lose their dominant position as the state's largest and most significant cotton center. With the Great Depression of the 1930s, cotton demand plummeted, signaling the end of Waxahachie's most prosperous era. Most of the gins, compresses, and cottonseed oil mills were abandoned. Immediately south of the district, the Waxahachie Cotton Mill temporarily suspended operations in the early 1930s and then closed entirely by 1941.<sup>177</sup> Federal money from the Works Progress Administration allowed for some improvements and new construction within Waxahachie.<sup>178</sup>

In the post-World War II era, Waxahachie, like much of the nation, entered the automobile age. The interurban line was discontinued in 1949, as citizens had shifted to using their own cars as their primary means of transportation. Waxahachie stood at the crossroads of two federal highways, US 77 and US 287 (BU 287/West Main Street), which pierced the town and met at the northeast corner of the courthouse square (Map 4). The highways proved an economic asset to the community but also affected the historic character of some old neighborhoods and the architectural integrity of the commercial buildings downtown. In many older neighborhoods—including the West Marvin Avenue-Patrick Street Historic District—new detached garages were constructed adjacent to older homes, residential infill construction tended to incorporate attached garages, and new commercial and institutional developments often included large surface parking lots.

Manufacturing and agricultural processing sustained the economy into the 1970s and 1980s, with over 300 businesses in operation, including one lingering cotton oil mill; feed and poultry processing plants; and clothing, furniture, and fiberglass manufacturers.<sup>179</sup> Although the population dipped slightly from its peak at 15,720 in 1968, it remained high at 13,452 in 1977. Around the same time, community members began organizing to protect and recognize Waxahachie's rich inventory of historic architectural resources, establishing Historic Waxahachie, Inc. in 1977 and initiating a series of historic resource surveys and destinations in the early 1980s. The city's historic resources received attention in the 1980s when four movies were filmed in town, using the historic viaduct (no longer extant), industrial complexes, and impressive downtown buildings as backdrops, underscoring the significance of Waxahachie's built environment.<sup>180</sup> Today, Waxahachie is experiencing renewed growth and prosperity. Its proximity to one of the nation's fastest-growing metropolitan areas has attracted numerous commuters to the town. Even though many of its citizens work in the Dallas-Fort Worth metroplex, Waxahachie boasts a healthy economy with several large manufacturing companies.

**Criterion A**

Area of Significance: Community Planning and Development

*Local Planning Trends Exemplified along West Marvin Avenue and Patrick Street*

The West Marvin Avenue-Patrick Street Historic District holds significance under National Register Criterion A in the area of Community Planning and Development because it encapsulates a wide range of local residential planning trends within a compact area. For example, the district encompasses both subdivisions with large lots for affluent families and an adjacent subdivision with compact lots for mill workers. The large lots within the 1890 Williams

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<sup>177</sup> "Waxa Cotton Mill Starts Work Mon.," *Waxahachie Daily Light*, Sep. 23, 1932, p. 1; "Manufacturer Favorably Impressed with Waxa," *Waxahachie Daily Light*, Feb. 5, 1941, p. 1; both from Newspapers.com.

<sup>178</sup> Kylar, "Public School System in Waxahachie," 326.

<sup>179</sup> Felty, "Waxahachie, TX."

<sup>180</sup> Felty, "Waxahachie, TX."

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Addition and the 1899 Patrick estate typify early suburbanization – a trend initiated by the wealthy, trying to move away from increasingly dense and industrialized downtowns in this era of rapid urbanization. These large lots typically were developed with sprawling, irregular-plan houses surrounded by landscaped grounds and quasi-agricultural outbuildings – like the Patrick House (Resource 97, Photo 12) and the Williams-Erwin House in the Williams Addition (Resource 6). The National Park Service establishes the significance of this embrace of “Rural Architecture and Home Grounds” in *Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places*.<sup>181</sup> Meanwhile, the small lots in the Cotton Mill Addition along Patrick Street communicate how land-use planning trends differed for the working class. The modest bungalow at 236 Patrick Street (Resource 103) remains intact today as an example of mill worker housing. Importantly, the affluent subdivisions along West Marvin Avenue and the worker housing in the Cotton Mill Addition developed concurrently; the proximity of the mill and worker housing did not diminish the desirability of the West Marvin Avenue location. Although spatial integration of different economic classes was common in the late nineteenth and early twentieth centuries, few historic districts capture both large lots and small lots in this way. (Although the Cotton Mill Addition was redeveloped in the mid-twentieth century, the circa 1900 lot division patterns remain, and the redevelopment holds significance in its own right, as further discussed below.)

In the early twentieth century, the district evolved to reflect the trend toward university-related residential development. When Trinity University moved to Waxahachie in 1902, the City provided ten acres for the campus and \$80,000 in cash partially funded by platting one hundred acres of pastureland around the proposed campus as the University Addition with lots selling for around \$200 each.<sup>182</sup> The population spiked with the addition of Trinity students, faculty, and the many families that moved to town so their children could attend college while living at home. To facilitate easy access to downtown, by 1904 the street railway was extended to the campus. By 1904, West Marvin Avenue also was expanded westward through the district, connecting the downtown street grid with the new university.<sup>183</sup> Development along West Marvin Avenue was integral to this trend but distinctive at the same time. As the area immediately south of Trinity filled with new dwellings—mostly modest bungalows and cottages constructed in a dense and consistent fashion—West Marvin Avenue provided larger lots where both university faculty and staff and wealthy merchants, doctors, business owners, and other successful citizens could build substantial architect-designed homes. Examples of some of the dwellings built by prominent residents in the district during the 1910s, relatively soon after the relocation of Trinity in Waxahachie, include the Prairie-style house built by H.D Rankin for cotton gin manager John Ratchford at 405 West Marvin Avenue (Resource 2) in 1912, the Prairie-style McCartney House designed by C.D. Hill and built by W.W. Walston at 603 West Marvin Avenue (Resource 24, Photo 23) in 1912, and the bungalow built by W.W. Walston for George P. Mizell at 807 West Marvin Avenue (Resource 47, Photo 29) in 1910.

In the 1920s and 1930s, the district again evolved to reflect the nationwide planning trends and the changing local context in Waxahachie. Nationwide, the Craftsman aesthetic and “Small House” movement gained popularity – a significant trend detailed in the *Historic Residential Suburbs* bulletin.<sup>184</sup> The decline of the cotton economy in Waxahachie beginning in the 1930s amplified this trend locally, leading even prominent families to opt for more modestly sized and economical housing. Federal mortgage lending practices beginning in the 1930s also encouraged construction of smaller housing (as discussed in the *Historic Residential Suburbs* bulletin).<sup>185</sup> From the 1930s into the mid-twentieth century, nationwide mortgage lending practices encouraged lending in newer, predominantly white neighborhoods and discouraged lending in neighborhoods with more racially and ethnically diverse demographics or

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<sup>181</sup> David L. Ames and Linda Flint McClelland, *Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places* (Washington, DC: NPS, 2002), from NPS, [https://www.nps.gov/subjects/nationalregister/upload/NRB46\\_Suburbs\\_part1\\_508.pdf](https://www.nps.gov/subjects/nationalregister/upload/NRB46_Suburbs_part1_508.pdf).

<sup>182</sup> Beasley, Ellen and Margaret Culbertson, *Waxahachie Architecture Guide Book*, 269.s

<sup>183</sup> “Waxahachie, Tex.” [Map], Sheet 1, Sanborn Fire Insurance Co., 1904, from the University of Texas Libraries (UT), <https://maps.lib.utexas.edu/maps/sanborn/txu-sanborn-waxahachie-1904-01.jpg>.

<sup>184</sup> Ames and McClelland, *Historic Residential Suburbs*.

<sup>185</sup> Ames and McClelland, *Historic Residential Suburbs*.

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older housing stock. Although research for this historic district nomination was not able to locate mortgage lending maps indicating the areas recommended for new loans versus those neighborhoods where mortgages were discouraged (or “redlined”), the high volume of development during the era suggests that mortgage loans were readily available within the district.<sup>186</sup> Between 1925 and 1959, Sanborn maps show redevelopment and resubdivision of large lots along West Marvin Avenue to accommodate small Craftsman bungalows and Ranch houses. For example, at the northeast corner of West Marvin Avenue and University Avenue, Sanborn maps from 1925 show a large house with a rambling Queen Anne footprint, but by 1948 the lot had been redeveloped with a modest Ranch house (Resource 79). (See Figure 10.) The mid-twentieth-century resources along Patrick Street also reflect this trend. After the cotton mill closed in around 1941 due to the decline of the cotton market, much of the Cotton Mill Addition was redeveloped with modest Ranch housing that responded to popular trends and lending policies of the day, as illustrated by the houses at 240, 243, 302 Patrick Street (Resources 110, 111, and 114). Similarly, 1925 Sanborn maps show a large lot associated with the adjacent house at 707 West Marvin Avenue (Resource 40, Photo 28), but by 1953 this lot was subdivided and developed with the Mid-Century Modern house at 615 West Marvin Avenue (Resource 37, Photo 27). (See Figure 9.) Just outside of the district boundary, the redevelopment of the remainder of the Waxahachie Cotton Mill land to accommodate the Patrick Street Apartments public housing around 1950 also demonstrates an important midcentury planning trend (although that trend is significant under a different historic context and therefore the property is not included within the boundaries of this district).

