

United States Department of the Interior
National Park Service

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only
received *8/11/86*
date entered *SEP 21 1986*

Continuation sheet Oldham Avenue Historic Dist. Item number all

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NAME Oldham Avenue Historic District

LOCATION 200 to 500 blocks of Oldham Avenue
Waxahachie, Ellis County, Texas

CLASSIFICATION Category: District
Ownership: Private
Status: Occupied, Unoccupied, Work in Progress
Accessible: Not Applicable
Present Use: Private Residence, Vacant, Work in Progress

OWNER See attached PROPERTY OWNERS list

LOCATION OF LEGAL DESCRIPTION Ellis County Courthouse, Waxahachie, Texas

REPRESENTATION IN EXISTING SURVEYS
National Register of Historic Places - Federal
National Park Service, Washington, D. C.
Strickland-Sawyer House - 1984
Recorded Texas Historic Landmark - State
Texas Historical Commission, Austin, Texas
Strickland-Sawyer House - 1980
Texas Historic Sites Inventory - State
1975, 1984-85
Texas Historical Commission, Austin, Texas

DESCRIPTION Condition: Good
Alterations: Altered/Unaltered

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date entered

Continuation sheet Oldham Ave. Historic District item number all

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DESCRIPTION, continued

Original Site: Yes for each site

Physical Description: See attached DESCRIPTION

narrative

SIGNIFICANCE

Period: 1800-1899; 1900-1935

Areas of Significance: Architecture

Specific Dates: See attached INVENTORY OF PROPERTIES

Builder/Architect: See attached INVENTORY OF PROPERTIES

Statement of Significance: See attached SIGNIFICANCE

narrative

GEOGRAPHICAL DATA

Acreage: 14 acres

UTM References: A. 14/702820/3585440

B. 14/703180/3585260

C. 14/703100/3585100

D. 14/702760/3585280

PHOTO NOS. 88-96

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PROPERTY OWNERS (BY ADDRESS) - OLDHAM AVENUE HISTORIC DISTRICT

Owner's Name and Mailing Address	Address of Property	Site No.	Category*
Darryl E. Beeson, et ux. 201 Oldham Waxahachie, Texas 75165	201 Oldham	352	C
James Richard McCall c/o Robert Duke 120 Dallas Highway Waxahachie, Texas 75165	202 Oldham	362	C
Mrs. Blue Bird Noble 414 N. College Waxahachie, Texas 75165	lot on Oldham	N/A	-
Robbie Lee Williams 205 Oldham Waxahachie, Texas 75165	205 Oldham	353	C
Robert Dwaine Duke 6608 Ascot Lane Dallas, Texas 75214	208 Oldham	363	C
Frank Lucio 301 Oldham Waxahachie, Texas 75165	301 Oldham	N/A	N/C
James Richard McCall c/o Robert Duke 120 Dallas Highway Waxahachie, Texas 75165	304 Oldham	364	C
J. B. Aday 305 Oldham Waxahachie, Texas 75165	305 Oldham	354	C
Juanita Goodwin c/o Juanita Hope 2015 Houston School Road Lancaster, Texas 75146	307 Oldham	355	C

* See Definition of Categories in SIGNIFICANCE section.

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Michael D. Pierce 308 Oldham Waxahachie, Texas 75165	308 Oldham	365	C
Ella J. Riddle 309 Oldham Waxahachie, Texas 75165	309 Oldham	356	C
T. F. Street 400 Oldham Waxahachie, Texas 75165	400 Oldham	366	C
Walter H. Huber 401 Oldham Waxahachie, Texas 75165	401 Oldham	357	C
A. F. Ihlenfeldt 402 Oldham Waxahachie, Texas 75165	402 Oldham	367	C
Mrs. A. M. Regalado c/o Rayno Regalado 434 Clover Dale Lane Garland, Texas 75043	404 Oldham	368	C
Mrs. Sovola Shackelford 407 Oldham Waxahachie, Texas 75165	407 Oldham	358	C
Jimmy K. Cox 408 Oldham Waxahachie, Texas 75165	408 Oldham	369	C
Billy L. Lothridge 500 Oldham Waxahachie, Texas 75165	500 Oldham	370	C
D. R. Newman 503 Oldham Waxahachie, Texas 75165	503 Oldham	359	N/C
Tommy S. Southerland 505 Oldham Waxahachie, Texas 75165	505 Oldham	360	C
C. R. Southerland 601 Oldham Waxahachie, Texas 75165	601 Oldham	361	C

