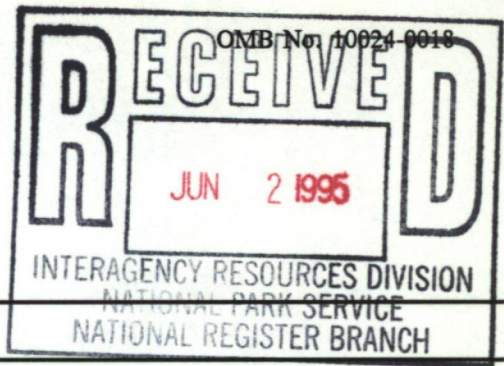


United States Department of the Interior  
National Park Service  
NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM



1. NAME OF PROPERTY

HISTORIC NAME: Mills Place Historic District  
OTHER NAME/SITE NUMBER: N/A

2. LOCATION

STREET & NUMBER: roughly bounded by West 2nd Avenue, Mills Place Drive and West Park Avenue  
CITY OR TOWN: Corsicana VICINITY: N/A  
STATE: Texas CODE: TX COUNTY: Navarro CODE: 349 ZIP CODE: 75110

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    nationally    statewide    x locally. (    See continuation sheet for additional comments.)

*Burtis J. ...*  
Signature of certifying official

*25 May 1995*  
Date

State Historic Preservation Officer, Texas Historical Commission  
State or Federal agency and bureau

In my opinion, the property    meets    does not meet the National Register criteria.  
(    See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of commenting or other official Date

\_\_\_\_\_  
State or Federal agency and bureau

4. NATIONAL PARK SERVICE CERTIFICATION

I hereby certify that this property is:

- entered in the National Register  
See continuation sheet.
- determined eligible for the National Register  
See continuation sheet.
- determined not eligible for the National Register
- removed from the National Register
- other (explain): \_\_\_\_\_

*Edson W. Beall*  
Signature of the Keeper  
Entered in the  
National Register

Date of Action  
*6/30/95*

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**5. CLASSIFICATION**

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**OWNERSHIP OF PROPERTY:** private

**CATEGORY OF PROPERTY:** district

<b>NUMBER OF RESOURCES WITHIN PROPERTY:</b>	<b>CONTRIBUTING</b>	<b>NONCONTRIBUTING</b>
	32	6 BUILDINGS
	0	0 SITES
	0	0 STRUCTURES
	0	0 OBJECTS
	32	6 TOTAL

**NUMBER OF CONTRIBUTING RESOURCES PREVIOUSLY LISTED IN THE NATIONAL REGISTER:** 0

**NAME OF RELATED MULTIPLE PROPERTY LISTING:** Historic and Architectural Resources of Corsicana,  
Navarro County, Texas

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**6. FUNCTION OR USE**

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**HISTORIC FUNCTIONS:** DOMESTIC/single dwelling  
DOMESTIC/secondary structure

**CURRENT FUNCTIONS:** DOMESTIC/single dwelling  
DOMESTIC/secondary structure

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**7. DESCRIPTION**

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**ARCHITECTURAL CLASSIFICATION:** Colonial Revival; Tudor Revival; Italian Renaissance  
Craftsman/Bungalow

**MATERIALS:** FOUNDATION BRICK; CONCRETE  
WALLS BRICK; WOOD  
ROOF ASPHALT; CERAMIC TILES  
OTHER CONCRETE

**NARRATIVE DESCRIPTION** (see continuation sheets 7-5 through 7-7)

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section 7 Page 5

Mills Place Historic District  
Corsicana, Navarro County, Texas

On relatively level terrain about six blocks west of the Navarro County Courthouse, the Mills Place Historic District encompasses a small enclave of notable early 20th-century domestic architecture. Focused on the Mills Place Addition, the district also incorporates the surviving fragment of the historic Roger Q. Mills homestead tract from which the neighborhood was platted in 1924. Typically of two stories, 1920s and 1930s residences generally occupy large lots facing onto Mills Place Drive or West Park Avenue, which join to terminate in a cul-de-sac. Historicist period revival forms predominate, with examples of the Italian Renaissance, Tudor, Colonial and Spanish Colonial revival styles establishing the district's architectural character. Although more limited in scale, this secluded enclave emulates prestigious suburban neighborhoods in the state's larger urban communities, such as Kessler Park in Dallas (NR 1994), Alamo Heights in San Antonio, and River Oaks in Houston. With 32 of 38 buildings contributing to the district's historic character, the Mills Place Historic District retains a high level of its historic integrity.

The rectangularly shaped district lies north of West 2nd Avenue on relatively level terrain. A small creek cuts through the northern section of the neighborhood, roughly parallel to Sycamore Street. The district encompasses all of the Mills Place Addition, as well as the surviving fragment of the Roger Q. Mills homestead tract (see Maps 15 and 17). Large, irregularly shaped lots characterize the Mills Place Addition, while the Mills tract comprises a large rectangular area in the southeast quadrant of the district.

Carefully maintained public improvements and landscaping complement the architectural integrity of houses in the district. Upon entering the neighborhood, Mills Place Drive and West Park Avenue become curvilinear, joining to form a cul-de-sac in the northeast quadrant of the district (see Photo 2). This distinguishes the enclave from the grid of streets in surrounding neighborhoods, creating a park-like setting in conjunction with spacious lots of varying shapes and informal landscaping. In response to the gradual slope of the land along Mills Place Drive, relatively level yardscapes incorporate sloped embankments descending to street level (see Photo 4). Presumed to be contemporaneous with the original 1920s sidewalks and curbs, concrete stairs provide access from the street. Individual landscapes in the district are generally more formal and manicured along this street, graduating to a more natural aspect with denser stands of trees along the cul-de-sac on West Park Avenue. Indigenous oak trees incorporated into the landscaping schemes in this area and on the historic Mills property mix with plantings of deciduous trees such as Spanish oaks, red oaks and elms.

Limited to single family dwellings and their associated outbuildings, building types and stylistic influences in the district fall within a fairly narrow focus. Large period revival houses comprise the bulk of the building stock, with two examples of Craftsman-inspired bungalows occupying modest lots platted along West 2nd Avenue as a buffer between the addition and the

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section 7 Page 6

Mills Place Historic District  
Corsicana, Navarro County, Texas

historic Mills homestead. Dating to the decade following the establishment of the neighborhood in 1924, these period revival houses exhibit romanticized interpretations of historic styles. While residences in the addition are solely urban and domestic in concept, their park-like setting reveals the extent to which the pastoral appeal of suburban living was highly regarded during this period.