In the post-World War II era, development in the district also reflected auto-oriented planning trends. The properties developed in the postwar era generally include garages – either attached or detached. Redevelopments in the postwar era also typically incorporated surface parking lots and auto-related amenities, as seen with both the First United Methodist Church constructed from 1950 to 1955 at 505 West Marvin Avenue (Resource 16, Photo 20) and the 1969 Marvin Place Apartments at 506 West Marvin Avenue (Resource 18, Photo 21). The church was designed by A. George King & Associates and built by Dolph Construction Company (Photo 20).<sup>187</sup> Margaret Culbertson and Ellen Beasley aptly describe in the *Waxahachie Architectural Guidebook* how the layout of the church complex responded to the needs of the community at the time of its construction:

Architect A. George King took full advantage of the spacious full-block site by angling the two main wings from the tower toward the corners of the lot. The resulting wide “V” visually funnels visitors to the central entrance and helps to enliven the long façade. The design accommodates the importance of the automobile by providing a rear entrance from the parking lot into the same main entrance hall.<sup>188</sup>

The Marvin Place Apartments (Resource 18, Photo 21) similarly demonstrate significant postwar planning trends. As discussed within the building summary in Section 7, construction of the apartments required a zoning change from single-family to multifamily from Waxahachie’s City Council in 1968.<sup>189</sup> The zoning change was approved by all but one vote. Hightower’s attorney Warwick Jenkins explained to City Council that commercial growth was extending from Ferris Avenue onto West Marvin Avenue. He called the area “a neighborhood of transition.”<sup>190</sup> U.T. Builders Inc. and Tandy Industries, Inc. of Waxahachie built Marvin Place Apartments, which according to former city officials was one of the first “modern apartment buildings” built in Waxahachie since World War II. Each apartment featured all-electric individual heat and air conditioning controls, carpet, drapes, kitchen appliances, TV antennae, and soundproofing.<sup>191</sup> The apartment complex also responds to the demand for auto access, using a long and low configuration to place parking spaces adjacent to each unit and provides covered parking under carports that line the

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<sup>186</sup> Research conducted to date has not been able to locate any locally specific documentation about redlining or spatial segregation. These topics are recommended for future research and historic context development.

<sup>187</sup> Beasley, Ellen and Margaret Culbertson, *Waxahachie Architecture Guide Book*, 278.

<sup>188</sup> Beasley, Ellen and Margaret Culbertson, *Waxahachie Architecture Guide Book*, 278.

<sup>189</sup> “City OKs Apartments,” *The Waxahachie Daily Light*, July 26, 1968, www.newspapers.com.

<sup>190</sup> “City OKs Apartments.”

<sup>191</sup> “Open House Scheduled Sunday,” *The Waxahachie Daily Light*, April 5, 1970, www.newspapers.com.

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buildings. These adaptations helped Waxahachie’s historic neighborhoods survive the transition into the mid-to-late twentieth century – a trend which today has significance in its own right.

*Helping Waxahachie Grow and Prosper: Prominent Local Leaders along W. Marvin and Patrick Streets*

With its convenient location on high ground between downtown and the historic university campus, the West Marvin Avenue-Patrick Street historic district historically attracted a diverse array of prominent residents. Many of the district’s houses were constructed in the early twentieth century, alongside the development of the nearby university campus, and the district’s residents historically maintained strong ties with the university. The significance and impact of the community living along West Marvin Avenue and Patrick Street, though, historically extended far beyond the university. The land associated with the district was originally owned and subdivided by John Gideon Williams. Williams first owned land in Ellis County as early as 1857, served as Ellis County Sheriff from 1858 through 1860, and then began acquiring additional land around Waxahachie in the late nineteenth century.<sup>192</sup> After the Civil War, the collapse of the cotton market and the devaluation of land in Texas enabled ambitious speculators like Williams to amass large land holdings. The 1880 census lists Williams as a farmer living in town in Waxahachie with his wife Cynisca and seven children.<sup>193</sup> Over time, Williams gained power and prominence as a Waxahachie businessman, banker, and mayor.<sup>194</sup> The early development of the Patrick Street area is associated with a similarly significant individual: Marshall T. Patrick, president of Waxahachie’s First National Bank and owner of extensive land and livestock holdings.<sup>195</sup> Other prominent representatives from all major sectors of Waxahachie’s economy chose to live in the district in the decades to come – with occupants working not only at the university, but also in the cotton industry, the lumber business, and local government, as summarized within Table 5 below. The occupants also, importantly, represented a wide breadth of economic classes, illustrating the trend of economic integration commonly found within small-scale suburban residential developments from the late nineteenth and early twentieth centuries.

*Table 5. Summary of associations between historic occupants in the district and major sectors of Waxahachie’s economy. Additional detail on occupants is provided within the Building Summaries in Section 7.*

Resource ID (Address)	Local College/University	Cotton	Lumber/Furniture	Local Government
Resource 2, 405 West Marvin Avenue A		John Ratchford, manager of the People's Gin		
Resource 5, 411 West Marvin Avenue		S.A. Cliff, cotton buyer		
Resource 6, 412 West Marvin Avenue A (Williams-Erwin House, NRHP-listed, RTHL)	Frank Erwin Jr., member of the University of Texas Board of Regents from 1963-1975 and chairman of the Board			Frank Erwin Sr., Chief Deputy at the Ellis County Clerk's Office

<sup>192</sup> Texas County Tax Rolls, Ellis County, 1857, from FamilySearch, <https://www.familysearch.org/ark:/61903/3:1:939F-WW9F-3Z?i=32&cc=1827575&personUrl=%2Fark%3A%2F61903%2F1%3A1%3AQ2QG-QJNM>; “History of Sheriffs,” Ellis County Sheriffs Office, accessed Oct. 26, 2023, <https://elliscountysheriff.com/ecso/index.php/history-of-sheriffs>

<sup>193</sup> US Federal Census Records, 1880, Ellis County, Waxahachie, from Ancestry, [https://www.ancestry.com/discoveryui-content/view/6736617:6742?tid=&pid=&queryId=529bed0785ded490f2f5503a522fac7b&\\_phsrc=mBh1&\\_phstart=successSource](https://www.ancestry.com/discoveryui-content/view/6736617:6742?tid=&pid=&queryId=529bed0785ded490f2f5503a522fac7b&_phsrc=mBh1&_phstart=successSource)

<sup>194</sup> Texas County Tax Rolls, Ellis County, 1857, from FamilySearch, <https://www.familysearch.org/ark:/61903/3:1:939F-WW9F-3Z?i=32&cc=1827575&personUrl=%2Fark%3A%2F61903%2F1%3A1%3AQ2QG-QJNM>; “History of Sheriffs,” Ellis County Sheriffs Office, accessed Oct. 26, 2023, <https://elliscountysheriff.com/ecso/index.php/history-of-sheriffs>

<sup>195</sup> Texas County Tax Rolls, Ellis County, 1857, from FamilySearch, <https://www.familysearch.org/ark:/61903/3:1:939F-WW9F-3Z?i=32&cc=1827575&personUrl=%2Fark%3A%2F61903%2F1%3A1%3AQ2QG-QJNM>; “History of Sheriffs,” Ellis County Sheriffs Office, accessed Oct. 26, 2023, <https://elliscountysheriff.com/ecso/index.php/history-of-sheriffs>.

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Resource ID (Address)	Local College/University	Cotton	Lumber/Furniture	Local Government
	of Regents from 1966-1971			
Resource 11, 415 West Marvin Avenue A		Lee Penn, cotton buyer, bookkeeper, and secretary of Waxahachie Milling Company		
Resource 24, 603 West Marvin Avenue A (McCartney House, NRHP-listed)		Charles Lewis Penn, owner of C.L. Penn Cotton Company		
Resource 26, 606 West Marvin Avenue	Alton and Elizabeth Pierce, both faculty members in the Music Department of Trinity University (1940-1965)			
Resource 27, 607 West Marvin Avenue A				James C. Lumpkins, county judge and city attorney; David Hill, current Mayor of Waxahachie
Resource 37, 615 West Marvin Avenue A			Forest A. Still, manager of a local lumber yard.	Rae Files, among the first women to be elected to the Texas House of Representatives, serving from 1941-1951
Resource 39, 704 West Marvin Avenue			Jimmy M. Alderdice and family owned local company Alderdice Woodcraft	
Resource 46, 804 West Marvin Avenue				Jack B. Eastham, Direct of the Ellist County Garm Bureau and president of the school board
Resource 47, 807 West Marvin Avenue A				George Mizell, school board member and city alderman
Resource 69, 1003 West Marvin Avenue		Jettie Davis, cotton farmer in Reagor Springs (1962-1986)		

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Resource ID (Address)	Local College/University	Cotton	Lumber/Furniture	Local Government
Resource 70, 1004 West Marvin Avenue A			Norman Jett Thomas worked in retail lumber.	
Resource 75, 1111 West Marvin Avenue A	J.B. Ford, chemistry teacher at Trinity University			
Resource 77, 1115 West Marvin Avenue A		Harry West Knowles, who worked for G.M. Fadden Cotton Co.; Roy S. Malone, a worker for Southland Cotton Oil Company		
Resource 90, 1203 West Marvin Avenue A		Edward A. Du Bose Jr., assistant manager at The Waxahachie Cotton Mill; George P. and Jimmie Bullard Jr.		
Resource 105, 238 Patrick Street A			The Tapp family owned the shop Tapp Furniture Store, located in downtown Waxahachie.	
Resource 107, 239 Patrick Street A				Deputy District Clerk Edgar P. Kemble
Resource 110, 243 Patrick Street A	Mr. Howard Wolfe, foreign languages teacher at Trinity University and published <i>Studies in Goethe's Poetic Style</i>			

**Criterion C**

Architecture

The buildings composing the West Marvin Avenue-Patrick Street Historic District embody a wide variety of significant architectural styles reflective of trends from their construction periods. The eclectic grouping of edifices that make up the historic district range from simple cottages to grand, fanciful displays of ornamentation. The historic district also includes a substantial number of buildings associated with esteemed architects who enjoyed regional, state-wide, and national recognition. Likewise, the plethora of reputable building contractors credited for constructing the resources composing the historic district reveals both the vibrant building boom in Waxahachie as well as the high level of skill and talent among industry practitioners. The diversity of styles and degree of sophistication of buildings in the West Marvin Avenue-Patrick Street District reflects the economic prosperity Waxahachie experienced as a result of its cotton production.