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Continuation sheet Oldham Ave. Historic District Item number all

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DESCRIPTION - OLDHAM AVENUE HISTORIC DISTRICT

The Oldham Avenue Historic District, located about five blocks northeast of the courthouse square, presents numerous outstanding examples of locally popular, late nineteenth- and early twentieth-century, domestic architectural styles. For the most part the houses stand on large, irregularly sized lots. All of the dwellings are of frame construction and most remain virtually unaltered. With strong vertical composition and ornate jig-sawn detailing, the Queen Anne residences such as the Griffin House (Site No. 358), the McDade House (Site No. 369), the Fears House (Site No. 352) and the Strickland-Sawyer House (Site No. 370), visually dominate the neighborhood. Other more modest, vernacular house types, such as 304 Oldham (Site No. 363), are also evident. With its one- and two-story porch, assymetrically arranged facade, and subdued Neoclassical detailing, the Beall House (Site No. 357) is one of Waxahachie's most unusual homes. Historic photographs and Sanborn maps show the porch to be original to the house. One of the city's premier examples of bungalow architecture stands at 305 Oldham (Site No. 354) and represents a link to Waxahachie's growth during the early twentieth century.

Residential development along Oldham Avenue ceased by the late 1920s, and relatively few changes have occurred since then. The houses have generally maintained their architectural integrity, and restoration efforts in recent years have revitalized the neighborhood.

For a complete list of all structures in the district, see INVENTORY OF PROPERTIES.

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INVENTORY OF PROPERTIES (BY SITE NO.) - OLDHAM AVENUE HISTORIC DISTRICT

Site No., Address, Category: Date of Construction. Historic Name, if known. Builder, if known. Brief Description of Property. Brief Statement of Significance, if applicable.

Site No. 352, 201 Oldham, Contributing: circa 1895. W. H. Fears House. Two-story frame dwelling with center passage, one- and two-story porch and symmetrical facade. Home of prominent local attorney and former county judge W. H. Fears.

Site No. 353, 205 Oldham, Contributing: circa 1890. One-story frame dwelling with a modified L plan.

Site No. N/A, 301 Oldham, Contributing: c. 1955. One-story frame dwelling.

Site No. 354, 305 Oldham, Contributing: circa 1925. Jarrett House. One- and two-story frame dwelling with bungalow details and three-tiered, low-pitched gable roof. Used as the parsonage for the First Methodist Church by the late 1920s.

Site No. 355, 307 Oldham, Contributing: circa 1900. One-story frame dwelling with modified L plan and gable end with imbricated shingles.

Site No. 356, 309 Oldham, Contributing: circa 1900. One-story frame dwelling with center passage and rear ell.

Site No. 357, 401 Oldham, Contributing: 1894. Jack Beall House. Two-story frame dwelling with center passage, double-door entry, and one- and two-story porch with classical detailing. Home of Jack Beall who served as a Texas State Senator and later as a member of the U. S. House of Representatives. In 1903 purchased by D. D. Floyd, a realtor.

Site No. 358, 407 Oldham, Contributing: circa 1890. E. H. Griffin House. Two-story frame dwelling with modified L plan, two-story porch, and ornate jigsaw bargeboards and porch brackets. Home of prominent late nineteenth-century realtor and developer E. H. Griffin.

Site No. 359, 503 Oldham, Non-contributing: circa 1925. One-story frame dwelling with asbestos siding.

Site No. 360, 505 Oldham, Contributing: circa 1920. One-story frame dwelling with broad, low-pitched porch inset within gable end.

