

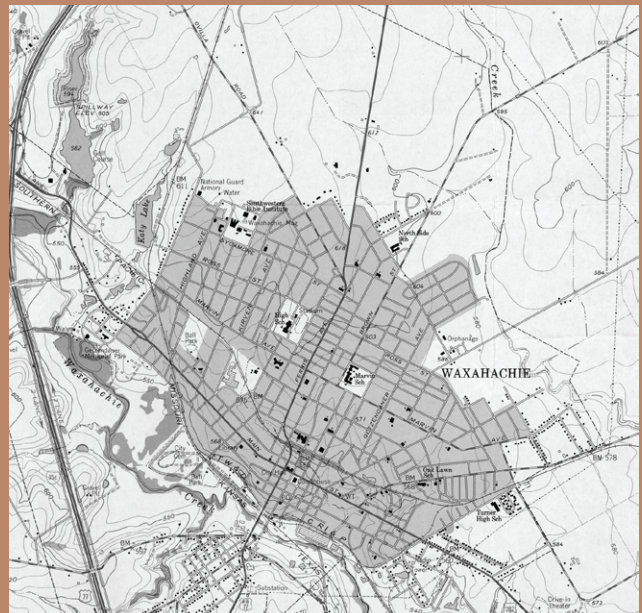
City of Waxahachie
Survey Plan
Ellis County, Texas

November 2016

Submitted To:
Historic Waxahachie, Inc.
Waxahachie, Texas

Submitted By:
Hardy·Heck·Moore, Inc.

Funded with a grant from the Texas Historical Commission
through the Texas Preservation Trust Fund Program



COVER IMAGES

Geological Survey (U.S.). Waxahachie Quadrangle, Map, 1961

(<http://www.lib.utexas.edu/maps/topo/texas/txu-pclmaps-topo-tx-waxahachie-1961.jpg>: accessed December 02, 2015), University of Texas at Austin Libraries, Perry-Castañeda Library Map Collection, <http://www.lib.utexas.edu/maps/>.

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1. EXECUTIVE SUMMARY

In August 2015, Historic Waxahachie, Inc. (HWI) commissioned Hardy·Heck·Moore, Inc. (HHM) of Austin, Texas, to develop a survey plan for the City of Waxahachie (Phase I) and a Pilot Historic Resource Survey of Downtown Waxahachie (Phase II). The project was made possible with a grant from the Texas Preservation Trust Fund (TPTF) Grant Program of the Texas Historical Commission (THC). The report herein represents completion of Phase 1 of the project.

The survey plan presents a list of prioritized recommendations guided by the principles of efficiency, urgency, and feasibility for conducting a historic resources survey within the current city limits of Waxahachie, Ellis County, Texas. Based on the amount of typical THC-funded grants,¹ the survey plan proposes to complete a phased update of the Waxahachie historic resources survey over a three-year period. Each phase would document an average of approximately 1,460 resources at an average cost of \$36,667 per phase. This historic resources survey should be conducted in separate and distinct “survey zones” due to the costs and logistics of such an ambitious city-wide effort. The survey plan recommends that 1970 serve as the cut-off date for the historic resources survey to meet the recommended 50-year age threshold for federal and state historic designation.

1.1 Prioritized Zones for Phased Historic Resources Survey Effort

The survey plan recommends the survey should be strategically phased by “survey zones,” based primarily on age, geographic considerations, and threat. Although a city-wide historic resources survey ideally should be undertaken as a single project, the cost of such effort may be prohibitive. Therefore, the survey plan recommends a phased approach that can be completed over a multi-year period. *Figure 1-1* shows the location of the survey zones.

Zone 1 – Recommended for Year 1

Zone 1 encompasses all properties on both sides of Marvin Street and all areas south of Marvin Street, extending to the 1973 Extraterritorial Jurisdiction (ETJ) boundary of Waxahachie, minus those resources within the pilot downtown survey area. Zone 1 contains a total of 2,759 parcels, 1,556 (52.96%) of which were constructed by or before 1970.² The approximate cost for completing the Zone 1 survey is estimated to be \$40,000.*

¹ THC awards grants through both the CLG and TPTF programs. In 2016, the average TPTF award was approximately \$23,000 (<http://www.thc.texas.gov/preserve/projects-and-programs/texas-preservation-trust-fund/texas-preservation-trust-fund-grant-1>). For Fiscal Year 2014, the average CLG grant was approximately \$14,000 (<http://www.thc.texas.gov/public/upload/FY14%20CLG%20Grants-rev.pdf>). Note that both the TPTF and CLG programs offer matching grants, so the project costs for of the grant applicant was double the amount of the award.

² Comprehensive coverage of construction dates from Ellis Appraisal District was not available.

Zone 2 – Recommended for Year 2

Zone 2 includes all properties from the rear property line of resources on the north side of Marvin Street and northward to the 1973 ETJ boundary. Zone 2 has an area of 3,883.28 acres and contains a total of 3,888 parcels. Of these, 1,949 (50.13%) parcels have buildings constructed by or before 1970, according to EAD.³ The approximate cost for completing the Zone 2 survey is estimated to be \$50,000.*

Zone 3 – Recommended for Year 3

Zone 3 covers the area between the 1973 ETJ boundary and the current city limits, as they appear in 2016. Zone 3 encompasses an area of 23,971.48 acres with a total of 5,824 parcels. EAD data notes dates of construction for only 148 of the parcels within Zone 3, therefore, an exact count of resources within the zone constructed by or before 1970 could not be assessed at this time. Based on analysis of the Ellis District Interactive Map, available online at <http://gis.bisconsultants.com/elliscad/>, which does provide dates of construction for all resources in Zone 3 and elsewhere in Ellis County, the survey plan estimates that no more than fifteen percent of the properties within Zone 3 (874 parcels) were constructed in or before 1970. The approximate cost for completing the Zone 3 survey is estimated to be \$20,000.*

³ Ibid.

* The proposed cost estimates are provided for budget planning purposes only. The actual cost may vary based on the actual scope of work developed for the proposed work and other unknown variables.

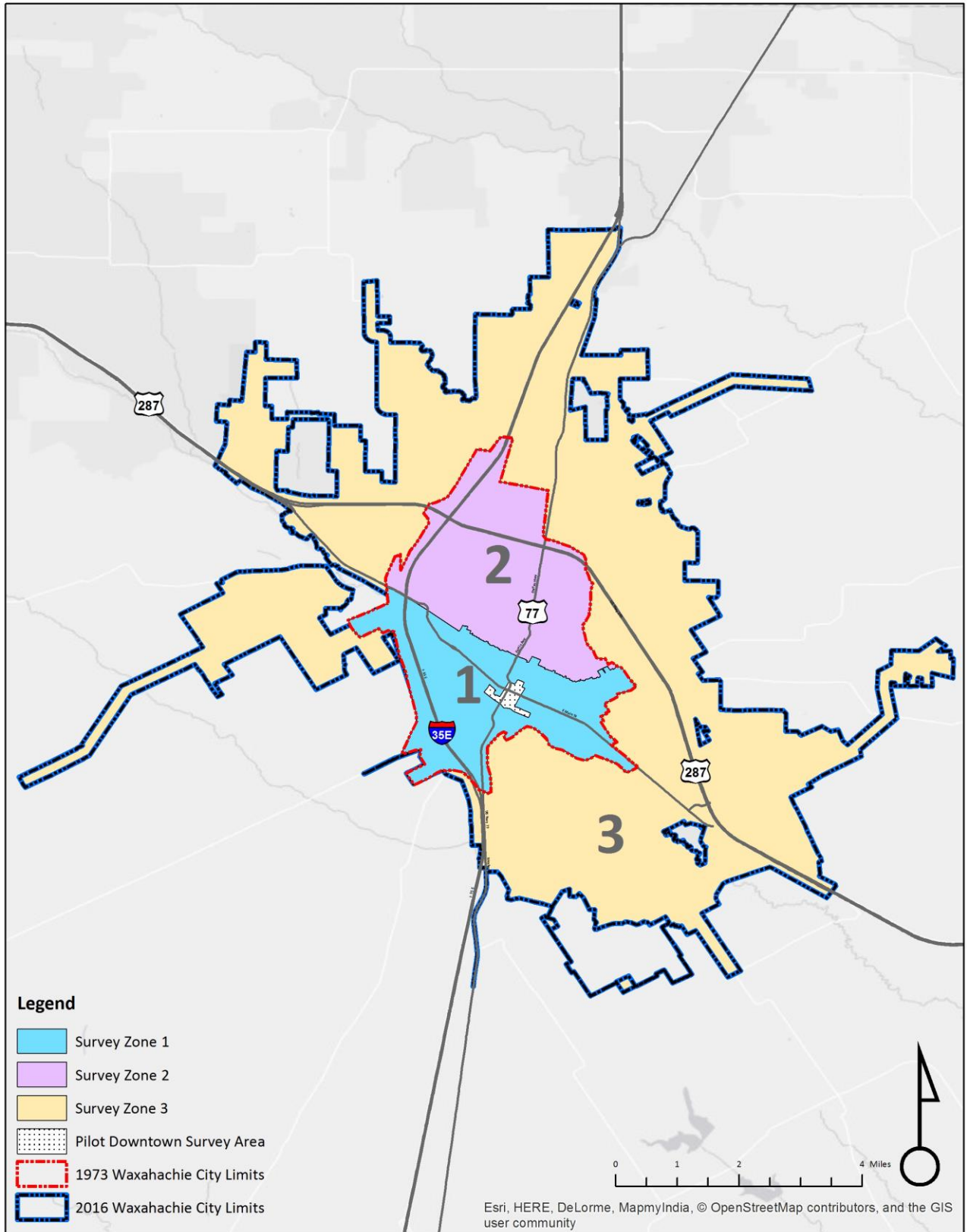


Figure 1-1. Waxahachie Survey Zones Map. Map by HHM, 2016

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2.1 List of Acronyms

CLG	Certified Local Government
EAD	Ellis Appraisal District
ETJ	Extraterritorial Jurisdiction
GIS	Geographic Information System
GLO	General Land Office
GPS	Global Positioning System
HHM	Hardy-Heck-Moore, Inc.
HTC	Historic Texas Cemetery
HWI	Historic Waxahachie, Inc.
NRHP	National Register of Historic Places
NPS	National Park Service
OTHM	Official Texas Historical Marker
PIDN	Property Identification Numbers
RTHL	Recorded Texas Historic Landmark
SAL	State Antiquities Landmark
THC	Texas Historical Commission
TPTF	Texas Preservation Trust Fund
TSLAC	Texas State Library and Archives Commission
TxDOT	Texas Department of Transportation

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3. INTRODUCTION

HWI, in Ellis County, Texas, secured a TPTF Grant from the THC for HHM of Austin, Texas, to develop a survey plan for the city of Waxahachie (Phase I) and a pilot historic resource survey of downtown Waxahachie (Phase II). The TPTF was established in 1989 by the 71st Texas Legislature to provide opportunities for saving and protecting Texas' threatened historic structures and significant archaeological sites. The Texas Treasury Safekeeping Trust Company currently manages the fund and distributes TPTF investment earnings as matching grants on a one-to-one basis to qualified applicants, such as HWI, for the acquisition, survey, restoration, preservation or for the planning and educational activities leading to the preservation of historic architectural and archaeological properties and associated collections in the state of Texas.

The many efforts the City of Waxahachie has undertaken to preserve its historic resources—the National Register of Historic Places (NRHP) nomination of the Ellis County Courthouse Historic District in 1975, a city-wide comprehensive survey and NRHP multiple property nomination in 1984, a historic resources survey update in 2004, development of downtown Waxahachie design guidelines in 2011, participation in the Main Street Program, and designation as a Certified Local Government (CLG)—attest to the City's commitment to historic preservation. HWI has played an important role in initiating many of these endeavors. Consistent with its record, in 2015, as an effort to set forth an organized and programmatic approach to completing an updated city-wide survey, inventory of historic properties, and NRHP recommendations, HWI applied for and received a grant from the TPTF program to prepare a survey plan for the City of Waxahachie and a pilot historic resource survey of downtown Waxahachie. HWI subsequently hired HHM to undertake the work. The report herein represents completion of Phase I of the project by developing this city-wide survey plan for Waxahachie.

The primary objective of the survey plan is to provide a roadmap for a consistent and systematic inventory of historic resources within the geographic area under the auspices of the City of Waxahachie. For all practical purposes, the subject area includes all land and parcels within the Waxahachie city limits.

This survey plan includes the following components:

- A methodology that provides a rationale for the recommendations set forth in the survey plan;
- A series of recommendations to HWI and the City of Waxahachie to further their survey and preservation goals;
- A set of general instructions for conducting field documentation;

- An inventory that provides a comprehensive accounting of all known and previously identified non-archaeological historic resources within Waxahachie;
- Detailed maps that show parcels within the identified historic resource survey areas; and
- Identification of locations of previously identified historic resources within the survey area and mapping their locations using a GIS-based mapping system, using data from the THC's Texas Historic Sites Atlas, Texas Department of Transportation's (TxDOT) environmental compliance reports, and the Ellis Appraisal District (EAD).

Acknowledgements

HHM would like to thank the following individuals for their help in preparing this report:

- Ms. Nancy T. Post, Historic Waxahachie, Inc.
- Ms. Becky Kauffman, Historic Waxahachie, Inc.
- Ms. Anita Brown, City of Waxahachie
- Ms. Kathleen Bowen, Historic Waxahachie, Inc.
- Ms. Derica Peters, City of Waxahachie

Ms. Post's vision and dedication are to be commended, and without her help, support, and involvement, the project would have never been undertaken.

HHM would also like to thank Ms. Darla Sorrels with Ellis County Appraisal GIS Services for all her help in making the GIS data readily available.

In addition, HHM would like to thank Ms. Renee Benn and Ms. Rebekah Dobrasko with TxDOT, and Mr. Greg Smith and the THC for opening its research facilities in support of this project. HHM would also like to thank the librarians at the Center for American History, the Texas State Library and Archives Commission (TSLAC), the General Land Office (GLO), the Nicholas P. Sims Library, and the Ellis County Museum.

Finally, HHM appreciates the input and contributions of Ms. Leslie Wolfenden, THC Historic Resources Survey Coordinator, and Ms. Lisa Harvell, THC Program Specialist, who both provided invaluable support for the successful completion of the project.

4. PREVIOUSLY IDENTIFIED HISTORIC RESOURCES

The purpose of this section is to present summaries of known documentation for various historic and honorary designations and programs. This information provides a wealth of material that will be important for identifying the location, types, and relative significance of historic resources within the city and will be an invaluable data source for any future historic resources survey identification and documentation investigations. This inventory is as comprehensive as possible; however, additional materials and studies are likely to exist and should be integrated in an updated version of the survey plan, as appropriate. This section includes the following components, and is based on the type of documentation and/or associated programs and designations:

- Federal-Level Programs
 - National Register Nominations
- State-Level Programs
 - State-Historical Markers
 - Recorded Texas Historical Landmarks
 - Official Texas Historical Markers
 - Historic Texas Cemeteries
 - State Antiquities Landmarks
- Local-Level Programs
 - City of Waxahachie Historic Resource Designations

4.1 Federal-Level Programs

National Register Nominations

The following are summaries of the properties in Waxahachie that are individually listed in the National Register of Historic Places. Full versions of the NR Nomination are available through the National Parks Service's National Register Information System (NRIS) at <http://www.nr.nps.gov/>.

Adamson, F. R., House

Location: 309 University Avenue

Period of Significance: 1900-1924

Summary: The F.R. Adamson House was listed in 1986 as part of the Waxahachie Multiple Property nomination, prepared in conjunction with the 1984 historic resource survey of Waxahachie.

Alderdice, J. M., House

Location: 1500 West Main Street

Period of Significance: 1875-1899

Summary: The J.M. Alderdice House was listed in 1986 as part of the Waxahachie Multiple Property nomination, prepared in conjunction with the 1984 historic resource survey of Waxahachie.

Alderman, G. H., House

Location: 317 East Marvin Avenue

Period of Significance: 1875-1899

Summary: The G.H. Alderman House was listed in 1986 as part of the Waxahachie Multiple Property nomination, prepared in conjunction with the 1984 historic resource survey of Waxahachie.

Berry, J. S., House

Location: 201 East University Avenue

Period of Significance: 1900-1924

Summary: The J.S. Berry House was listed in 1986 as part of the Waxahachie Multiple Property nomination, prepared in conjunction with the 1984 historic resource survey of Waxahachie.

Building at 441 East Main

Location: 441 East Main Street

Period of Significance: 1925-1949, 1900-1924, 1875-1899

Summary: The Building at 441 East Main Street, a commercial building, was listed in the NRHP in 1986 as part of the Waxahachie Multiple Property nomination, prepared in conjunction with the 1984 historic resource survey of Waxahachie, in the areas of social/humanitarian and black history. The lower floor housed the James Funeral Parlor, owned and operated by a local prominent black family. The upper floor served as the meeting hall for two black fraternal groups.

Building at 500-502 East Main Street

Location: 500-502 East Main Street

Period of Significance: 1900-1924

Summary: The Building at 500-502 Main Street, a commercial building, was listed in the NRHP in 1986 as part of the Waxahachie Multiple Property nomination, prepared in conjunction with the 1984 historic resource survey of Waxahachie, in the area of black history. The resource is one of only several historic commercial buildings to remain within Waxahachie's old black commercial district.

Bullard, T. J., House

Location: 221 Patrick

Period of Significance: 1900-1924

Summary: The T.J. Bullard House was listed in 1986 as part of the Waxahachie Multiple Property nomination, prepared in conjunction with the 1984 historic resource survey of Waxahachie.

Central Presbyterian Church

Location: 402 North College Street

Period of Significance: 1900-1924

Summary: The Central Presbyterian Church was listed in 1987 as part of the Waxahachie Multiple Property nomination, prepared in conjunction with the 1984 historic resource survey of Waxahachie.

Chapman, Oscar H., House

Location: 201 Overhill Drive

Period of Significance: 1925-1949

Summary: The Oscar H. Chapman House was listed in the NRHP in 1986 as part of the Waxahachie Multiple Property nomination, prepared in conjunction with the 1984 historic resource survey of Waxahachie.

Cohn, Joe, House

Location: 501 Sycamore Street

Period of Significance: 1925-1949

Summary: The Cohn House was listed in 1986 as part of the Waxahachie Multiple Property nomination, prepared in conjunction with the 1984 historic resource survey of Waxahachie.

Cole-Hipp House

Location: 309 East Marvin Avenue

Period of Significance: 1900-1924, 1875-1899

Summary: The Cole-Hipp House was listed in 1986 as part of the Waxahachie Multiple Property nomination, prepared in conjunction with the 1984 historic resource survey of Waxahachie.

Coleman-Cole House

Location: 1219 East Marvin Avenue

Period of Significance: 1900-1924

Summary: The Coleman-Cole House was listed in 1986 as part of the Waxahachie Multiple Property nomination, prepared in conjunction with the 1984 historic resource survey of Waxahachie.

Connally, Roy, House

Location: 205 East University Avenue

Period of Significance: 1900-1924

Summary: The Roy Connally House was listed in 1986 as part of the Waxahachie Multiple Property nomination, prepared in conjunction with the 1984 historic resource survey of Waxahachie.

Dillon, George CA., House

Location: 123 East University Avenue

Period of Significance: 1900-1924

Summary: The George CA. Dillon House was listed in 1986 as part of the Waxahachie Multiple Property nomination, prepared in conjunction with the 1984 historic resource survey of Waxahachie.

Eastham, D. D., House

Location: 401 East Marvin Avenue

Period of Significance: 1925-1949, 1900-1924

Summary: The D.D. Eastham House was listed in 1986 as part of the Waxahachie Multiple Property nomination, prepared in conjunction with the 1984 historic resource survey of Waxahachie.

Ellis County Courthouse Historic District

Location: area roughly bounded by both sides of Waxahachie Creek north to Union Pacific railroad tracks and between both sides of Elm and Flat Streets.