Residences and their outbuildings reflect the dominance of the complete spectrum of European and Colonial American in domestic building during the 1920s and 1930s. Unlike the eclecticism of the Victorian period, these historicist revivals emphasized relatively pure interpretations based on historic models. In the early 1920s, the construction industry perfected inexpensive techniques to add thin brick or stone veneers to traditional balloon frame houses. As a result, architects and builders undertook a widespread application of styles such as the Colonial, Tudor and Spanish Colonial revivals. The most prevalent type in the district fall into the generic Mediterranean category, including various interpretations of Italian Renaissance and Spanish Colonial prototypes. Stone or stucco wall finishes, round arched fenestration and broad hipped roofs sheathed in tile generally distinguish examples of this style, such as the Lowry and Lila Martin House (1218 West Park Avenue; see Photo 5). Tudor Revival houses are the next most common, featuring intricate masonry exteriors, asymmetrically massed plans surmounted by complex gabled roofs, massive exterior chimneys and ornamental half-timbering. Arcades with pointed or round arches often delineate porches or entry bays on houses of this style, such as the Henry Stroube House (1200 West Park Avenue; see Photo 7). The third type found in the district include houses exhibiting classically inspired motifs and designs drawn from the Colonial Revival design idiom. Examples such as those in the 600 block of Mills Place Drive (see Photo 4) feature elements such as symmetrical facades, flanking dependencies, and round arched or pedimented fenestration. Most of these houses are expansive, often rising to two stories. Contemporaneous, similarly detailed ancillary buildings, usually garages incorporating detached living quarters originally intended for servants, typically complement these resources.

The district also includes the Roger Q. Mills House (see Photo 8), a mid-19th century residence constructed in the Greek Revival style. Built in the 1850s and expanded in the 1880s, 2-story frame house reflects an earlier interpretation of historic design elements based on classical orders, detailing, scale and proportions. A 5-bay symmetrical porch dominates the full facade of the house, incorporating classical elements on the columns and fenestration.

### DEFINITION OF CATEGORIES

**CONTRIBUTING** - Properties in this category include buildings that contribute to the district's overall historic and architectural character. The district can be defined as an affluent residential neighborhood with 1920s and 1930s dwellings and their contemporaneous outbuildings. To be categorized as a Contributing resource, a building must be at least 50 years old and retain sufficient

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Mills Place Historic District  
Corsicana, Navarro County, Texas

Section 7 Page 7

historic integrity to be recognizable to the district's period of significance. This is most often achieved through similarities of scale, materials, workmanship and siting. Properties significant on an individual basis, such as the Roger Q. Mills House, are also classified in this category. Although a Contributing building need not be completely unaltered, more recent (post-1945) changes such as the installation of new metal-sash windows or the addition of new rooms and wings, may negatively affect historic integrity. If the property's basic form remains distinctive, however, such resources do not detract from the district's overall historic character and therefore may still be classified as Contributing elements.

NONCONTRIBUTING - Properties in this category detract from the district's historic character. Typically, these resources are less than 50 years and share little architectural similarities with buildings constructed during the period of significance. They exhibit few of the similarities of scale, craftsmanship, design quality and architectural features exhibited by the majority of the buildings in the district.

INVENTORY OF PROPERTIES

ADDRESS	DATE	PROPERTY TYPE	STYLISTIC INFLUENCE	CATEGORY
1200 West 2nd Ave	c.1855	Domestic Building	Greek Revival	Contributing
1216 West 2nd Ave	c.1930	Domestic Building	Craftsman bungalow	Contributing
1220 West 2nd Ave	1925	Domestic Building	Craftsman bungalow	Contributing
502 Mills Place Dr	1929	Domestic Building	Tudor Revival	Contributing
516 Mills Place Dr	c.1960	Domestic Building	N/A	Noncontributing
601 Mills Place Dr	c.1955	Domestic Building	N/A	Noncontributing
602 Mills Place Dr	c.1925	Domestic Building	Colonial Revival	Contributing
603 Mills Place Dr	c.1930	Domestic Building	Mediterranean	Contributing
608 Mills Place Dr	c.1925	Domestic Building	Colonial Revival	Contributing
613 Mills Place Dr	1930	Domestic Building	Mediterranean	Contributing
616 Mills Place Dr	1926	Domestic Building	Italian Renaissance	Contributing
1100 West Park Ave	c.1926	Domestic Building	Italian Renaissance	Contributing
1115 West Park Ave	c.1927	Domestic Building	Spanish Col. Revival	Contributing
1165 West Park Ave	c.1960	Domestic Building	N/A	Noncontributing
1200 West Park Ave	c.1929	Domestic Building	Tudor Revival	Contributing
1208 West Park Ave	c.1928	Domestic Building	Tudor Revival	Contributing
1215 West Park Ave	c.1930	Domestic Building	Colonial Revival	Contributing
1218 West Park Ave	c.1931	Domestic Building	Mediterranean	Contributing
1250 West Park Ave	c.1927	Domestic Building	Tudor Revival	Contributing
1308 West Park Ave	c.1975	Domestic Building	N/A	Noncontributing

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**8. STATEMENT OF SIGNIFICANCE**

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**APPLICABLE NATIONAL REGISTER CRITERIA**

- A** PROPERTY IS ASSOCIATED WITH EVENTS THAT HAVE MADE A SIGNIFICANT CONTRIBUTION TO THE BROAD PATTERNS OF OUR HISTORY.
- B** PROPERTY IS ASSOCIATED WITH THE LIVES OF PERSONS SIGNIFICANT IN OUR PAST.
- C** PROPERTY EMBODIES THE DISTINCTIVE CHARACTERISTICS OF A TYPE, PERIOD, OR METHOD OF CONSTRUCTION OR REPRESENTS THE WORK OF A MASTER, OR POSSESSES HIGH ARTISTIC VALUE, OR REPRESENTS A SIGNIFICANT AND DISTINGUISHABLE ENTITY WHOSE COMPONENTS LACK INDIVIDUAL DISTINCTION.
- D** PROPERTY HAS YIELDED, OR IS LIKELY TO YIELD, INFORMATION IMPORTANT IN PREHISTORY OR HISTORY.