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- Site No. 361, 601 Oldham, Contributing: circa 1920. One-story frame dwelling with bungalow detailing including tapered box columns and exposed rafter ends.
- Site No. 362, 202 Oldham, Contributing: circa 1890. Two-story frame dwelling with side passage plan and one-story porch. An unusual plan type for Waxahachie.
- Site No. 363, 208 Oldham, Contributing: circa 1890. One-story frame dwelling with modified L plan, corbel-capped chimneys, and double-gabled facade.
- Site No. 364, 304 Oldham, Contributing: circa 1900. W. T. Buckner House. One-story frame dwelling with modified L plan. Work in progress.
- Site No. 365, 308 Oldham, Contributing: circa 1910. Two-story frame dwelling with hipped roof and one-story porch.
- Site No. 366, 400 Oldham, Contributing: circa 1925. One-story frame dwelling with massive hip-roofed porch.
- Site No. 367, 402 Oldham, Contributing: circa 1900. One-and-a-half-story frame dwelling with central gabled dormer.
- Site No. 368, 404 Oldham, Contributing: circa 1925. One-story frame dwelling with bungalow massing and composition.
- Site No. 369, 408 Oldham, Contributing: circa 1890. T. J. McDade House. Two-story frame dwelling with corner turret and one- and two-story porch. Home of T. J. McDade, a merchant and banker.
- Site No. 370, 500 Oldham, Contributing: 1897. Strickland-Sawyer House. C. W. Thrash, builder. Two-and-a-half-story frame dwelling with corner turret and two-story wrap-around porch. One of the city's most opulent Queen Anne residences. Home of J. F. Strickland, who helped develop interurban lines in the Dallas area and was the first president of Texas Power and Light, based in Dallas. Later owned by local druggist J. W. Sawyer.

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SIGNIFICANCE - OLDHAM AVENUE HISTORIC DISTRICT

The Oldham Avenue Historic District is comprised exclusively of late nineteenth- and early twentieth-century dwellings. The neighborhood presents a good cross-section of the type of residences that were built during Waxahachie's most prosperous period. Like the West End, the Oldham Avenue area attracted many of the town's most prominent citizens, including developer E. H. Griffin, attorney W. H. Fears, cotton broker C. D. Pickett, and businessman J. F. Strickland. The district includes 20 structures, and all but two properties contribute to the historic character and ambiance of the district.

The Oldham Avenue Historic District was part of Waxahachie's East End, an area that extended along East Marvin Street, but also stretched several blocks south to include Oldham Avenue. The East End and West End were areas of substantial speculation and development around the turn of the century. Competition between the two neighborhoods was intense for many years. In 1891 a poem entitled "East and West Ends" and written by a member of a local literary society, outlined differences between the rival developments. Separately owned and operated street car lines provided service to both the East and West Ends, although both systems were eventually incorporated into a single, city-wide, street-car company.

For more historical information on the individual structures, see the INVENTORY OF PROPERTIES.

Definition of Categories

Contributing. Properties in this category include structures that add to the historic character of the district. These buildings are at least 50 years old yet most were constructed between 1890 and 1910. Properties in this category retain most of their historic character and more recent alterations have been relatively minor and unobstrusive.

Non-contributing. Only two structures within the entire district are classified in the category. The building at 503 Oldham (Site No. 359), was erected about 1920, but has been so severely altered in recent years that its architectural integrity has been compromised. It detracts from the area's overall historic character and is regarded as intrusive. The other structure was erected less than fifty years ago and is, therefore, automatically classified as non-contributing.

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VERBAL BOUNDARY DESCRIPTION - OLDHAM AVENUE HISTORIC DISTRICT

Beginning at the northwest corner of lot 15A, block 9, Town Addition, proceed east crossing Flat Street until reaching the northeast corner of lot 2, block 3, Town Addition. Thence north until reaching the northwest corner of lot 3, block 3, Town Addition. Thence east until reaching the northeast corner of lot 2, block 2, Town Addition. Thence south approximately 100 feet. Thence east crossing Williams and Bethel streets until reaching the northeast corner of lot D, block 37, Town Addition. Thence south until reaching the southeast corner of lot D, block 37, town Addition. Thence west crossing Bethel Street until reaching the southwest corner of lot 2, block 1, Town Addition. Thence south crossing Oldham Avenue until reaching the southeast corner of lot 1, block 39, Town Addition. Thence west along the southern boundary of lot 1, block 39, Town Addition and continuing across Williams Street and along the southern boundaries of lots 5, 4, and 3, block 40, Town Addition until reaching the south west corner of lot 2, block 40, Town Addition. thence west crossing McClain street and continuing along the southern boundaries of lot 1, block 40, Town Addition; lot 11, block 42B, Town Addition; lot 12, block 42B, Town Addition; lots 13C and 14B, block 8, Town Addition; lots 13D and 14C, block 8, Town Addition until reaching the southeast corner of the property including lots 13E, 14A, and 14D, block 8, Town Addition. Thence north crossing Oldham Avenue until reaching the northwest corner of lot 15A, block 9, Town Addition, the point of beginning.