Period of Significance: 1900-1924, 1875-1899

Summary: The Ellis County Courthouse Historic District contains a high concentration of properties that represent significant aspects of the economic, physical, and governmental development of Waxahachie. With a spectacular courthouse dominating the center of the square, the surrounding streets are lined with commercial buildings representing several phases in the economic development of the city. These commercial properties are typical of those found throughout the state and illustrate the development of commercial buildings from the late nineteenth century through the first third of the twentieth century. The majority of the properties are one-part or two-part commercial buildings constructed of brick. There are, however, examples of other types of buildings including the imposing Romanesque Revival courthouse building, designed by James Reily Gordon, the old jail on North Rogers Street, and Waxahachie City Hall, formerly a post office. Although the earliest buildings date to 1889, many of the properties reflect typical alterations made to commercial properties during the 1920s and 1930s. As the majority of the properties serve a commercial function, they have received alterations over the years to reflect the changing nature of retail businesses. These changes illustrate the physical evolution of buildings within the business district and reflect the changing nature of commerce throughout the twentieth century. Contributing properties, however, still retain sufficient character-defining elements to convey a visual sense of the historical environment. The Ellis County Courthouse Historic District encompasses much of Waxahachie's historic downtown and reflects the area's traditional role as the center of local government, commerce, and trade. The district is composed of 250 acres, 48 buildings, and two structures. The district is significant under Criteria A and C in the Areas of Commerce, Engineering, Transportation, Industry and Architecture at the local level of significance. The district was listed in 1975.

Erwin, J. R., House

Location: 414 West Marvin Avenue

Period of Significance: 1900-1924

Summary: The J.R. Erwin House was listed in 1986 as part of the Waxahachie Multiple Property nomination, prepared in conjunction with the 1984 historic resource survey of Waxahachie.

Ferris School

Location: 411 Gibson Street

Period of Significance: 1900-1924

Summary: The Ferris School was listed in 1990 as part of the Waxahachie Multiple Property nomination, prepared in conjunction with the 1984 historic resource survey of Waxahachie.

Forrest, W. B., House

Location: 500 Royal Street

Period of Significance: 1900-1924

Summary: The W.B. Forrest House was listed in 1986 as part of the Waxahachie Multiple Property nomination, prepared in conjunction with the 1984 historic resource survey of Waxahachie.

Graham, Dr. L. H., House

Location: 909 West Marvin Avenue

Period of Significance: 1900-1924

Summary: The Dr. L.H. Graham House was listed in 1986 as part of the Waxahachie Multiple Property nomination, prepared in conjunction with the 1984 historic resource survey of Waxahachie.

Highway Garage

Location: 315 West Main Street

Period of Significance: 1950-1974, 1925-1949, 1900-1924

Summary: The Highway Garage is one of the earliest buildings constructed in Waxahachie specifically to house an automotive business. Located near the intersection of two highways, it was built in response to the rising importance of automobile travel and housed automobile-related businesses for several decades. As a representative example of an automotive business developed along Waxahachie's highways, it is nominated under Criterion A in the area of Commerce. The building itself, however, represents a typical commercial design from the period, with little exterior indication of its automotive association. As a good example of an early automobile-related building, it meets Criterion C in the area of architecture. It was listed to the NRHP in 2003.

Hines, E. M., House

Location: 124 Kaufman Street

Period of Significance: 1875-1899

Summary: The E.M. Hines House was listed in 1986 as part of the Waxahachie Multiple Property nomination, prepared in conjunction with the 1984 historic resource survey of Waxahachie.

House at 104 Kaufman Street

Location: 104 Kaufman Street

Period of Significance: 1875-1899

Summary: The House at 104 Kaufman Street was listed in 1986 as part of the Waxahachie Multiple Property nomination, prepared in conjunction with the 1984 historic resource survey of Waxahachie.

House at 106 Kaufman Street

Location: 106 Kaufman Street

Period of Significance: 1875-1899

Summary: The House at 106 Kaufman Street was listed in 1986 as part of the Waxahachie Multiple Property nomination, prepared in conjunction with the 1984 historic resource survey of Waxahachie.

House at 111 Brown Street

Location: 111 Brown Street

Period of Significance: 1900-1924

Summary: The House at 111 Brown Street was listed in 1986 as part of the Waxahachie Multiple Property nomination, prepared in conjunction with the 1984 historic resource survey of Waxahachie.

House at 111 Williams Street

Location: 111 Williams Street

Period of Significance: 1875-1899

Summary: The House at 111 Williams Street was listed in 1986 as part of the Waxahachie Multiple Property nomination, prepared in conjunction with the 1984 historic resource survey of Waxahachie.

House at 113 East Ross Street

Location: 113 East Ross Street

Period of Significance: 1875-1899

Summary: The House at 113 East Ross Street was listed in 1986 as part of the Waxahachie Multiple Property nomination, prepared in conjunction with the 1984 historic resource survey of Waxahachie.

House at 1301 East Marvin Avenue

Location: 1301 East Marvin Avenue

Period of Significance: 1875-1899

Summary: The House at 1301 East Marvin Avenue was listed in 1986 as part of the Waxahachie Multiple Property nomination, prepared in conjunction with the 1984 historic resource survey of Waxahachie.

House at 1423 Sycamore Street

Location: 1423 Sycamore Street

Period of Significance: 1900-1924

Summary: The House at 1423 Sycamore Street was listed in 1986 as part of the Waxahachie Multiple Property nomination, prepared in conjunction with the 1984 historic resource survey of Waxahachie.

House at 301 Turner Street

Location: 301 Turner Street

Period of Significance: 1875-1899

Summary: The House at 301 Turner Street was listed in 1986 as part of the Waxahachie Multiple Property nomination, prepared in conjunction with the 1984 historic resource survey of Waxahachie.

House at 320 East Marvin Avenue

Location: 320 East Marvin Avenue

Period of Significance: 1875-1899

Summary: The House at 320 East Marvin Avenue was listed in 1986 as part of the Waxahachie Multiple Property nomination, prepared in conjunction with the 1984 historic resource survey of Waxahachie.

House at 418 North College Street

Location: 418 North College Street

Period of Significance: 1875-1899

Summary: The House at 418 North College Street was listed in 1986 as part of the Waxahachie Multiple Property nomination, prepared in conjunction with the 1984 historic resource survey of Waxahachie.

House at 501 North Grand Avenue

Location: 501 North Grand Avenue

Period of Significance: 1875-1899

Summary: The House at 501 North Grand Avenue was listed in 1986 as part of the Waxahachie Multiple Property nomination, prepared in conjunction with the 1984 historic resource survey of Waxahachie.

House at 523 Highland Avenue

Location: 523 Highland Avenue

Period of Significance: 1900-1924

Summary: The House at 523 Highland Avenue was listed in 1986 as part of the Waxahachie Multiple Property nomination, prepared in conjunction with the 1984 historic resource survey of Waxahachie.

House at 625 Cantrell Street

Location: 625 Cantrell Street

Period of Significance: 1900-1924

Summary: The House at 625 Cantrell Street was listed in 1986 as part of the Waxahachie Multiple Property nomination, prepared in conjunction with the 1984 historic resource survey of Waxahachie.

House at 700 South Rogers Street

Location: 700 South Rogers Street

Period of Significance: 1875-1899

Summary: The House at 700 South Rogers Street was listed in 1986 as part of the Waxahachie Multiple Property nomination, prepared in conjunction with the 1984 historic resource survey of Waxahachie.

House at 703 South College Street

Location: 703 South College Street

Period of Significance: 1875-1899

Summary: The House at 703 South College Street was listed in 1986 as part of the Waxahachie Multiple Property nomination, prepared in conjunction with the 1984 historic resource survey of Waxahachie.

House at 712 East Marvin Avenue

Location: 712 East Marvin Avenue

Period of Significance: 1875-1899

Summary: The House at 712 East Marvin Avenue was listed in 1986 as part of the Waxahachie Multiple Property nomination, prepared in conjunction with the 1984 historic resource survey of Waxahachie.

House at 803 Cantrell Street

Location: 803 Cantrell Street

Period of Significance: 1875-1899

Summary: The House at 803 Cantrell Street was listed in 1986 as part of the Waxahachie Multiple Property nomination, prepared in conjunction with the 1984 historic resource survey of Waxahachie.

House at 816 Cantrell Street

Location: 816 Cantrell Street

Period of Significance: 1875-1899

Summary: The House at 816 Cantrell Street was listed in 1986 as part of the Waxahachie Multiple Property nomination, prepared in conjunction with the 1984 historic resource survey of Waxahachie.

House at 816 West Water Street

Location: 816 West Water Street

Period of Significance: 1900-1924

Summary: The House at 816 West Water Street was listed in 1986 as part of the Waxahachie Multiple Property nomination, prepared in conjunction with the 1984 historic resource survey of Waxahachie.

House at 901 Cantrell Street

Location: 901 Cantrell Street

Period of Significance: 1875-1899

Summary: The House at 901 Cantrell Street was listed in 1986 as part of the Waxahachie Multiple Property nomination, prepared in conjunction with the 1984 historic resource survey of Waxahachie.

Joshua Chapel A.M.E. Church

Location: 110 South Aiken Street

Period of Significance: 1900-1924

Summary: The Joshua Chapel A.M.E. Church was listed in the NRHP in 1986 as part of the Waxahachie Multiple Property nomination, prepared in conjunction with the 1984 historic resource survey of Waxahachie, in the areas of architecture and black history. The church was organized in 1876. Designed by notable black architect W.E. Pittman, the building remains a prominent architectural, social, and religious landmark for Waxahachie's citizens.

Kirven, J. D., House

Location: 601 Sycamore Street

Period of Significance: 1925-1949

Summary: The J. D. Kirven House was listed in 1986 as part of the Waxahachie Multiple Property nomination, prepared in conjunction with the 1984 historic resource survey of Waxahachie.

Koger, William, House

Location: 409 Kaufman Street

Period of Significance: 1875-1899

Summary: The William Koger House was listed in 1986 as part of the Waxahachie Multiple Property nomination, prepared in conjunction with the 1984 historic resource survey of Waxahachie.

Langsford, Samuel, House

Location: 1208 East Marvin Avenue

Period of Significance: 1875-1899

Summary: The Samuel Langsford House was listed in 1986 as part of the Waxahachie Multiple Property nomination, prepared in conjunction with the 1984 historic resource survey of Waxahachie.

Lewis, William, House

Location: 1201 East Marvin Avenue

Period of Significance: 1875-1899

Summary: The William Lewis House was listed in 1986 as part of the Waxahachie Multiple Property nomination, prepared in conjunction with the 1984 historic resource survey of Waxahachie.

McCartney House

Location: 603 West Marvin Avenue

Period of Significance: 1900-1924

Summary: The McCartney House was listed in 1986 as part of the Waxahachie Multiple Property nomination, prepared in conjunction with the 1984 historic resource survey of Waxahachie.

Moore, W. B., House

Location: 912 East Marvin Avenue

Period of Significance: 1900-1924

Summary: The W.B. Moore House was listed in 1986 as part of the Waxahachie Multiple Property nomination, prepared in conjunction with the 1984 historic resource survey of Waxahachie.

National Compress Company Building

Location: 503 South Flat Street

Period of Significance: 1900-1924, 1875-1899

Summary: The National Compress Company Building was listed in 1986 as part of the Waxahachie Multiple Property nomination, prepared in conjunction with the 1984 historic resource survey of Waxahachie.

North Rogers Street Historic District

Location: 500-600 blocks of N. Rogers Street, 500-600 blocks of N. Monroe Street, and 100-200 blocks of West Marvin Avenue

Period of Significance: 1925-1949, 1900-1924, 1875-1899

Summary: The North Rogers Street Historic District contains a collection of Craftsman bungalows that illustrate residential development and architectural influences from the late nineteenth century through the first third of the

twentieth century. The properties composing the district are mostly single-family dwellings and ancillary structures such as sheds and garages. The district encompasses approximately 140 acres and includes 25 buildings. The district is significant under Criteria C in the Area of Architecture at the local level of significance. The district was listed in 1986.

Oldham Avenue Historic District

Location: Oldham Avenue between North Jackson Street and Bethel Street

Period of Significance: 1925-1949, 1900-1924, 1875-1899

Summary: The Oldham Avenue Historic District contains a collection of late nineteenth and early twentieth-century architectural styles and types that illustrate residential development in the more affluent areas of Waxahachie. The high concentration of large, impressive Victorian residences with ornate jig-sawn detailing in the district reflects the wealth and social status of their owners. The properties composing the district are single-family dwellings and ancillary structures such as sheds and garages. The district encompasses approximately 17 acres and includes 17 Contributing buildings and two Non-contributing buildings. The district is significant under Criteria C in the Area of Architecture at the local level of significance. The district was listed in 1986.

Oldham, Mary and Frank, House

Location: 910 West Marvin Avenue

Period of Significance: 1900-1924

Summary: The Mary and Frank Oldham House was listed in 1986 as part of the Waxahachie Multiple Property nomination, prepared in conjunction with the 1984 historic resource survey of Waxahachie.

Patrick, Marshall T., House

Location: 233 North Patrick Street

Period of Significance: 1875-1899

Summary: The Marshall T. Patrick House was listed in 1986 as part of the Waxahachie Multiple Property nomination, prepared in conjunction with the 1984 historic resource survey of Waxahachie.

Payne, M. S., House

Location: 521 Grand Avenue North

Period of Significance: 1875-1899

Summary: The M.S. Payne House was listed in 1986 as part of the Waxahachie Multiple Property nomination, prepared in conjunction with the 1984 historic resource survey of Waxahachie.

Phillips, E. F., House

Location: 902 West Marvin Avenue

Period of Significance: 1900-1924

Summary: The E.F. Phillips House was listed in 1986 as part of the Waxahachie Multiple Property nomination, prepared in conjunction with the 1984 historic resource survey of Waxahachie.

Plumhoff House

Location: 612 South Rogers Street

Period of Significance: 1875-1899

Summary: The Plumhoff House was listed in 1986 as part of the Waxahachie Multiple Property nomination, prepared in conjunction with the 1984 historic resource survey of Waxahachie.

Ralston, Mary, House

Location: 116 East University Avenue

Period of Significance: 1900-1924

Summary: The Mary Ralston House was listed in 1986 as part of the Waxahachie Multiple Property nomination, prepared in conjunction with the 1984 historic resource survey of Waxahachie.

Ray, M. B., House

Location: 401 North Monroe Street

Period of Significance: 1875-1899

Summary: The M.B. Ray House was listed in 1986 as part of the Waxahachie Multiple Property nomination, prepared in conjunction with the 1984 historic resource survey of Waxahachie.

Reinmiller, W. B., House

Location: 206 East Marvin Avenue

Period of Significance: 1875-1899

Summary: The W.B. Reinmiller House was listed in 1986 as part of the Waxahachie Multiple Property nomination, prepared in conjunction with the 1984 historic resource survey of Waxahachie.

Rockett, Paris Q., House

Location: 321 East University Avenue

Period of Significance: 1900-1924

Summary: The Paris Q. Rockett House was listed in 1986 as part of the Waxahachie Multiple Property nomination, prepared in conjunction with the 1984 historic resource survey of Waxahachie.

Rosemont House

Location: 701 South Rogers Street

Period of Significance: 1875-1899

Summary: The Rosemont House was listed to the NRHP in 1982. The impressive Queen Anne dwelling was designed by architect Gordon J. Riely. The residence is significant under Criteria C in the Area of Architecture at the local level of significance.

Saint Paul's Episcopal Church

Location: 308 North Monroe Street

Period of Significance: 1875-1899

Summary: The Saint Paul's Episcopal Church was listed in 1986 as part of the Waxahachie Multiple Property nomination, prepared in conjunction with the 1984 historic resource survey of Waxahachie.

Second Trinity University Campus

Location: 1200 block of Sycamore Street

Period of Significance: 1925-1949, 1900-1924

Summary: The Second Trinity University Campus was listed in 1987 as part of the Waxahachie Multiple Property nomination, prepared in conjunction with the 1984 historic resource survey of Waxahachie.

Sims, O. B., House

Location: 1408 West Main Street

Period of Significance: 1875-1899

Summary: The O.B. Sims House was listed in 1986 as part of the Waxahachie Multiple Property nomination, prepared in conjunction with the 1984 historic resource survey of Waxahachie.

Solon, John, House

Location: 617 Solon Road

Period of Significance: 1875-1899

Summary: The John Solon House was listed in 1986 as part of the Waxahachie Multiple Property nomination, prepared in conjunction with the 1984 historic resource survey of Waxahachie.

Strickland-Sawyer House

Location: 500 Oldham Street

Period of Significance: 1900-1924, 1875-1899

Summary: The John Strickland-Sawyer House was listed to the NRHP in 1984. The impressive Queen Anne dwelling was designed by architect CA.W. Thrash for J.F. Strickland, a cofounder of Texas Power and Light Company and a pioneer of area interurban lines. The residence is significant under Criteria C in the Area of Architecture at the local level of significance.

Templeton, Judge M. B., House

Location: 203 Grand Avenue North

Period of Significance: 1900-1924

Summary: The Judge M.B. Templeton House was listed in 1986 as part of the Waxahachie Multiple Property nomination, prepared in conjunction with the 1984 historic resource survey of Waxahachie.

Thompson, D.H., House

Location: 312 Kaufman Street

Period of Significance: 1900-1924

Summary: The D.H. Thompson House was listed in 1986 as part of the Waxahachie Multiple Property nomination, prepared in conjunction with the 1984 historic resource survey of Waxahachie.

Trippet-Shive House

Location: 209 Grande Avenue North

Period of Significance: 1875-1899

Summary: The Trippet-Shive House was listed in 1986 as part of the Waxahachie Multiple Property nomination, prepared in conjunction with the 1984 historic resource survey of Waxahachie.

Vickery, Richard, House

Location: 1104 East Marvin Avenue

Period of Significance: 1875-1899

Summary: The Richard Vickery House was listed in 1986 as part of the Waxahachie Multiple Property nomination, prepared in conjunction with the 1984 historic resource survey of Waxahachie.

Waxahachie Chautauqua Building

Location: Getzendaner Park

Period of Significance: 1900-1924

Summary: The Waxahachie Chautauqua Auditorium, an unusual octagonal 2500-seat open-air auditorium, was built in 1902 to accommodate the throngs of people attending the annual Chautauqua Assemblies. The Waxahachie Chautauqua Auditorium was listed in 1974 under Criteria A and C in the areas of Art, Education, Architecture, and Performing Arts at the local level of significance.

Waxahachie Lumber Company

Location: 123 Kaufman Street

Period of Significance: 1925-1949

Summary: The Waxahachie Lumber Company was listed in 1987 as part of the Waxahachie Multiple Property nomination, prepared in conjunction with the 1984 historic resource survey of Waxahachie.

West End Historic District

Location: Roughly bounded by Central, West Water, Monroe, Madison, and West Jefferson Streets

Period of Significance: 1925-1949, 1900-1924, 1875-1899

Summary: The West End Historic District encompasses a residential area to the west of Waxahachie's downtown commercial district. The district is significant under Criteria A and C in the Areas of Community Planning and Architecture. Waxahachie's West End was developed when area businessmen organized the Waxahachie Investment Company in 1889. The West End Addition was platted in that same year and the area between Highland Avenue, east to the business district, and West Marvin Avenue, south to Jefferson Street, was divided into lots, parks, and large-size parcels which perhaps anticipated industrial development. A mule-drawn streetcar line serviced the area by 1890. The West End was a popular area for the town's more financially successful individuals. Large and impressive Victorian residences with ornate jigsawed detailing prevailed throughout this area and symbolized the wealth and social status of their owners. The district was listed in 1986.

Williams-Erwin House

Location: 412 West Marvin Avenue

Period of Significance: 1875-1899

Summary: The Williams-Erwin House, a Victorian home designed by architects H.D. Timmons and Buell & Connelley, was built for Edward Williams, a local cotton merchant. The residence, later purchased by R.K. Erwin, reflects the affluence of those in the booming cotton industry. The Williams-Erwin House was listed in 1978 under Criteria A and C in the areas of Architecture and Social History.

Williams, Porter L., House

Location: 200 East University

Period of Significance: 1900-1924

Summary: The Porter L. Williams House was listed in 1986 as part of the Waxahachie Multiple Property nomination, prepared in conjunction with the 1984 historic resource survey of Waxahachie.

Witten, Pat, House

Location: 204 Brown Street

Period of Significance: 1900-1924

Summary: The Pat Witten House was listed in 1986 as part of the Waxahachie Multiple Property nomination, prepared in conjunction with the 1984 historic resource survey of Waxahachie.

Waxahachie Chautauqua Building

Location: Getzendaner Park

Period of Significance: 1900-1924

Summary: The Waxahachie Chautauqua Auditorium, an unusual octagonal 2500-seat open-air auditorium, was built in 1902 to accommodate the throngs of people attending the annual Chautauqua Assemblies. The Waxahachie Chautauqua Auditorium was listed in 1974 under Criteria A and C in the areas of Art, Education, Architecture, and Performing Arts at the local level of significance.

Wyatt Street Shotgun House Historic District

Location: East side of 300 block of Wyatt Street

Period of Significance: 1900-1924

Summary: The Wyatt Street Shotgun House Historic District is a row of shotgun houses located in the black community that formed on the east side of Waxahachie. The district represents the low-cost, two-room housing typically inhabited by black residents in the area. The district is significant under Criteria A and C in the Areas of Black History and Architecture. It was listed in 1986.