**CRITERIA CONSIDERATIONS:** N/A

**AREAS OF SIGNIFICANCE:** Architecture; Community and Regional Development

**PERIOD OF SIGNIFICANCE:** 1924-1945

**SIGNIFICANT DATES:** 1924

**SIGNIFICANT PERSON:** N/A

**CULTURAL AFFILIATION:** N/A

**ARCHITECT/BUILDER:** Williams, David R.; Blanding, H.O.

**NARRATIVE STATEMENT OF SIGNIFICANCE** (see continuation sheets 8-8 through 8-13)

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**9. MAJOR BIBLIOGRAPHIC REFERENCES**

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**BIBLIOGRAPHY** (see *Historic and Architectural Resources of Corsicana, Navarro County, Texas*, pp. 74-77)

**PREVIOUS DOCUMENTATION ON FILE (NPS):** N/A

- 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*)
- Other state agency
- Federal agency
- Local government
- University
- Other -- Specify Repository:

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

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Mills Place Historic District  
Corsicana, Navarro County, Texas

The Mills Place Historic District encompasses a relatively small residential enclave boasting many of Corsicana's best examples of period revival dwellings. Residents constructed well-crafted Mediterranean, Tudor Revival and Colonial Revival style homes in the decade following the platting of the Mills Place Addition in 1924. Stimulated by the economic boom accompanying regional discoveries of oil, the neighborhood plat incorporated gently curving streets typical of contemporaneous suburban development patterns throughout the state. Evaluated within the context of *Community and Regional Development of Corsicana, Texas*, the district is therefore eligible on the local level of significance under Criterion A in the area of Community and Regional Development and under Criterion C in the area of Architecture.

The beginnings of the historic district can be traced to the 1854 purchase of a large tract of land about six blocks west of the Navarro County Courthouse by Roger Q. Mills, a Kentucky-born attorney. Mills built a 1-story center passage house with Greek Revival detailing, adding a second floor in the late 1850s and expanding it again in the 1880s. The resultant house (see Photo 8) remained an imposing physical landmark in the community throughout the late 19th and early 20th centuries, as befitted one of Corsicana's most influential citizens. Mills gained a seat in the U.S. House of Representatives in 1872, eventually chairing the powerful House Ways and Means Committee. In 1892, his political skill garnered him the seat in the U.S. Senate that he held until his retirement to Corsicana in 1899 (Roberts 1929).

Corsicana underwent a tremendous transformation during Mills' lifetime. Following initiation of rail service in 1871 by the Houston and Texas Central Railroad, the city's strategic position at a significant rail crossroads in the midst of the profitable Blackland Prairie cotton production region fostered sustained economic expansion. The city also experienced a brief yet intense boom in the late 1890s following local discoveries of oil. The resultant influx of people during the late 19th and early 20th centuries prompted construction of many new houses. In response, residential developers partitioned much of the land in the western part of the city, including property surrounding the Mills homestead tract. Typically developed sporadically as long-time property owners subdivided their homestead tracts, small additions characterized residential development west of the downtown commercial area. While most mid-19th century houses fell victim to this development pattern, however, the Mills homestead tract survived largely intact into the early 20th century.

With the successful recovery of oil in 1923 from deep wells in the Powell Field east of Corsicana, local housing demands reached almost critical proportions. As hotels reached capacity, many home owners took in boarders or subdivided their houses into duplexes. The ensuing building boom fostered construction of many new residences, some as infill in existing neighborhoods and

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## National Register of Historic Places Continuation Sheet

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Mills Place Historic District  
Corsicana, Navarro County, Texas

others in entirely new subdivisions. After inheriting his father's estate in 1911, Charles H. Mills participated in this real estate speculation by conveying a large portion of the Mills homestead tract to local lumberman J. Ruben Neece and banker J. Elmer Butler. Neece and Butler developed a new subdivision called Mills Place Addition, filing the plat for the exclusive new neighborhood in 1924.

In contrast to contemporaneous subdivisions developed for middle- and lower-class residents, the Mills Place Addition proximity to the city's historic center did not impose density of development. Intending to market the new subdivision to affluent citizens, the developers set aside expansive lots and a layout with a meandering street plan and circular cul-de-sac based on the suburban ideal of neighborhoods such as Kessler Park in Dallas (1923; NR 1994) and Wolflin Estates in Amarillo (1923-27; NR 1992). These exclusive enclaves often followed the designs of landscape architectural firms such as George Kessler or Hare and Hare who were active in urban centers throughout the state. A \$10,000 minimum construction cost for houses in the Mills Place Addition assured prospective residents that their new neighbors would be among the most affluent in the city. Few could afford to build such large houses unless they obtained their wealth directly from the oil boom or were already successful merchants or professionals whose businesses expanded during the prosperous 1920s. As a result, the roster of residents initially included oil operators, bankers, prosperous retailers and affluent doctors, as well as developers Neece and Butler themselves.

By 1935 all but four lots in the district were developed. As a result, the neighborhood exhibits the finest collection of 1920s and 1930s residential architecture in the city. Professional architects probably designed all of houses in the district, although research thus far has confirmed only four architect-designed houses in the neighborhood. Local architect H.O. Blanding drew the plans for the Etta Wortham House at 502 Mills Place Drive. David R. Williams of Dallas designed the Lowry and Lila Martin House (see Photo 5), the William and Bessie Stroube House (see Photo 6) and the Francis B. McKie House at 613 Mills Place Drive. Indeed, these Corsicana houses were "among the most outstanding examples of residential architecture by Williams, and were cited in his nomination to Fellowship in the American Institute of Architects some years later" (McCarthy 1984:90).

Since its initial development, the Mills Place neighborhood has remained a showcase residential area of Corsicana. Property owners have taken great pride in the houses, keeping them well-maintained and in a good state of repair. New construction has been limited, as to four post-1945 houses, thereby preserving much of the district's overall historic character. Alterations to the historic period houses have been minimal, typically entailing window replacements or new additions. The district remains one of the most distinctive historic neighborhoods in the city, representing one of the earliest local efforts at master-planned residential development.



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## National Register of Historic Places Continuation Sheet

Section 8 Page 10

Mills Place Historic District  
Corsicana, Navarro County, Texas

### REPRESENTATIVE PROPERTIES IN THE HISTORIC DISTRICT

The following properties illustrate significant trends in the historic district's developmental history.

**ROGER Q. MILLS HOUSE** 1200 West 2nd Avenue Date: c.1855/c.1885 Photo 8

This 2-story frame domestic building retains a high degree of its 19th century character, including Greek Revival influences such as the center passage form and full-width porch with classical columns. Roger Quarles Mills built the original house soon after acquiring this tract in 1854. He greatly enlarged the house by adding a second floor within a decade and another 2-story addition in the 1880s. Relatively few exterior changes occurred after this period, although two outbuildings probably date to the early 20th century.