*Association with Significant Architectural Styles*

The arrival of rail service in the 1870s and the subsequent prosperity brought on by the cotton boom attracted an influx of newcomers to Waxahachie seeking wealth and opportunity. With them, they brought new tastes, materials,

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technologies, and ideas, including those associated with architecture. Architectural styles within the district generally reflect nationally popular tastes and trends, as summarized in Table 6 below.

*Table 6. Representative examples of architectural styles within the district*

Style	Representative Properties
Queen Anne	412 West Marvin Avenue, Resource 6 233 Patrick Street, Resource 97
Classical Revival	910 West Marvin Avenue, Resource 60
Craftsman	414 West Marvin Avenue, Resource 9
Ranch	808 West Marvin Avenue, Resource 49

The early forms and styles to emerge in the West Marvin Avenue-Patrick Street Historic District—grand Queen Anne residences—are consistent with High Victorian architecture popular across the state and nation. As residents erected homes in the new subdivisions opened along West Marvin Avenue and Patrick Street, the forms and styles aligned with mainstream tastes seen elsewhere. Waxahachie’s status as an important agricultural, government, and university town attracted professionals with advanced formal training and expertise, among them architects, designers, and builders. American architectural publishing took hold during the latter half of the 1800s, and the availability of pattern and plan books disseminated throughout the United States meant professional architects and contractor-builders alike had access to a wealth of information.<sup>196</sup> Given the prosperity of many of the district’s residents, they had the means and access to follow designs and apply information learned from the architectural publishing materials. The Williams-Erwin House at 412 West Marvin Avenue (Resource 6) and the Marshall T. Patrick House at 233 Patrick Street (Resource 97, Photo 12) are examples of Queen Anne houses in the district inspired by late-nineteenth-century architectural catalogs.

In the early twentieth century, nationwide tastes shifted away from Victorian-era styles like Queen Anne and toward the more restrained Classical Revival style. As a result of this trend, in the early twentieth century, a number of Classical Revival houses were constructed in the district. The house at 909 West Marvin Avenue (Resource 58, Photo 36) offers a unique interpretation of the Classical Revival style; it features truncated Ionic columns, a pedimented gable, and exceptionally balanced proportions.

In the early twentieth century, Craftsman architecture gained popularity nationwide. The J.R. Erwin House at 414 West Marvin Avenue (Resource 9, Photo 17) exemplifies the Craftsman style, with its low-pitched, cascading roof lines, projecting rafter tails, porch box columns, sash windows, and horizontal emphasis. Similarly, in the mid-twentieth century, architectural tastes nationwide shifted to embrace the Ranch style. The dwelling at 808 West Marvin Avenue (Resource 49, Photo 30) provides a good example of a Ranch-style house in the district, featuring a side-gable roof, brick cladding, an inset, partial-width porch, and, again, an emphasis on horizontality.

*Architects*

Many of the buildings in the West Marvin Avenue-Patrick Street Historic District were designed by well-known architects or architectural firms, most of them based in Dallas. These designers range from relatively unknown local architects to significant nationally known firms, but each contributed to the development of the built environment and architectural aesthetic of West Marvin Avenue and Patrick Street. Table 7 presents the known architects who designed buildings within the West Marvin Avenue-Patrick Street Historic District, and the paragraphs that follow provide detailed information about each one.

<sup>196</sup> Leland M. Roth, *A History of American Architecture* (Boulder, Colorado: Westview Press, 2001), 235-236.



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*Table 7. Architects and their designs within the district*

Architect	Property Designed
Sanguinet & Staats	415 West Marvin Avenue, Resource 11
A. George King & Associates	505 West Marvin Avenue, Resource 16
C.D. Hill	603 West Marvin Avenue, Resource 24
Forrest Upshaw, Jr.	615 West Marvin Avenue, Resource 37
Smith and Ekblad	804 West Marvin Avenue, Resource 46
Bertram C. Hill	1004 West Marvin Avenue, Resource 70
Joseph W. Northrup	233 West Marvin Avenue, Resource 97

**Sanguinett & Staats**

Marshall R. Sanguinet and Carl G. Staats founded the firm Sanguinet & Staats in Fort Worth, Texas in 1903.<sup>197</sup> Sanguinet moved to Fort Worth in 1883 to practice architecture, partnering with a variety of designers until the turn of the century. Staats, originally from New York, spent his early career in San Antonio, Texas, working for James Riely Gordon, who designed the Ellis County Courthouse, before he was hired by Sanguinet as a draftsman. Once partnered, Sanguinett and Staats grew into one of the state’s largest architectural practices. Based out of Fort Worth, they designed a wide variety of building types, but they became best known for their steel-framed skyscrapers. Many of the high-rise edifices constructed before 1930 in Fort Worth, Beaumont, Houston and Midland, and San Antonio were designed by the firm.<sup>198</sup> Examples include First National Bank Building in Houston (1905), the Flatiron Building in Fort Worth (1907), the Scarbrough Building in Austin (1910), the C. F. Carter Building in Houston (1919), and the South Texas Building, San Antonio, (1919). Sanguinet & Staats also enjoyed acclaim for their large residential designs.

Sanguinet & Staats pioneered the use of a large office team composed of architects, engineers, and other support. They branched out, opening offices in Dallas, Wichita Falls, San Antonio, Waco, and Houston, making them one of the first statewide architectural practices. When Wyatt C. Hedrick purchased a partial interest in Sanguinet & Staats in 1922, the firm became Sanguinet, Staats, Hedrick, and Gottlieb (a limited partner). Sanguinet & Staats retired in 1926, and the others went into private practice under their own names.

**George King & Associates**

Arthur George King grew up in Corsicana, Texas, and graduated from high school in 1923.<sup>199</sup> He attended Rice Institute in Houston, earning a Bachelor of Arts in 1927 and a Bachelor of Science in Architecture in 1928. King worked as a draftsman for Wyatt Cephas Hedrick in Fort Worth from 1928 to 1934 and for Preston M. Geren also in Fort Worth from 1934 to 1943. During this period, he and Everett Lee Frazier, Sr. together designed Farrington Field, a massive stadium constructed by the Work Projects Administration.<sup>200</sup> King also designed several residences, including 505 West Marvin Avenue (Resource 16). In 1939, he became a registered architect in Texas. He served as a first lieutenant in the United States Army Corps of Engineers from 1943 to 1946. When King returned to Fort Worth, he became a partner in Wiley G. Clarkson’s firm. The firm built Navarro County Memorial Hospital and an elementary school in Corsicana, among other projects. In 1952, King started his own firm A. George King & Associates, focusing on educational commissions, including but not limited to: the Browning Heights Elementary School in Haltom City (1954), C. B. Berry Elementary School (1953) and Booker T. Washington School (1955, improvements), both in

<sup>197</sup> Christopher Long, “Sanguinet and Staats,” *Handbook of Texas Online*, accessed July 24, 2023, <https://www.tshaonline.org/handbook/entries/sanguinet-and-staats>.

<sup>198</sup> Long, “Sanguinet and Staats.”

<sup>199</sup> Susan Allen Kline, “King, Arthur George,” *Handbook of Texas Online*, accessed July 24, 2023, <https://www.tshaonline.org/handbook/entries/king-arthur-george>.

<sup>200</sup> Kline, “King, Arthur George.”

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Arlington, and R. L. Paschal Senior High School in Fort Worth (1955). King was admitted to the American Institute of Architects (AIA) in 1946.

**C.D. Hill**

Charles Dexter Hill, born in Edwardsville, Illinois, in 1873, attended Valparaiso University from 1894 to 1895. When he returned to Edwardsville, he worked as a draftsman for Charles Pauly and Frederick C Bonsack, while simultaneously running his own practice. Hill moved to Texas in 1903 and joined the firm Sanguinet & Staats in Fort Worth. Tasked with managing a new branch office for the firm in Dallas, he became a partner in 1906, and the practice became known as Sanguinet, Staats & Hill. One year later, he bought out the Dallas practice, renaming it C.D. Hill & Company. His new firm enjoyed success at a rapid rate, and in 1908, a second office in Houston opened. Other partners who joined C.D. Hill & Company included Douglas F. Coburn and Herschell D. Smith. C.D. Hill joined the AIA in 1917. When Hill died in 1926, his partners went on to form other practices. C.D. Hill's work focused on classical designs. Many of them have been listed in the National Register of Historic Places, including the South Texas National Bank Building (1909) in Dallas, Oak Lawn Methodist Church (1911) in Dallas, Galveston City Hall (1916), and Central Presbyterian Church (1916) in Waxahachie.

**Forrest Upshaw, Jr.**

Forrest Upshaw, Jr. was born in Waxahachie in 1926. After serving in the United States Air Force as a cadet during World War II, he received a degree in architecture from the University of Texas in 1951. Upshaw earned his Texas state architectural license in 1953 and passed certification by the National Council of Architectural Registration Boards in 1961. He lived in Waxahachie with his family and later in Dallas where he established his own practice, Upshaw & Associates. Upshaw's work focused mostly on large-scale designs for municipal, religious, educational, and medical buildings. Buildings the architect designed in Waxahachie include the addition to Boze-Mitchell McKibben Funeral Home, 511 West Main Street (1975); Central Fire Station, 407 Water Street (1960); the addition to the old Waxahachie High School (now Global High School), 600 West 2nd Street (1963); First Christian Church, 1109 Brown Street (1975); and the addition to Tenery Hospital (now Baylor Scott & White Medical Center), 1405 West Jefferson Street (1965).