4.2 State-Level Programs

State Historical Markers

There are four types of historical markers presented in this section: Recorded Texas Historic Landmarks (RTHLs), Official Texas Historical Markers (OTHMs), Historic Texas Cemeteries (HTCs), and State Antiquities Landmarks (SALs). Research indicates there are 22 RTHLs, 20 OTHMs, two HTCs, and two SALs in Waxahachie.

The THC oversees a variety of programs that are intended to inform the public about the state's rich history and heritage; however, none are as visible or as well-known as the Historic Marker Program. The state has a very successful and robust program that has led to the placement of state historical markers in all of Texas's 254 counties. These markers can commemorate important individuals or groups of the past, mark the site of an important historical event or trend, or recognize a building or structure that is important for its physical features or attributes. The following provides a short description of the different types of markers and identifies examples of each within Waxahachie.

RECORDED TEXAS HISTORIC LANDMARKS (RTHL)

RTHLs are awarded by the THC to historically and architecturally significant Texas properties. It is the highest honor the state can bestow on a historic structure. RTHLs are at least 50 years of age and are considered by the THC and the State of Texas as worthy of preservation for their architectural and historical associations. The exterior appearance of RTHL buildings and structures should retain their historical integrity after designation, and the THC has review authority of proposed changes to RTHL exteriors. The following are summaries of 22 RTHLs within Waxahachie, presented in alphabetical order:

1889 Masonic Lodge Hall, Marker #7120

Location: 201 S. College Street

Date Designated: 1976

RTHL Marker Text: A tin cornice decorated with Masonic emblems tops this three-story brick building constructed in 1889 for Waxahachie Lodge No. 90, A.F. & A.M. The first floor was rented to retail stores, the second occupied by professional offices, and the third used as a lodge hall until 1926, when the lodge moved. Sold in 1929 to D.D. Eastham, the structure was later owned by his son, Jack. It was purchased in 1975 by the Ellis County Historical Museum and Art Gallery, Inc.

Dunlap - Simpson House, Marker #7073

Location: 1203 West Main Street

Date Designated: 1974

RTHL Marker Text: A fine example of Queen Anne Revival architecture, this house has among its many rooms two hexagons, two octagons. It was built in 1890-91 by Judge Oscar E. Dunlap (1849-1925), a banker, political leader, chairman of Texas Council of Defense in World War I, Good Roads advocate, industrialist, humanitarian, founder of the Sims Library, Waxahachie. Later

owners have included Mr. and Mrs. E.B. Prince, Mrs. Sadie R. Hardesty, and Mr. and Mrs. Max H. Simpson.

Eddy O. Hawkins Home, Marker #7112

Location: 200 South Hawkins Street

Date Designated: 1984

RTHL Marker Text: Eddy Pennell Hawkins, a member of a pioneer Ellis County family, built the first two rooms of this home soon after he wed Netta Lewis Carson in 1878. In 1900 he enlarged it to its present three-story style, a reflection of his position as a successful businessman and civic leader. The Late Victorian style home exhibits Queen Anne and Shingle style influences. It features beveled window glass, neo-classical porch details, and a shingled second story.

Ellis County Courthouse, Marker #7091

Location: Courthouse Square on Main Street

Date Designated: 1969

RTHL Marker Text: Built 1895-1897 of Texas granite, limestone, marble. Over east door, sculptor carved face of beautiful local girl he admired. Example of Romanesque Revival building, Victorian period. The architect was J. Reilly Gordon.

Ellis County Woman's Building (Davis Hall), Marker # 13611

Location: 407 West Jefferson Street

Date Designated: 2006

RTHL Marker Text: Dallas architect Bertram CA. Hill designed this building, erected in 1925-26 on land deeded by Quincy Davis Getzendaner for a public park and a "rest room" for rural women who came to town with their families on market days. Intended in part as a memorial to Mrs. Getzendaner's parents, the building includes an auditorium called Davis Hall. Built with financial support from the city, county and local women's clubs, the Woman's Building exhibits Tudor Revival design features in its arched entryways, cross gables, casement windows and patterned brickwork.

First Presbyterian Church Building, Marker #11858

Location: 501 West Main Street

Date Designated: 1997

RTHL Marker Text: The Rev. J. A. Smiley organized the First Presbyterian Church in 1871 with 16 charter members. The first church building was erected in 1876 and replaced by this structure in 1916-17. After this congregation merged with another church in 1979, the building was sold to the Ellis County Art Association for use as a fine arts museum. It is a fine example of a classical church with beaux arts details in its modified Doric columns and art glass windows.

Hancock Building, Marker #7108

Location: 203 South College Street

Date Designated: 1984

RTHL Marker Text: Businessman William F. Lewis and Ellis County Judge M.B. Templeton built this Victorian commercial structure in 1890. Decorative

brickwork and cast iron columns highlight the facade. William Pitt Hancock (1872-1955), a well-known defense attorney, purchased the property in 1907 to house his law office. A grocery store, justice of the peace, and real estate and insurance offices have also occupied the Hancock building.

Hawkins House, Marker #7111

Location: 210 South Hawkins Street

Date Designated: 1990

RTHL Marker Text: Benjamin Franklin Hawkins, a member of the Peters Colony who was instrumental in the organization of Ellis County, built a one-story house here in 1851. It was incorporated into a two-story house in the 1880s, and was remodeled into its current Colonial Revival appearance by Hawkins' son, Frank Lee, in 1903. Prominent features include its large fluted Corinthian columns, two-story balcony with balustrade, and decorative dentils.

Jefferson Dunaway Home, Marker #7065

Location: 115 Dunaway Road

Date Designated: 1970

RTHL Marker Text: Built 1855 by Jefferson Madison Dunaway for his bride, Sarah Ann Brack. Stone for chimneys came from the nearby creek banks. Cypress wood was used in structure. Two later generations of the family have lived here: the households of Jefferson Richard ("Jeff") Dunaway and of Richard Waldo Dunaway.

Joshua Chapel A.M.E. Church, Marker #7070

Location: 109 Aiken Street

Date Designated: 1984

RTHL Marker Text: Organized in 1876, this congregation was named for its first pastor, the Rev. Joshua Goins, who started many African Methodist Episcopal churches across the state. Worshipers met in an old schoolhouse until this sanctuary was constructed in 1917. Designed by noted black architect W. S. Pittman, the building exhibits influences of the Romanesque Revival style and has become a landmark in Waxahachie's black community.

The Mahoney-Thompson House, Marker #7118

Location: 604 West Main Street

Date Designated: 1969

RTHL Marker Text: Constructed in 1904 by Dennis Mahoney, contractor and builder. He came from Connecticut to Texas in late 1800s to build Trinity University in Waxahachie (now in San Antonio). Cornerstone was laid March 21, 1902. He later moved to Waxahachie and erected this stately house, which later belonged to family of his son-in-law, W.B. Thompson. The building is now restored by the Ellis County Historical Museum and Art Gallery, Inc.

McKinney-Aday Farm House, Marker #17480

Location: 130 Cunningham Meadows Road

Date Designated: 2013

RTHL Marker Text: Henry McKinney (1863-1936) was born in Kemp, Kaufman County and, at the age of 20, enlisted in Company C of the Frontier Battalion of the Texas Rangers. After one year, McKinney was discharged and returned

to Kemp. He married Viola Dorsey (1866-1910) and then moved to Ellis County, near Waxahachie. Henry and Viola purchased a 71.5 acre tract of farm land two miles west of Waxahachie in 1903. In 1913, Henry hired Waxahachie builder Jack Harris to construct a 2,000 square-foot Prairie-Style home on his property. According to a board found on the roof of the house, construction was completed on August 31, 1913. The Prairie-Style exterior boasted a varied hip roof with cedar shake shingles, two dormer windows and a wrap-around front porch with wooden pillars. The floor plan included a parlor and master bedroom with coal-burning fire places, second bedroom, living room, bathroom, kitchen, butler's pantry and screened and four-season porches at the rear of the house. Original outbuildings including a barn, corrals and a chicken house remain on the property. The basic design of the house mirrors other Prairie-Style homes in the area. The McKinney family owned the homestead until 1944. Marvin W. and Mattie F. Aday purchased this property in 1963. This historic home is one of the few remaining examples in rural Ellis County of an early 20th century Prairie Style farm house. The McKinney-Aday homestead represents an intact living history for future generations to gain understanding of life on a small family farm in the fertile Blackland Prairie of Texas.

Old Ellis County Jail, Marker #7094

Location: At the corner of Rogers and Water Streets

Date Designated: 1978

RTHL Marker Text: Due to overcrowding in the existing jail facility, this structure was completed in 1888. The Ellis County Commissioners Court awarded the contract to Pauly Jail Building and Manufacturing Company of St. Louis, Missouri. A round turret with conical roof dominates the design. Decorative brick corbeling runs below the cornice. The two-story brick and stone jail contained the Sheriff's family residence on the first floor. There were twenty 4' X 8' cells which accommodated two prisoners each. The solitary confinement and death cells were in the basement. A rotary system, one of the few in the United States, was installed to prevent escapes. A cylinder contained a group of ten cells. The outer walls were stationary jail bars with only one opening. The cylinder turned to provide access to the single door. The entire jail yard was enclosed by a fence of iron bars. Bloodhounds were kept in the yard in the early days. After a new county jail was constructed in 1929, this facility housed the relief work commission during the depression. Afterward, a variety of commercial enterprises occupied the space.

Presiding Elder's House, Marker #7140

Location: 201 Oldham Avenue

Date Designated: 1988

RTHL Marker Text: Built in 1901, this house served as the parsonage for the presiding elder (district superintendent) of the Waxahachie district of the Northwest Texas Conference of the Methodist Church for more than 40 years. Mrs. M.J. Cooke, for whom the house was built, sold it to the Methodist Conference in 1902. The Rev. O.F. Sensabaugh was the first of 13 church officials to reside in the house, which features late Victorian-era detailing in its porch, windows and gables.

Rogers Street Bridge, Marker #7069

Location: Over Waxahachie Creek on Highway 77

Date Designated: 1981

RTHL Marker Text: Located on an early Waxahachie Creek fording site that served pioneer settlers of the area, this truss bridge was built in 1889. It was manufactured by the Wrought Iron Bridge Company of Canton, Ohio, and was one of thirteen approved by Ellis County commissioners from 1888 to 1890. The span provided an extension for Rogers Street, a road named for Emory Rogers, donor of the Waxahachie town site. As part of an important early North-South commercial route, the Rogers Street Bridge was vital to the growth and development of the city.

Rosemont, Marker #7068

Location: 201 South Rogers Street

Date Designated: 1981

RTHL Marker Text: This 20-room home was built in 1894 for \$12,000 by Eliza and Burt Ringo Moffett, who owned a flour mill nearby. Amanda B. Cox, the mother of 14 children, purchased the residence in 1930 and her heirs occupied it until 1978. Named "Rosemont" by the original owners, the home reflects the elegant architectural stylings of the 1890s in the use of wide verandas, ten fireplaces with carved oak mantels, an elaborate onion dome, and gingerbread trim.

Rutherford's Crossing Bridge, Marker #7144

Location: On Rutherford Road, 3 miles off FM 878 and 8 miles south of Waxahachie

Date Designated: 1990

RTHL Marker Text: Constructed in 1919 by the Texas Bridge Company at a cost of \$565.00, this Warren Pony truss bridge provided transportation across Red Oak Creek for area residents. Prior to the bridge's construction, the only way for people to cross the creek in this vicinity was by fording the waters, a task which often proved impossible due to bad weather and floods. A once-common bridge type, this structure is representative of early 20th century bridge building technology. It stands as a reminder of early transportation patterns in Ellis County.

St. Paul's Episcopal, Marker #7062

Location: Corner of McMillan and Monroe Streets.

Date Designated: 1965

RTHL Marker Text: The city's oldest church, dedicated by pioneer Bishop A.C.A. Garrett, 1885 and features lance windows and doors.

Strickland-Sawyer House, Marker #7152

Location: 500 Oldham Avenue

Date Designated: 1980

RTHL Marker Text: Maggie Young Beall, a widow, built a house here in 1888. One year later it was purchased by J.F. Strickland (1861-1921), a cofounder of Texas Power and Light Company and a pioneer of area interurban lines. In 1897 he had C.A.W. Thrash build the present home over the existing residence. J.W. Sawyer (1868-1927), a druggist, bought the property in 1914 and

members of his family lived here until 1945. The Victorian styling features a 3-story turret containing the interior stairwell.

Trippet-Shive House, Marker #7078

Location: 209 North Grand Avenue

Date Designated: 1983

RTHL Marker Text: Completed in 1896 for banker and civic leader H.W. Trippet (b. 1853), this residence was later sold to Walter E. Shive (b. 1873), who owned a successful Waxahachie seed, grain, and coal store. Exhibiting influences of the Queen Anne and Shingle styles of architecture, the Trippet-Shive house is indicative of the houses built in this neighborhood at the turn of the century. Interesting features include the cedar fish-scale shingles, wraparound porch, and octagonal tower.

Waxahachie Chautauqua Building, Marker #7077

Location: In Getzendaner Park, off Grand Avenue South

Date Designated: 1972

RTHL Marker Text: Some 25 years after Chautauqua cultural programs originated in New York State, annual Chautauqua assemblies in Waxahachie began in 1899. Large crowds from North and East Texas and Oklahoma camped here, studying literature and the arts, and attending dramas, lectures, concerts, and exhibitions. This 2500-seat hall, convertible into an open-air auditorium, was built by Waxahachie Chautauqua Park Association in 1902.

Williams-Erwin House, Marker #7063

Location: 412 West Marvin Avenue

Date Designated: 1978

RTHL Marker Text: Erected in 1893 for Edward Williams, this Victorian home reflects the affluence of local cotton merchants during the late 19th century. Waxahachie contractor CA.J. Griggs supervised the construction. Beaded boards and shingling decorate the exterior walls, and elaborate eastlake style detailing adorns the porch. Williams sold the house in 1902 to R.K. Erwin, another prominent businessman. The Erwin family owned it until 1943.

OFFICIAL TEXAS HISTORICAL MARKERS (OTHM)

The following are summaries of 20 OTHMs within Waxahachie, presented in alphabetical order:

Auburn Cemetery, Marker #7080

Location: From Maypearl, take FM 916 west approximately 4 miles to Auburn Cemetery Road, then north approximately .5 miles to T in road and then go right to cemetery.

Date Designated: 1977

Marker Text: Pioneer settlers used this site for burials as early as 1856. In 1865, it was part of 20.5 acres deeded to the Methodist Church for a school and church by Rezi Jarvis Banks (1817-1889), a Confederate army veteran born in Tennessee. Among the earliest marked graves is that of Banks' wife Minerva (1822-1893). In the late 1800s, Auburn was a thriving farming community with four churches, stores, and a post office. Later the lack of high school facilities

and the bypassing of Auburn by the railroad compelled residents to move away. The cemetery is a link with the town's past.

Bessie Coleman, Marker # 12451

Location: 430 East MLK Jr. Boulevard

Date Designated: 2001

Marker Text: (1892-1926) Born in Atlanta, Texas, pioneer aviatrix Bessie Coleman grew up and went to school in a Waxahachie neighborhood a few blocks north of this site. At age 23, she moved to Chicago and first expressed her desire to fly. Since there were no flight schools in this country that would teach African American women, Coleman learned to fly in France and obtained her international pilot's license in 1921. Upon her return to the United States, she was hailed as the first black woman pilot. Extremely popular, "Queen Bess," as she was known, performed as a barnstormer for integrated audiences at air shows and exhibitions around the country before her death in an air accident in Jacksonville, Florida.

Bethel Methodist Church, Marker #7085

Location: 534 Bethel Road

Date Designated: 1979

Marker Text: In 1853, Bethel Church began under a brush arbor at High Springs. After meeting in a log school building at Greathouse, services were moved in 1860 to a schoolhouse at Bethel on Baker's Branch. The first meetinghouse, built south of the cemetery in 1872, was destroyed in an 1892 storm. The second, located north of the cemetery, was replaced in 1924 by the present sanctuary. The tabernacle, built in 1907, served for camp meetings and God's Acre sales. A parsonage, erected in the early 1900s on E.M. Brack's land at Boz, was moved to this site in 1952.

Boren Cemetery, Marker #12389

Location: Seven miles south of Waxahachie on US 287, then 2.2 miles southeast on Old Waxahachie-Ennis Road (old US 278), then 0.2 miles south on Boren Road.

Date Designated: 2001

Marker Text: Kentucky native Michael Boren and his second wife, Mary Ann (Ridgeway) moved to this part of Texas with their children and slaves in 1847. Hers is believed to be among the earliest graves in Boren Cemetery, as she died in 1857, but 1868 is the earliest death date recorded on a stone marker. It belongs to Sidney T. Boren, the five-year-old grandson of Michael and his first wife, Bettie (Morrow). Boren and his son George donated land for this cemetery for the use of the Reagor Springs and Bethel communities. A reflection of the area's history, it contains the graves of numerous military veterans and members of Ellis county pioneer families.

Central Presbyterian Church, Marker #13193

Location: 402 North College Street

Date Designated: 2003

Marker Text: Central Presbyterian Church Central Presbyterian Church began as a Cumberland Presbyterian church in 1853, with twelve charter members led by the Rev. Daniel G. Molloy. The congregation met in a building on land

donated by William Irwin until 1862, when it began sharing space in the Methodist church building with other local churches. The Presbyterian church built its own sanctuary in 1869-70 and moved it to this site in 1892. During the 1890s, the congregation helped bring Trinity University to Waxahachie, which greatly increased membership. Although the university later moved to San Antonio, the church continued to grow in programs, service and outreach, including a close relationship with the Presbyterian Children's Homes and Services.

Ellis County Courthouse, #7092

Location: Courthouse Square on Main Street

Date Designated: 1993

Marker Text: Ellis County's first courthouse was made of cedar logs and built here in 1850. A second courthouse was built on this square in 1853 and a third in 1874. In 1894 Virginia native and San Antonio architect James Riely Gordon was commissioned to design the fourth Ellis County courthouse to be built at this site. The cornerstone was laid on July 4, 1895, and the courthouse completed in 1897 with each of its main entrances purposely oriented toward true North, South, East and West compass points. Faces which adorn the courthouse were sculpted by European stonemasons. The "Richardsonian Romanesque" architectural style used by Gordon to design this building was created by Bostonian Henry Hobson Richardson in the 1870s and popularized in Texas by Gordon. For this structure Gordon deviated from previous Texas courthouses he had designed in the "Richardsonian Romanesque" style by displaying open, two-story arcaded and colonnaded porticos on the exterior of the building and placing entrances at inside angles. Red and gray granite from Central Texas and red sandstone from the Pecos River in West Texas were used to build this courthouse. Gordon's Ellis County courthouse design set a new standard for other public buildings erected in Texas.

Ellis County Farm Cemetery, Marker #12835

Location: Southeast corner of the T-intersection of FM 878 and a northwest to southeast gravel road connecting FM 878 and FM 879. Cemetery is in the southeast corner of the farm bordered by a white iron pipe fence. It is on FM 879, 1.2 miles north of the intersection with FM 878.

Date Designated: 2002

Marker Text: This fenced area marks the boundaries of what has sometimes been called the Pauper Cemetery, one of possibly three burial grounds on old county farm land that served as the final resting place for some of Ellis County's poor farm residents. County officials purchased 450 acres between 1893 and 1895 to create the farm for the support and employment of the needy. The earliest death recorded at the facility was that of Albert Estes in 1890, the last was Dave Madison in 1946. Iron pipes driven into the ground once identified the graves of some of the other 73 individuals whose names are recorded in county records.

First Baptist Church of Waxahachie, Marker #7102

Location: 201 McMillan Street

Date Designated: 1986

Marker Text: Organized in 1861 by twelve citizens meeting in the Methodist church, the Baptist congregation elected W.H. Stokes as its first pastor. The group met in several locations until their first church building was completed in 1883. Several successive structures were built, and the present facilities were begun in 1949. The present sanctuary was dedicated in 1959. A part of Waxahachie history for over 125 years, the First Baptist Church has concentrated its efforts on Baptist missionary activities and community assistance projects.