JUSTIFICATION OF BOUNDARIES - OLDHAM AVENUE HISTORIC DISTRICT

The Oldham Avenue Historic District includes a cohesive grouping of large late nineteenth- and early twentieth-century residences. Structures in adjoining properties are more modest in scale and have been severely altered. They do not possess any significant historical associations with those structures included in the district.

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Continuation sheet

Item number

Page

Multiple Resource Area
Thematic Group

Name Waxahachie Multiple Resource Area
State Ellis County, TEXAS

Nomination/Type of Review

Date/Signature

41. Joshua Chapel A.M.E. Church **Substantive Review** Keeper

Attest

Patrick Andrews 9/24/86

42. Kirven, J.D., House

**Entered in the
National Register**

Keeper

Attest

Betty L. Savage 9/24/86

Melvin Byers 9/24/86

43. Kroger, William, House

Substantive Review

Keeper

Attest

Patrick Andrews 9/24/86

Betty L. Savage 9/24/86

44. Langsford, Samuel, House

**Entered in the
National Register**

Keeper

Attest

Melvin Byers 9/24/86

45. Lewis, William, House

Substantive Review

Keeper

Attest

Patrick Andrews 9/24/86

Betty L. Savage 9/24/86

46. McCartney House

**Entered in the
National Register**

Keeper

Attest

Melvin Byers 9/24/86

47. Moore, W.B., House

Substantive Review

Keeper

Attest

Patrick Andrews 9/24/86

Betty L. Savage 9/24/86

48. National Compress Company
Building

Keeper

Attest

Patrick Andrews 9/11/87

Bruce J. Noble Jr. 9/11/87

49. North Rogers Street
Historic District

Substantive Review

Keeper

Attest

Patrick Andrews 9/24/86

Betty L. Savage 9/24/86

50. Oldham Avenue Historic
District

**Entered in the
National Register**

Keeper

Attest

Melvin Byers 9/24/86

*see
above*

86002461

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Oldham Avenue Historic District
(Waxahachie MRA)
Ellis County
TEXAS

AUG 11 1986

Working No. _____

Fed. Reg. Date: 2/2/88

Date Due: 9/11/86 - 9/25/86

Entered in the
National Register

Action: ☒ ACCEPT 9-24-86

☐ RETURN

☐ REJECT

Federal Agency: _____

- ☐ resubmission
☐ nomination by person or local government
☐ owner objection
☐ appeal

Substantive Review: ☐ sample ☐ request ☐ appeal ☐ NR decision

Reviewer's comments:

Recom./Criteria _____

Reviewer _____

Discipline _____

Date _____

_____ see continuation sheet

Nomination returned for: _____ technical corrections cited below
_____ substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible? ☐ yes ☐ no

7. Description

Condition

- ☐ excellent
☐ good
☐ fair

- ☐ deteriorated
☐ ruins
☐ unexposed

Check one

- ☐ unaltered
☐ altered

Check one

- ☐ original site
☐ moved date _____

Describe the present and original (if known) physical appearance

- ☐ summary paragraph
☐ completeness
☐ clarity
☐ alterations/integrity
☐ dates
☐ boundary selection

8. Significance

Period Areas of Significance—Check and justify below

Specific dates

Builder/Architect

Statement of Significance (*in one paragraph*)

- ☐ summary paragraph
- ☐ completeness
- ☐ clarity
- ☐ applicable criteria
- ☐ justification of areas checked
- ☐ relating significance to the resource
- ☐ context
- ☐ relationship of integrity to significance
- ☐ justification of exception
- ☐ other