**Smith and Ekblad**

Cole Smith was born in 1926 and grew up in Topeka, Kansas. He began college at Kansas State University at the age of 16.<sup>201</sup> World War II interrupted his education, and Smith served in the Philippines. When he returned, he found that the architectural curriculum had shifted from an emphasis on Beaux Art principles to the Bauhaus Style. Receiving an education focusing on both schools of thought made Smith a rare designer trained in the two diverging disciplines. He worked for several other architects before he started his own private practice and then partnered with Robert Ekblad. Cole Smith was elected a Fellow of the American Institute of Architects in 1993.

Robert "Bob" Ekblad also had origins in Kansas. His childhood home was near the Blue River in the northeast side of the state. He, too, attended Kansas State University, where he played on the college's football and basketball teams.<sup>202</sup> Ekblad earned degrees in Architectural Engineering and Architecture but took a break from the university to serve as a Navy Lieutenant J.G. in the Pacific Theater during World War II. He completed his studies in 1947 and moved to Dallas to begin his career as an architect and engineer shortly thereafter. He worked for two other firms before he formed a partnership with Cole Smith. Bob served two terms each on the Dallas City Plan Commission, the Dallas Urban Rehabilitation Standards Board, and the Dallas Building Code and Appeals Board. He also served two terms on the Commission on Church Architecture for the Lutheran Church in America and was president of the Dallas Chapter of the Construction Specifications Institute. Like Smith, he was a member of the AIA.

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<sup>201</sup> "Cole Smith, 1926-2019," *The Dallas Morning News*, accessed July 24, 2023, <https://obits.dallasnews.com/us/obituaries/dallasmorningnews/name/cole-smith-obituary?id=2078713>.

<sup>202</sup> "Robert Ekblad Obituary," *The Dallas Morning News*, accessed July 24, 2023, <https://obits.dallasnews.com/us/obituaries/dallasmorningnews/name/robert-ekblad-obituary?id=12841098>.

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Cole Smith and Bob Ekblad formed the partnership Smith and Ekblad in 1959. The firm, which completed more than 2,000 projects, became well-known for its designs of many prominent Dallas homes, including the residences at 5323 Park Lane, 4241 Bordeaux Avenue, 5323 Park Lane, 4416 Lakeside Drive, and 4245 Armstrong Parkway to name a few. Their non-residential commissions included the Jewish Community Center in Dallas, the first Dallas Holocaust Memorial, numerous churches, offices, medical and bank buildings, apartments, and industrial complexes. Smith and Ekblad’s work specializes in historical revival designs, with a focus on detail and craftsmanship.

**Bertram C. Hill**

Born in Bedminster, Bristol, England in 1881, Bertram Charles Hill graduated from the Merchant Venturer’s Technical College in Bristol before immigrating to the United States.<sup>203</sup> He worked for a short period on the East Coast before moving to Dallas in 1905. He established a partnership with architect C.D. Hill and did drafting and consulting work for C.D. Hill & Company, R.H. Hunt Company, as well as for other firms. Hill’s first major projects were the Adolphus Hotel and Dallas City Hall. In 1921, Bertram Hill opened his own office in Dallas and designed many private residences there from the 1920s through the 1940s. His designs are concentrated in the Swiss Avenue, Gaston Avenue, Lakewood, and Highland Park areas. He took on non-residential projects as well, including commercial properties, churches, and country club buildings. Hill earned an esteemed reputation for his grand Georgian-style designs. He retired in 1977 at the age of 95.

**Joseph W. Northrup**

Joseph Walter Northrop was born in New Haven, Connecticut in 1860. He moved to Hartford in 1882 and worked for architect George Keller. In 1885, he relocated to Bridgeport and opened his own practice there. He contributed designs to architectural publications, the source for the Patrick House (Resource 97, Photo 12) design in Waxahachie.

*Builders*

The abundance of contractors who worked on building the West Marvin Avenue-Patrick Street Historic District resources sheds light on the building boom in Waxahachie during the late nineteenth and early twentieth centuries. The high demand for talent and labor to take on construction projects reveals the community’s interest in architecture and the quality execution of building projects. The number of builders who worked on edifices within the historic district is too high to detail each one. However, the table below elucidates how active the construction industry was and the financial resources citizens enjoyed as a result of Waxahachie’s success with growing, selling, and processing cotton.

*Table 8. Builders and their projects within the historic district.*

Architect	Property Designed
H.D. Rankin	405 West Marvin Avenue, Resource 2 707 West Marvin Avenue, Resource 40 1004 West Marvin Avenue, Resource 70
C.J. Griggs	412 West Marvin Avenue, Resource 6 233 Patrick Street, Resource 97
H.D. Timmons	412 West Marvin Avenue, Resource 6
W.W. Edwards	414 West Marvin Avenue, Resource 9
J.S. McCanless	415 West Marvin Avenue, Resource 11
Krohne & Brasher	502 West Marvin Avenue, Resource 14
Dolph Construction Company	505 West Marvin Avenue, Resource 16
W.W. Walston	603 West Marvin Avenue, Resource 24
O.B. Bennett	606 West Marvin Avenue, Resource 26 608 West Marvin Avenue, Resource 31

<sup>203</sup> “Bertram C. Hill architectural plans, papers and other materials, circa 1920-1970: A Guide to the Collection,” Texas Archival Resources Online, accessed July 24, 2023, [https://txarchives.org/smu/finding\\_aids/00134.xml#:~:text=Bertram%20Charles%20Hill%20was%20born.to%20Dallas%2C%20Texas%20in%201905.](https://txarchives.org/smu/finding_aids/00134.xml#:~:text=Bertram%20Charles%20Hill%20was%20born.to%20Dallas%2C%20Texas%20in%201905.)

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Jimmy M. Alderdice	704 West Marvin Avenue, Resource 39
Leslie Lowry	804 West Marvin Avenue, Resource 46
Phillip N. Jeffers	804 West Marvin Avenue, Resource 46
R.E. Sutherland	905 West Marvin Avenue, Resource 55
H.W. Madson	910 West Marvin Avenue, Resource 60
Charles S. Owen	1003 West Marvin Avenue, Resource 69

**Conclusion**

The West Marvin Avenue-Patrick Street Historic District encompasses buildings erected in early subdivisions of Waxahachie from the late nineteenth century to the mid-twentieth century. They form a diverse grouping that reflects planning trends associated with the city's different periods of economic prosperity and developmental growth. Many of the district's residences were built and inhabited by prominent citizens involved in Waxhachie's cotton industry, land development, business ownership, and teaching at the university, among other endeavors. The buildings composing the historic district embody popular forms and architectural styles reflective of regional, state, and national trends, with many of them having been designed by locally and nationally significant architects. The West Marvin Avenue-Patrick Historic District is nominated under Criterion A in the area of Community Planning and Development and under Criterion C in the area of Architecture, at the local level.

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*Waxahachie, Texas*

West Marvin Avenue-Patrick Street Historic District, Ellis County, Texas

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*Ellis County, Texas*

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West Marvin Avenue-Patrick Street Historic District, Ellis County, Texas

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## Section 10: Geographical Data

**Acreage of Property:** 48.68

**Coordinates:** (see continuation sheet 10-57)

### Latitude/Longitude Coordinates

Datum if other than WGS84: NA

1. 32.398114° -96.856307°
2. 32.394685° -96.847610°
3. 32.392755° -96.848235°
4. 32.394001° -96.855691°
5. 32.395027° -96.856628°
6. 32.397560° -96.856565°

**Verbal Boundary Description:** The boundary of the West Marvin Avenue-Patrick Street Historic District is shown as the blue line on **scale maps 1-2**. The West Marvin Avenue-Patrick Street Historic District is comprised of about 15 blocks and 55 parcels roughly situated between North Spencer Street to the west, the rear property lines of the resources fronting the north side of West Marvin Avenue to the north, Ferris Avenue to the east, and Water Street and West Parks Avenue to the south.

**Boundary Justification:** The boundaries of the West Marvin Avenue-Patrick Street Historic District contains a collection of intact surviving historic resources associated with the establishment of early suburban estates and some of the earliest subdivisions platted in Waxahachie, and the district illustrates change over time to respond to planning trends and the local economic context. Properties immediately outside the district boundaries are primarily commercial to the east, recreational and public housing to the south, vacant lots or single-family dwellings lacking integrity and significance to the west, and residential areas closely tied to the development of Trinity University to the north. The L-shape of the historic district, with a wide east-west component perpendicular to a truncated north-south extension, results from the two intersecting thoroughfares—West Marvin Avenue and Patrick Street—that compose the historic district.