First United Methodist Church of Waxahachie, Marker #11860

Location: 505 West Marvin Avenue

Date Designated: 1998

Marker Text: In the spring of 1849, the Rev. Falacious Reynolds and nine charter members met in the cabin of E. W. and Nancy Rogers in the new settlement of Waxahachie and established a Methodist society. The congregation erected its first house of worship in 1852. A new building, built in 1856, was shared with local Cumberland Presbyterian and Baptist congregations. In 1866, the Central Texas Conference of the Methodist Episcopal Church, South, was organized at the Waxahachie church. A third building, erected in 1893, was lost to a fire in 1904 and was replaced in 1905. The congregation struggled through the Depression era to then flourish in the 1940s and 1950s. A fifth church complex was erected in 1950. Church members remain active in community service.

Graves Cemetery, Marker #11861

Location: 4.6 miles northeast of Waxahachie on FM 813, then .2 miles north on Bell Chapel Road.

Date Designated: 2000

Marker Text: Robert Russell Graves (1814-1897) came from Alabama to Texas in 1838 with his wife Esther (Hinkle) Graves (1815-1865), their children, and her father Joseph Hinkle (1771-1859). They came to Ellis County in 1857 and settled on 510 acres purchased from Thomas CA. Marchbanks. The first marked grave on this site is that of Joseph Hinkle, who was interred here in 1859. Robert and Esther's son CA. R. Graves (1857-1938) and his wife Emma Callie Graves (1857-1927) deeded 1.06 acres including Joseph's grave for a family burial ground in 1895. Many early pioneer families of the area near the Rockett community are represented here. Graves Cemetery continues as a chronicle of the pioneer days of Ellis County.

Homesite of Dr. D.G. Thompson, Marker #7072

Location: 417 West Main Street

Date Designated: 1985

Marker Text: A native Texan, Dixon Gillespie Thompson received his medical degree from Louisville Medical School in Kentucky and trained at several hospitals in the east. He married Rufa Jones in 1882 and built this residence for his family in 1883-84. In addition to his prominence as a physician, Dr. Thompson had large landholdings in Ellis County and owned an interest in three banks. Although he sold his home in 1917 to Mary M. and John Beatty, Dr. Thompson continued to reside here until his death in 1935.

Site of Marvin College, Marker #7119

Location: 101 East Marvin Avenue

Date Designated: 1977

Marker Text: The Northwest Texas Conference, Methodist Episcopal Church South, built a college named for Bishop E.M. Marvin at the site in 1870-71. Waxahachie Methodists and others gave land, services, and money to develop the college. Distinctions were attained in music and chemistry teaching. The astronomical observatory was an outstanding feature. The enrollment reached about 250. Financially troubled, the college stressed practical studies in the 1880s, but closed in 1884. The City of Waxahachie then bought the property and used it to house its first public school.

N. P. Sims Library and Lyceum, Marker #7149

Location: 505 West Main Street

Date Designated: 1968

Marker Text: A pioneer among privately-endowed Texas libraries. Situated in Getzendaner Park, which had been donated to the city on December 31, 1895, by Capt. W.H. Getzendaner (1834-1909), who was also an attorney, Confederate veteran, banker, and president of the Dallas & Waco Railroad. Nicholas P. Sims (1806-1902), a native of Virginia who settled in 1833 in Ellis County and prospered as a farmer and investor, endowed the library and lyceum in 1902, naming as trustees his stepsons O.E. and S. W. Dunlap, along with George H. Cunningham. Architect S. Wemyes Smith of Fort Worth designed the Neo-Classical building, using Carrara marble and other fine structural materials. The library opened in April 1905. Books and reading rooms were on the first floor, with the auditorium, athenaeum, anterooms, and stage for performing arts on the second floor. Braden and Jones designed the wings. The west wing was financed (1958) by an Ellis Countian, the talented inventor, J. Harry Phillips (1872-1962). Industrialist W.H. Larkin and Mrs. Larkin financed (1965) the east wing. Other major gifts were received from sale of the home bequeathed by Robert A. Watson (1938-52 city secretary) and Mrs. Watson, and from sale of the farm of Judge Oscar E. Dunlap.

Oak Lawn School, Marker #7071

Location: Wyatt Street

Date Designated: 1985

Marker Text: Oak Lawn began as an elementary school for Blacks in 1887 on North Aiken Street. In 1893 the school moved to this site. By the end of the 19th Century, High School classes had been added to the curriculum. Two of the first graduates, Prince Goldthwaite and Robert Davis, later became Oak Lawn High School Principals. Oak Lawn experienced tremendous growth during the 20th century, so the elementary and high schools were separated in 1952. The building at this site continued to serve grades one through seven until the school was closed permanently in 1970.

Parsons' Cavalry CA.S.A., Marker #7137

Location: US 77, about 5 miles north of Waxahachie

Date Designated: 1972

Marker Text: The cavalry was originally comprised of men from Ellis and surrounding counties. Organized for Civil War service at Rockett's Spring (4 mi. E. of this site), Sept. 1861, unit was trained and commanded by Col. William H. Parsons, Mexican War veteran, colorful duelist, editor, merchant, and lawyer. In a confederate brigade, this unit was joined with 12th, 19th, and 21st Texas Cavalry regiments, Morgan's Battalion and Pratt's Battery, to scout and fight in Missouri, Arkansas, Louisiana, and Indian Territory. It was famous for attacks on federal ironclad ships during the Red River campaign in 1864.

Paul Richards Park, Marker #13956

Location: South Hawkins Street, west of Railroad Street

Date Designated: 2007

Marker Text: This ballpark has hosted athletic events since the early 20th century. By 1914, local officials began planning for a field to attract a major league baseball team to train in Waxahachie. After various team representatives visited in 1915, local businessmen formed the Waxachie Ball Park Association to raise funds. The Detroit Tigers decided to train here in 1916, if facilities were satisfactory. Builders soon completed the field, known as Jungle Park. It included a grandstand and bleachers, and its field measured 360 feet down both foul lines and 412 feet from home plate to the center field fence. The Tigers trained here in 1916 and 1917, and the Chicago White Sox and Cincinnati Reds, as well as the Kansas City Blues of the American Association, followed in subsequent seasons. The Reds won the World Series the year they trained here (1919). The diamond also served as an athletic field for Waxahachie High School. In 1922, when the Chamber of Commerce began managing the property, a flood damaged the site. Although the grandstand was dismantled and rebuilt at the high school campus in 1923, Jungle Park continued to be used by teams, including one organized by the Woodmen of the World; for a time the field was also known as Woodman Park. During World War II, it fell into disrepair until Waxahachie native Paul R. Richards, a major league player and manager, again stirred local interest for baseball. Renamed Paul Richards Park, the field reopened in 1946 with lights for night games and a terrace system to prevent flooding. In following years, many local teams and organizations have used the field, which the school district purchased in 1965.

Richard Ellis Monument, Marker #7067

Location: Courthouse Square on Main Street

Date Designated: 1936

Marker Text: NA

St. Joseph Catholic Church, Marker #14404

Location: 504 East Marvin Avenue

Date Designated: 2000

Marker Text: The earliest Catholic settlers in Waxahachie were two brothers of English and American ancestry who arrived in 1859. A German Catholic family joined them in 1870, and a number of Irish Catholic stonemasons arrived in 1871 to assist in the building of the third Ellis County Courthouse. They and their families kept the Catholic faith in their homes, as they had no formal

church building. Occasionally, French Catholic missionaries would minister to this tiny Catholic community. The Bishop of Galveston assigned Father Claude Marie Thion to minister to Catholics in Ellis and Hill counties in 1874. Father Thion organized St. Joseph Catholic Church in Waxahachie with twenty charter members that year. He conducted the first Mass in the new church building in 1875. Father Thion performed the first Catholic marriage ceremony in Ellis County in 1877. In 1890 the Diocese of Dallas was created. Because of the growth of the Waxahachie congregation, the new bishop traded the Catholic church building and land to local Methodists in exchange for \$1500 and 4.5 acres of land. The graves in the early cemetery were reinterred in the city cemetery in 1892. By this time, Waxahachie had a Catholic population of forty. The church grew steadily in the first half of the 20th century, and the Diocese erected a third church building in 1954. The church retained the name of St. Joseph. In the second half of the 20th century the church continued to grow. With 1360 ethnically diverse families in their second century, the congregation is active in worship, religious education, social and civic service and mission work throughout western Ellis County.

Waxahachie City Cemetery, Marker #7157

Location: West Hawkins Street

Date Designated: 1976

Marker Text: The first burial here occurred on Jan. 1, 1852, after the death of pioneer merchant Silas Killough (b. 1805), one of the founders of this community. The original 4.16 acre tract was given in 1858 to trustees of the Methodist church by Emory W. Rogers (d.1874), who was Waxahachie's first settler (1846) and donor of land for the townsite. About 1900, the cemetery was transferred from church to municipal jurisdiction. By gifts and purchases of additional land, the site has grown to 65 acres and contains about 10,000 graves.

HISTORIC TEXAS CEMETERIES (HTC)

According to the THC's Texas Historic Sites Atlas, there are two Historic Texas Cemeteries (HTC) within Waxahachie. The HTC program was established in 1997. Cemetery markers prior to that time were OTHMs. The following summary is organized alphabetically by cemetery name.

Boren-Reagor Springs Cemetery (EL-C003)

Location: From Waxahachie, take 287 east to Reagor Springs sign and turn right. Proceed .9 miles to "Y" in the road and stay to the right for 1.3 miles on the Old Waxahachie/Ennis Hwy. Go right on Boren Road for .2 miles to cul-de-sac. Turn right through pasture for .2 miles to cemetery.

Date Designated: 2003

Site Summary: See text for OTHM marker "Boren Cemetery" above.

Location: Waxahachie

Ellis County Poor Farm Cemetery #1 (EL-C006)

Location: Northeast of Waxahachie; located in the southeast corner of the intersection of FM 878 and a northwest to southeast gravel road connecting FM 878 and FM 879. The cemetery is in the southeast corner of the farm

adjacent to the gravel road mentioned above and FM 879. The cemetery is bordered by a white iron pipe fence. It is on FM 879, 1.2 miles north of the intersection with FM 878.

Date Designated: 2002

Site Summary: See text for “Ellis County Poor Farm Cemetery” OTHM marker text above.

Location: FM 879

STATE ANTIQUITIES LANDMARKS (SAL)

State Antiquities Landmarks (SALs) are designated by the THC and receive legal protection under the Antiquities Code of Texas. Historic buildings must be listed in the NRHP before they can be designated as SALs. The following are summaries of two SALs within Waxahachie, presented in alphabetical order:

Ellis County Courthouse (820000229)

Location: Courthouse Square on Main Street

Date Designated: 1983

Waxahachie Chautauqua Building (820000230)

Location: In Getzendaner Park, off Grand Avenue South

Date Designated: 1981

4.3 Local-Level Programs

City of Waxahachie Historic Resource Designations

As outlined in the City of Waxahachie’s Heritage Preservation Ordinance (Ordinance No. 2288), one or more of the following criteria must be met for a resource to qualify for local historic resource designation:

- The resource must possess significance in history, architecture, archeology, or culture of the city, county, state, or nation;
- The resource must be associated with events that have made a significant contribution to the broad patterns of local, regional, state, or national history;
- The resource must be associated with the lives of persons significant in Waxahachie’s past;
- The resource must embody distinctive characteristics of a type, period, or method of construction;
- The resource must represent the work of a master designer, builder, or craftsman.
- The resource must represent an established and familiar visual feature of the City of Waxahachie;
- The resource must be located at the site of a significant historic event.

Table 4-1 lists the 214 current properties designated as local historic resources.

Table 4-1. City of Waxahachie designated local historic resources

Address	Year Built
411 Bird Lane	c. 1966
201 Boze	c.1920
101 Breezeway	c. 1956
201 Brown Street	c. 1953
204 Brown Street	1910
209 Brown Street	c.1925
307 Brown Street	c. 1895
407 Brown Street	c.1900
501 Brown Street	c.1915
602 Brown Street	1943
802 Brown Street	c.1895
205 Bryson	c. 1920
900 Bryson	c. 1885
803 Cantrell	1900
855 Cantrell	1867
111 College N.	1900
113 College N.	c.1900
114 College N.	n.d.
210 College N.	c.1920
414 College N.	c.1885
418 College N.	1872
503 College N.	c. 1935
507 College N.	n.d.
508 College N.	c. 1910
509 College N.	c. 1935
512 College N.	c. 1880
101 College S.	c. 1912
203 College S.	c.1889
209 College S.	c.1889
310 College S.	c.1915
423 College S.	c.1890
323 Cynisca	c. 1925
716 Dunaway	n.d.
204 Elm South	c. 1925
211 Ferris Avenue	c.1900
1015 Ferris Avenue	c.1915
1415 Ferris Avenue	c. 1946
106 Floyd	c. 1945
209 Franklin West	1902

WAXAHACHIE HISTORIC RESOURCES SURVEY PLAN

Address	Year Built
215 Franklin West	n.d.
415 Franklin West	c.1915
501 Gibson	c. 1915
512 Grand N.	1895
521 Grand Avenue	c.1895
613 Grand	c. 1920
617 Grand	n.d.
104 Harbin	c. 1920
205 Harbin	n.d.
211 Harbin	n.d.
306 Harbin	c.1935
309 Harbin	n.d.
310 Harbin	c. 1935
313 Harbin	n.d.
108 Hawkins S.	c.1920
110 Hawkins S.	c.1920
200 Hawkins S.	c.1880
206 Hawkins S.	c.1890
207 Hawkins S.	c.1885
209 Hawkins S.	1857
210 Hawkins S.	1887
214 Hawkins S.	c. 1925
523 Highland	1902
3203 Howard Road	1920
106 Jackson S.	n.d.
105 Jefferson W.	c.1913
409 Jefferson W.	c.1915
417 Jefferson W.	1883
527 Jefferson W.	c.1885
600 Jefferson W.	1889
604 Jefferson W.	c. 1910
607 Jefferson W.	c.1910
1108 Jefferson W.	c. 1910
1112 Jefferson W.	c.1900
209 Kaufman	c. 1890
616 Kaufman	n.d.
219 Kirven	c. 1920
110 Main E.	c. 1910
114 Main E.	c.1910
213 Main E.	c.1930
422 Main E.	c. 1900

WAXAHACHIE HISTORIC RESOURCES SURVEY PLAN

Address	Year Built
414 Main W.	c.1895
417 Main W.	c.1890
510 Main W.	c. 1910
604 Main W.	1904
605 Main W.	c.1895
700 Main W.	c.1910
704 Main W.	1945
708 Main W.	c. 1915
711 Main W.	c.1905
716 Main W.	c.1900
809 Main W.	c.1880
813 Main W.	1892
814 Main W.	c.1915
817 Main W.	c.1890
818 Main W.	c.1925
902 Main W.	c.1895
903 Main W.	c.1916
905 Main W.	c. 1895
906 Main W.	c.1905
910 Main W.	c.1930
912 Main W.	c.1895
1001 Main W.	c.1900
1008 Main W.	c. 1898
1020 Main W.	1891
1022 Main W.	1894
1025 Main W.	n.d.
1030 Main W.	c.1900
1109 Main W.	c. 1915
1203 Main W.	1891
1307 Main W.	c. 1915
1500 Main W.	c.1895
206 Marvin E.	c.1895
303 Marvin E.	c. 1920
309 Marvin E.	c.1920
311 Marvin E.	c. 1935
314 Marvin E.	c.1930
319 Marvin E.	c. 1905
320 Marvin E.	1900
323 Marvin E.	c. 1905
401 Marvin E.	c.1924
605 Marvin E.	c.1900

WAXAHACHIE HISTORIC RESOURCES SURVEY PLAN

Address	Year Built
617 Marvin E.	c. 1900
621 Marvin E.	c.1920
1101 Marvin E.	n.d.
1104 Marvin E.	1885
1105 Marvin E.	c. 1925
1201 Marvin E.	1888
1208 Marvin E.	1892
1219 Marvin E.	1904
1301 Marvin E.	c.1905
207 Marvin W.	c.1900
405 Marvin W.	c. 1905
412 Marvin W.	1893
414 Marvin W.	c.1915
607 Marvin W.	1930
611 Marvin W.	c.1907
615 Marvin W.	n.d.
707 Marvin W.	c.1915
708 Marvin W.	c.1915
807 Marvin W.	c.1915
910 Marvin W.	c.1915
1004 Marvin W.	n.d.
1115 Marvin W.	c. 1920
1201 Marvin W.	1915
1203 Marvin W.	c. 1915
303 Matthews	n.d.
111 McKenzie	c. 1915
401 Monroe N.	c.1890
3209 N. Highway 77	1900
200 Oldham	1900
201 Oldham	c.1895
208 Oldham	c.1890
304 Oldham	c.1900
308 Oldham	n.d.
400 Oldham	c. 1925
401 Oldham	c. 1894
407 Oldham	c. 1890
408 Oldham	c.1890
500 Oldham	1885
501-503 Oldham	n.d.
601 Oldham	c. 1920
118 Overhill	c. 1955

WAXAHACHIE HISTORIC RESOURCES SURVEY PLAN

Address	Year Built
201 Overhill	c.1920
205 Overhill	c. 1940
407 Parks W.	c. 1920
232 Patrick	c.1905
233 Patrick	1899
239 Patrick	c.1920
243 Patrick	c. 1925
200 Rogers N.	1888
509 Rogers N.	c. 1895
603 Rogers N.	c.1915
615 Rogers N.	c.1890
619 Rogers N.	c.1920
104 Rogers S.	c. 1915
217 Rogers S.	n.d.
301 Rogers S.	c.1920
307 Rogers S.	c.1925
411 Ross E.	c. 1915
102 Ross W.	n.d.
412 Royal	c. 1925
104 Savannah	c. 1955
107 Savannah	c. 1955
617 Solon Road	1894
501 Sycamore	c.1935
509 Sycamore	c. 1949
600 Sycamore	c. 1935
601 Sycamore	c.1935
606 Sycamore	c. 1935
607 Sycamore	1924
701 Sycamore	c. 1935
704 Sycamore	c. 1950
711 Sycamore	c. 1945
1301 Sycamore	c. 1920
1423 Sycamore	n.d.
119 University	c. 1920
120 University Avenue	c. 1920
309 University Avenue	c.1920
116 University E.	1923
201 University E.	c. 1900
205 University E.	c. 1915
300 University E.	c. 1915
301 University E.	1900

Address	Year Built
326 University W.	c.1925
206 Virginia	c.1921
219 Virginia	c.1920
317 Virginia	c. 1935
406 Water	c. 1920
510 Water	c. 1897
716 Water	c. 1915
814 Water	1895
113 Williams	c.1920
600 Williams	1905
611 Williams	c. 1920

5. SURVEY PLAN METHODOLOGY

5.1 Introduction

The survey plan provides prioritized recommendations for conducting additional surveys in the future, as funding becomes available. Although such work ideally should be undertaken as a single project, i.e., looking at the rest of the city beyond the downtown area, the cost of such an effort may be prohibitive. Therefore, the survey plan recommends a phased approach that can be completed over a multi-year period. Defining the geographic limits of areas subject to survey and establishing a process in which to conduct the survey is a critical step for ensuring success. The following explains the background and reasoning behind these recommendations and discusses the methodology for prioritization.

5.2 Methodology for Prioritization

The core principles of both efficiency and urgency guide all recommendations set forth in this survey plan. To maximize the efficiency of survey efforts across Waxahachie, the plan divides the city into discrete geographic survey zones. Each zone feasibly may be surveyed relying on funding from the CLG and on its annual grant cycle. Cost estimates to complete a historic resources survey of each zone are intentionally consistent with typical CLG grant awards.¹ The most urgently threatened concentrations of historic resources take the highest priorities for survey and evaluation.

Dividing the city into manageable zones is the first key step in determining priorities for future survey. According to the 2016 Extraterritorial Jurisdiction (ETJ) boundary, the city of Waxahachie, as a whole, encompasses approximately 49.5 square miles. This survey plan divides the city into three discrete zones—excluding the downtown pilot survey area—which range in size from approximately 5.43 square miles to 37.46 square miles (please refer to *Figure 5-1 Waxahachie Survey Zones Map* for an illustration of the proposed zone divisions). Analysis of both historic and current trends provided information that guided decisions for the delineation of the zone divisions. The groupings within proposed zones were determined based upon the following considerations:

- **Concentrations of historic resources that were historically related and constructed around the same period of time.** For instance, neighborhoods with dwellings built between the late nineteenth and early twentieth century that reflect the early prosperity and growth related to the thriving local cotton-based economy, were grouped within a zone.

¹ Although there is a wide range in CLG awards, in a typical year, the THC's CLG program provides matching grants up to \$40,000 for a total project cost of up to \$80,000. The THC publishes listings of recent CLG grant awards online at <http://www.thc.state.tx.us/preserve/projects-and-programs/certified-local-government/grants>.