9. Major Bibliographical References

10. Geographical Data

Acreage of nominated property _____

Quadrangle name _____

UTM References _____

Verbal boundary description and justification _____

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

____ national ____ state ____ local

State Historic Preservation Officer signature

title

date

13. Other

- ☐ Maps
- ☐ Photographs
- ☐ Other

Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: _____



"Historic Resources of Waxahachie, Texas"
Multiple-Resource Nomination;
Waxahachie, Ellis County, Texas
Photo: Hardy-Heck-Moore, Inc., 1985-86
Negative filed at the Texas Historical
Commission, Austin, Texas
Subject: Oldham Avenue Historic District
House - Site No. 362
202 Oldham
Camera looking: southeast
Photo 88 of 104



"Historic Resources of Waxahachie, Texas"
Multiple-Resource Nomination;
Waxahachie, Ellis County, Texas
Photo: Hardy-Heck-Moore, Inc., 1985-86
Negative filed at the Texas Historical
Commission, Austin, Texas
Subject: Oldham Avenue Historic District
McDade House - Site No. 369
408 Oldham
Camera looking: south
Photo 89 of 104



"Historic Resources of Waxahachie, Texas"
Multiple-Resource Nomination;
Waxahachie, Ellis County, Texas
Photo: Hardy-Heck-Moore, Inc., 1985-86
Negative filed at the Texas Historical
Commission, Austin, Texas
Subject: Oldham Avenue Historic District
Strickland-Sawyer House
Site No. 370 - 500 Oldham
Camera looking: southeast
Photo 90 of 104



"Historic Resources of Waxahachie, Texas"

Multiple-Resource Nomination;

Waxahachie, Ellis County, Texas

Photo: Hardy-Heck-Moore, Inc., 1985-86

Negative filed at the Texas Historical

Commission, Austin, Texas

Subject: Oldham Avenue Historic District

Fears House - Site No. 352

201 Oldham

Camera looking: northwest

Photo 91 of 104



"Historic Resources of Waxahachie, Texas"
Multiple-Resource Nomination;
Waxahachie, Ellis County, Texas
Photo: Hardy-Heck-Moore, Inc., 1985-86
Negative filed at the Texas Historical
Commission, Austin, Texas
Subject: Oldham Avenue Historic District
Jarrett House - Site No. 354
305 Oldham House
Camera looking: northwest
Photo 92 of 104



"Historic Resources of Waxahachie, Texas"

Multiple-Resource Nomination;