West Marvin Avenue-Patrick Street Historic District, Ellis County, Texas

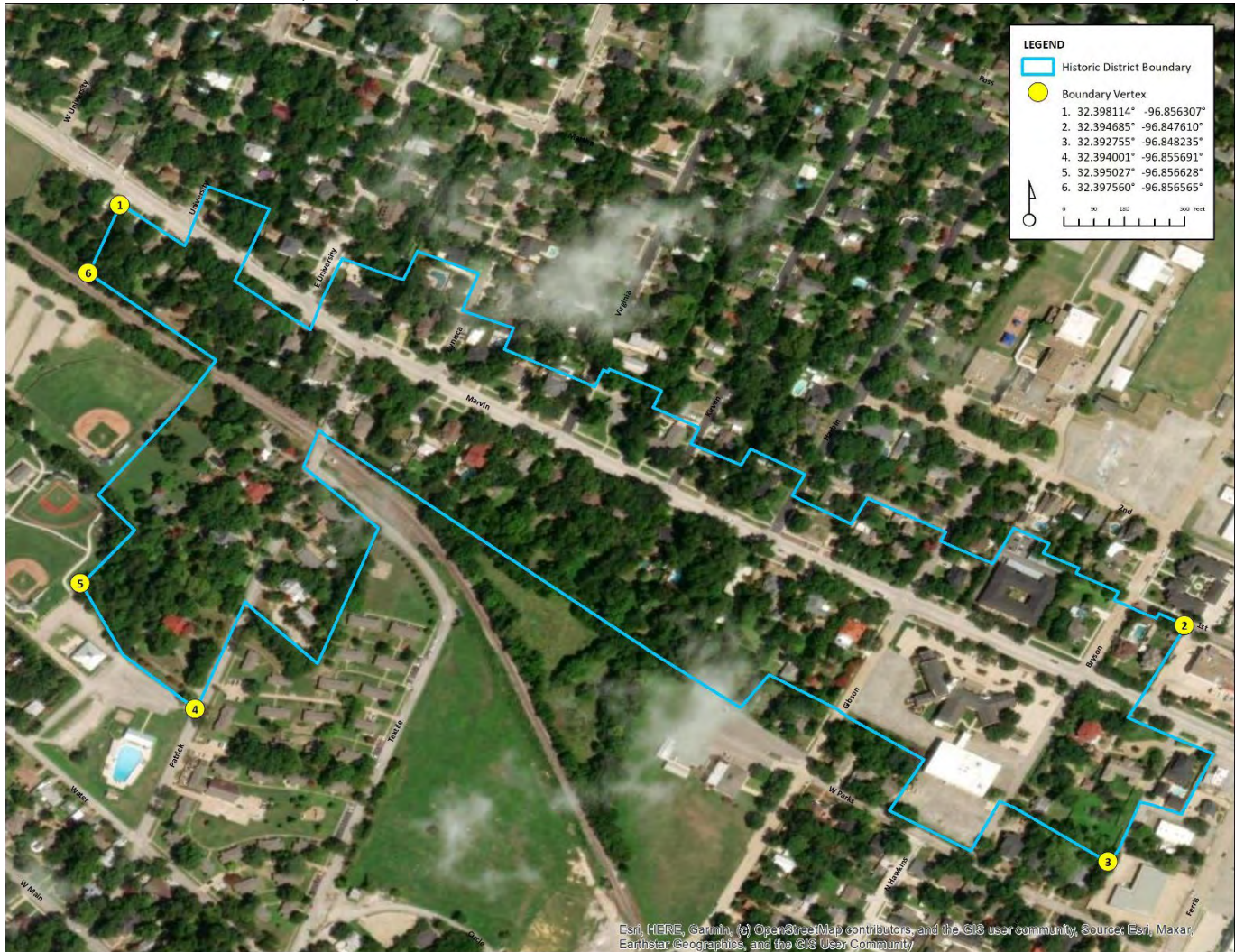
Maps

Map 1. West Marvin Avenue-Patrick Street Historic District boundaries in blue. Source: HHM & Associates, Inc., 2023.



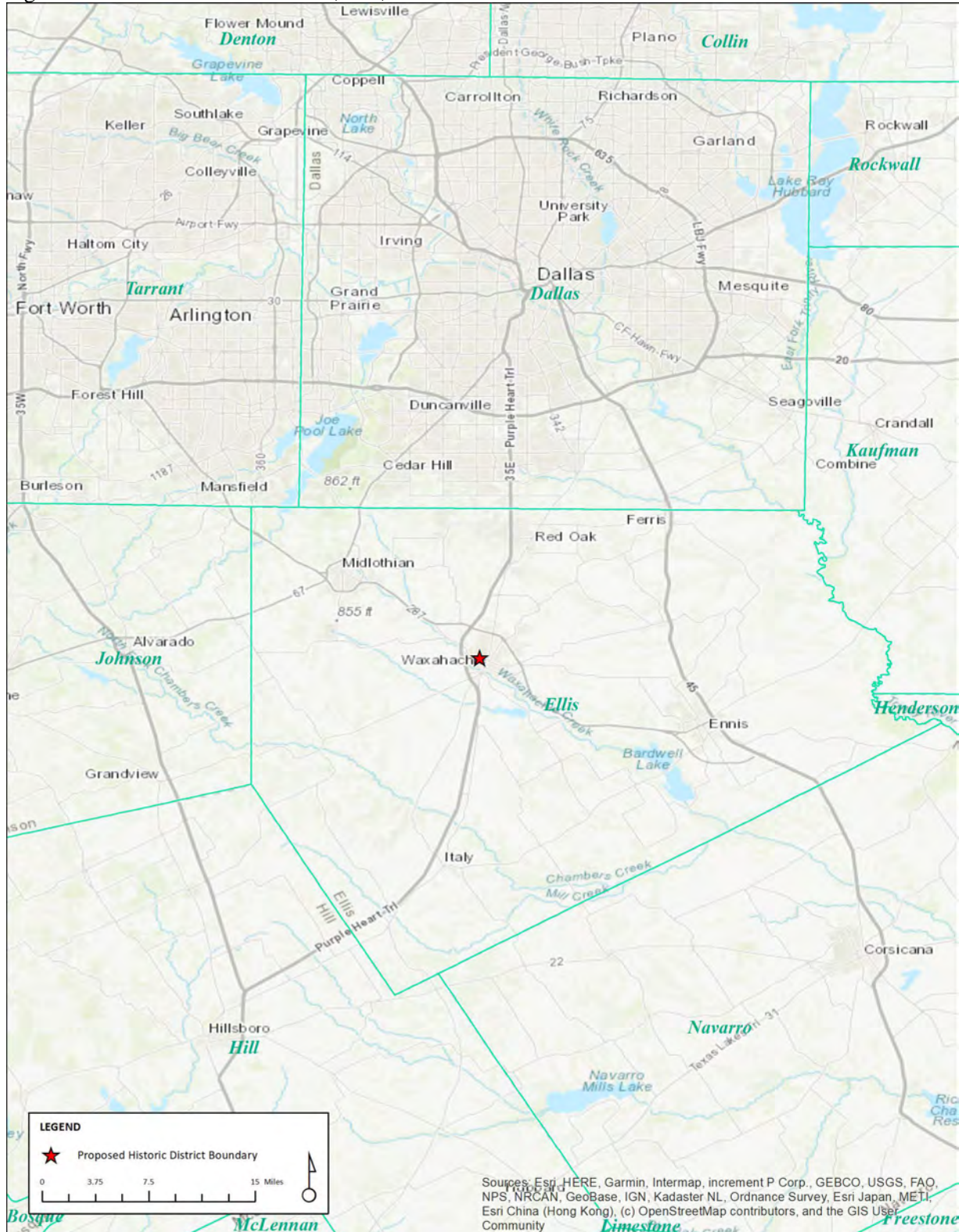
West Marvin Avenue-Patrick Street Historic District, Ellis County, Texas

Map 2. Aerial view of the West Marvin Avenue-Patrick Street Historic District showing boundaries and vertices.  
Source: HHM & Associates, Inc., 2023.



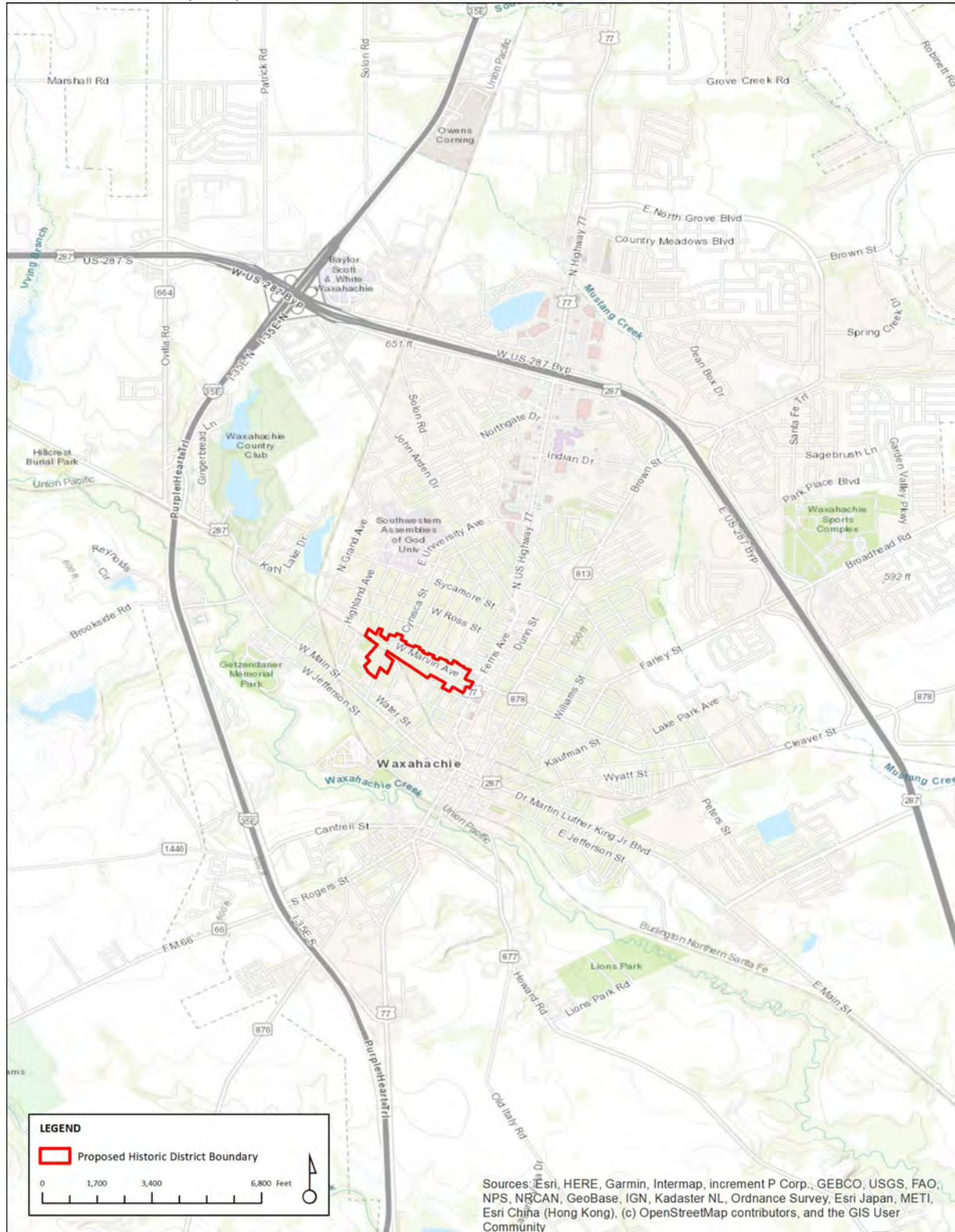
West Marvin Avenue-Patrick Street Historic District, Ellis County, Texas

Map 3. View of the location of the West Marvin Avenue-Patrick Street Historic District within the north-central Texas region. Source: HHM & Associates, Inc., 2023.