One of Corsicana's earliest and most influential pioneers, Mills provided prominent leadership in the community for almost six decades. Trained as a lawyer, he served two decades in the U.S. House of Representatives beginning in 1872. Mills' knowledge of trade and tariff issues led to his position as chairman of the powerful House Ways and Means Committee in 1887. Following the appointment of John H. Reagan to the chairmanship of the newly created Texas Railroad Commission in 1892, Mills assumed Reagan's seat in the U.S. Senate. He retired to his home in Corsicana in 1899 (Roberts 1929). Upon his death in 1911, the property passed to his son, Charles H. Mills, also a lawyer and state senator. While the family sold most of the original tract for redevelopment in 1924, they retained the house and its immediate surroundings until 1944. One of the few extant examples of Greek Revival architecture in the city, the house reflects the period of Mills significant political career as well as the role played by the family estate in the development of the surrounding early 20th century neighborhood.

**DR. THOMAS AND LOIS WILLS HOUSE** 602 Mills Place Drive Date: c.1925 Photo 4 (far left)

The classical detailing and large front gabled roof surmounting this 2-story frame house place it squarely in the Colonial Revival style, one of the most prevalent styles in the district. A contemporaneous detached garage with servants quarters features similar detailing. Dr. Thomas Opie Wills and his wife, Lois, moved into the house following its construction about 1925. Born in Navarro County in 1895, Dr. Wills achieved prominence as a local physician and director of the Navarro Clinic at 401 West Collin.

**BELL-WOLENS HOUSE** 603 Mills Place Drive Date: c.1930 Photo 3 (left)

Tyree L. Bell and his wife Alta commissioned this 2-story house about 1930. The rectangular plan, dominant hipped roof, arcaded ground floor and wrought iron balcony are

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National Park Service

## National Register of Historic Places Continuation Sheet

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Mills Place Historic District  
Corsicana, Navarro County, Texas

suggestive of the eclectic designs of the Mediterranean style popular during this period. The large ogee arch of the primary entrance distinguishes the composition. A contemporaneous garage occupies the rear of the property. Tyree Bell served as general superintendent of the F.P. McElwrath & Company, a locally based road paving and contracting firm. Louis and Ann Wolens purchased the house in 1936. Louis Wolens served as treasurer of the family business, K. Wolens, a regionally prominent retail chain.

**ORIN AND ANNA BOYNTON HOUSE** 608 Mills Place Drive Date: c.1925 Photo 4 (center)

Orin B. and Anna M. Boynton built this 2-story Colonial Revival house about 1925. Stylistic features such as the entry portico with Doric columns and the pedimented entrance relate the house to similar examples of the popular style in the neighborhood. A contemporaneous garage occupies the rear of the property. Orin Boynton's career as an oil operator profited from oil explorations in Navarro County during the middle of the 1920s. The newly created revenues derived from the oil boom probably spurred construction of the house.

**BUTLER-WOLENS HOUSE** 616 Mills Place Drive Date: 1926 Photo 4 (far right)

J. Elmer Butler, one of the principal developers of the Mills Place Addition, built this 2-story Italian Renaissance Revival house in 1926. At the rear of the property, a contemporaneous 2-story garage incorporating servants quarters features similar detailing. Stylistic features such as the rectangular plan, the broad hip roof sheathed with clay tiles, Tuscan columns on the entry portico and an arcaded window treatment on the ground floor provide visual reference to other Mediterranean derived houses in the neighborhood. Among these was the house at 1100 West Park Avenue, built in the same year by Butler's partner in the development, J. Ruben Neece. The Neece Lumber Company may well have supplied construction materials for both houses. Butler's service as vice-president of the First State Bank of Corsicana led to involvement with the Corsicana Commercial Club, a significant forerunner of the Chamber of Commerce. He sold the property in 1940 to the Max Wolens family. Wolens, who served as vice-president of the family retail business, became the second family member to reside in the neighborhood (see Bell-Wolens House, 603 North Mills Place).

**WILLIAM AND BESSIE STROUBE HOUSE** 1115 West Park Avenue Date: 1927 Photo 6  
Architect: David R. Williams

Local oil operator William C. Stroube and his wife Bessie commissioned this 2-story Spanish Colonial Revival house, designed by renown Dallas architect David R. Williams in 1927. Its stylistic features include exterior walls of stone and stucco, a hipped roof with clay tiles, and a cantilevered balcony over the primary entrance that reflect Williams' interest in vernacular architectural traditions. As the leading proponent of the regionalist movement among Texas

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**National Register of Historic Places  
Continuation Sheet**

Section 8 Page 12

Mills Place Historic District  
Corsicana, Navarro County, Texas

architects during the late 1920s and 1930s, Williams espoused incorporation of 'indigenous' Texas architectural forms into new domestic designs. For his first commission in Corsicana, he incorporated stone salvaged from an early house in Palo Pinto County and columns from an old post office in Dallas (McCarthy 1984: 78). The house also incorporated wood carvings by noted artisan Peter Mansbendel of Austin. Contemporaneous outbuildings including a free standing porte cochere and a 1-story garage and servants quarters create an informal compound of patios and cloistered spaces reminiscent of Mexican architecture, a hallmark of Williams' regionalist work. In the space of the next four years, Williams twice returned to the neighborhood, designing houses in this aesthetic for Francis and Katherine McKie (613 Mills Place Drive; 1929) and Lowry and Lila Martin (1218 West Park Avenue; 1931).

**HENRY R. STROUBE HOUSE** 1200 West Park Avenue Date: c.1929 Photo 7

An oil field driller and producer with the firm of Stroube & Stroube, Henry Stroube built this 2-story Tudor Revival house across the street from the house of his brother and partner, William (see 115 West Park Avenue). The fieldstone veneered house exhibits hallmark stylistic features such as massive exterior chimneys, a complex roofscape sheathed in slate, decorative half-timbering and diapered brickwork, and an arcaded entry portico surmounted by an oriel window. A contemporaneous garage occupies the rear of the property. This outstanding local example of the Tudor Revival style remains in the Stroube family.

**RICHARD CALKINS HOUSE** 1208 West Park Avenue Date: c.1928 Photo 2 (center)

Profits from his local Ford Motor Cars Company dealership prompted Richard Calkins to purchase this property in 1927. He subsequently commissioned this 1-1/2-story domestic building, completed in the following year. One of several in the neighborhood that features detailing drawn from the Tudor Revival design idiom, it exhibits the asymmetrical plan, steeply gabled roofscape and dominant brick chimney typical of the style. The Calkins family continued to live in the house through the 1940s. A contemporaneous garage occupies the rear of the property. Despite a flat-roofed addition to the side, the house contributes to the early 20th century character of the neighborhood.