- **Areas where threats to older housing stock posed by neglect and demolition prevail.** For example, many historic houses in East Waxahachie are being demolished at a rapid rate due to neglect and insufficient maintenance. The survey plan relied on data presented in the Housing Strategies Plan, included in the *City of Waxahachie 2007 Comprehensive Plan*, to determine the areas and locations of resources most at risk of neglect and demolition. The Housing Strategies Plan addressed the character and condition of housing in Waxahachie by conducting a block-by-block assessment of all single-family dwellings in the city and prioritizing areas according to threat. The *Housing Strategies Map* depicts the location and rankings of the priorities areas (see *Figure 5-2*).
- **Development and growth of the city.** Waxahachie grew radially with its oldest historic resources forming the central core of the town, the downtown commercial and governmental district. Yet, when the economic boom came to an end in the 1930s, other parts of the city flourished as the automobile age began to influence subsequent growth and development along major streets emanating outward from the downtown area. The major roadways became commercial corridors with different building types that contrasted to the dense commercial block edifices and patterns that characterized the downtown. The construction of freestanding commercial buildings that provided onsite parking, drive-throughs, and other elements catering to automobile drivers, proliferated along these thoroughfares. The emergence of subdivisions also followed this pattern of growth; as the distance increases from the city center, the age of resources encountered generally become younger. The survey plan relied on the 1973 ETJ boundary as a means to distinguish between these phases of growth.

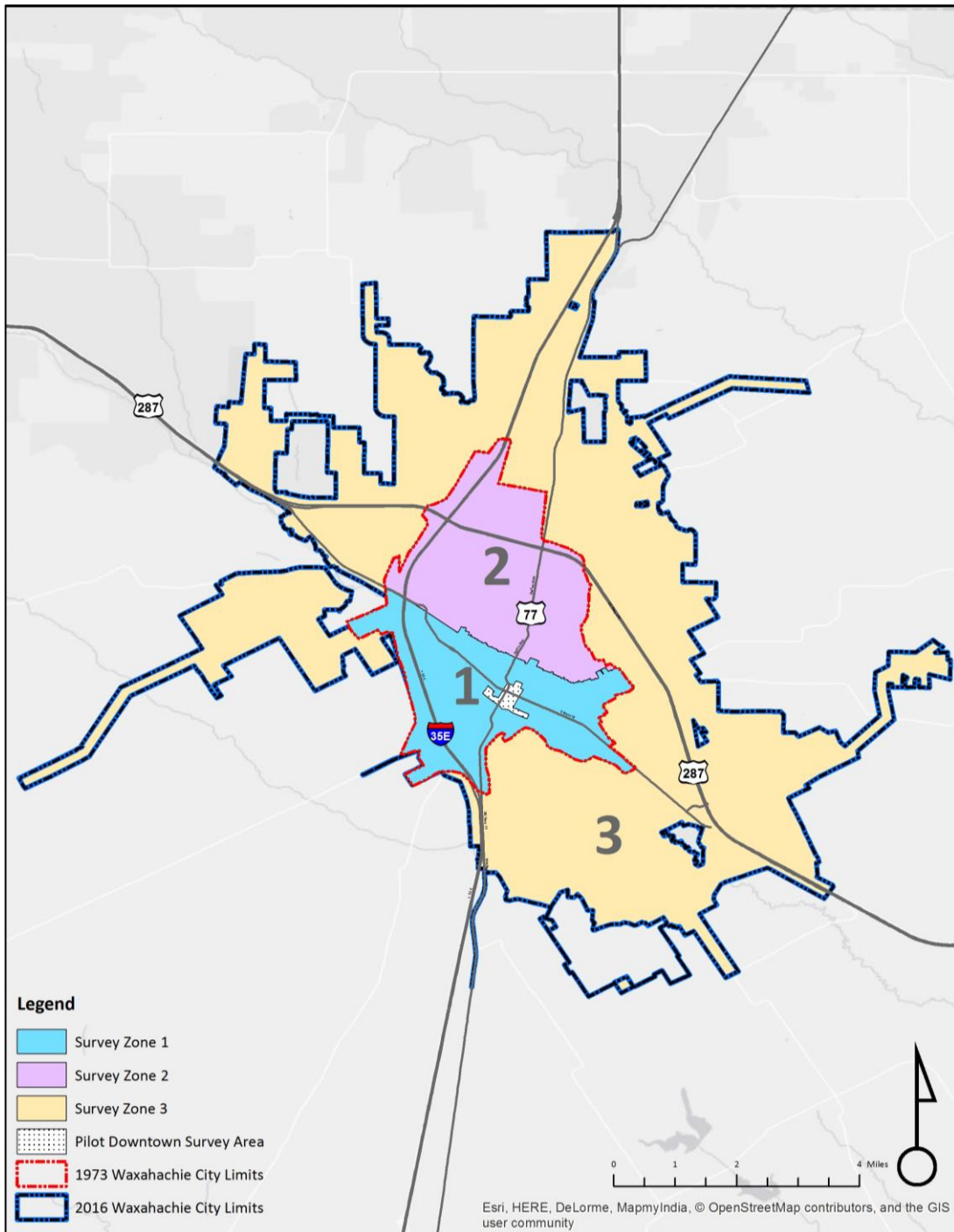


Figure 5-1. Waxahachie Survey Zones Map. Map by HHM, 2016

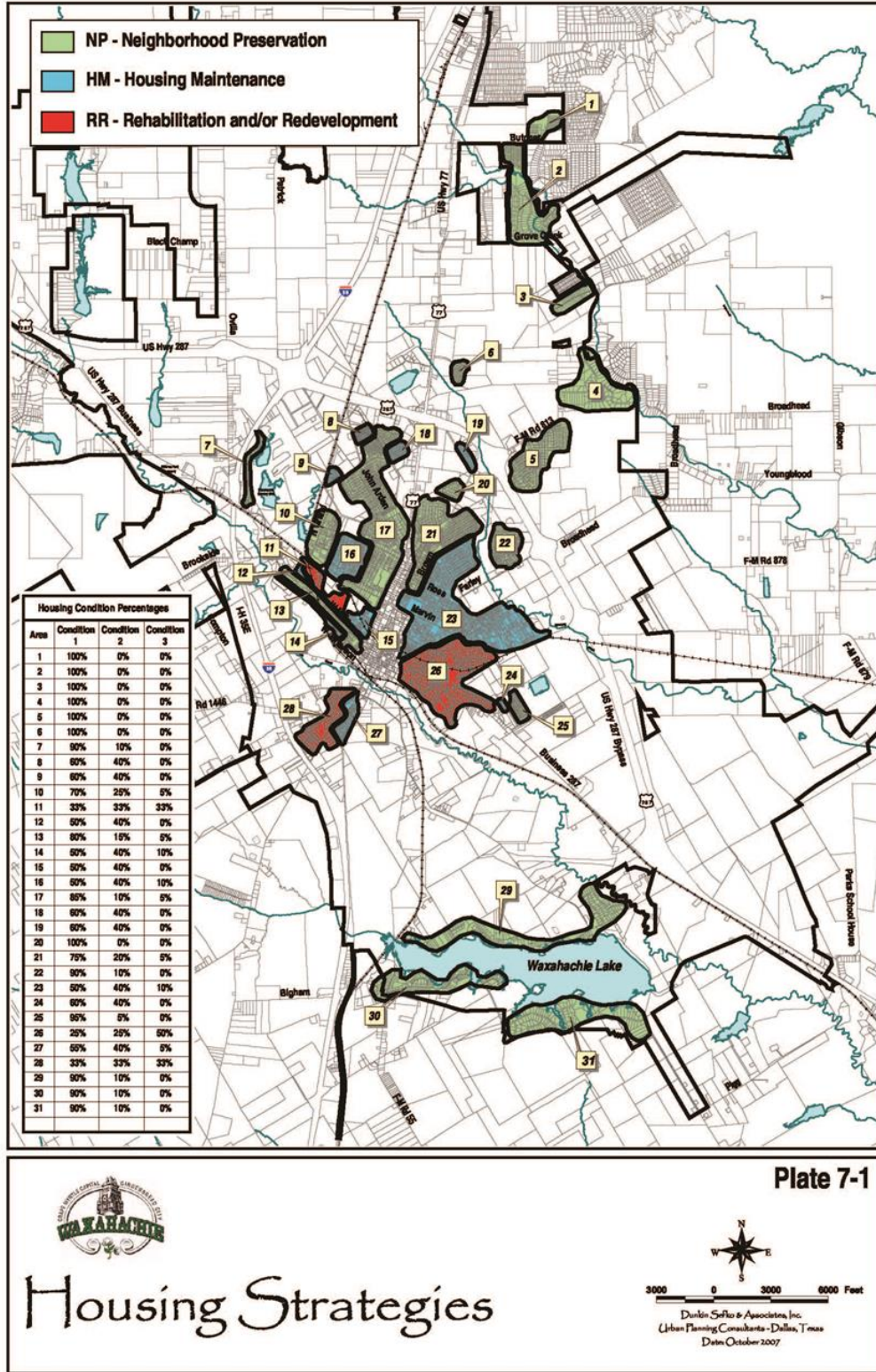


Figure 5-2. Housing Strategies Map. Map of Waxahachie showing areas assessed and categorized according to condition. Map source: City of Waxahachie, Texas, "Housing Strategies Plan," in 2007 Comprehensive Plan, City of Waxahachie, accessed November 20, 2015, <http://www.waxahachie.com/Departments/PlanningandZoning/ComprehensivePlan>.

After the delineation of survey zones, recommendations for the prioritization of these areas relied principally on current conditions in Waxahachie and considered impending threats to historic resources, continued growth and dispersed development along major corridors, and renewed investment in the downtown area. For the purposes of this survey plan, documenting resources most at risk of demolition and neglect were considered the most urgent threat.

Another key factor in the identification and prioritization of survey zones is the recognition of financial benefits via the historic preservation tax credit programs to owners of historic properties. Over the last decade, downtown Waxahachie has undergone a renewal. Investors are purchasing properties in the downtown area at increasing rates and taking on preservation-related projects to revitalize the city center. The Federal Historic Preservation Tax Incentives program offers a 20 percent income tax credit for the rehabilitation of historic, income-producing buildings that are listed in or eligible for inclusion in the NRHP. At the state level, the newly established Texas Historic Preservation Tax Credit Program provides a tax credit worth 25 percent of the eligible rehabilitation costs for income-producing resources listed in or eligible for listing in the NRHP, designated RTHLs or SALs. Furthermore, the City's tax incentives program offers owners of designated local resources a tax value exemption of 25 percent of the appraised value of the property for rehabilitation projects. Designated local historic resources or properties within a historic overlay district are entitled to a reinvestment tax incentive of up to 50 percent of the total property tax bill for preservation projects amounting to \$1,250 or more for residential properties and non-residential properties. The vast majority of properties eligible for these tax credit programs are located near or around the city center. The prioritization of survey zones took into account the geographic dispersion of these resources in order to document eligible resources sooner, and thereby help property owners engaging in preservation to access the financial benefits available to them.

Finally, rapidly accelerating suburban growth and development also influenced the identification and prioritization of survey zones. Unprecedented growth is occurring in formerly rural areas located outside of Waxahachie and along highway corridors. The fast rate that new suburbs and planned communities are emerging increases the possibility of demolition of historic resources where new developments are planned. Suburban growth also triggers additional highway development, which further threatens historic resources.

In summary, the primary factors used to delineate and prioritize areas for survey rely principally on age, geographic considerations, and threat. The delineation of manageable areas is designed for a sustainable and consistent multi-year effort to survey the area within the jurisdiction of the City of Waxahachie. More detailed information about the specificity of these areas and how survey efforts can be conducted are explained in the *Recommendations* section of this survey plan.

6. RECOMMENDATIONS

HWI's sponsorship of this survey plan, with the support and financial assistance from the City of Waxahachie, demonstrates its continued and deep commitment to historic preservation. HWI and the City understand the value of its irreplaceable and significant historic buildings, structures, sites, and objects, and seek to develop a plan of action to preserve these tangible links to the past. Current conditions in Waxahachie, such as continued growth, dispersed development patterns along major corridors, growing investment in the downtown area, and threats to historic housing stock in older neighborhoods posed by neglect and demolition, are prompting HWI and the City to ensure that planning for future development is synchronized with and takes into consideration historic preservation and other related issues. Consequently, the survey plan makes the following recommendations as a roadmap for a city-wide survey effort of Waxahachie. *Table 6-6*, at the end of this section, presents a *Recommendation Implementation Matrix*, which details the tasks, target dates, costs, and responsible parties associated with each recommendation.¹

Recommendation 1. Identify and Apply for Preservation-Related Grants

For subsequent preservation-related projects, HWI and/or the City of Waxahachie should seek funding sources and prepare applications for available grants. Funding for future survey efforts is available from a variety of public and non-profit sources, including:

- THC CLG program;
- Community Development Block Grant (CDBG) funds;
- THC TPTF program;
- NPS programs such as Preserve America; and
- National Trust for Historic Preservation grants.

While various funding sources exist, this survey plan encourages HWI and/or the City of Waxahachie to pursue THC CLG grant funding first, as the program aims to assist participating city and county governments engaging in a variety of preservation planning-related efforts. Priority for funding is given to projects involving architectural surveys, preparation of National Register nominations, and writing or amending preservation ordinances, among other projects. CLG grants require a local match on a one-to-one (dollar for dollar) basis equal to a 50-50 ratio for the total cost of the project. Although there is a wide range in CLG awards, in a typical year, the THC's CLG program typically provides matching grants up to \$40,000, for a single project total cost of up to \$80,000. The deadline for CLG grant applications is usually in the fall. This year, for example, the grant application deadline was November 7, 2016. The THC requires that grant applications include such detailed information as a summary of local preservation-related activities and threats to historic

¹ The cost estimates proposed in this section are provided for budget planning purposes only. The actual cost may vary based on the actual scope of work developed for the proposed work and other unknown variables.

properties, how the project will be undertaken, how much the project will cost, and how the grant applicant will provide matching funds. For more information about the THC's CLG program, please visit <http://www.thc.texas.gov/preserve/projects-and-programs/certified-local-government/grant-information>.

The other funding sources are far more competitive and may be more difficult to secure. The TPTF grant, for example, is usually reserved for restoration (so-called "brick-and-mortar") projects of individual buildings; however, these grants can also be used for planning-related projects, as was the case for the Waxahachie downtown survey and survey plan project.

Recommendation 2. Complete a City-Wide Historic Resources Survey

Since 1984, the City of Waxahachie has not undertaken a city-wide historic resources survey to identify, record, and evaluate significant historic resources that may be eligible for listing in the NRHP. A historic resources survey update took place in 2004; however, it was not comprehensive and focused primarily on buildings constructed between 1935 and 1945 and on post-World War II era residential areas. Thus, in order to determine how current conditions impact cultural resources and proactively guide development to minimize potential adverse effects to significant historic resources, HWI and/or the City of Waxahachie should consider conducting additional historic resources investigations within its limits to supplement the downtown survey completed in 2016. Creating and maintaining an up-to-date, accurate inventory of historic resources in Waxahachie will facilitate the identification of properties and districts that should be considered for possible listing to the NRHP and/or local landmark designation. The inventory will also assist the local government in preservation planning and heritage tourism endeavors.

Ideally, the rest of the city, i.e., areas outside the downtown, should be the subject of a historic resource survey as a single, follow-up project. However, such an effort may be cost prohibitive based on the City's limited budget and discretionary spending authority. As an alternative, the historic resources survey may be conducted in phases that are confined to separate and distinct "survey zones," due to the costs and logistics of such an ambitious city-wide effort. Based on the methodology outlined in *Section 5. Survey Plan Methodology*, combined with analysis of historic and current maps, this survey plan recommends that the survey should be phased as outlined below.

Phase 1: Compile Previously Identified Resources into a Single Database

In the first phase, HWI and/or the City of Waxahachie should analyze and consolidate results from previous historic resources surveys and documentation. Potential sources include the results of earlier historic resources surveys of Waxahachie, NRHP nominations, as well as documentation of cultural resources prepared by various government agencies and/or held in various archival repositories. Analysis of previously-identified resources would involve investigating the following resources:

- The 1975 *Ellis County Courthouse Historic District Nomination*;

- HHM's 1984 *Historic Resources of Waxahachie, A Comprehensive Survey and National Register of Historic Places Nomination*;
- HHM's 2004 *Waxahachie Historic Resources Survey Update*;
- The City of Waxahachie Department of Heritage Preservation Office archives;
- The THC Historic Sites Atlas;
- The county survey cards in the Texas Historical Commission archives;
- Previous cultural resource management survey reports in the Texas TxDOT Environmental Division Office archives and other federal or state agencies undertaken in compliance with the Section 106 Process of the National Historic Preservation Act of 1966; and
- The Ellis County Historical Commission archives.

Data gathered from these sources should be integrated into a single database used for the Heritage Preservation Department's management of historic resources. Data also could be linked to a GIS to produce maps showing concentrations of known historic resources to help determine priorities for future historic resources surveys. Information presented in *Section 4. Previously Identified Historic Resources* and the corresponding maps in *Appendix A* and KML files provide a foundation on which to build as additional historic resources are identified.

Phase 2: Perform Initial Evaluation of Post-World War II Era Subdivisions via Desktop Investigation

Due to the sheer volume of properties composing large-scale post-World War II era subdivisions, this survey plan recommends that HWI and/or the City of Waxahachie follow the THC's guidance for evaluating subdivisions of the postwar housing boom by undertaking a more innovative yet cost-cutting approach to survey resources in these areas for greater efficiency and reduced costs (please see *Appendix E* to view the email exchange between HHM and the THC about using Google Earth Street View imagery for initial evaluation of post-World War II era subdivisions).

Before the field survey ensues, this plan suggests performing initial evaluation of resources located in post-World War II era subdivisions via desktop evaluation of Google Earth Street View images of each property. The month and year of the Google Earth Street View imagery used to evaluate each resource should be documented, and the Google Earth Street View image should be saved and integrated into a project database and exported to a GIS platform. A key objective of the desktop evaluation of Google Earth Street View imagery is to look for exceptional resources within the historic subdivisions and flag them for actual field documentation. Similarly, if/when the current Google Earth Street View image does not allow for reasonable analysis due to blocked views or unclear imagery, documentation of the resource in the field should take place. After completion of the initial desktop evaluation of post-World War II era subdivisions, these planned residential neighborhoods will be surveyed as potential historic districts in the field rather than identifying and recording every property within these subdivisions on an individual basis. The noteworthy examples of historic resources within the

subdivisions flagged during desktop evaluation of Google Earth Street View imagery are, as already noted, exceptions and will be documented in a more conventional manner by qualified personnel during field investigations.

Phase 3: Complete a Historic Resource Survey

Based on a number of factors—demolition threat, redevelopment pressures, and socio-economic considerations—the survey plan recommends that the rest of the city, i.e., beyond the downtown survey area, be divided into three distinct geographic zones or areas. Their priority is noted sequentially by name.

SURVEY ZONE 1

Zone 1, the area targeted for initial field investigations, encompasses all properties on the north and south sides of Marvin Street and south of Marvin Street, extending to the 1973 ETJ boundary of Waxahachie. Zone 1 includes a total area of 3,472.54 acres. *Figure 6-1* illustrates the geographic coverage of Zone 1.

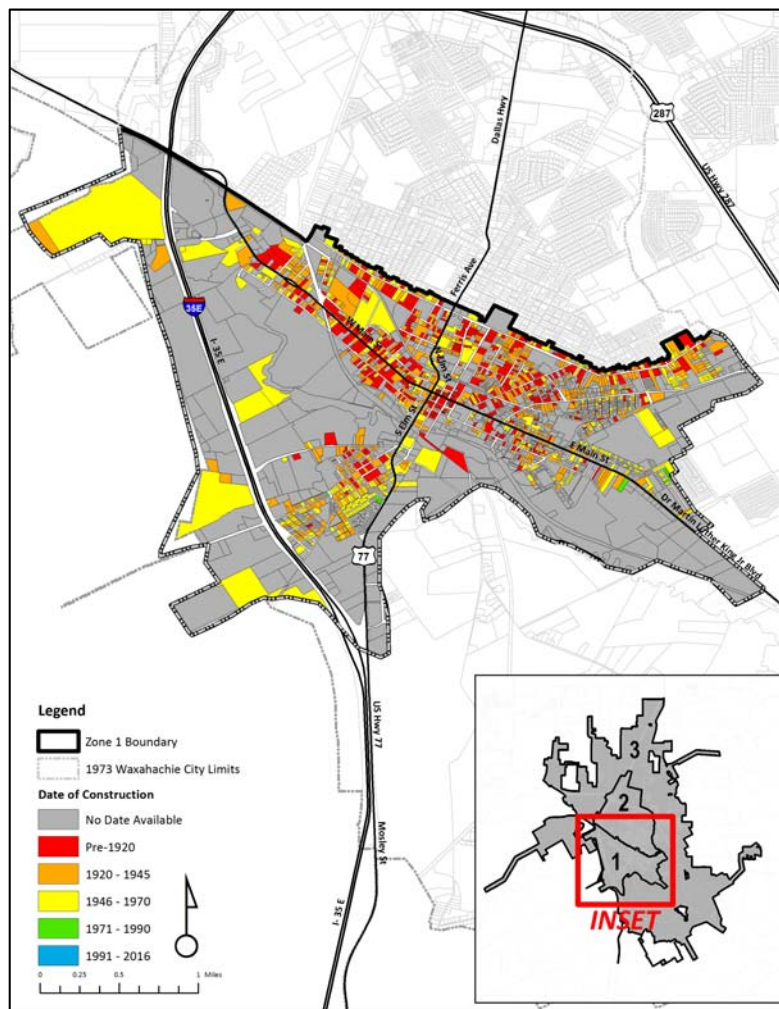


Figure 6-1. Map of Zone 1. The parcels contained by Zone 1 are color-coded per dates of construction, according to EAD. Map by HHM, 2016.