West Marvin Avenue-Patrick Street Historic District, Ellis County, Texas

Map 4. View of the location of the West Marvin Avenue-Patrick Street Historic District within Waxahachie. Source: HHM & Associates, Inc., 2023.



West Marvin Avenue-Patrick Street Historic District, Ellis County, Texas

Map 5. Map showing contributing (black circles) and noncontributing (white circles) resources in the West Marvin Avenue-Patrick Street Historic District. The black line represents the historic district boundary. Source: HHM & Associates, Inc., 2024.



West Marvin Avenue-Patrick Street Historic District, Ellis County, Texas

Map 6. Map showing the resources in the West Marvin Avenue-Patrick Street Historic District color-coded according to their dates of construction. Source: HHM & Associates, Inc., 2024.



West Marvin Avenue-Patrick Street Historic District, Ellis County, Texas

Map 7. Map showing the resources in the West Marvin Avenue-Patrick Street Historic District color-coded according to their architectural styles. Source: HHM & Associates, Inc., 2024.





West Marvin Avenue-Patrick Street Historic District, Ellis County, Texas

**Figures**

Figure 1. Bird's eye view of Waxahachie in 1886. Note Marvin College, the large building in the center of the block in the top right portion of the image. The street on the southern side of the block is Marvin Avenue (highlighted in blue). Heading west, the land remained undeveloped at this point. Source: *Waxahachie Architectural Guidebook* via Ellis County Museum.



West Marvin Avenue-Patrick Street Historic District, Ellis County, Texas

Figure 2. Detail, *Texas Title & Loan Company Official Map of the City of Waxahachie, Texas*, 1922; the blue inset contains the district. Source: Texas General Land Office, <https://historictexasmaps.com/collection/search-results/4841-official-map-of-the-city-of-waxahachie-texas-general-map-collection>.



West Marvin Avenue-Patrick Street Historic District, Ellis County, Texas

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Figure 3. Oblique view of the Marshall T. Patrick House (Resource 97) in 1975. Source: The Portal to Texas History, University of North Texas Libraries.



West Marvin Avenue-Patrick Street Historic District, Ellis County, Texas

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Figure 4. View of the Waxahachie Cotton Mill along the Houston and Texas Central Railway, just south of the West Marvin Avenue-Patrick Street Historic District, looking north, date unknown. Source: Ellis County Museum.



West Marvin Avenue-Patrick Street Historic District, Ellis County, Texas

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Figure 5. View of the Waxahachie Cotton Mill workers' housing, just south of the West Marvin Avenue-Patrick Street Historic District, looking southwest, date unknown. The tall domed and gabled building in the background on the far right is the Marshall T. Patrick House (Resource 97). Source: Ellis County Museum.



West Marvin Avenue-Patrick Street Historic District, Ellis County, Texas

Figure 6. Detailed view of the 1909 Sanborn Fire Insurance Company map of Waxahachie showing that the area occupied by the West Marvin Avenue-Patrick Street Historic District was not developed enough to be rendered on the map. Note the location of the Waxahachie Cotton Mills, just south of West Marvin Avenue and east of Patrick Street. Mill Street has been renamed Textile Street. Source: Perry-Castañeda Library Map Collection, The University of Texas at Austin.



West Marvin Avenue-Patrick Street Historic District, Ellis County, Texas

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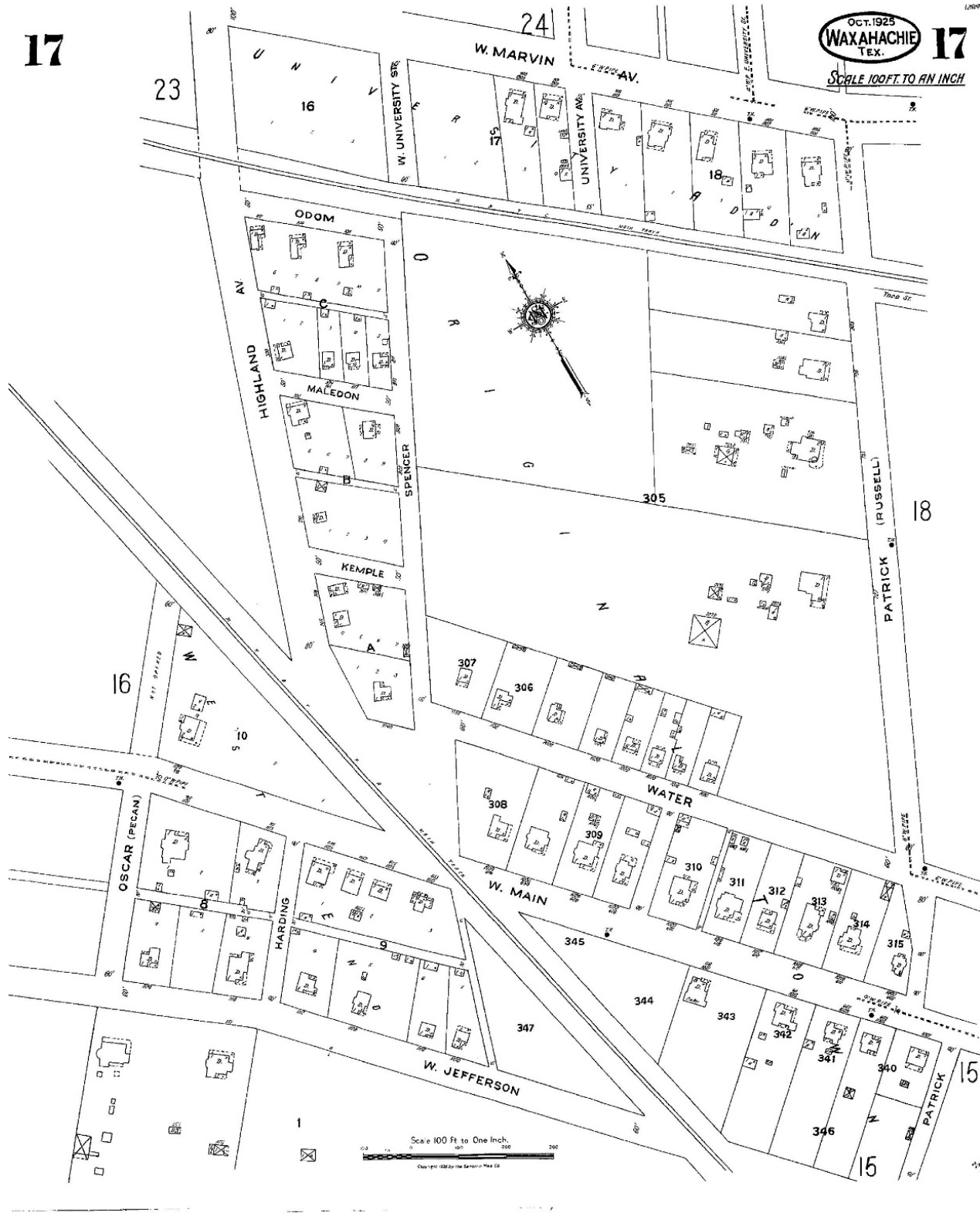
Figure 7. Bird's eye view of Waxahachie ca. 1910, taken from the Ellis County Courthouse building, looking west (left) and north (right). Source: Ellis County Museum.