Waxahachie, Ellis County, Texas

Photo: Hardy-Heck-Moore, Inc., 1985-86

Negative filed at the Texas Historical

Commission, Austin, Texas

Subject: Oldham Avenue Historic District

Beall House - Site No. 357

401 Oldham

Camera looking: northwest

Photo 93 of 104



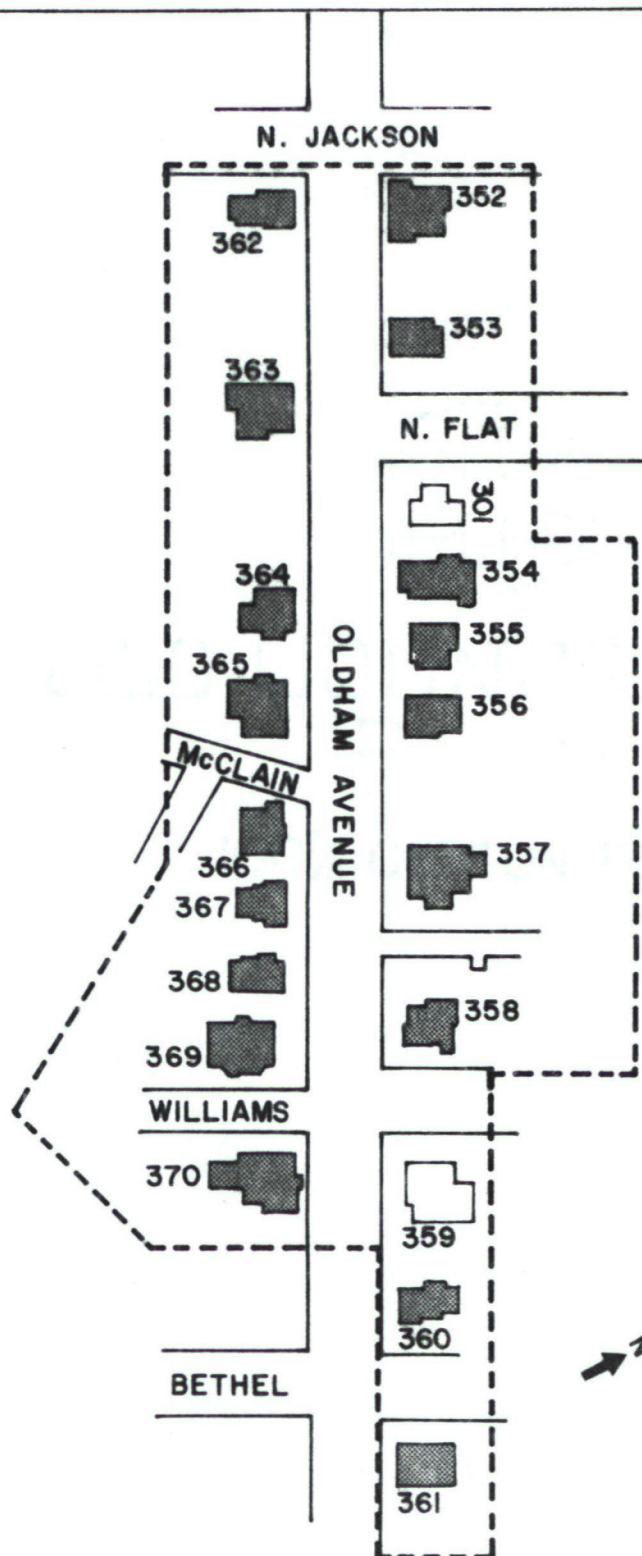
"Historic Resources of Waxahachie, Texas"
Multiple-Resource Nomination;
Waxahachie, Ellis County, Texas
Photo: Hardy-Heck-Moore, Inc., 1985-86
Negative filed at the Texas Historical
Commission, Austin, Texas
Subject: Oldham Avenue Historic District
Griffin House - Site No. 358
407 Oldham
Camera looking: north
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"Historic Resources of Waxahachie, Texas"
Multiple-Resource Nomination;
Waxahachie, Ellis County, Texas
Photo: Hardy-Heck-Moore, Inc., 1985-86
Negative filed at the Texas Historical
Commission, Austin, Texas
Subject: Oldham Avenue Historic District
500 to 400 blocks of Oldham
Site Nos. 370 - 366
Camera looking: southwest
Photo 95 of 104



"Historic Resources of Waxahachie, Texas"
Multiple-Resource Nomination;
Waxahachie, Ellis County, Texas
Photo: Hardy-Heck-Moore, Inc., 1985-86
Negative filed at the Texas Historical
Commission, Austin, Texas
Subject: Oldham Avenue Historic District
200 block of Oldham
Site Nos. 352 - 354
Camera looking: northeast
Photo 96 of 104