Estimated Number of Historic Resources

Based on GIS data provided by EAD, Zone 1 contains a total of 2,938 parcels, 1,556 (52.96%) of which were constructed in or before 1970.² *Table 6-1* presents the estimated number of historic resources within Zone 1 and details the numbers of resources within designated date ranges, according to EAD.

Table 6-1. Zone 1 Resource Counts per Date Range

Date Range	No. of Parcels	% of Resources
Pre-1919	468	15.93%
1920-1945	675	22.97%
1946-1970	413	14.06%
1971-1990	14	0.48%
1991-2016	0	0.00%
No Date Available	1368	46.56%
Total	2938	100.00%

Estimated Number of Previously Identified Historic Resources

Table 6-2 lists the estimated number of previously identified historic resources in Zone 1, according to the THC Historic Sites Atlas. Maps included in *Appendix A* show the location of these resources within Zone 1.

Table 6-2. Zone 1 Previously Identified Historic Resource Counts per Designation Type

Designation Type	No. of Res.
NRHP Historic Districts	5
NRHP Individual Properties	57
SALs	2
RTHLs	14
OTHMs	10
Historic Cemeteries	1

Estimated Cost of Zone 1 Historic Resources Survey

Based on the cost of conducting the historic resources survey of the downtown, the approximate cost for completing the Zone 1 survey is estimated to be \$40,000.

SURVEY ZONE 2

Zone 2 includes all properties from the rear property line of resources on the north side of Marvin Street and northward to the 1973 ETJ boundary. Zone 2 has an area of 3,883.28 acres. *Figure 6-2* shows the graphic depiction of Zone 2.

Estimated Number of Historic Resources

Zone 2 contains a total of 3,888 parcels. Of these, 1,949 (50.13%) parcels have buildings constructed in or before 1970, according to EAD.³ *Table 6-3* presents

² Comprehensive coverage of dates of construction from EAD was not available. The counts of properties per date range were made with the incomplete data set provided by EAD.

³ Ibid.

the estimated number of historic resources within Zone 2 and details the numbers of resources within designated date ranges, according to EAD.

Table 6-3. Zone 2 Resource Counts per Date Range

Date Range	No. of Parcels	% of Resources
Pre-1919	129	3.32%
1920-1945	642	16.51%
1946-1970	1178	30.30%
1971-1990	17	0.44%
1991-2016	0	0%
No Date Available	1922	49.43%
Total	3888	100.00%

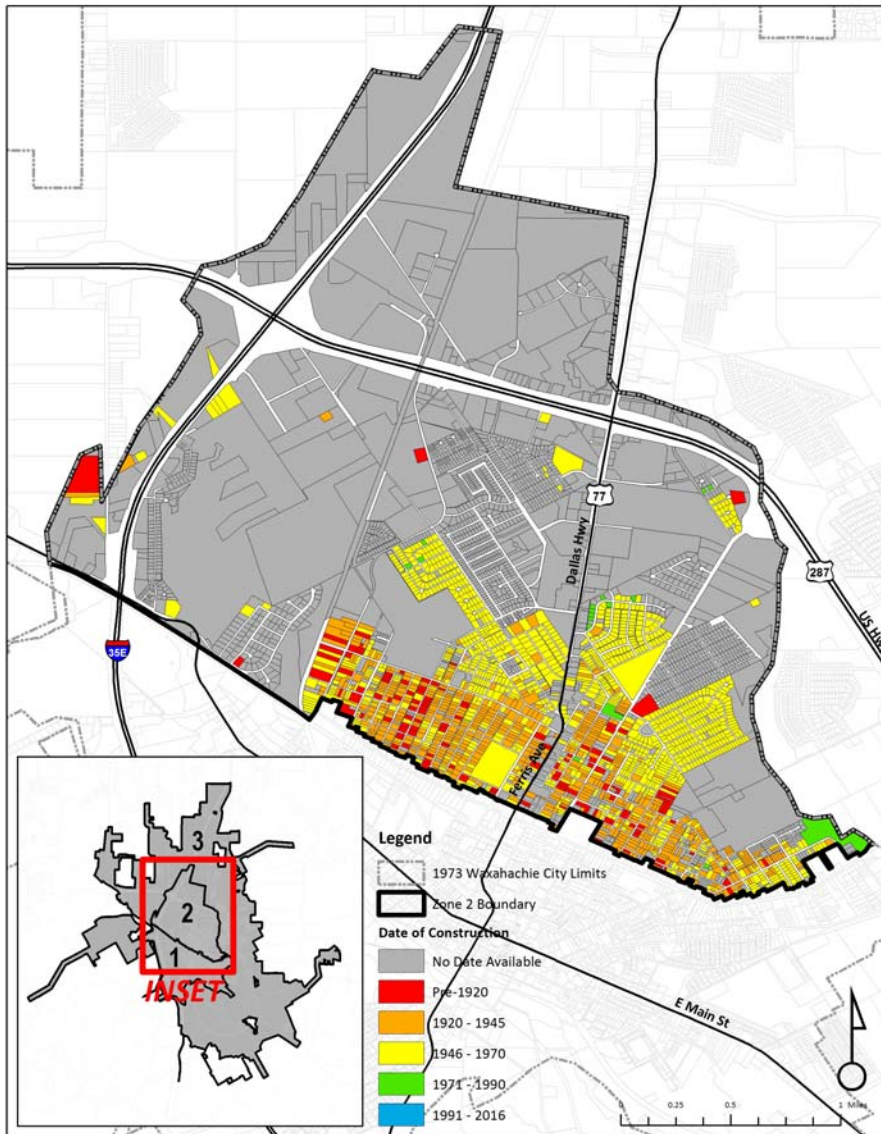


Figure 6-2. Map of Zone 2. The parcels contained by Zone 2 are color-coded per dates of construction, according to EAD. Map by HHM, 2016.

Estimated Number of Previously Identified Historic Resources

Table 6-4 lists the estimated number of previously identified historic resources in Zone 2, according to the THC Historic Sites Atlas. Maps included in Appendix A show the location of these resources within Zone 2.

Table 6-4. Zone 2 Previously Identified Historic Resource Counts per Designation Type

Designation Type	No. of Res.
NRHP Historic Districts	1
NRHP Individual Properties	17
SALs	0
RTHLs	1
OTHMs	0
Historic Cemeteries	0

Estimated Cost of Zone 2 Historic Resources Survey

Based on the cost of conducting the historic resources survey of the downtown, the approximate cost for completing the Zone 2 survey is estimated to be \$50,000.

SURVEY ZONE 3

Zone 3 covers the area between the 1973 ETJ boundary and the current city limits, as they appear in 2016. Zone 3 encompasses an area of 23,971.48 acres. Figure 6-3 illustrates the geographic extent of Zone 3.

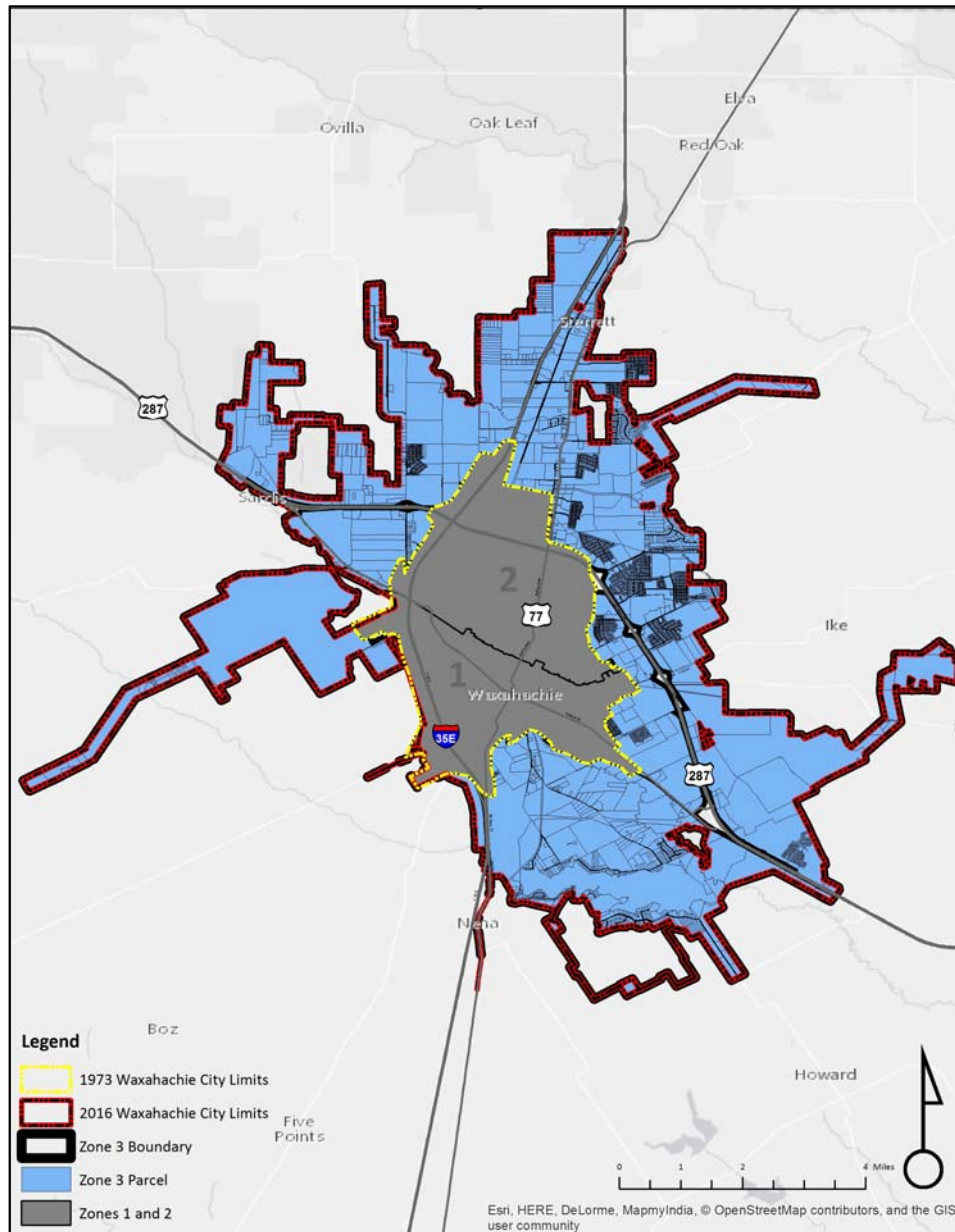


Figure 6-3. Map of Zone 3. Map by HHM, 2016.

Estimated Number of Historic Resources

Zone 3 contains a total of 5,824 parcels. Of these, dates of construction were available from EAD for only 148 of them. Therefore, resource counts per date range could not be assessed for Zone 3. Based on analysis of the Ellis District Interactive Map, available online at <http://gis.bisconsultants.com/elliscad/>, the survey plan estimates that there are no more than 874 (15%) properties within Zone 3 constructed in or before 1970.

Estimated Number of Previously Identified Historic Resources

Table 6-5 lists the estimated number of previously identified historic resources in Zone 3, according to the THC Historic Sties Atlas.

Table 6-5. Zone 3 Previously Identified Historic Resource Counts per Designation Type

Designation Type	No. of Res.
NRHP Historic Districts	0
NRHP Individual Properties	0
SALs	0
RTHLs	0
OTHMs	1
Historic Cemeteries	1

Estimated Cost of Zone 3 Historic Resources Survey

Based on the cost of conducting the historic resources survey of the downtown, the approximate cost for completing the Zone 3 survey is estimated to be \$20,000.

Recommendation 3. Update the Ellis County Courthouse Historic District National Register Nomination

Officially listed in the National Register in 1975, the Ellis County Courthouse Historic District was among the initial wave of National Register historic districts established in Texas. The designation acknowledged statewide recognition of the downtown’s significance as a noteworthy collection of late nineteenth- and early twentieth-century governmental and commercial architecture. The district’s listing in the National Register has instilled tremendous pride among Waxahachie citizens, and many property owners have worked to rehabilitate and restore their buildings.

With the passage of time, the Ellis County Courthouse Historic District has been subject to significant change. Many buildings have been restored, rehabilitated, or modified, and others have been demolished for a variety of reasons. Other buildings within and just outside the boundaries have now reached the recommended 50-year threshold for NRHP designation and were unaccounted for when the district was originally created. Moreover, technical aspects of the nomination are out of date or do not meet current standards. For example, Section 8 of the National Register nomination (statement of significance) does not specify the period of significance and provides little or no information about important historical themes, patterns, and architecture of the early-to-mid-twentieth century. The nomination does not have a comprehensive inventory of properties and does not classify properties as either contributing or non-contributing resources, as currently required by the THC and NPS. This classification is particularly important for federal tax credit purposes and places additional burdens and uncertainties on property owners who do not have a definitive list to make informed decisions about potential rehabilitation projects and possible tax credits and financial incentives. As the downtown survey noted, the boundaries are recommended to be changed to remove areas on the east side of the district that contain new buildings, and proposes to add areas to the north and west of the existing boundaries.

The National Register acknowledges the dynamic quality and character of the historic built environment and allows for nominations to be updated. The

process requires that a National Register nomination form be completed to current standards and include new photographs to capture existing conditions. The documentation should include more information about physical attributes of the buildings, both individually and collectively, the history and significance of the district, justifications for property re-classifications, and/or expanding or reducing boundaries.

The Ellis County Courthouse Historic District is a particularly strong candidate for an update based on the just-completed downtown survey. A revised nomination, prepared on the basis of recommendations in the survey report, will provide downtown property owners the opportunity to take advantage of newly enacted state tax credits for rehabilitating historic properties. This program augments a similar system at the federal level already in place for rehabilitating income-producing properties listed in the NRHP.

Estimated Cost of Updating the Ellis County Courthouse Historic District National Register Nomination

Based on the cost of conducting the historic resources survey of the downtown, the approximate cost for completing the Ellis County Courthouse Historic District National Register Nomination update is estimated to be \$10,000.

Recommendation 4. Additional National Register Nominations

Based on the results of the historic resources survey and an updated historic context that identifies themes related to the significance of Waxahachie from 1935 to 1970, HWI and the City of Waxahachie will have the framework for evaluating the identified historic resources for inclusion in the NRHP.

To be eligible for listing in the NRHP, a property must 1) possess significance for its association with important historical events, trends or patterns; its association with an important individual of the past; its physical attributes or design qualities, AND 2) retain a sufficient degree of the physical and associative qualities (integrity) to convey that significance. The NRHP is an honorary inventory of properties deemed worthy of preservation that is maintained by the National Park Service in cooperation with the THC and similar state agencies throughout the country. National Register listing does not entail regulation of changes to a property or affect a private property owner's rights in any way, but it does provide financial incentives for preservation.⁴ Owners of income-producing properties listed in the NRHP are able to access a 20-percent federal income tax credit as an incentive to rehabilitate and use historic buildings, while the new Texas Historic Preservation Tax Credit Program offers a 25-percent tax credit for the rehabilitation of historic buildings. For more information, please visit the THC's website: <http://www.thc.state.tx.us/preserve/projects-and-programs/preservation-tax-incentives>. The honor and prestige conferred by NRHP listing, combined with the availability of tax incentives, make NRHP

⁴ National Register designation does require that any agency or entity using federal funds or needing federal permits must take into account the potential effect of its actions to the qualities that make a property eligible for or listed in the NRHP.

listing a powerful tool for economic development and heritage tourism in communities with historic properties.

To provide the benefits of NRHP listings broadly and equitably throughout the city, this survey plan recommends that HWI and the City of Waxahachie support efforts to designate individual properties and concentrations of historic properties (districts) for listing in the NRHP based on the results of field survey efforts.

Because of previous preservation-related efforts, particularly the 1984 survey and the Multiple Property National Register nomination and the City's preservation ordinance, many local citizens are knowledgeable about the National Register program and other historic preservation-related issues. However, many local decision-makers, public officials and property owners, are either unaware of or hold misconceptions about NRHP listing. To overcome such obstacles, the survey plan recommends that HWI and the City of Waxahachie hold public meetings and provide educational materials about the National Register program to garner support for any efforts to list additional properties in the NRHP. Ideally, this information will dispel any falsehoods or misunderstandings about such designation and any perceived requirements and restrictions imposed on property owners. National Register listing is purely honorary and gives property owners opportunities to take advantage of tax incentives to rehabilitate their property, if undertaken to certain standards. The designation also affords special consideration for any federally funded or permitted project, such as highway widening, with the potential to adversely affect a property eligible for or officially listed in the NRHP.

Update the Multiple-Property Nomination

HWI received a grant from the THC to prepare a Multiple-Property National Register nomination as part of a city-wide survey completed in 1985. This documentation provides a convenient and efficient vehicle by which to list additional properties in the NRHP. At the time of its completion, the Multiple-Property Nomination process was relatively new, and the one prepared for Waxahachie was among the first completed in Texas. The NPS introduced the Multiple-Property nomination to expedite the process of getting properties listed in the NRHP because it provided a broad contextual background that identified the historical events, patterns and associations within a defined geographic area and the kinds of resources that reflect these trends. The amount and level of documentation needed to prepare NR nominations for individual properties and historic districts through the Multiple-Property process is considerably less than if processed independently.

The city-wide historic context and property types analysis developed for the existing Multiple-Property Nomination has served and can continue to serve as the foundation for the listing of any resources identified during new field survey efforts that are recommended individually eligible for the NRHP or include significant concentrations of historic resources as historic districts.

Documentation on the Multiple Property Form may be updated, revised, and added to at any time upon the request of the State Historic Preservation Officer (SHPO; in Texas, this is the Executive Director of the THC). Changes may be made by submitting additional information on new Continuation Sheets or by providing a replacement form or individual sheets where substantial changes need to be made in the text. Continuation sheets and replacement forms, as well as any requests for the removal of listed properties must be certified by the SHPO and submitted according to the procedures outlined in the National Register regulations. For more information about the Multiple Property format, please refer to the NPS website and their *Bulletin 16B, How to Complete the National Register Multiple Property Documentation Form* at <http://www.nps.gov/nr/publications/bulletins/nrb16b/>.

Since the Multiple-Property Nomination is almost 30 years old, the survey plan recommends amending the existing Waxahachie Multiple-Property Nomination with a focus on the following:

- Update the Statement of Significance to account for the period between 1935, the cut-off date at the time the nomination was written, and 1970, the current cut-off date for the age threshold for NRHP designation.
- Update the Property Types section to include more information about the kinds of historic resources built between 1935 and 1970 and additional information on previously described historic resources, as applicable.
- Update the Evaluation Methods to outline the process of assessing the standards that must be met for an individual property or historic district to be listed in the NRHP through the Multiple-Property Nomination.

Estimated Cost of Updating the Multiple-Property National Register Nomination

Based on the cost of conducting additional research and incorporating new information into various components of the existing nomination, the approximate cost for updating the Multiple-Property nomination is estimated to be \$20,000.

Prepare Historic District National Register Nominations

Based on preliminary research, GIS analysis, and a windshield survey of areas within the 1960s city limits, the survey plan identifies the following areas to be candidates for historic district designation to the NRHP. Please note that **these recommendations are only preliminary** and require additional fieldwork and research before definitive decisions can be made. Completion of survey updates may identify other areas that may be candidates for historic district designation. Based on preliminary assessment, areas that may be potential historic districts include:

1. University Streets
2. East Marvin Street
3. West Marvin Street
4. Kirven-Harbin Street

Estimated Cost of Preparing Historic District National Register Nominations

Based on the cost of conducting additional research and field investigations as well as preparing National Register nominations for each historic district, the approximate cost for **preparing one historic district nomination** is estimated to be an average of \$10,000 (unit cost per district). If the Multiple-Property nomination is not updated, the approximate cost would be \$20,000 to \$25,000 per district.