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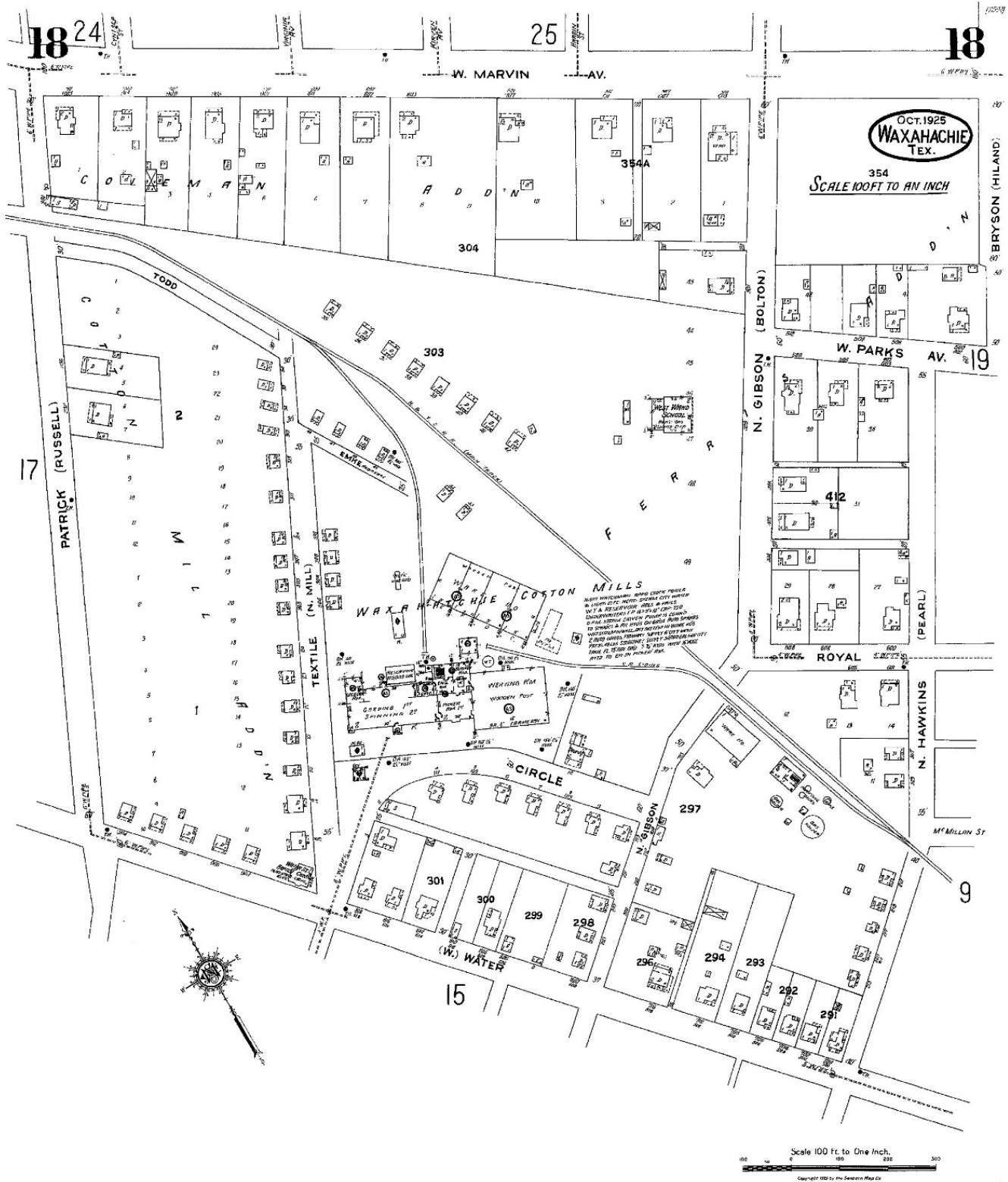
Figure 8. Sheet 17 of the 1925 Sanborn Fire Insurance Company map of Waxahachie. Note the empty lots and ample remaining open space. Source: Perry-Castañeda Library Map Collection, The University of Texas at Austin.





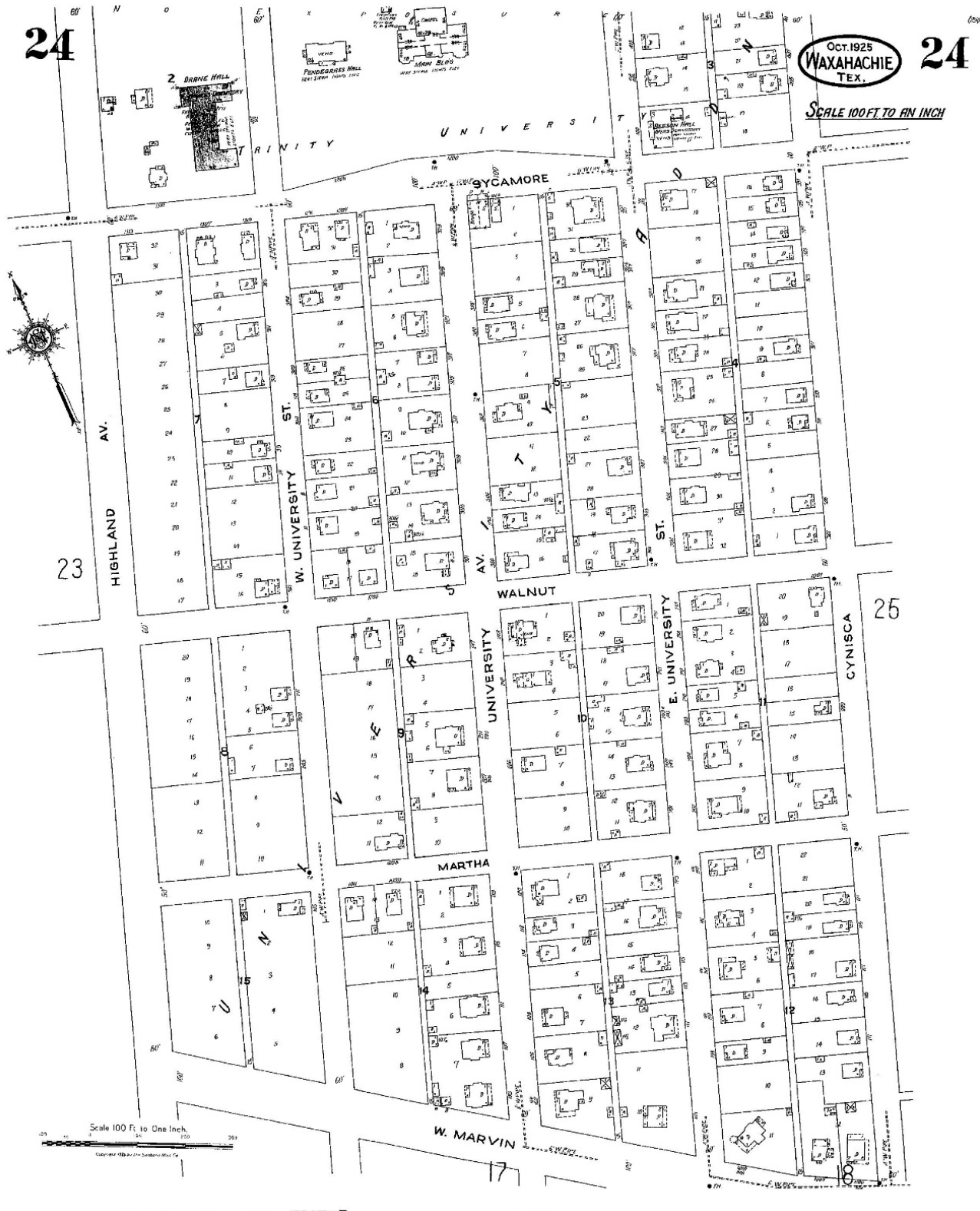
West Marvin Avenue-Patrick Street Historic District, Ellis County, Texas

Figure 9. Sheet 18 of the 1925 Sanborn Fire Insurance Company map of Waxahachie. Source: Perry-Castañeda Library Map Collection, The University of Texas at Austin.



West Marvin Avenue-Patrick Street Historic District, Ellis County, Texas

Figure 10. Sheet 24 of the 1925 Sanborn Fire Insurance Company map of Waxahachie. Source: Perry-Castañeda Library Map Collection, The University of Texas at Austin.





West Marvin Avenue-Patrick Street Historic District, Ellis County, Texas

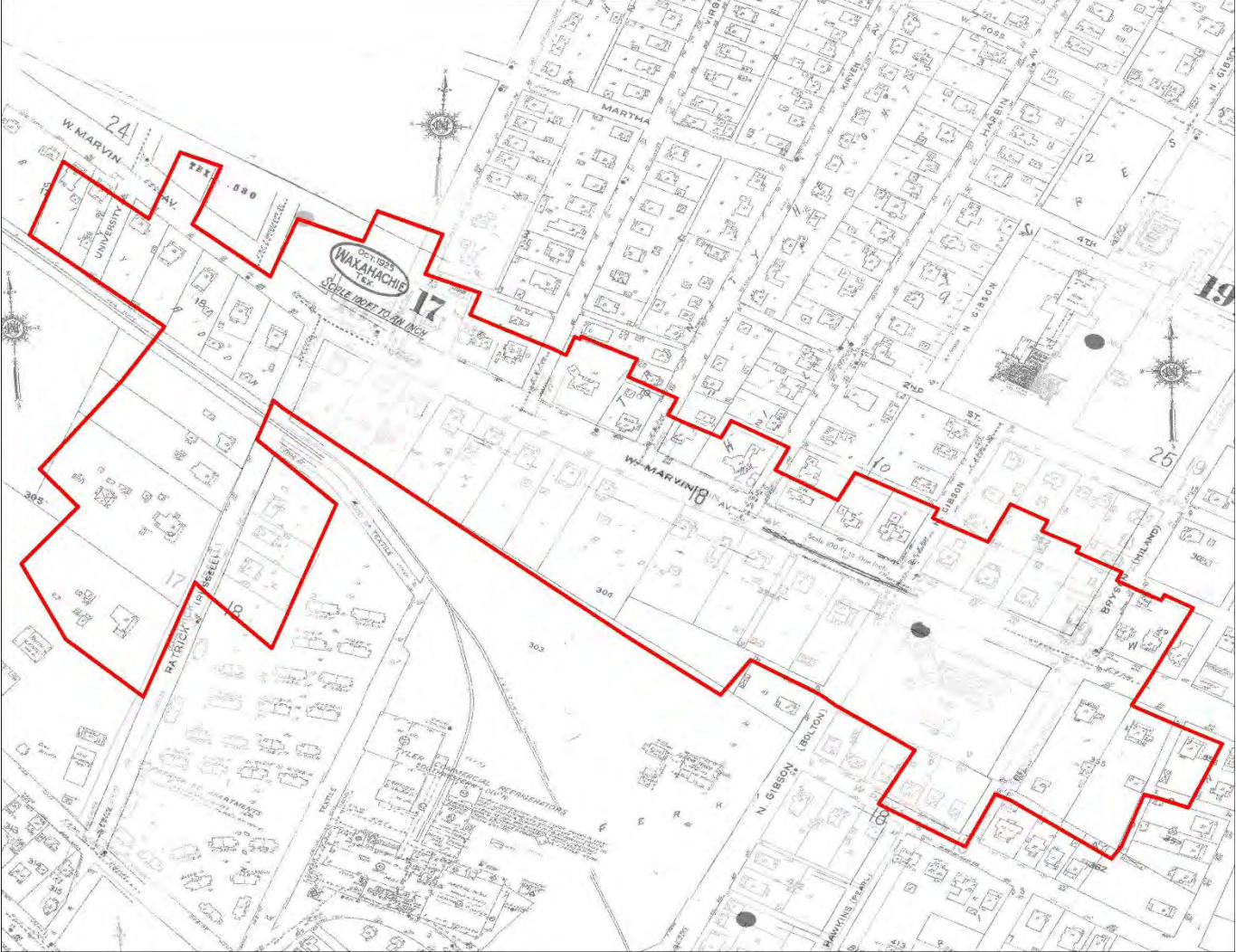
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Figure 12. Oblique view of the Williams-Erwin House (Resource 6), date unknown. Source: Ellis County Museum.