**DR. HOMER AND KATE JESTER HOUSE** 1215 West Park Avenue Date: c.1930 Photo 1 (right)

Dr. Homer B. and Kate Jester commissioned this 2-story red brick house about 1930, living here into the 1940s. A physician and surgeon, Jester maintained offices at the Navarro Clinic at 401 West Collin. The house features a balanced composition derived from Georgian architecture and ornamented with classical detailing such as a pedimented entry. This treatment typifies the interest in Colonial Revival styles during the early 20th century. Few local examples retain the integrity of this well-preserved example of the style.

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Mills Place Historic District  
Corsicana, Navarro County, Texas

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**LOWRY AND LILA MARTIN HOUSE** 1218 West Park Avenue Date: c.1931 Photo 5  
Architect: David R. Williams

Regionally renown architect David R. Williams designed this 2-story house and detached garage for Lowry and Lila Martin about 1931. For his final contribution to the neighborhood, Williams further simplified the Mediterranean historicism used at the Stroube house (see 1115 West Park Avenue) to create a modernist interpretation of the region's vernacular traditions. Through shared scale and materials, however, the composition remains harmonious with its more historicist neighbors. At the time of construction, Martin served as business manager for the local *Corsicana Daily Sun & Semi-Weekly Morning Light*. He acquired both newspapers within a decade from his neighbor at 502 Mills Place Drive, Etta Wortham.

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**10. GEOGRAPHICAL DATA**

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**ACREAGE OF PROPERTY:** 20 acres

UTM REFERENCES	Zone	Easting	Northing	Zone	Easting	Northing		
	1	14	737820	3554420	3	14	738200	3554260
	2	14	738040	3554540	4	14	737980	3554120

**VERBAL BOUNDARY DESCRIPTION**

( see continuation sheet 10-14)

**BOUNDARY JUSTIFICATION**

( see continuation sheet 10-14)

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**11. FORM PREPARED BY** (with assistance from Bruce Jensen, THC Architectural Historian)

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**NAME/TITLE:** Daniel Hardy (Project Director); David Moore (Historian); Matt Goebel (Research Assistant)

**ORGANIZATION:** Hardy-Heck-Moore

**DATE:** January 1993/May 1995

**STREET & NUMBER:** 2112 Rio Grande

**TELEPHONE:** 512/478-8014

**CITY OR TOWN:** Austin

**STATE:** TX **ZIP CODE:** 78705

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**ADDITIONAL DOCUMENTATION**

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**CONTINUATION SHEETS**

**MAPS** (see continuation sheet Map-15 through Map-17)

**PHOTOGRAPHS** (see continuation sheet Photo-18)

**ADDITIONAL ITEMS**

---

**PROPERTY OWNER**

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**NAME:** A list of property owners is on file at the Texas Historical Commission.

**STREET & NUMBER:** P.O. Box 12276

**TELEPHONE:** 512/463-6094

**CITY OR TOWN:** Austin

**STATE:** TX **ZIP CODE:** 78711

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

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Mills Place Historic District  
Corsicana, Navarro County, Texas

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### VERBAL BOUNDARY DESCRIPTION

Beginning at the northwest corner of Block 449A, Lot A-B, City of Corsicana, thence south along the west property line of said lot, continuing across West Park Avenue until reaching the north property line of Block 449B, Lot E, City of Corsicana, thence west along said property line of said lot until reaching the northwest corner of said lot. Thence south along the rear property lines of the houses that front onto the west side of the 600 block of Mills Place Drive until reaching West 2nd Avenue (also the southwest corner of Block 449, Lot 3, City of Corsicana). Thence east along West 2nd Avenue until reaching the southeast corner of Block 449, Lot C-1, City of Corsicana. Thence north along the east property line of said lot, continuing along the east property lines of Block 449, Lot 10-11, City of Corsicana and Block 399, Lot A, City of Corsicana, until reaching Sycamore Street (also the northeast corner of Block 399, Lot A, City of Corsicana). Thence west along Sycamore Street and continuing along the rear property lines of houses that front onto the north side of West Park Avenue until reaching the northwest corner of Block 449A, Lot A-B, City of Corsicana, the point of beginning.

### JUSTIFICATION OF BOUNDARIES

The Mills Place Historic District encompasses the original Roger Q. Mills homestead tract, which now includes the historic Mills House and the Mills Place Addition to the City of Corsicana. District boundaries to the northeast, north and west closely follow the outline of the original addition. The district extends to the east conform to the limits of the Mills homestead tract. Houses in the district distinguish themselves from those in surrounding neighborhoods by their scale and setting. Construction dates for most Contributing buildings in the district fall between 1924 and 1945. The sole exception is the 19th century Mills House which, as one of Corsicana's oldest and most significant residences, is historically associated with the development of the adjacent neighborhood.

United States Department of the Interior  
National Park Service

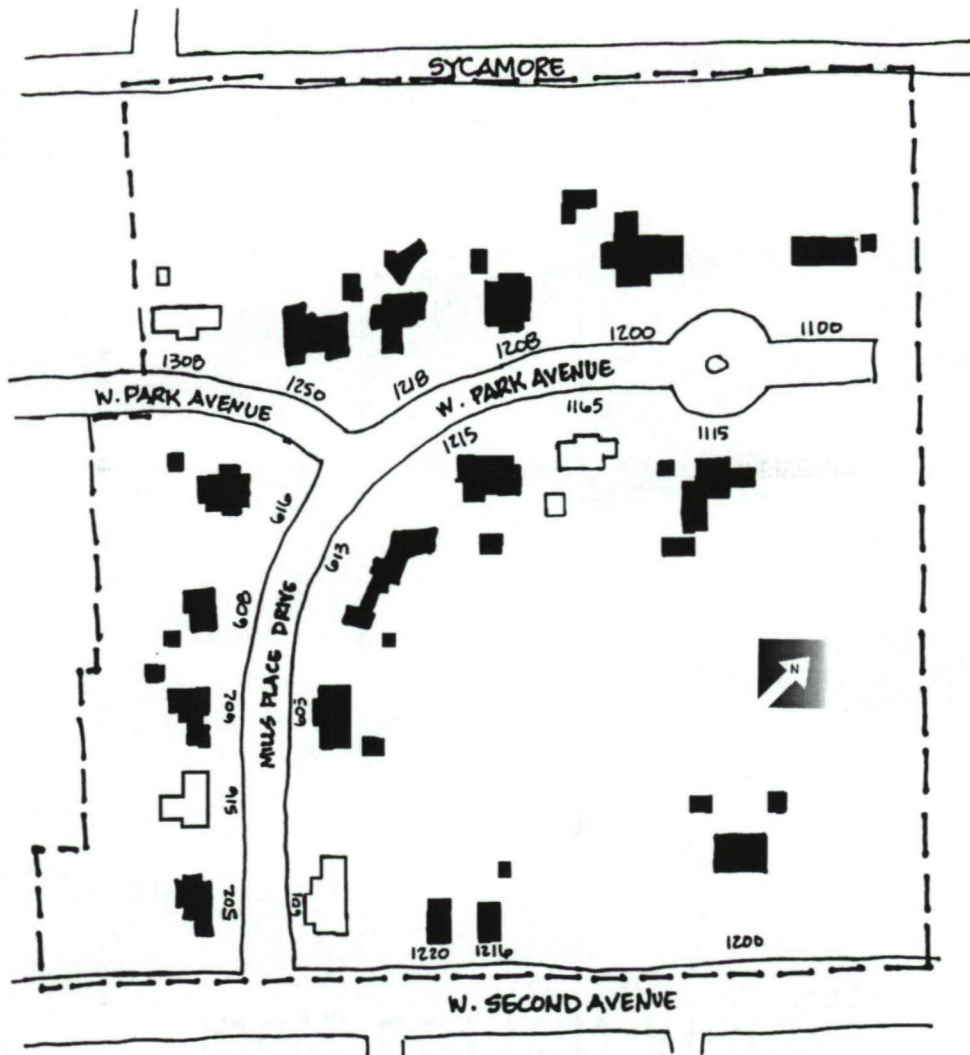
# National Register of Historic Places Continuation Sheet