Prepare Individual National Register Nominations

The more traditional means of listing an individual property or a historic district in the National Register is the preparation of stand-alone nomination forms. Such an approach requires contextual information in the document than would otherwise be necessary if submitted within the framework of the Multiple-Property nomination. An individual form must describe the historical factors associated with and architectural setting of the property and how the resource relates to broad patterns and trends in the surrounding region. The CLG program awards matching grants-in-aid for such projects and represents a viable source of funding.

It should be noted that the THC and the NPS discourage the nomination of individual resources that already have a contributing status within a NRHP-listed historic district. Contributing resources to NRHP-listed historic districts have the same protections, benefits, and eligibility for federal and state tax incentives as individual resources listed in the NRHP. Alternatively, this survey plan recommends seeking state designations for resources eligible for individual listing that are located within NRHP-listed historic districts which can provide additional protections.

Estimated Cost of Preparing Individual National Register Nominations

Based on the cost of conducting additional research and field investigations as well as preparing National Register nominations for individual properties, the approximate cost for **preparing one individual nomination** is estimated to be an average of \$2,000 (unit cost per property). If the Multiple-Property nomination is not updated, the approximate cost would be \$4,000 to \$7,000 per property.

Recommendation 5. Consider Local and State Designations

While National Register nominations give properties a degree of protection from federal or state undertakings, only local or state designation can protect a significant historic property from inappropriate changes or demolition initiated by a private owner or developer. To accomplish this, the City of Waxahachie historic overlay district should be applied to the newly contributing properties within existing historic districts and to any new historic districts determined to be eligible for listing in the NRHP or at the local level.

Private owners of HIGH preservation priority buildings who want to ensure that the THC reviews alterations and proposed demolition of their property may consider designating their property as a Recorded Texas Historic Landmark (RTHL). The RTHL designation requires that the owner notify the

THC of proposed alterations or demolitions. If the THC opposes the proposed changes, they may place a 60- or 90-day moratorium on construction to organize public opposition or allow opportunities for historic zoning at the city level, if applicable. After that moratorium has passed, however, the owner of an RTHL is free to make alterations as he/she pleases, the only consequence being that the THC could revoke the RTHL designation.

To add an additional layer of protection, the City of Waxahachie may consider designating highly significant city-owned buildings that are individually listed in the NRHP as a State Antiquities Landmarks (SALs). If a building is designated as a SAL, the THC would have to permit all alterations to the building other than routine maintenance. Under the Antiquities Code of Texas, the THC currently treats the Ellis County Courthouse and the Waxahachie Chautauqua Building as SALs because they are listed in the NRHP and owned by the county and city, respectively.

Estimated Cost of Local and State Designations

Based on the cost of conducting additional research, the approximate cost for **preparing one individual state marker application** is estimated to be an average of \$10,000-\$15,000 (unit cost per marker). The estimated cost depends on whether the property for which the application is submitted is already listed in the NRHP. If the property is already listed in the NRHP, the cost would be at the lower end of the range. The survey plan assumes local designations already take place within the City's operating procedures on an ongoing basis, therefore, estimated cost is not provided for local designations.

Recommendation 6. Update Design Guidelines

It is recommended that HWI and/or the City of Waxahachie work to develop/update design guidelines for both its commercial districts and residential neighborhoods. Development of guidelines that follow recognized standards, such as the *Secretary of the Interior's Standards for the Treatment of Historic Properties* can help to prevent incompatible alterations to historic resources. Design guidelines can help to ensure cohesive and controlled development and redevelopment of historic districts and/or individual / HIGH preservation priority resources. By implementing uniform design guidelines, HWI and the City can further work to protect historic properties and neighborhoods.

Estimated Cost of Updating Design Guidelines

The approximate cost for updating design guidelines is estimated to be an average of \$20,000-\$30,000.

Recommendation 7. Preservation Planning

The City of Waxahachie Heritage Preservation Ordinance ensures a degree of protection for buildings that are zoned historic, but this protection is reactionary and begins only after an owner has begun to plan for an inappropriate alteration or demolition. To proactively plan development that does not adversely affect significant historic resources, the City of Waxahachie

should continue to integrate survey information into overall city planning procedures. For monitoring purposes, the City should integrate the submitted data into their GIS system. This data could then be easily referenced for all City programs that require the issuance of building, demolition, or moving permits; that affect changes in land use or zoning; or that affect the built landscape in any way.

When the City becomes aware of proposed development projects that have the potential to impact significant historic resources, they should consider holding project-specific public meetings or conducting project-specific analysis. TPTF Planning Grants, available through the THC, can be used to study the feasibility of alternatives that would have less impact on historic resources, to analyze the real costs of a project, or to explore strategies to mitigate the impacts if the development threat cannot be avoided. However, monies for such studies are limited and typically are allocated for high profile and significant properties threatened with demolition.

Estimated Cost of Preservation Planning

The approximate cost for updating design guidelines is estimated to be an average of \$10,000-\$20,000.

Recommendation 8. Revise the Heritage Preservation Ordinance

The City of Waxahachie initially adopted a heritage preservation ordinance in 2000 and amended it twice in 2005. While the existing heritage preservation ordinance is clear and legally enforceable, some areas remain vague and require further elaboration. In order for property owners to feel confident that the Heritage Preservation Department will follow a fair, just, and well-defined legal process, the following revision should be considered to the existing heritage preservation ordinance:

- ❖ Refine the classification system for local historic resource designation, explicitly defining the criteria for “contributing” and “non-contributing” resources to the historic overlay district and adhering to the guidelines set forth in the National Register Bulletin No. 16A, *How to Complete the National Register Registration Form*, available online at <https://www.nps.gov/nr/publications/bulletins/pdfs/nrb16a.pdf>

HWI and/or the City of Waxahachie may also consider hiring a paid consultant who is knowledgeable on the Texas Local Government Code to assist in the ordinance revision process, which may be funded through a CLG grant. The process for adopting proposed revisions to the existing heritage preservation ordinance will be administered by the City of Waxahachie Heritage Preservation Department, in partnership with the City Attorney. The adoption of the revised ordinance will require public notice and a series of public hearings before the Waxahachie Heritage Preservation Commission, the Planning and Zoning Commission, and the City Council.

Estimated Cost of Revising the Heritage Preservation Ordinance

The approximate cost for updating design guidelines is estimated to be an average of \$10,000.

Table 6-6 below shows the *Recommendation Implementation Matrix*, which details the tasks, target dates, costs, and responsible parties associated with each recommendation.

Table 6-6. Recommendations Implementation Matrix

Recommendation	Task	Implementation Target Date	Cost	Responsible Party or Parties
1. Identify and Apply for Preservation-Related Grants	Research grants	Year 1	--	Heritage Preservation Department, THC
	Secure matching funds	Year 2		
	Apply for grant	Year 3		
2. Complete a City-wide Historic Resources Survey	Compile previously identified resources into a single database	Year 1	\$40,000	Heritage Preservation Department, Consultant, THC
	Perform initial evaluation of post-World War II era subdivisions via desktop investigation	Year 1		
	Survey Zone 1	Year 1	\$50,000	
	Survey Zone 2	Year 2		
	Survey Zone 3	Year 3		
3. Update the Ellis County Courthouse Historic District National Register Nomination	Update statement of significance	Year 3	\$10,000	Heritage Preservation Department, Consultant, THC
	Update inventory comprehensive inventory of properties			
	Assign contributing/non-contributing classifications			
	Update boundaries			
4. Additional National Register Nominations	Hold public meetings	Year 3	\$20,000	Heritage Preservation Department, Consultant, THC, Property Owners
	Update Multiple-Property nomination			
	Prepare Historic District National Register nominations	Year 3	\$10,000 per district ⁵	
	Prepare individual National Register nominations	Year 3	\$2,000 per property ⁶	
5. Consider Local and State Designations	Complete local historic resource/RTHL designation applications	Years 2-3	\$10,000-\$15,000 per marker	Heritage Preservation Department, THC, Property Owners
	Approve local historic resource/RTHL designation	Years 2-3	--	Heritage Preservation Commission, THC
	Approve local historic resource designation	Years 2-3	--	Planning and Zoning Commission
	Approve local historic resource designation	Years 2-3	--	City Council
6. Update Design Guidelines	Draft updates to design guidelines	Year 3	\$20,000-\$25,000	Heritage Preservation Department, Heritage Preservation Commission
	Designate and enact design guideline updates	Year 3	--	Planning and Zoning Commission
	Designate and enact design guideline updates	Year 3	--	City Council
7. Preservation Planning	Integrate historic resources survey results into overall city planning procedures and city GIS system	Ongoing	\$10,000-\$20,000	City of Waxahachie Departments
8. Revise the Heritage Preservation Ordinance	Draft revised heritage preservation ordinance	Year 3	\$10,000	Heritage Preservation Department, Heritage Preservation Commission, City Attorney
	Approve revised heritage preservation ordinance	Year 3	--	Heritage Preservation Council
	Approve revised heritage preservation ordinance	Year 3	--	Planning and Zoning Commission
	Approve revised heritage preservation ordinance	Year 3	--	City Council

⁵ If the Multiple-Property nomination is not updated, the approximate cost would be \$20,000 to \$25,000 per district.

⁶ If the Multiple-Property nomination is not updated, the approximate cost would be \$4,000 to \$7,000 per property.

7. FIELD SURVEY METHODOLOGY

7.1 Introduction

The survey methods presented below are based upon years of conducting field surveys and developing survey reports for approval by the Texas Historical Commission and other government entities. The proposed field survey methodology also relies on current technological innovations, such as a tablet-based data management system, GIS capabilities, a secure wireless internet connection, and reliance on Google Maps/Earth software, to record survey data. These survey methods are consistent with National Park Service guidelines, set forth in the National Register Bulletin No. 24, *Guidelines for Local Surveys: A Basis for Preservation Planning* (available online at <http://www.nps.gov/nr/publications/bulletins/nrb24/>).

7.2 Fieldwork Documentation

Fieldwork Preparation

Thorough and conscientious preparation is necessary to maximize the efficiency and accuracy of field documentation efforts. The steps below summarize the process required to prepare for fieldwork.

1. **Refine the scope of work.** The scope of work set forth in the project contract should clearly identify the boundaries of the survey area, whether the survey will include reconnaissance- or intensive-level documentation (or a combination based on significance and architectural integrity), and whether the survey will entail comprehensive documentation of both historic and non-historic resources, or only documentation of historic resources constructed by a defined cutoff date. The THC's CLG coordinator and historic resources survey coordinator can address any questions regarding the scope of work before proceeding.
2. **Develop and utilize a consistent field form,** such as the examples presented in *Appendix B, Sample Survey Forms*, and integrate it into the tablet-based data management system. The level of detail required by the field form will vary depending on the level of investigation and documentation. Less detailed information is needed for a reconnaissance-level survey, which is designed to gather a consistent baseline data set for all resources. Those resources that have greater significance and/or higher levels of architectural integrity typically will be documented with intensive-level survey forms that are consistent with the THC survey form. At a minimum, the field form should include the following fields of data:
 - a. Unique ID number,
 - b. Address,
 - c. Property type/use,
 - d. Year(s) built,

- e. Exterior materials,
- f. Stylistic influence,
- g. Integrity issues (such as alterations and additions), and
- h. NRHP- and local historic resource-eligibility recommendation(s).

For intensive-level investigations, the survey should also include additional information about the resources' physical attributes, historical associations and significance, and designation recommendations, as noted in the THC survey form.

3. **Convert any preexisting survey data from earlier surveys** for the applicable properties within the survey area to an electronic format and import it into a web-based data management system.
4. **Pre-populate the web-based data management system** with building parcel data from the Ellis Appraisal District (EAD), so that the appraisal district's Property Identification Numbers (PIDNs) and current owner information may be linked with applicable resources in the field, ensuring GIS compatibility.
5. **Compile all existing data and available photographs from earlier surveys, existing NRHP nominations, and studies of the survey area** for applicable properties into the database for use during the survey effort.
6. **For large-scale post-World War II era subdivisions, perform an initial evaluation via desktop investigation using Google Maps/Earth Street View images of each resource in the subdivisions.**¹ Record the month and year of the Google Maps/Earth Street View imagery of each resource. Save and link the current Google Maps/Earth Street View images used for initial evaluation to the database and/or GIS.² Exceptional resources within the subdivision will be noted during desktop evaluation and flagged for actual field documentation. Similarly, if and when the current Google Maps/Earth Street View image does not allow for reasonable analysis due to blocked views or unclear imagery, documentation of the resource in the field will be performed.
7. **Develop digital field maps in Google Earth for the purpose of guiding survey efforts in the field.** Historic maps, such as Sanborn Fire Insurance Company Maps, General Highway Maps, and USGS

¹ To maximize efficiency and cost-saving when evaluating post-World War II era subdivisions, which can be problematic to survey due to the large numbers of resources, HHM has conferred with the THC about the survey method proposed in this survey plan. Please see *Appendix E* to view the email exchange between HHM and the THC about using Google Maps/Earth Street View imagery for initial evaluation of post-World War II era subdivisions.

² Google Street View images can be captured from a specified location and downloaded to a device. For more information about Google Maps/Earth Street View imagery, please see <https://support.google.com/earth/answer/6327779?hl=en>.

topographic maps may also prove helpful. Field maps should include the following components:

- a. A north arrow.
 - b. Street names.
 - c. The boundaries of the survey area.
 - d. Parcel boundaries and parcel identification numbers (PIDNs) from the EAD. Using the county's preexisting PIDN system allows the data to be linked to the county's EAD database and GIS mapping system.
 - e. The boundaries of subdivisions platted by the survey cut-off date, available from the EAD. This will allow survey teams to document and evaluate post-war subdivisions as potential historic districts rather than by their individual parcels.
 - f. The locations of previously designated historic resources, available from *Section 4. Previously Identified Historic Resources* and the corresponding KML file, included with this survey plan, which shows the locations of these resources. The locations of the previously-identified historic resources are derived from the THC's Historic Sites Atlas and TxDOT's environmental compliance reports.
8. **Check settings on digital camera equipment to ensure that they meet standards established by the National Register Photo Policy** (available online at https://www.nps.gov/nr/PUBLICATIONS/bulletins/photopolicy/Photo_Policy_update_2013_05_15.pdf). Using a device that records the GPS coordinates of each photograph and allows for the instant linking of digital photographs with records in the tablet-based database via a secure wireless internet connection will also prove helpful for future analysis of survey data.
9. **Communicate with the public.** Local law enforcement should be notified of the project. Publicity efforts should inform property owners of the upcoming survey, utilizing newspaper, radio, and internet media outlets. It may be helpful for surveyors to carry an official letter describing the project and authorizing the work, signed by a city official and providing a point-of-contact to answer questions from property owners.
10. **Obtain right-of-entry for large or heavily vegetated parcels of land,** where historic resources may be hidden from view from the public right-of-way. Right-of-entry is also often needed to complete intensive-level field documentation. Contact information for the property owner may be obtained through EAD data. A request for right-of-entry should be mailed on official government letterhead and should include a response form for the owner to sign and return. A sample right-of-entry request is included in *Appendix D, Sample Right-*

of-Entry Request Form. Signed right-of-entry request forms should be accessible while in the field.

11. **Implement a safety plan:**

- a. Provide emergency contact telephone numbers to all members of the survey team.
- b. Instruct all survey team members to survey only from the public right-of-way, unless the property owner has provided right-of-entry in writing.
- c. Provide reflective safety vests for all surveyors. Long clothing and steel-toed boots may be recommended when surveying in densely vegetated areas or in construction zones.
- d. Supply well-stocked first-aid kits for all survey vehicles.
- e. Emphasize the importance of staying hydrated and wearing sunscreen while surveying in hot weather. (Additional information is provided by the Texas Department of Insurance, Division of Workers' Compensation, Workplace Safety, at <http://www.tdi.texas.gov/pubs/videoresource/stpheatst.pdf>.)
- f. Any contractor providing field survey services should maintain liability insurance and comply with all state and federal workplace safety regulations.

Reconnaissance-Level Field Documentation

Reconnaissance-level field documentation aims to systematically identify and gather the most basic information on all historic buildings, structures, objects, sites and potential historic districts within a specified geographic area and timeframe. The level of documentation in a reconnaissance-level survey is limited to the essential physical and locational attributes, rather than an intensive level of detail. Reconnaissance-level documentation requires a minimal number of photographs (usually two) to record the salient features of the resource and its general setting. Reconnaissance-level field documentation also serves as the primary method of identifying those individual properties and areas that appear to be strong candidates for historic designation based on their respective perceived historical and/or architectural significance and integrity. To facilitate surveys that cover a broad geographic area, reconnaissance-level survey provides a limited overview of each resource rather than an intensive level of detail. However, because reconnaissance-level surveys often entail managing large quantities of data, it is essential to follow a consistent process. A well-organized reconnaissance-level field survey typically follows the steps below.

1. **Complete the electronic reconnaissance-level field survey form on a wireless, portable tablet to record field data.** Forms should be completed for each resource or subdivision within the defined survey area boundaries that was constructed by the survey cutoff date (if

relevant). As the survey team identifies each resource to be included in the survey, the crew should plot its location on a digital field map and select the identified resource's parcel on the tablet from pre-populated survey data. This step will open the digital survey form, which displays the following information imported from the EAD and from previous historic resources surveys: PIDN, construction year, prior designations, and prior preservation priority ranking. The pre-populated data should be checked in the field for accuracy and updated accordingly.

For resources evaluated in the field to be a potential "local historic resource," as defined by the City,³ potentially contributing to a local historic overlay district, individually listed or eligible for listing in the NRHP, or contributing to an eligible or listed NRHP historic district, additional information should be captured that is required by the THC survey form (see Appendix B), including the address, construction year, property type, stylistic influence, materials, features, and integrity (changes/alterations) of the resource. For resources recommended not eligible for individual local historic resource or NRHP listing status and resources recommended as non-contributing to a district, only the address, construction year, type and integrity of the resource should be recorded.

- a. A single parcel of land may include more than one resource. Note that the definition of a historic resource includes not only buildings, but also structures, objects, and sites, such as landscapes.
- b. To facilitate an efficient survey of a large neighborhood with a high volume of resources, post-World War II era subdivisions should be documented and evaluated as a single potential historic district (following the *Fieldwork Preparation step 6*. The process begins with an initial evaluation of resources in a post-World War II era subdivision via desktop investigation of Google Maps/Earth Street View imagery). The desktop survey will enable the historian to capture digital images of representative examples of resources within the subdivision instead of taking the time to visit each property and document to the same standards as pre-World War II houses. Such a step will help prioritize those areas that have potential for historic district designation, those areas that lack any such potential, and identify individual landmarks in an efficient and cost-effective manner. The imagery obtained through desktop survey work should include representative examples of both contributing and non-contributing resources, as well as streetscape and landscape views. Exceptional resources

³ "Local historic resource" and "local landmark" will be used interchangeably for the purpose of this report in order to avoid confusion between the local designation and the general reference to the properties of historic age (50 years or older).

within the subdivision, flagged during desktop evaluation of Google Maps/Earth Street View imagery and/or during a preliminary windshield survey, should be documented on an individual basis. If subdivisions are nominated as local or National Register historic districts at a later date, comprehensive survey of contributing and non-contributing buildings will need to occur as part of that effort, but it will not be included within the reconnaissance survey phase. For information on surveying post-World War II neighborhoods, consult the National Register Bulletin *Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places* (available online at <http://www.nps.gov/Nr/publications/bulletins/pdfs/Suburbs.pdf>).

2. **Photograph each resource using a high-resolution digital camera with a minimum of two views per resource.** The images should be in a high-resolution format that meets the THC's requirements of a minimum of 2000 x 3000 pixels at 300 dpi in TIFF format. Each resource's most significant architectural qualities and attributes, including oblique and façade views, should be captured. The photographer should be flexible when selecting views, and consideration should be given to lighting, as well as visual obstructions such as cars, trash cans, and utility poles. All photographs should be taken from the public rights-of-way, unless the owner allows access to the property. All photographs should include GPS location and data embedded in each image's metadata. The photographs should be imported into the tablet-based database in the field via wireless connection and associated with the appropriate record in the database. For clusters of historic resources, provide contextual views and ample photographic documentation to illustrate how the resources relate to one another, and how they relate to the surrounding landscape. If electronic transfer of photographs to the tablet-based database and association to the appropriate records is not possible in the field, then log each photograph on a photo log (please see *Appendix C* for an example of a photo log).
3. **Plot the location of each resource or subdivision on a map.** GPS coordinates provide the most accurate locational information and may be obtained easily with the tablet. Marking locations of surveyed resources with unique ID numbers on a USGS map is an acceptable alternative, although the accuracy is less reliable.
4. **Provided a preliminary on-site evaluation of potential landmark or historic district eligibility for each resource,** based on age, architectural significance, known historical significance and associations, historic integrity, and any previous evaluations. Review and update preliminary evaluations as necessary throughout the project.