West Marvin Avenue-Patrick Street Historic District, Ellis County, Texas

Figure 13. Overlay of the 1959 Sanborn Fire Insurance Company maps of Waxahachie and the West Marvin Avenue-Patrick Street Historic District boundaries. Source: Perry-Castañeda Library Map Collection, The University of Texas at Austin, HHM & Associates, Inc, 2023.



West Marvin Avenue-Patrick Street Historic District, Ellis County, Texas

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**Photos**

Photo 1. Contextual view of the south side of the 900-block of West Marvin Avenue. Camera facing southeast.



West Marvin Avenue-Patrick Street Historic District, Ellis County, Texas

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Photo 2. Contextual view of the north side of the 900-block of West Marvin Avenue. Camera facing northwest.



West Marvin Avenue-Patrick Street Historic District, Ellis County, Texas

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Photo 3. Contextual view of the south side of the 800 block of West Marvin Avenue. Camera facing southwest.





West Marvin Avenue-Patrick Street Historic District, Ellis County, Texas

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Photo 4. Contextual view of the south side of the 600-block of West Marvin Avenue. Camera facing southeast.



West Marvin Avenue-Patrick Street Historic District, Ellis County, Texas

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Photo 5. Contextual view of the north side of the 500- and 600 blocks of West Marvin Avenue. Camera facing northwest.



West Marvin Avenue-Patrick Street Historic District, Ellis County, Texas

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Photo 6. Contextual view of the south side of the 400- and 500-blocks of West Marvin Avenue. Camera facing northeast.



West Marvin Avenue-Patrick Street Historic District, Ellis County, Texas

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Photo 7. Contextual view of the east side of the 200-block of Patrick Street. Camera facing southeast.



West Marvin Avenue-Patrick Street Historic District, Ellis County, Texas

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Photo 8. Contextual view of Patrick Street. Camera facing southwest.



West Marvin Avenue-Patrick Street Historic District, Ellis County, Texas

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Photo 9. Contextual view of West Marvin Avenue. Camera facing west-northwest.



West Marvin Avenue-Patrick Street Historic District, Ellis County, Texas

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Photo 10. Frontal view of the T.J. Bullard House, 221 Patrick Street A (Resource 92). Camera facing northwest.



West Marvin Avenue-Patrick Street Historic District, Ellis County, Texas

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Photo 11. Frontal view of the property at 232 Patrick Street (house burned in 2023). Camera facing southeast.





West Marvin Avenue-Patrick Street Historic District, Ellis County, Texas

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Photo 12. Oblique view of the Marshall T. Patrick House, 233 Patrick Street A (Resource 97). Camera facing west-southwest.



West Marvin Avenue-Patrick Street Historic District, Ellis County, Texas

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Photo 13. Frontal view of 239 Patrick Street A (Resource 107). Camera facing northwest.



West Marvin Avenue-Patrick Street Historic District, Ellis County, Texas

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Photo 14. Oblique view of 405 West Marvin Avenue A (Resource 2). Camera facing southwest.



West Marvin Avenue-Patrick Street Historic District, Ellis County, Texas

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Photo 15. Frontal view of 411 West Marvin Avenue (Resource 5), one of the noncontributing resources in the historic district. Camera facing southeast.



West Marvin Avenue-Patrick Street Historic District, Ellis County, Texas

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Photo 16. Frontal view of the Williams-Erwin House, 412 West Marvin Avenue A (Resource 6). Camera facing northeast.



West Marvin Avenue-Patrick Street Historic District, Ellis County, Texas

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Photo 17. Frontal view of the J.R. Erwin House, 414 West Marvin Avenue A (Resource 9). Camera facing northeast.



West Marvin Avenue-Patrick Street Historic District, Ellis County, Texas

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Photo 18. Oblique view of 414 West Marvin Avenue B (Resource 10), the garage apartment at the rear of the J.R. Erwin House (Resource 9). Camera facing south.



West Marvin Avenue-Patrick Street Historic District, Ellis County, Texas

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Photo 19. Frontal view of 415 West Marvin Avenue A (Resource 11). Camera facing southwest.





West Marvin Avenue-Patrick Street Historic District, Ellis County, Texas

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Photo 20. Oblique view of First United Methodist Church (Resource 16), located at 505 West Marvin Avenue A. Camera facing south.



West Marvin Avenue-Patrick Street Historic District, Ellis County, Texas

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Photo 21. Frontal view of 506 West Marvin Avenue A (Resource 18). Camera facing northeast.



West Marvin Avenue-Patrick Street Historic District, Ellis County, Texas

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Photo 22. Frontal view of 514 West Marvin Avenue (Resource 23). Camera facing northeast.



West Marvin Avenue-Patrick Street Historic District, Ellis County, Texas

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Photo 23. Frontal view of the McCartney House, 603 West Marvin Avenue A (Resource 24). Camera facing southwest.



West Marvin Avenue-Patrick Street Historic District, Ellis County, Texas

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Photo 24. Frontal view of 607 West Marvin Avenue A (Resource 27). Camera facing southwest.



West Marvin Avenue-Patrick Street Historic District, Ellis County, Texas

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Photo 25. Frontal view of 608 West Marvin Avenue A (Resource 31). Camera facing northeast.



West Marvin Avenue-Patrick Street Historic District, Ellis County, Texas

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Photo 26. Frontal view of 611 West Marvin Avenue A (Resource 34). Camera facing southwest.



West Marvin Avenue-Patrick Street Historic District, Ellis County, Texas

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Photo 27. Frontal view of 615 West Marvin Avenue A (Resource 37). Camera facing southwest.





West Marvin Avenue-Patrick Street Historic District, Ellis County, Texas

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Photo 28. Frontal view of 707 West Marvin Avenue (Resource 40). Camera facing southwest.



West Marvin Avenue-Patrick Street Historic District, Ellis County, Texas

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Photo 29. Frontal view of 807 West Marvin Avenue A (Resource 47). Camera facing southwest.



West Marvin Avenue-Patrick Street Historic District, Ellis County, Texas

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Photo 30. Frontal view of 808 West Marvin Avenue (Resource 49). Camera facing northeast.



West Marvin Avenue-Patrick Street Historic District, Ellis County, Texas

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Photo 31. Frontal view of 811 West Marvin Avenue A (Resource 50). Camera facing southwest.



West Marvin Avenue-Patrick Street Historic District, Ellis County, Texas

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Photo 32. Frontal view of 901 West Marvin Avenue A (Resource 51). Camera facing southwest.



West Marvin Avenue-Patrick Street Historic District, Ellis County, Texas

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Photo 33. Frontal view of the E.F. Phillips House, 902 West Marvin Avenue (Resource 54). Camera facing northeast.



West Marvin Avenue-Patrick Street Historic District, Ellis County, Texas

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Photo 34. Frontal view of 905 West Marvin Avenue A (Resource 55). Camera facing southwest.



West Marvin Avenue-Patrick Street Historic District, Ellis County, Texas

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Photo 35. Frontal view of 906 West Marvin Avenue (Resource 57). Camera facing northeast.





West Marvin Avenue-Patrick Street Historic District, Ellis County, Texas

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Photo 36. Frontal view of the Dr. L.H. Graham House, 909 West Marvin Avenue A (Resource 58). Camera facing southwest.



West Marvin Avenue-Patrick Street Historic District, Ellis County, Texas

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Photo 37. Frontal view of the Mary and Frank Oldham House, 910 West Marvin Avenue A (Resource 60). Camera facing northeast.



West Marvin Avenue-Patrick Street Historic District, Ellis County, Texas

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Photo 38. Frontal view of 913 West Marvin Avenue A (Resource 62). Camera facing southwest.



West Marvin Avenue-Patrick Street Historic District, Ellis County, Texas

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Photo 39. Frontal view of 1000 West Marvin Avenue A (Resource 67), one of the few noncontributing resources in the district. Camera facing north.



West Marvin Avenue-Patrick Street Historic District, Ellis County, Texas

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Photo 40. Frontal view of 1003 West Marvin Avenue (Resource 69). Camera facing southwest.



West Marvin Avenue-Patrick Street Historic District, Ellis County, Texas

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Photo 41. Frontal view of 1004 West Marvin Avenue (Resource 70). Camera facing northeast.



West Marvin Avenue-Patrick Street Historic District, Ellis County, Texas

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Photo 42. Frontal view of 1107 West Marvin Avenue (Resource 74). Camera facing southwest.



West Marvin Avenue-Patrick Street Historic District, Ellis County, Texas

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Photo 43. Frontal view of 1115 West Marvin Avenue A (Resource 77). Camera facing southwest.





West Marvin Avenue-Patrick Street Historic District, Ellis County, Texas

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Photo 44. Frontal view of 1119 West Marvin Avenue A (Resource 80). Camera facing southwest.



West Marvin Avenue-Patrick Street Historic District, Ellis County, Texas

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Photo 45. Frontal view of 1203 West Marvin Avenue A (Resource 90). Camera facing southwest.



West Marvin Avenue-Patrick Street Historic District, Ellis County, Texas

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Photo 46. Frontal view of noncontributing resource at 1101 West Marvin Avenue A (Resource 73). Camera facing southwest.