Section MAP Page 15

Mills Place Historic District  
Corsicana, Navarro County, Texas

## HISTORIC DISTRICT MAP

■ CONTRIBUTING      □ NONCONTRIBUTING      - - - DISTRICT BOUNDARIES



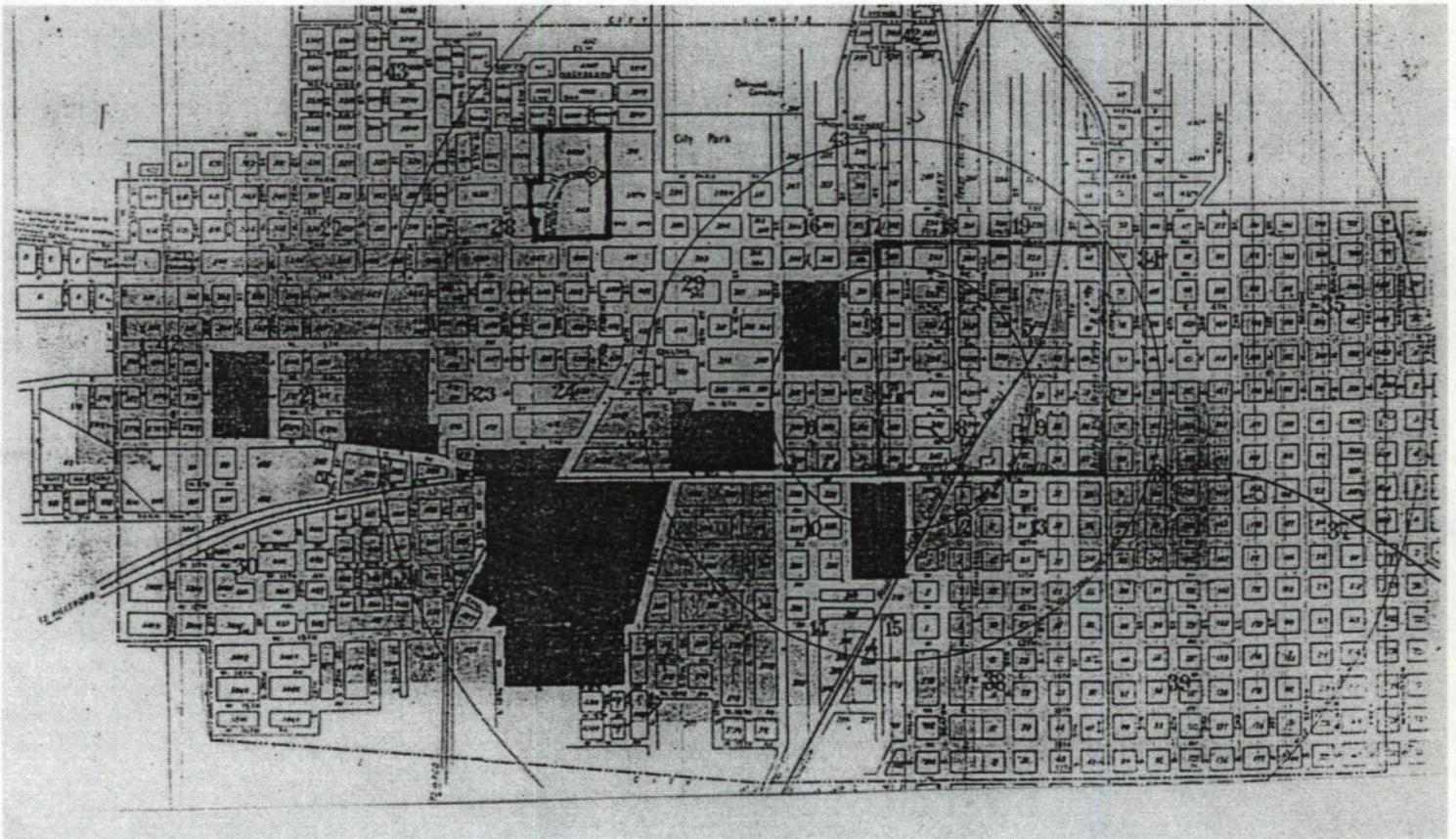
United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section MAP Page 16