OLDHAM AVENUE HISTORIC DISTRICT

- CONTRIBUTING STRUCTURES
- NON-CONTRIBUTING STRUCTURES
- DISTRICT BOUNDARY

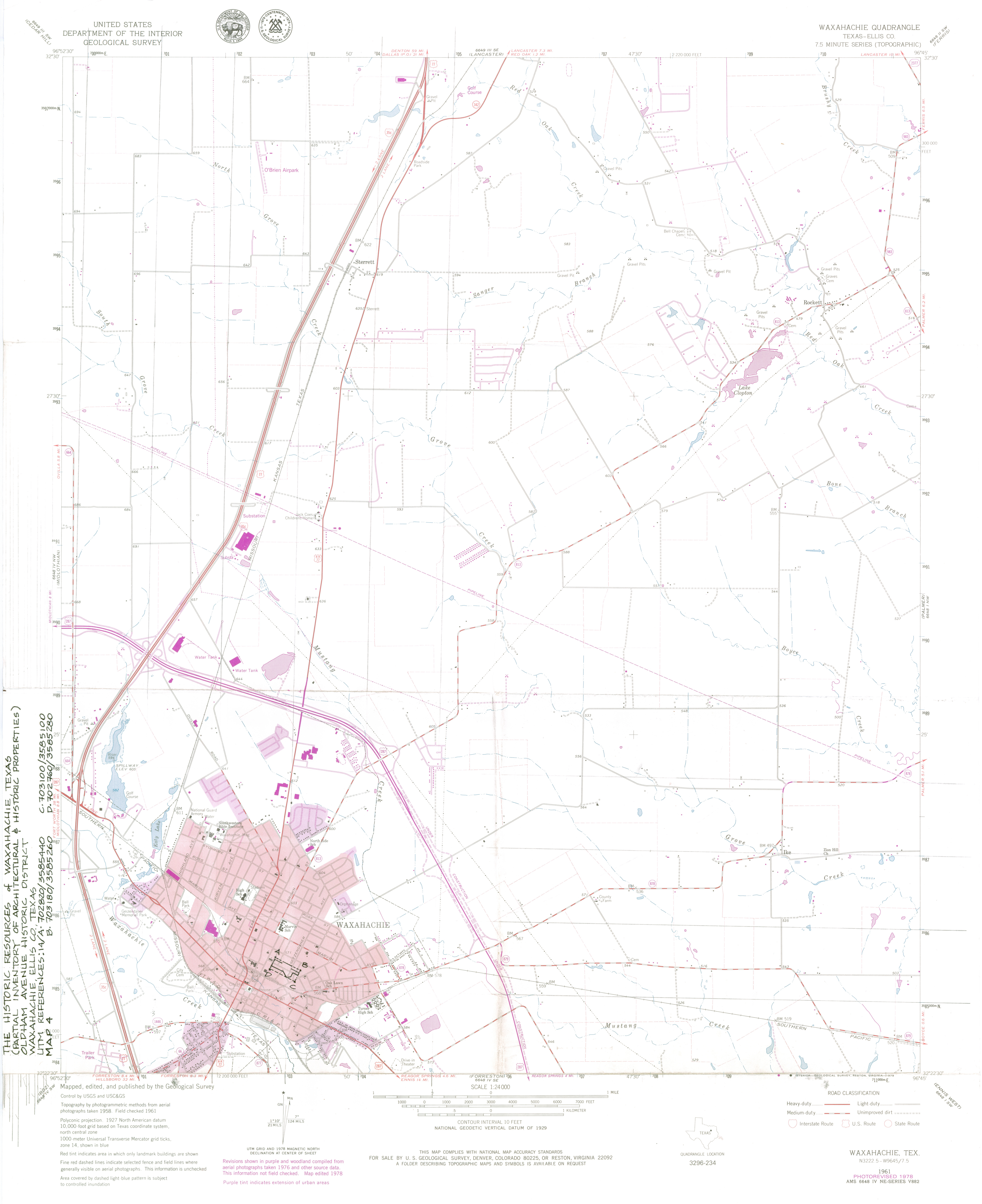


THE HISTORIC RESOURCES OF WAXAHACHIE, TEXAS
(PARTIAL INVENTORY OF ARCHITECTURAL & HISTORIC PROPERTIES)
OLDHAM AVENUE HISTORIC DISTRICT
WAXAHACHIE, ELLIS COUNTY, TEXAS
UTM REFERENCES: 14/A: 702820/3585440
B: 703180/3585260
C: 703100/3585100
D: 702760/3585280
MAP 4

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY



WAXAHACHIE QUADRANGLE
TEXAS-ELLIS CO.
7.5 MINUTE SERIES (TOPOGRAPHIC)



Mapped, edited, and published by the Geological Survey

Control by USGS and USC&GS

Topography by photogrammetric methods from aerial photographs taken 1958. Field checked 1961

Polyconic projection. 1927 North American datum. 10,000-foot grid based on Texas coordinate system, north central zone

1000-meter Universal Transverse Mercator grid ticks, zone 14, shown in blue

Red tint indicates area in which only landmark buildings are shown

Fine red dashed lines indicate selected fence and field lines where generally visible on aerial photographs. This information is unchecked

Area covered by dashed light-blue pattern is subject to controlled inundation

UTM GRID and 1978 MAGNETIC NORTH DECLINATION at CENTER OF SHEET

Revisions shown in purple and woodland compiled from aerial photographs taken 1976 and other source data. This information not field checked. Map edited 1978

Purple tint indicates extension of urban areas

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

SCALE 1:24,000
CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929

ROAD CLASSIFICATION

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

WAXAHACHIE, TEX.
N3222.5 - W9645.7 5

1961
PHOTOREVISED 1978
AMS 6648 IV NE-SERIES V882