5. **Back up all data.** Digital data should be uploaded to a secure server daily. Hard copies should be scanned regularly and uploaded to a secure server.

Intensive-Level Field Documentation

Intensive-level field documentation is required for resources that potentially are eligible for listing in the NRHP, as historical markers, or for designation as local landmarks. The additional detail gathered during the process of intensive-level field documentation should provide all information necessary to support the development of an NRHP nomination or a local landmark nomination. Furthermore, grants funded by the CLG program may require the completion of THC intensive-level survey forms for NRHP- and/or locally-eligible resources.

1. **Complete the intensive-level field survey form**, such as the example provided in Appendix B. Forms should be completed for each resource that was recommended potentially eligible during the reconnaissance-level survey process. The intensive-level survey form should record all relevant character-defining features for each resource. For subdivisions, intensive-level survey should entail documenting the subdivision as a whole, rather than each individual resource.
2. **Clearly photograph each character-defining feature of each resource, as well as any additions, alterations, or condition issues that compromise the resource's physical integrity.** Intensive-level documentation entails photographing the building from multiple sides, typically the front and the two sides, which are visible from the public right-of-way. For clusters of historic resources, provide contextual views and ample photographic documentation to illustrate how the resources relate to one another, and how they relate to the surrounding landscape.
3. **Transfer or log each photograph.**
4. **Plot the location of each resource on a map.** For complexes with multiple resources on a single parcel, each resource should be plotted individually. GPS coordinates provide the most accurate locational information and may be obtained easily with the tablet.
5. **Back up all data.** Digital data should be uploaded to a secure server daily. Hard copies should be scanned regularly and uploaded to a secure server.

7.3 Historical Research

In order to complete certain fields of the survey forms, cursory research of the survey area is necessary. Review available materials such as previous historic resources surveys, NRHP nominations, Sanborn Fire Insurance Company Maps, historic photographs, subdivision plat maps, and the THC's Historic Sites Atlas, to understand changes to the survey area that occurred over time. Potential repositories and sources of information include Ellis County Museum, Ellis County Courthouse, Ellis County Tax Assessor's records, City of Waxahachie building permits, Sims Library, and online newspaper archives. Information

gathered from the research will enable the survey team to more accurately assess the age of surveyed resources not yet documented by previous surveys. Dates of construction should be updated in the database accordingly, following the historical research.

7.4 Data Analysis

Post-fieldwork processing involves analysis of the data collected during the field survey using the database's analysis and visualization tools and updating any inaccurate or missing information. The database can generate reports with a variety of fields which can be sorted by age, style, materials, etc. GIS-based analysis of the survey data can assist with identifying potential historic districts and defining boundaries. Another key task in the data analysis phase is assigning a preservation priority ranking of high, medium, or low to each resource on the basis of architectural significance, historical association(s), and integrity. In order for the survey data to remain useful over the long term, a consistent, clearly comprehensible relationship between the "high/medium/low" rankings and the "individually eligible/contributing/neither eligible nor contributing" recommendation, is necessary:⁴

- High Priority = Individually Eligible
- Medium Priority = Contributing to a Historic District
- Low Priority = Neither Eligible nor Contributing

⁴ The preservation priority ranking system proposed in this survey plan differs from the one employed during earlier historic resources surveys of Waxahachie in that the latter does not directly correlate with "individually eligible/contributing/neither eligible nor contributing" recommendations. Within the previous framework of earlier surveys, a resource assigned as low-priority could be recommended as contributing to a historic district, which contrasts with the system used for this survey plan.

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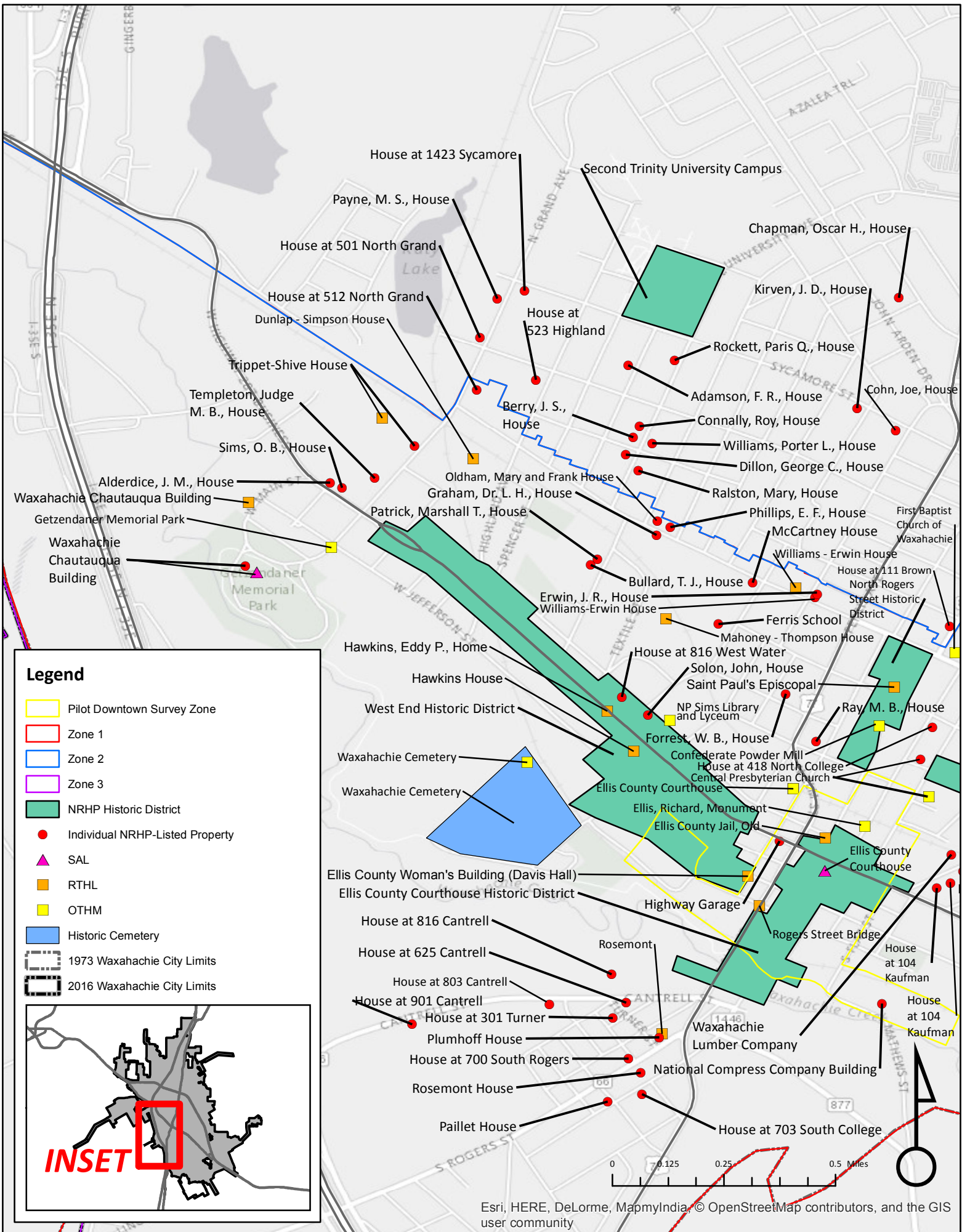
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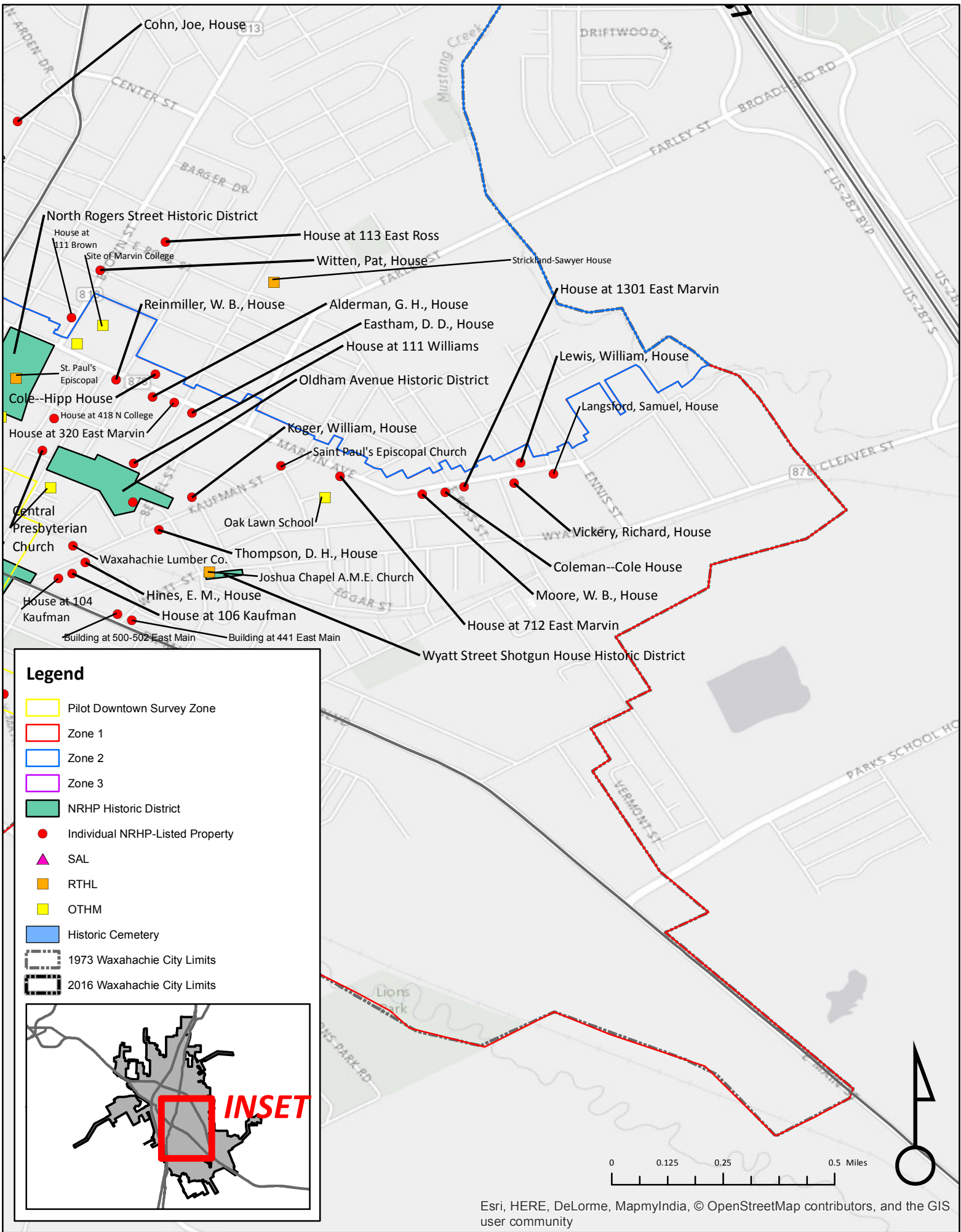
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APPENDIX A

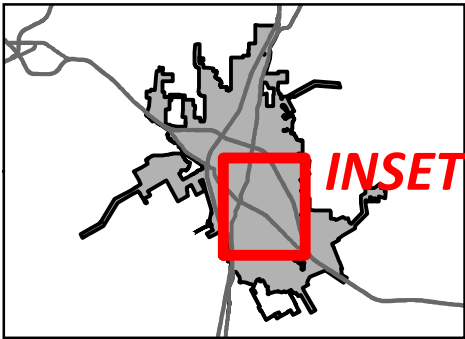
Maps of Previously Identified Historic Resources





Legend

- Pilot Downtown Survey Zone
- Zone 1
- Zone 2
- Zone 3
- NRHP Historic District
- Individual NRHP-Listed Property
- ▲ SAL
- RTHL
- OTHM
- Historic Cemetery
- 1973 Waxahachie City Limits
- 2016 Waxahachie City Limits



APPENDIX B

Sample Survey Forms

Sample Reconnaissance-Level Survey Form

Sample Intensive-Level Survey Form

HISTORIC RESOURCES SURVEY FORM

1. Identification

County _____ City _____

Current name _____ Historic name _____

Address _____

Owner/address _____

Photo data: Roll _____ Frame _____ to Roll _____ Frame _____

Current Designations: NR NR District (Is property contributing? Yes No) RTHL HTC SAL Local Other

Recorded by: _____ Date recorded: _____

General architectural description _____

Outbuildings (Specify number and type):

Garage _____ Barn _____ Shed _____ Other _____

Archeological evidence of outbuildings, specify _____

Landscape/site features:

Sidewalks Terracing Drives Well/cistern Gardens Other _____

2. Architectural Description

Stylistic Influence(s):

- | | | | | |
|--|--|---|---|---|
| <input type="checkbox"/> Log Traditional | <input type="checkbox"/> Shingle | <input type="checkbox"/> Gothic Revival | <input type="checkbox"/> Pueblo Revival | <input type="checkbox"/> International |
| <input type="checkbox"/> Greek Revival | <input type="checkbox"/> Romanesque Revival | <input type="checkbox"/> Tudor Revival | <input type="checkbox"/> Spanish Colonial | <input type="checkbox"/> Post-war Modern |
| <input type="checkbox"/> Italianate | <input type="checkbox"/> Folk Victorian | <input type="checkbox"/> Neo-Classical | <input type="checkbox"/> Prairie | <input type="checkbox"/> Ranch Style |
| <input type="checkbox"/> Second Empire | <input type="checkbox"/> Colonial Revival | <input type="checkbox"/> Beaux Arts | <input type="checkbox"/> Craftsman | <input type="checkbox"/> Commercial Style |
| <input type="checkbox"/> Eastlake | <input type="checkbox"/> Renaissance Revival | <input type="checkbox"/> Mission | <input type="checkbox"/> Art Deco | <input type="checkbox"/> No Style |
| <input type="checkbox"/> Queen Anne | <input type="checkbox"/> Exotic Revival | <input type="checkbox"/> Monterey | <input type="checkbox"/> Moderne | <input type="checkbox"/> Other _____ |

Structural Details:

Roof Type:	Wall Facade:	Windows:	Plan:
<input type="checkbox"/> Gable <input type="checkbox"/> Hipped <input type="checkbox"/> Gambrel <input type="checkbox"/> Shed <input type="checkbox"/> Flat w/parapet <input type="checkbox"/> Dormers: <input type="checkbox"/> gable <input type="checkbox"/> hipped <input type="checkbox"/> shed <input type="checkbox"/> Other _____	_____ Number of bays <input type="checkbox"/> Stucco <input type="checkbox"/> Stone <input type="checkbox"/> Brick <input type="checkbox"/> Wood shingle <input type="checkbox"/> Log <input type="checkbox"/> Terra Cotta <input type="checkbox"/> Metal <input type="checkbox"/> Siding, type _____ <input type="checkbox"/> Fieldstone veneer <input type="checkbox"/> Awning(s) <input type="checkbox"/> Other _____	<input type="checkbox"/> Fixed <input type="checkbox"/> Wood sash <input type="checkbox"/> Double hung <input type="checkbox"/> Casement <input type="checkbox"/> Aluminum sash <input type="checkbox"/> Decorative screenwork <input type="checkbox"/> Other _____ Doors: <input type="checkbox"/> Single-door primary entrance <input type="checkbox"/> Double-door primary entrance <input type="checkbox"/> With transom <input type="checkbox"/> With sidelights <input type="checkbox"/> Other _____	<input type="checkbox"/> L-plan <input type="checkbox"/> 2-room <input type="checkbox"/> T-plan <input type="checkbox"/> Open <input type="checkbox"/> Modified L-plan <input type="checkbox"/> Center passage <input type="checkbox"/> Bungalow <input type="checkbox"/> Shotgun <input type="checkbox"/> Irregular <input type="checkbox"/> Four Square <input type="checkbox"/> Rectangular <input type="checkbox"/> Other _____ Foundation: <input type="checkbox"/> Slab <input type="checkbox"/> Pier and beam <input type="checkbox"/> Perimeter wall <input type="checkbox"/> Other _____
Roof Materials:	Chimneys:	Porches:	
<input type="checkbox"/> Wood shingles <input type="checkbox"/> Tile <input type="checkbox"/> Composition shingles <input type="checkbox"/> Metal _____ <input type="checkbox"/> Other _____	_____ Specify number(s) <input type="checkbox"/> Interior <input type="checkbox"/> Exterior <input type="checkbox"/> Brick <input type="checkbox"/> Stone <input type="checkbox"/> With corbelled caps <input type="checkbox"/> Stuccoed <input type="checkbox"/> Other _____	<input type="checkbox"/> Shed roof <input type="checkbox"/> Hipped roof <input type="checkbox"/> Gable roof <input type="checkbox"/> Inset <input type="checkbox"/> Wood posts <input type="checkbox"/> Brick piers <input type="checkbox"/> Box columns <input type="checkbox"/> Classical columns <input type="checkbox"/> Tapered box supports <input type="checkbox"/> Fabricated metal <input type="checkbox"/> Spindlework <input type="checkbox"/> Jig-sawn trim <input type="checkbox"/> Other _____	
Construction:			
<input type="checkbox"/> Frame <input type="checkbox"/> Adobe <input type="checkbox"/> Solid brick <input type="checkbox"/> Solid stone <input type="checkbox"/> Other _____			

Stories: _____ Basement: None Partial Full Dimensions: L _____ x W _____ = Square feet _____

3. Integrity

- Location Design Materials Workmanship Setting Feeling Association

4. Function

Historic Use: Agriculture Commerce/trade Defense Domestic Educational Government Healthcare
 Industry/processing Recreation/culture Religious Social Other _____

Current Use: Agriculture Commerce/trade Defense Domestic Educational Government Healthcare
 Industry/processing Recreation/culture Religious Social Vacant Other _____

5. Architectural History

Architect: _____ Builder: _____

Construction date: _____ Actual Estimated Source: _____

Additions/modifications, specify dates: _____

Relocated, specify former location and reason: _____

Other associated contexts and information of interest: _____

6. Archeology Ground

Original state Disturbed Explain _____

Is a State Archeological Survey Form available for this site? Yes No Not known

Details: _____

7. Other Information

Is prior documentation available for this resource? Yes No Not known **Type:** HABS Survey Other _____

Details: _____

Accessible to the public: Yes No Not known **Possible threat(s):** None Damage (i.e. natural disaster) Neglect

Development Major alteration Relocation Other _____ * **Note:** Also see Endangered Historic Property Identification Form

8. Geographic Information

USGS quad #: _____ Year: _____ Map scale: _____

UTM zone: _____ Easting: _____ Northing: _____

Legal description (Lot/Block): _____

Addition: _____ Year of addition: _____

9. Significance

Applicable National Register (NR) criteria:

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
- B. Associated with the lives of persons significant in our past;
- C. 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. Has yielded, or is likely to yield, information important in prehistory or history;

Areas of significance: _____

Period(s) of significance: _____

Level of significance: National State Local

Possible NR district: Yes No **Is property contributing?** Yes No

10. Priority (See manual for definitions.) High Medium Low

Explain _____

Questions?

Contact survey coordinator
History Programs Division, Texas Historical Commission
at 512/463-5853 or history@thc.state.tx.us.

APPENDIX C

Sample Photo Log

APPENDIX D

Sample Right-of-Entry Request Form

[INSERT LETTERHEAD]

ACCEPTANCE OF ENTRY TO PROPERTY

Permission is hereby granted to the staff and representatives of the Denton County Office of History and Culture to enter my property to perform a historic resource survey. Note that the property owner is in no way liable for any injury to incurred while on the property.

Owner's Signature _____ Date _____

Owner's Phone Number: _____ Owner's Email: _____

Special Comments or Instructions:

Lessors or Tenants Names, Address and Phone Number:

Please return the signed original form by **[insert date]** using the enclosed addressed stamped envelope.

If possible, please fax a copy to **[insert fax number]** or email a scanned copy to **[insert email address.]**

[Insert Letterhead]