Mills Place Historic District  
Corsicana, Navarro County, Texas

## CONTEXTUAL MAP OF CORSICANA SHOWING MILLS PLACE HISTORIC DISTRICT (source: Sanborn Map Company, 1931)





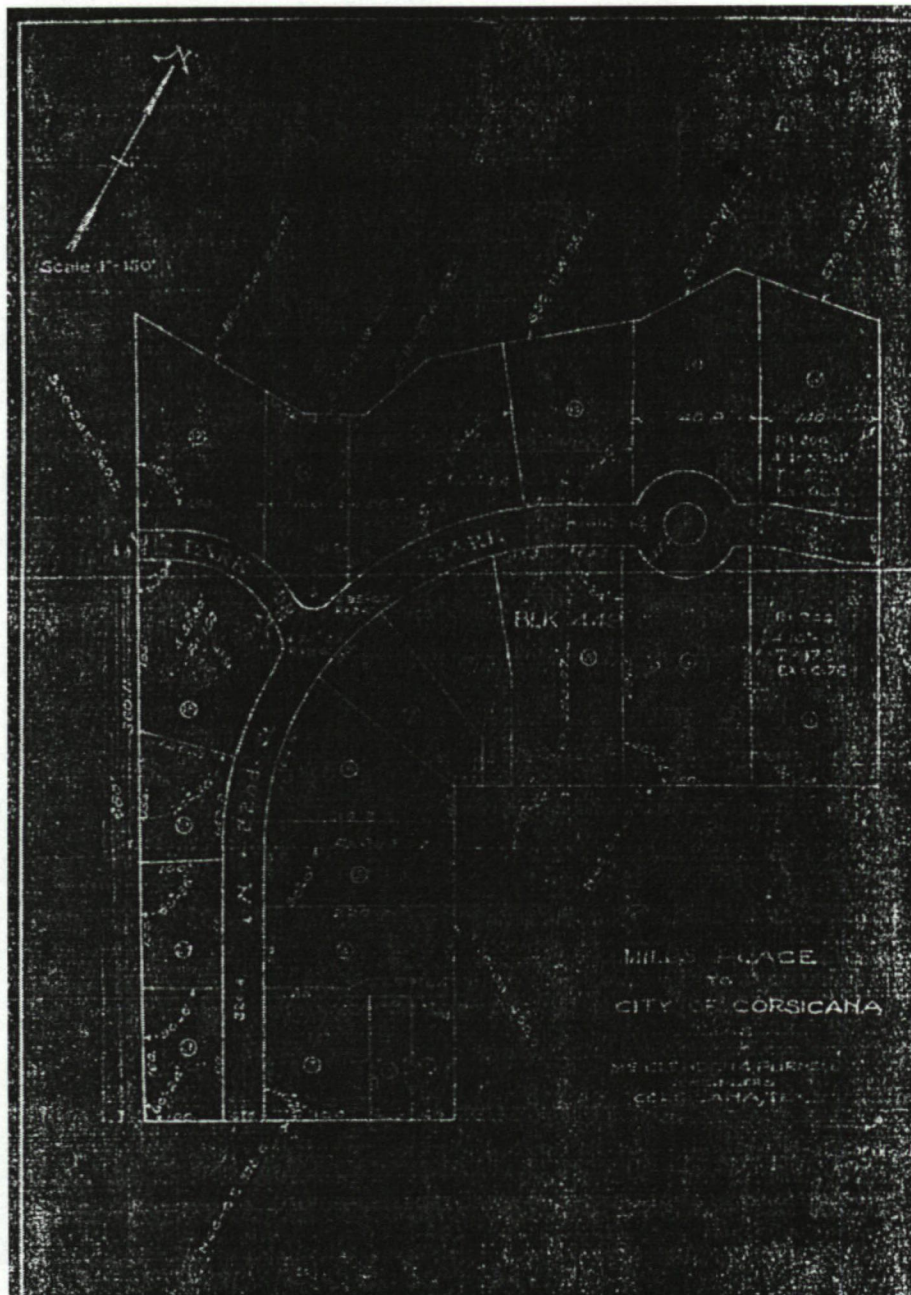
United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section MAP Page 17

Mills Place Historic District  
Corsicana, Navarro County, Texas

## PLAT MAP FOR MILLS PLACE ADDITION, 1924



United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section PHOTO Page 18

Mills Place Historic District  
Corsicana, Navarro County, Texas

### PHOTO INVENTORY

MILLS PLACE HISTORIC DISTRICT  
CORSICANA, NAVARRO COUNTY, TEXAS  
DANIEL HARDY - PHOTOGRAPHER  
JANUARY 1993

ORIGINAL NEGATIVES ON FILE WITH THE TEXAS HISTORICAL COMMISSION

PHOTO 1 - View of 1100 block of West Park Avenue, camera facing southwest

PHOTO 2 - View of 1100-1200 blocks of West Park Avenue, camera facing northwest

PHOTO 3 - View of 600 block of Mills Place Drive, camera facing southeast

PHOTO 4 - View of 600 block of Mills Place Drive, camera facing southwest

PHOTO 5 - Oblique view of south and east elevations of Lowry and Lila Martin House,  
1218 West Park Avenue, camera facing northwest

PHOTO 6 - Oblique view of north and west elevations of William and Bessie Stroube House,  
1115 West Park Avenue, camera facing southeast

PHOTO 7 - View of south elevation of Henry Stroube House, 1200 West Park Avenue,  
camera facing southwest

PHOTO 8 - Oblique view of south and west elevations of Mills House, 1200 West 2nd Avenue,  
camera facing northeast

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Mills Place Historic District

MULTIPLE NAME: Corsicana MPS

STATE & COUNTY: TEXAS, Navarro

DATE RECEIVED: 6/02/95      DATE OF PENDING LIST: 6/13/95  
DATE OF 16TH DAY: 6/29/95      DATE OF 45TH DAY: 7/17/95  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 95000800

NOMINATOR: STATE

REASONS FOR REVIEW:

APPEAL: N    DATA PROBLEM: N    LANDSCAPE: N    LESS THAN 50 YEARS: N  
OTHER: N    PDIL: N    PERIOD: N    PROGRAM UNAPPROVED: N  
REQUEST: N    SAMPLE: N    SLR DRAFT: N    NATIONAL: N

COMMENT WAIVER: N

ACCEPT     RETURN     REJECT    6/30/95 DATE

ABSTRACT/SUMMARY COMMENTS: **Entered in the  
National Register**

RECOM./CRITERIA \_\_\_\_\_

REVIEWER \_\_\_\_\_ DISCIPLINE \_\_\_\_\_

TELEPHONE \_\_\_\_\_ DATE \_\_\_\_\_

DOCUMENTATION see attached comments Y/N see attached SLR Y/N



226

1100 BLOCK WEST PARK  
MILLS PLACE HISTORIC DISTRICT  
CORSIANA, NAVARRO CO., TEXAS

PHOTOGRAPH 1 of 8



23b

1100-1200 BLOCKS WEST PARK  
MILLS PLACE HISTORIC DISTRICT  
CORSIANA, NAVARRO CO., TEXAS

PHOTOGRAPH 2 of 8





248

600 BLOCK NORTH MILLS PLACE  
MILLS PLACE HISTORIC DISTRICT  
CORSIANA, NAVARRO CO., TEXAS

PHOTOGRAPH 3 of 8



257B

600 BLOCK NORTH MILLS PLACE  
MILLS PLACE HISTORIC DISTRICT  
CORSIKANA, NAVARRO CO., TEXAS

PHOTOGRAPH 4 of 8



263

1218 WEST PARK  
MILLS PLACE HISTORIC DISTRICT  
CORSICANA, NAVARRO CO., TEXAS

PHOTOGRAPH 5 of 8



278

1115 WEST PARK  
MILLS PLACE HISTORIC DISTRICT  
CORSIANA, NAVARRO CO., TEXAS

PHOTOGRAPH 6 of 8





28/3

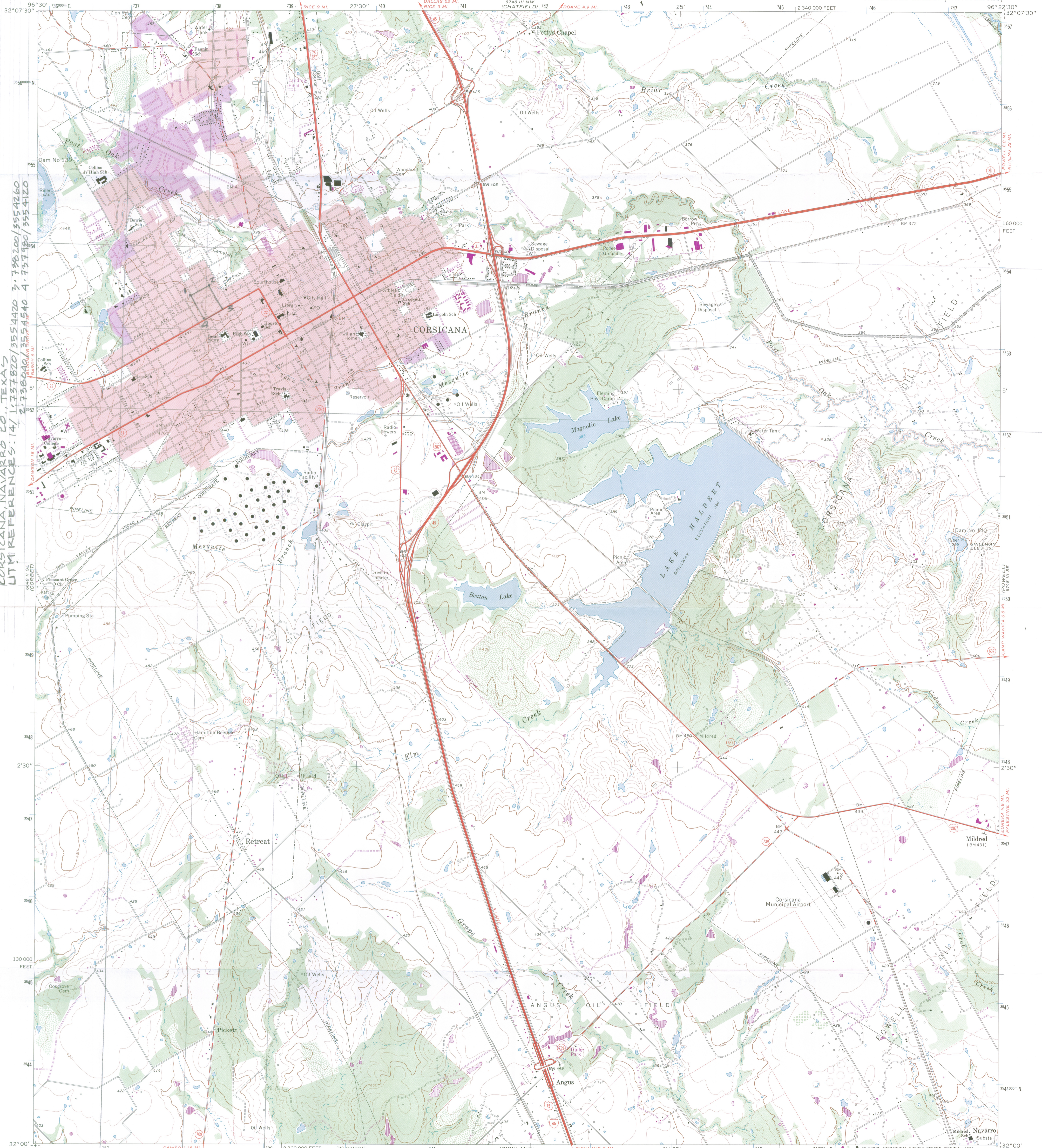
1200 WEST PARK  
MILLS PLACE HISTORIC DISTRICT  
CORSIANA, NAVARRO CO., TEXAS

PHOTOGRAPH 7 of 8



MILLS HOUSE  
1200 WEST SECOND  
MILLS PLACE HISTORIC DISTRICT  
CORSIANA, NAVARRO CO., TEXAS

PHOTOGRAPH 8 of 8



MILLS PLACE HISTORIC DISTRICT  
CORSICANA, NAVARRO CO., TEXAS  
UTM REFERENCES: 14T 738 090 / 3554 420 3. 738 200 / 3554 260  
2. 738 090 / 3554 540 4. 737 980 / 3554 120

UTM REFERENCES: 14T 738 090 / 3554 420 3. 738 200 / 3554 260  
2. 738 090 / 3554 540 4. 737 980 / 3554 120

Mapped, edited, and published by the Geological Survey  
Control by USGS and NOS/NOAA  
Topography by photogrammetric methods from aerial photographs taken 1964. Field checked 1965  
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 areas in which only landmark buildings are shown  
Fine red dashed lines indicate selected fence lines  
Areas covered by dashed light-blue pattern are subject to controlled inundation  
Purple tint indicates extension of urban areas  
The difference between 1927 North American Datum and North American Datum of 1983 (NAD 83) for 7.5 minute intersections is given in USGS Bulletin 1875. The NAD 83 is shown by dashed corner ticks  
Revisions shown in purple and woodland compiled from aerial photographs taken 1976 and other source data. This information not field checked. Map edited 1978

UTM GRID AND 1978 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET  
1:22' 24 MILS  
7' 124 MILS

SCALE 1:24 000  
1 0000 0 1000 2000 3000 4000 5000 6000 7000 FEET  
1 5 10 15 20 25 30 35 40 45 50 METERS  
CONTOUR INTERVAL 10 FEET  
DOTTED LINES REPRESENT 5-FOOT CONTOURS  
NATIONAL GEODETIC VERTICAL DATUM OF 1929

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

3296-122  
CORNSICANA, TEX.  
32096-A4-TF-024  
1965  
PHOTOREVISED 1978  
DMA 6748 III SW-SERIES V882